STERLING RANCH FILING 4

COUNTY OF EL PASO, STATE OF COLORADO

STREET IMPROVEMENT PLAN

OCTOBER 2023

AS-BUILT PLANS - JULY 2026

AGENCIES

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

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

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

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

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

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

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

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

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

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

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

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

STORMWATER:
STORMWATER ENTERPRISE
30 S. NEVADA AVENUE, SUITE 401
COLORADO SPRINGS, CO 80903
(719)-385-5980

TRAFFIC:
TRAFFIC AND TRANSPORTATION ENGINEERING
30 S. NEVADA AVE.
COLORADO SPRINGS, CO 80903
(719)-385-5908

GAS:
STEPHEN BACON
SR. ROW AGENT II
COLORADO INTERSTATE GAS CO. (KINDER MORGAN)
2 N. NEVADA AVE.
COLORADO SPRINGS, CO 80903
(719)-659-5936

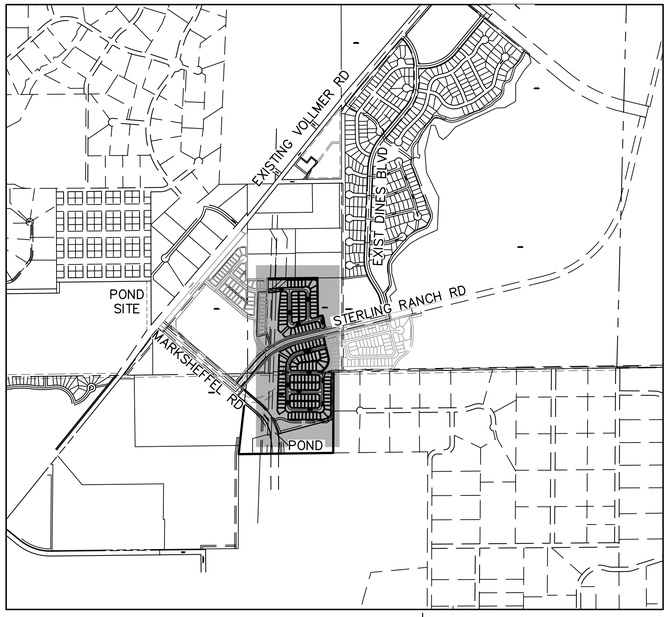
GAS:
CRAIG KEIRSEY
REAL ESTATE | MAGELLAN MIDSTREAM PARTNERS, L.P.
ONE WILLIAMS CENTER, OTC-8, TULSA, OK 74172
(918)-574-7986

BENCHMARKS

1. THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION
   NORTHING = 411416.273
   EASTING = 235167.071
   ELEVATION = 7023.42

2. THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PAWNEE RANCHEROS SUBDIVISION
   NORTHING = 410095.404
   EASTING = 235052.131
   ELEVATION = 7000.40

3. THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "38141", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDISION
   NORTHING = 411399.962
   EASTING = 233849.817
   ELEVATION = 7030.82

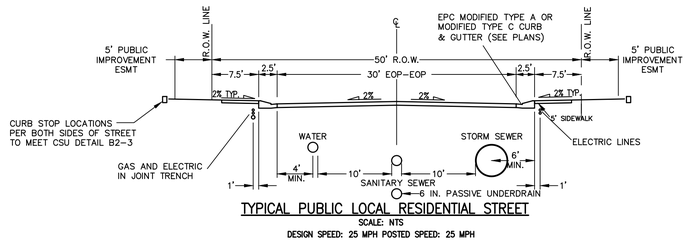


VICINITY MAP

SCALE : 1"=1,000'

SHEET INDEX

1	COVER SHEET
2	GENERAL NOTES
3-4	HORIZONTAL CONTROL
5-21	STREET IMPROVEMENT PLAN
22-23	STREET SIGNAGE
24-25	DETAILS



TYPICAL PUBLIC LOCAL RESIDENTIAL STREET

SCALE: NTS

DESIGN SPEED: 25 MPH POSTED SPEED: 25 MPH

OWNER/DEVELOPER STATEMENT

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

JAMES F. MORLEY — DATE 8/14/23

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

EL PASO COUNTY STATEMENT

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

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

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

Approved
By: Gilbert LaForce, P.E.
Engineering Manager
Date: 11/08/2023 4:44:43 PM
El Paso County Department of Public Works

Condition of Approval:
A copy of the Corps of Engineer permit, license agreement, off-site agreement, and wetlands fill detail per the soils and geotech report section 10 and 11 shall be provided prior to paving.

COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

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

COLORADO REGISTERED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER

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

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

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

DISTRICT APPROVALS

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

FOR AND ON BEHALF OF THE STERLING RANCH METRO DISTRICT — DATE 8/14/23

Know what's below. Call before you dig.

FILE NO. SF-22-030

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

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

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	N/A			
V-SCALE	N/A	DATE	10/09/23	
		DESIGNED BY	RAB	
		DRAWN BY	WKN	
		CHECKED BY		

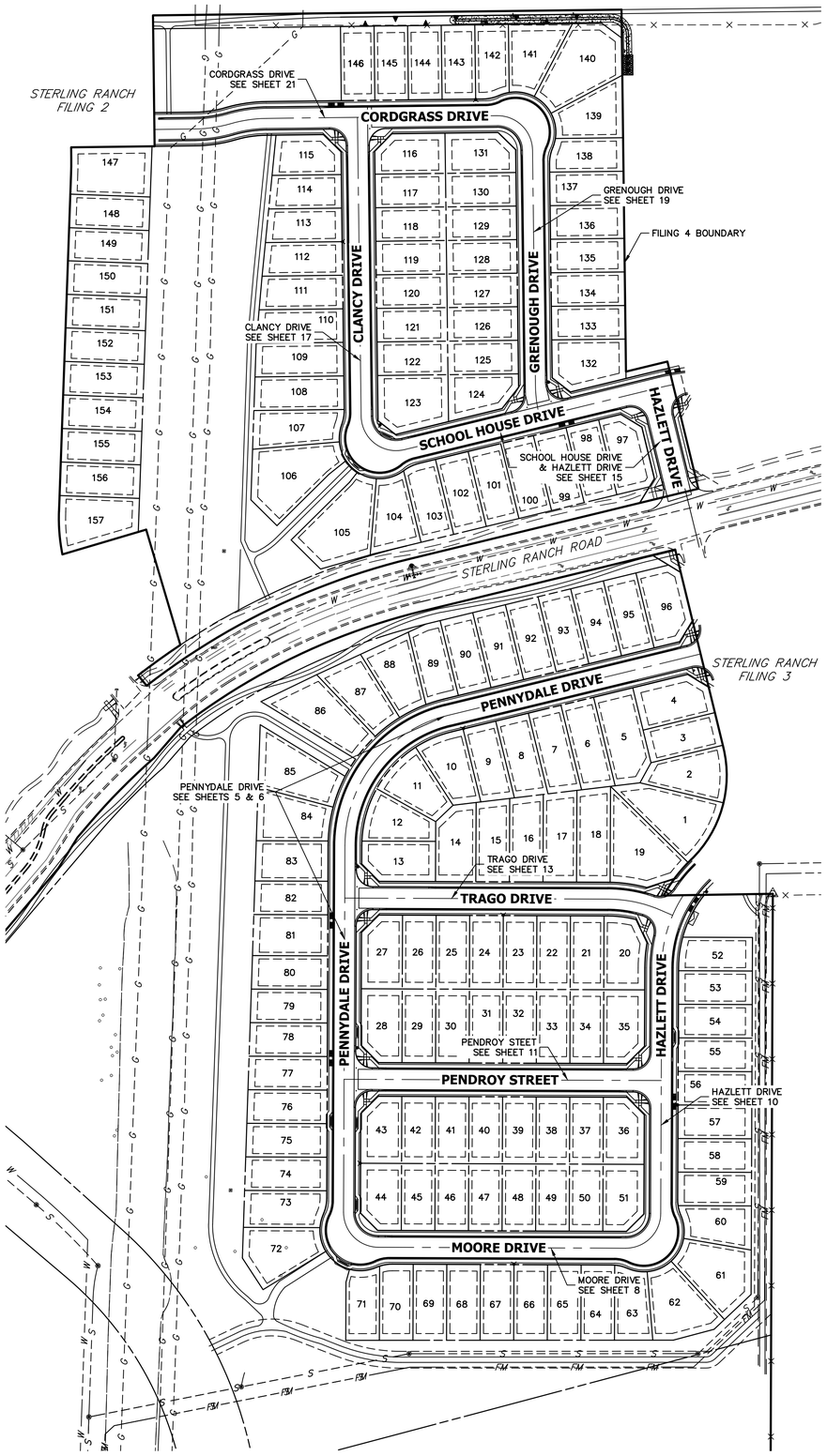
STERLING RANCH FILING 4

COVER SHEET

SHEET 1 OF 25

JOB NO. 25188.11

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KEY MAP

GENERAL CONSTRUCTION NOTES:

1. 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.
2. 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.
3. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
4. 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.
5. 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).
6. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO EPC ECM APPENDIX K – 1.2C.
7. 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.
8. 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 INSTALLED 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.
9. 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.
10. 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.
11. 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:

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. 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.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. 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.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. 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"
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. 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.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. 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.
12. 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.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. 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:

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD 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).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
   a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
   b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
   c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
   d. CDOT M & S STANDARDS
4. 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.
5. 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.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. 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.
8. 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.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. 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.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. 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.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PCD AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. 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.

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

100 50 0 100 200
ORIGINAL SCALE: 1" = 100'

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

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

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

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

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

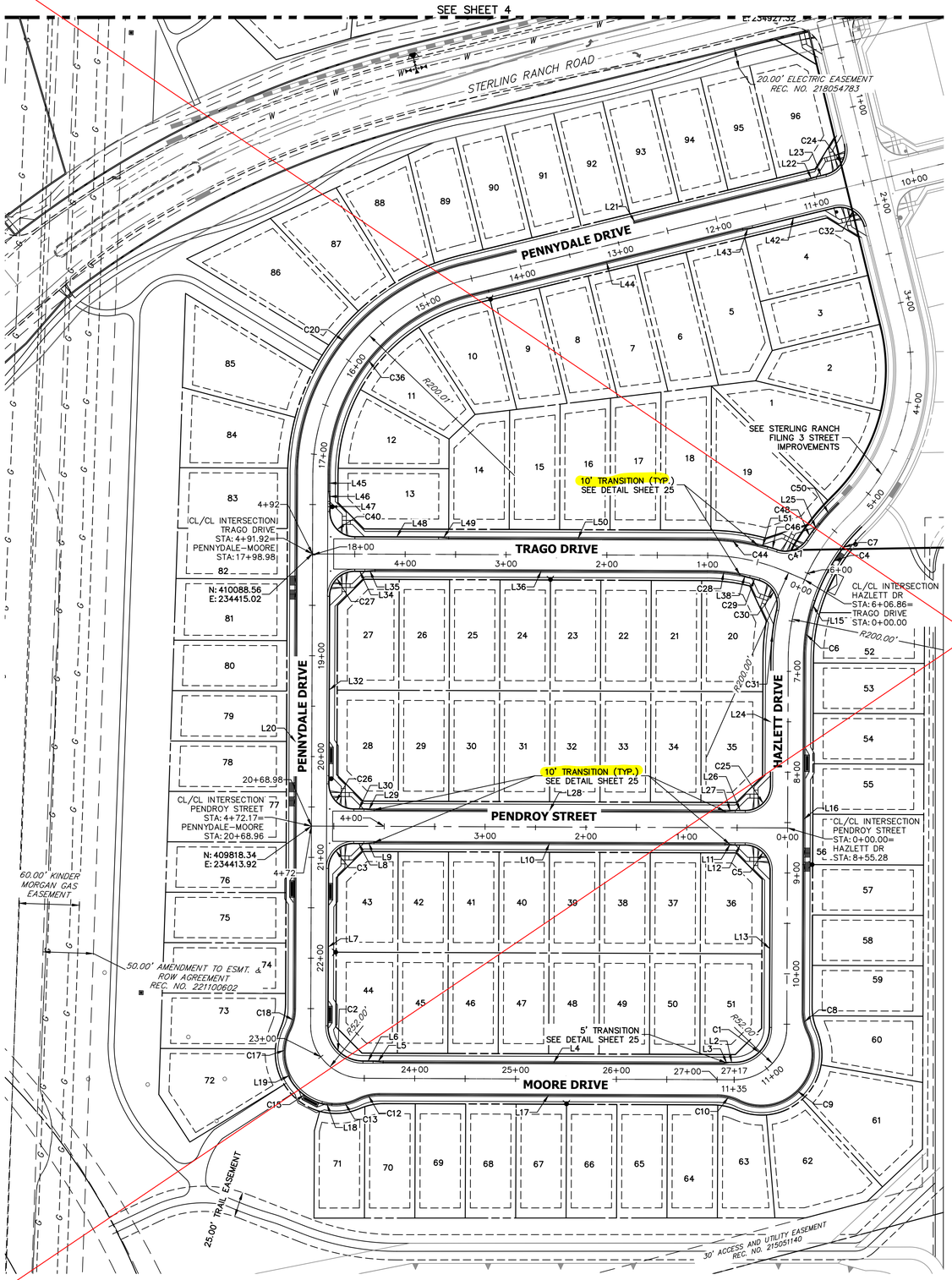
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V-SCALE	N/A
DATE	10/09/23
DESIGNED BY	XXX
DRAWN BY	WKN
CHECKED BY	

STERLING RANCH FILING 4

GENERAL NOTES

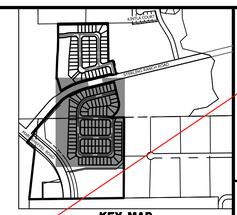
SHEET 2 OF 25

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	338.19'
L5	N85°01'04"W	10.03'
L6	N89°46'47"W	10.00'
L7	N00°13'13"E	156.00'
L8	S89°46'47"E	10.00'
L9	N85°27'31"E	10.03'
L10	S89°46'47"E	348.19'
L11	S85°01'04"E	10.03'
L12	S89°46'47"E	10.00'
L13	S00°13'13"W	156.00'
L14	N13°37'47"W	95.99'
L15	S21°42'31"W	10.06'
L16	S00°13'13"W	349.31'
L17	N89°46'47"W	335.01'
L18	N84°53'33"W	10.10'
L19	N21°04'53"W	10.10'
L20	N00°13'13"E	529.92'
L21	N76°19'20"E	350.69'
L22	N71°33'38"E	10.03'
L23	N76°19'20"E	10.00'
L24	S00°13'13"W	125.89'
L25	N41°50'07"E	10.05'
L26	N89°46'47"W	10.00'
L27	S85°27'31"W	10.03'
L28	N89°46'47"W	348.19'
L29	N85°01'04"W	10.03'
L30	N89°46'47"W	10.00'
L32	N00°13'13"E	186.00'
L34	S89°46'47"E	10.00'
L35	N85°27'31"E	10.03'
L36	S89°46'47"E	329.62'
L38	S73°19'49"E	10.06'
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'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	89°59'56"	35.00'	54.98'
C2	90°00'00"	35.00'	54.98'
C3	90°00'00"	25.00'	39.27'
C4	27°25'05"	183.00'	87.57'
C5	90°00'00"	25.00'	39.27'
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	29°50'21"	51.17'	26.65'
C15	43°11'47"	52.00'	39.20'
C17	46°15'13"	51.17'	41.31'
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	10°08'03"	183.83'	32.52'
C29	3°07'51"	183.00'	10.00'
C30	86°21'35"	25.02'	37.71'
C31	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	13°21'42"	216.17'	50.41'
C46	2°46'35"	206.40'	10.00'
C47	75°45'12"	25.00'	33.05'



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

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

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=60'
V-SCALE	N/A
DATE	10/09/23
DESIGNED BY	XXX
DRAWN BY	WKN
CHECKED BY	

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

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

60 30 0 60 120
ORIGINAL SCALE: 1" = 60'

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

COLORADO REGISTERED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER

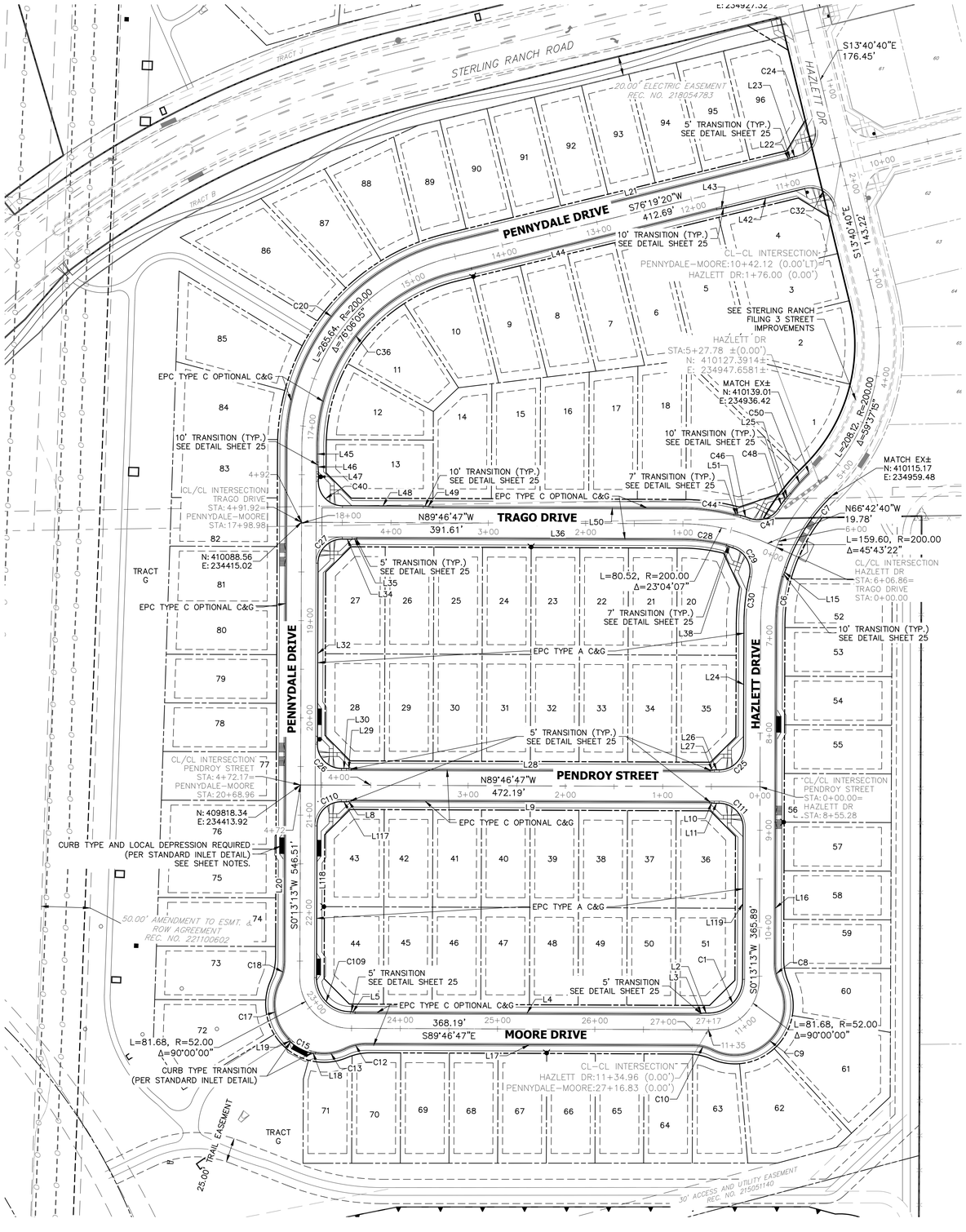
32314 10/10/23

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

STERLING RANCH FILING 4
HORIZONTAL CONTROL

SHEET 3 OF 25
JOB NO. 25188.11

X:\2510000.all\2518811\Drawings\Sheet Dwgs\Street Plans\2518811 HC01.dwg, 10/9/2023 5:21:39 PM, _AutoCAD PDF (General Documentation).pc3



LINE TABLE		
LINE	BEARING	DISTANCE
L2	N89°46'47"W	5.07'
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'



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

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 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.
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 LOT FRONTAGES FOR A CONTINUOUS DISTANCE OF 20' OR GREATER.
5. VERTICAL CURB SHALL BE EPC TYPE A.
6. SEE UTILITY PLANS FOR UTILITY DESIGN INFORMATION INCLUDING MANHOLE, FIRE HYDRANT, AND VALVE LOCATIONS.

60 30 0 60 120
ORIGINAL SCALE: 1" = 60'

Know what's below. Call before you dig.

ENGINEER'S STATEMENT

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

R.E.B. 54412 07/01/24

07/01/24

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

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

ALL TERRAIN ENGINEERING

RYAN E. BURNS, PE 330.317.1658 – RYAN@ATERRAINENG.COM
JOSH GAST, PE 330.317.1658 – JOSH@ATERRAINENG.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 DRAWIGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, ALL TERRAIN ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

JOB NO: 24003
LOCATION: EL PASO COUNTY

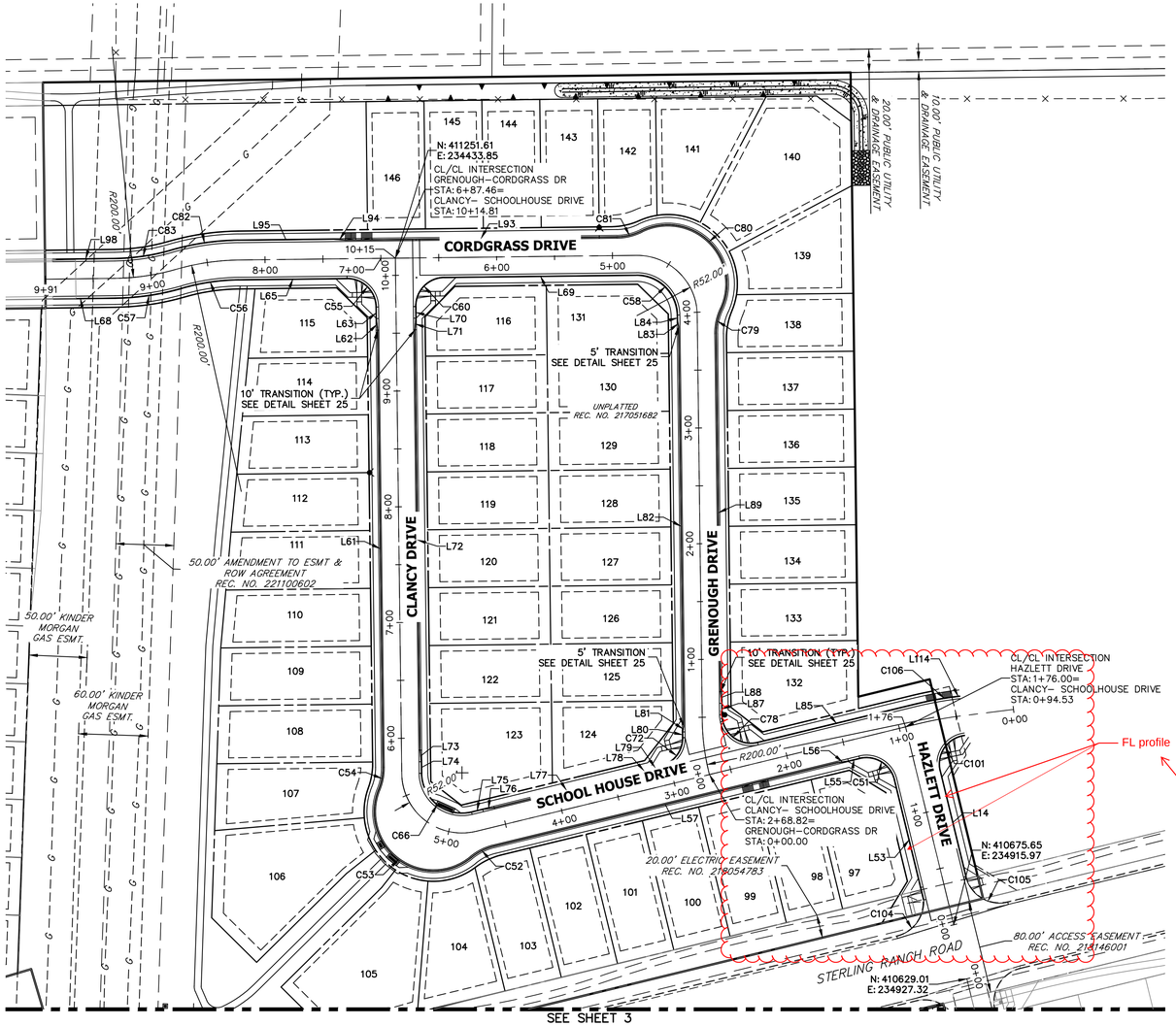
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STERLING RANCH FILING 4

STREET IMPROVEMENT PLANS

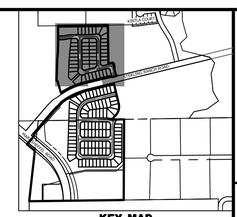
DESIGN: REB
REVIEW: NQJ
DATE: 7/1/2024
H-SCALE: 1" = 50'
V-SCALE: 1" = 5'

SHEET
3R OF 6



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'



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

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

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

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

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

H-SCALE	1"=60'		
V-SCALE	N/A	DATE	10/09/23
DESIGNED BY	XXX		
DRAWN BY	WKN		
CHECKED BY			

60 30 0 60 120
ORIGINAL SCALE: 1" = 60'

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

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

COLORADO LICENSED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER

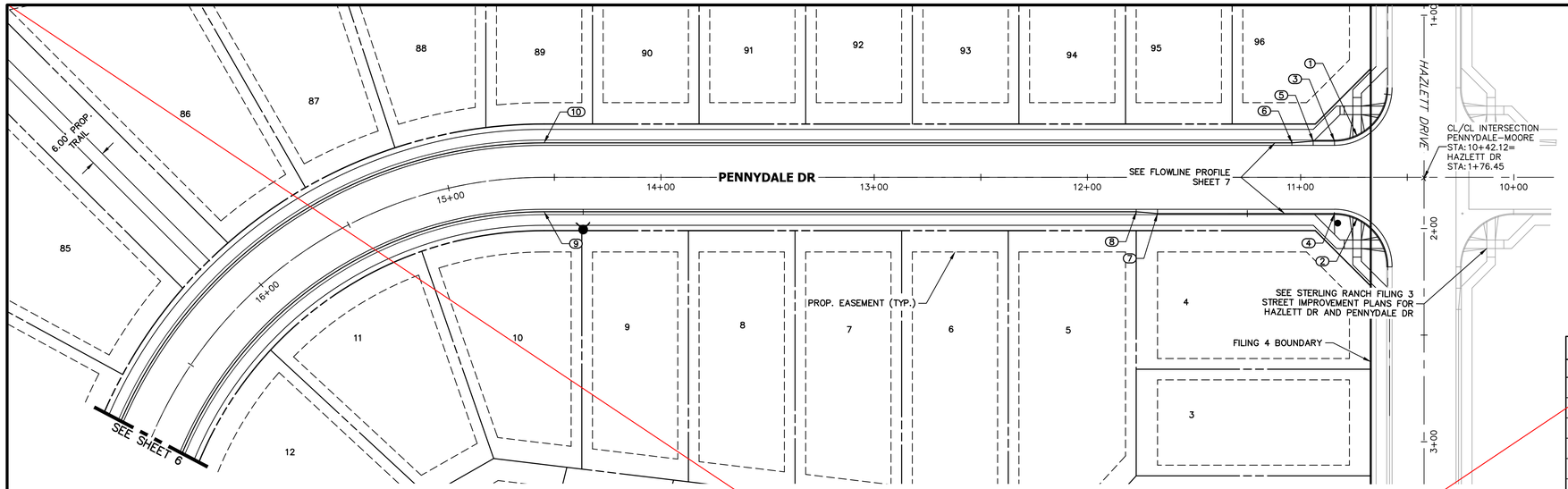
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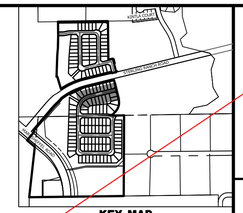
HORIZONTAL CONTROL

SHEET 4 OF 25

JOB NO. 25188.11

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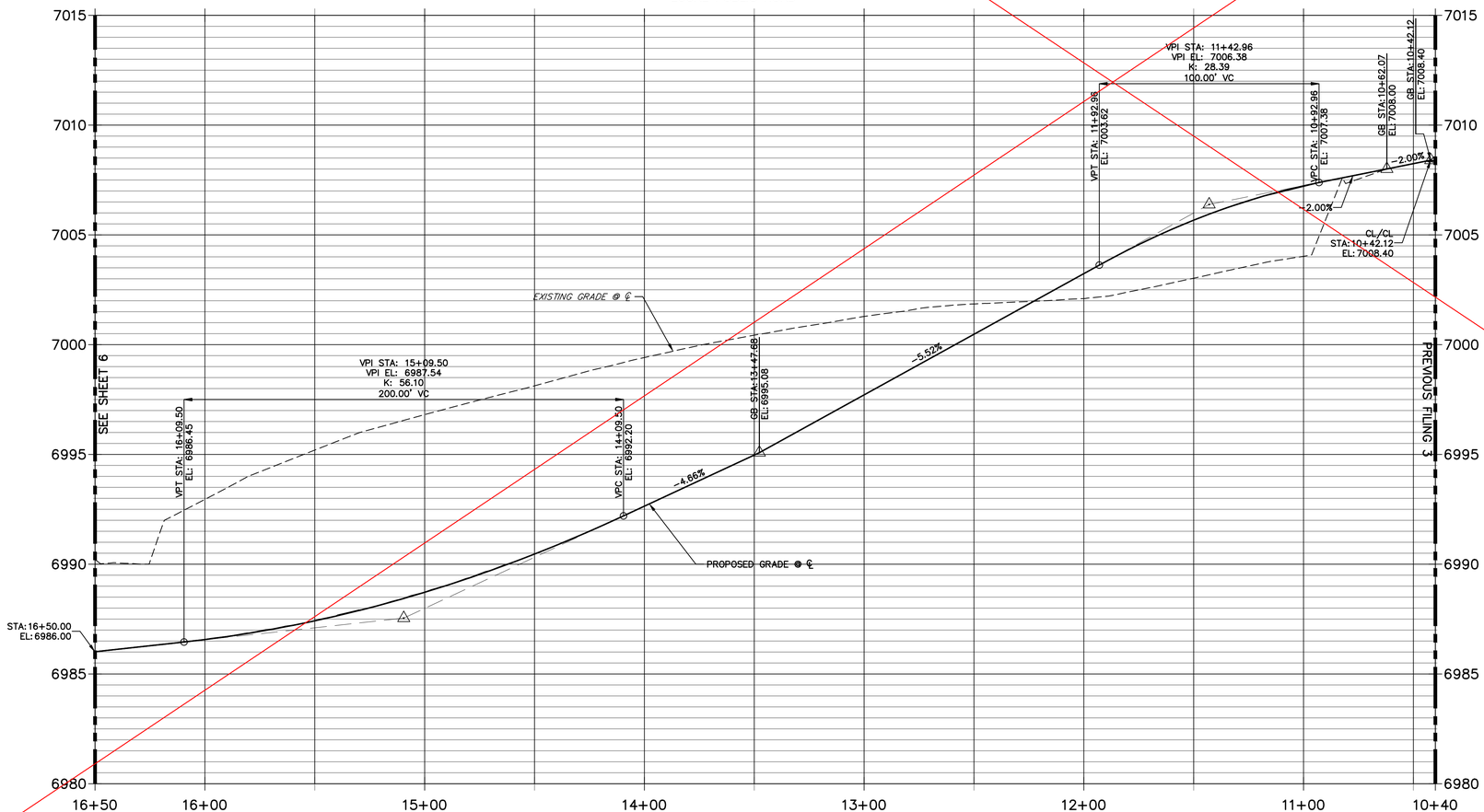


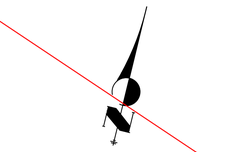


POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
1	10+73.52	19.36' (RT)	PENNYDALE-MOORE	7008.38	HC RAMP MID PT
2	10+73.52	19.36' (LT)	PENNYDALE-MOORE	7007.50	HC RAMP MID PT
3	10+84.12	17.00' (RT)	PENNYDALE-MOORE	7008.16	PCR
4	10+84.12	17.00' (LT)	PENNYDALE-MOORE	7007.44	PCR
5	10+94.12	17.00' (RT)	PENNYDALE-MOORE	7007.86	CURB TRANSITION
6	11+04.12	16.17' (RT)	PENNYDALE-MOORE	7007.35	CURB TRANSITION
7	11+67.12	17.00' (LT)	PENNYDALE-MOORE	7004.47	CURB TRANSITION
8	11+77.12	16.17' (LT)	PENNYDALE-MOORE	7004.06	CURB TRANSITION
9	14+54.81	16.17' (LT)	PENNYDALE-MOORE	6989.88	PC
10	14+54.81	16.17' (RT)	PENNYDALE-MOORE	6989.88	PC

PENNYDALE DRIVE
STA 10+40.00 TO 16+50.00

LOCAL PUBLIC ROAD





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

32314 — 10/10/23 DATE

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

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

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

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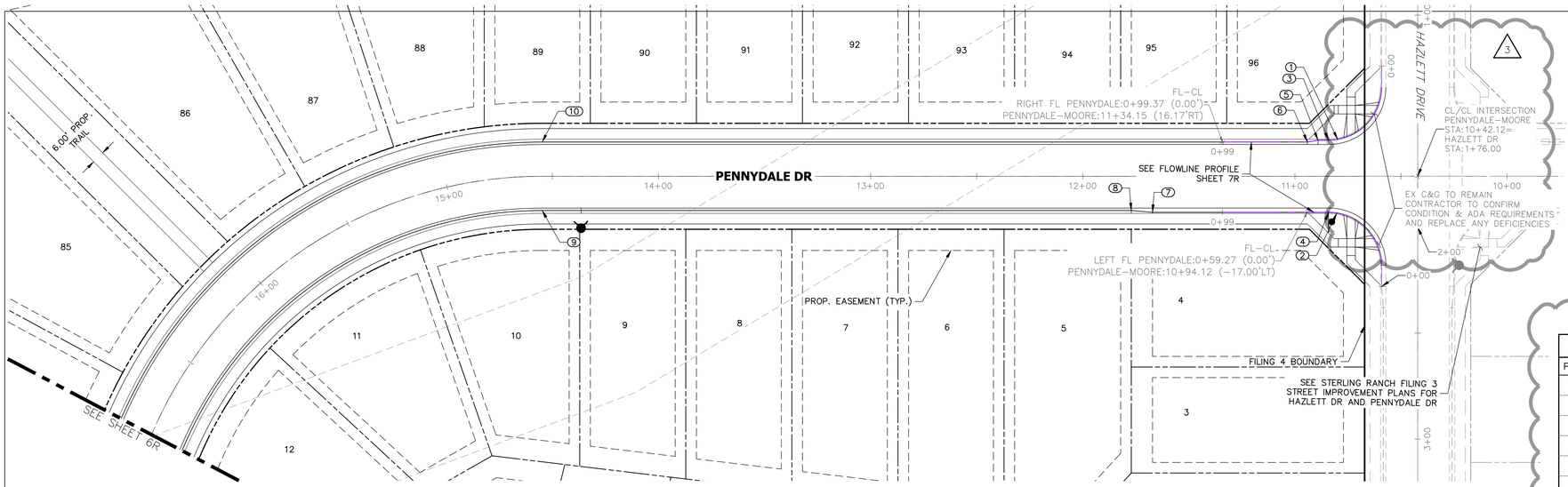
No.	REVISION	BY	DATE

H-SCALE	1"=30'
V-SCALE	1"=3'
DATE	10/09/23
DESIGNED BY	XXX
DRAWN BY	WKN
CHECKED BY	

STERLING RANCH FILING 4
STREET IMPROVEMENT PLAN

SHEET 5 OF 25

JOB NO. 25188.11



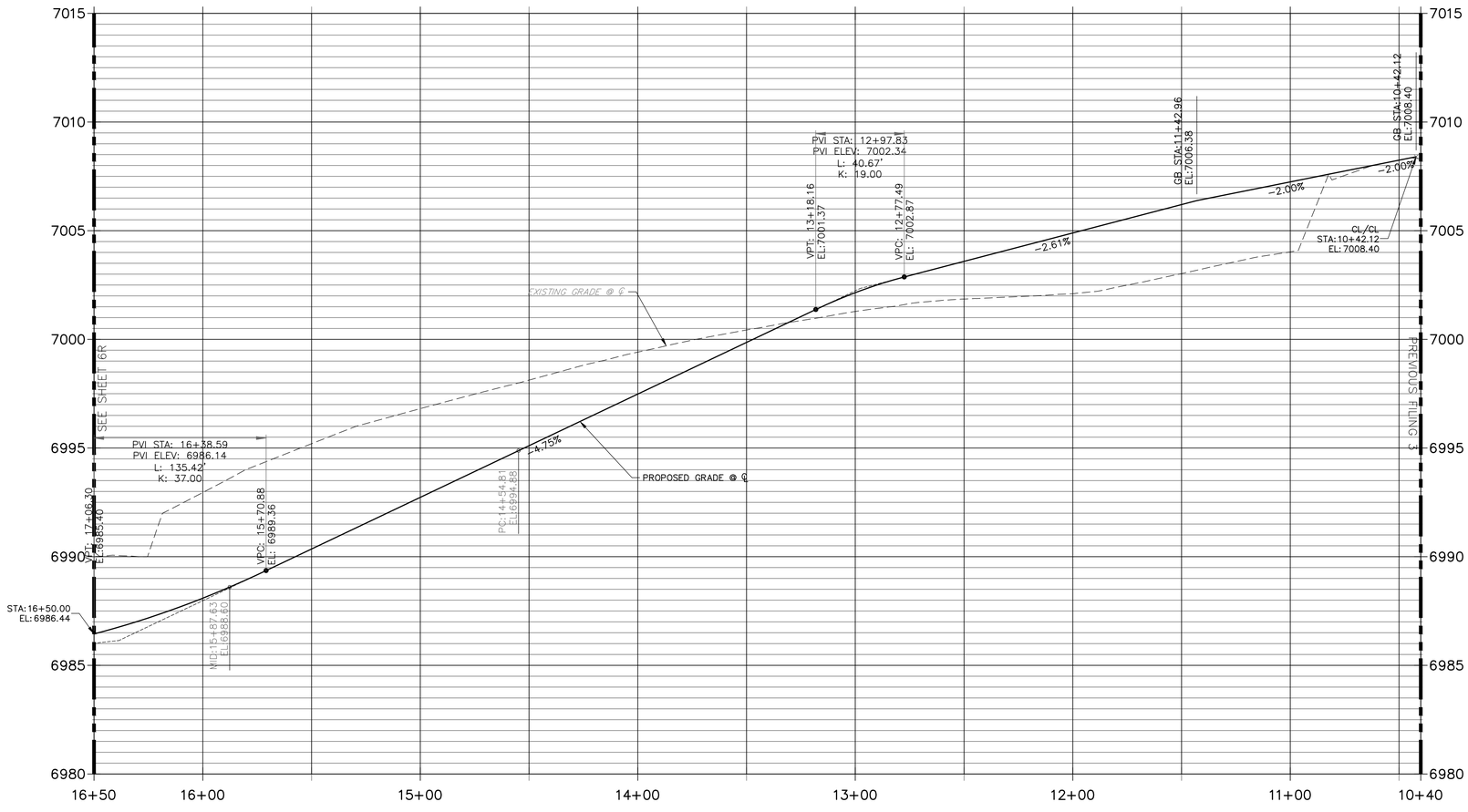


3

POINT TABULATION

POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
1	10+79.84	17.37' (RT)	PENNYDALE-MOORE	7007.42	MATCH EX ±
2	10+80.19	17.31' (LT)	PENNYDALE-MOORE	7006.70	MATCH EX ±
3	10+84.12	17.00' (RT)	PENNYDALE-MOORE	7007.32	PCR
4	10+84.12	17.00' (LT)	PENNYDALE-MOORE	7006.66	PCR
5	10+89.12	17.00' (RT)	PENNYDALE-MOORE	7007.20	CURB TRANSITION
6	10+94.12	16.17' (RT)	PENNYDALE-MOORE	7007.09	CURB TRANSITION
7	11+67.12	17.00' (LT)	PENNYDALE-MOORE	7005.29	CURB TRANSITION
8	11+77.12	16.17' (LT)	PENNYDALE-MOORE	7005.09	CURB TRANSITION
9	14+54.81	16.17' (LT)	PENNYDALE-MOORE	6994.48	PC
10	14+54.81	16.17' (RT)	PENNYDALE-MOORE	6994.48	PC

PENNYDALE DRIVE
STA 10+40.00 TO 16+50.00



ALL TERRAIN ENGINEERING
RYAN F. BURNS, PE
303.377.8656 - RBURNS@ALLTERRAINENG.COM
MICHAEL Q. JOVICEVIC, PE
530.391.9656 - MJOVICEVIC@ALLTERRAINENG.COM

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

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

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.

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5. VERTICAL CURB SHALL BE EPC TYPE A.
6. SEE UTILITY PLANS FOR UTILITY DESIGN INFORMATION INCLUDING MANHOLE, FIRE HYDRANT, AND VALVE LOCATIONS.

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

Know what's below. Call before you dig.

ENGINEER'S STATEMENT

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

R.E.B. 54412 07/01/24

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

JOB NO: 24003
LOCATION: EL PASO COUNTY

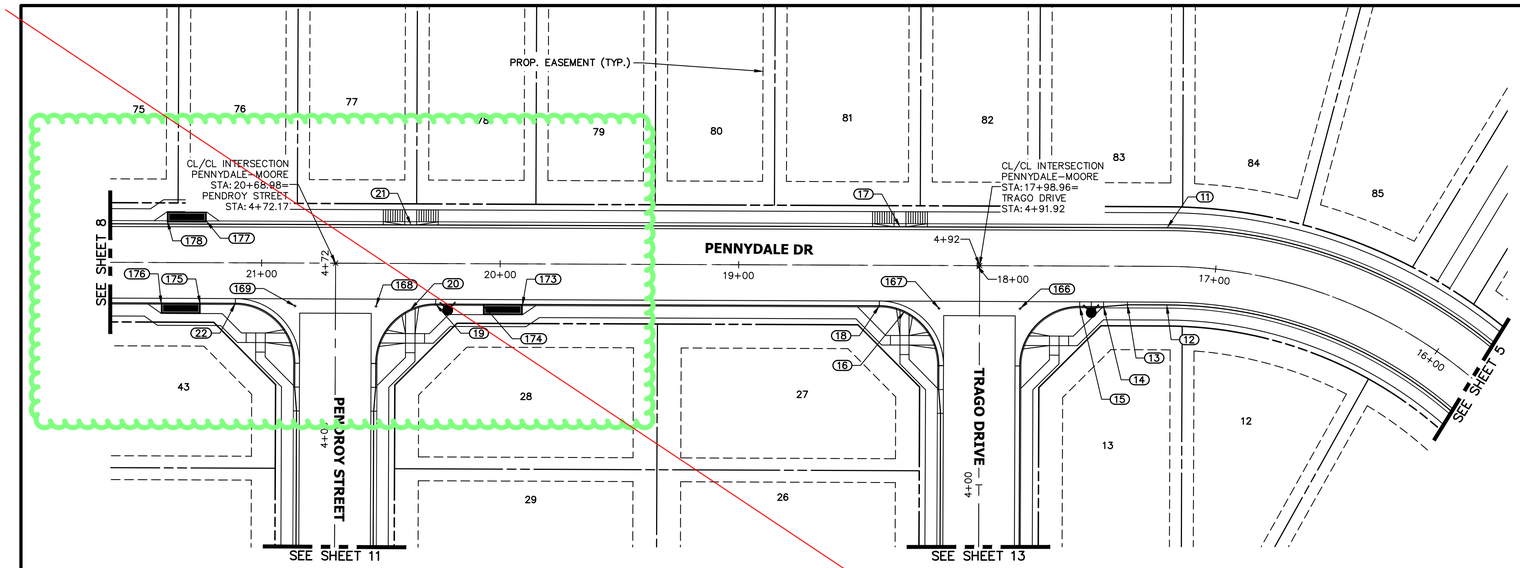
REV	DESCRIPTION	DATE
1	PROFILE REV. (PENNY, PENDROY, TRACT)	8/22/25
1	REVISED CURB RETURNS PER ASB. INFO	

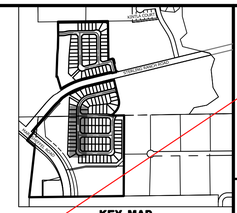
STERLING RANCH FILING 4

STREET IMPROVEMENT PLANS

DESIGN: REB
REVIEW: NQJ
DATE: 7/1/2024
H-SCALE: 1" = 50'
V-SCALE: 1" = 5'

SHEET
5R OF 25



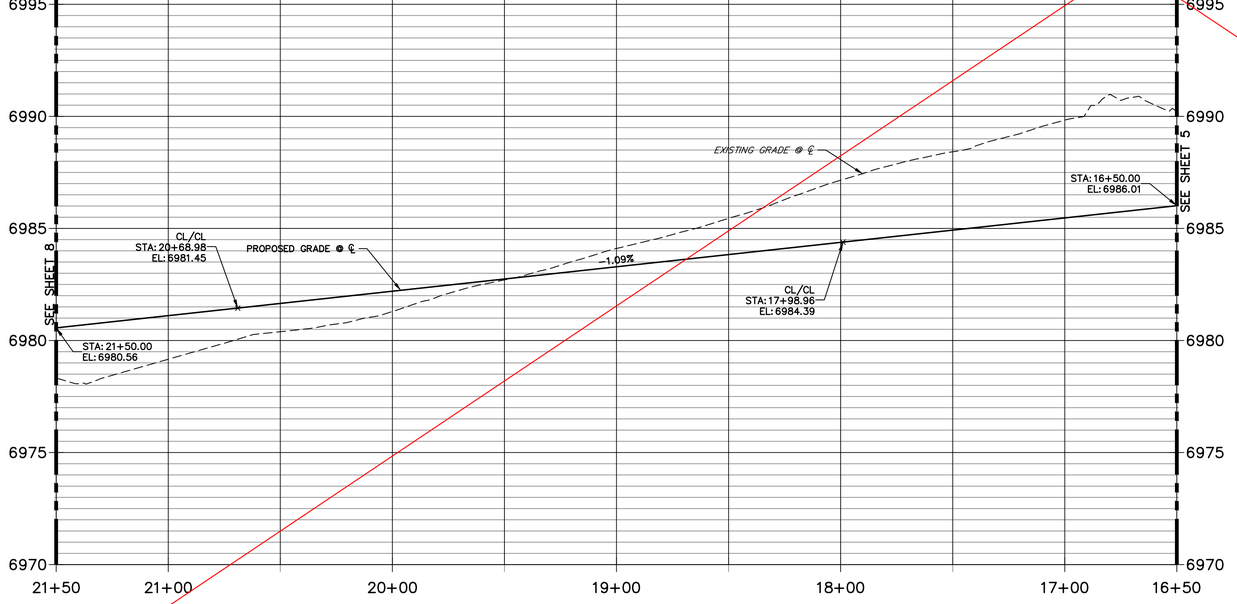


UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

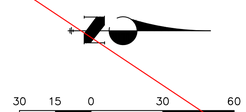
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 200
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

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+36.97	16.17' (LT)	PENNYDALE-MOORE	6984.71	CURB TRANSITION
14	17+46.97	17.00' (LT)	PENNYDALE-MOORE	6984.65	CURB TRANSITION
15	17+56.97	17.00' (LT)	PENNYDALE-MOORE	6984.63	PCR
16	18+30.40	19.34' (LT)	PENNYDALE-MOORE	6983.75	HC RAMP MID PT
17	18+32.43	16.17' (RT)	PENNYDALE-MOORE	6983.79	HC RAMP MID PT
18	18+40.97	17.00' (LT)	PENNYDALE-MOORE	6983.58	PCR
19	20+26.97	16.99' (LT)	PENNYDALE-MOORE	6981.52	PCR
20	20+37.54	19.35' (LT)	PENNYDALE-MOORE	6981.49	HC RAMP MID PT
21	20+37.43	16.18' (RT)	PENNYDALE-MOORE	6981.40	HC RAMP MID PT
22	21+10.97	16.99' (LT)	PENNYDALE-MOORE	6980.64	PCR
166	17+81.97	18.00' (LT)	PENNYDALE-MOORE	6984.18	FL-FL INTERCEPT
167	18+15.97	18.00' (LT)	PENNYDALE-MOORE	6983.79	FL-FL INTERCEPT
173	19+90.63	17.49' (LT)	PENNYDALE-MOORE	6982.35	INLET SIDE TBC
174	20+06.97	17.49' (LT)	PENNYDALE-MOORE	6982.18	INLET SIDE TBC
175	21+25.67	17.49' (LT)	PENNYDALE-MOORE	6980.95	INLET SIDE TBC
176	21+42.01	17.49' (LT)	PENNYDALE-MOORE	6980.73	INLET SIDE TBC
177	21+23.28	17.51' (RT)	PENNYDALE-MOORE	6980.96	INLET SIDE TBC
178	21+39.61	17.51' (RT)	PENNYDALE-MOORE	6980.78	INLET SIDE TBC



Know what's below. Call before you dig.

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

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

COLORADO LICENSED
MIKE A. BRAMLETT
32314
PROFESSIONAL ENGINEER

10/10/23
DATE

No.	REVISION	BY	DATE

H-SCALE	1" = 30'
V-SCALE	1" = 3'
DATE	10/09/23
DESIGNED BY	XXX
DRAWN BY	WKN
CHECKED BY	

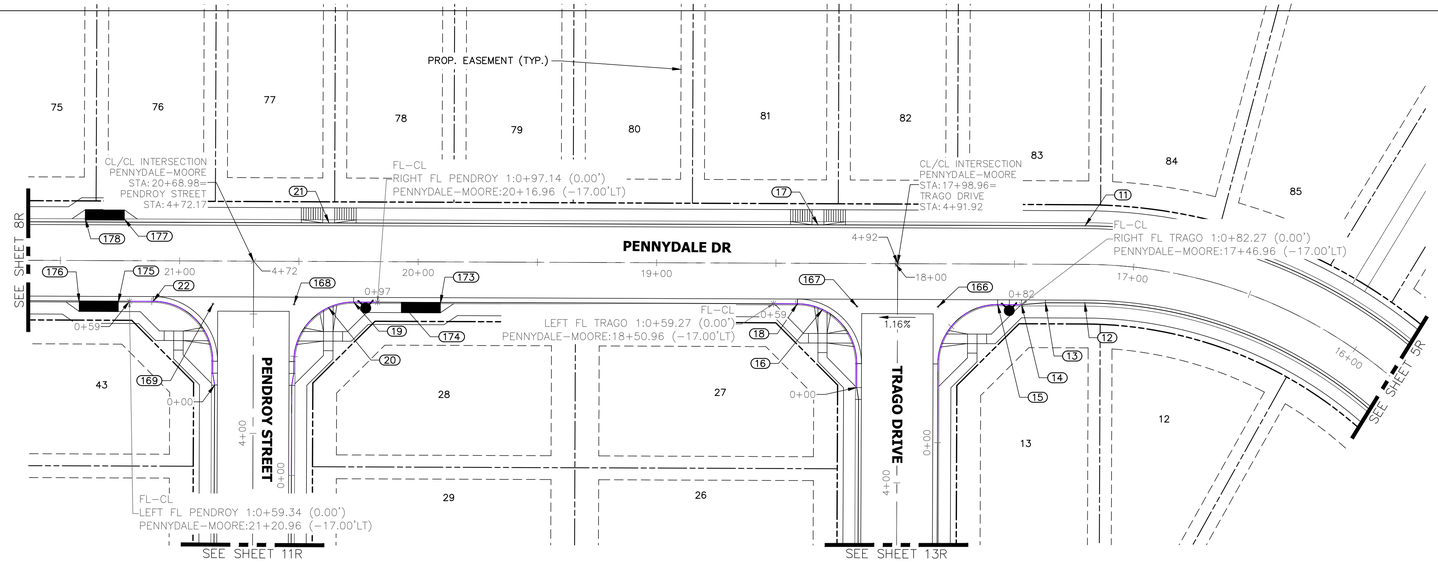
STERLING RANCH FILING 4

STREET IMPROVEMENT PLAN

SHEET 6 OF 25

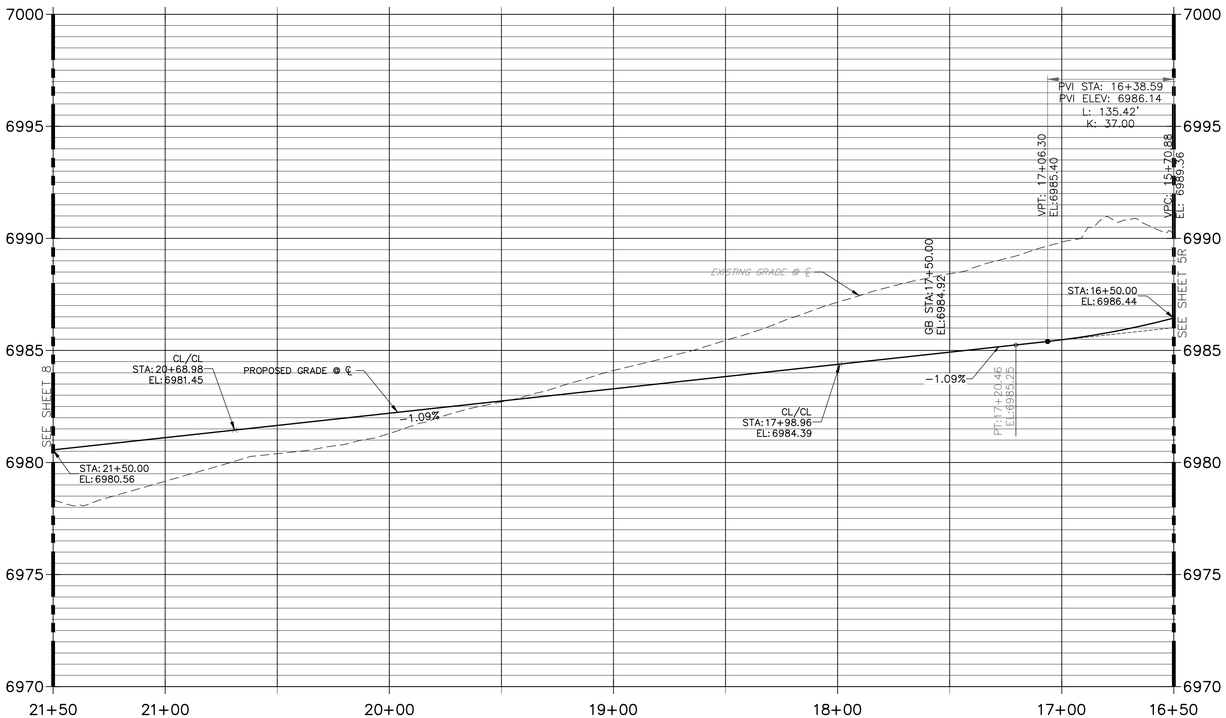
JOB NO. 25188.11

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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
178	21+39.61	17.50' (RT)	PENNYDALE–MOORE	6980.78	INLET SIDE TBC

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

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 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.
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5. VERTICAL CURB SHALL BE EPC TYPE A.
6. SEE UTILITY PLANS FOR UTILITY DESIGN INFORMATION INCLUDING MANHOLE, FIRE HYDRANT, AND VALVE LOCATIONS.

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

Know what's below. Call before you dig.

ENGINEER'S STATEMENT

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

R.E.B. 54412 07/01/24

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

ALL TERRAIN ENGINEERING

RYAN E. BURNS, P.E. 330 TRUETT AVE. COLORADO SPRINGS, CO 80905 719.377.6656 – RYAN@ALLTERRAINENGINEERING.COM

EVAN F. BURNS, P.E. 303.877.8656 – EVAN@ALLTERRAINENGINEERING.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 DRAWIGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, ALL TERRAIN ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

JOB NO: 24003 LOCATION: EL PASO COUNTY

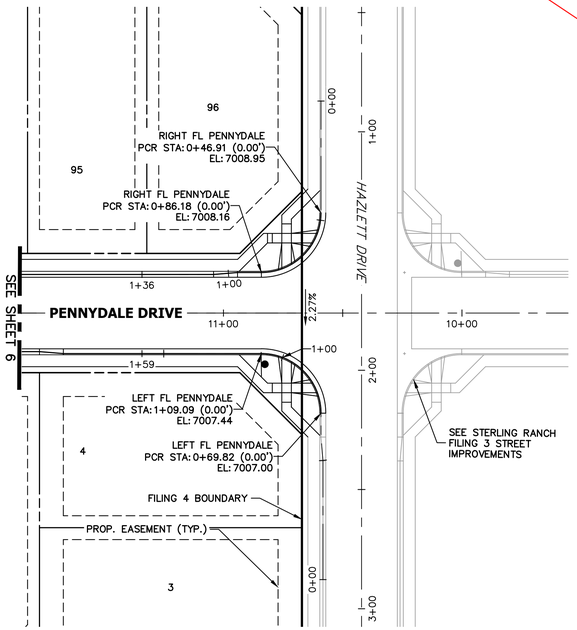
REV	DESCRIPTION	DATE
1	PROFILE REV. (PENNY, PENDROY, TRAGO)	

STERLING RANCH FILING 4

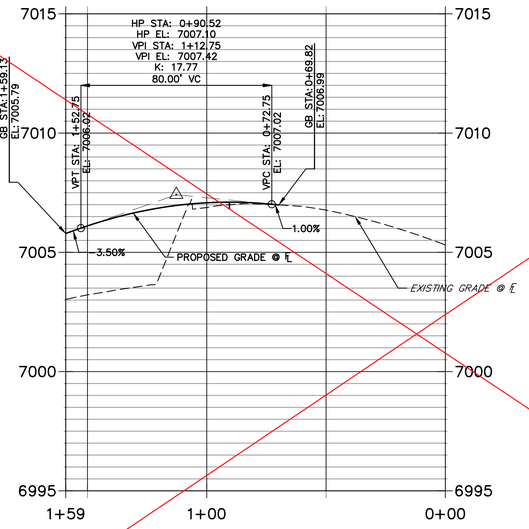
STREET IMPROVEMENT PLANS

DESIGN: REB
REVIEW: NQJ
DATE: 7/1/2024
H-SCALE: 1" = 50'
V-SCALE: 1" = 5'

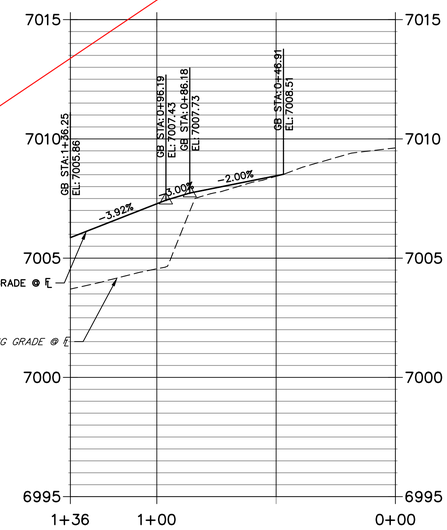
SHEET
6R OF 6



LEFT FL PENNYDALE PROFILE
STA 0+00.00 TO 1+59.13



RIGHT FL PENNYDALE PROFILE
STA 0+00.00 TO 1+36.25



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

BY	DATE

No.	REVISION

H-SCALE	1"=30'
V-SCALE	1"=3'
DATE	10/09/23
DESIGNED BY	XXX
DRAWN BY	WKN
CHECKED BY	

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

COLORADO LICENSED
RYAN BURG
R.E.P.
0054412
PROFESSIONAL ENGINEER

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

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

COLORADO P.E. 32314 MIKE A. BRAMLETT PROFESSIONAL ENGINEER

32314 10/10/23

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

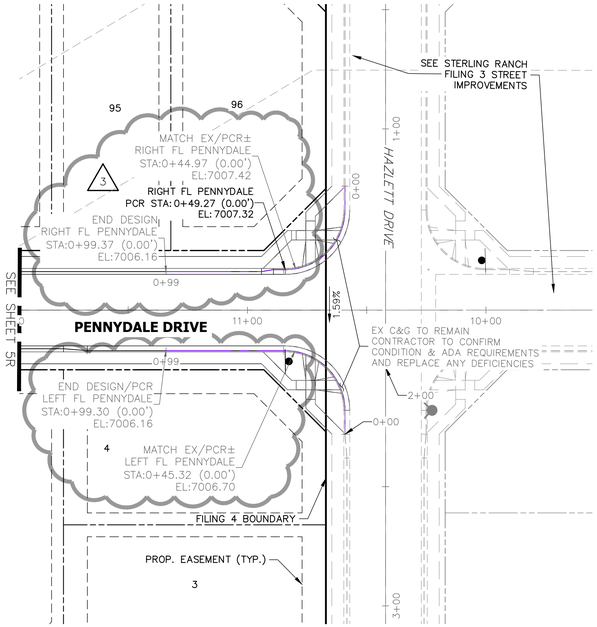
DATE

STERLING RANCH FILING 4
STREET IMPROVEMENT PLAN

SHEET 7 OF 25

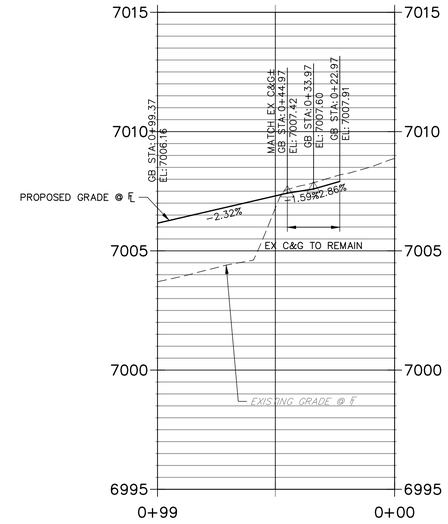
JOB NO. 25188.11

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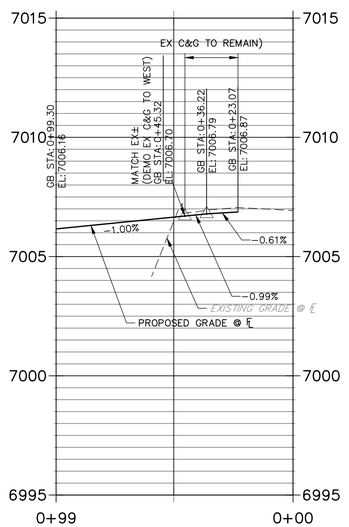
3

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



3

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





ALL TERRAIN ENGINEERING

RYAN E. BURNS, P.E. - (970)433-7778 - RYAN@ATERENGINEERING.COM
PAM F. BURNS, P.E. - (970)946-2442 - PAM@ATERENGINEERING.COM

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

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COLORADO LICENSED
RYAN BURNS
P.E.
0054412
PROFESSIONAL ENGINEER

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

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N

30 15 0 30 60

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

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

ENGINEER'S STATEMENT

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

COLORADO LICENSED RYAN E. BURNS P.E. 54412 PROFESSIONAL ENGINEER

R.E.B. 54412 07/01/24 07/01/24

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

JOB NO: 24003
LOCATION: EL PASO COUNTY

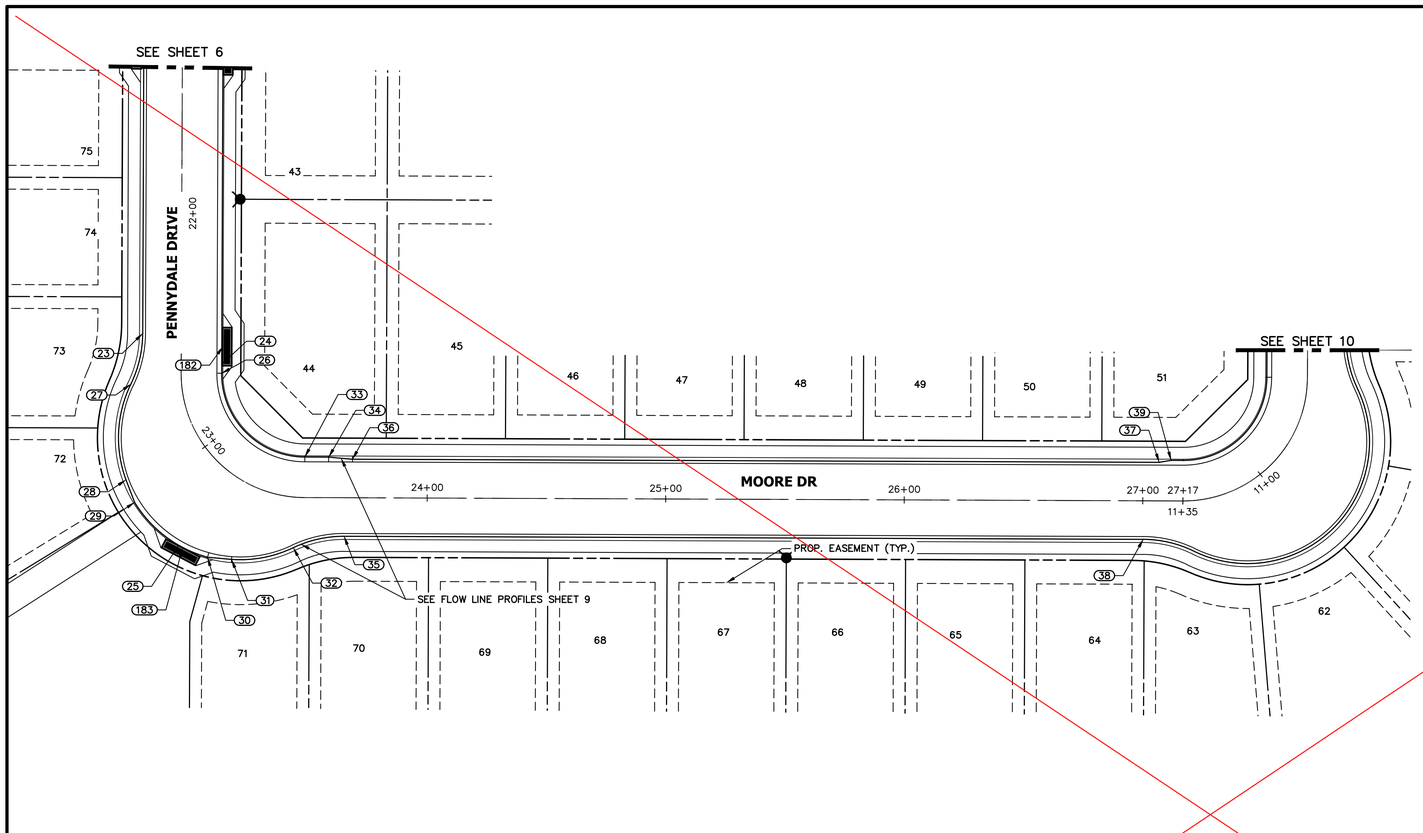
REV	DESCRIPTION	DATE
1	PROFILE REV. (PENNY, PENDROY, TRAGO)	8/22/25
3	PROFILE REV. PER AS-BUILT SHOTS	

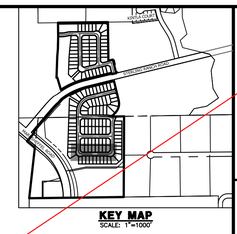
STERLING RANCH FILING 4

STREET IMPROVEMENT PLANS

DESIGN: REB
REVIEW: NQJ
DATE: 7/1/2024
H-SCALE: 1" = 50'
V-SCALE: 1" = 5'

SHEET
7R OF 25

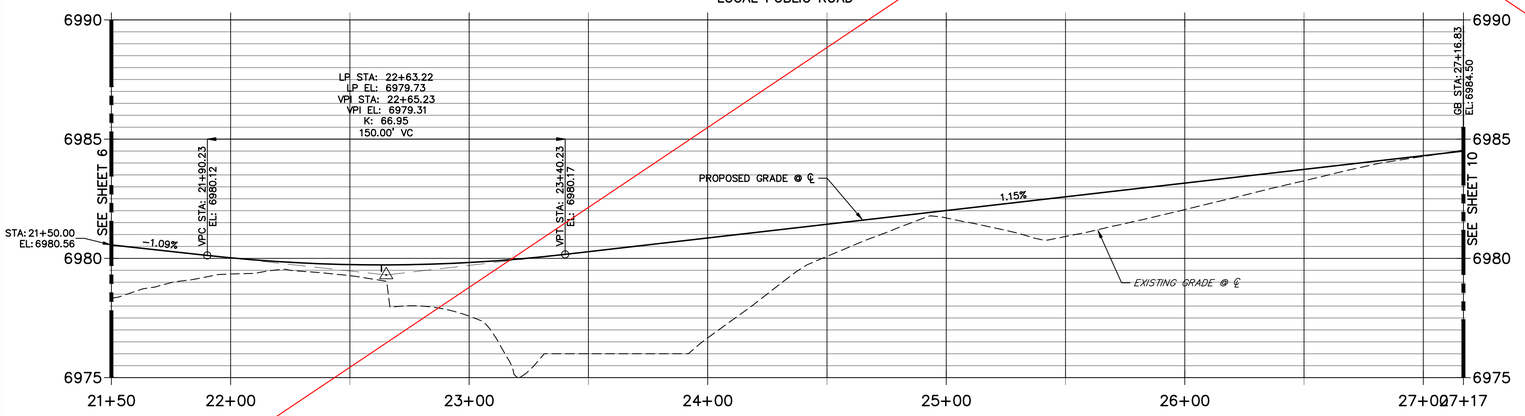




POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
23	22+50.38	16.18' (RT)	PENNYDALE–MOORE	6979.13	PCR
24	22+63.22	16.99' (LT)	PENNYDALE–MOORE	6979.31	LOW PT
25	23+15.84	37.40' (RT)	PENNYDALE–MOORE	6978.31	LOW PT
26	22+66.97	16.99' (LT)	PENNYDALE–MOORE	6979.30	PC
27	22+70.30	21.20' (RT)	PENNYDALE–MOORE	6978.91	PRC
28	22+95.00	35.35' (RT)	PENNYDALE–MOORE	6978.50	CURB TRANSITION
29	23+00.79	37.58' (RT)	PENNYDALE–MOORE	6978.39	CURB TRANSITION
30	23+23.45	35.22' (RT)	PENNYDALE–MOORE	6978.28	CURB TRANSITION
31	23+29.23	31.81' (RT)	PENNYDALE–MOORE	6978.37	CURB TRANSITION
32	23+45.31	21.20' (RT)	PENNYDALE–MOORE	6978.82	PRC
33	23+48.65	17.00' (LT)	PENNYDALE–MOORE	6979.63	PT
34	23+58.65	17.00' (LT)	PENNYDALE–MOORE	6979.75	CURB TRANSITION
35	23+65.23	16.17' (RT)	PENNYDALE–MOORE	6979.37	PT
36	23+68.65	16.17' (LT)	PENNYDALE–MOORE	6979.88	CURB TRANSITION
37	27+06.83	16.17' (LT)	PENNYDALE–MOORE	6983.99	CURB TRANSITION
38	27+00.24	16.17' (RT)	PENNYDALE–MOORE	6983.94	PC
39	27+11.83	17.00' (LT)	PENNYDALE–MOORE	6984.55	CURB TRANSITION
40	27+16.83	17.00' (LT)	PENNYDALE–MOORE	6984.03	PC
182	22+55.80	17.49' (LT)	PENNYDALE–MOORE	6979.82	INLET MID POINT TBC (SUMP)
183	23+17.08	37.81' (RT)	PENNYDALE–MOORE	6978.76	INLET MID POINT TBC (SUMP)

MOORE DRIVE PROFILE
STA 21+50.00 TO 27+16.83

LOCAL PUBLIC ROAD



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'

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

32314 — 10/10/23
DATE

COLORADO LICENSED — RYAN BUANO — R.E.B. — 0054412 — PROFESSIONAL ENGINEER

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PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 200
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
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Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H–SCALE	1"=30'	DESIGNED BY	XXX
V–SCALE	1"=3'	DRAWN BY	WKN
DATE	10/09/23	CHECKED BY	

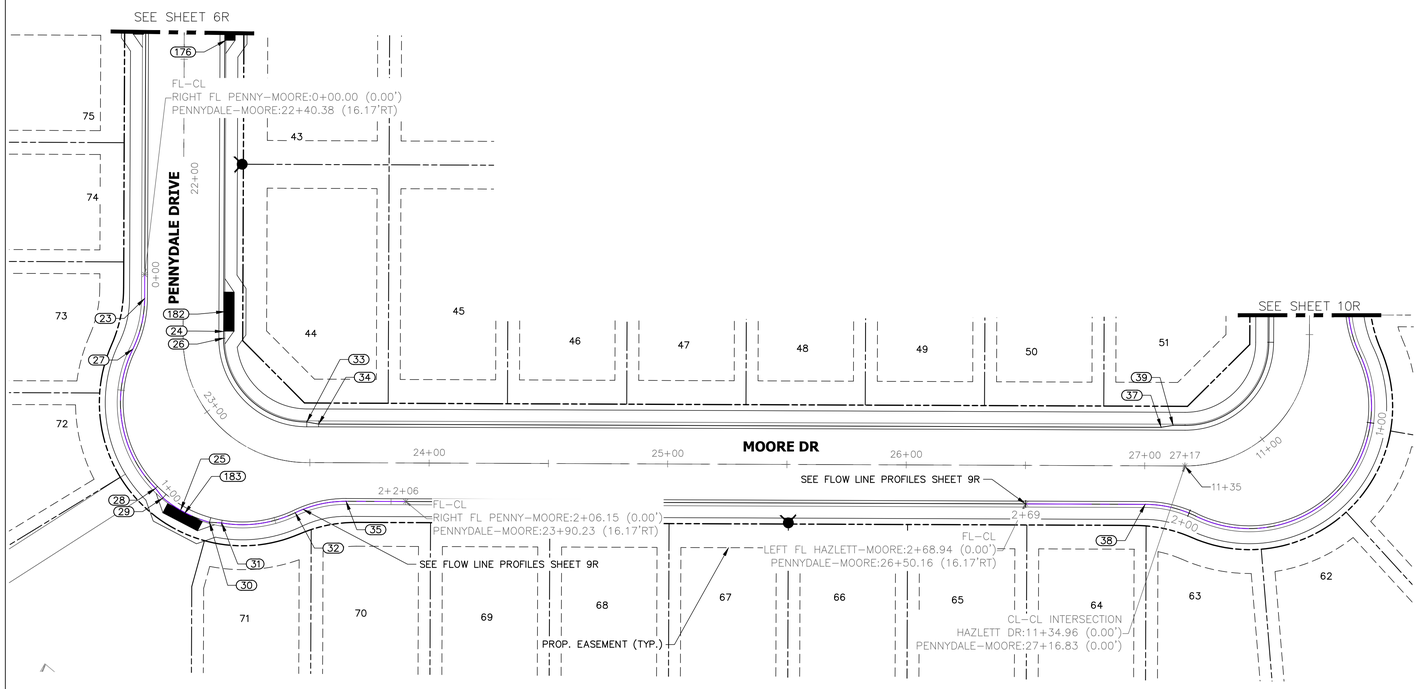
STERLING RANCH FILING 4

STREET IMPROVEMENT PLAN

SHEET 8 OF 25

JOB NO. 25188.11

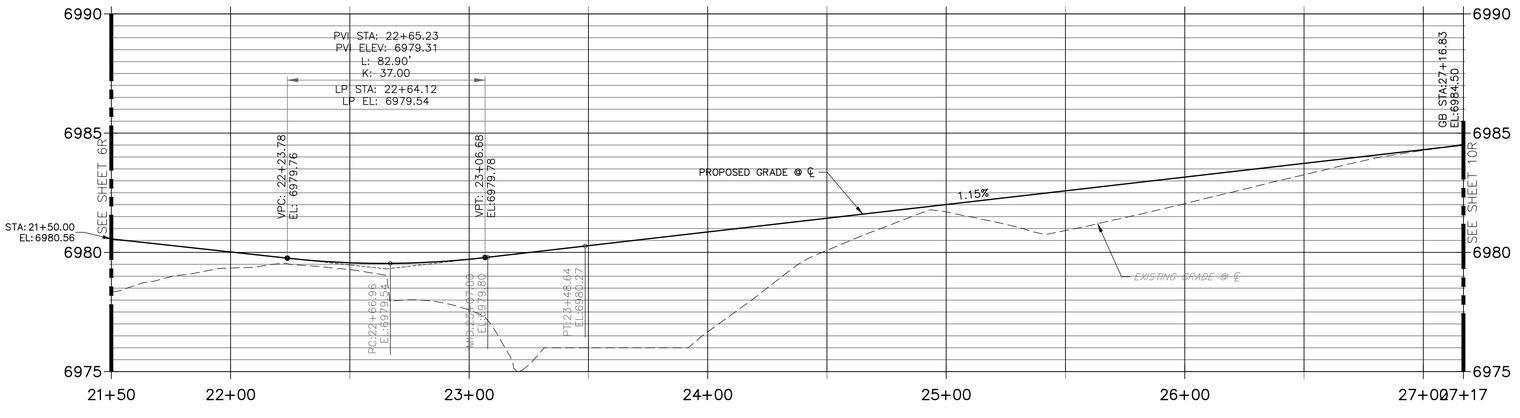
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POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
23	22+50.38	16.17' (RT)	PENNYDALE–MOORE	6979.17	PC
24	22+64.12	17.00' (LT)	PENNYDALE–MOORE	6979.07	LOW PT
25	23+15.84	37.40' (RT)	PENNYDALE–MOORE	6978.27	LOW PT
26	22+66.96	17.00' (LT)	PENNYDALE–MOORE	6979.07	PC
27	22+70.30	21.20' (RT)	PENNYDALE–MOORE	6978.96	PRC
28	23+07.69	37.35' (RT)	PENNYDALE–MOORE	6978.37	CURB TRANSITION
29	23+10.62	38.09' (RT)	PENNYDALE–MOORE	6978.32	CURB TRANSITION
30	23+23.45	35.22' (RT)	PENNYDALE–MOORE	6978.30	CURB TRANSITION
31	23+26.28	33.21' (RT)	PENNYDALE–MOORE	6978.36	CURB TRANSITION
32	23+45.31	21.20' (RT)	PENNYDALE–MOORE	6979.17	PRC
33	23+48.64	17.00' (LT)	PENNYDALE–MOORE	6979.80	PT/CURB TRANSITION
34	23+53.64	16.17' (LT)	PENNYDALE–MOORE	6979.93	CURB TRANSITION
35	23+65.23	16.17' (RT)	PENNYDALE–MOORE	6979.99	PT
37	27+06.83	16.17' (LT)	PENNYDALE–MOORE	6983.99	CURB TRANSITION
38	27+00.24	16.17' (RT)	PENNYDALE–MOORE	6983.94	PC
39	27+11.83	17.00' (LT)	PENNYDALE–MOORE	6984.26	CURB TRANSITION
182	22+55.80	17.50' (LT)	PENNYDALE–MOORE	6979.58	INLET MID POINT TBC (SUMP)
183	23+17.07	37.64' (RT)	PENNYDALE–MOORE	6978.74	INLET MID POINT TBC (SUMP)

MOORE DRIVE PROFILE
STA 21+50.00 TO 27+16.83



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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 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.
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4. CURB AND GUTTER SHALL BE EPC "OPTIONAL TYPE C" ALONG ALL LOT FRONTAGES FOR A CONTINUOUS DISTANCE OF 20' OR GREATER.
5. VERTICAL CURB SHALL BE EPC TYPE A.
6. SEE UTILITY PLANS FOR UTILITY DESIGN INFORMATION INCLUDING MANHOLE, FIRE HYDRANT, AND VALVE LOCATIONS.

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

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'

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

ENGINEER'S STATEMENT

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

R.E.B. 54412 07/01/24

07/01/24

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

ALL TERRAIN ENGINEERING

AUTHORIZAT'N. SIGNATURE, PE
330 TYL TASS – AUTHORIZATION@TERRAINENG.COM

PRINT E. BURNS, PE
303.377.4668 – EBURNS@TERRAINENG.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 DRAWIGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, ALL TERRAIN ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

JOB NO: 24003
LOCATION: EL PASO COUNTY

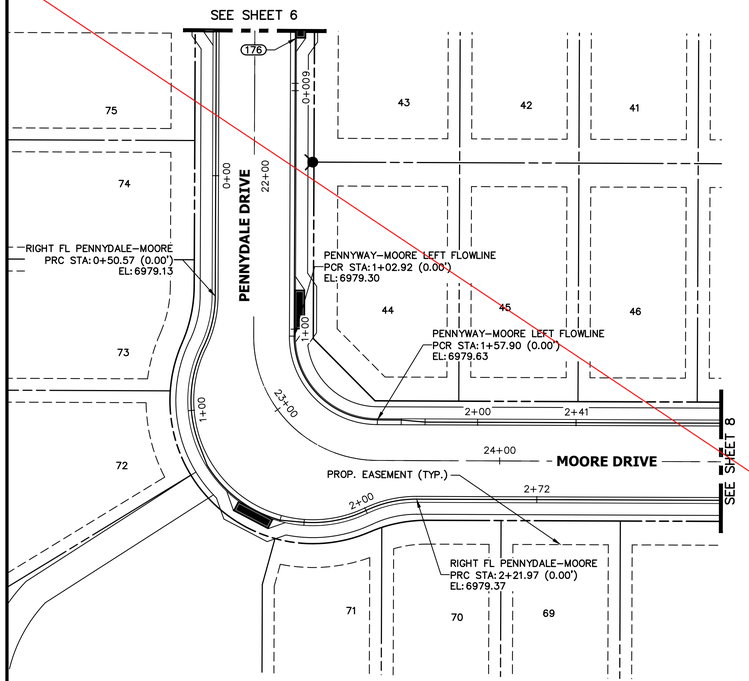
REV	DESCRIPTION	DATE
1	PROFILE REV. (PENNY, PENDROY, TRAGO)	

STERLING RANCH FILING 4

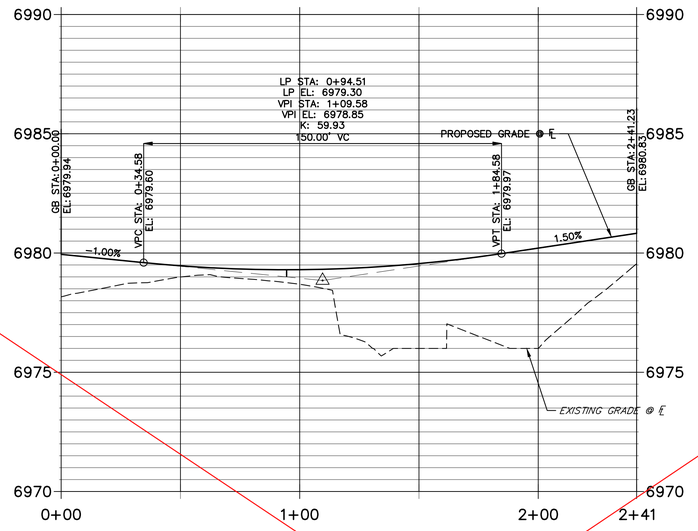
STREET IMPROVEMENT PLANS

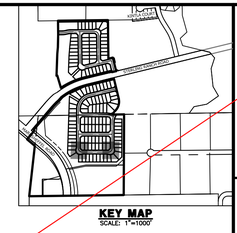
DESIGN: REB
REVIEW: NQJ
DATE: 7/1/2024
H-SCALE: 1" = 50'
V-SCALE: 1" = 5'

SHEET
8R OF 6

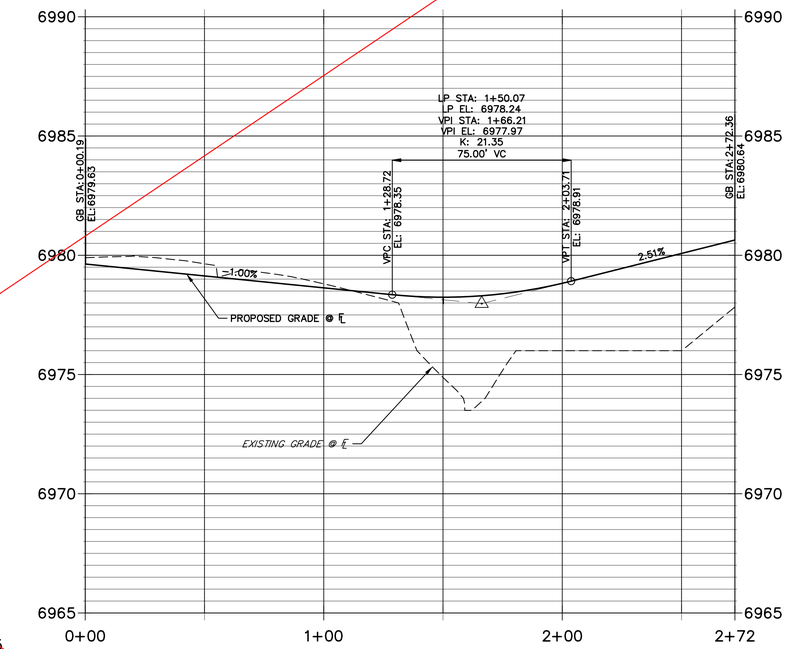


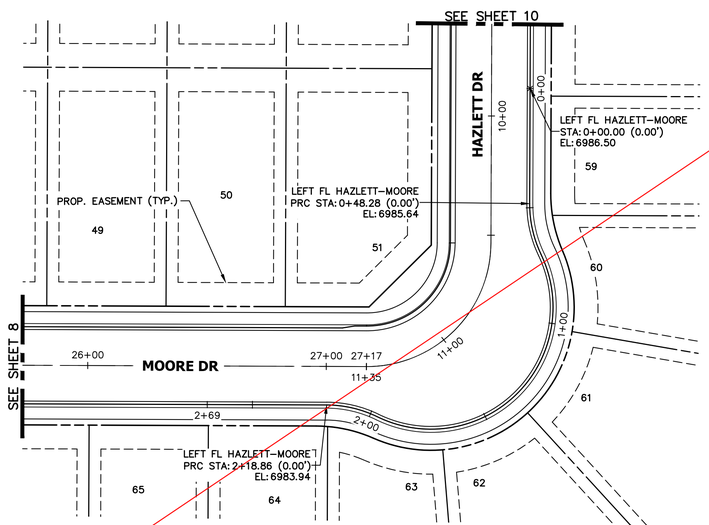
PENNYDALE-MOORE LEFT FLOWLINE PROFILE
STA 0+00.00 TO 2+41.23



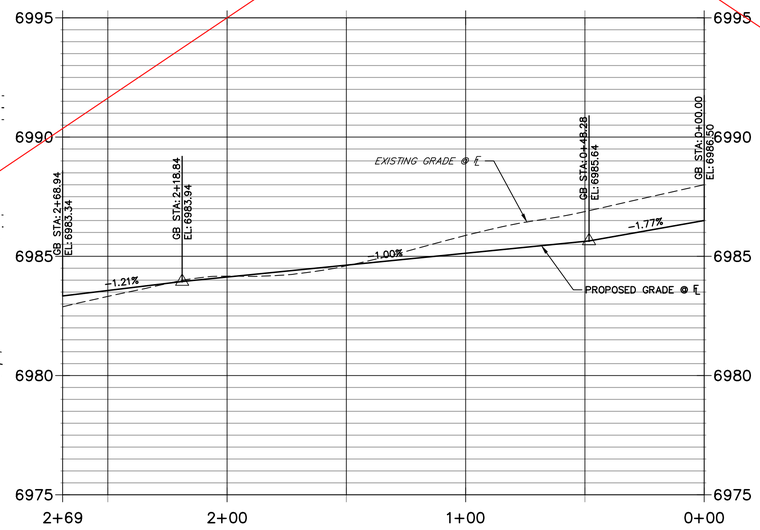


RIGHT FL PENNYDALE-MOORE PROFILE
STA 0+00.00 TO 2+72.36





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



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

30 15 0 30 60

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

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

32314 — 10/10/23
DATE

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

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

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

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

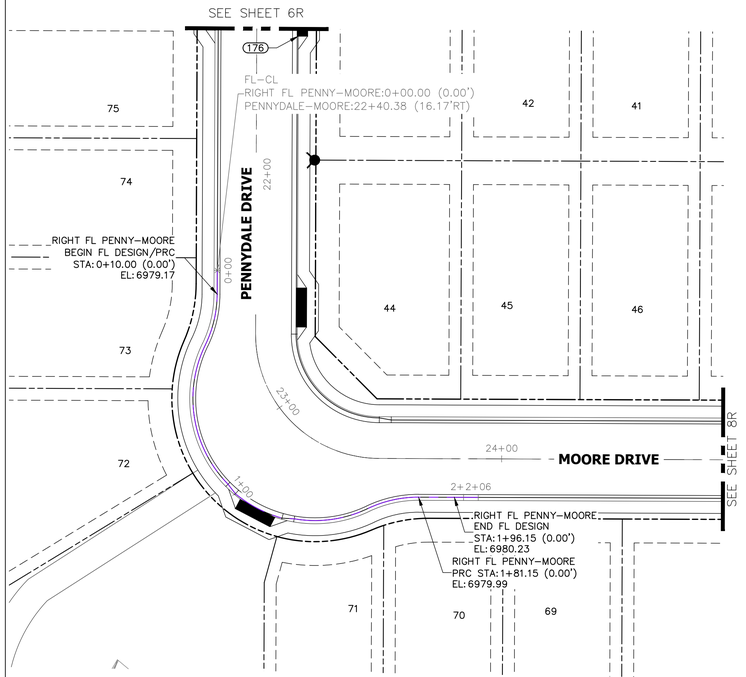
No.	REVISION	BY	DATE

H-SCALE	1" = 30'	DESIGNED BY	XXX
V-SCALE	1" = 3'	DRAWN BY	WKN
DATE	10/09/23	CHECKED BY	

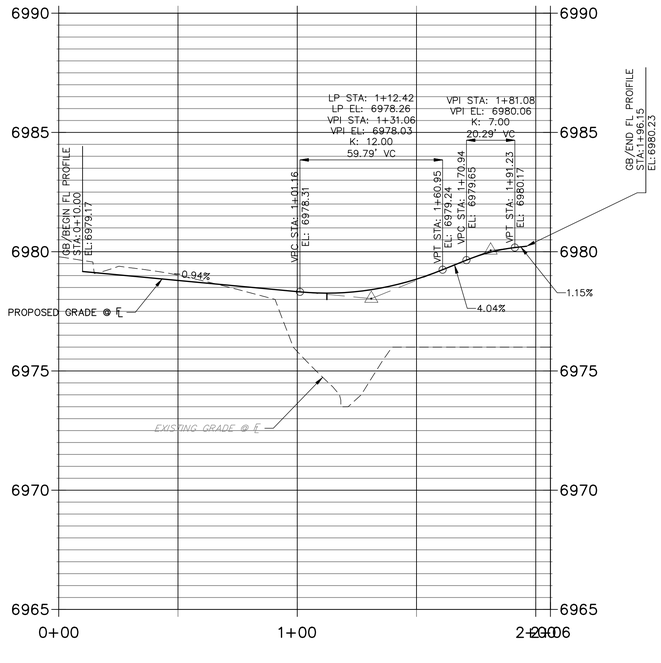
STERLING RANCH FILING 4
STREET IMPROVEMENT PLAN

SHEET 9 OF 25
JOB NO. 25188.11

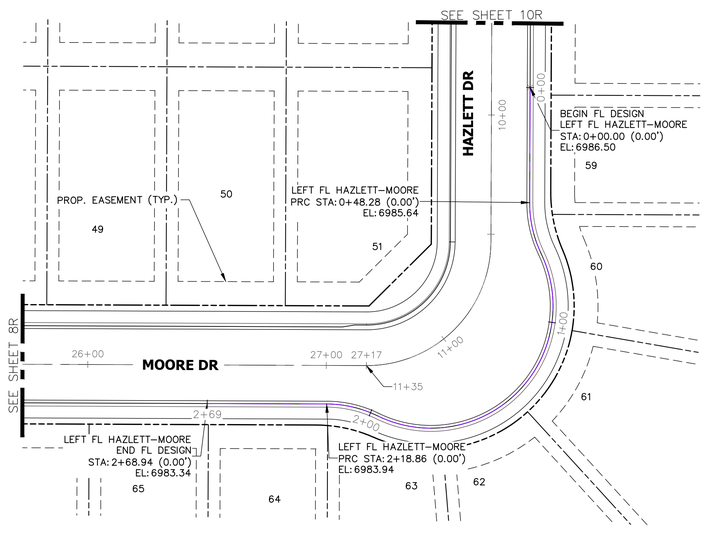
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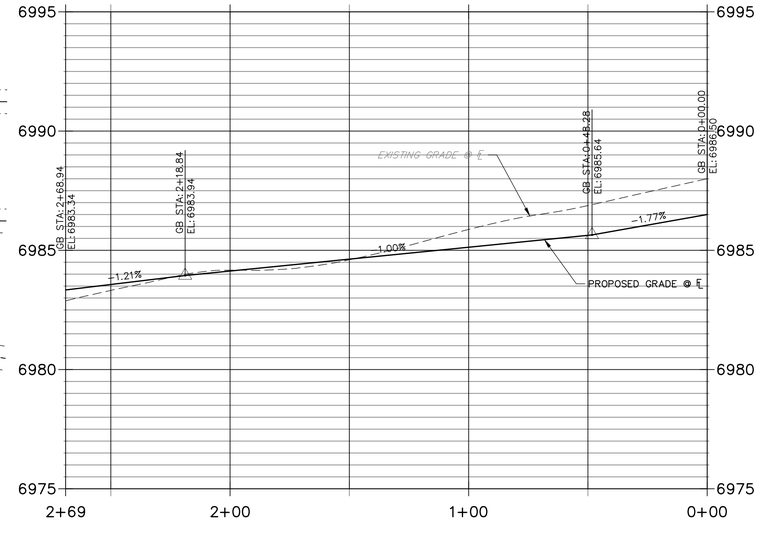


RIGHT FL PENNYDALE-MOORE PROFILE
STA 0+00.00 TO 2+06.15



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







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5. VERTICAL CURB SHALL BE EPC TYPE A.
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Know what's below.
Call before you dig.

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

R.E.B.
54412
07/01/24

07/01/24

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

ALL TERRAIN ENGINEERING

ARCHDALE @ JDIVEST, PF
330 TRY TRACE – AUSTIN@ALLTERRAINENGINEERING.COM
RYAN F. BURNS, PF
303.377.4668 – RYAN@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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JOB NO: 24003
LOCATION: EL PASO COUNTY

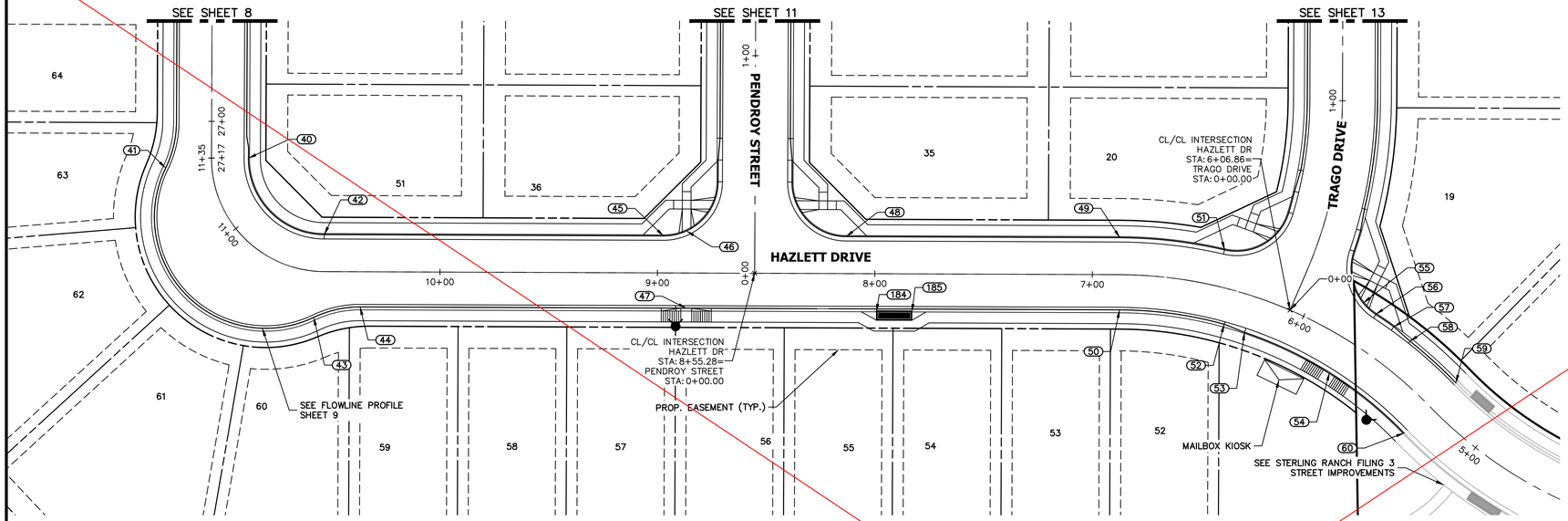
REV	DESCRIPTION	DATE
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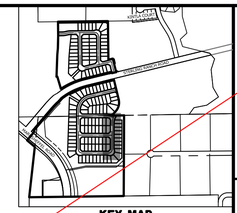
STERLING RANCH FILING 4

STREET IMPROVEMENT PLANS

DESIGN: REB
REVIEW: NQJ
DATE: 7/1/2024
H-SCALE: 1" = 50'
V-SCALE: 1" = 5'

SHEET
9R OF 6

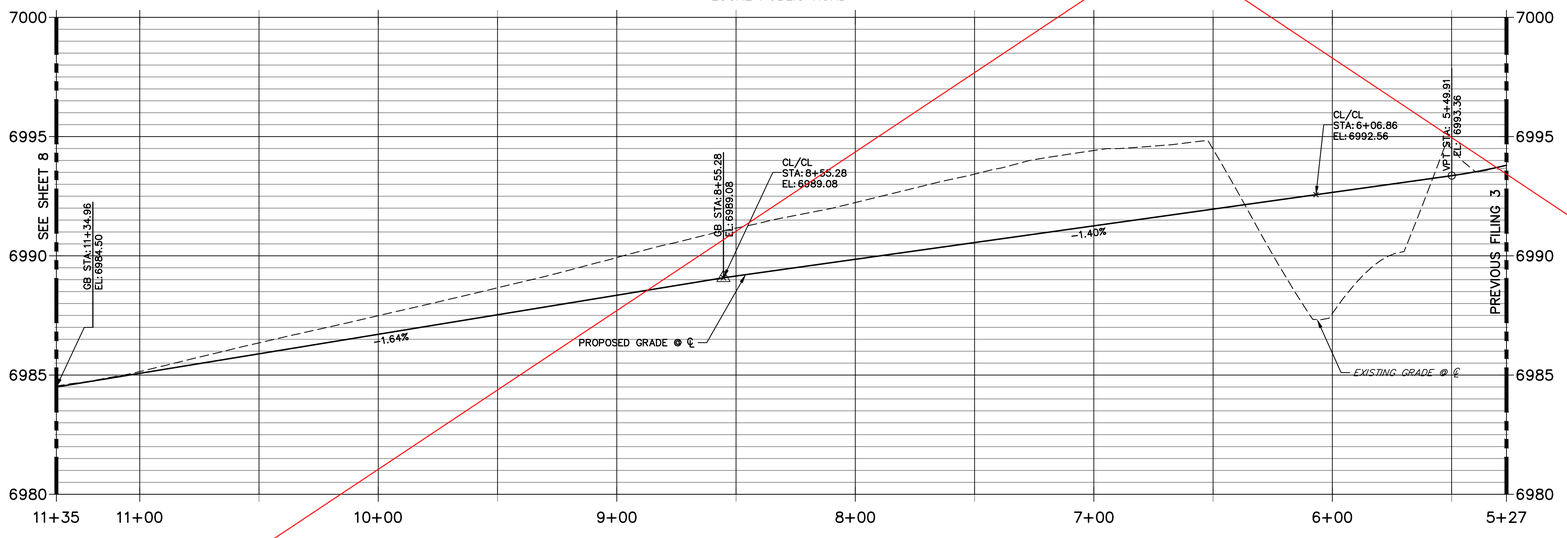


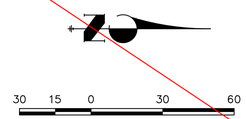


POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
40	27+16.83	17.00' (LT)	PENNYDALE–MOORE	6984.03	PC
41	11+31.62	21.20' (LT)	HAZLETT DR	6984.16	PRC
42	10+53.28	17.00' (RT)	HAZLETT DR	6985.37	PT
43	10+56.61	21.20' (LT)	HAZLETT DR	6985.42	PRC
44	10+36.69	16.17' (LT)	HAZLETT 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

HAZLETT DRIVE
STA 5+27.00 TO 11+34.96

LOCAL PUBLIC ROAD





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

32314 — 10/10/23 DATE

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

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

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

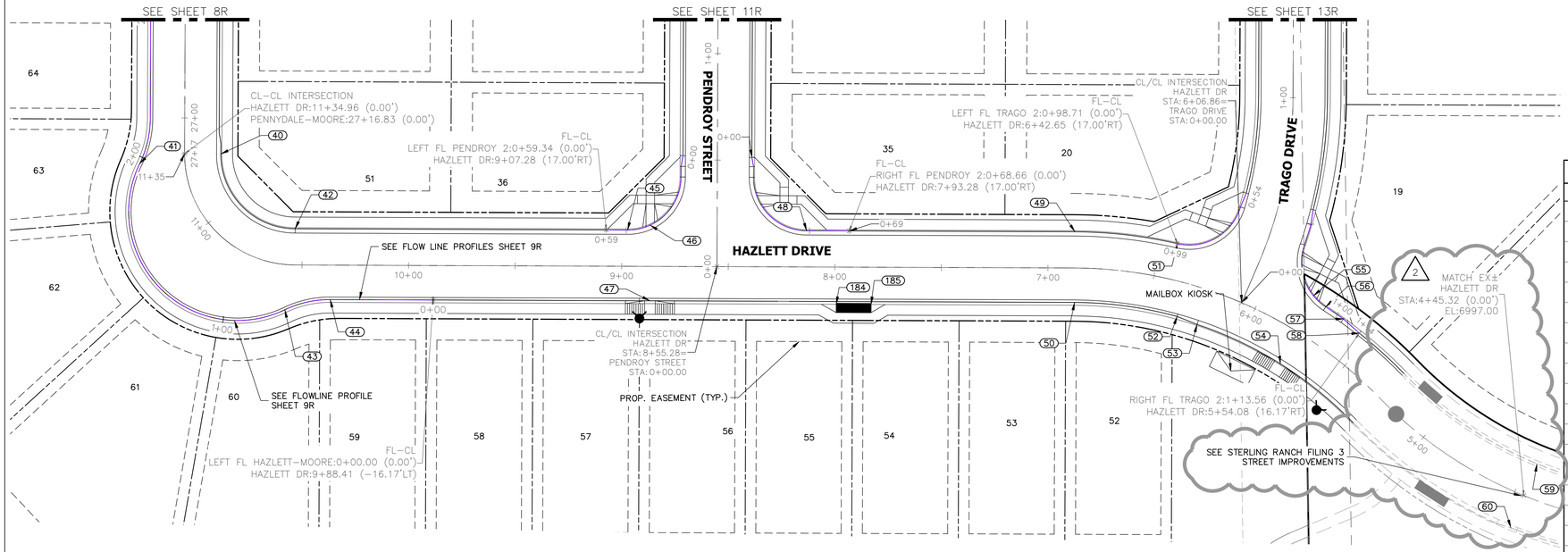
No.	REVISION	BY	DATE

H–SCALE	1"=30'
V–SCALE	1"=3'
DATE	10/09/23
DESIGNED BY	XXX
DRAWN BY	WKN
CHECKED BY	

STERLING RANCH FILING 4
STREET IMPROVEMENT PLAN

SHEET 10 OF 25

JOB NO. 25188.11

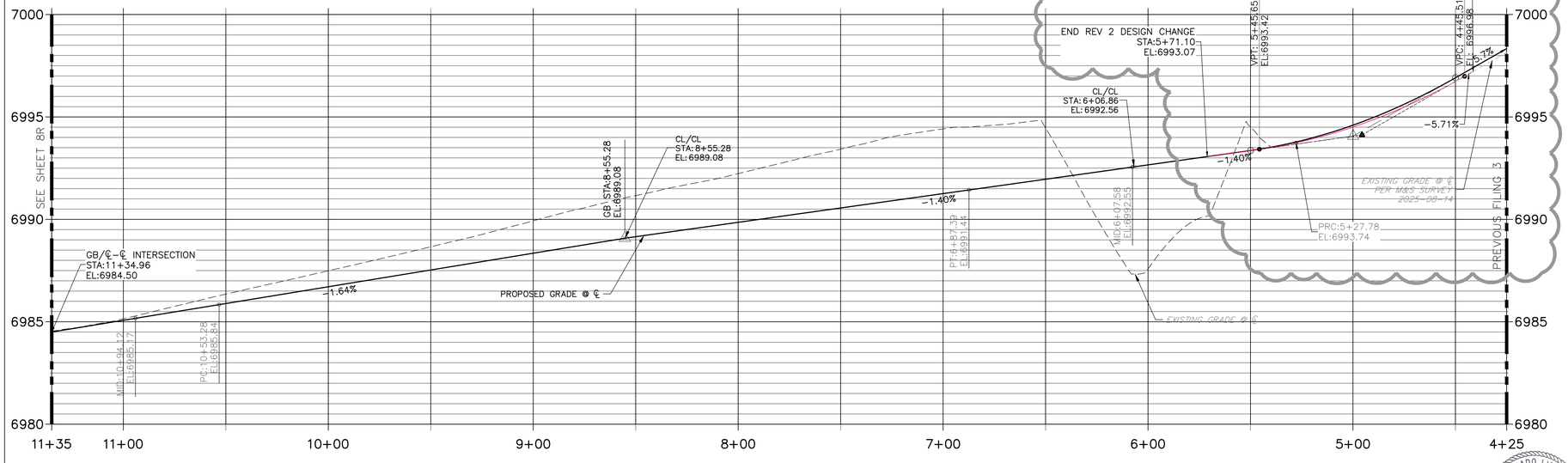




POINT TABULATION

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40	27+16.83	17.00' (LT)	PENNYDALE–MOORE	6984.03	PC
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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	6987.92	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' (RT)	HAZLETT DR	6991.87	CURB TRANSITION
54	5+76.13	17.00' (RT)	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
[illegible]	7+80.23	[illegible] (LT)	HAZLETT DR	6989.91	INLET SIDE TBC
185	7+82.90	17.50' (LT)	HAZLETT DR	6990.20	INLET SIDE TBC

HAZLETT DRIVE
STA 4+25.00 TO 11+34.96



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2. 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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5. VERTICAL CURB SHALL BE EPC TYPE A.
6. SEE UTILITY PLANS FOR UTILITY DESIGN INFORMATION INCLUDING MANHOLE, FIRE HYDRANT, AND VALVE LOCATIONS.

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

811 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

R.E.B. 54412 07/01/24 07/01/24

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

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

ALL TERRAIN ENGINEERING

AVENGAUT @ JRENGCO.COM
330.319.7655 – AVENGAUTSTERLINGRANCH.COM

PAMF F. AVENGAUT, PE
303.377.6656 – PAMFAVENGAUTSTERLINGRANCH.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 DRAWIGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, ALL TERRAIN ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

JOB NO. 24003 LOCATION: EL PASO COUNTY

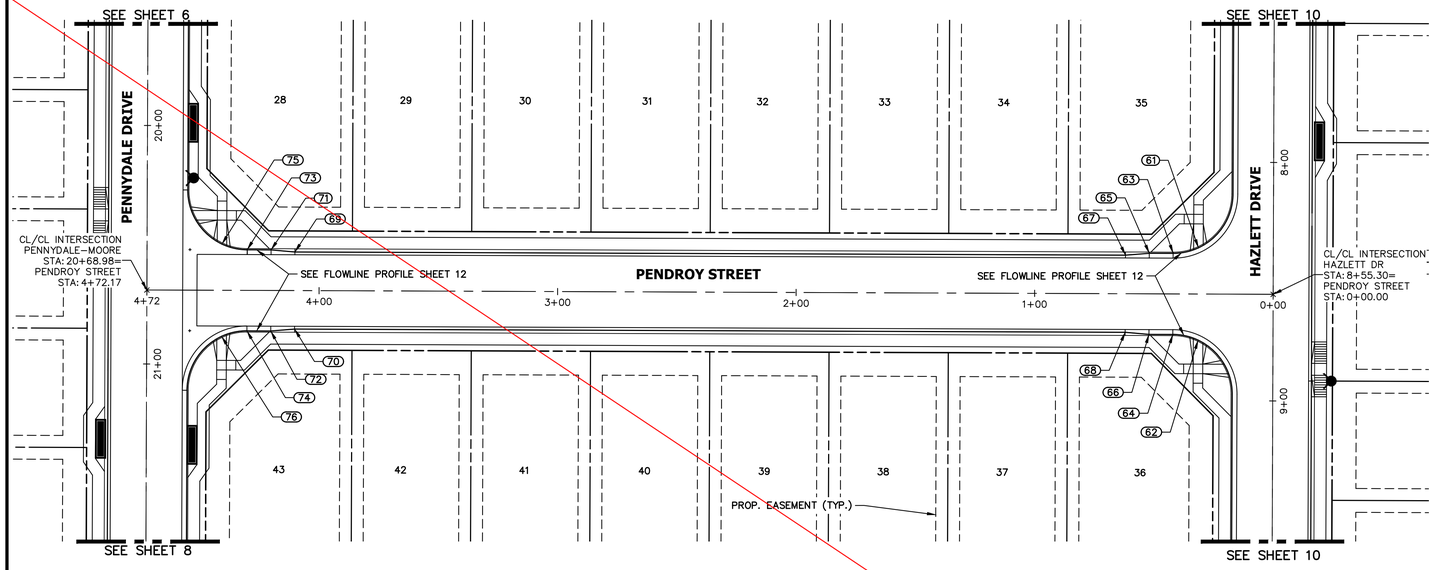
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2	PROFILE REV. (HAZLETT @ SRF3 TIE IN)	

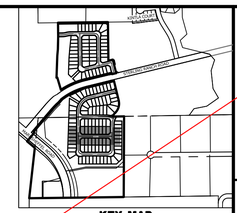
STERLING RANCH FILING 4

STREET IMPROVEMENT PLANS

DESIGN: REB
REVIEW: NQJ
DATE: 7/1/2024
H-SCALE: 1" = 30'
V-SCALE: 1" = 3'

SHEET
10R OF 25



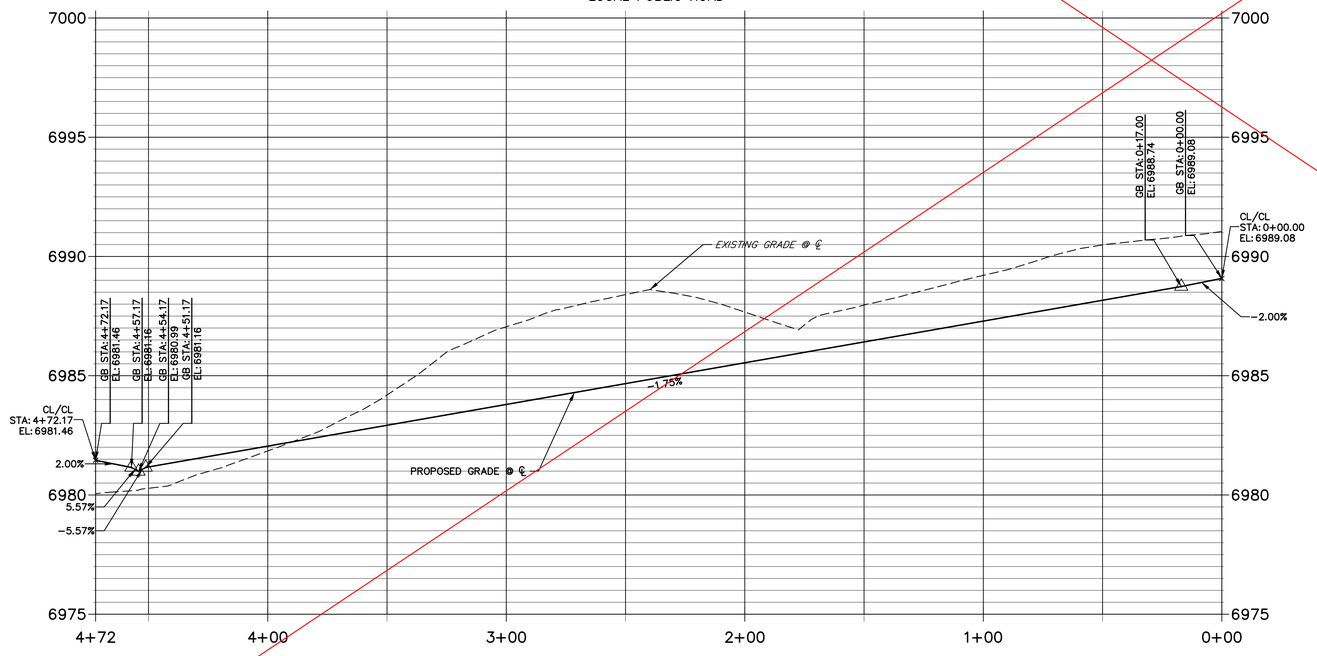


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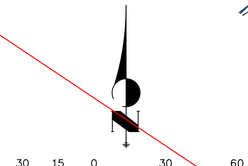
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 200
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471–1742

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

PENDROY STREET PROFILE
STA 0+00.00 TO 4+72.17



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
61	0+31.40	19.36' (RT)	PENDROY STREET	6988.34	HC RAMP MID PT
62	0+31.41	19.35' (LT)	PENDROY STREET	6987.84	HC RAMP MID PT
63	0+42.00	17.00' (RT)	PENDROY STREET	6988.12	PCR
64	0+42.00	17.00' (LT)	PENDROY STREET	6987.79	PCR
65	0+52.00	17.00' (RT)	PENDROY STREET	6987.92	CURB TRANSITION
66	0+52.00	17.00' (LT)	PENDROY STREET	6987.68	CURB TRANSITION
67	0+62.00	16.17' (RT)	PENDROY STREET	6987.71	CURB TRANSITION
68	0+62.00	16.16' (LT)	PENDROY STREET	6987.53	CURB TRANSITION
69	4+10.18	16.18' (RT)	PENDROY STREET	6981.70	CURB TRANSITION
70	4+10.19	16.15' (LT)	PENDROY STREET	6981.57	CURB TRANSITION
71	4+20.18	17.02' (RT)	PENDROY STREET	6981.60	CURB TRANSITION
72	4+20.19	16.98' (LT)	PENDROY STREET	6981.41	CURB TRANSITION
73	4+30.18	17.02' (RT)	PENDROY STREET	6981.52	PCR
74	4+30.19	16.98' (LT)	PENDROY STREET	6981.25	PCR
75	4+40.79	19.38' (RT)	PENDROY STREET	6981.49	HC RAMP MID PT
76	4+40.78	19.34' (LT)	PENDROY STREET	6981.08	HC RAMP MID PT





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

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

32314 — 10/10/23 DATE

No.	REVISION	BY	DATE

H–SCALE	1"=30'	DESIGNED BY	XXX	
V–SCALE	1"=3'	DRAWN BY	WKN	
DATE	10/09/23	CHECKED BY		

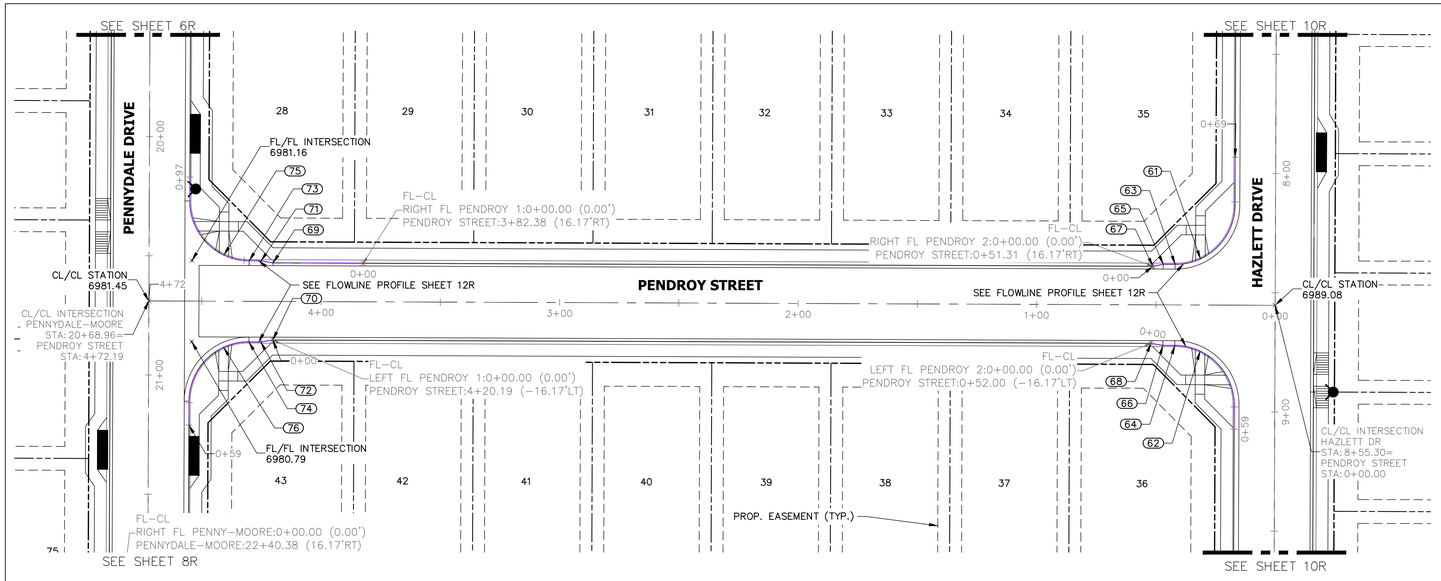
STERLING RANCH FILING 4

STREET IMPROVEMENT PLAN

SHEET 11 OF 25

JOB NO. 25188.11

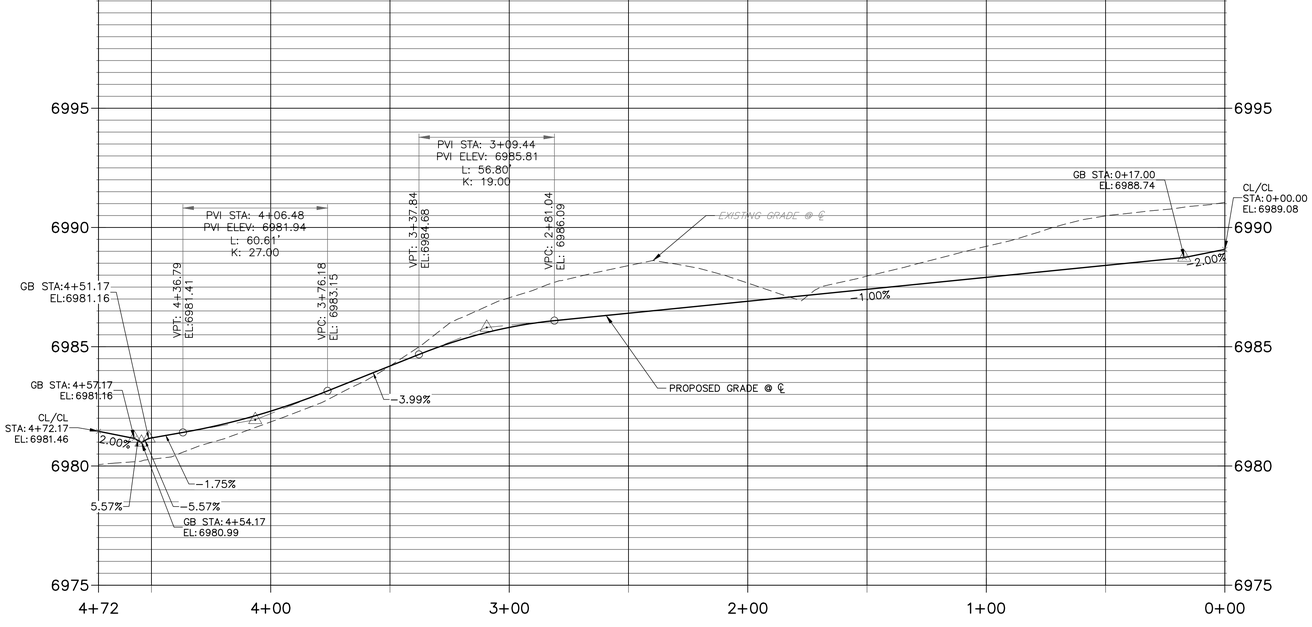
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POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
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62	0+31.41	19.36' (LT)	PENDROY STREET	6988.27	HC RAMP MID PT
63	0+42.00	17.00' (RT)	PENDROY STREET	6988.13	PCR
64	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

PENDROY STREET PROFILE
STA 0+00.00 TO 4+72.19



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30 15 0 30 60

HORIZONTAL
ORIGINAL SCALE: 1" = 30'

VERTICAL
ORIGINAL SCALE: 1" = 3'

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

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

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

COLORADO P.E. LICENSED
RYAN E. BURNS
54412
PROFESSIONAL ENGINEER

R.E.B. 07/01/24

RYAN E. BURNS — DATE 07/01/24
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

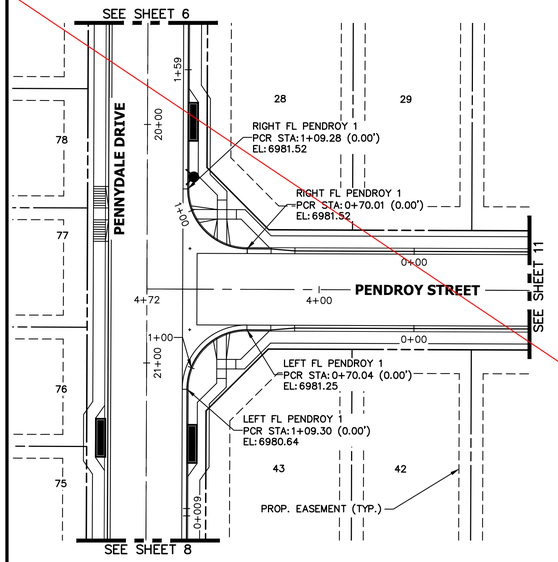
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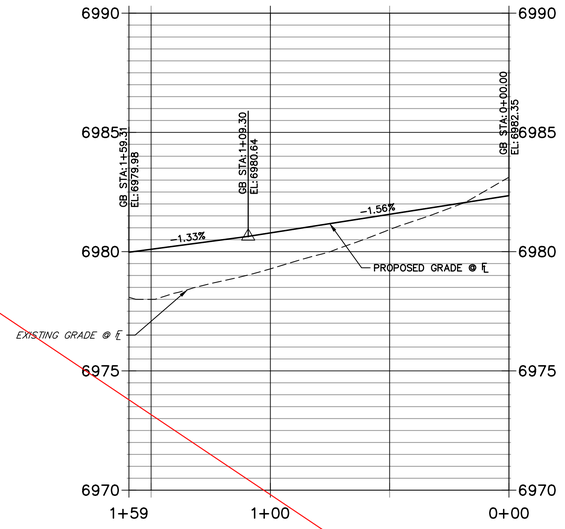
STREET IMPROVEMENT PLANS

DESIGN: REB
REVIEW: NQJ
DATE: 7/1/2024
H-SCALE: 1" = 50'
V-SCALE: 1" = 5'

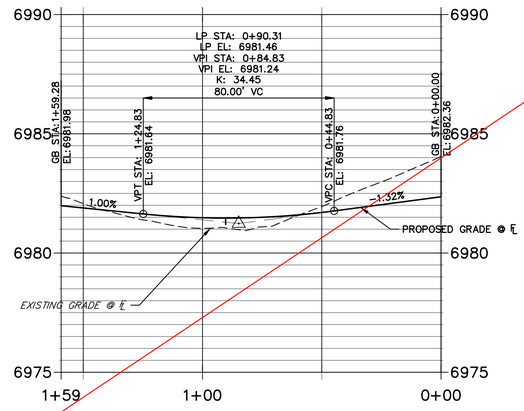
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11R OF 6

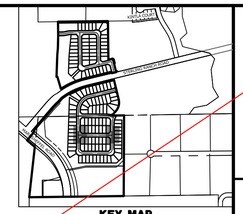


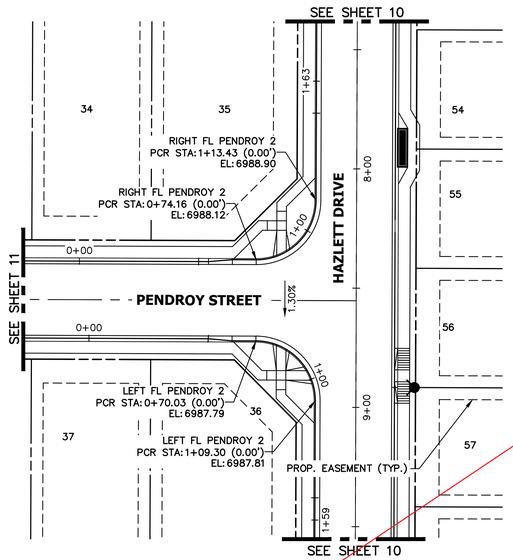
LEFT FL PENDROY 1 PROFILE
STA 0+00.00 TO 1+59.31



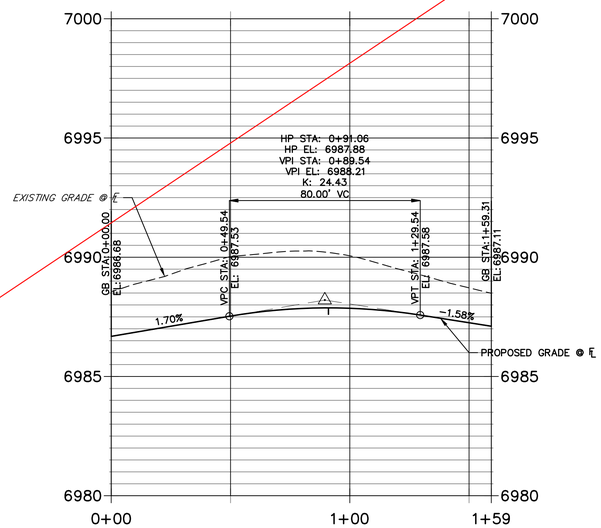
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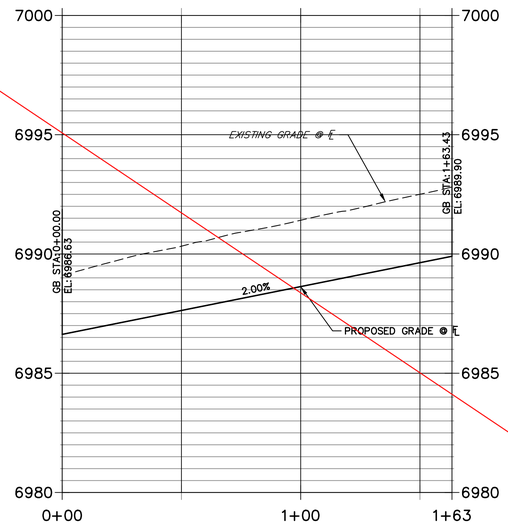




LEFT FL PENDROY 2 PROFILE
STA 0+00.00 TO 1+59.31

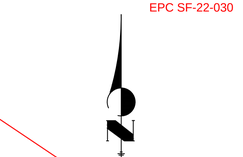


RIGHT FL PENDROY 2 PROFILE
STA 0+00.00 TO 1+63.43





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



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

MIKE A. BRAMLETT, P.E. DATE
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 Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1" = 30'
V-SCALE	1" = 3'
DATE	10/09/23
DESIGNED BY	XXX
DRAWN BY	WKN
CHECKED BY	

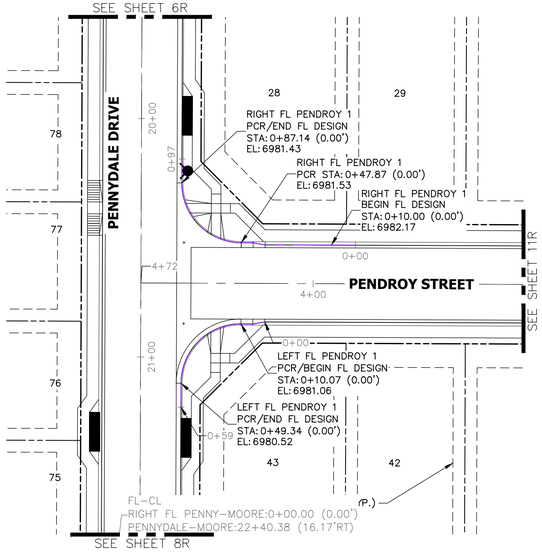
STERLING RANCH FILING 4

STREET IMPROVEMENT PLAN

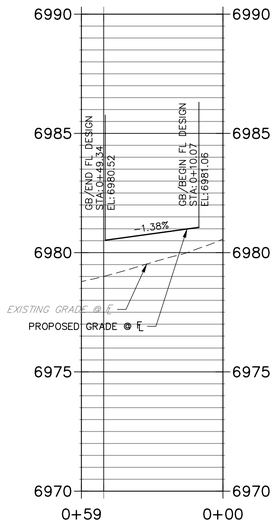
SHEET 12 OF 25

JOB NO. 25188.11

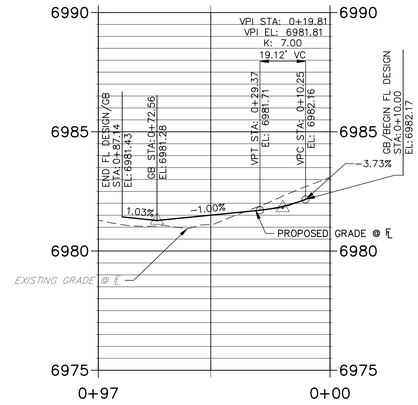
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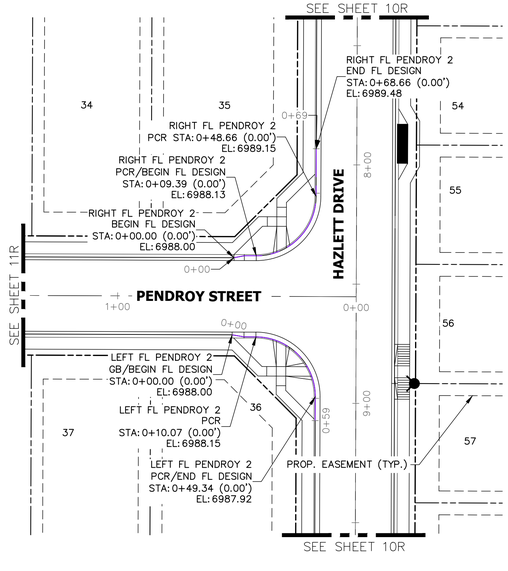
LEFT FL PENDROY 1 PROFILE
STA 0+00.00 TO 0+59.34



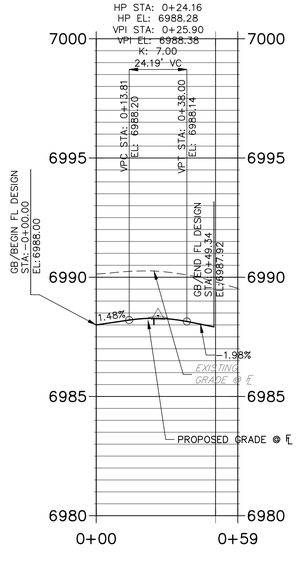
RIGHT FL PENDROY 1 PROFILE
STA 0+00.00 TO 0+97.14



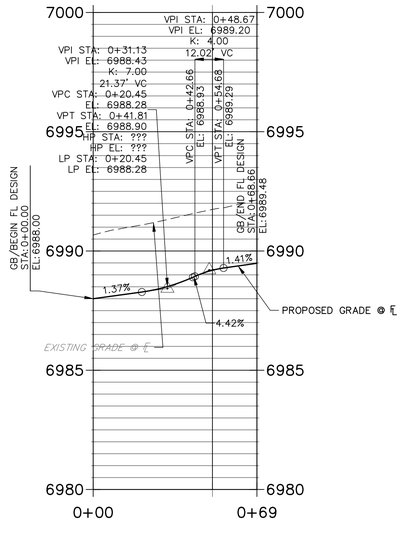




LEFT FL PENDROY 2 PROFILE
STA 0+00.00 TO 0+59.34



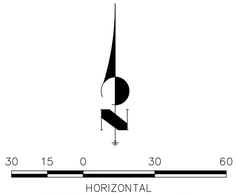
RIGHT FL PENDROY 2 PROFILE
STA 0+00.00 TO 0+68.66



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

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

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

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

ALL TERRAIN ENGINEERING

RYAN@ALT-@.US/EXCEPT, PE
330.397.9658 - 4170 EAST BASELINE ROAD, GILBERT, AZ 85234

RYAN E. BURNS, PE
303.517.8668 - 2504 GALAPAGO STREET, DENVER, CO 80205

PREPARED FOR:
SR LAND, LLC
20 BOULDER CRESCENT
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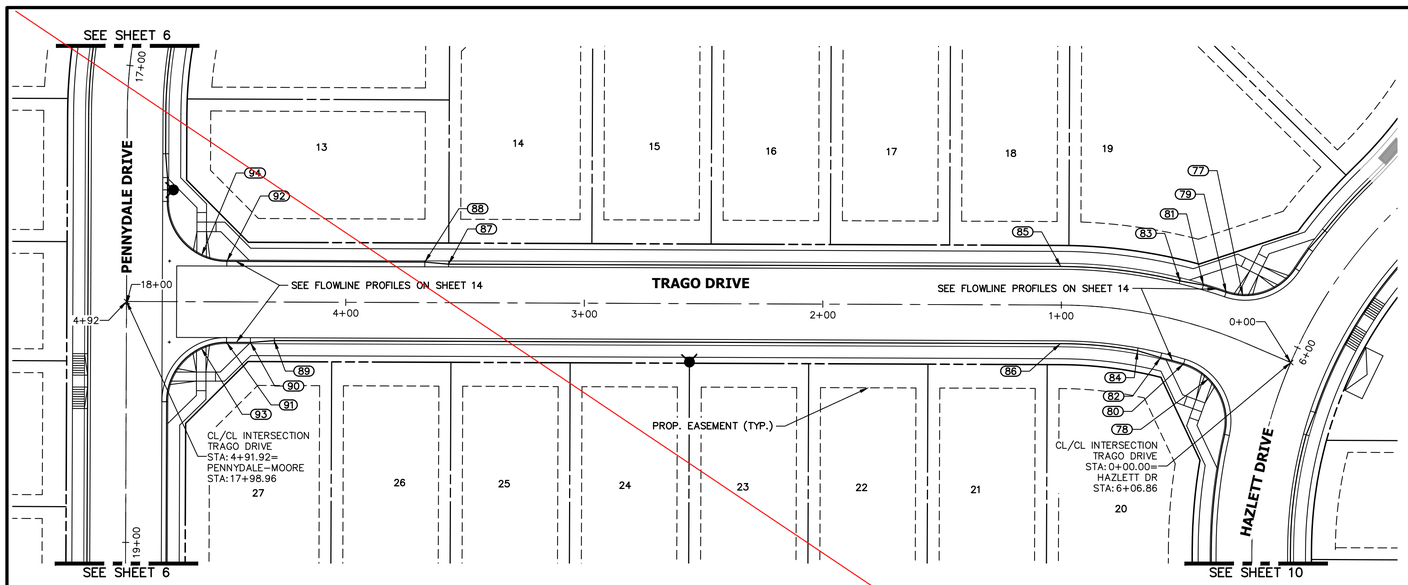
REV	DESCRIPTION	DATE
1	PROFILE REV. (PENNY, PENDROY, TRACT)	

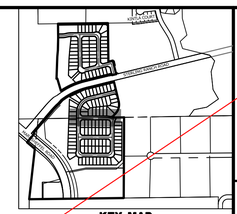
STERLING RANCH FILING 4

STREET IMPROVEMENT PLANS

DESIGN: REB
REVIEW: NQJ
DATE: 7/1/2024
H-SCALE: 1" = 50'
V-SCALE: 1" = 5'

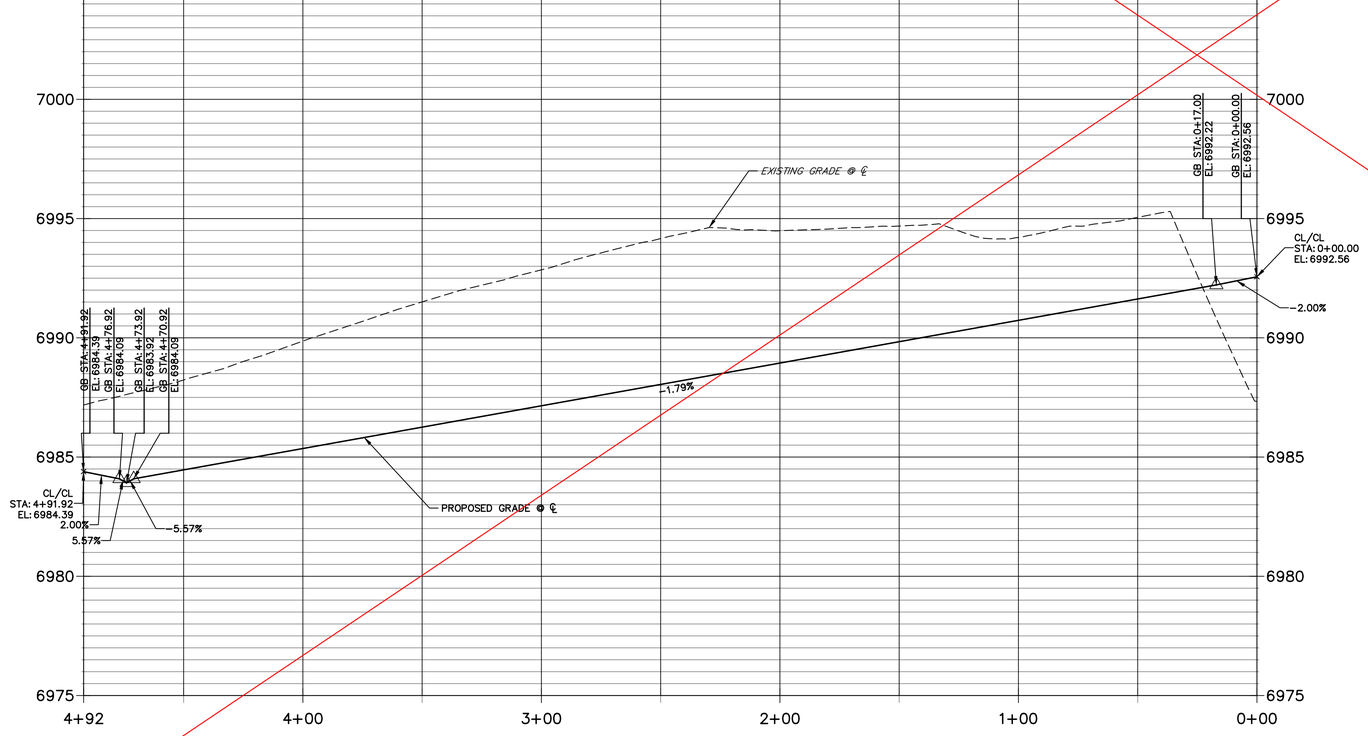
SHEET
12R OF 6





TRAGO DRIVE PROFILE
STA 0+00.00 TO 4+91.92

LOCAL PUBLIC ROAD



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
77	0+28.80	18.11' (RT)	TRAGO DRIVE	6992.62	HC RAMP MID PT
78	0+29.93	19.60' (LT)	TRAGO DRIVE	6991.33	HC RAMP MID PT
79	0+35.23	16.99' (RT)	TRAGO DRIVE	6991.75	PCR
80	0+43.07	17.01' (LT)	TRAGO DRIVE	6991.23	PCR
81	0+44.45	17.00' (RT)	TRAGO DRIVE	6991.55	CURB TRANSITION
82	0+54.00	17.00' (LT)	TRAGO DRIVE	6991.11	CURB TRANSITION
83	0+53.66	16.17' (RT)	TRAGO DRIVE	6991.35	CURB TRANSITION
84	0+64.93	16.17' (LT)	TRAGO DRIVE	6990.95	CURB TRANSITION
85	1+00.30	16.17' (RT)	TRAGO DRIVE	6990.33	PT
86	1+00.30	16.17' (LT)	TRAGO DRIVE	6990.33	PT
87	3+56.92	16.15' (RT)	TRAGO DRIVE	6985.74	CURB TRANSITION
88	3+66.92	17.00' (RT)	TRAGO DRIVE	6986.05	CURB TRANSITION
89	4+29.92	16.17' (LT)	TRAGO DRIVE	6984.53	CURB TRANSITION
90	4+39.92	17.00' (LT)	TRAGO DRIVE	6984.37	CURB TRANSITION
91	4+49.92	17.00' (LT)	TRAGO DRIVE	6984.21	PCR
92	4+49.92	17.00' (RT)	TRAGO DRIVE	6984.77	PCR
93	4+60.53	19.36' (LT)	TRAGO DRIVE	6984.03	HC RAMP MID PT
94	4+60.51	19.36' (RT)	TRAGO DRIVE	6984.73	HC RAMP MID PT

Field verify

30 15 0 30 60

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

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, LLC

32314 — 10/10/23
DATE

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

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

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

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=30'	DESIGNED BY	XXX
V-SCALE	1"=3'	DRAWN BY	WKN
DATE	10/09/23	CHECKED BY	

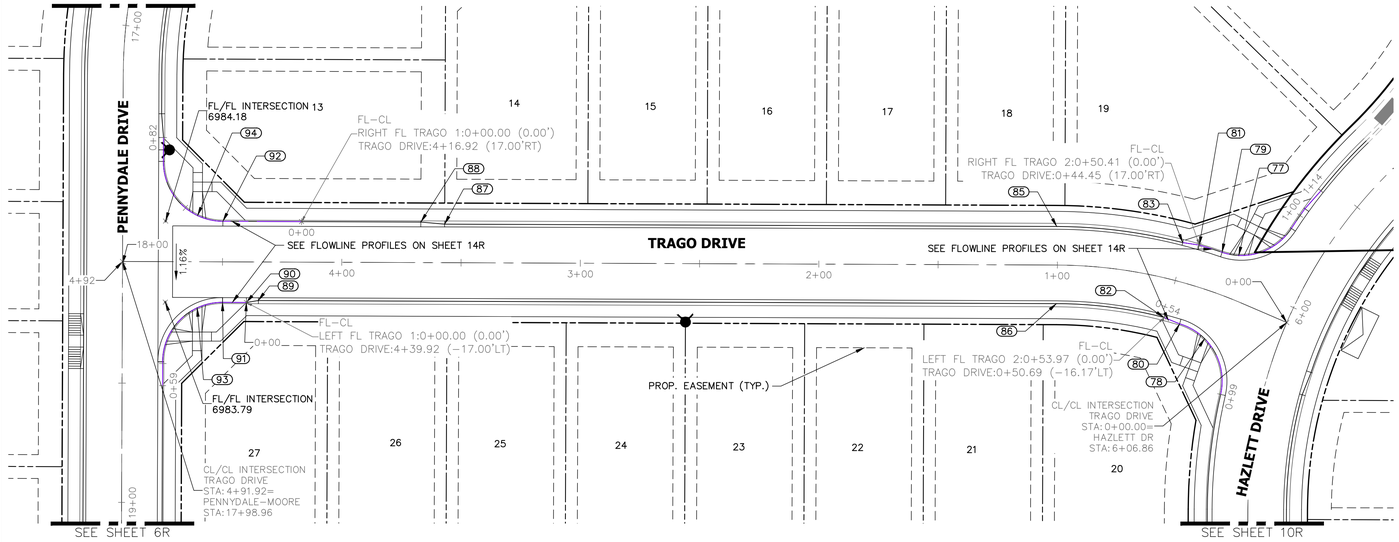
STERLING RANCH FILING 4

STREET IMPROVEMENT PLAN

SHEET 13 OF 25

JOB NO. 25188.11

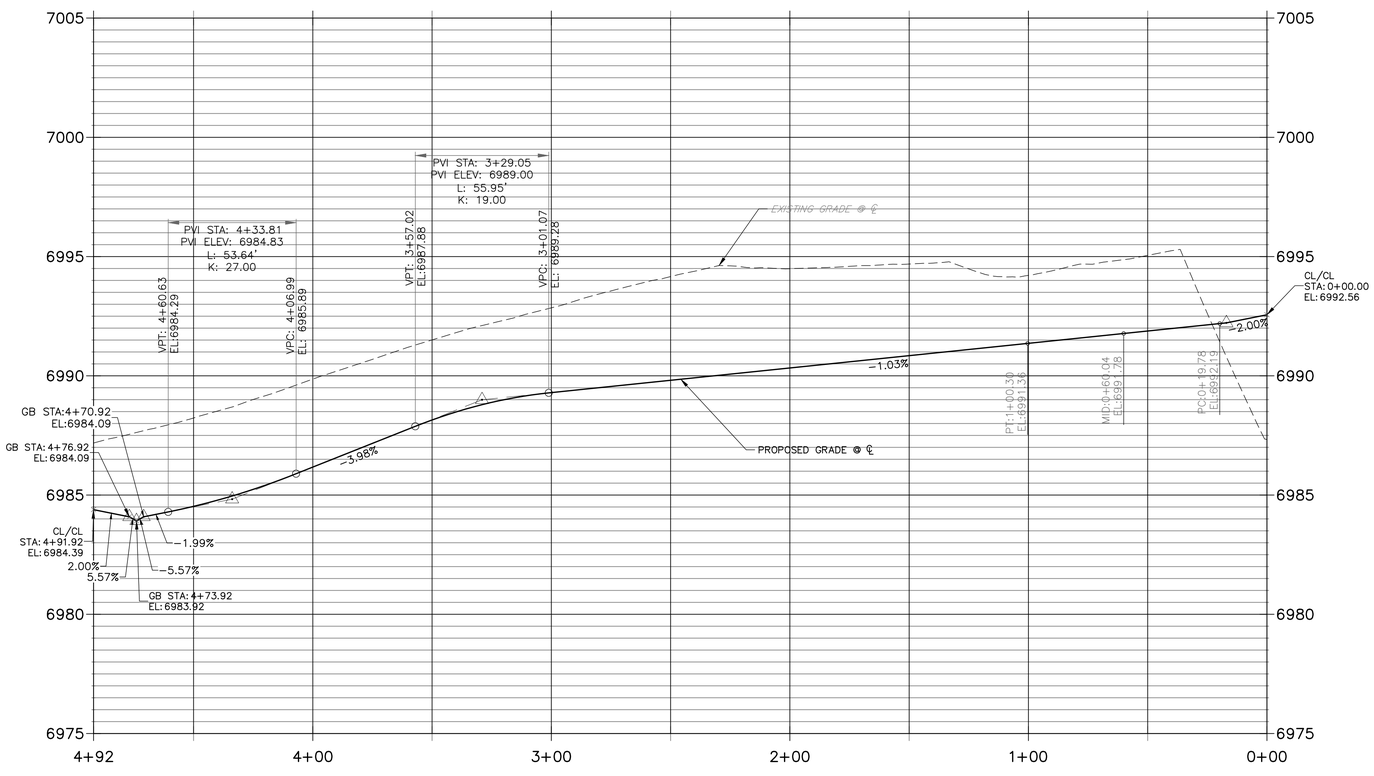
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POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
77	0+28.80	18.11' (RT)	TRAGO DRIVE	6991.85	HC RAMP MID PT
78	0+29.93	19.60' (LT)	TRAGO DRIVE	6991.75	HC RAMP MID PT
79	0+35.23	16.99' (RT)	TRAGO DRIVE	6991.73	PCR
80	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

TRAGO DRIVE PROFILE
STA 0+00.00 TO 4+91.92



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 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.
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 LOT FRONTAGES FOR A CONTINUOUS DISTANCE OF 20' OR GREATER.
5. VERTICAL CURB SHALL BE EPC TYPE A.
6. SEE UTILITY PLANS FOR UTILITY DESIGN INFORMATION INCLUDING MANHOLE, FIRE HYDRANT, AND VALVE LOCATIONS.

30 15 0 30 60

HORIZONTAL
ORIGINAL SCALE: 1" = 30'

VERTICAL
ORIGINAL SCALE: 1" = 3'

Know what's below. Call before you dig.

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

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

R.E.B. 54412 07/01/24

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

ALL TERRAIN ENGINEERING

AUTHOR: R. BURNS, P.E.
539 319 1658 - AUTHOR@ATTERRAINENGINEERING.COM
PHIL F. EVERIST, P.E.
303.377.1666 - PEVERIST@ATTERRAINENGINEERING.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 DRAWIGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, ALL TERRAIN ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

LOCATION: EL PASO COUNTY
JOB NO: 24003

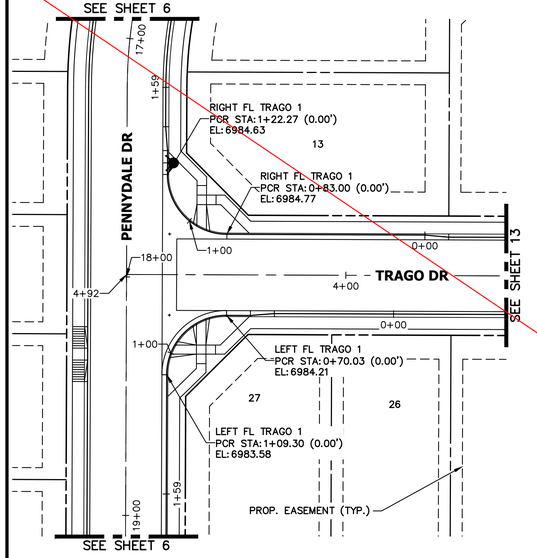
REV	DESCRIPTION	DATE
1	PROFILE REV. (PENNY, PENDROY, TRAGO)	

STERLING RANCH FILING 4

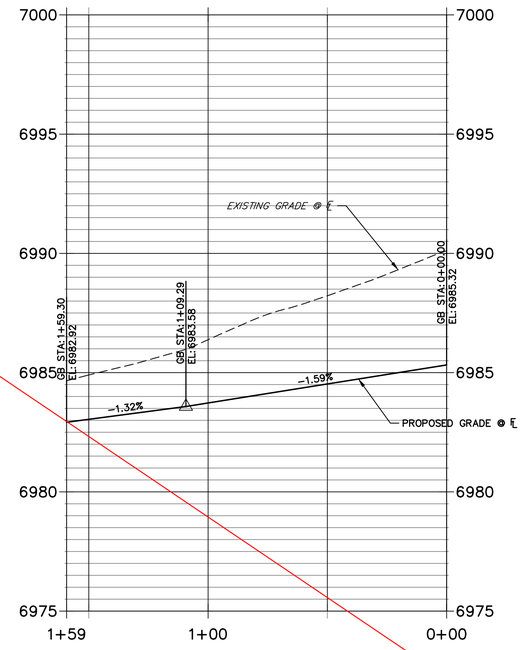
STREET IMPROVEMENT PLANS

DESIGN: REB
REVIEW: NQJ
DATE: 7/1/2024
H-SCALE: 1" = 50'
V-SCALE: 1" = 5'

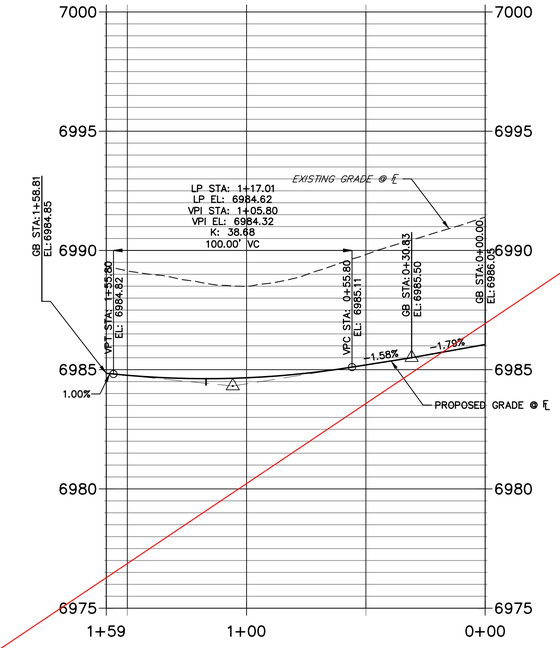
SHEET
13R OF 6

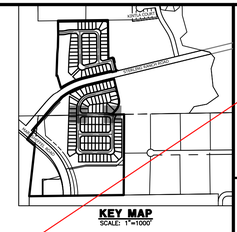


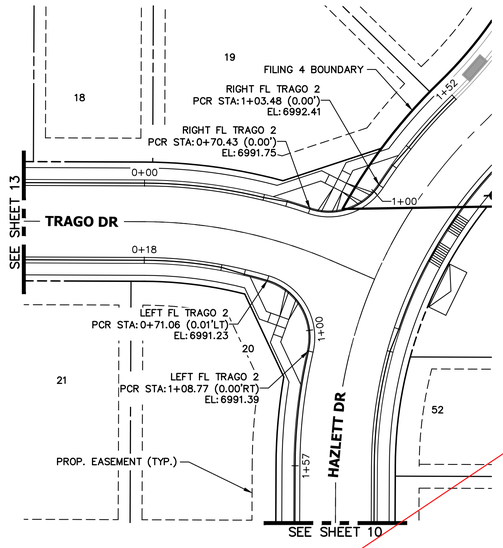
LEFT FL TRAGO 1 PROFILE
STA 0+00.00 TO 1+59.30



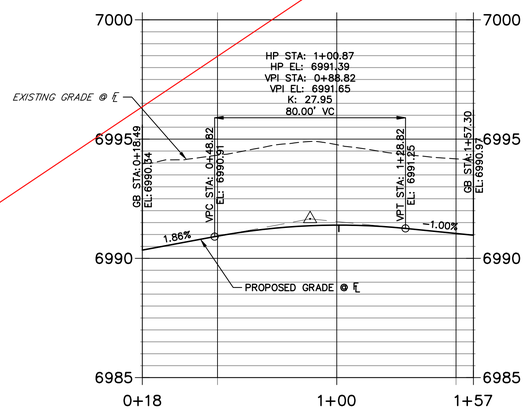
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STA 0+00.00 TO 1+58.81



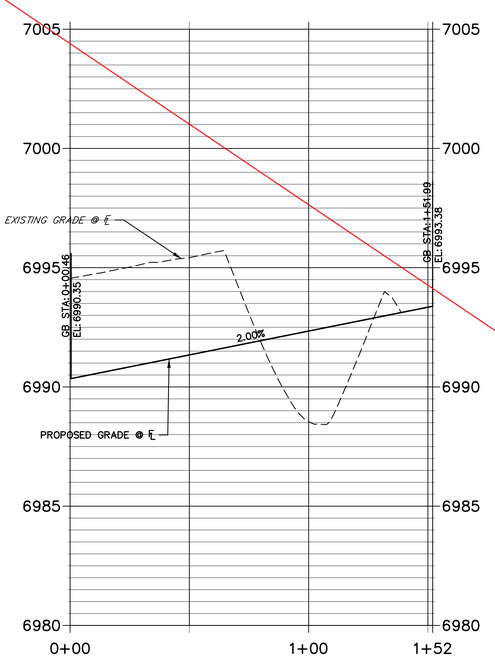


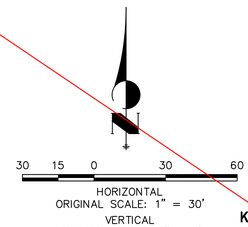


LEFT FL TRAGO 2 PROFILE
STA 0+18.49 TO 1+57.30



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





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

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

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

32314
DATE 10/10/23

COLORADO LICENSED
MIKE A. BRAMLETT
32314
PROFESSIONAL ENGINEER

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED AND 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 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

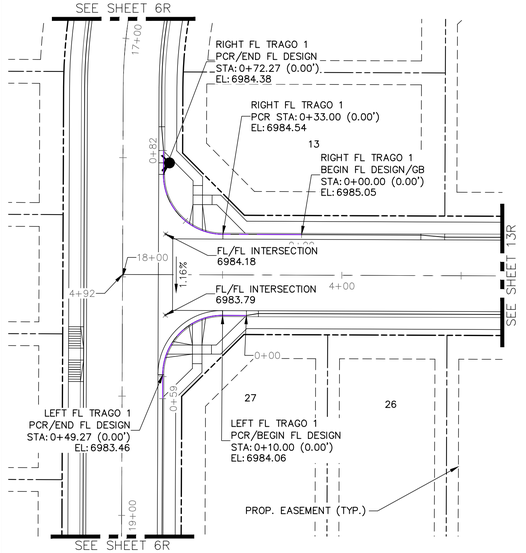
H-SCALE	1" = 30'	DESIGNED BY	XXX
V-SCALE	1" = 3'	DRAWN BY	WKN
	DATE	10/09/23	CHECKED BY

STERLING RANCH FILING 4

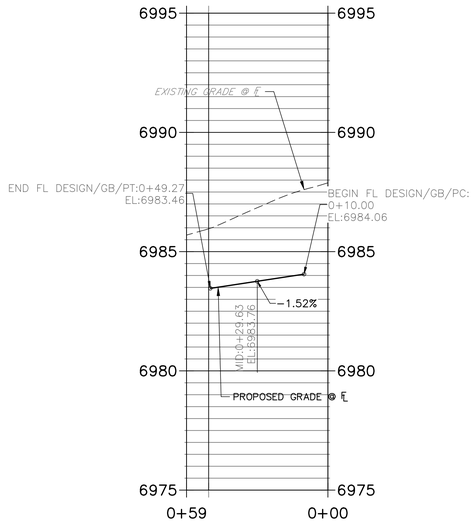
STREET IMPROVEMENT PLAN

SHEET 14 OF 25

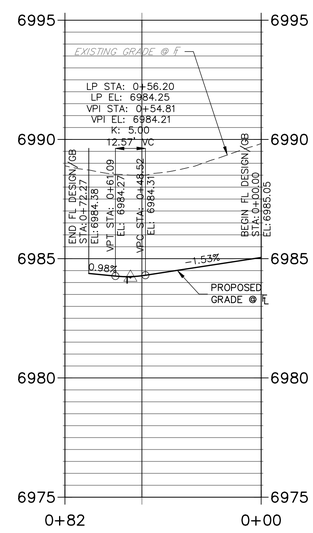
JOB NO. 25188.11



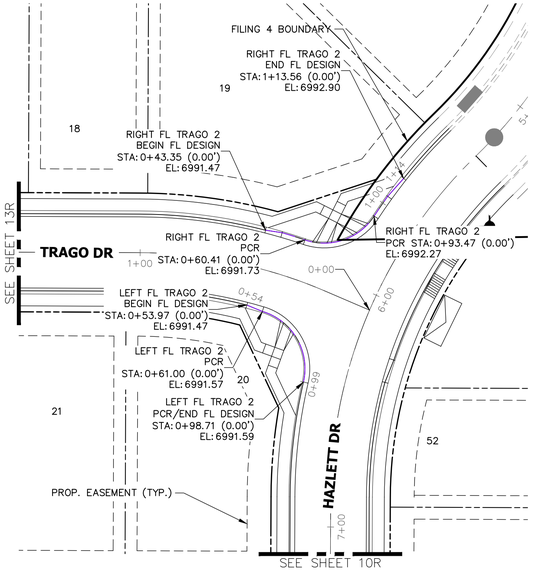
LEFT FL TRAGO 1 PROFILE
STA 0+00.00 TO 0+59.27



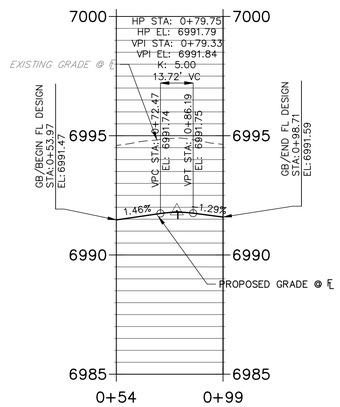
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STA 0+00.00 TO 0+82.27



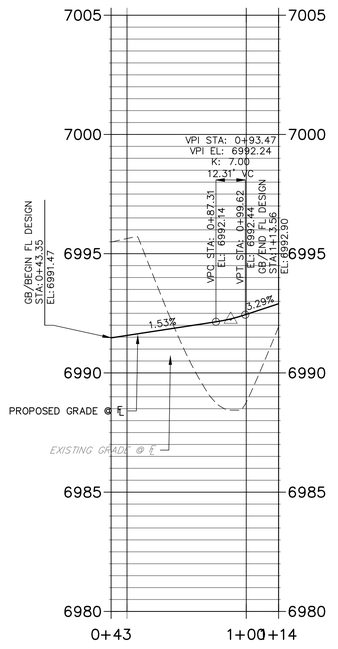




LEFT FL TRAGO 2 PROFILE
STA 0+53.97 TO 0+98.71



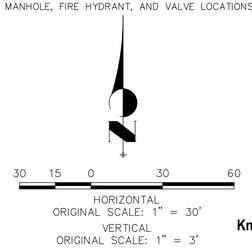
RIGHT FL TRAGO 2 PROFILE
STA 0+43.35 TO 1+13.56



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STREET NOTES

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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 LOT FRONTAGES FOR A CONTINUOUS DISTANCE OF 20' OR GREATER.
5. VERTICAL CURB SHALL BE EPC TYPE A.
6. SEE UTILITY PLANS FOR UTILITY DESIGN INFORMATION INCLUDING MANHOLE, FIRE HYDRANT, AND VALVE LOCATIONS.



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

R.E.B. 54412 07/01/24

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

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

ALL TERRAIN ENGINEERING

MICHAEL Q. DUCEZIT, PE
330.397.9658 – MDUCEZIT@ALLTERRAINENG.COM
RYAN E. BURNS, PE
303.577.8658 – RBURNS@ALLTERRAINENG.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 DRAWIGS ARE APPROVED BY THE APPROPRIATE REVIEWING 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	PROFILE REV. (PENNY, PENDROY, TRAGO)	

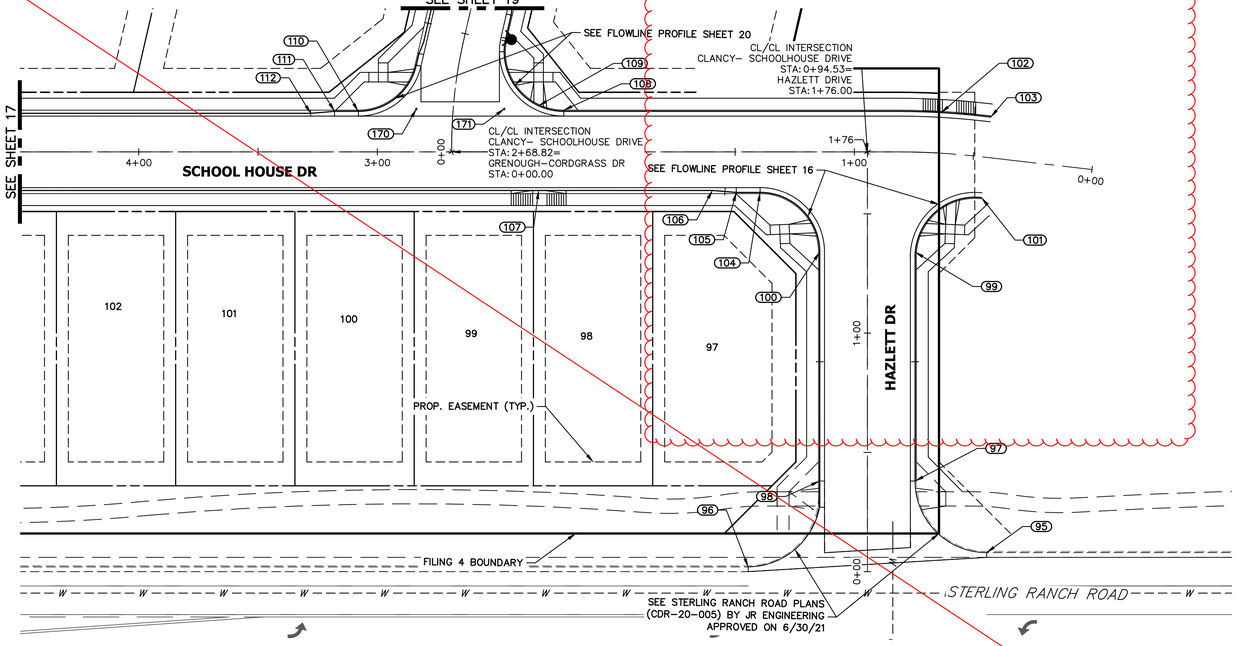
STERLING RANCH FILING 4

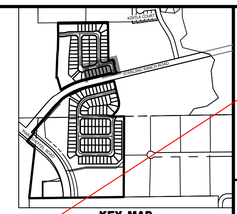
STREET IMPROVEMENT PLANS

DESIGN: REB
REVIEW: NQJ
DATE: 7/1/2024
H-SCALE: 1" = 50'
V-SCALE: 1" = 5'

SHEET
14R OF 6

updated, cross slope was shot.





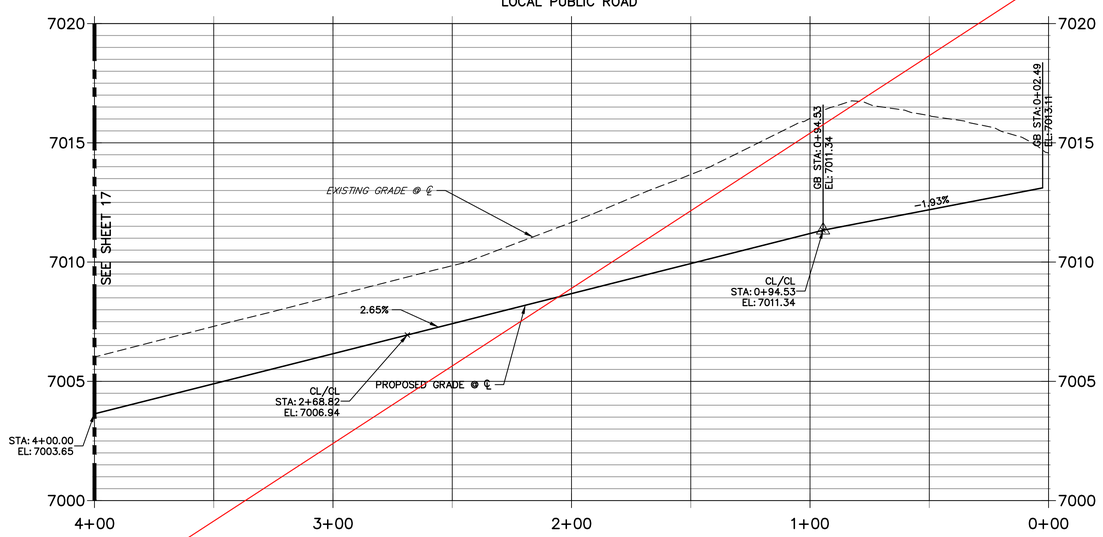
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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

J·R ENGINEERING
A Westrian Company
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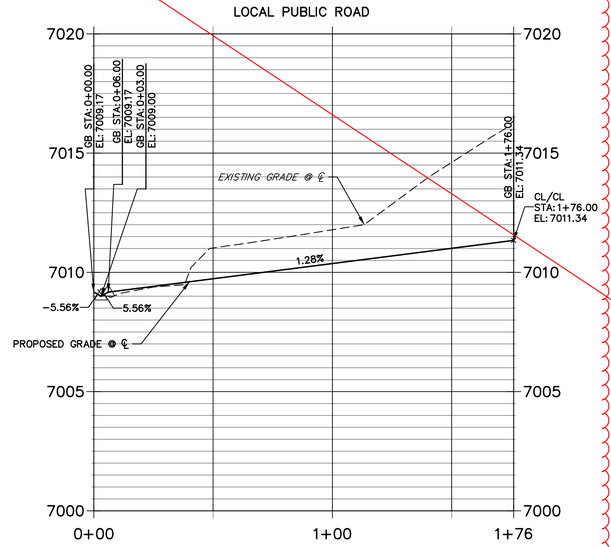
POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
95	0+08.00	50.00' (RT)	HAZLETT DRIVE	7010.48	PCR
96	0+02.00	50.00' (LT)	HAZLETT DRIVE	7007.42	PCR
97	0+38.00	20.00' (RT)	HAZLETT DRIVE	7009.70	PCR
98	0+38.00	20.00' (LT)	HAZLETT DRIVE	7008.94	PCR
99	1+34.00	20.00' (RT)	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 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

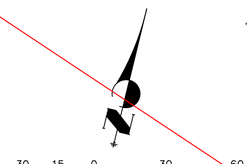
CLANCY- SCHOOLHOUSE DRIVE PROFILE (7)
STA 0+00.00 TO 4+00.00



updated, cross slope was shot.

HAZLETT DRIVE PROFILE
STA 0+00.00 TO 1+76.00





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

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

811
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
MIKE A. BRAMLETT, P.E. DATE
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

COLORADO REGISTERED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER

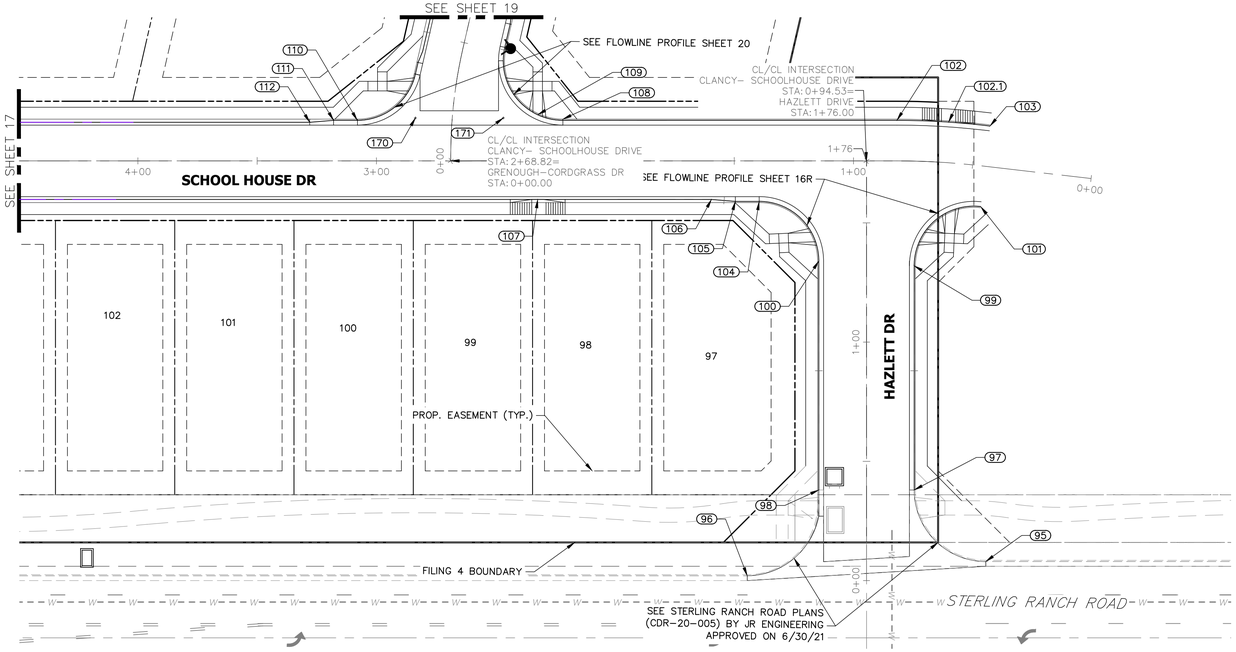
No.	REVISION	BY	DATE

H-SCALE	1" = 30'
V-SCALE	1" = 3'
DATE	10/09/23
DESIGNED BY	XXX
DRAWN BY	WKN
CHECKED BY	

STERLING RANCH FILING 4
STREET IMPROVEMENT PLAN

SHEET 15 OF 25
JOB NO. 25188.11

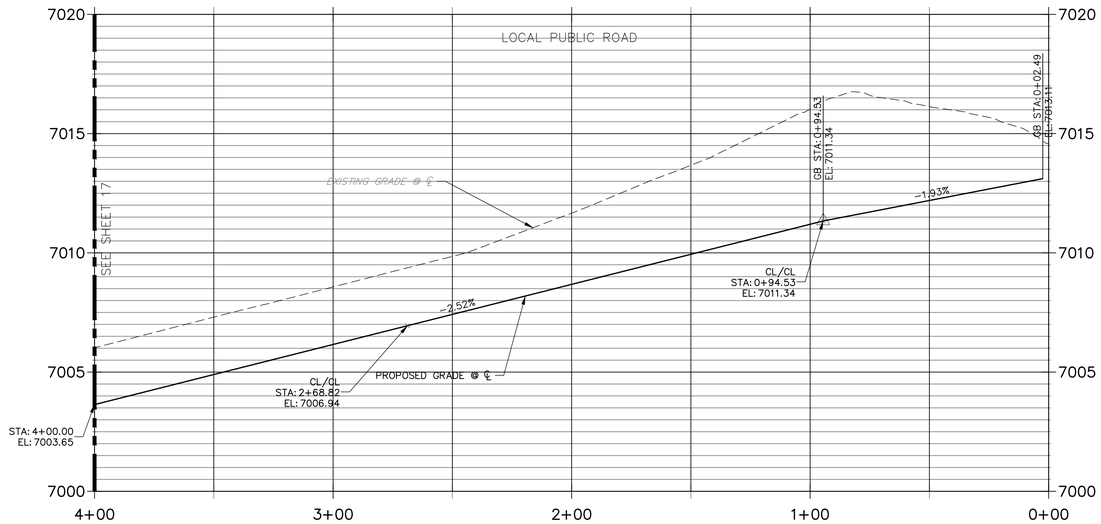
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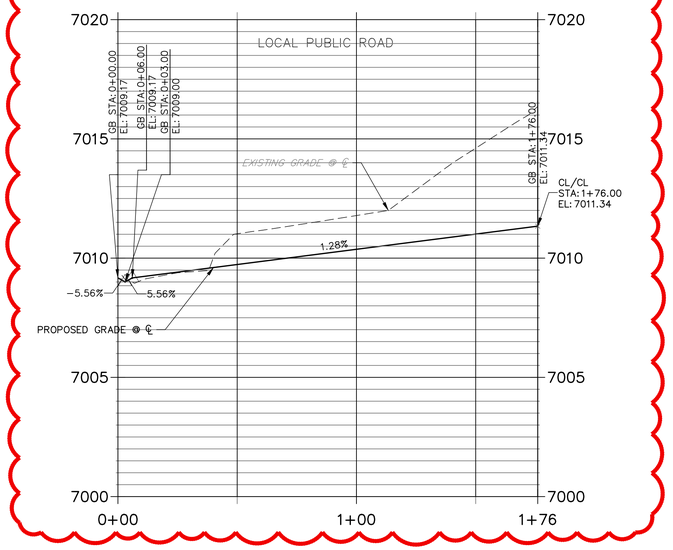


POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
95	0+08.00	50.00' (RT)	HAZLETT DRIVE	7010.48	PCR
96	0+02.00	50.00' (LT)	HAZLETT DRIVE	7007.42	PCR
97	0+38.00	20.00' (RT)	HAZLETT DRIVE	7009.70	PCR/MATCH EX±
98	0+38.00	20.00' (LT)	HAZLETT DRIVE	7008.94	PCR/MATCH EX±
99	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
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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



HAZLETT DRIVE PROFILE
STA 0+00.00 TO 1+76.00



STREET NOTES

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

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

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

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

R.E.B. 54412 11/18/24

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

11/18/24
DATE

ALL TERRAIN ENGINEERING

RYAN E. BURNS, P.E. 54412 - 970.425.1954 - RYAN@ALLTERRAINENGINEERING.COM
PAM F. EWING, P.E. 39437 - 719.659.9441 - PAM@ALLTERRAINENGINEERING.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 DRAWIGS ARE APPROVED BY THE APPROPRIATE REVIEWING 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	HAZLETT PROFILE UPDATES + PT TAB	11-18-24

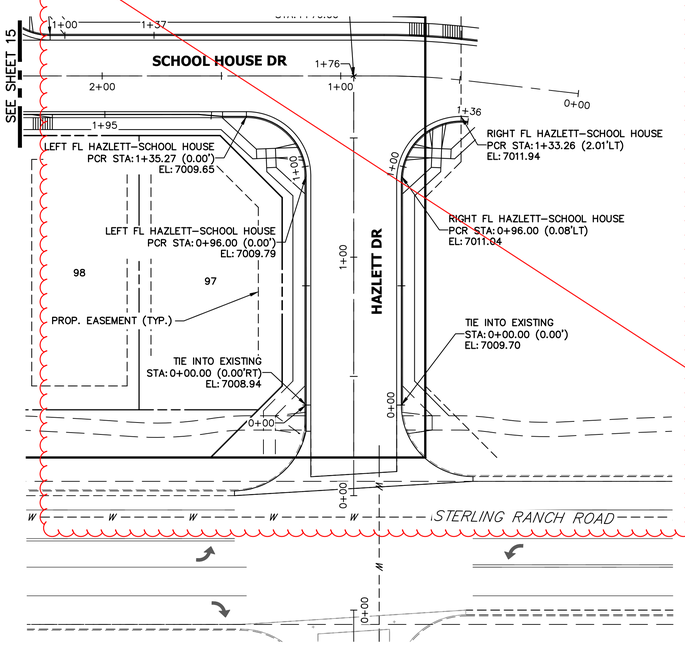
STERLING RANCH FILING 4

STREET IMPROVEMENT PLANS

DESIGN: REB
REVIEW: NQJ
DATE: 7/1/2024
H-SCALE: 1" = 30'
V-SCALE: 1" = 3'

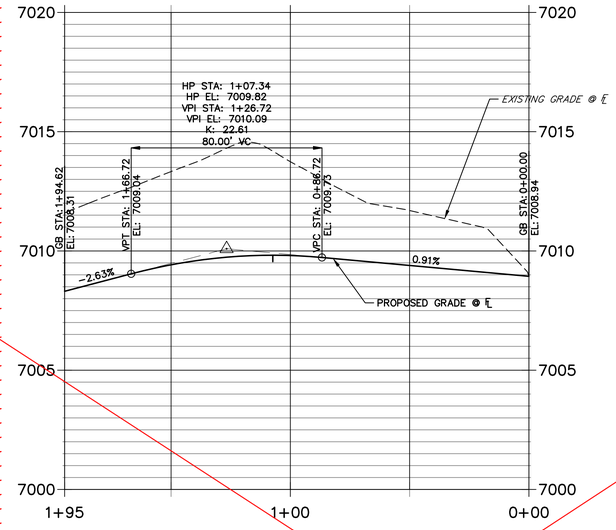
SHEET
15R OF 25

updated, cross slope was shot.

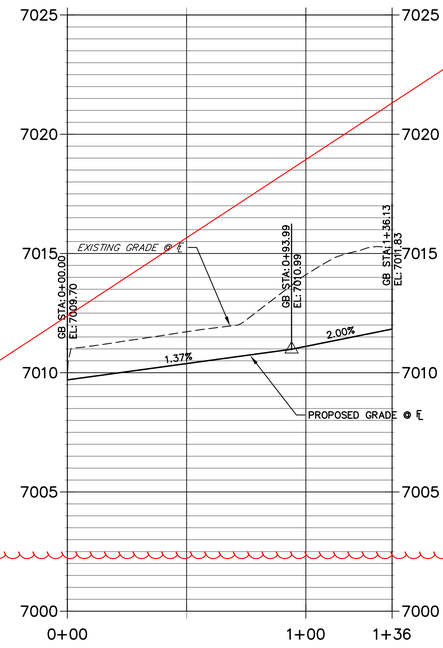


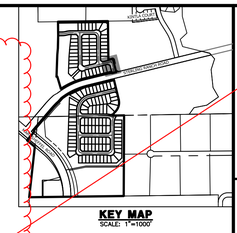
updated, cross slope was shot.

LEFT FL HAZLETT-SCHOOL HOUSE PROFILE
STA 0+00.00 TO 1+94.62



RIGHT FL HAZLETT-SCHOOL HOUSE PROI
STA 0+00.00 TO 1+36.13





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

No.	REVISION	BY	DATE

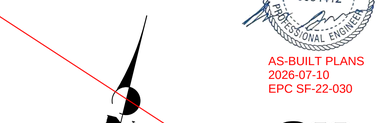
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V-SCALE	1" = 3'
DATE	10/09/23
DESIGNED BY	XXX
DRAWN BY	WKN
CHECKED BY	

STERLING RANCH FILING 4

STREET IMPROVEMENT PLAN

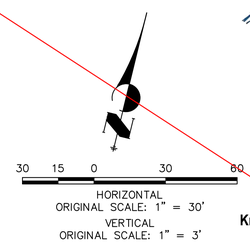
SHEET 16 OF 25

JOB NO. 25188.11



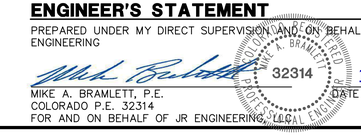
AS-BUILT PLANS
2026-07-10
EPC SF-22-030

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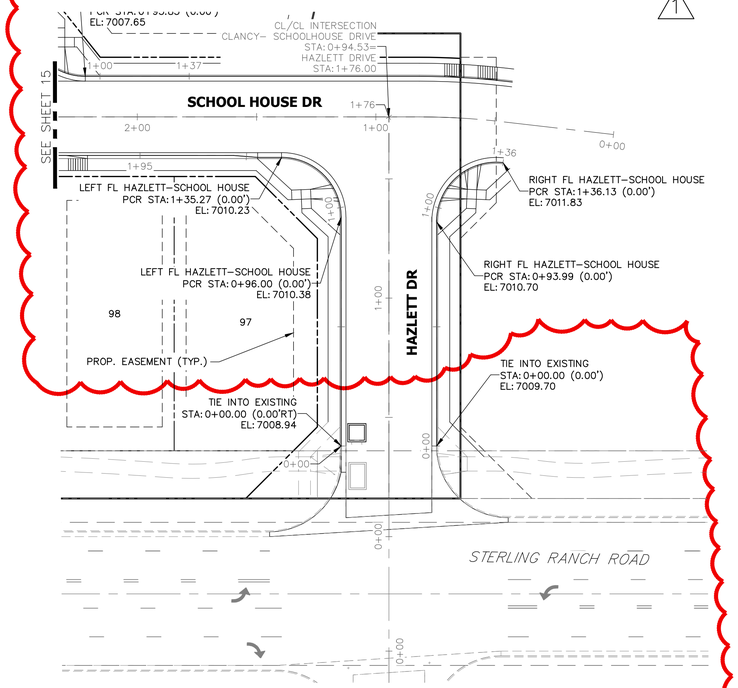
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING



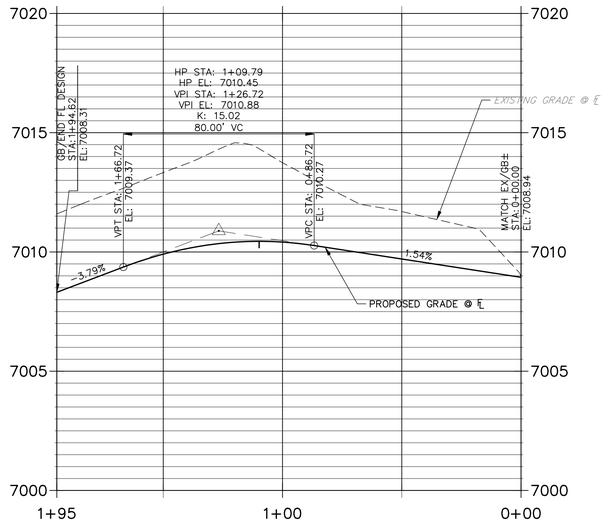
MIKE A. BRAMLETT, P.E. — DATE 10/10/23
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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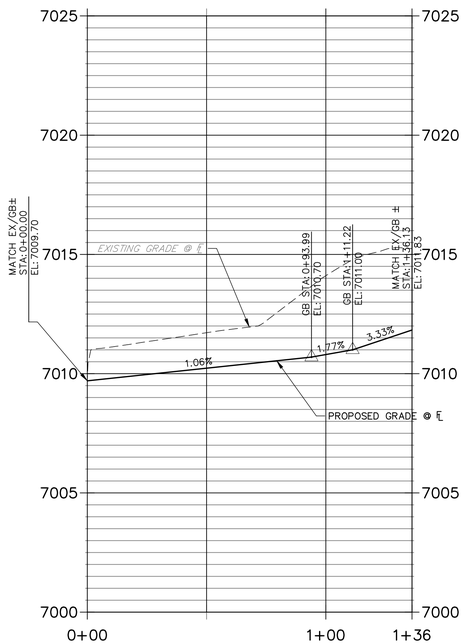
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LEFT FL HAZLETT-SCHOOL HOUSE PROFILE
STA 0+00.00 TO 1+94.62



1

RIGHT FL HAZLETT-SCHOOL HOUSE PROFILE
STA 0+00.00 TO 1+36.13

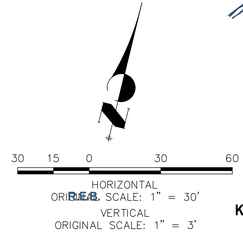




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5. VERTICAL CURB SHALL BE EPC TYPE A.
6. SEE UTILITY PLANS FOR UTILITY DESIGN INFORMATION INCLUDING MANHOLE, FIRE HYDRANT, AND VALVE LOCATIONS.



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

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

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

ENGINEER'S STATEMENT

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

R.E.B. 54412 11/18/24

11/18/24

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

ALL TERRAIN ENGINEERING

RYAN E. BURNS, P.E.
538 3TH AVE. - BUCKLEY, PE
(303) 857-8656 - RYAN@ATETERRAIN.COM

PAM F. EVERLY, P.E.
303.517.8656 - PAM@ATETERRAIN.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 DRAWIGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, ALL TERRAIN ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

JOB NO: 24003
LOCATION: EL PASO COUNTY

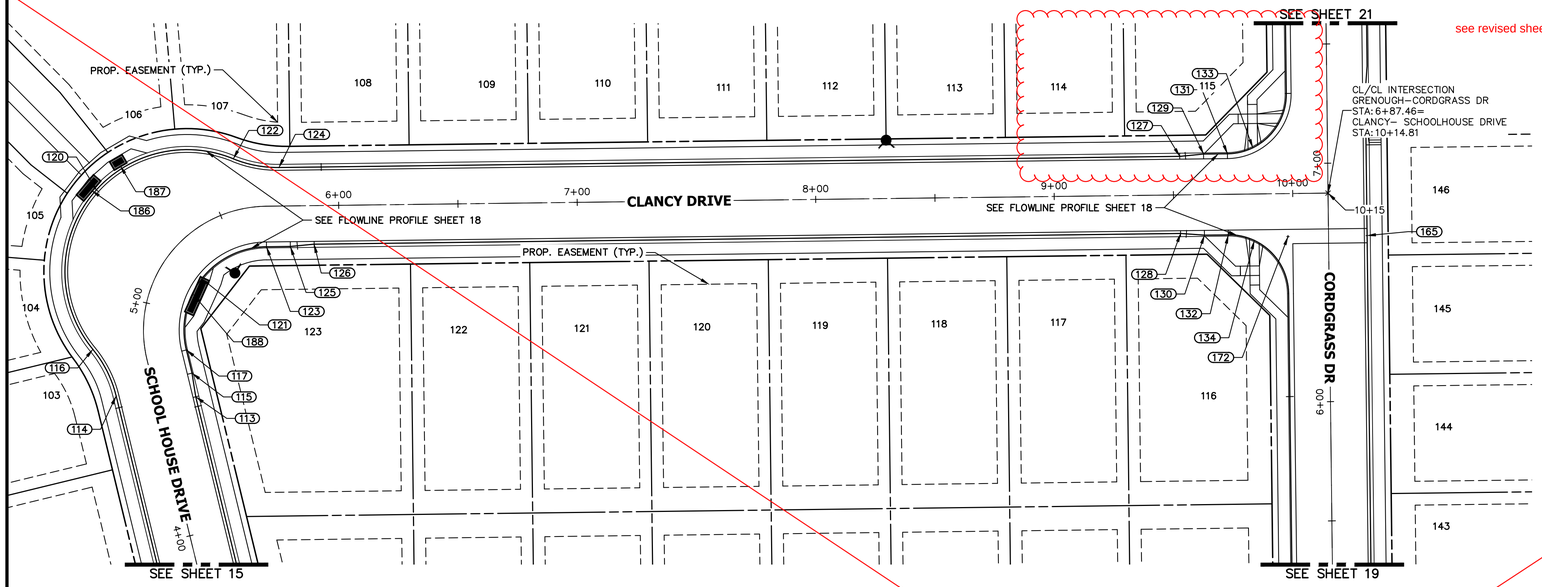
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1	HAZLETT FL PROFILES PER SURFACE	11-18-24

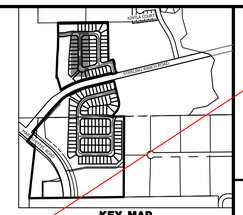
STERLING RANCH FILING 4

STREET IMPROVEMENT PLANS

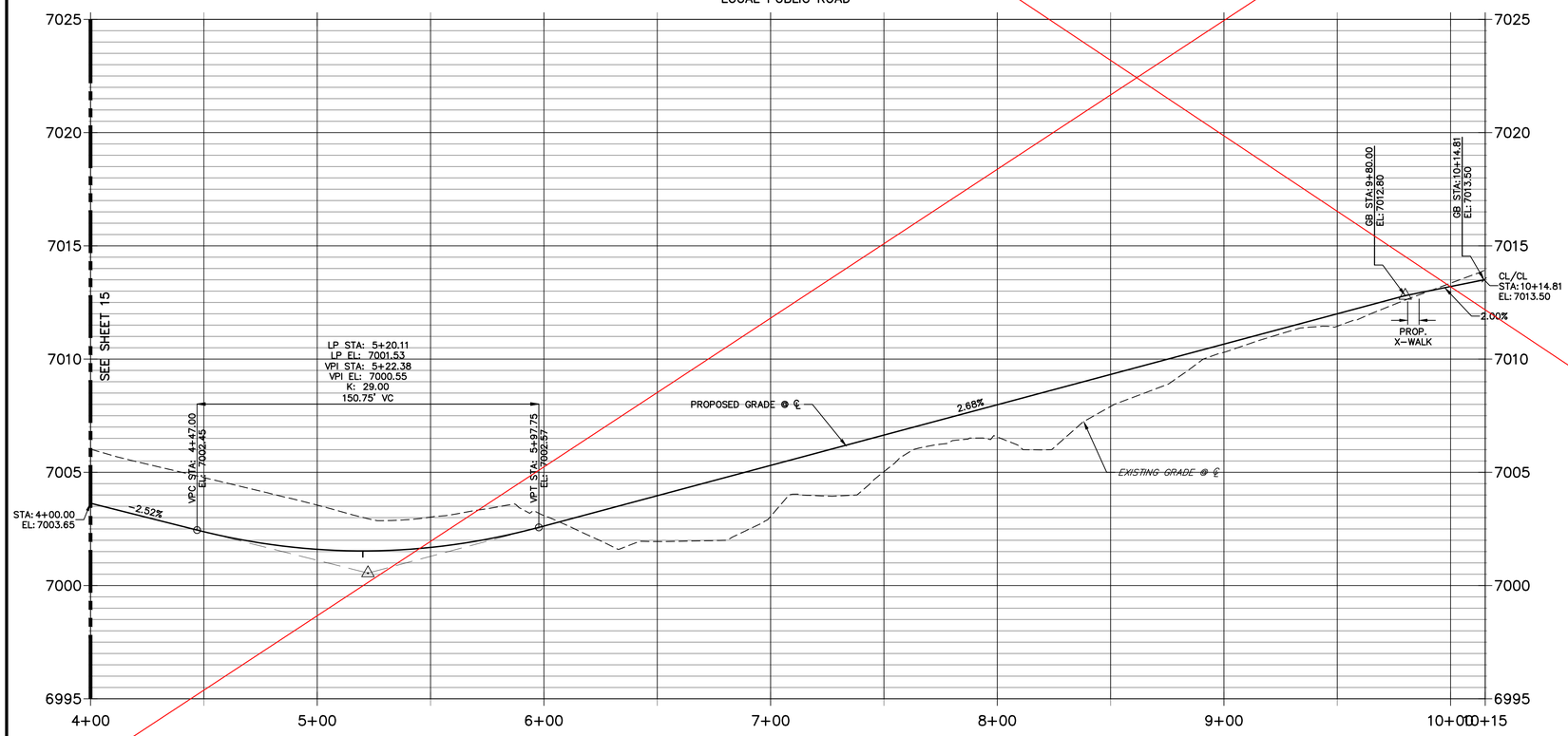
DESIGN: REB
REVIEW: NQJ
DATE: 7/1/2024
H-SCALE: 1" = 30'
V-SCALE: 1" = 3'

SHEET
16R OF 25





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~~	~~7011.68~~	~~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~~	~~7011.95~~	~~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~~	~~7012.22~~	~~PCR~~
132	9+72.78	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7012.33	PCR
~~133~~	~~9+83.51~~	~~19.39' (LT)~~	~~CLANCY- SCHOOLHOUSE DRIVE~~	~~7012.44~~	~~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

30 15 0 30 60

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

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, LLC

10/10/23
DATE

COLORADO REGISTERED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER

RYAN BURNS P.E. 0054412 COLORADO LICENSED PROFESSIONAL ENGINEER

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

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A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
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No.	REVISION	BY	DATE

H-SCALE	1"=30'
V-SCALE	1"=3'
DATE	10/09/23
DESIGNED BY	XXX
DRAWN BY	WKN
CHECKED BY	

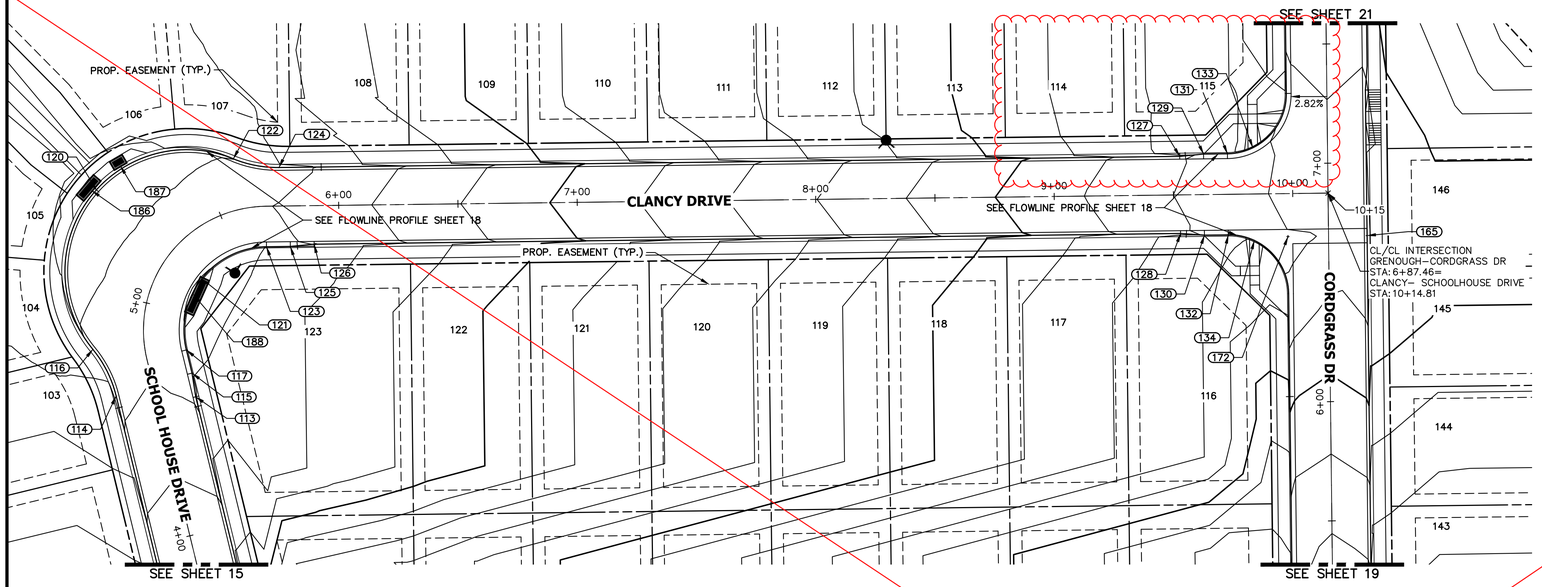
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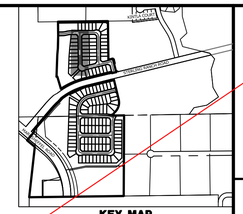
STREET IMPROVEMENT PLAN

SHEET 17 OF 25

JOB NO. 25188.11

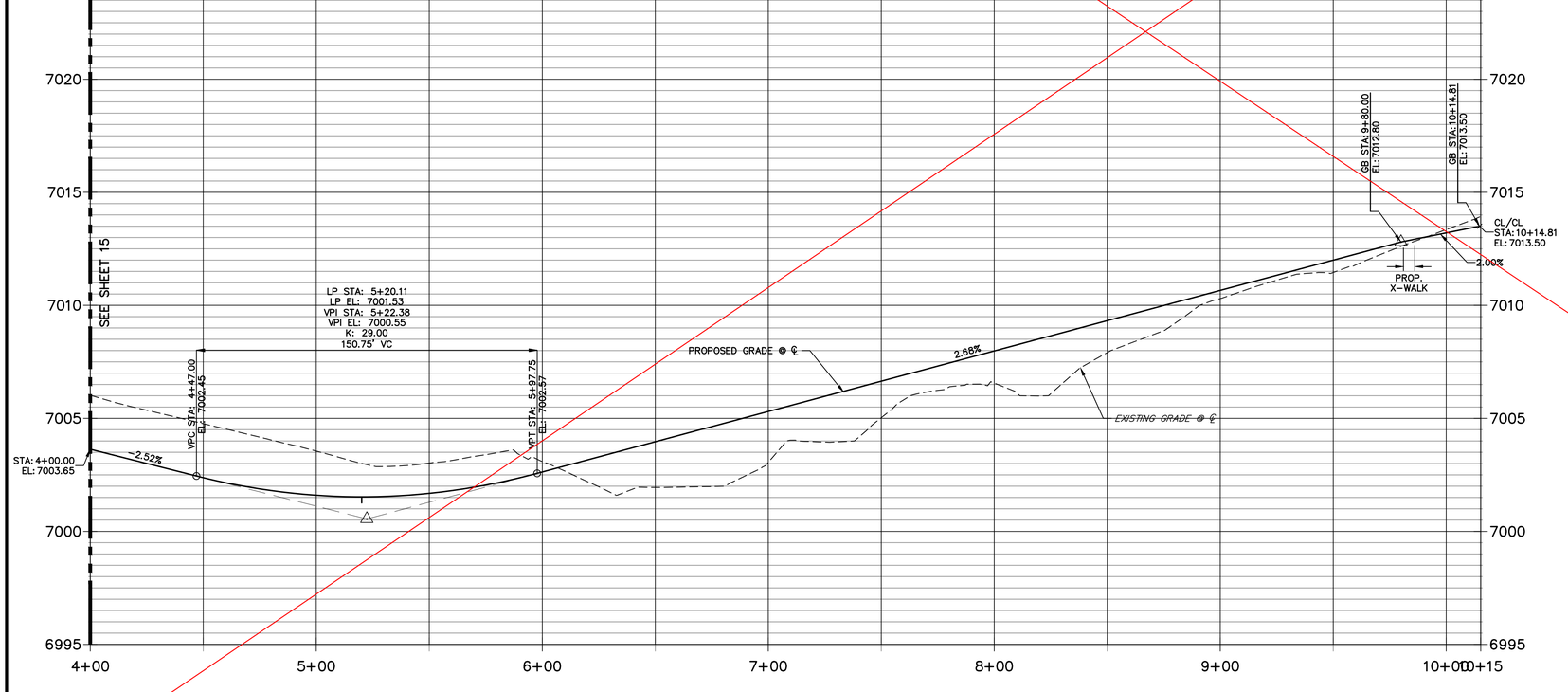
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CLANCY- SCHOOLHOUSE DRIVE PROFILE
STA 4+00.00 TO 10+15.28

LOCAL PUBLIC ROAD



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

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 JR ENGINEERING

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

DATE

COLORADO REGISTERED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER

COLORADO LICENSED RYAN BURNS P.E.S. 0054412 PROFESSIONAL ENGINEER

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

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

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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
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Centennial 303-740-9393 • Colorado Springs 719-593-2593
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No.	REVISION	BY	DATE
	Clancy Left FL Profile Updates	REB	1/16/24

H-SCALE 1"=30'
V-SCALE 1"=3'
DATE 1/10/24
DESIGNED BY XXX
DRAWN BY WKN
CHECKED BY

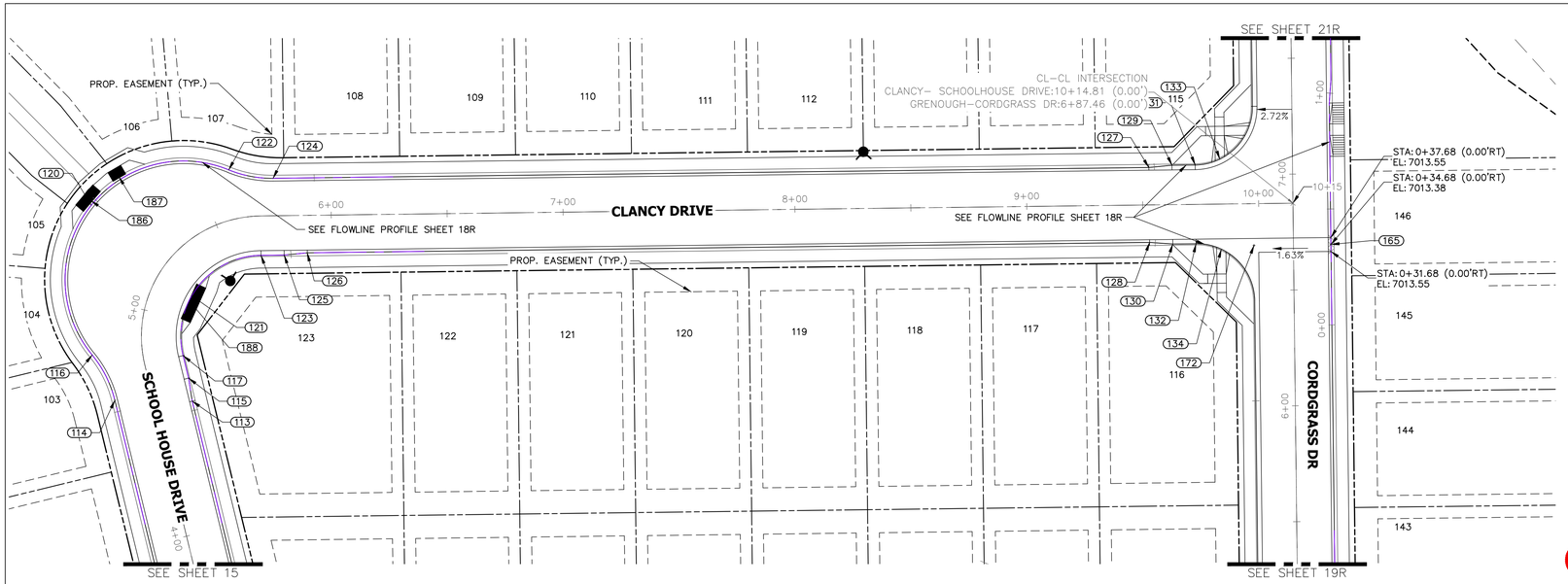
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STREET IMPROVEMENT PLAN

SHEET 17 OF 25

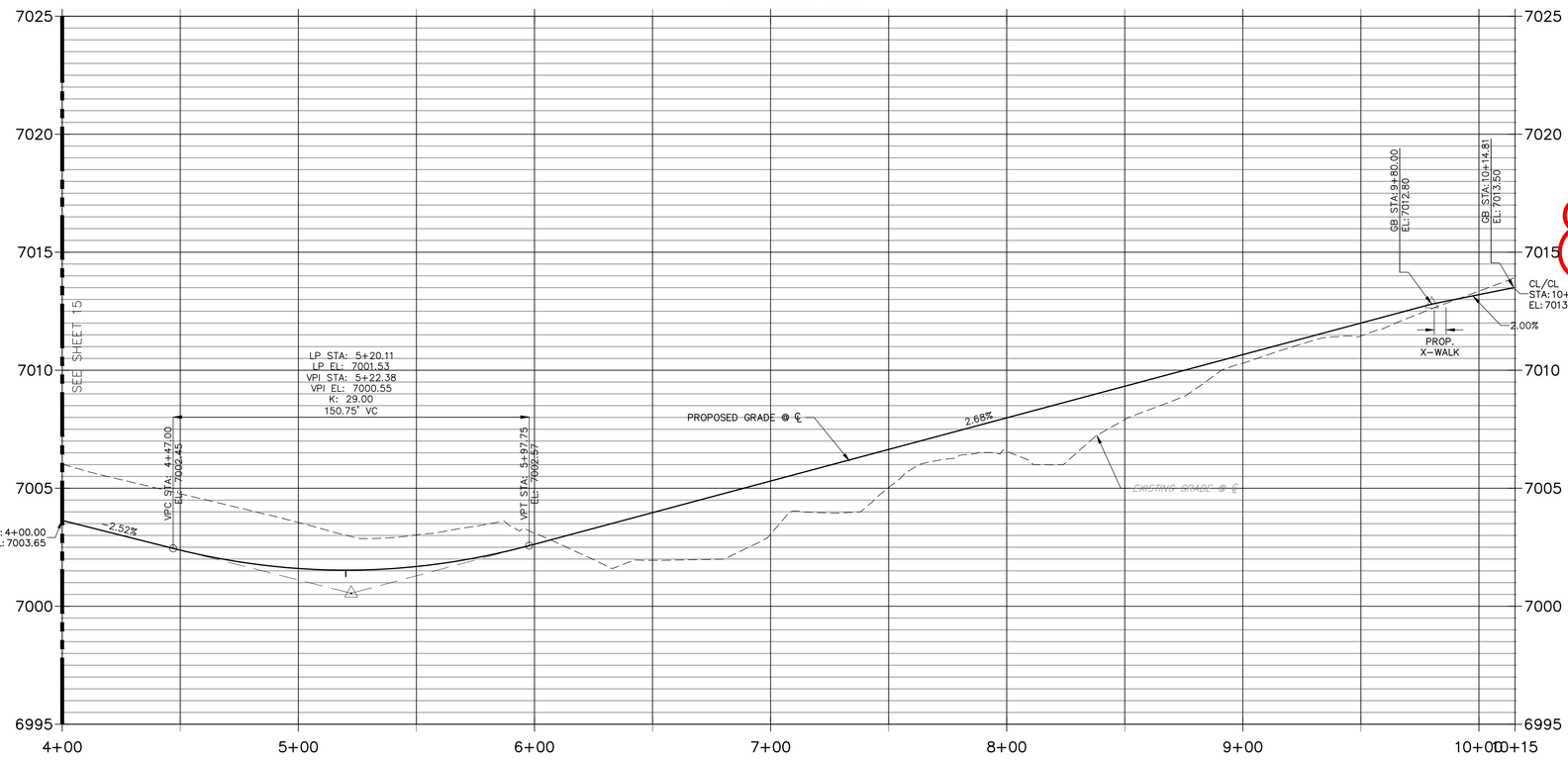
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CLANCY- SCHOOLHOUSE DRIVE PROFILE
STA 4+00.00 TO 10+15.28



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.

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+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	4+93.91	21.67' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7001.08	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	7012.84	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

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 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.
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 LOT FRONTAGES FOR A CONTINUOUS DISTANCE OF 20' OR GREATER.
5. VERTICAL CURB SHALL BE EPC TYPE A.
6. SEE UTILITY PLANS FOR UTILITY DESIGN INFORMATION INCLUDING MANHOLE, FIRE HYDRANT, AND VALVE LOCATIONS.

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 ALL TERRAIN ENGINEERING

R.E.B. 54412 11/14/24

RYAN E. BURNS
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC
11/14/24
DATE

ALL TERRAIN ENGINEERING

RYAN E. BURNS, P.E.
538 319 7658 - RYAN@ATETERRAIN.COM

PAM F. BARTLE, P.E.
303.517.8656 - PAM@ATETERRAIN.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 DRAWIGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, ALL TERRAIN ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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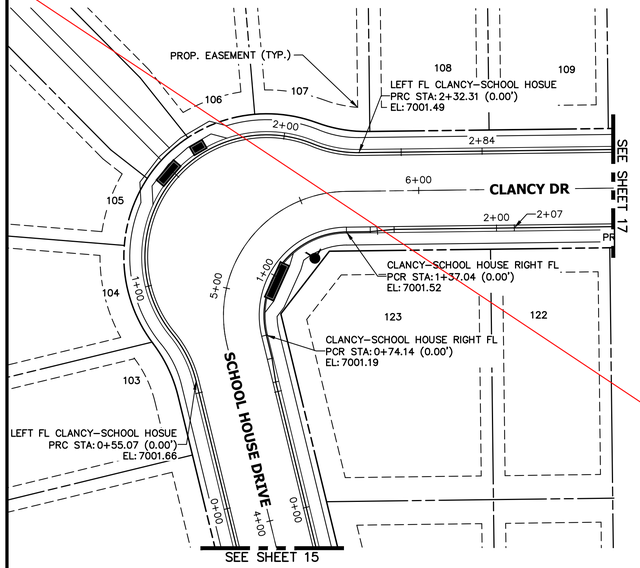
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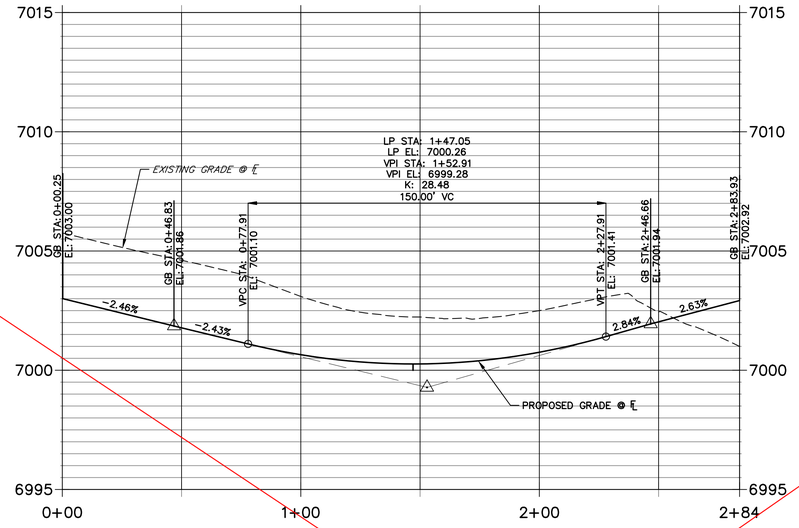
STREET IMPROVEMENT PLANS

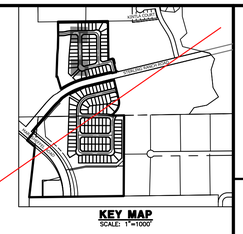
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SHEET
17R OF 25

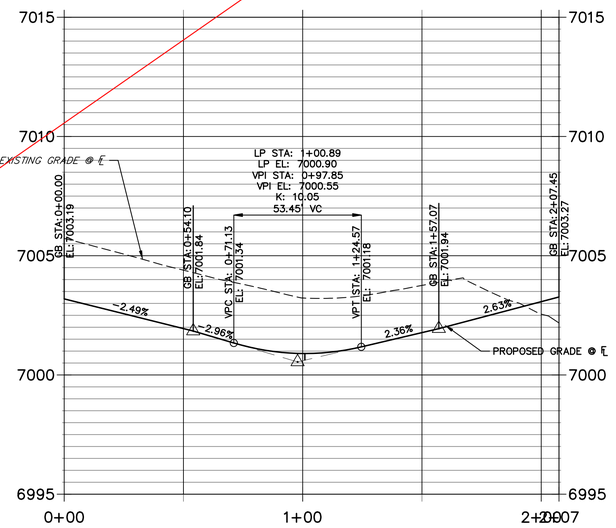


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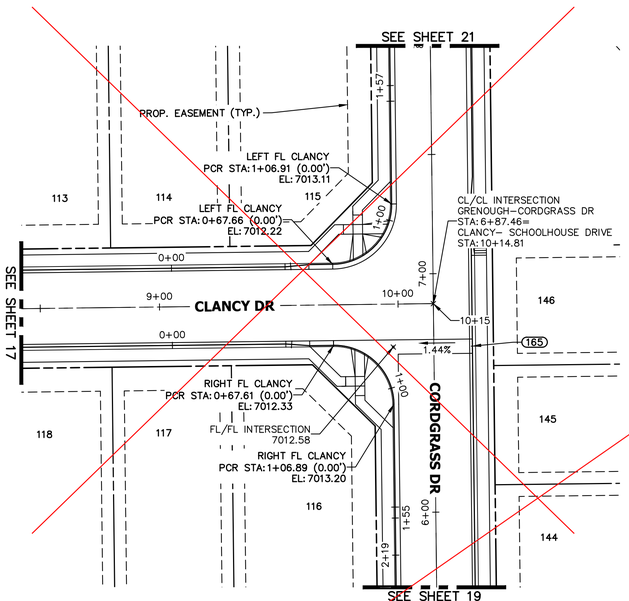




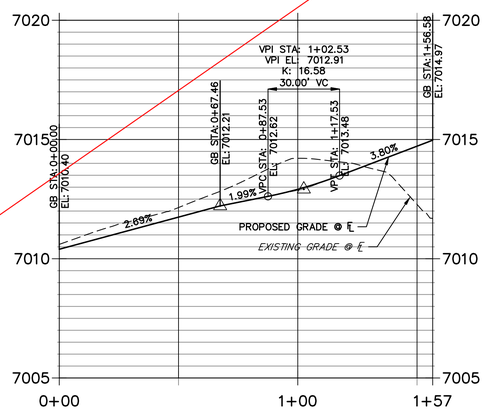
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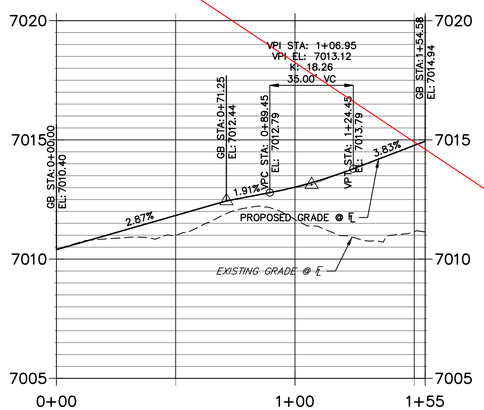
See revised sheet

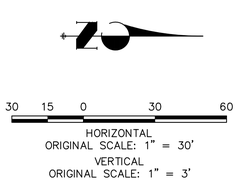


LEFT FL CLANCY PROFILE
STA 0+00.00 TO 1+56.58



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





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COLORADO LICENSED
RYAN BURNS
P.E.
0054412
PROFESSIONAL ENGINEER

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

32314
10/10/23

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

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

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

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

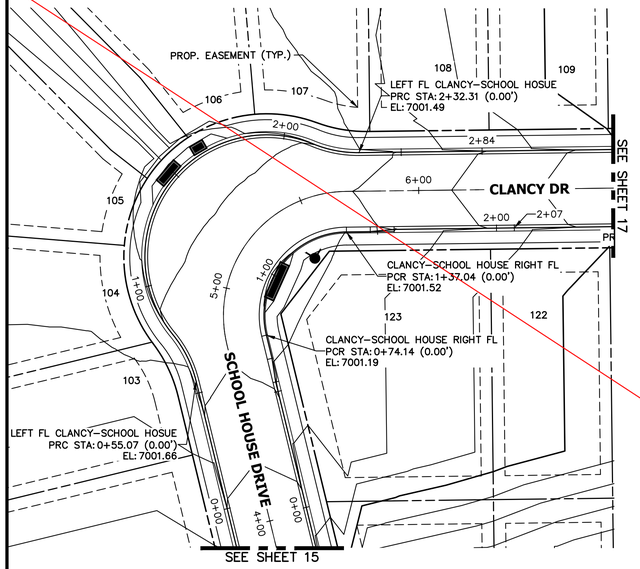
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CHECKED BY	

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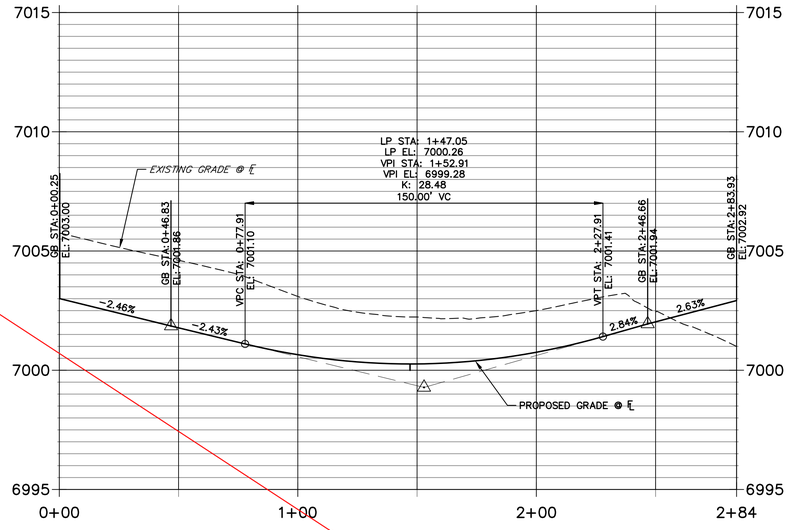
STREET IMPROVEMENT PLAN

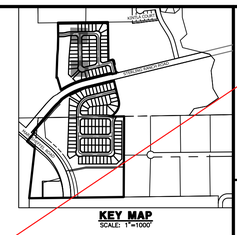
SHEET 18 OF 25

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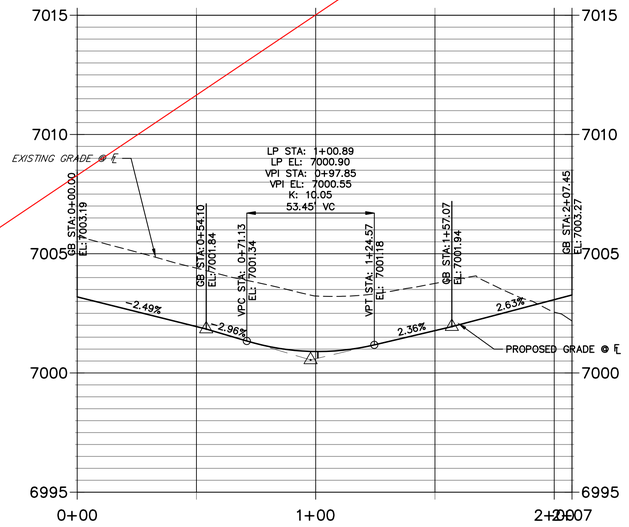


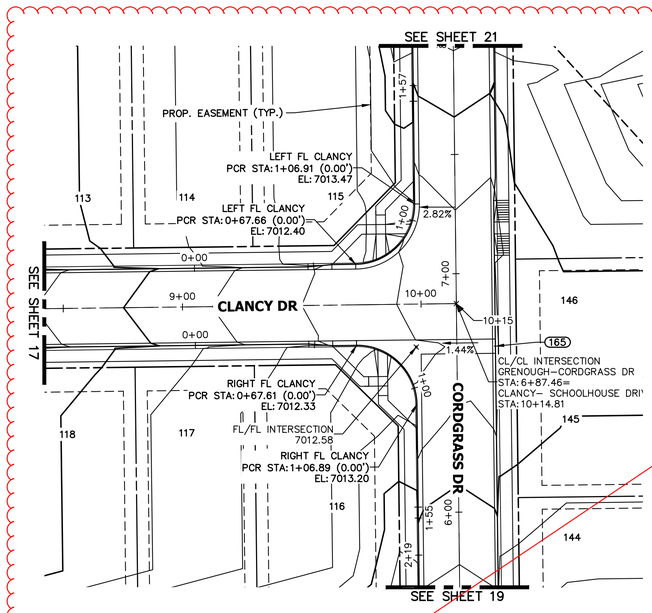
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STA 0+00.00 TO 2+83.93



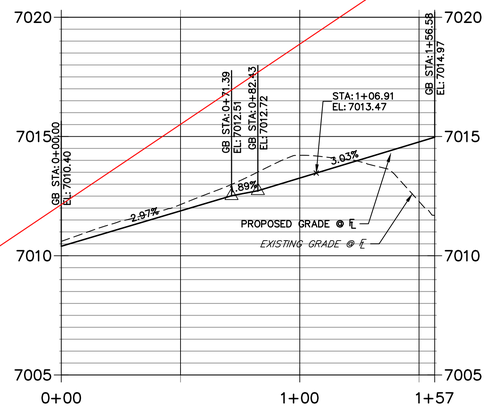


CLANCY-SCHOOL HOUSE RIGHT FL PROFILE
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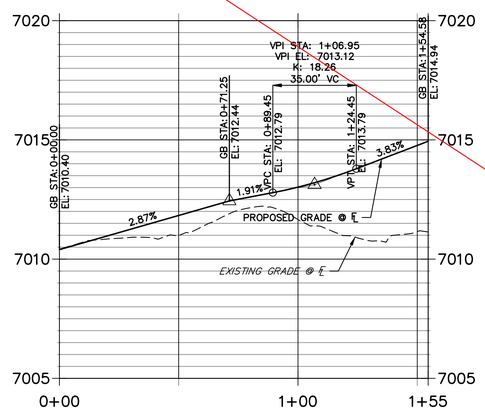


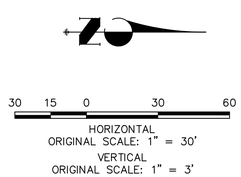


LEFT FL CLANCY PROFILE
STA 0+00.00 TO 1+56.58



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





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

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

DATE

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No.	REVISION	BY	DATE
	Clancy Left FL Profile Updates	REB	1/16/24

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V-SCALE	1"=3'
DATE	1/10/24
DESIGNED BY	XXX
DRAWN BY	WKN
CHECKED BY	

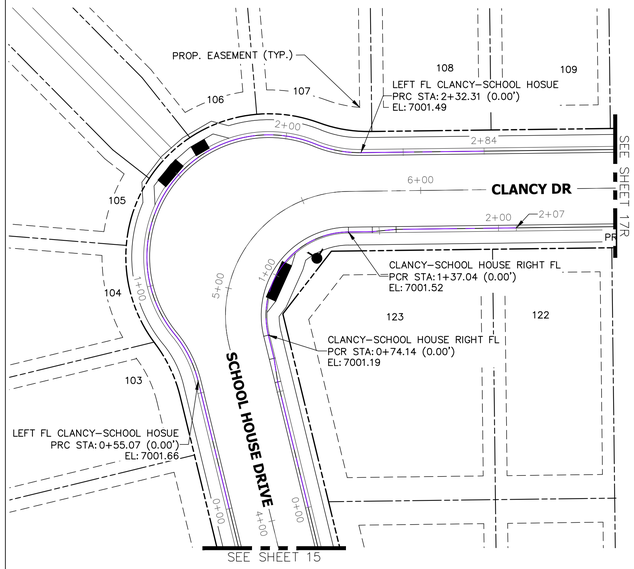
STERLING RANCH FILING 4

STREET IMPROVEMENT PLAN

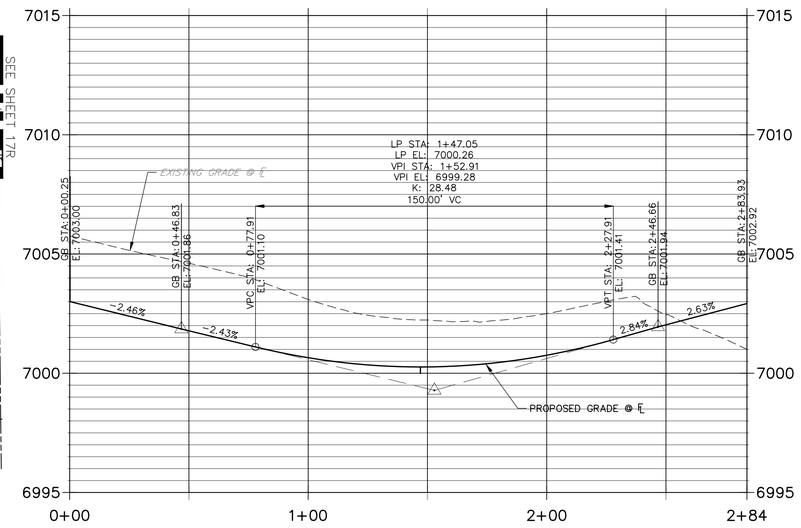
SHEET 18 OF 25

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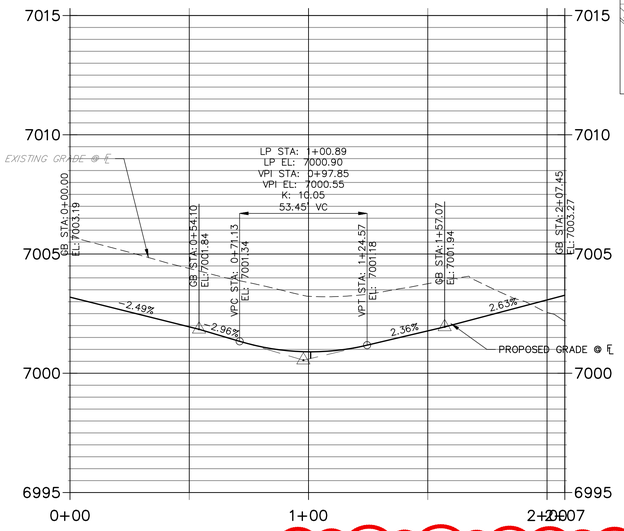
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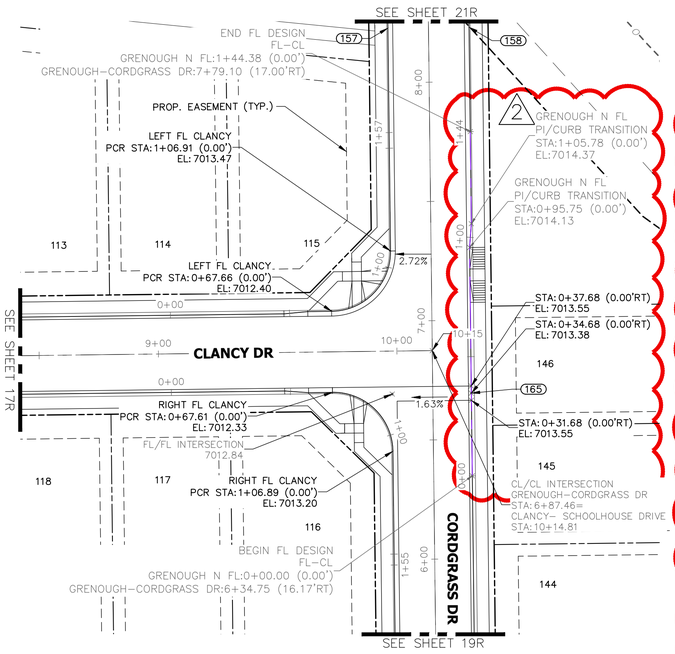
LEFT FL CLANCY-SCHOSE HOUSE PROFILE
STA 0+00.00 TO 2+83.93



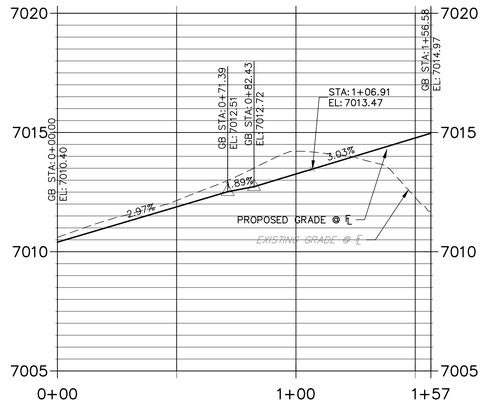
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STA 0+00.00 TO 2+07.45



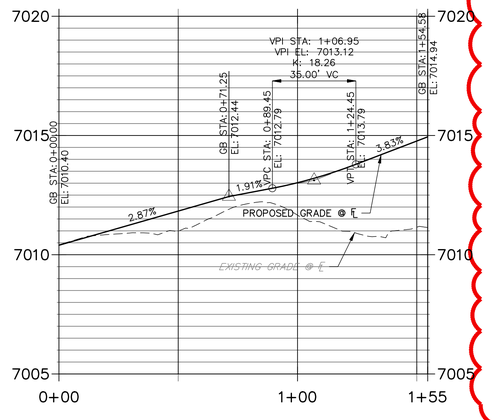




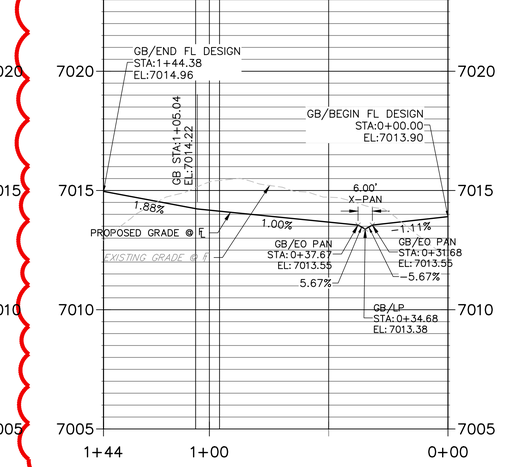
LEFT FL CLANCY PROFILE
STA 0+00.00 TO 1+56.58



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



GRENOUGH N FL PROFILE
STA 0+00.00 TO 1+44.38



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

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

R.E.B. 54412 11/14/24

11/14/24

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

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

ALL TERRAIN ENGINEERING

ANTHONY Q. JOVICEVIC, PE
(970) 797-7658 - AJOVICEVIC@ATTERRAINENG.COM
RYAN E. BURNS, PE
(970) 577-8658 - RBURNS@ATTERRAINENG.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 DRAWIGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, ALL TERRAIN ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

REV	DESCRIPTION	DATE
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2	GRENOUGH N FL DESIGN PROFILE	11-14-24

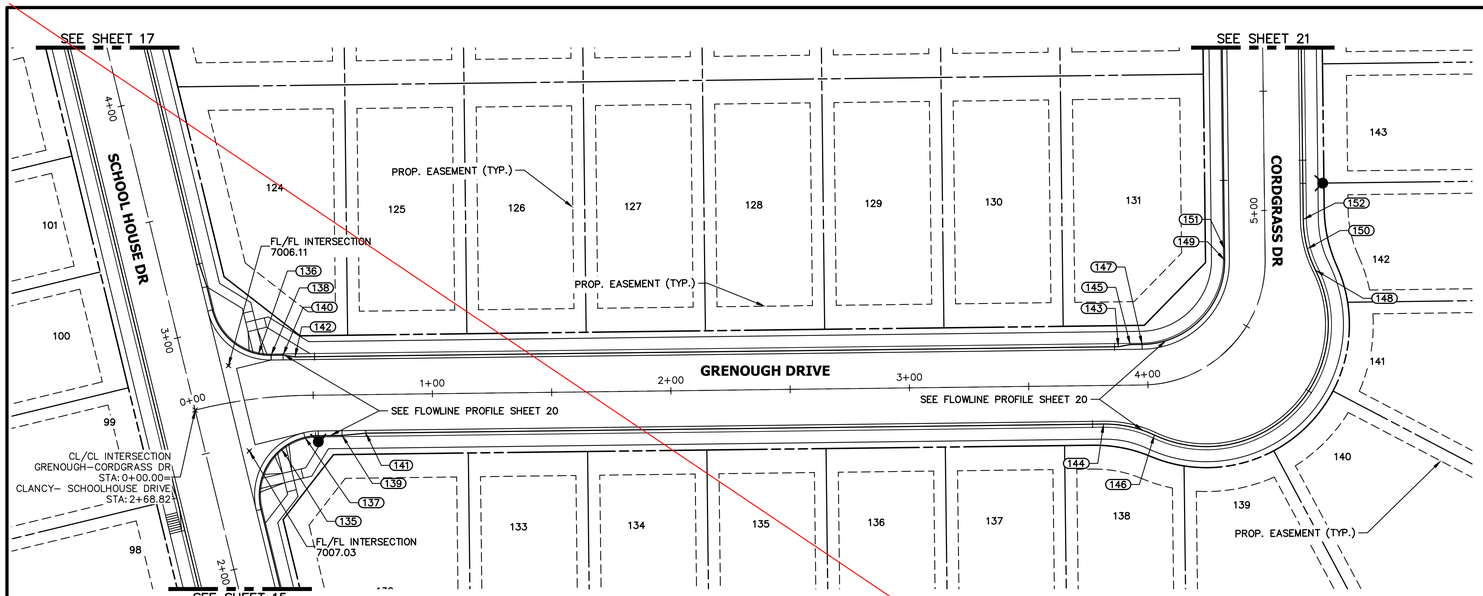
JOB NO.: 24003
LOCATION: EL PASO COUNTY

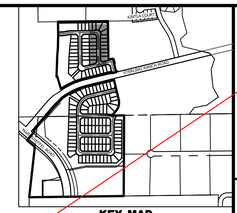
STERLING RANCH FILING 4

STREET IMPROVEMENT PLANS

DESIGN: REB
REVIEW: NQJ
DATE: 7/1/2024
H-SCALE: 1" = 30'
V-SCALE: 1" = 3'

SHEET
18R OF 25



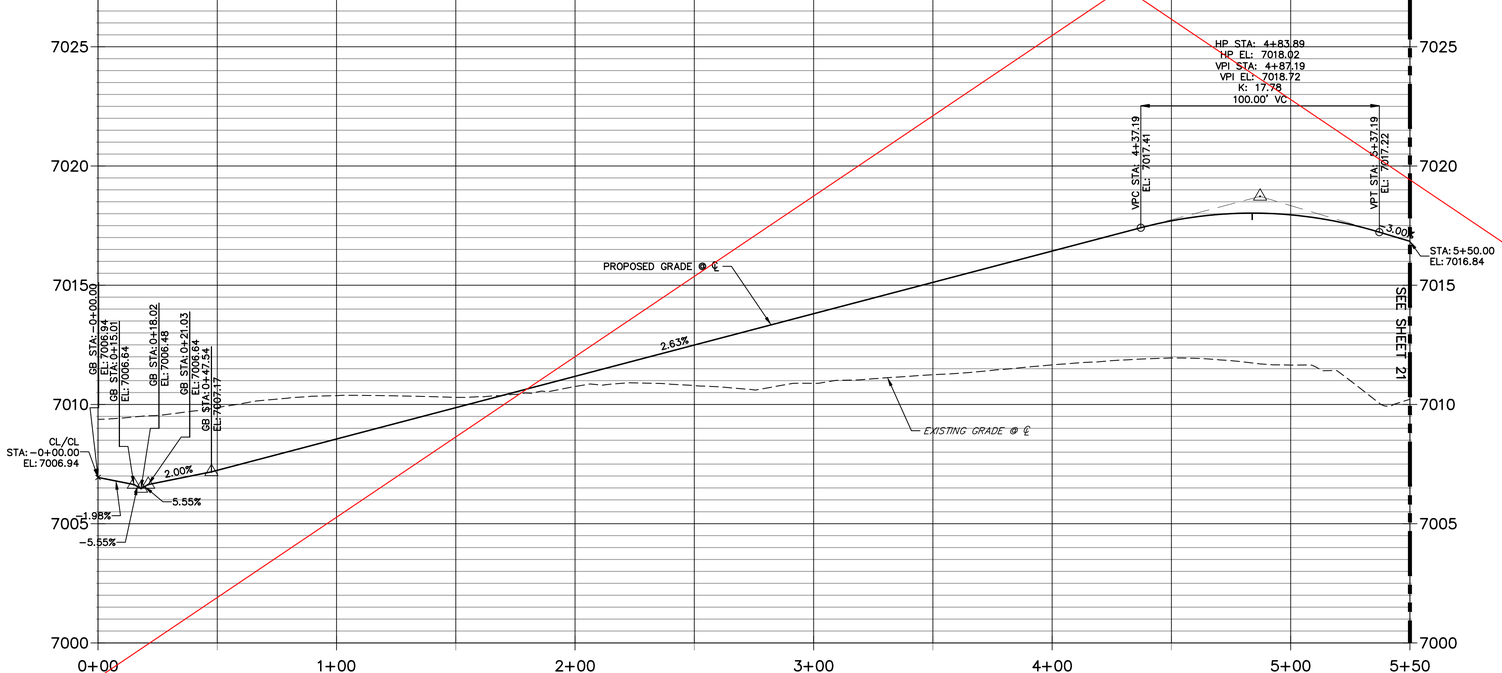


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PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 200
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
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.

COLORADO LICENSED RYAN BURNS P.E.T. 0054412 PROFESSIONAL ENGINEER

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

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

COLORADO REGISTERED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER

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

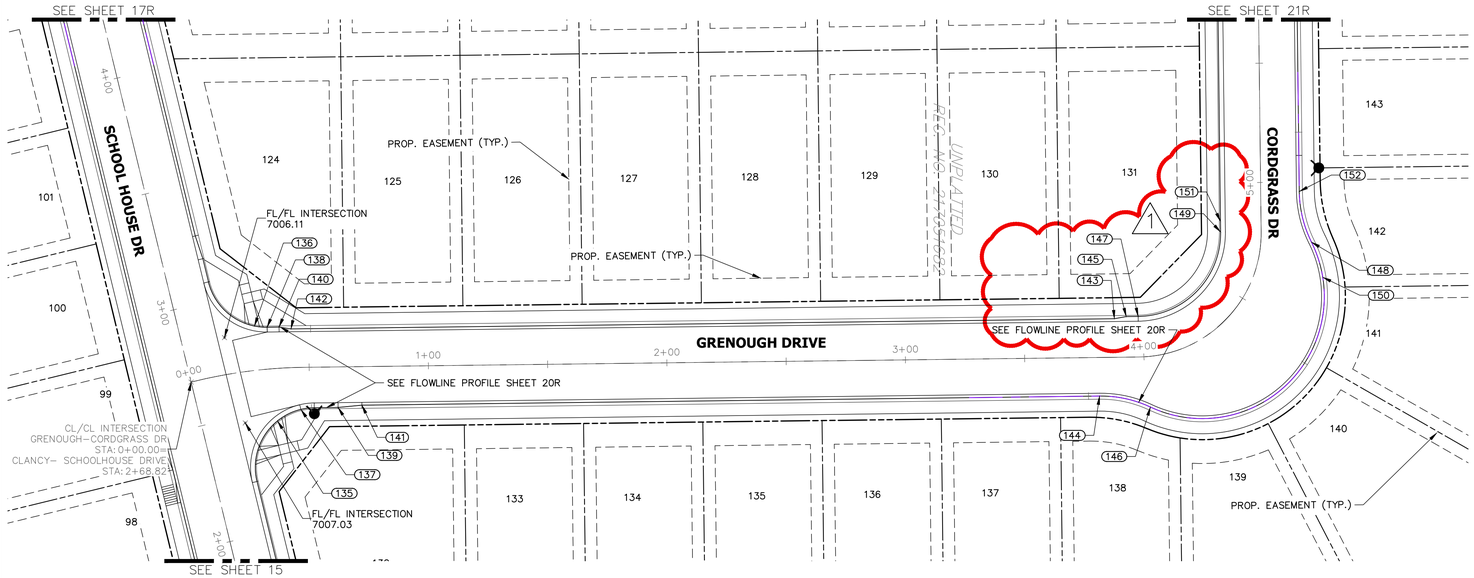
No.	REVISION	BY	DATE

H-SCALE	1"=30'
V-SCALE	1"=3'
DATE	10/09/23
DESIGNED BY	XXX
DRAWN BY	WKN
CHECKED BY	

STERLING RANCH FILING 4
STREET IMPROVEMENT PLAN

SHEET 19 OF 25
JOB NO. 25188.11

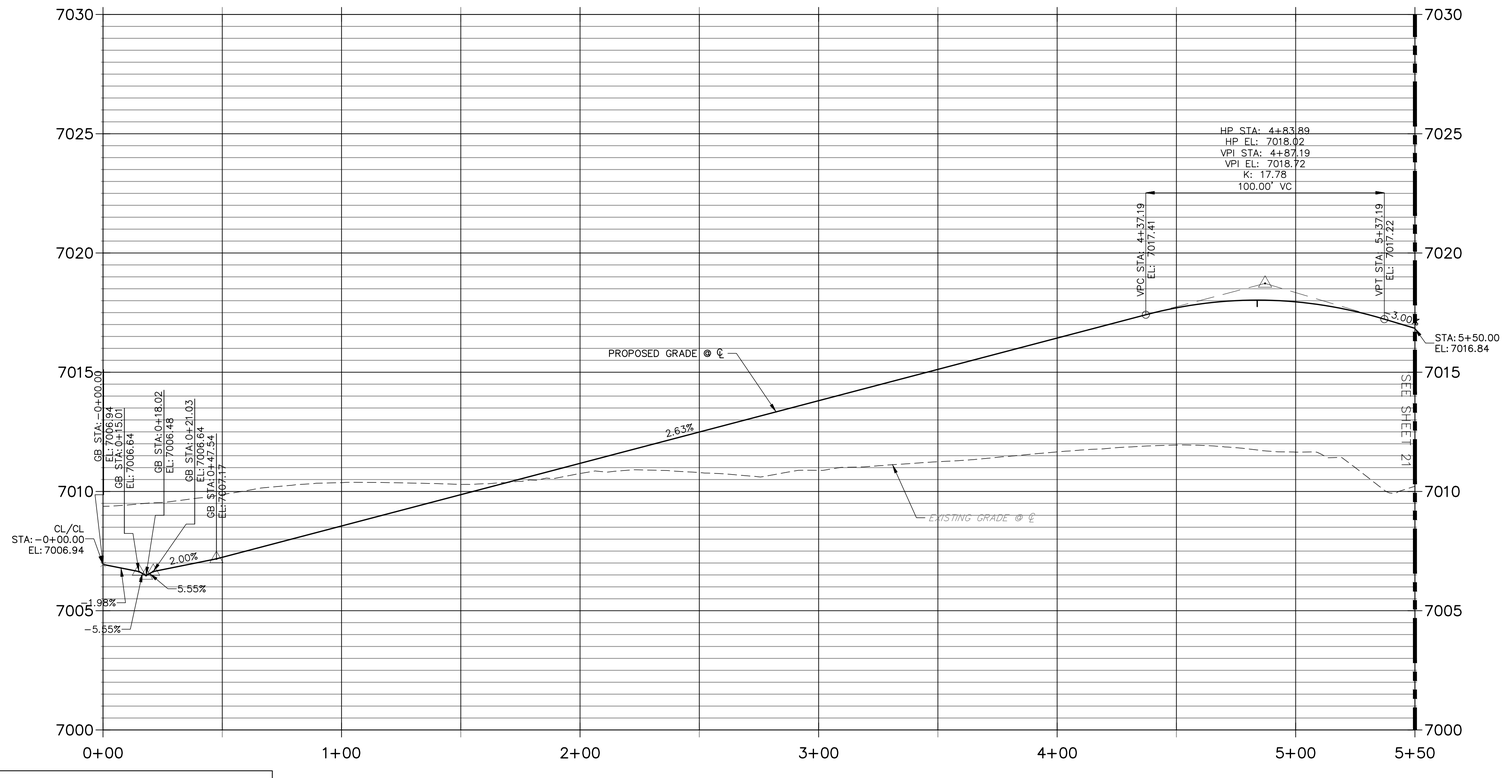
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GRENOUGH-CORDGRASS DR PROFILE (8)
STA 0+00.00 TO 5+50.00

LOCAL PUBLIC ROAD



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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

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30 15 0 30 60

HORIZONTAL
ORIGINAL SCALE: 1" = 30'

VERTICAL
ORIGINAL SCALE: 1" = 3'

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

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

COLORADO REGISTERED PROFESSIONAL ENGINEER R.E.B. 54412 11/14/24

RYAN E. BURNS DATE 11/14/24
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC

ALL TERRAIN ENGINEERING

RYAN E. BURNS, P.E.
970.531.7433 - RYAN@ATEENGINEERING.COM

EVAN F. EVERIST, P.E.
303.579.4868 - EVAN@ATEENGINEERING.COM

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

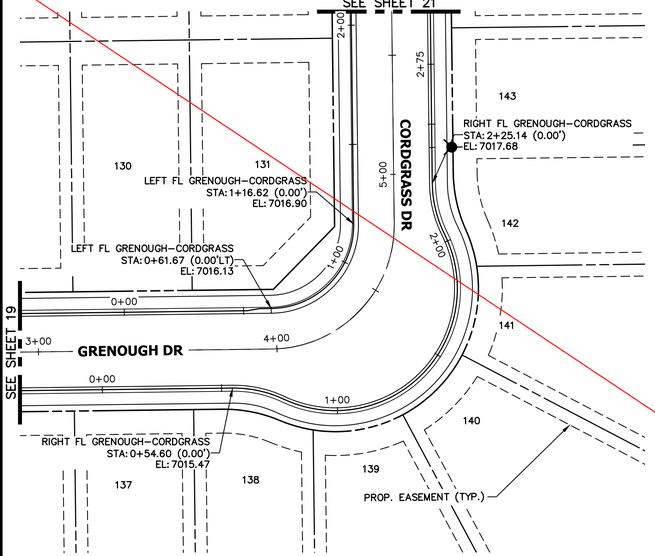
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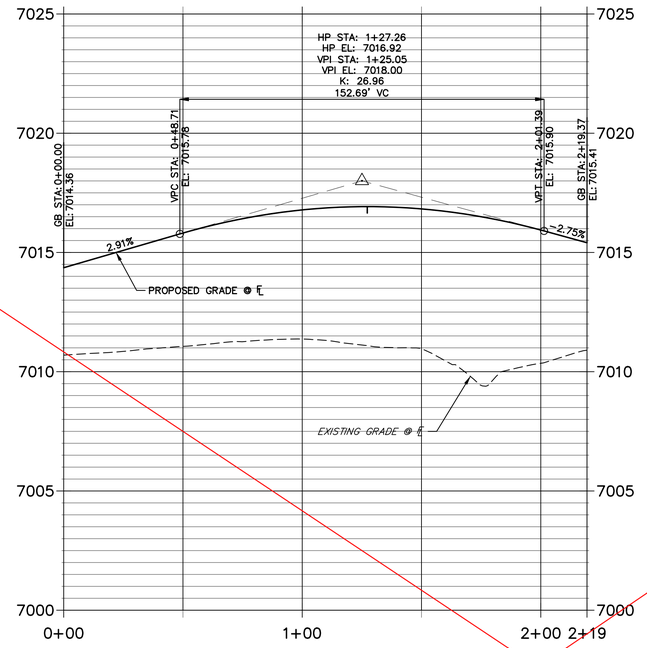
STERLING RANCH FILING 4

STREET IMPROVEMENT PLANS

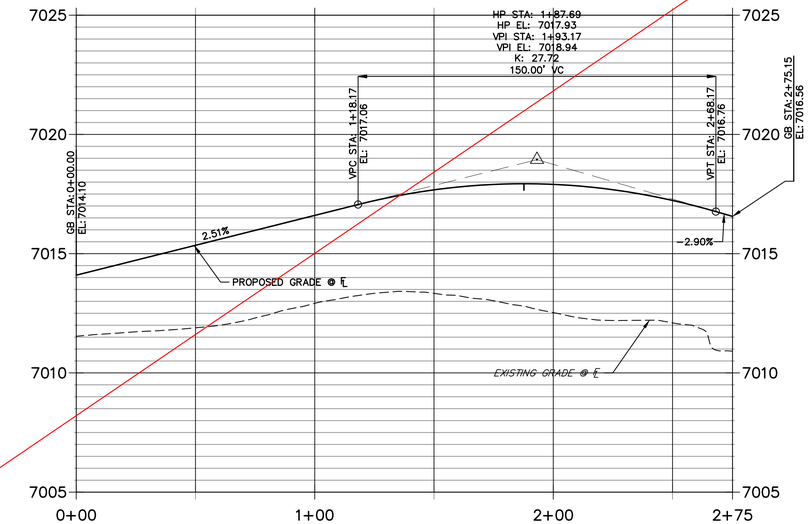
DESIGN: REB
REVIEW: NQJ
DATE: 7/1/2024
H-SCALE: 1" = 30'
V-SCALE: 1" = 3'

SHEET
19R OF 25

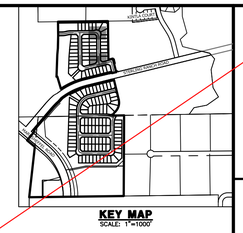


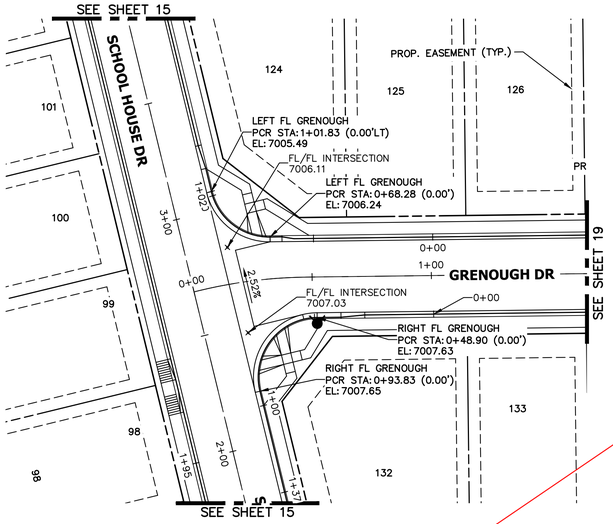


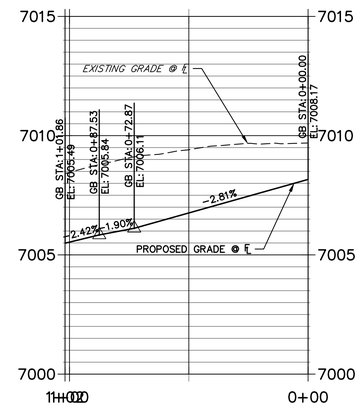
LEFT FL GRENOUGH-CORDGRASS PROFILE
STA 0+00.00 TO 2+19.37



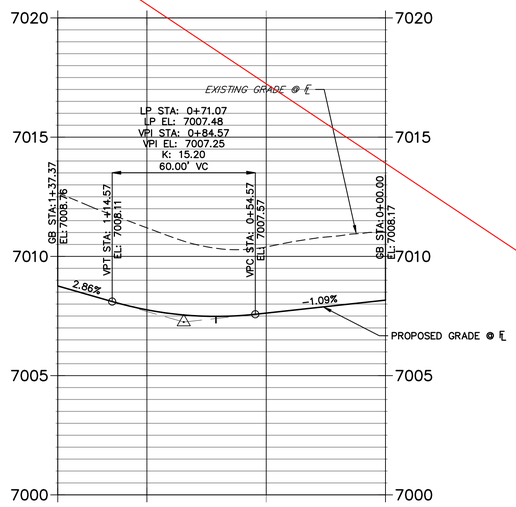
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STA 0+00.00 TO 2+75.15







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



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

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 JR ENGINEERING

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

32314 10/10/23
DATE

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

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

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

No.	REVISION	BY	DATE

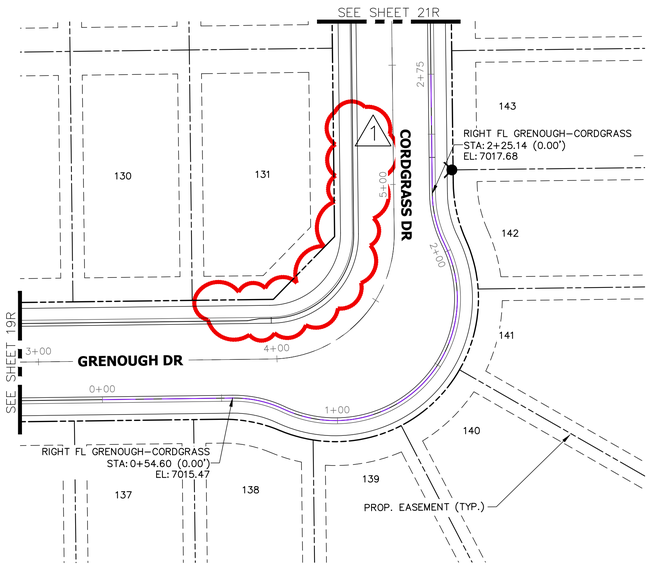
H-SCALE	1" = 30'
V-SCALE	1" = 3'
DATE	10/09/23
DESIGNED BY	XXX
DRAWN BY	WKN
CHECKED BY	

STERLING RANCH FILING 4

STREET IMPROVEMENT PLAN

SHEET 20 OF 25

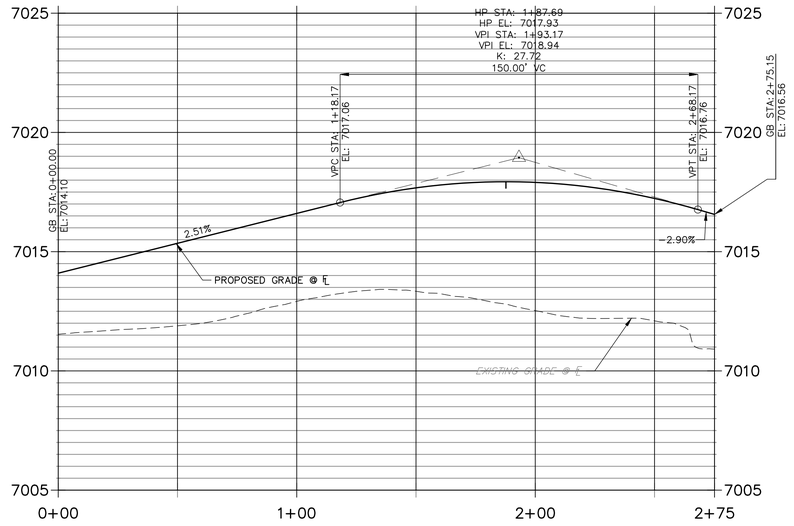
JOB NO. 25188.11



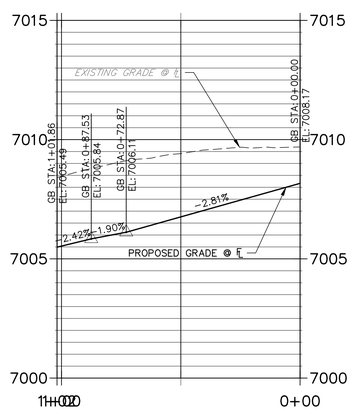
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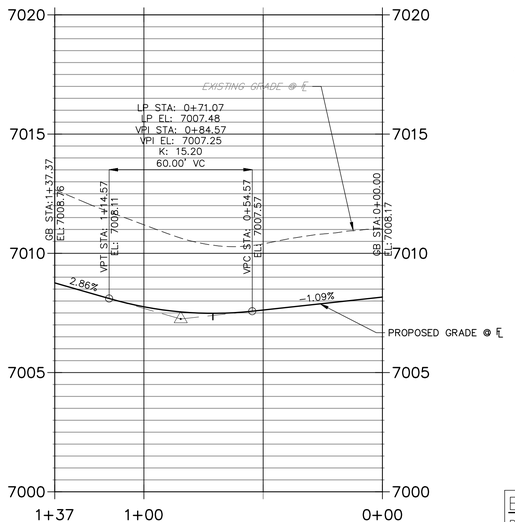
RIGHT FL GRENOUGH-CORDGRASS PROFILE
STA 0+00.00 TO 2+75.15



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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30 15 0 30 60

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

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

ENGINEER'S STATEMENT

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

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

R.E.B. 54412 11/14/24 — DATE 11/14/24

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

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

ALL TERRAIN ENGINEERING

ANTHONY Q. IZQUIERDO, PE
539.397.7658 - ANTHONY@ATERRAINENGINEERING.COM

RYAN E. BURNS, PE
303.377.4656 - RYAN@ATERRAINENGINEERING.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 DRAWIGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, ALL TERRAIN ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

JOB NO: 24003 LOCATION: EL PASO COUNTY

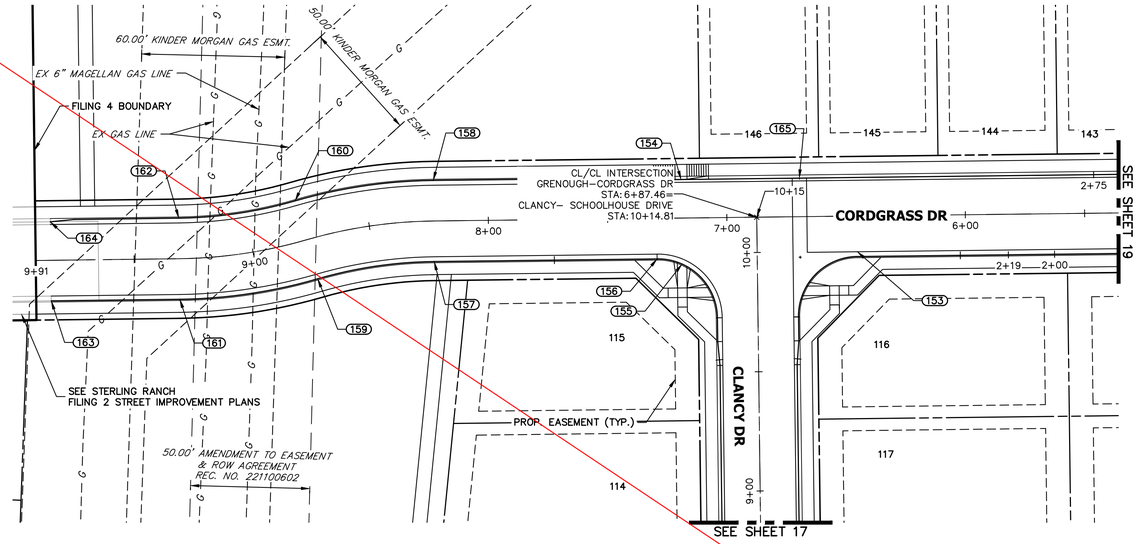
REV	DESCRIPTION	DATE
1	LEFT FL GRENOUGH–CORDGRASS PROFILE	11-14-24

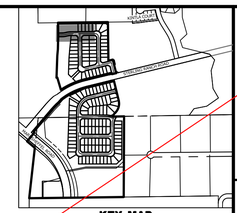
STERLING RANCH FILING 4

STREET IMPROVEMENT PLANS

DESIGN: REB
REVIEW: NQJ
DATE: 7/1/2024
H-SCALE: 1" = 30'
V-SCALE: 1" = 3'

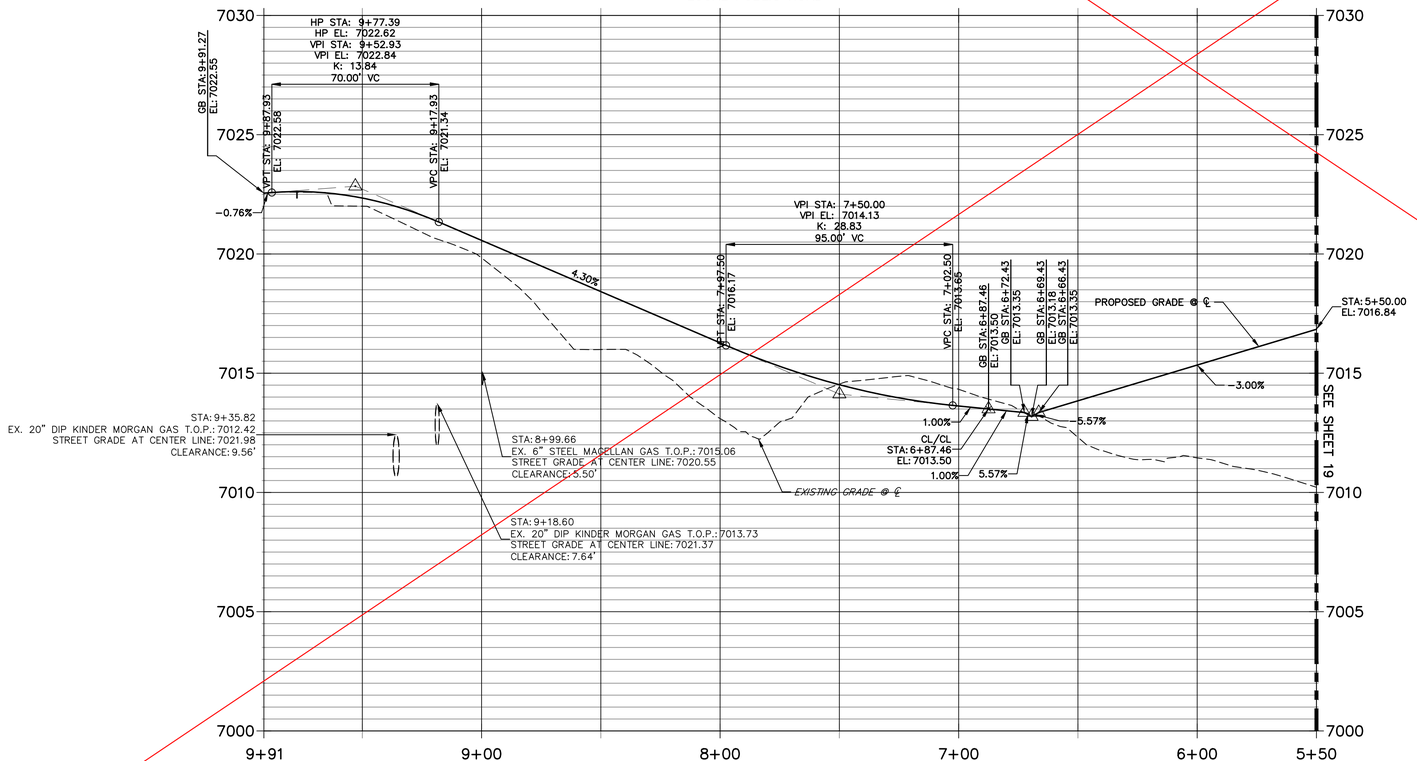
SHEET
20R OF 25



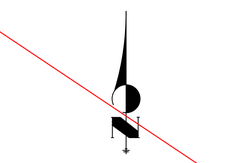


GRENOUGH-CORDGRASS DR PROFILE
STA 5+50.00 TO 9+91.27

LOCAL PUBLIC ROAD



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
153	6+45.43	15.00' (LT)	GRENOUGH-CORDGRASS DR	7013.36	PCR
154	7+19.00	16.17' (RT)	GRENOUGH-CORDGRASS DR	7013.72	HC RAMP MID PT
155	7+19.00	19.28' (LT)	GRENOUGH-CORDGRASS DR	7012.84	HC RAMP MID PT
156	7+29.43	17.00' (LT)	GRENOUGH-CORDGRASS DR	7013.11	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



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.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

32314 10/10/23

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

COLORADO LICENSED RYAN BURNS P.E.S. 0054412 PROFESSIONAL ENGINEER

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

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

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

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

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

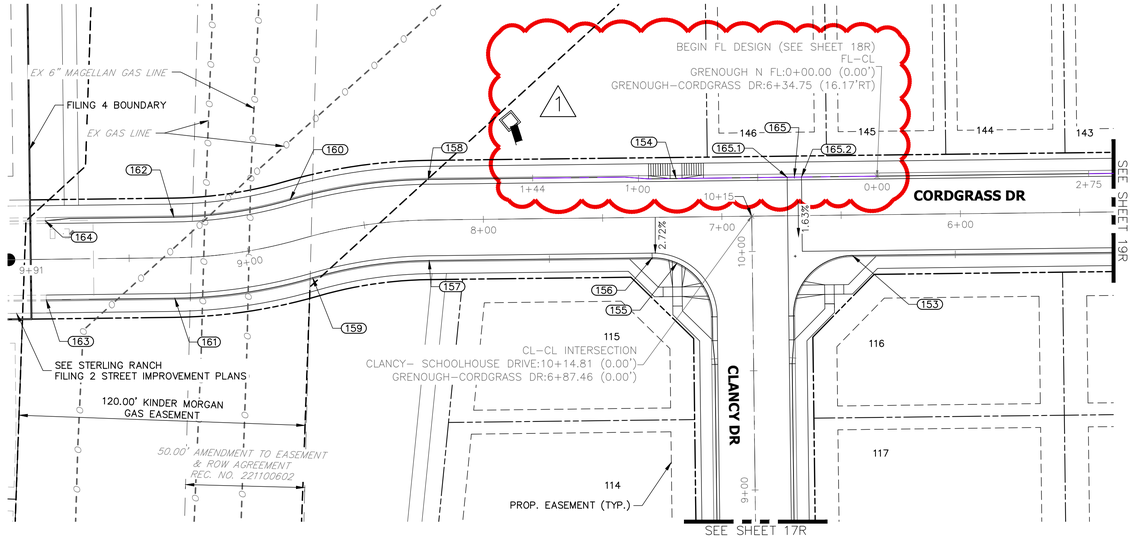
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V-SCALE	1" = 3'	DRAWN BY	WKN
DATE	10/09/23	CHECKED BY	

STERLING RANCH FILING 4

STREET IMPROVEMENT PLAN

SHEET 21 OF 25

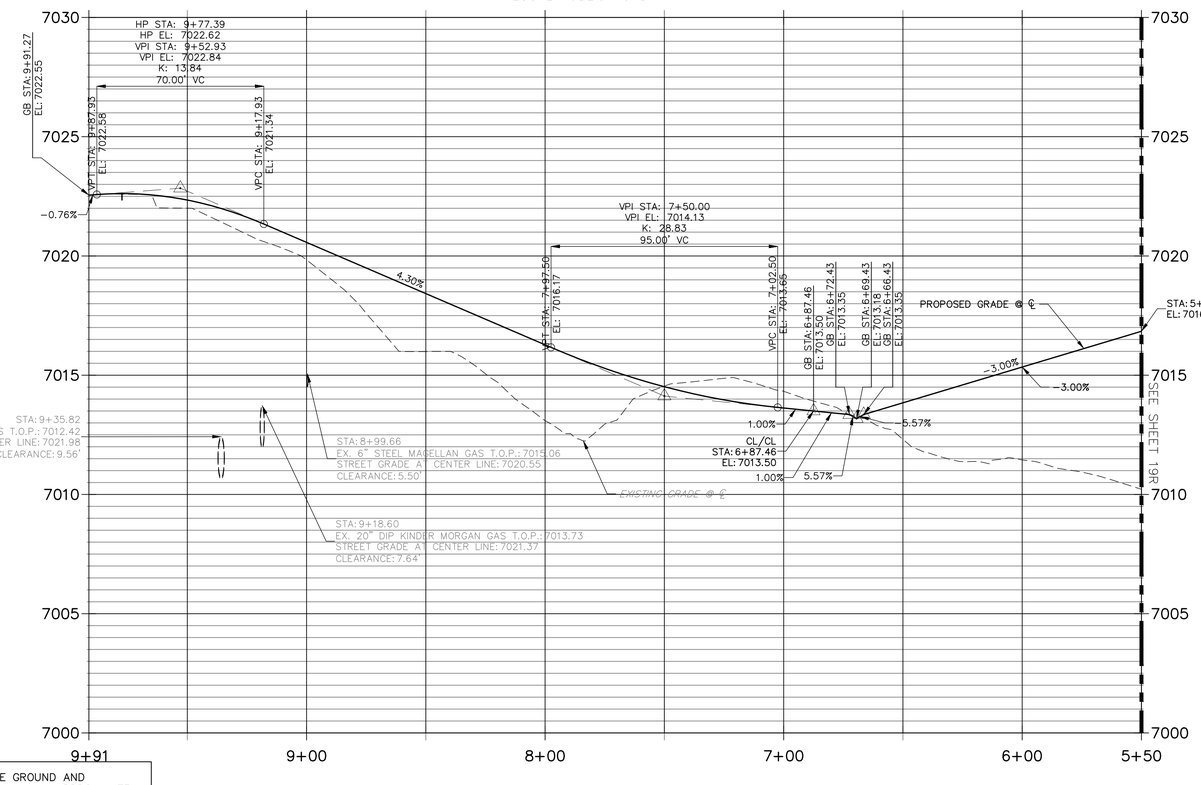
JOB NO. 25188.11





POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
153	6+45.43	17.00' (LT)	GRENOUGH-CORDGRASS DR	7013.20	PCR
154	7+19.00	16.17' (RT)	GRENOUGH-CORDGRASS DR	7014.02	HC RAMP MID PT
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

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



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 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.
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 LOT FRONTAGES FOR A CONTINUOUS DISTANCE OF 20' OR GREATER.
5. VERTICAL CURB SHALL BE EPC TYPE A.
6. SEE UTILITY PLANS FOR UTILITY DESIGN INFORMATION INCLUDING MANHOLE, FIRE HYDRANT, AND VALVE LOCATIONS.

30 15 0 30 60

HORIZONTAL
ORIGINAL SCALE: 1" = 30'

VERTICAL
ORIGINAL SCALE: 1" = 3'

Know what's below. Call before you dig.

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

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

R.E.B 54412 11/14/24

RYAN E. BURNS — DATE 11/14/24
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC

ALL TERRAIN ENGINEERING

RYAN E. BURNS, P.E.
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PAM F. BARTEL, P.E.
303.917.8868 - PBARTEL@ATGENGINEERING.COM

PREPARED FOR:
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ATTN: JAMES F. MORLEY
(719) 471-1742

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JOB NO: 24003
LOCATION: EL PASO COUNTY

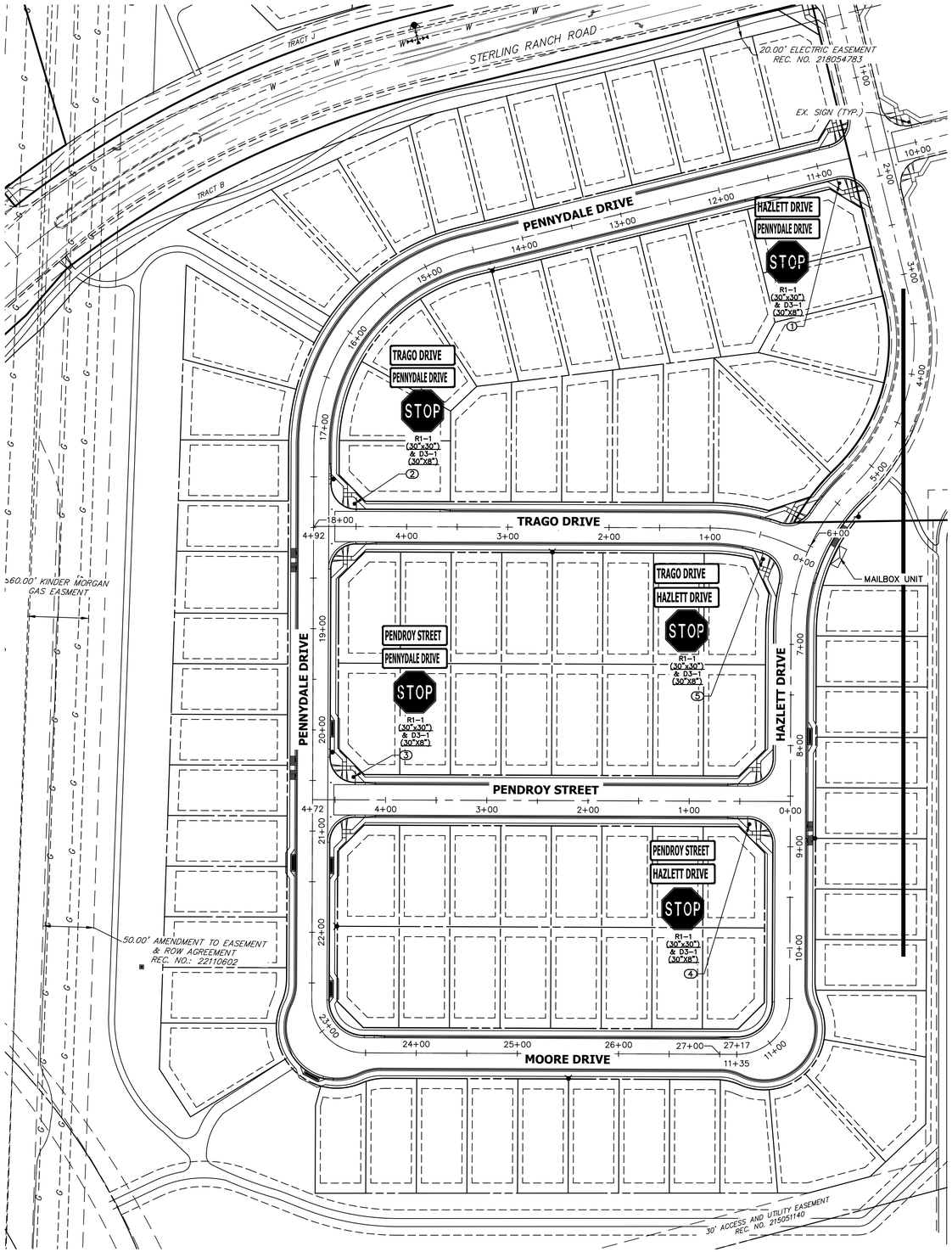
REV	DESCRIPTION	DATE
1	GRENOUGH N FL, POINT TAB UPDATES	11-14-24

STERLING RANCH FILING 4

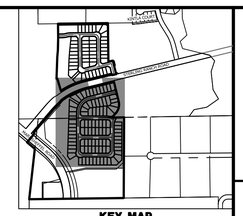
STREET IMPROVEMENT PLANS

DESIGN: REB
REVIEW: NQJ
DATE: 7/1/2024
H-SCALE: 1" = 30'
V-SCALE: 1" = 3'

SHEET
21R OF 25



POINT TABULATION				
POINT NUMBER	STATION	OFFSET	ALIGNMENT	DESCRIPTION
1	10+82.64	21.47' (LT)	PENNYDALE–MOORE	STOP SIGN AND STREET SIGNS
2	4+51.51	22.51' (RT)	TRAGO DRIVE	STOP SIGN AND STREET SIGNS
3	4+31.78	22.57' (RT)	PENDROY STREET	STOP SIGN AND STREET SIGNS
4	0+40.39	22.56' (LT)	PENDROY STREET	STOP SIGN AND STREET SIGNS
5	0+40.05	22.63' (LT)	TRAGO DRIVE	STOP SIGN AND STREET SIGNS

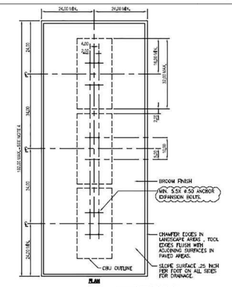


KEY MAP
SCALE: 1"=1000'

Appendix B

Cluster Box Unit Installation Multiple Unit

NOTES TO A/E:



Detail: CLUSTER BOX UNIT (CBU) INSTALLATION - MULTIPLE UNIT	Fac.	Ch.	Sect.	Para.	Detail
	G1	-	2	-	0 e1

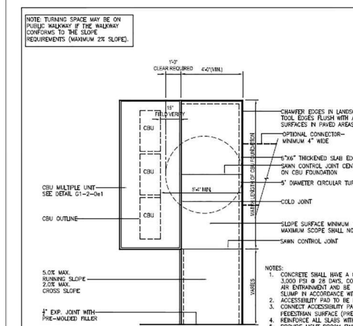
CAD File: _lupe\library\details\Gt-2-0e1 | Scale: 1/2" = 1'-0" | USPS SDL Issued: 10/1/2016 | Last Revised: 10/27/2016

Appendix D

Cluster Box Unit Access Maneuvering Space – Multiple Unit

NOTES TO A/E:

1. IF THE ACCESSIBLE ROUTE FROM THE CBU(s) CONNECTS WITH A STREET OR OTHER PAVED SURFACE AT A VERTICAL CURB, A CURB RAMP SHOULD BE INSTALLED IN ACCORDANCE WITH RE-4 REQUIREMENTS.



Paved Pedestrian Surface (if available) or Public Street

Detail: CLUSTER BOX UNIT (CBU) ACCESS MANUVERING SPACE - MULTIPLE UNIT	Fac.	Ch.	Sect.	Para.	Detail
	G1	-	2	-	0 e3

CAD File: _lupe\library\details\Gt-2-0e3.dwg | Scale: 1/4"=1'-0" | USPS SDL Issued: 10/1/2016 | Last Revised: 7/14/2016

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

No.	REVISION	BY	DATE

H-SCALE	1"=60'	DESIGNED BY	XXX
V-SCALE	N/A	DRAWN BY	WKN
DATE	10/09/23	CHECKED BY	

STERLING RANCH FILING 4

STREET SIGNAGE

SHEET 22 OF 25

JOB NO. 25188.11

60 30 0 60 120
ORIGINAL SCALE: 1" = 60'

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

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

ENGINEER'S STATEMENT

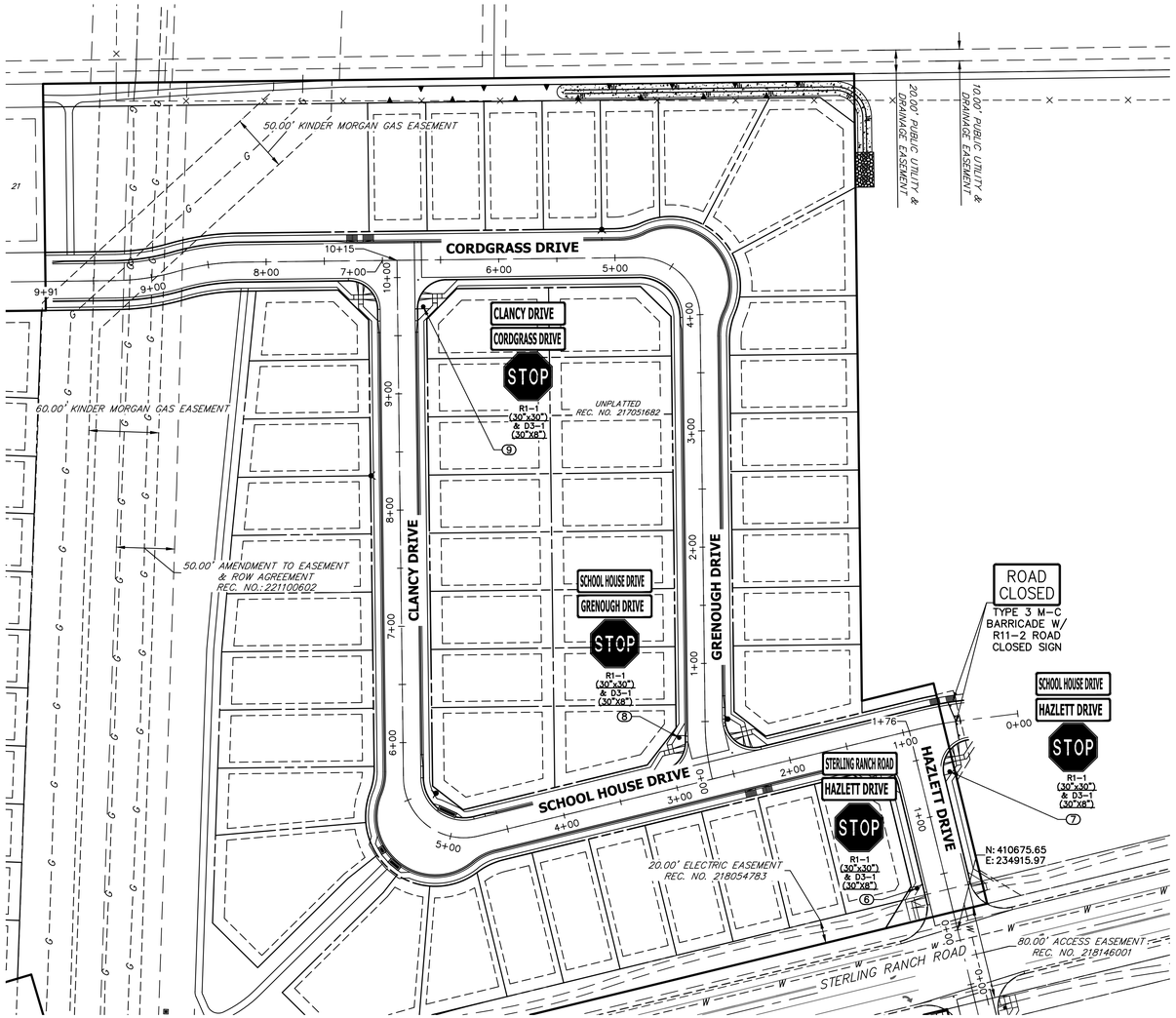
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

32314 10/10/23

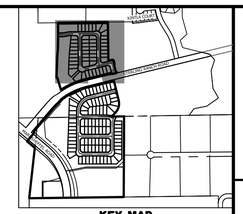
MIKE A. BRAMLETT, P.E. DATE
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

COLORADO MICHAEL A. BRAMLETT 32314 PROFESSIONAL ENGINEER

X:\2510000.all\2518811\Drawings\Sheet Dwgs\Street Plans\2518811 SG01.dwg, 10/9/2023 5:33:22 PM, _AutoCAD PDF (General Documentation).pc3



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



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SUITE 200
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No.	REVISION	BY	DATE

H-SCALE	1"=60'
V-SCALE	N/A
DATE	10/09/23
DESIGNED BY	XXX
DRAWN BY	WKN
CHECKED BY	

STERLING RANCH FILING 4

STREET SIGNAGE

SHEET 23 OF 25

JOB NO. 25188.11

60 30 0 60 120
ORIGINAL SCALE: 1" = 60'

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

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

ENGINEER'S STATEMENT

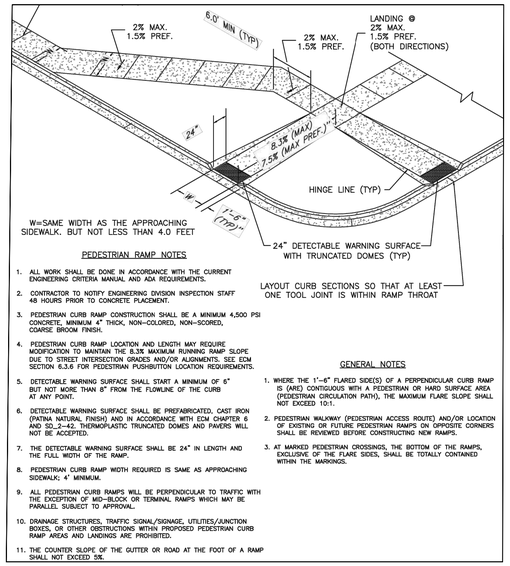
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

32314 10/10/23

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

COLORADO REGISTERED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER

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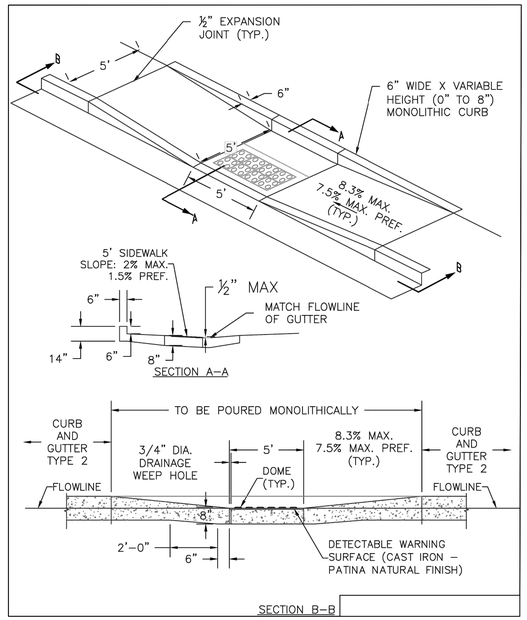
PEDESTRIAN RAMP NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
3. PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
4. PEDESTRIAN CURB RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 8.3% MAXIMUM RUNNING RAMP SLOPE DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS. SEE ECM SECTION 6.3.6 FOR PEDESTRIAN PUSHBUTTON LOCATION REQUIREMENTS.
5. DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
6. DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PATINA NATURAL FINISH) AND IN ACCORDANCE WITH ECM CHAPTER 6 AND SD_2-42. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.
7. THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
8. PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4' MINIMUM.
9. ALL PEDESTRIAN CURB RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL. SUBJECT TO APPROVAL.
10. DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.
11. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.

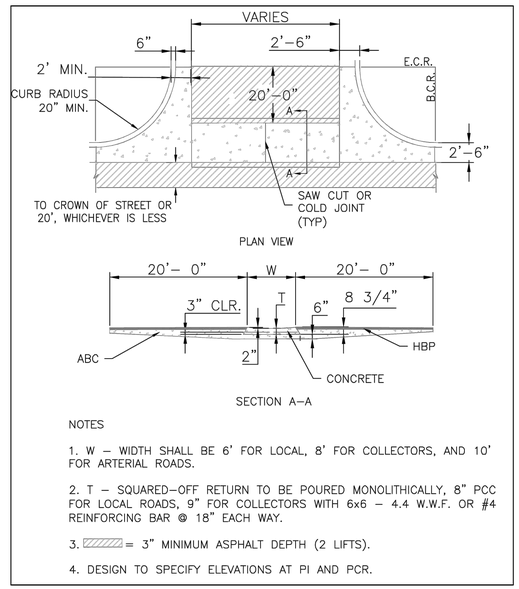
GENERAL NOTES

1. WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA (PEDESTRIAN CIRCULATION PATH), THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
2. PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
3. AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

PEDESTRIAN INTERSECTION RAMP (SD 2-41)
SCALE: NTS



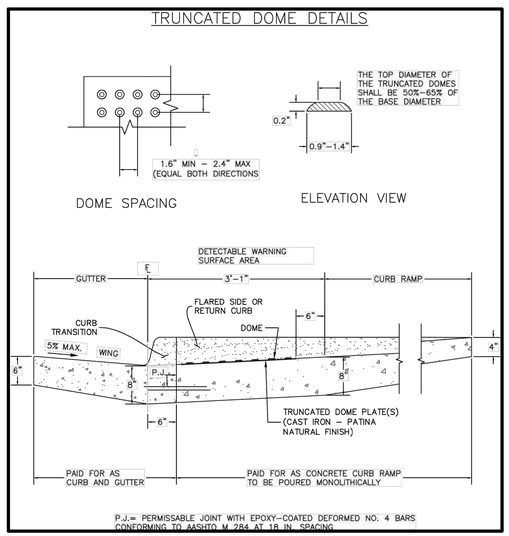
PARALLEL PEDESTRIAN RAMP DETAIL (SD 2-50)
SCALE: NTS



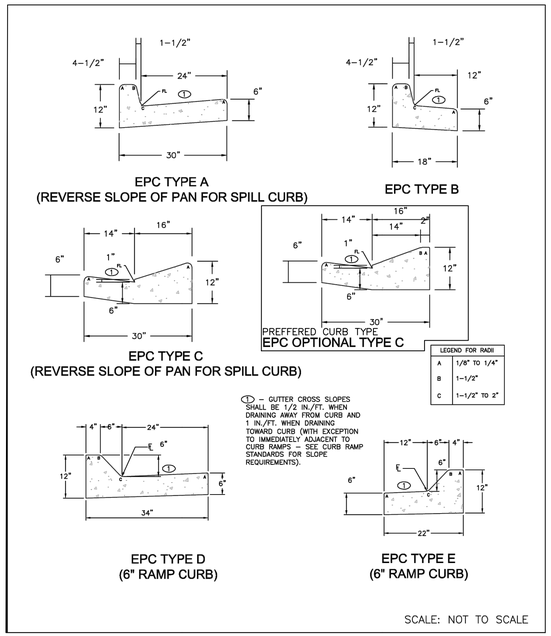
NOTES

1. W – WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
2. T – SQUARED-OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 – 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.
3. ▨ = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
4. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

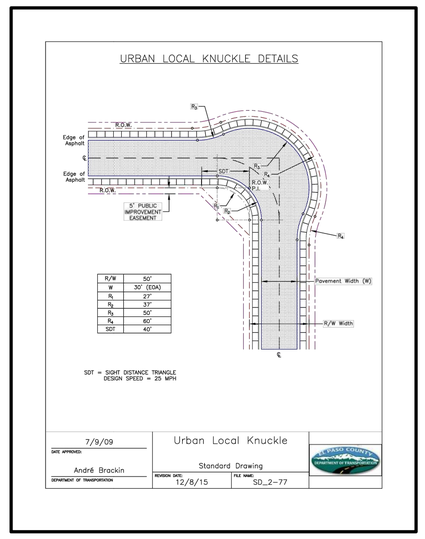
TYPICAL CROSS PAN LAYOUT DETAIL (SD 2-26)
SCALE: NTS



DETECTABLE WARNING SURFACE DETAILS (SD 2-42)
SCALE: NTS



TYPICAL CURB AND GUTTER DETAILS (SD 2-20)
SCALE: NTS



URBAN LOCAL KNUCKLE DETAIL (SD 2-77)
SCALE: NTS

Know what's below. Call before you dig.

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

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

COLORADO REGISTERED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER

32314 10/10/23

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

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

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

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	N/A
V-SCALE	N/A
DATE	10/09/23
DESIGNED BY	A.JH
DRAWN BY	WKN
CHECKED BY	

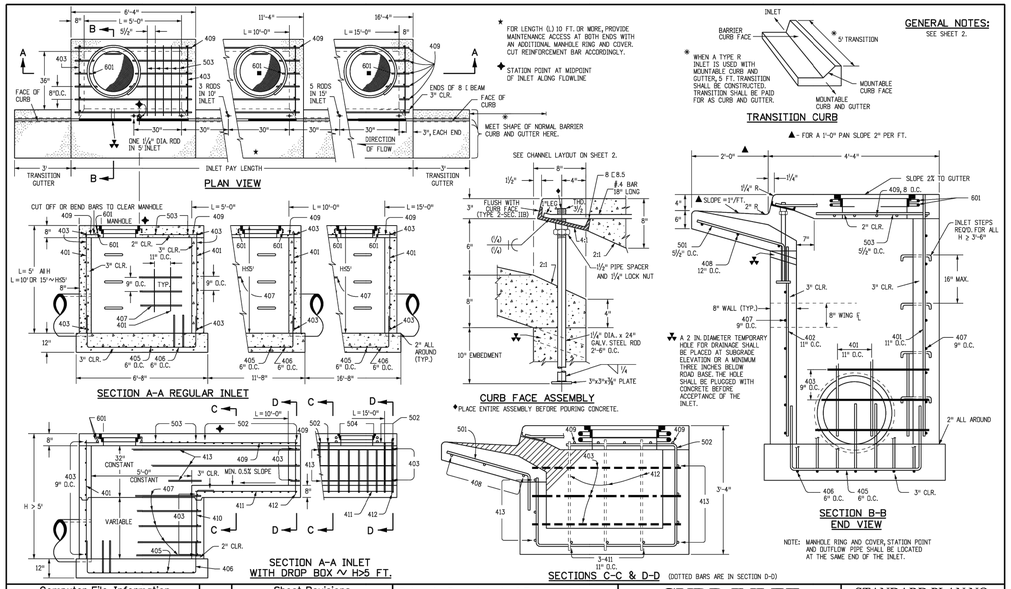
STERLING RANCH FILING 4

DETAILS

SHEET 24 OF 25

JOB NO. 25188.11

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Computer File Information		Sheet Revisions	
Creation Date: 07/31/19		Date:	Comments
Designer Initials: JBK			
Last Modification Date: 07/31/19			
Detailer Initials: LTA			
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English			

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

CURB INLET TYPE R

Issued by the Project Development Branch: July 31, 2019

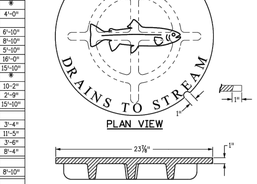
STANDARD PLAN NO.
M-604-12
Standard Sheet No. 1 of 2
Project Sheet Number:

MARK	BAR # OR SIZE	O.C. SPACING	TYPE	ALL INLETS		INLETS: H ≤ 5 FT.				INLETS: H > 5 FT.			
				L = 5 FT.		L = 10 FT.		L = 15 FT.		L = 10 FT.		L = 15 FT.	
				NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH
401	4	11"	II	15	*	21	*	26	*	11	*	11	*
402	4	11"	II	7	*	13	*	18	*	7	*	7	*
403	4	9"	II	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"
405	4	6"	VI	11	6'-10"	21	6'-10"	31	6'-10"	11	6'-10"	11	6'-10"
406	4	8"	VIII	7	8'-10"	7	13'-10"	7	18'-10"	7	8'-10"	7	8'-10"
407	4	9"	II	*	5'-10"	*	10'-10"	*	15'-10"	*	5'-10"	*	5'-10"
408	4	12"	II	3	6'-10"	3	11'-10"	3	16'-0"	3	11'-10"	3	16'-0"
409	4	8"	II	6	5'-10"	6	10'-10"	6	15'-10"	6	10'-10"	6	15'-10"
410	4	11"	VII							3		3	*
413	4	11"	II							3	5'-2"	3	10'-2"
412	4	11"	II							3	2'-9"	3	2'-9"
413	4	9"	II							7	10'-10"	7	15'-10"
501	5	5½"	IV	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33	3'-4"
502	5	5½"	III							11	11'-5"	17	11'-5"
503	5	5½"	II	5	3'-6"	16	3'-6"	27	3'-6"	6	3'-6"	6	3'-6"
504	5	5½"	IX									5	8'-4"
601	6	2½"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	4	8'-10"
■R8.5				1	5'-10"	1	10'-10"	1	15'-10"	1	10'-10"	1	15'-10"
				2 BARS, 1 ROD		4 BARS, 2 RODS		8 BARS, 3 RODS		4 BARS, 3 RODS		8 BARS, 5 RODS	

* VARIABLE REFER TO TABLE TWO.
■ INCLUDE #4, 18 IN. BARS (SEE CHANNEL LAYOUT).

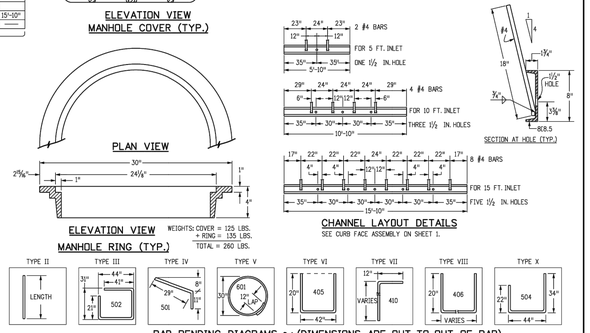
REGULAR INLETS | DROP BOX INLETS

TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"



GENERAL NOTES

1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 INCHES THICK.
3. INLET STEPS SHALL BE IN CONFORMANCE WITH AASHTO M 199.
4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.
5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾ OF A INCH MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE GRADE 60 AND EPOXY COATED.
6. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2 INCH MINIMUM CLEARANCE.
7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06.
9. SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK. QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.
10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
11. ALL MANHOLE COVERS SHALL BE CAST WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE AND A FISH SYMBOL. THE SURFACE OF THE MANHOLE COVER SHALL HAVE A NON-SLIP PATTERN.



"H"	LENGTH			NO. REQ'D. REGULAR		NO. REQ'D. DROP BOX		L = 5 FT.		L = 10 FT.		L = 15 FT.	
	401	402	410	403	407	403	407	CONC. CU. YDS.	STEEL LBS.	CONC. CU. YDS.	STEEL LBS.	CONC. CU. YDS.	STEEL LBS.
3'-0"	2'-8"	1'-8"		10	7			3.2	285	5.3	497	7.4	706
3'-6"	3'-2"	2'-2"		10	7			3.4	305	5.7	528	7.9	747
4'-0"	3'-8"	2'-8"		12	9			3.7	326	6.0	559	8.4	786
4'-6"	4'-2"	3'-2"		12	9			3.9	334	6.4	571	8.8	803
5'-0"	4'-8"	3'-8"		14	11			4.1	354	6.7	602	9.3	844
5'-6"	5'-2"	4'-2"	3'-5"	16	13	15	6	4.4	375	6.0	607	7.4	850
6'-0"	5'-8"	4'-8"	3'-11"	16	13	16	6	4.6	382	6.2	616	7.6	860
6'-6"	6'-2"	5'-2"	4'-5"	18	15	18	8	4.8	402	6.4	637	7.8	880
7'-0"	6'-8"	5'-8"	4'-11"	20	17	19	10	5.0	423	6.6	654	8.0	897
7'-6"	7'-2"	6'-2"	5'-5"	20	17	20	10	5.3	430	6.9	664	8.3	907
8'-0"	7'-8"	6'-8"	5'-11"	22	19	22	12	5.5	451	7.1	684	8.5	927
8'-6"	8'-2"	7'-2"	6'-5"	24	21	23	14	5.7	471	7.3	702	8.7	944
9'-0"	8'-8"	7'-8"	6'-11"	24	21	24	14	6.0	479	7.6	711	9.0	954
9'-6"	9'-2"	8'-2"	7'-5"	28	23	26	16	6.2	499	7.8	732	9.2	974
10'-0"	9'-8"	8'-8"	7'-11"	28	25	27	18	6.4	520	8.0	749	9.4	992
10'-6"	10'-2"	9'-2"	8'-5"	28	25	28	18	6.7	527	8.3	759	9.7	1001
11'-0"	10'-8"	9'-8"	8'-11"	30	27	30	20	6.9	547	8.5	779	9.9	1022

NOTES: FOR L = 5 FT., L = 10 FT., AND L = 15 FT.
REGULAR INLETS: TOTAL QUANTITIES NEEDED ARE OUTSIDE THE HEAVY BLACK LINE.
DROP BOX INLETS: TOTAL QUANTITIES NEEDED ARE INSIDE THE HEAVY BLACK LINE.
STEEL WEIGHTS DO NOT INCLUDE STRUCTURAL STEEL CHANNEL.

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

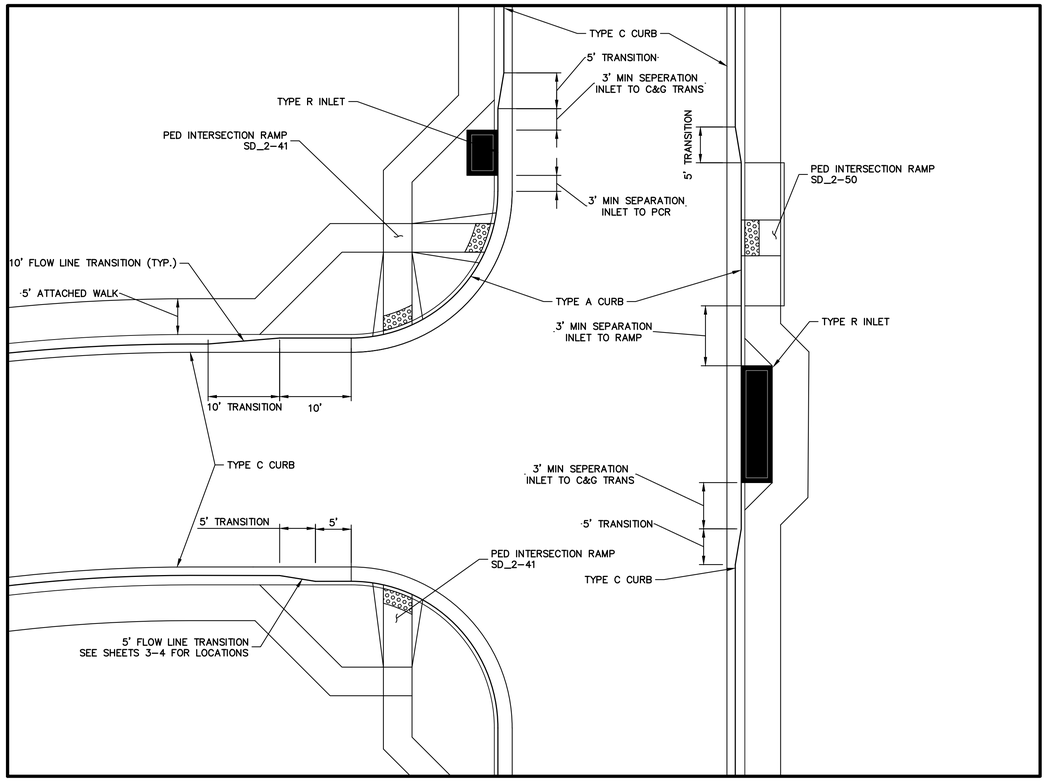
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Creation Date: 07/31/19		Date:	Comments
Designer Initials: JBK			
Last Modification Date: 07/31/19			
Detailer Initials: LTA			
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English			

Colorado Department of Transportation
2829 West Howard Place
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Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

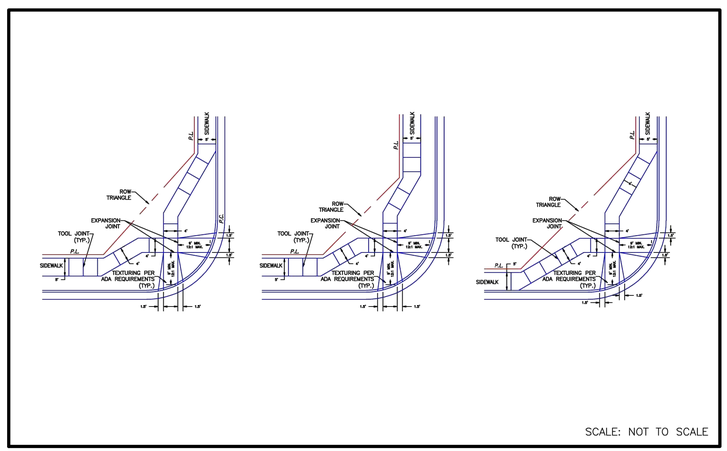
CURB INLET TYPE R

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO.
M-604-12
Standard Sheet No. 2 of 2
Project Sheet Number:



CURB RETURN TRANSITION DETAIL
SCALE: NTS



PEDESTRIAN INTERSECTION RAMP DETAIL (SD 2-40)
SCALE: NTS

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

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

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	N/A
V-SCALE	N/A
DATE	10/09/23
DESIGNED BY	AJH
DRAWN BY	WKN
CHECKED BY	

STERLING RANCH FILING 4

DETAILS

SHEET 25 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. 32314 10/10/23
MIKE A. BRAMLETT, P.E. DATE
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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STERLING RANCH FILING 4

COUNTY OF EL PASO, STATE OF COLORADO

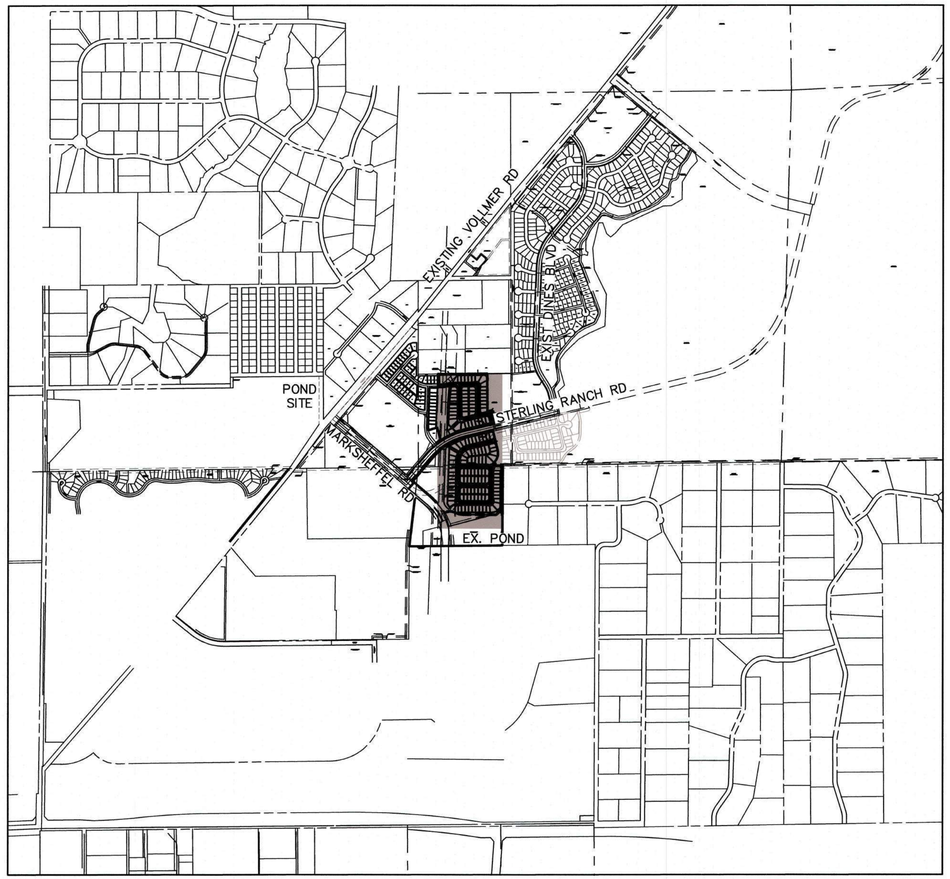
STORM SEWER PLANS

AUGUST 2023

AS-BUILT PLANS - JULY 2026

AGENCIES

OWNER/DEVELOPER:	SR LAND, LLC 20 BOULDER CRESCENT, SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742
CIVIL ENGINEER:	JR ENGINEERING, LLC 5475 TECH CENTER DRIVE COLORADO SPRINGS, CO 80919 MIKE BRAMLETT P.E. (303) 267-6240
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 JEFF RICE, P.E. (719) 520-6300
TRAFFIC ENGINEERING:	EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JOSHUA PALMER, P.E. (719) 520-6460
WATER RESOURCES:	STERLING RANCH METRO DISTRICT ENGINEERS JDS-HYDRO CONSULTANTS 545 E. PIKES PEAK AVE., SUITE 300 COLORADO SPRINGS, CO 80903 JOHN MCGINN (719) 668-8769
FIRE DISTRICT:	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300
GAS DEPARTMENT:	COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556
ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283
COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674
STORMWATER	STORMWATER ENTERPRISE 30 S. NEVADA AVENUE, SUITE 401 COLORADO SPRINGS, CO 80903
COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.C.C LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674
STORMWATER:	STORMWATER ENTERPRISE 30 S. NEVADA AVENUE, SUITE 401 COLORADO SPRINGS, CO 80903 (719) 385-5980
TRAFFIC:	TRAFFIC AND TRANSPORTATION ENGINEERING 30 S. NEVADA AVE. COLORADO SPRINGS, CO 80903 (719)-385-5908
GAS:	STEPHEN BACON SR. ROW AGENT II COLORADO INTERSTATE GAS CO. (KINDER MORGAN) 2 N. NEVADA AVE. COLORADO SPRINGS, CO 80903 719-659-5936
GAS:	CRAIG KEIRSEY REAL ESTATE | MAGELLAN MIDSTREAM PARTNERS, L.P. ONE WILLIAMS CENTER, OTC-8, TULSA, OK 74172 918-574-7986



VICINITY MAP
SCALE : 1"=1,000'

BENCHMARKS

1. THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION
   NORTHING = 411416.273
   EASTING = 235167.071
   ELEVATION= 7023.42

2. THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PAWNEE RANCHEROS SUBDIVISION
   NORTHING = 410095.404
   EASTING = 235052.131
   ELEVATION= 7000.40

3. THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "38141", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDISION
   NORTHING = 411399.962
   EASTING = 233849.817
   ELEVATION= 7030.82

SHEET INDEX

1	COVER SHEET
2	NOTES
3-10	STORM SEWER PLANS
12-14	DETAIL SHEET

CITY OF COLORADO SPRINGS STATEMENT

REVIEWED AND ARE APPROVED FOR STORM DRAIN FACILITIES INSTALLATION CONSTRUCTION.

DATE

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

OWNER/DEVELOPER STATEMENT

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

JAMES F. MORLEY — DATE 8/14/23

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

EL PASO COUNTY STATEMENT

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

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

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

Approved
By: Elizabeth Nijkamp, PE
Date:08/31/2023
El Paso County Department of Public Works

JOSHUA PALMER, P.E. — DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

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

COLORADO REGISTERED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER

MIKE A. BRAMLETT, P.E. — DATE 08/14/23
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DISTRICT APPROVALS

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

FOR AND ON BEHALF OF THE STERLING RANCH METRO DISTRICT — DATE 8/14/23

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

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

FILE NO. SF-22-030

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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING ASSUMES NO LIABILITY FOR ANY PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=1000'
V-SCALE	N/A
DATE	08/14/23
DESIGNED BY	N/A
DRAWN BY	WKN
CHECKED BY	

STERLING RANCH FILING 4

COVER SHEET

SHEET 1 OF 14

JOB NO. 25188.11

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STANDARD CONSTRUCTION NOTES:

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

SOIL RIPRAP NOTES:

1. THE SOIL MATERIAL SHALL BE NATIVE OR TOPSOIL AND MIXED WITH SIXTY FIVE PERCENT (65%) RIPRAP AND THIRTY FIVE PERCENT (35%) SOIL BY VOLUME.
2. SOIL RIPRAP SHALL CONSIST OF A UNIFORM MIXTURE OF SOIL AND RIPRAP WITHOUT VOIDS.
3. CONTRACTOR SHALL COOPERATE WITH ENGINEER IN OBTAINING AND PROVIDED SAMPLES OF ALL SPECIFIED MATERIALS.
4. CONTRACTOR SHALL SUBMIT CERTIFIED LABORATORY TEST CERTIFICATES FOR ALL ITEMS REQUIRED FOR SOIL RIPRAP.
5. RIPRAP USED SHALL BE THE TYPE DESIGNATED ON THE DRAWINGS AND SHALL CONFORM TO TABLE SHOWN TO THE RIGHT.
6. THE RIPRAP DESIGNATION AND TOTAL THICKNESS OF RIPRAP SHALL BE AS SHOWN ON THE DRAWINGS. THE MAXIMUM STONE SIZE SHALL NOT LARGER THAN THE THICKNESS OF THE RIPRAP.
7. NEITHER WIDTH NOR THICKNESS OF A SINGLE STONE OF RIPRAP SHALL BE LESS THAN ONE-THIRD (⅓) OF ITS LENGTH.
8. THE SPECIFIC GRAVITY OF THE RIPRAP SHALL BE TWO AND ONE-HALF (2.5) OR GREATER.
9. MINIMUM DENSITY FOR ACCEPTABLE RIPRAP SHALL BE ONE HUNDRED AND SIXTY FIVE (165) POUNDS PER CUBIC FOOT.
10. RIPRAP SPECIFIC GRAVITY SHALL BE ACCORDING TO THE BULK-SATURATED, SURFACE-DRY BASIS, IN ACCORDANCE WITH AASHTO T85.
11. BROKEN CONCRETE OR ASPHALT PAVEMENT SHALL NOT BE ACCEPTABLE FOR USE IN THE WORK.
12. ROUNDED RIPRAP (RIVER ROCK) IS NOT ACCEPTABLE, UNLESS SPECIFICALLY DESIGNATED ON THE DRAWINGS.

STRUCTURAL CONCRETE NOTES:

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

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

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

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

STORM SEWER GENERAL NOTES

1. ALL STATIONING IS ALONG STORM SEWER CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE INVERT UNLESS OTHERWISE INDICATED.
2. ALL STORM SEWER BENDS AND WYES SHOWN ON THE PLAN SHALL BE PREFABRICATED.
3. HORIZONTAL AND VERTICAL BENDS ARE INDICATED ON THE PLANS.
4. JOINTS SHALL BE IN ACCORDANCE WITH ASTM C443 "STANDARD SPECIFICATIONS FOR JOINTS FOR CIRCULAR CONCRETE SEWER AND CULVERT PIPE USING RUBBER GASKET." JOINTS SHOULD BE WATERTIGHT AND HAVE A 100-YEAR SERVICE LIFE. IN NO CASE SHALL THE MAXIMUM JOINT OPENING FOR STRAIGHT ALIGNMENT EXCEED 1 INCH OR ONE AND ONE-HALF INCH ON CURVED ALIGNMENT.
5. INLET DIMENSIONS SHOWN ON PLANS REFER TO DISTANCES FROM INSIDE FACES OF BOX BETWEEN THE WIDTHS AND LENGTHS.
6. 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.
7. 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 SEPARATE ROADWAY PLANS BY JR ENGINEERING FOR REQUIRED ELEVATIONS.
8. WHERE PIPES ENTER STRUCTURES ON A SKEW, CONTRACTOR IS REQUIRED TO EXTEND PIPE TO ENSURE THAT BOTH EDGES OF THE PIPE EXTEND INTO THE STRUCTURE. CONTRACTOR WILL THEN BE REQUIRED TO CUT PIPE FLUSH WITH THE INSIDE FACE OF THE STRUCTURE AND GROUT IN PLACE. UNLESS OTHERWISE NOTED
9. MANHOLE WIDTHS AND LENGTHS SHOWN ON PLAN REFER TO THE EXTERIOR WALL DIMENSIONS.
10. ALL STORM SEWER SHALL BE A MINIMUM OF CLASS III REINFORCED CONCRETE PIPE. SPECIFIC SEGMENTS OF STORM SEWER SHALL BE REQUIRED TO BE CONSTRUCTED OF A MINIMUM OF 5000 PSI CONCRETE DUE TO EXCESSIVE VELOCITIES. REFER TO ADDITIONAL NOTES WITHIN CONSTRUCTION PLANS.
11. SINCE ALL PIPE ENTRIES INTO THE BASE ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
12. THE MH RING (FRAME) SHALL BE SET IN A BED OF GROUT. THE FRAME SHALL BE SURROUNDED WITH A GROUT IN UNPAVED AREA, OR A CONCRETE COLLAR IN PAVED AREA.
13. PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO ASTM C 478 (AASHTO M 199).
14. CAST IN PLACE MANHOLES SHALL BE CLASS B CONCRETE.
15. STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 3'-6" AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
16. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH MANUFACTURERS SPECIFICATIONS AND EL PASO COUNTY STANDARDS AND SPECIFICATION.
17. ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI. VERTICAL STEEL SHALL BE PLACED AT ℄ OF WALL. ALL BARS SHALL HAVE A 2" MINIMUM CLEARANCE.
18. FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING WITH CLASS B CONCRETE OR APPROVED GROUT.
19. STUB-OUTS SHALL EXTEND 4 FT MINIMUM BEYOND OUTSIDE WALL SURFACE OF MANHOLE AND BE SATISFACTORILY PLUGGED.
20. CHECK WITH THE LOCAL GOVERNMENT AUTHORITY FOR ANY ADDITIONAL STORM SEWER SPECIFICATIONS, DETAILS, OR REGULATIONS.
21. THE SLOPE OF THE MANHOLE COVER SHALL MATCH THE ROADWAY PROFILE AND CROSS SLOPE.
22. ALL MANHOLE COVERS SHALL BE ORIENTED TO AVOID CURB, GUTTER, SIDEWALK AND CROSSPANS UNLESS OTHERWISE NOTED
23. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURES TO THE ENGINEER FOR REVIEW PRIOR TO INSTALLATION.

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

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

EPC 8/31/23

FILE NO. SF-22-030

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

COLORADO LICENSED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER

08/14/23

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

UNTIL SUCH TIME AS THESE PLANS 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
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SUITE 201
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JAMES F. MORLEY
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J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

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V-SCALE	N/A	DRAWN BY	WKN
DATE	08/14/23	CHECKED BY	

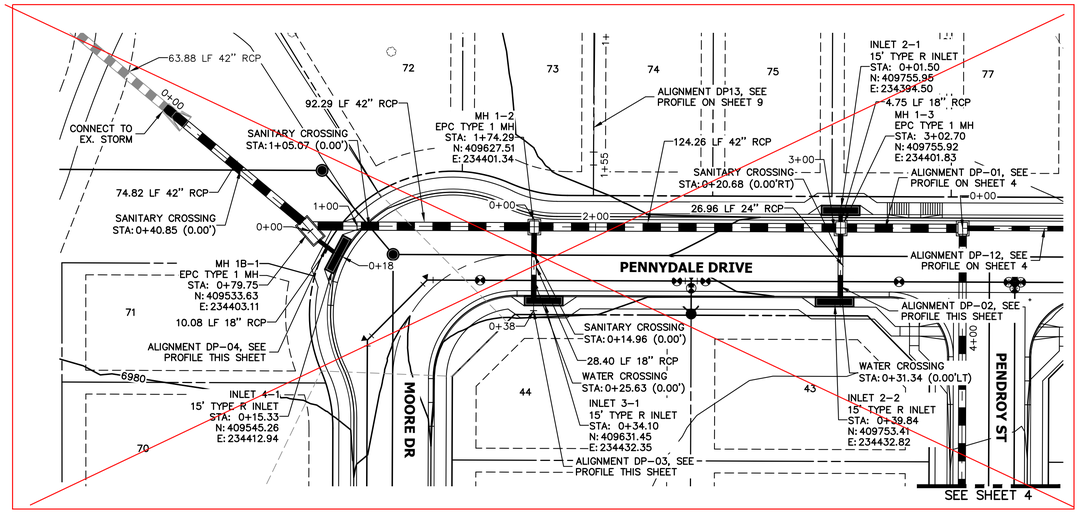
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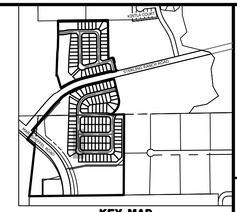
GENERAL NOTES

SHEET 2 OF 14

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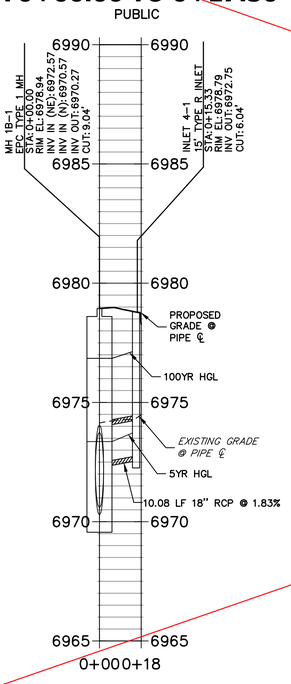
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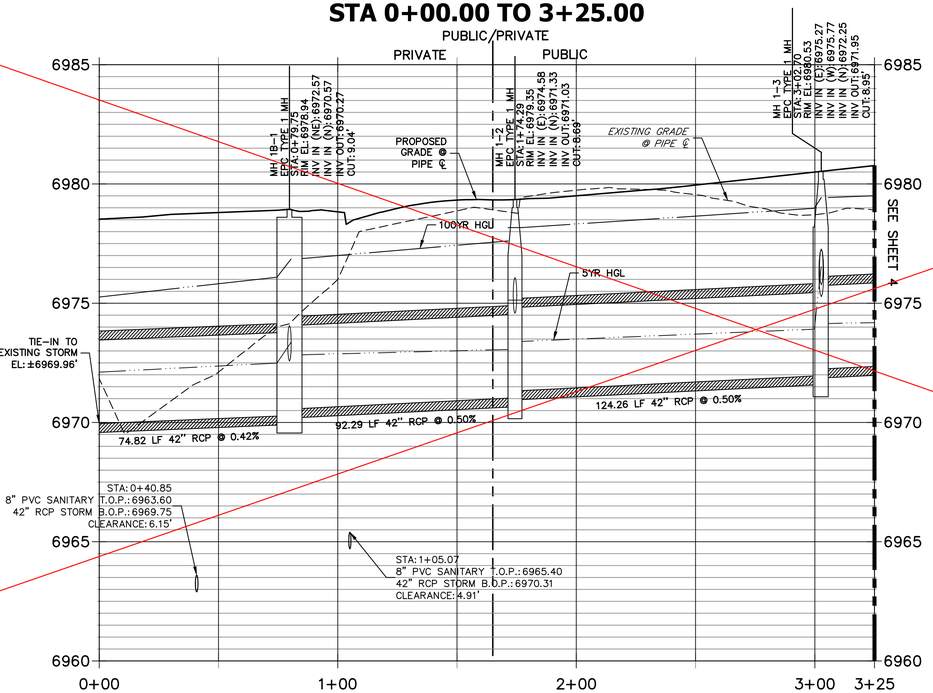


SEE UPDATED SHEET 3,
"ALL TERRAIN ENGINEERING REVISIONS"
DATED: 06/20/2024

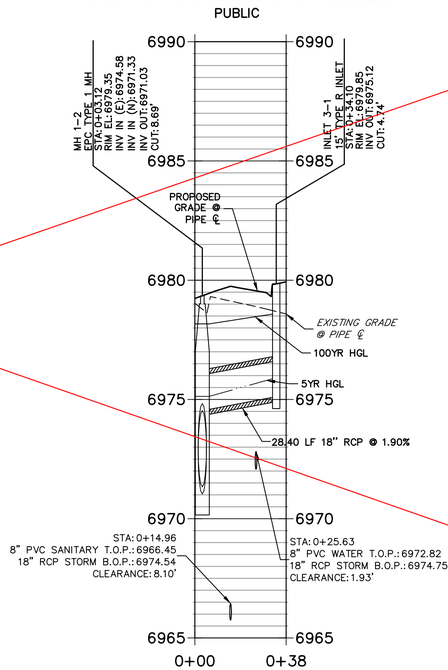
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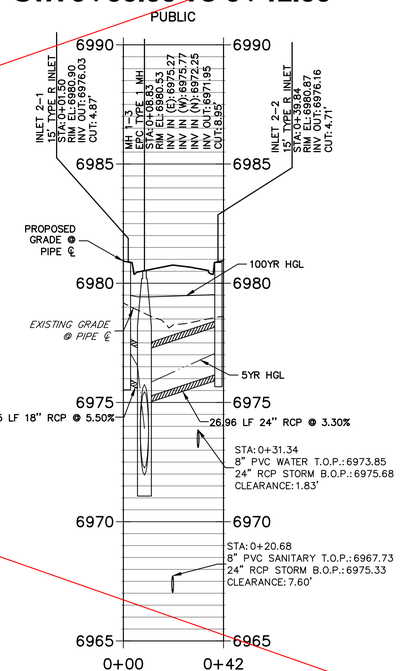
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DP-03 PROFILE
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DP-02 PROFILE
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COLORADO LICENSED RYAN BURNS R.E.B. 0054412 PROFESSIONAL ENGINEER

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

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

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

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

EPC 8/31/23

ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
COLORADO LICENSED MIKE A. BRAMLETT P.E. 32314 PROFESSIONAL ENGINEER
08/14/23
MIKE A. BRAMLETT, P.E. — DATE
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

UNTIL SUCH TIME AS THIS DOCUMENT IS APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
SR LAND, LLC
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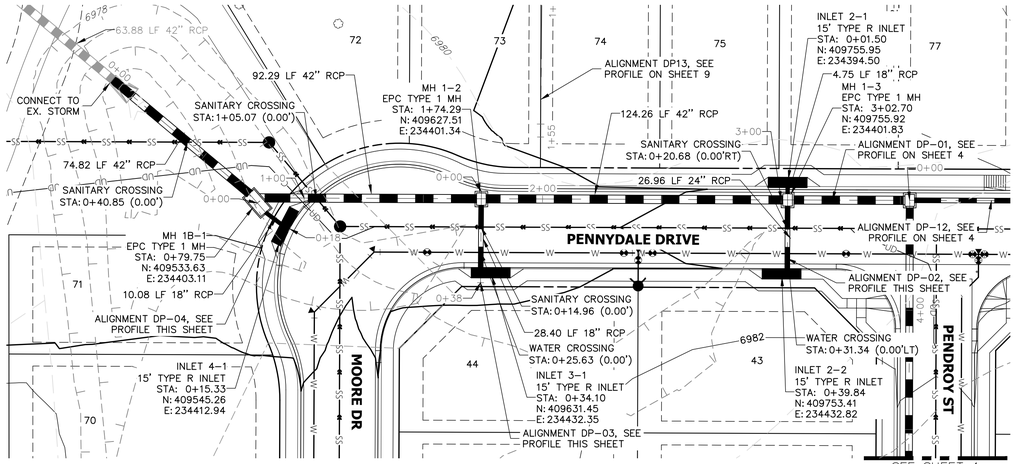
No.	REVISION	BY	DATE

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

STERLING RANCH FILING 4
STORM SEWER PLAN

SHEET 3 OF 14
JOB NO. 25188.11

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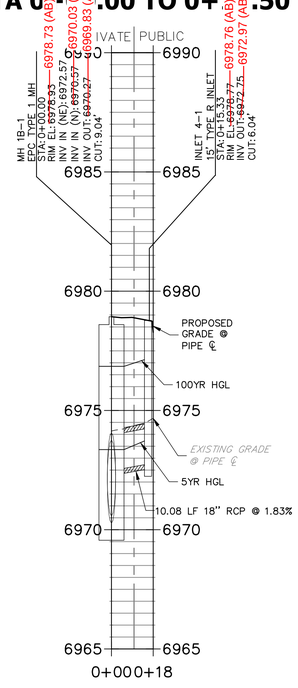


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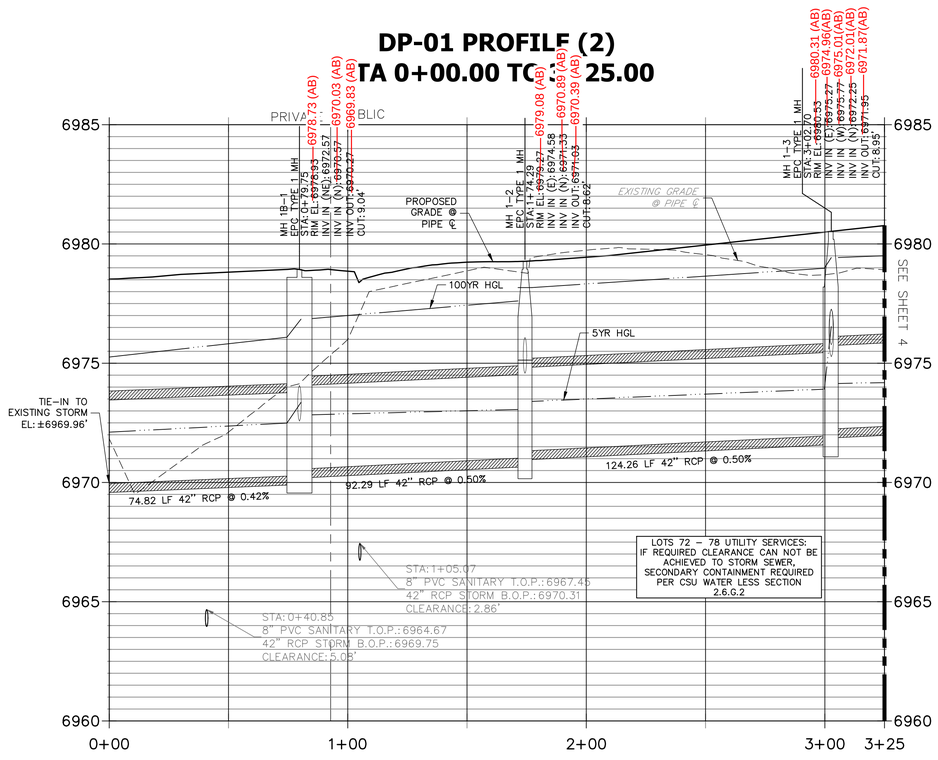
STORM SEWER NOTES:

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.

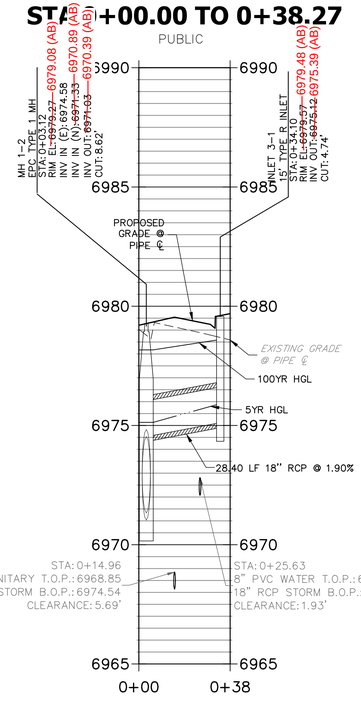
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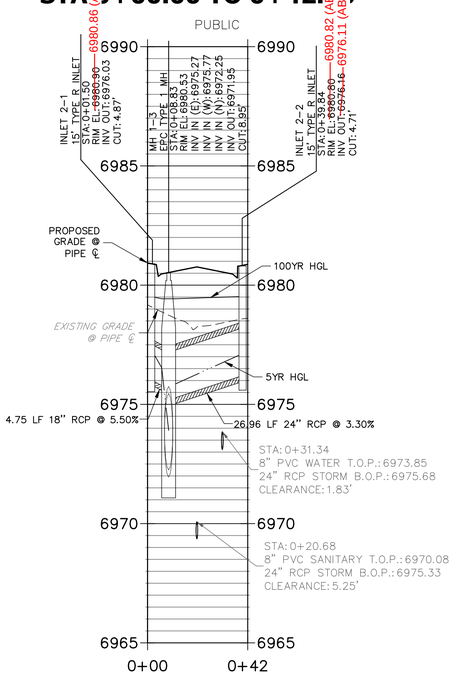
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DP-03 PROFILE
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DP-02 PROFILE
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COLORADO LICENSED RYAN BURNS R.E.B. 0054412 PROFESSIONAL ENGINEER

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

NOTE:

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

30 15 0 30 60

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

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ENGINEER'S STATEMENT

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

COLORADO REGISTERED RYAN E. BURNS 54412 PROFESSIONAL ENGINEER

R.E.B. 54412 07/01/24 07/01/24

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

ALL TERRAIN ENGINEERING

RYAN E. BURNS, P.E. - RYAN@ATTERRAINENG.COM
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EVAN F. BURNS, P.E. - EVAN@ATTERRAINENG.COM
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PREPARED FOR:
SR LAND, LLC
20 BOULDER CRESCENT
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COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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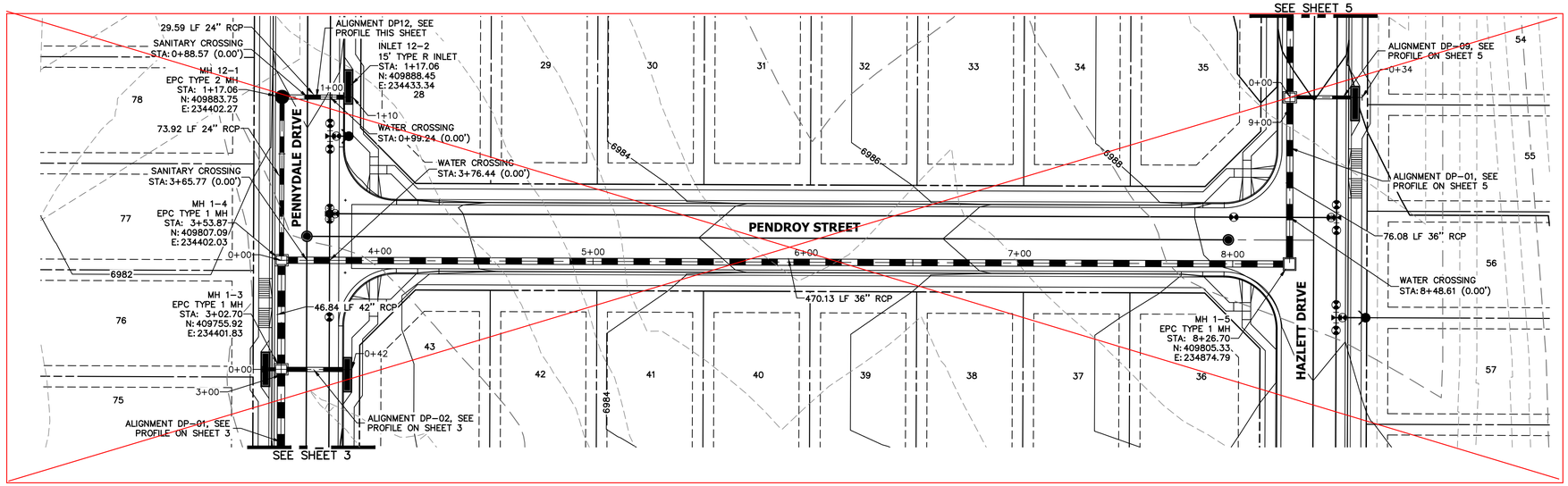
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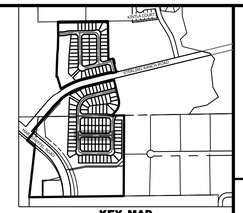
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STORM SEWER PLAN

DESIGN: REB
REVIEW: NQJ
DATE: 06/20/2024
H-SCALE: 1" = 30'
V-SCALE: 1" = 3'

SHEET
3 OF 14

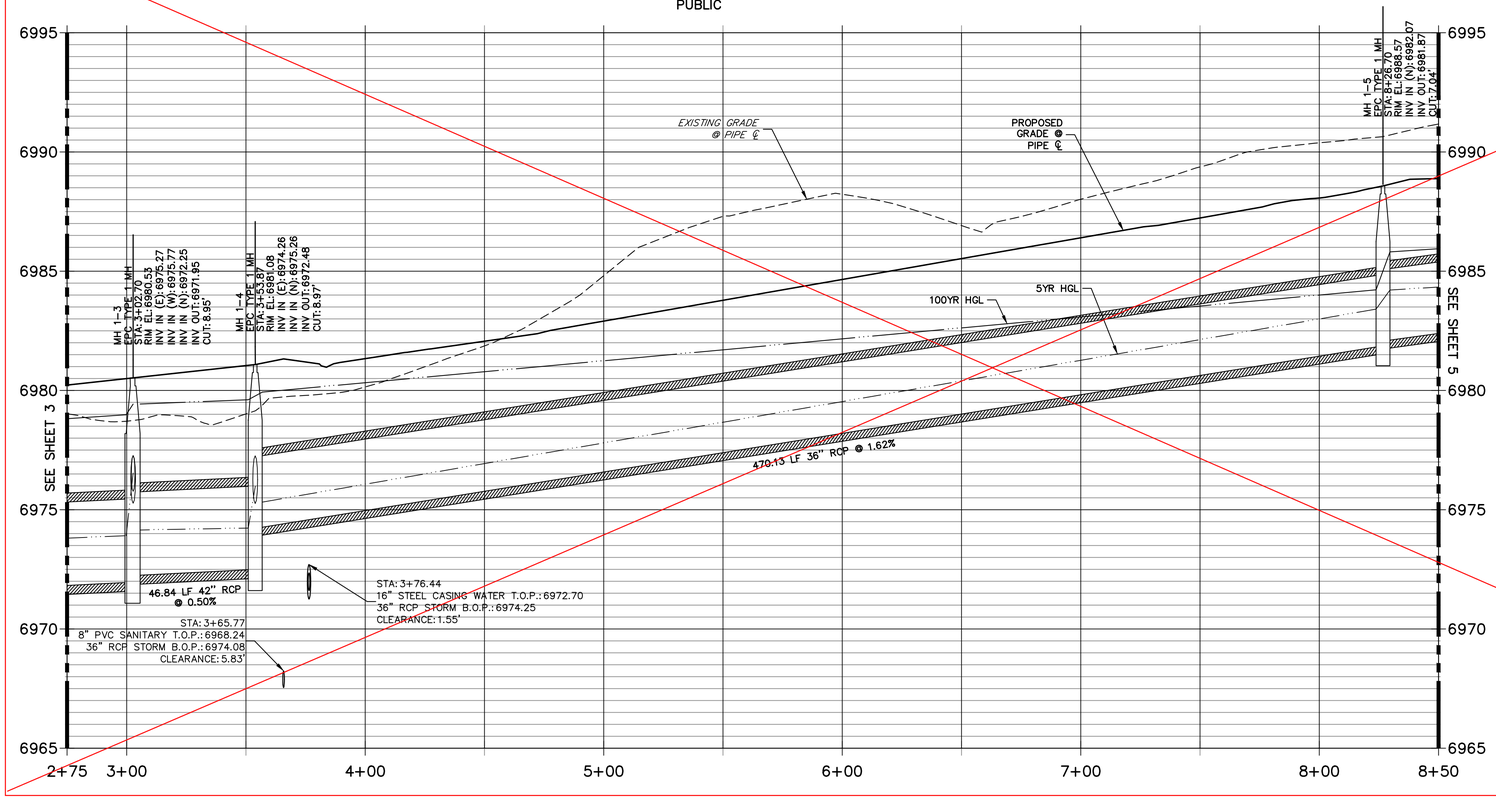




SEE UPDATED SHEET 4, "ALL TERRAIN ENGINEERING REVISIONS" DATED: 06/20/2024

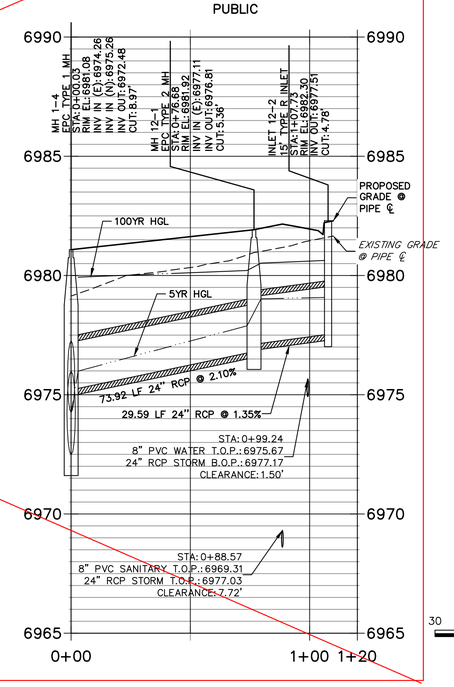
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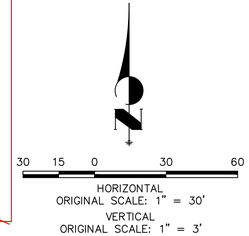
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PUBLIC





EPC 8/31/23

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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

32314 — 08/14/23

COLORADO LICENSED — RYAN BURNS — R.E.S. 0054412 — PROFESSIONAL ENGINEER

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

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No.	REVISION	BY	DATE

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

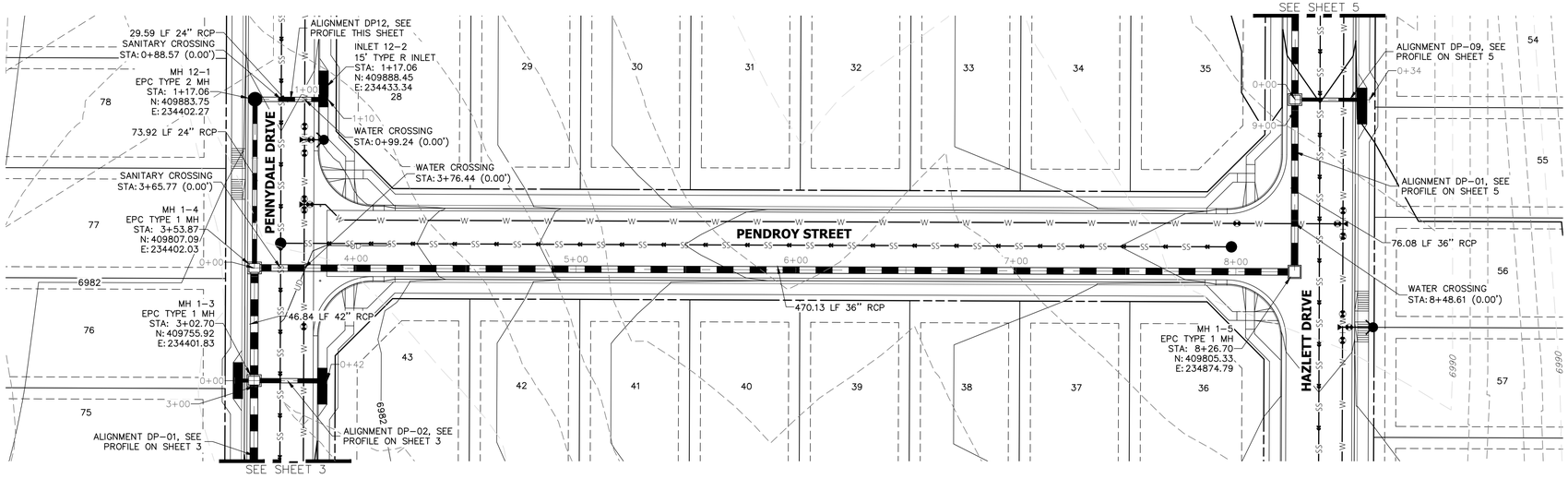
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STORM SEWER PLAN

SHEET 4 OF 14

JOB NO. 25188.11

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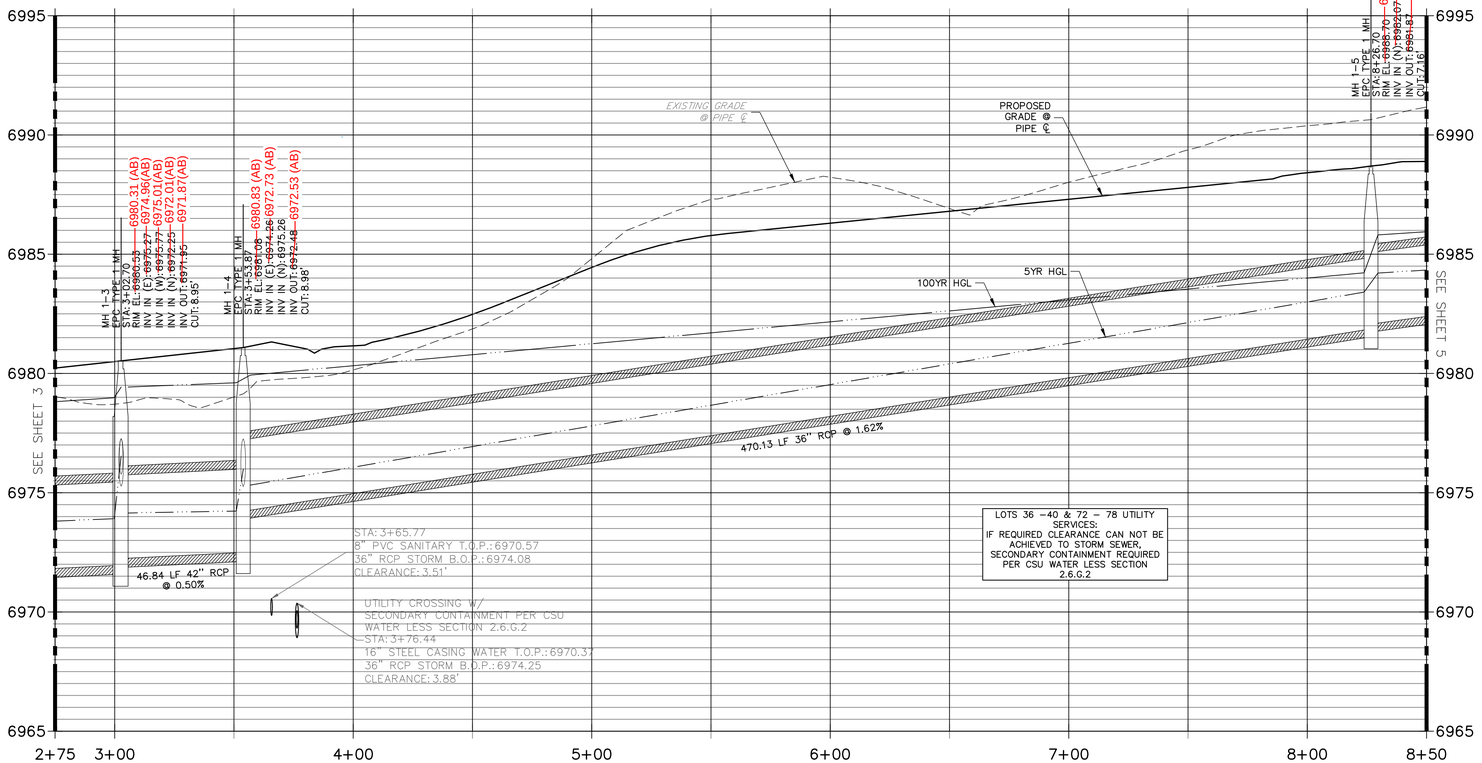
KEY MAP
SCALE: NTS

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.

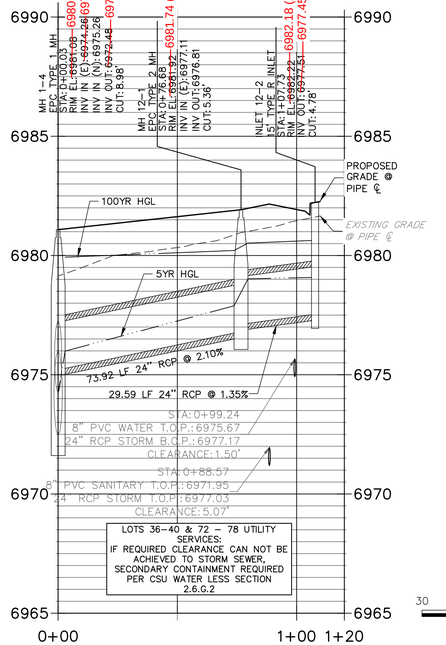
DP-01 PROFILE (1)
STA 2+75.00 TO 8+50.00

PUBLIC



DP12 PROFILE
STA 0+00.00 TO 1+20.00

PUBLIC



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

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

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

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NOTE:

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

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

ENGINEER'S STATEMENT

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

R.E.B. 54412 07/01/24

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

ALL TERRAIN ENGINEERING

RYAN E. BURNS, P.E. 303.377.1555 - RYAN@ALLTERRAINENG.COM
EVAN J. QUANDT, P.E. 303.377.1555 - EVAN@ALLTERRAINENG.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 DRAWIGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, ALL TERRAIN ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

JOB NO. 24003 LOCATION: COS

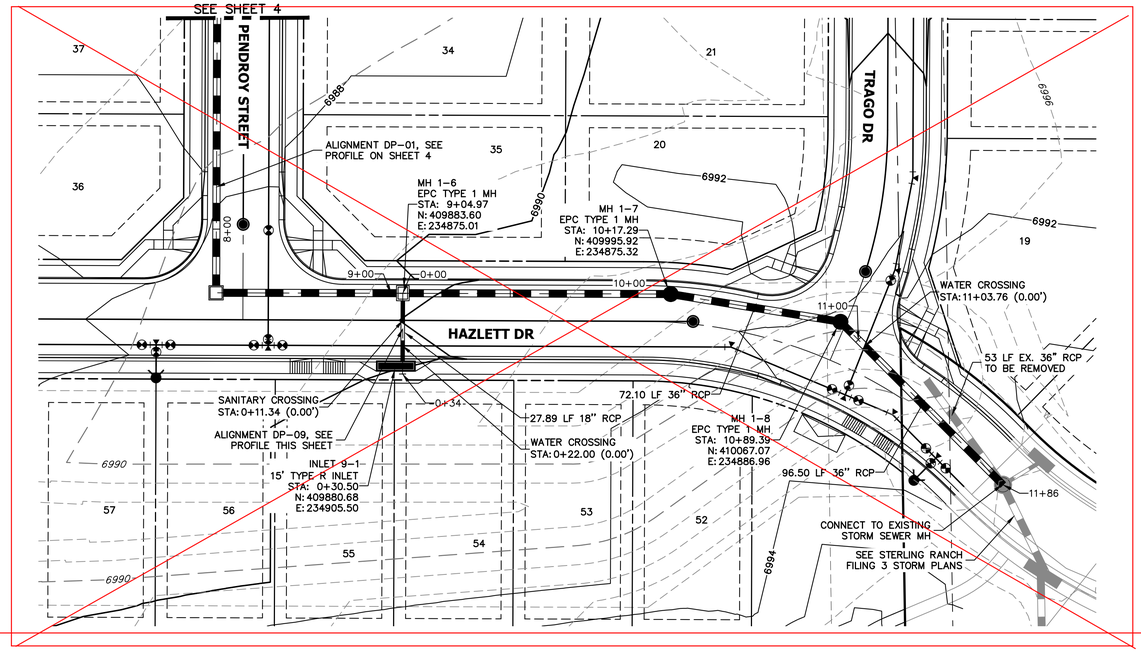
REV	DESCRIPTION	DATE
1	ALL TERRAIN ENGINEERING REVISIONS	06/20/24

STERLING RANCH FILING 4

STORM SEWER PLAN

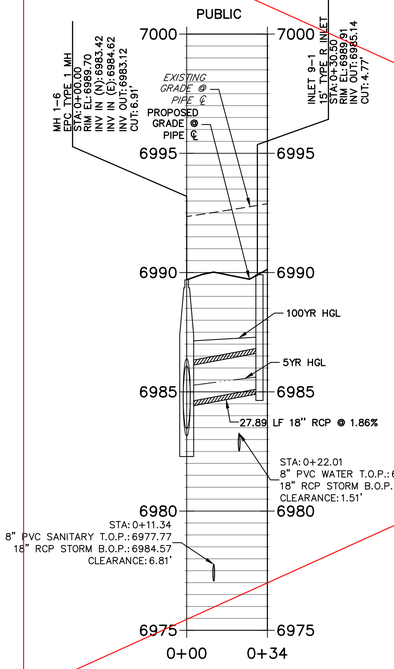
DESIGN: REB
REVIEW: NQJ
DATE: 06/20/2024
H-SCALE: 1" = 30'
V-SCALE: 1" = 3'

SHEET 4 OF 14

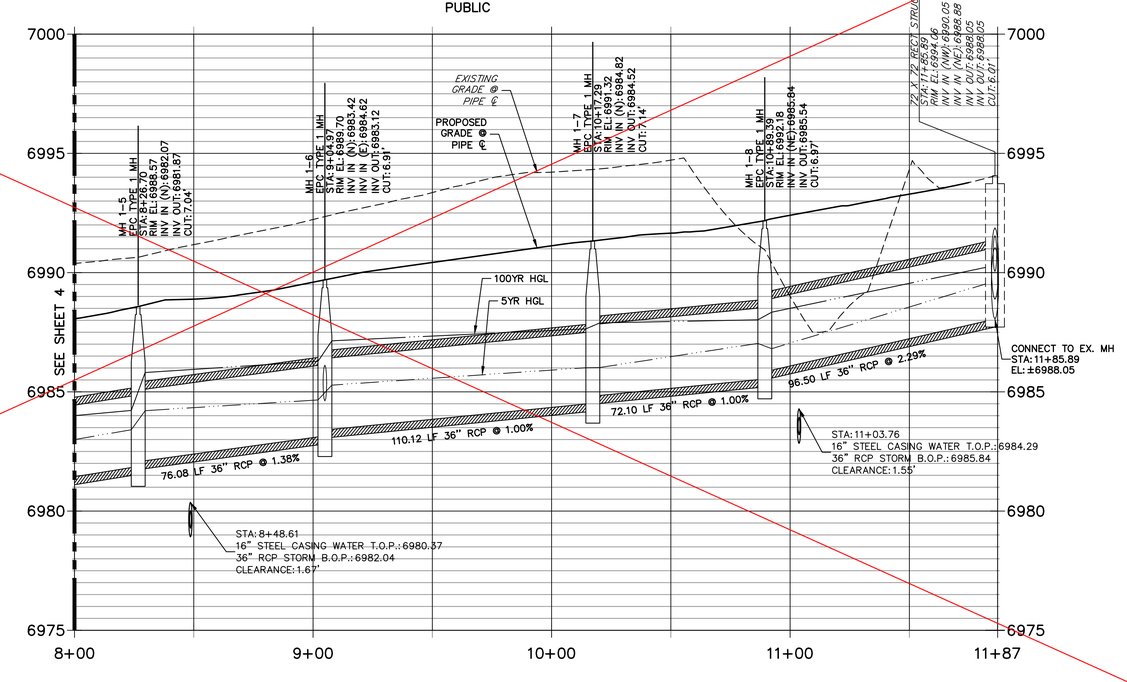


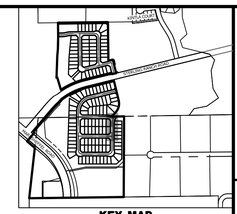
SEE UPDATED SHEET 5,
"ALL TERRAIN ENGINEERING REVISIONS"
DATED: 06/20/2024

DP-09 PROFILE
STA 0+00.00 TO 0+33.83



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





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

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

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

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

STERLING RANCH FILING 4
STORM SEWER PLAN

SHEET 5 OF 14
JOB NO. 25188.11

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

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

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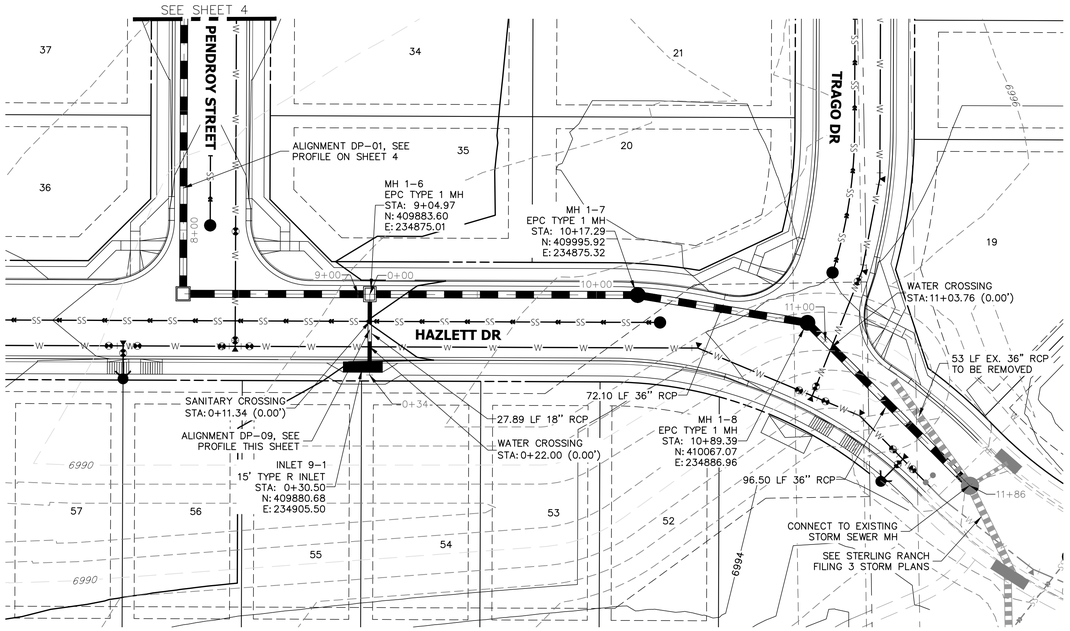
EPC 8/31/23

ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
08/14/23
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC
DATE

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

COLORADO LICENSED
MIKE A. BRAMLETT
32314
PROFESSIONAL ENGINEER

X:\25\10000.all\25188.11\Drawings\Sheet Dwgs\Storm Plans\DP01.dwg, DP01, 8/10/2023 2:37:59 PM, CS



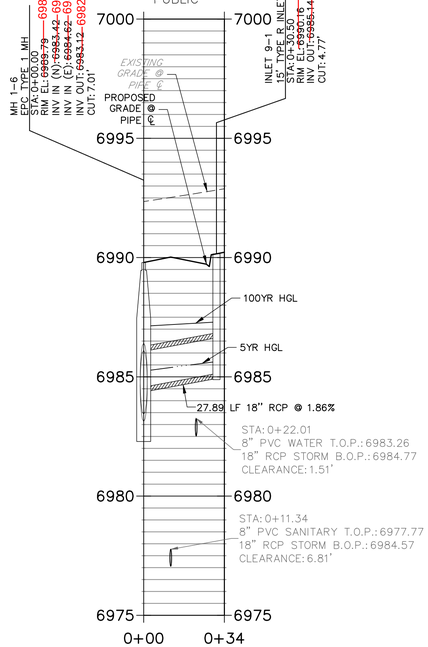
STORM SEWER NOTES:

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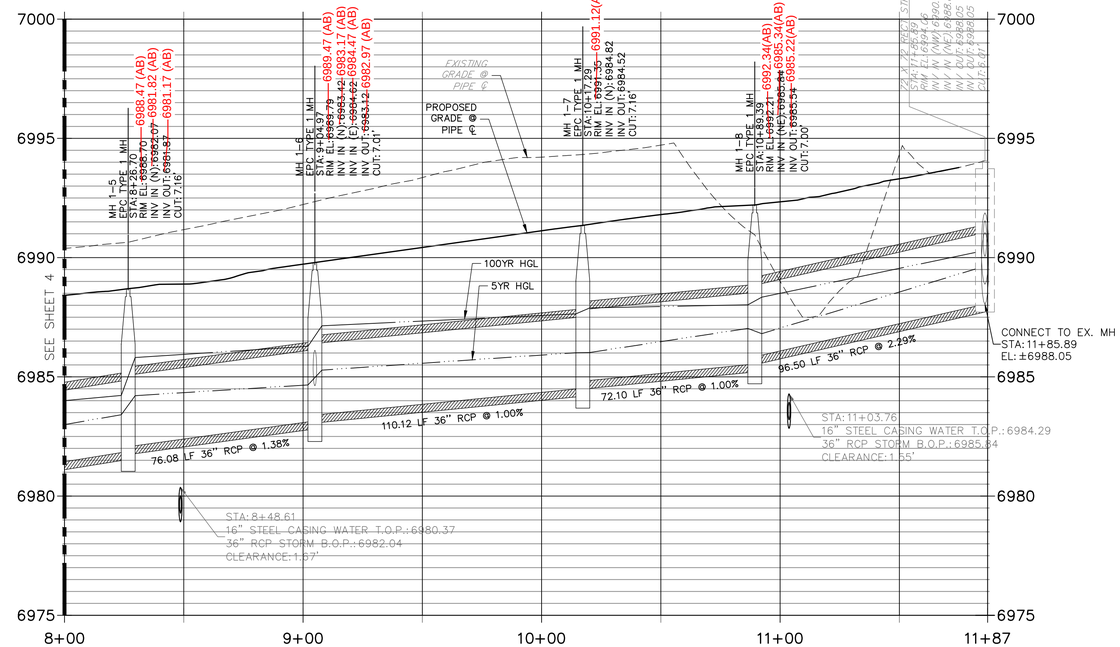


KEY MAP
SCALE: NTS

DP-09 PROFILE
STA 0+00.00 TO 0+33.83



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





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

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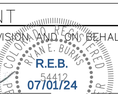
30 15 0 30 60

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

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

ENGINEER'S STATEMENT

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



07/01/24

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

ALL TERRAIN ENGINEERING

NICHOLAS Q. JOVICEVIC, PE
559.341.1636 - NJOVICEVIC@TERRAINEGR.COM

RYAN E. BURNS, PE
303.577.8656 - RBURNS@TERRAINEGR.COM

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

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JOB NO.: 24003 LOCATION: COS

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

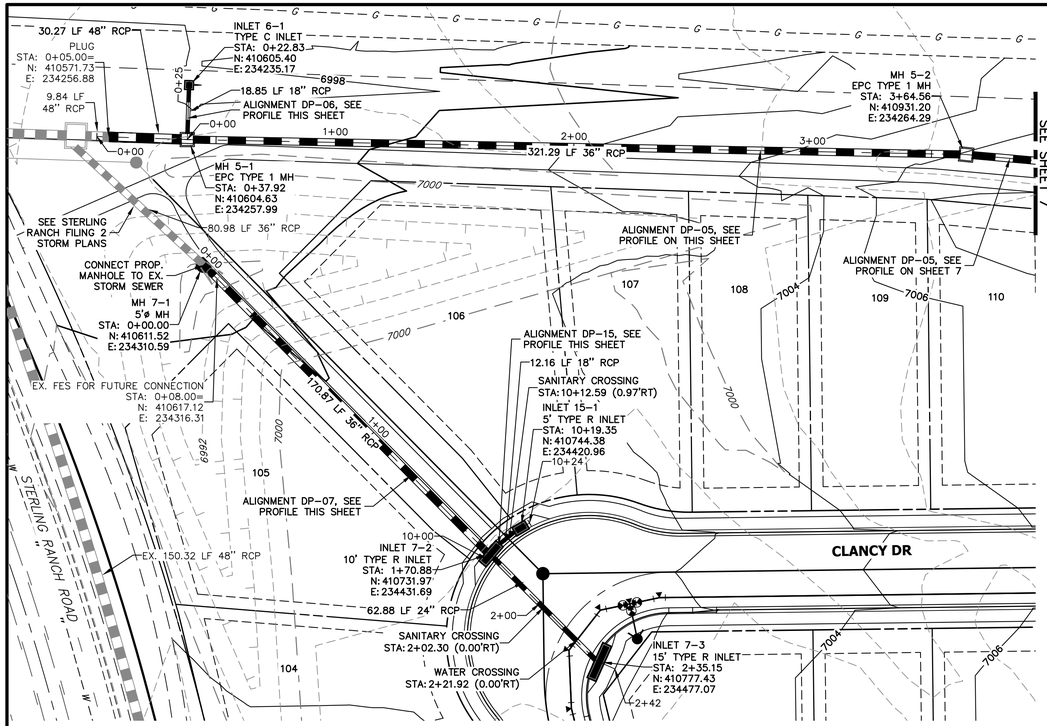
STERLING RANCH FILING 4

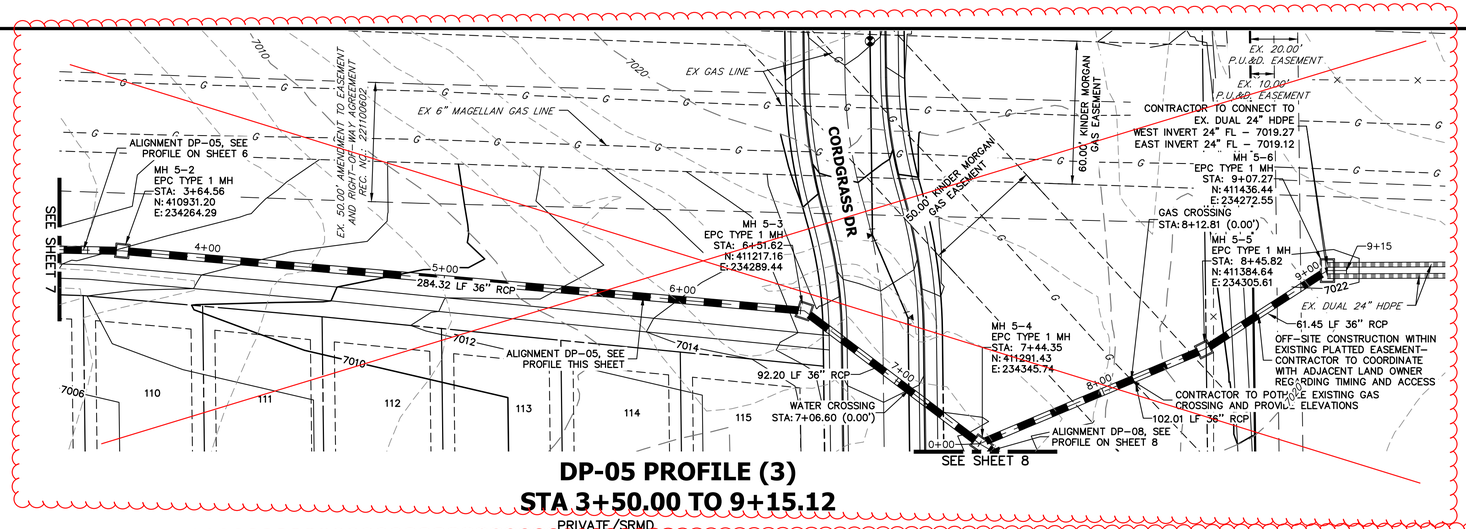
STORM SEWER PLAN

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

H-SCALE: 1" = 30'
V-SCALE: 1" = 3'

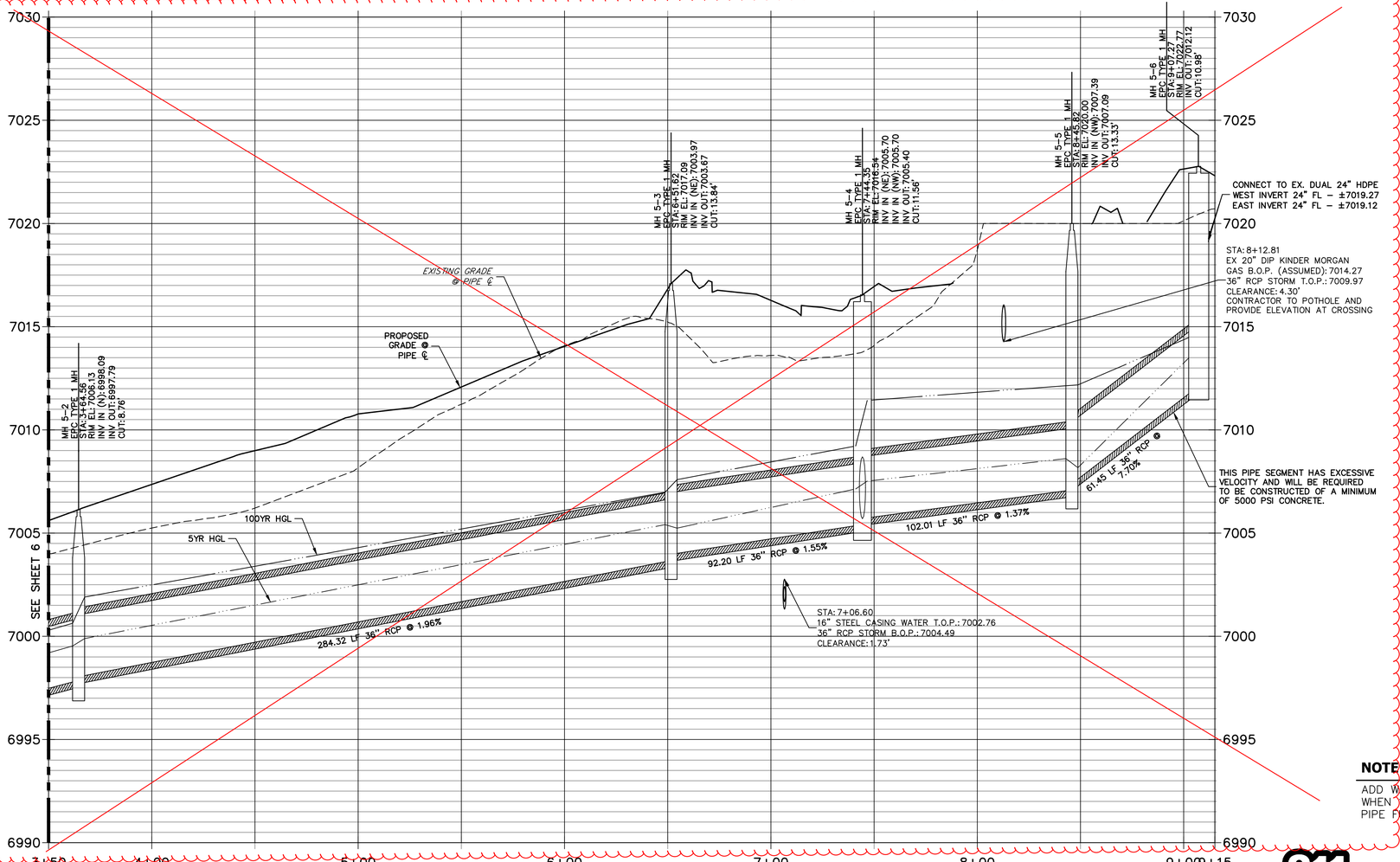
SHEET
5 OF 14

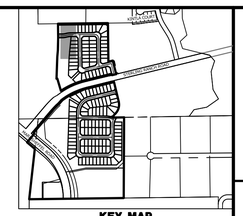

30.27 LF 48" RCP
PLUG
STA: 0+05.00=
N: 410571.73
E: 234256.88
9.84 LF 48" RCP
INLET 6-1
TYPE C INLET
STA: 0+22.83
N: 410605.40
E: 234235.17
6998
18.85 LF 18" RCP
ALIGNMENT DP-06, SEE PROFILE THIS SHEET
MH 5-2
EPC TYPE 1 MH
STA: 3+64.56
N: 410931.20
E: 234264.29
321.29 LF 36" RCP
SEE SHEET 7
MH 5-1
EPC TYPE 1 MH
STA: 0+37.92
N: 410604.63
E: 234257.99
SEE STERLING RANCH FILING 2 STORM PLANS
80.98 LF 36" RCP
ALIGNMENT DP-05, SEE PROFILE ON THIS SHEET
ALIGNMENT DP-05, SEE PROFILE ON SHEET 7
CONNECT PROP. MANHOLE TO EX. STORM SEWER
MH 7-1
5'ø MH
STA: 0+00.00
N: 410611.52
E: 234310.59
ALIGNMENT DP-15, SEE PROFILE THIS SHEET
12.16 LF 18" RCP
SANITARY CROSSING
STA:10+12.59 (0.97'RT)
INLET 15-1
5' TYPE R INLET
STA: 10+19.35
N: 410744.38
E: 234420.96
EX. FES FOR FUTURE CONNECTION
STA: 0+08.00=
N: 410617.12
E: 234316.31
170.87 LF 36" RCP
ALIGNMENT DP-07, SEE PROFILE THIS SHEET
STERLING RANCH ROAD
INLET 7-2
10' TYPE R INLET
STA: 1+70.88
N: 410731.97
E: 234431.69
EX. 150.32 LF 48" RCP
CLANCY DR
62.88 LF 24" RCP
SANITARY CROSSING
STA:2+02.30 (0.00'RT)
WATER CROSSING
STA:2+21.92 (0.00'RT)
INLET 7-3
15' TYPE R INLET
STA: 2+35.15
N: 410777.43
E: 234477.07
7000
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DP-05 PROFILE (3)
STA 3+50.00 TO 9+15.12

PRIVATE / SRMD





SEE UPDATED JR SHJEET 7, "KINDER MORGAN FINAL SUBMITTAL 12/21/23

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

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

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

STERLING RANCH FILING 4

STORM SEWER PLAN

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 INUNDATED

EPC 8/31/23

30 15 0 30 60
HORIZONTAL
ORIGINAL SCALE: 1" = 30'
VERTICAL
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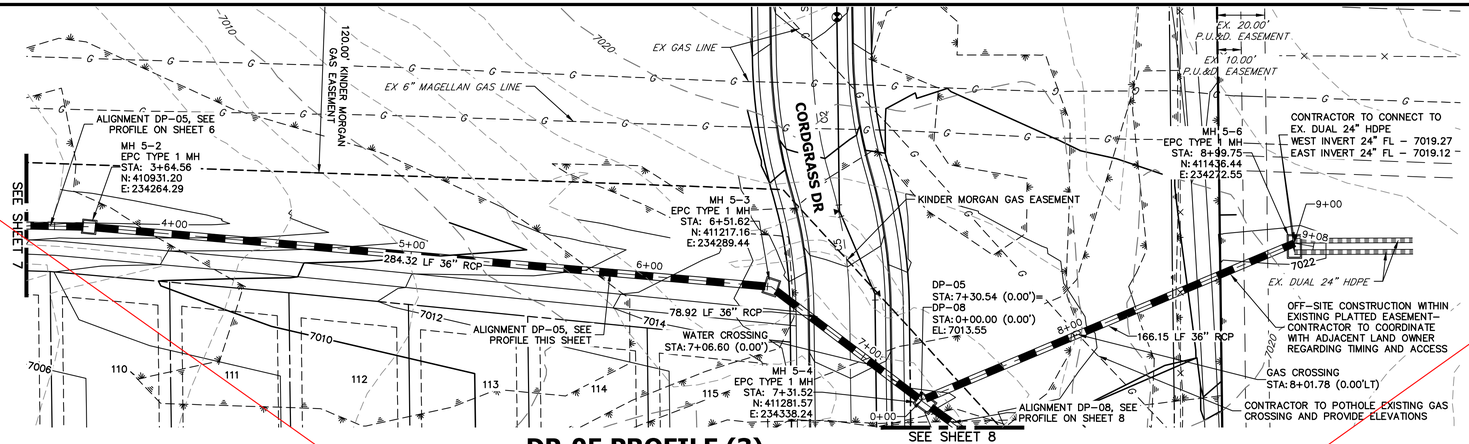
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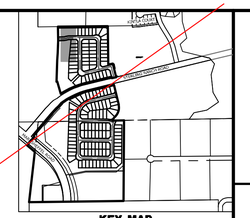
811 Know what's below. Call before you dig.

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
32314
08/14/23
DATE

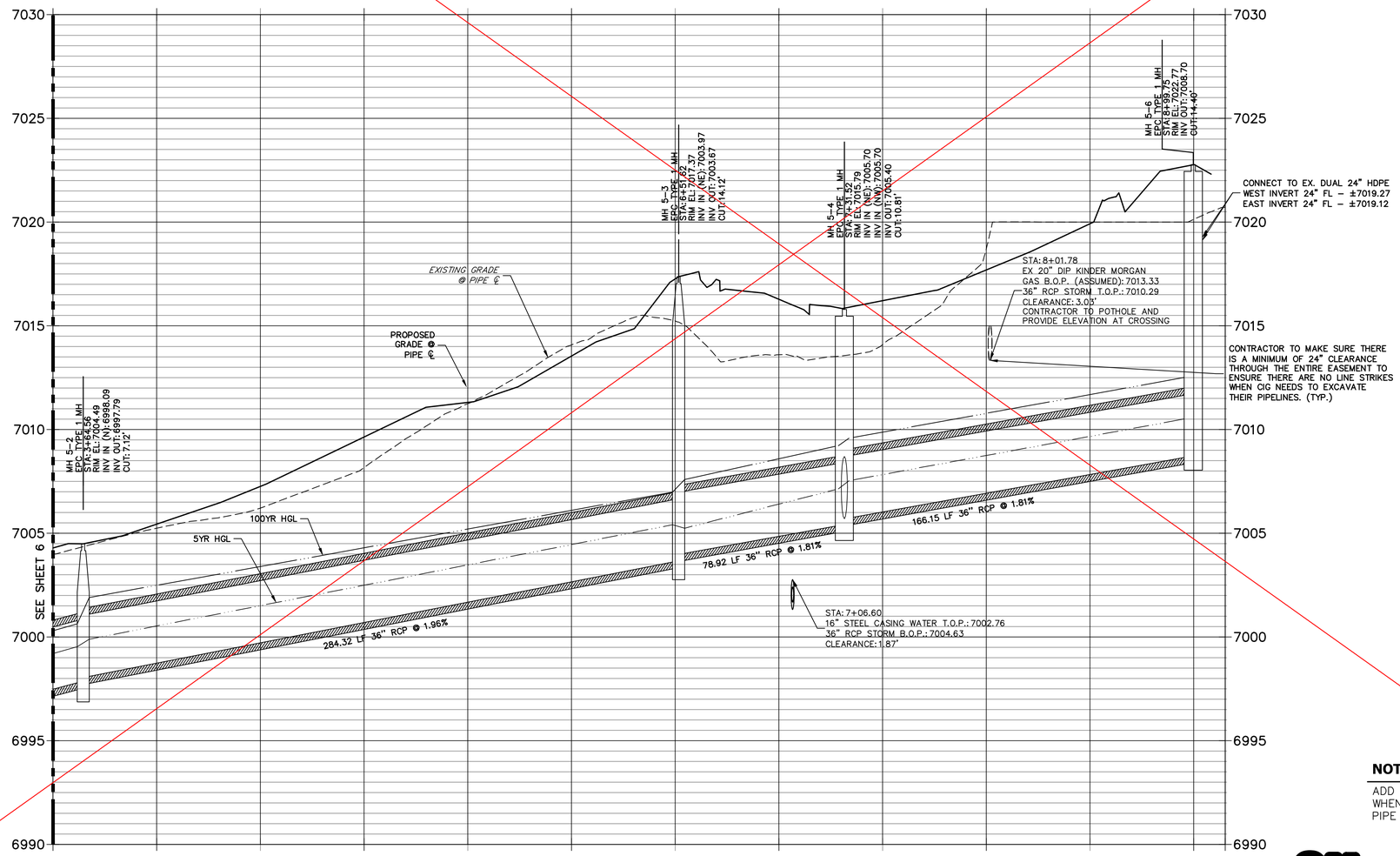
SHEET 7 OF 14
JOB NO. 25188.11

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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

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MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC
12/21/23
DATE

COLORADO LICENSED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER

COLORADO LICENSED RYAN BURNS R.E.B. 0054412 PROFESSIONAL ENGINEER
AS-BUILT PLANS
2026-07-10
EPC SF-22-030

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PREPARED FOR
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20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO
JAMES F. MORLEY
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No.	REVISION	BY	DATE
#	KINDER MORGAN FINAL SUBMITTAL	GAG	12/21/23
#		#	
#		#	
#		#	

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

STERLING RANCH FILING 4

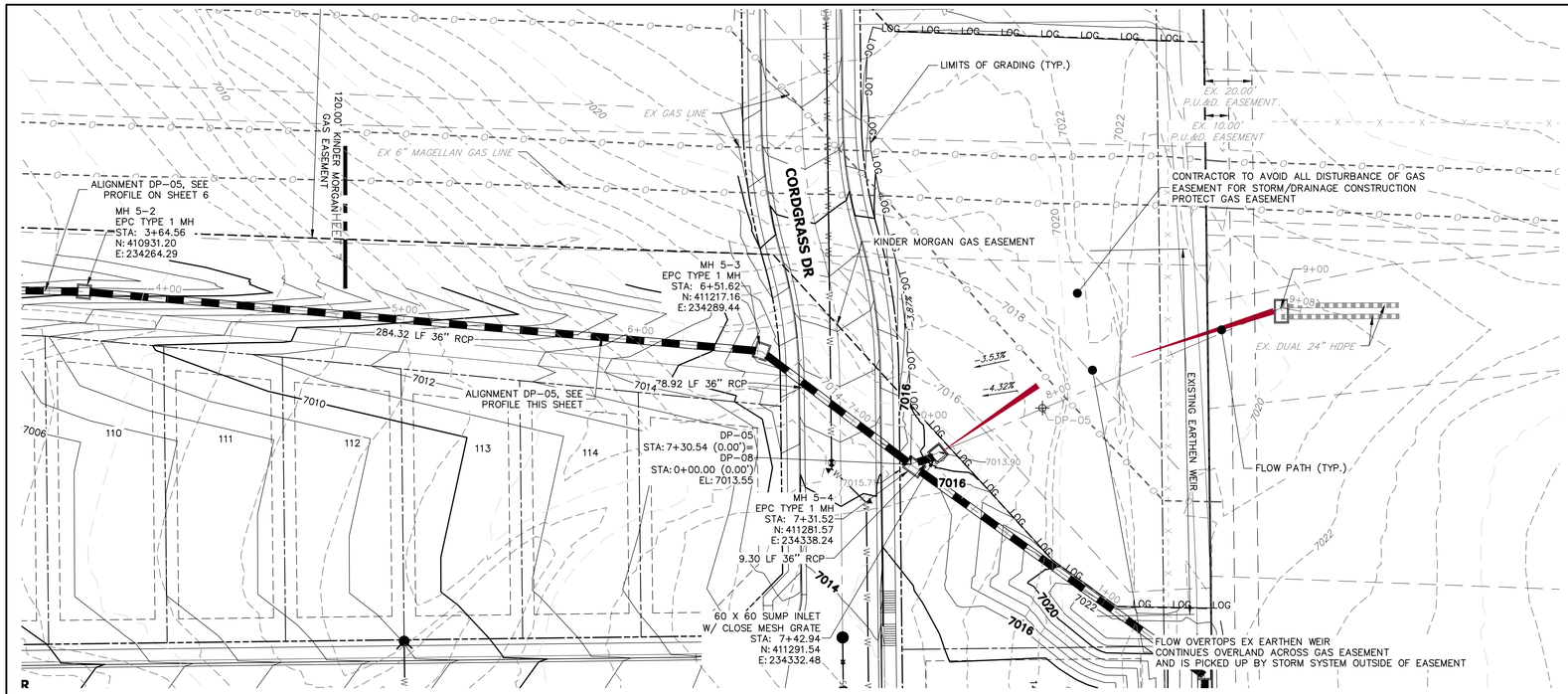
STORM SEWER PLAN

SHEET 7 OF 14

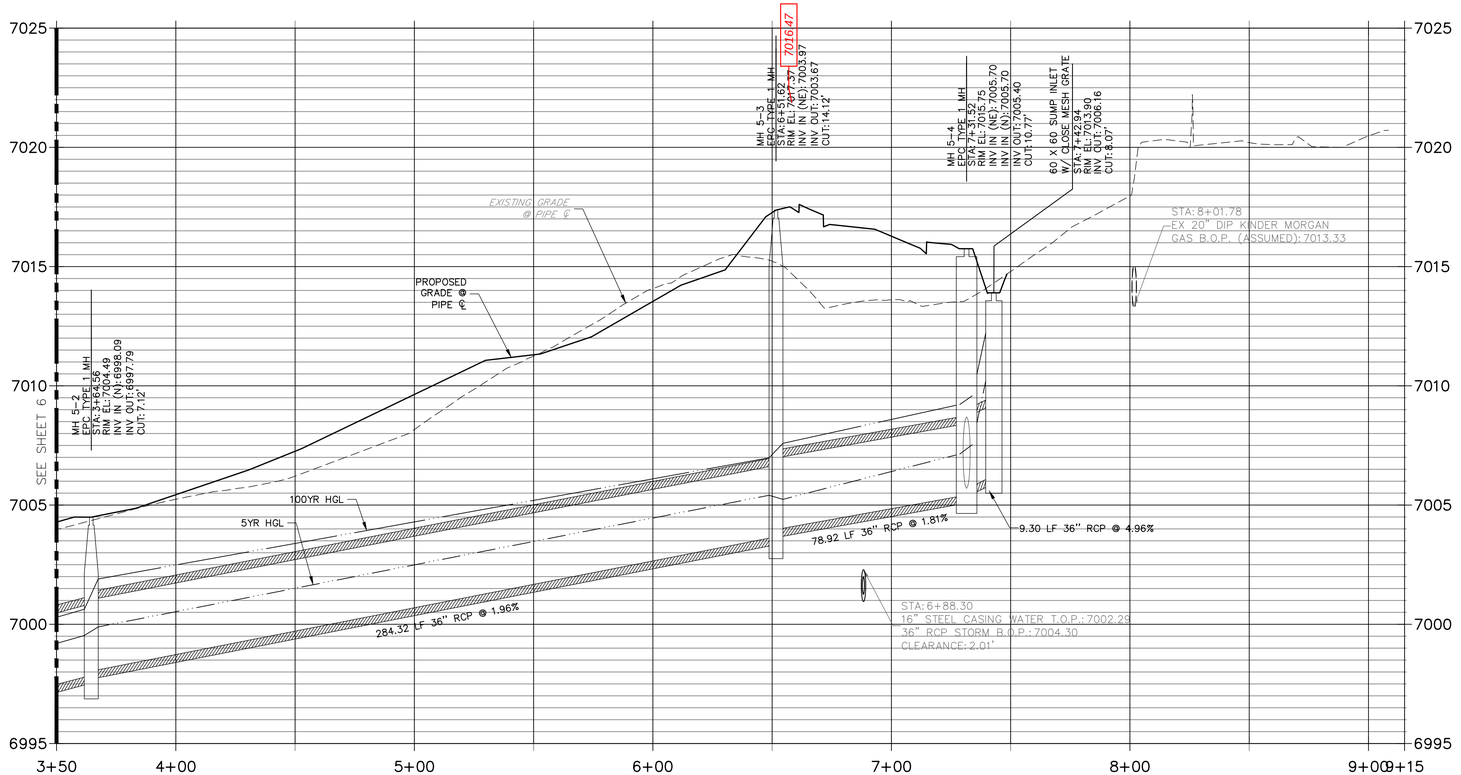
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ATE REVISED SHEET 7R - REPLACES JR SHEET 7



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



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R.E.B 54412 11/12/24

11/12/24

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

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

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

ALL TERRAIN ENGINEERING

RYAN E. BURNS, PE
303.517.1656 - RYAN@ATERRAINENG.COM

MICHAEL G. JOVICEVIC, PE
530.391.1656 - MJOVICEVIC@ATERRAINENG.COM

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

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24003 SRF4 - EL PASO

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

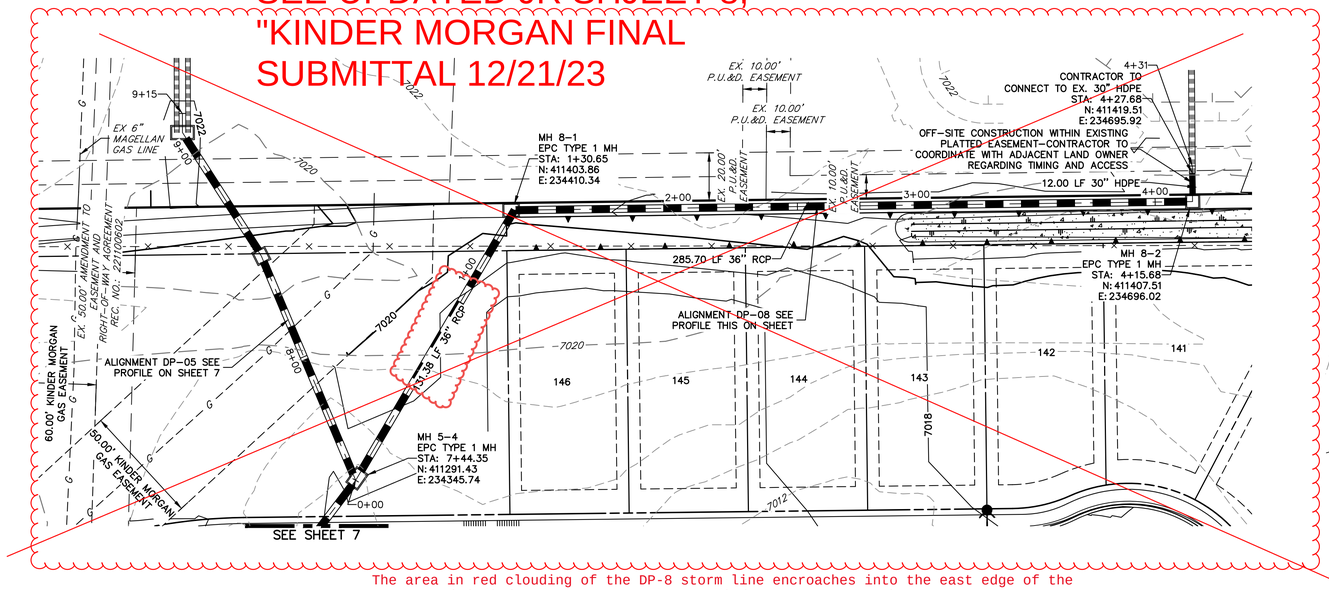
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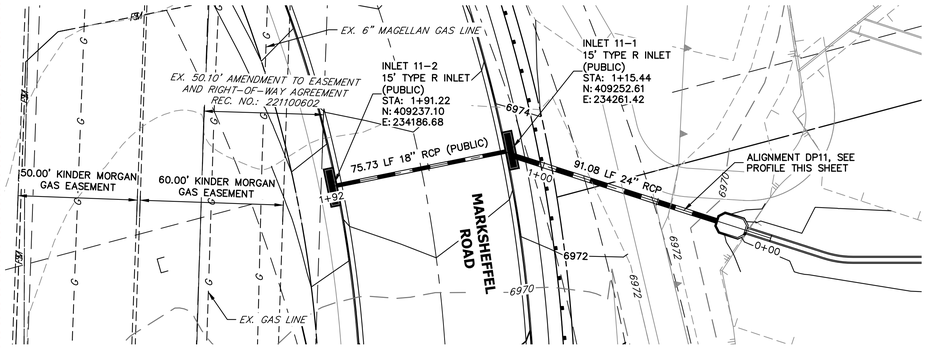
STORM SEWER PLAN

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

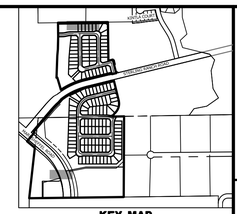
SHEET 7R OF 14

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



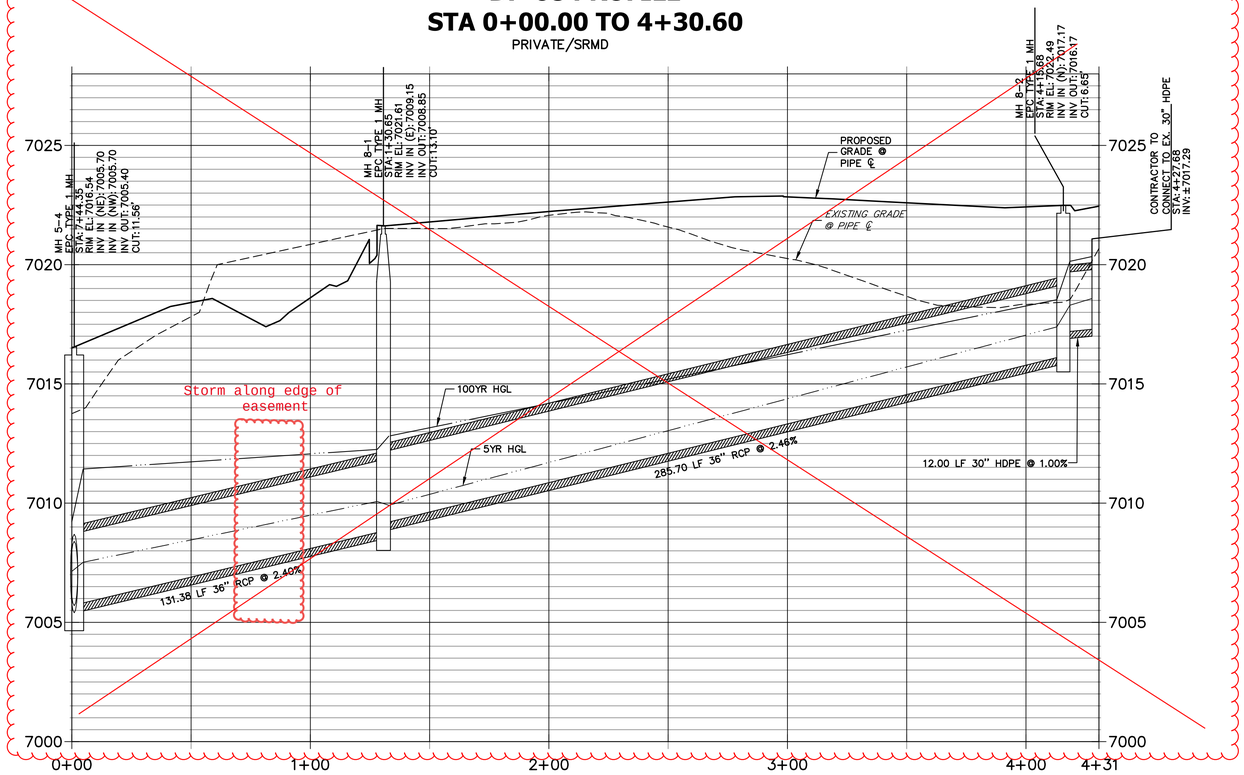


WARNING
HIGH-PRESSURE PIPELINE(S)
EXCAVATION AND/OR CONSTRUCTION PROHIBITED
WITHOUT COMPLIANCE WITH STATE ONE-CALL, AND
WITHOUT WRITTEN PERMISSION FROM
MAGELLAN PIPELINE COMPANY, L.P.

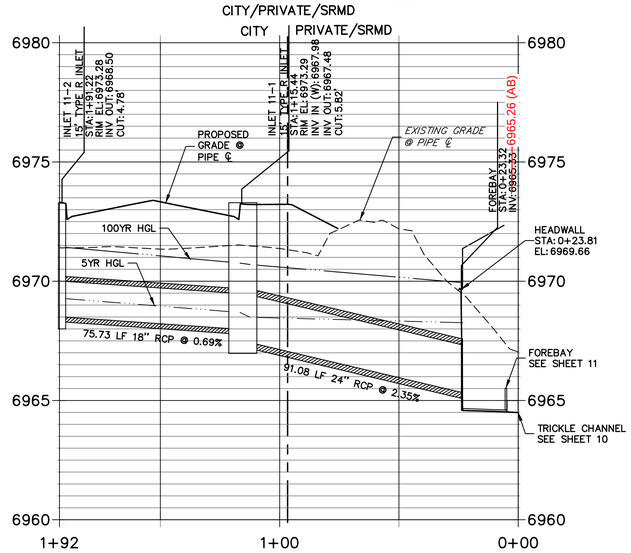


The area in red clouding of the DP-8 storm line encroaches into the east edge of the new expanded Kinder Morgan easement, see Kinder Morgan encroachment exhibit

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



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



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

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

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

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

Know what's below. 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, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC
08/14/23
DATE

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

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

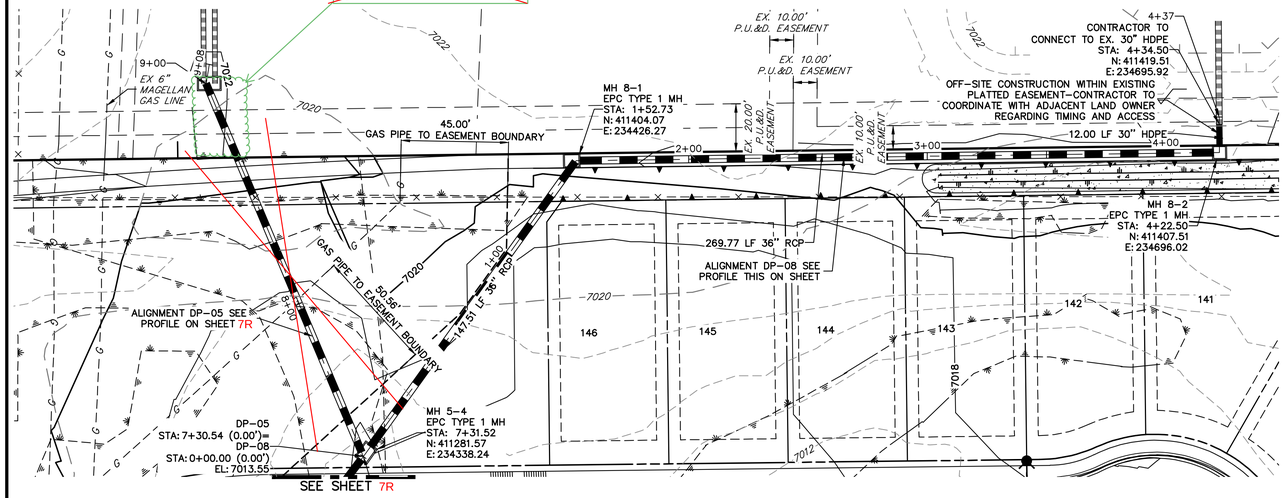
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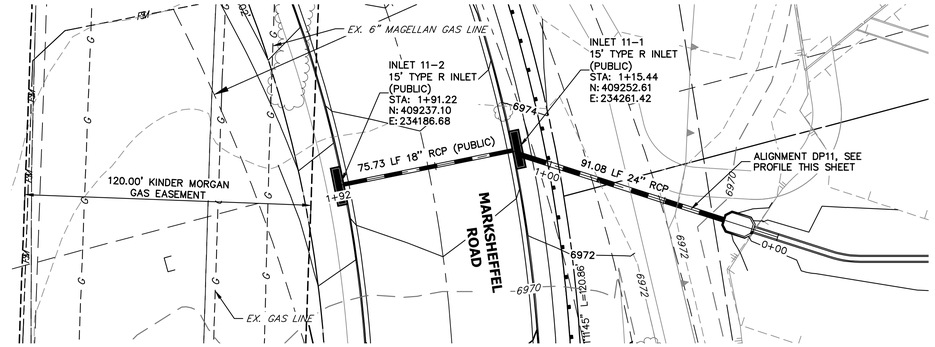
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V-SCALE	1"=3'	DRAWN BY	WKN
DATE	08/14/23	CHECKED BY	

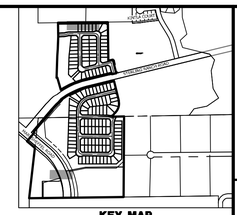
STERLING RANCH FILING 4
STORM SEWER PLAN

SHEET 8 OF 14
JOB NO. 25188.11

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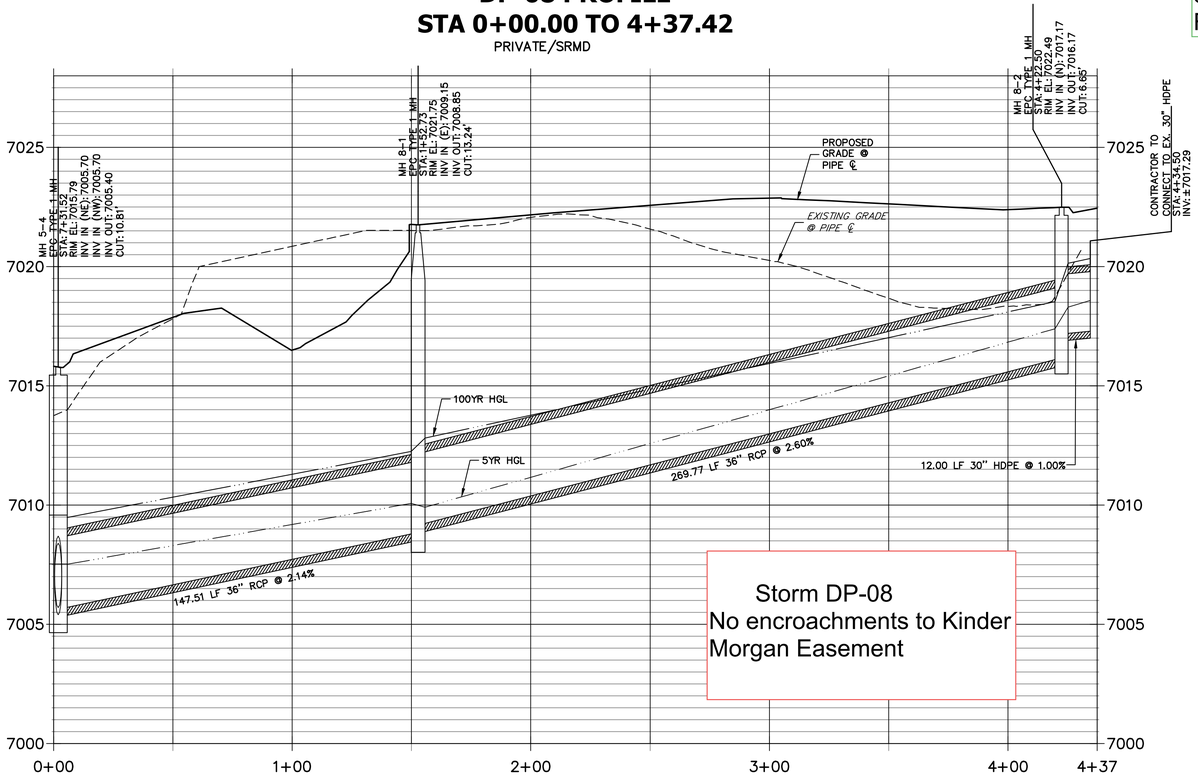


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Encroachment #1
36" Storm Crossing
Final 2024-02-20

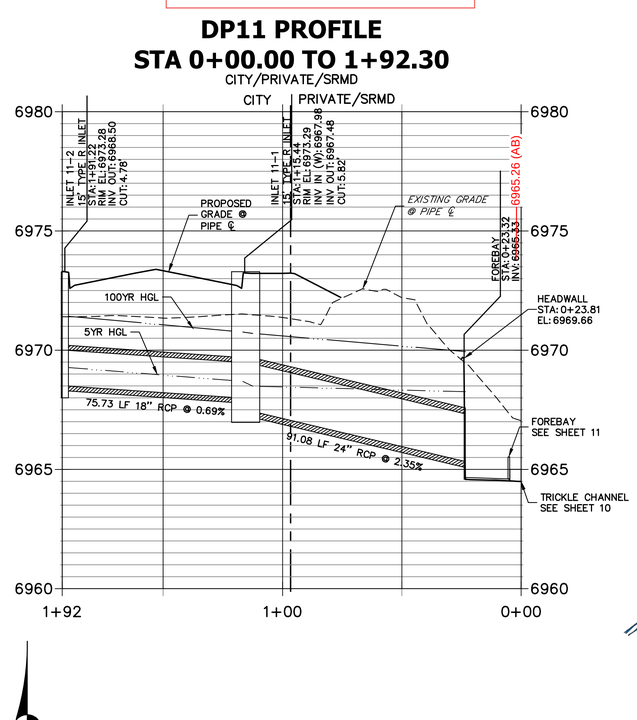
Storm DP-11
No encroachments to Kinder Morgan Easement

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



Storm DP-08
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

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

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COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC
12/21/23
DATE

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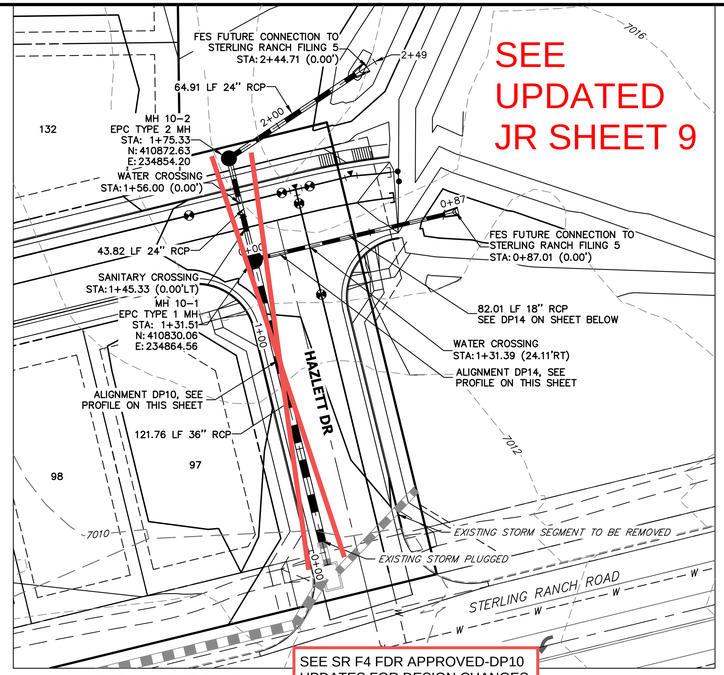
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#		#	
#		#	
#		#	

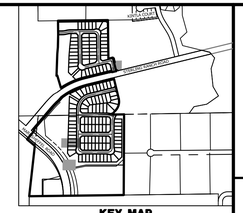
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V-SCALE	1"=3'
DATE	11-30-23
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DRAWN BY	WKN
CHECKED BY	

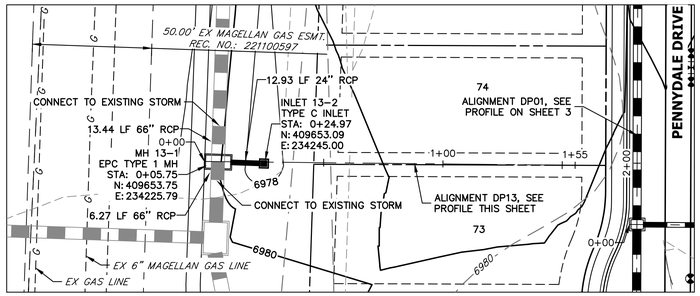
STERLING RANCH FILING 4
STORM SEWER PLAN

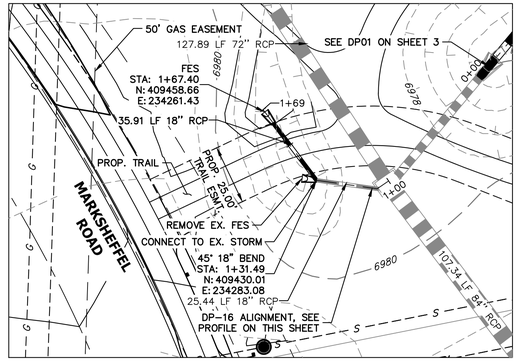
SHEET 8 OF 14
JOB NO. 25188.11

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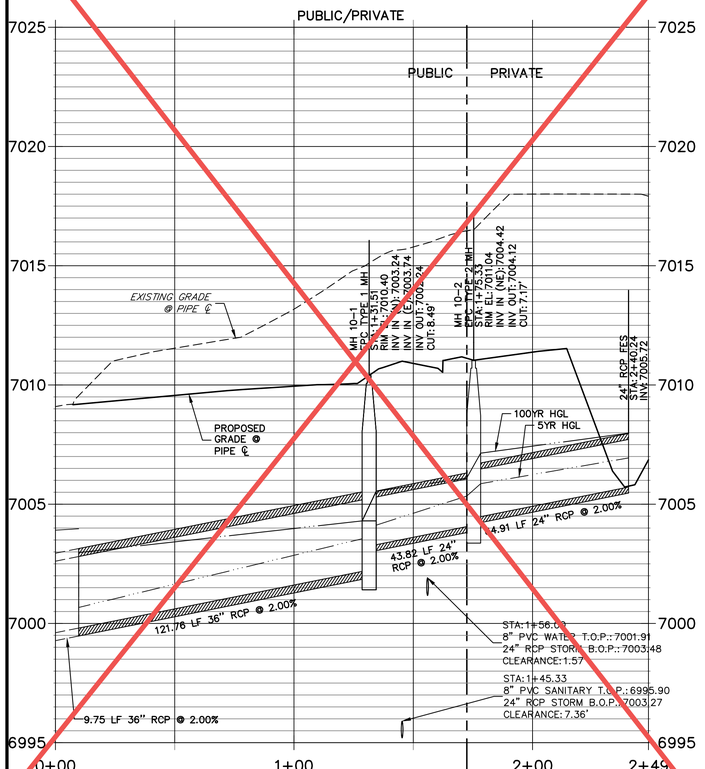






DP10 PROFILE
STA 0+00.00 TO 2+48.61

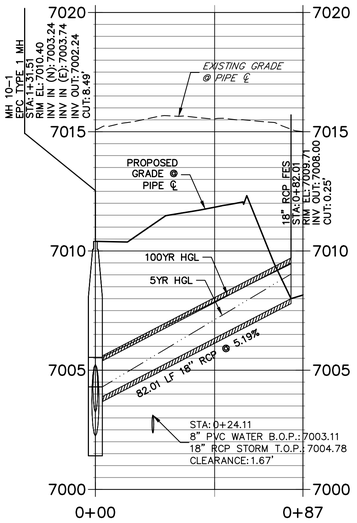
SEE SR F4 FDR APPROVED-DP10 UPDATES FOR DESIGN CHANGES



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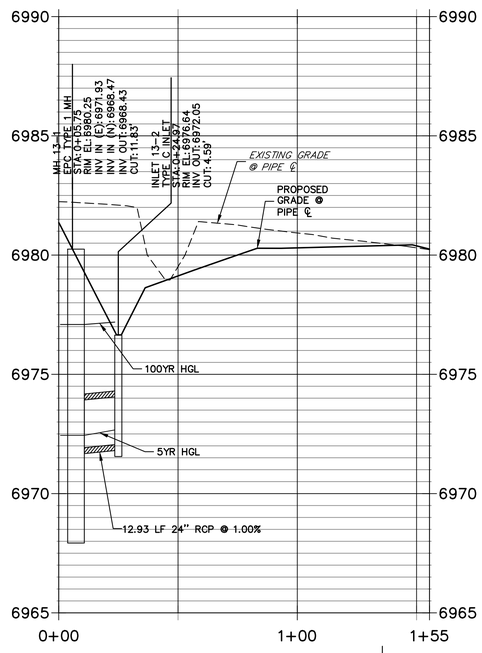
SEE SR F4 FDR APPROVED-DP10 UPDATES FOR DESIGN CHANGES

DP14 PROFILE
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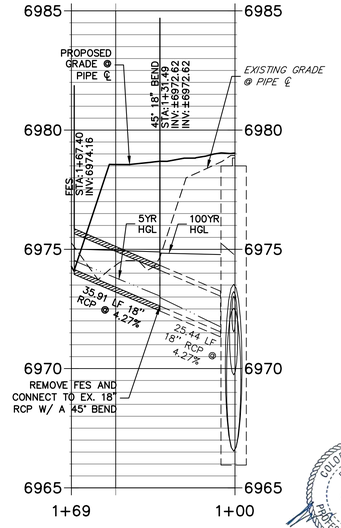


SEE STERLING RANCH FILING NO. 5 STORM PLANS (ASB)

DP13 PROFILE
STA 0+00.00 TO 1+55.41



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



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

EPC 8/31/23

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

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

08/14/23
DATE

COLORADO LICENSED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER

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JAMES F. MORLEY
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No.	REVISION	BY	DATE

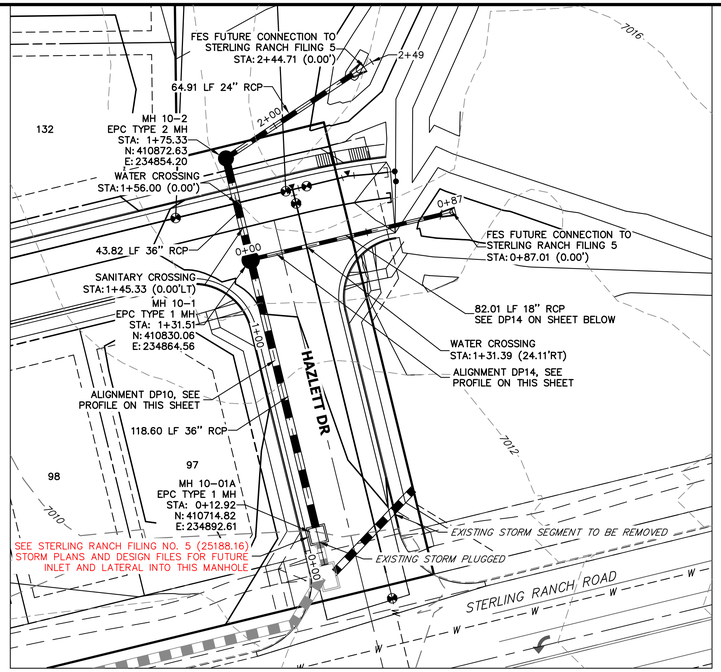
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V-SCALE	1"=3'
DATE	08/14/23
DESIGNED BY	RAB
DRAWN BY	WKN
CHECKED BY	

STERLING RANCH FILING 4
STORM SEWER PLAN

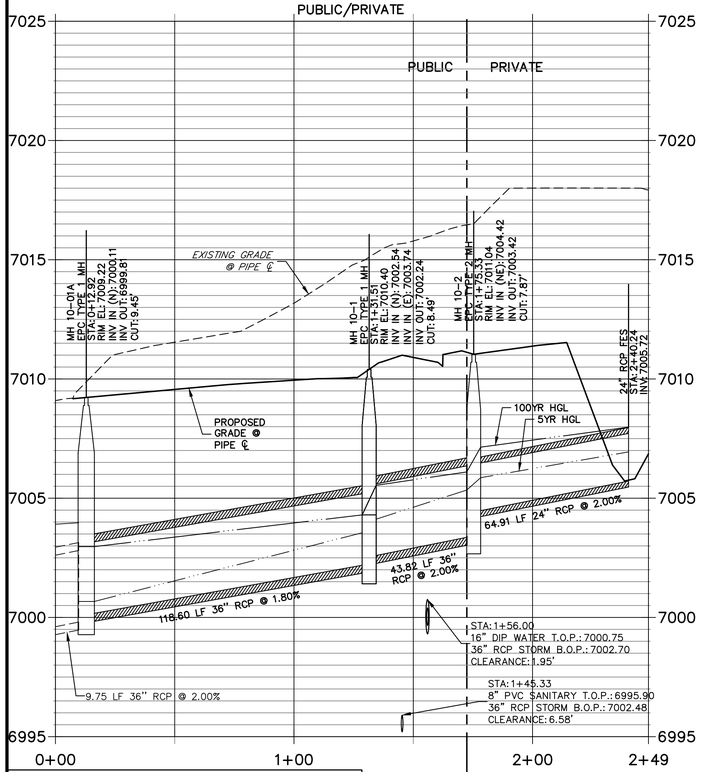
SHEET 9 OF 14
JOB NO. 25188.11

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UPDATED JR SHEET 9

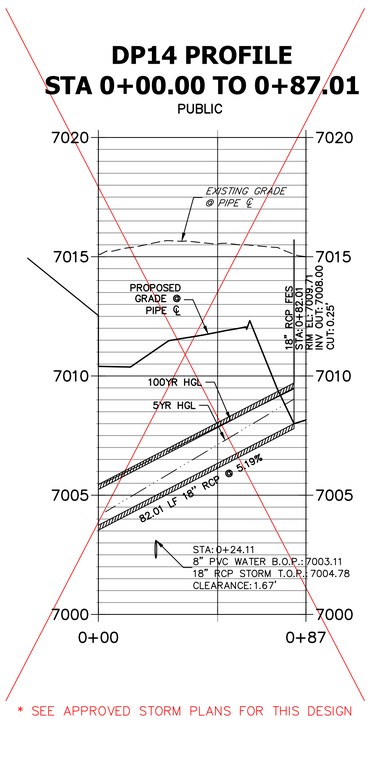


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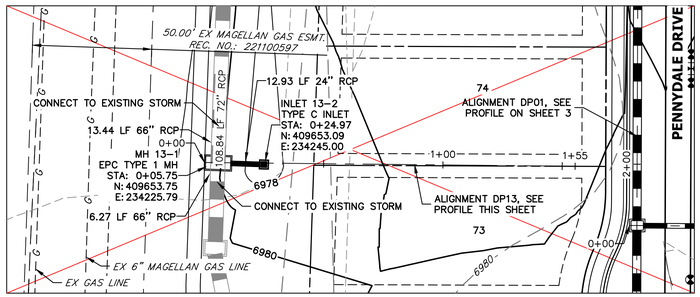


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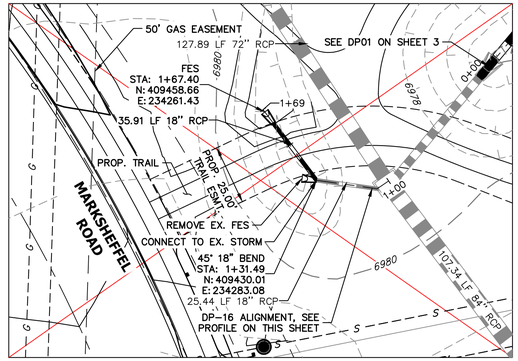
DP14 PROFILE
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* SEE APPROVED STORM PLANS FOR THIS DESIGN

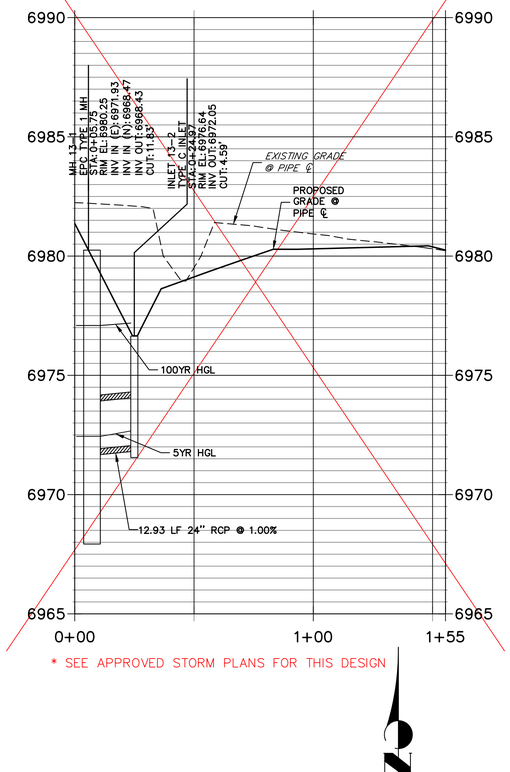


* SEE APPROVED STORM PLANS FOR THIS DESIGN



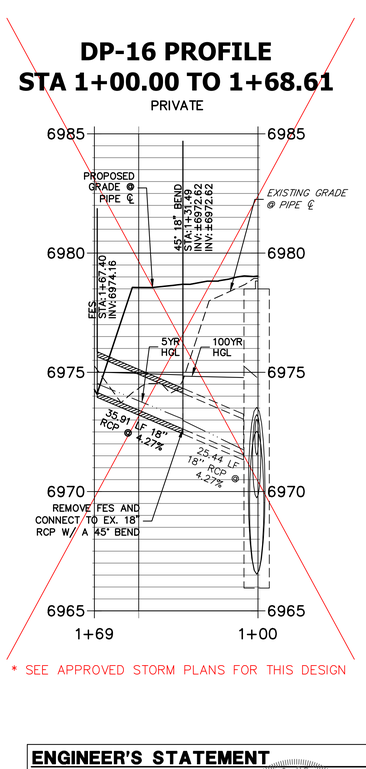
* SEE APPROVED STORM PLANS FOR THIS DESIGN

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

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

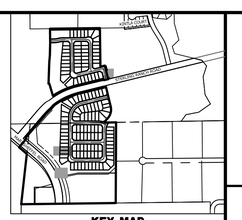
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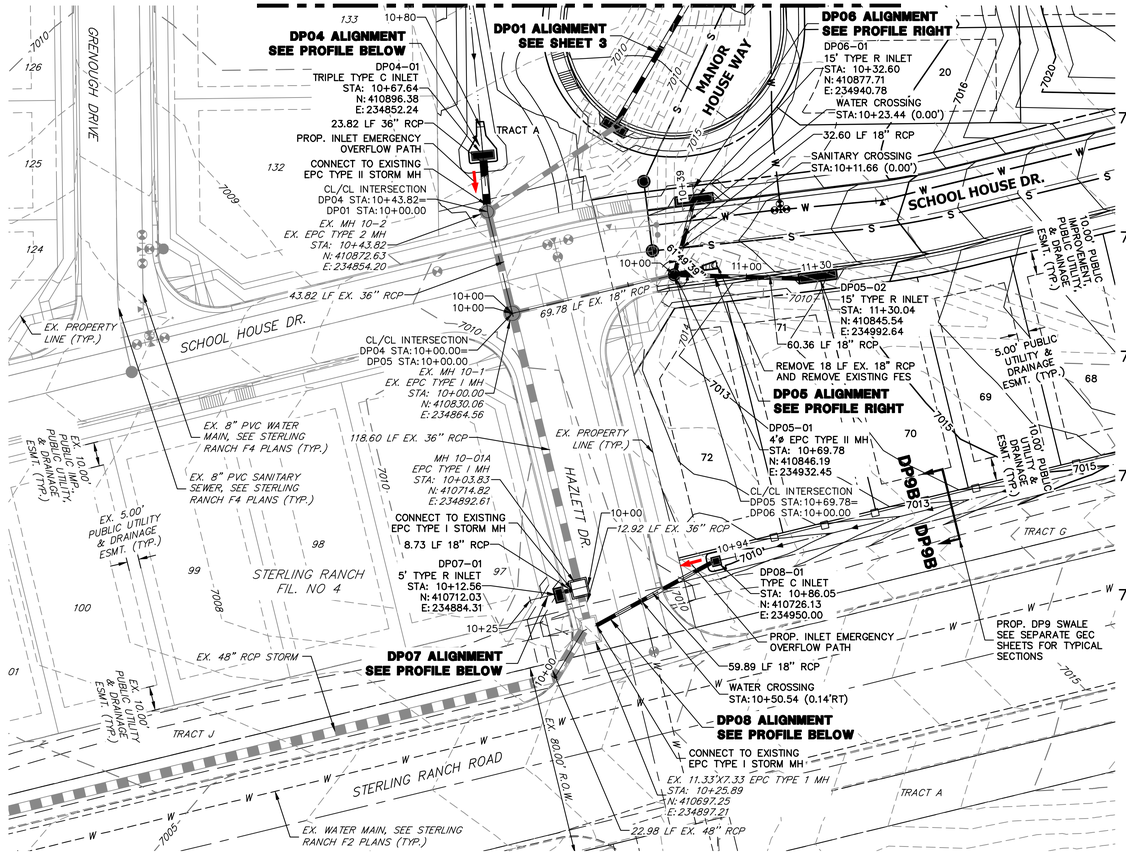
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V-SCALE	1"=3'
DATE	08/14/23
DESIGNED BY	RAB
DRAWN BY	WKN
CHECKED BY	

STERLING RANCH FILING 4

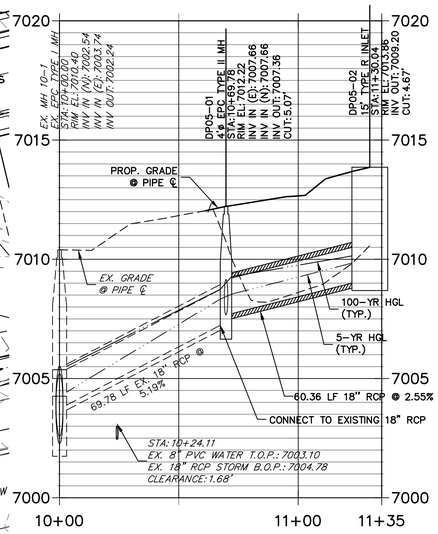
STORM SEWER PLAN

SHEET 9 OF 14

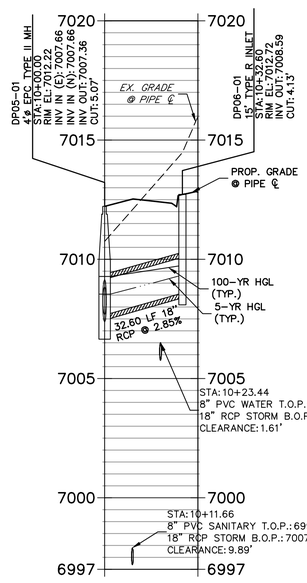
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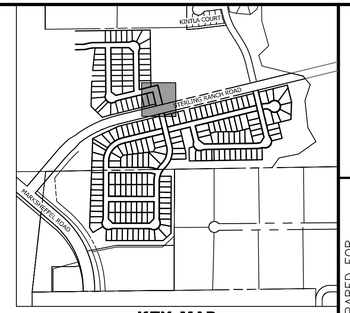


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DP06 PROFILE
STA 10+00.00 TO 10+39.10

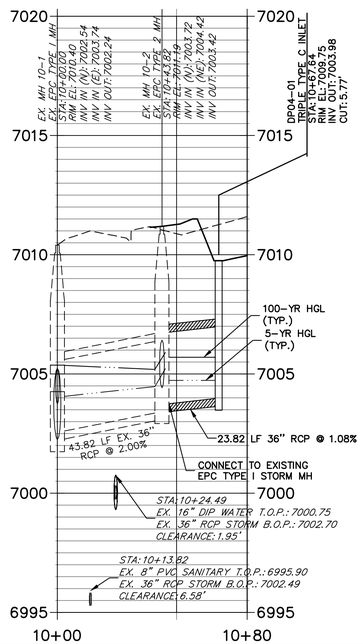




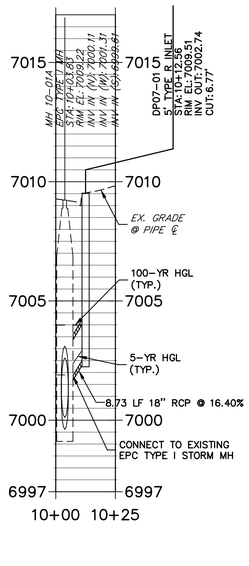
KEY MAP
SCALE: NTS

FOR REFERENCE ONLY: See approved Sterling Ranch Filing No. 5 Storm Design by JR Engineering.

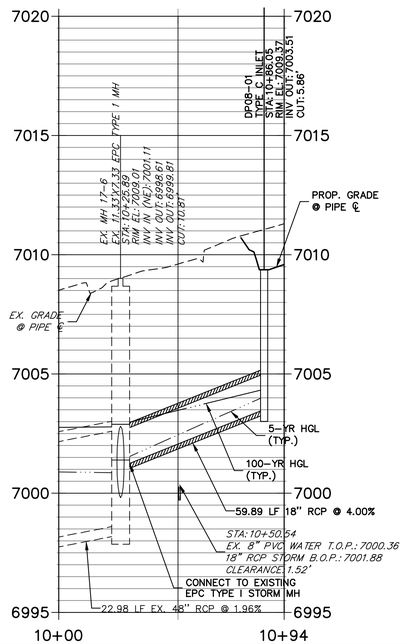
DP04 PROFILE
STA 10+00.00 TO 10+79.60



DP07 PROFILE
STA 10+00.00 TO 10+25.00



DP08 PROFILE
STA 10+00.00 TO 10+94.47



STORM SEWER NOTES

1. SEE SHEET 1 FOR BENCHMARK. SEE SHEET 2 FOR LEGEND.
2. ALL STORM SEWER PIPES, INLETS, MANHOLES, AND APPURTENANCES WITHIN THE R.O.W. ARE PUBLIC. STORM FACILITIES OUTSIDE OF THE PUBLIC R.O.W. ARE PRIVATE, UNLESS OTHERWISE NOTED.
3. ALL STATIONING IS PIPE CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL PROPOSED RCP STORM SEWER PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.
5. PIPE LENGTHS ARE FROM INSIDE INLET WALL TO INSIDE INLET WALL, FROM CENTER OF MANHOLE TO INSIDE INLET OF WALL, OR FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. PIPE LENGTHS INCLUDE FES OR HEADWALL.
6. WHERE PIPES ENTER STRUCTURES, THE CENTERLINE STATION CALLED OUT ON THE PLANS IS TO THE CENTER OF STRUCTURE. WHERE PIPES ENTER STRUCTURES ON A SKEW, CONTRACTOR IS REQUIRED TO EXTEND PIPE TO ENSURE THAT BOTH EDGES OF THE PIPE EXTEND INTO THE STRUCTURE. CONTRACTOR WILL THEN BE REQUIRED TO CUT PIPE FLUSH WITH THE INSIDE FACE OF THE STRUCTURE AND GROUT IN PLACE.
7. ALL MANHOLE COVERS SHALL BE ORIENTED TO AVOID CUB, GUTTER, SIDEWALK AND CROSSPANS UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL EL PASO COUNTY TYPE II MANHOLES PRIOR TO CONSTRUCTION OR ORDERING MATERIALS.
10. ALL MANHOLES HAVE AN ECCENTRIC CONE UNLESS OTHERWISE SPECIFIED.
11. PIPES WITH PRESSURE HEAD SHALL USE WATER TIGHT JOINTS WITH A 100-YEAR SERVICE LIFE.
12. PIPE BEDDING SHALL CONFORM TO EL PASO COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS. BEDDING FOR RCP SHALL BE AG7122 NO. 57/67 CRUSHED ROCK. SQUEEGEE OR MIXTURES CONTAINING SQUEEGEE SHALL NOT BE USED. BEDDING SHALL BE 6 TO 8 INCHES DEEP UNDER THE PIPE AND BACKFILLED TO THE SPRING LINE.
13. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH MANUFACTURES SPECIFICATIONS AND EL PASO COUNTY STANDARDS AND SPECIFICATION.
14. ALL ON-GRADE INLETS ARE TO MATCH TBC ELEVATIONS AT EACH END, FOLLOWING STREET GRADES. SEE SEPARATE ROADWAY PLANS (PUBLIC AND PRIVATE) BY JR ENGINEERING FOR REQUIRED ELEVATIONS.
15. ALL INLETS REQUIRE A CURB TYPE AND FL TRANSITION (LOCAL DEPRESSION) DETAILED PER CDOT M-604-12 TYPE R INLET DETAIL. SEE SEPARATE ROADWAY PLAN SHEETS (PUBLIC AND PRIVATE) BY JR ENGINEERING.
16. WATER LINE AND SANITARY SEWER LINE SHOWN FOR GRAPHICAL PURPOSES ONLY. SEE WATER, WASTEWATER, UTILITY, GRADING AND EROSION CONTROL, AND STREET IMPROVEMENT PLANS FOR CONSTRUCTION USE.
17. SEE DETAIL SHEETS 5-6 FOR APPLICABLE DETAILS.

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

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

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

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.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC

COLORADO LICENSED BRYANT LAW 25043 PROFESSIONAL ENGINEER

4/26/24
DATE

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

PREPARED FOR
CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DRIVE
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(719) 785-3270

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE 1" = 30'
V-SCALE 1" = 3'
DATE 04/26/24
DESIGNED BY GAG
DRAWN BY GAG
CHECKED BY

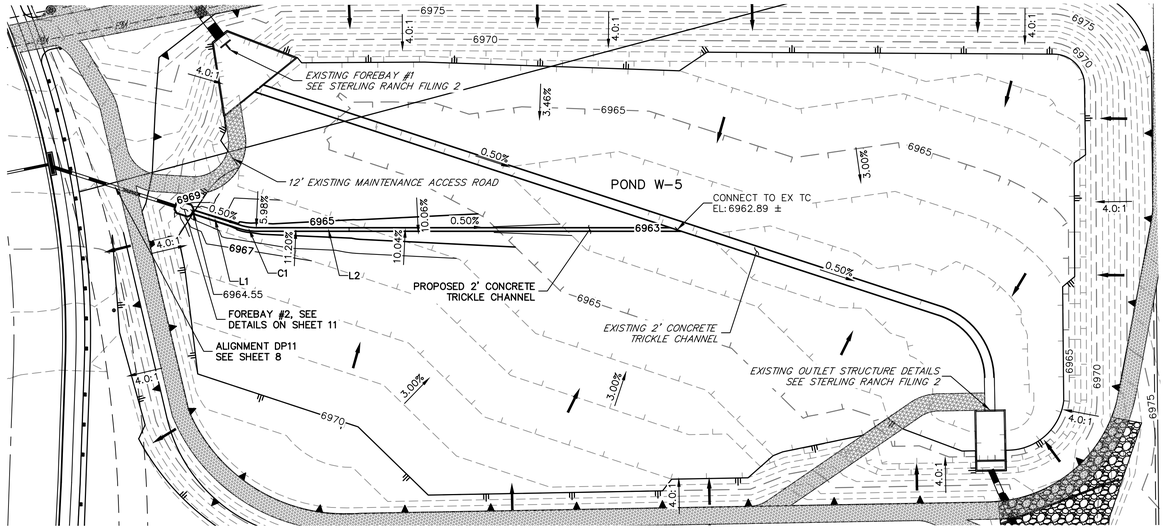
STERLING RANCH FILING NO. 5

STORM SEWER PLAN & PROFILE

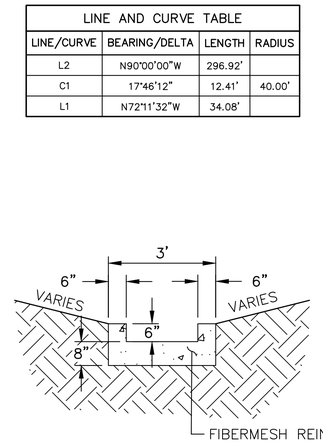
SHEET 4 OF 6

JOB NO. 25188.16

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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.



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.

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SR LAND, LLC
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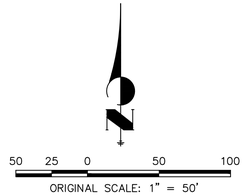
BY	DATE

No.	REVISION

H-SCALE	1"=30'
V-SCALE	1"=5'
DATE	08/14/23
DESIGNED BY	RAB
DRAWN BY	MC
CHECKED BY	

GRADING NOTES:

1. ALL PROPOSED CONTOURS ARE TO FINISHED GRADE.
2. 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.
3. 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.
4. 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.
5. TO REDUCE THE POTENTIAL FOR CLOGGING OF DEBRIS GRATES, NO STRAW MULCH SHALL BE USED WITHIN THE EURV OR WQCV OF A DETENTION BASIN. INSTEAD, EROSION CONTROL BLANKETS SHALL BE INSTALLED FOR A WIDTH OF AT LEAST 6 FEET ON EITHER SIDE OF CONCRETE LOW-FLOW CHANNELS. THE BLANKETS SHALL COMPLY WITH THE MATERIALS AND INSTALLATION REQUIREMENTS FOR EROSION CONTROL BLANKETS (STRAW COCONUT OR 100 PERCENT COCONUT). SITE-SPECIFIC CONDITIONS MAY REQUIRE ADDITIONAL BLANKET OR OTHER EROSION CONTROL MEASURES.



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PROFESSIONAL ENGINEER

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

EPC 8/31/23

FILE NO. 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 — DATE 08/14/23

COLORADO LICENSED
MIKE A. BRAMLETT
32314
PROFESSIONAL ENGINEER

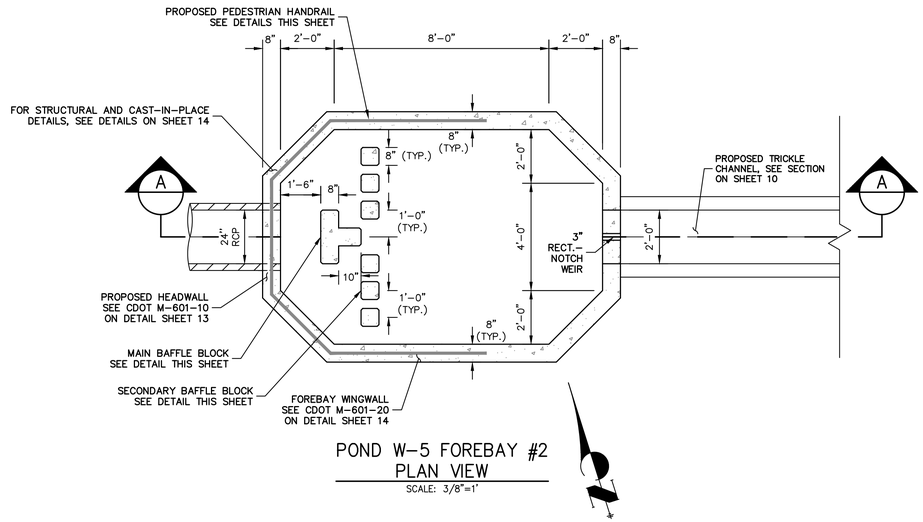
STERLING RANCH FILING 4

STORM SEWER PLAN

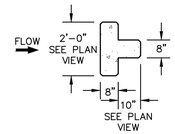
SHEET 10 OF 14

JOB NO. 25188.11

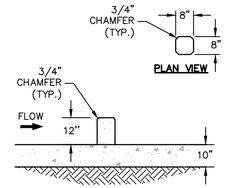
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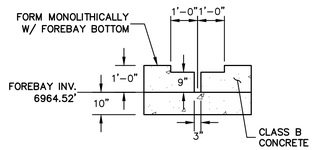
POND W-5 FOREBAY #2
PLAN VIEW
SCALE: 3/8"=1'



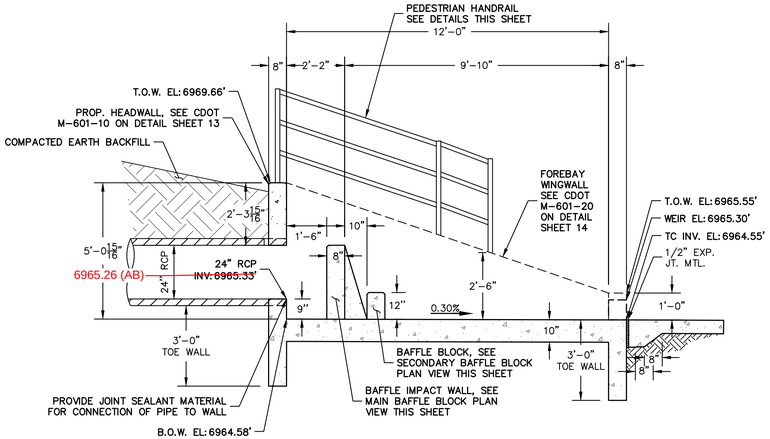
FOREBAY #2 MAIN BAFFLE
BLOCK PLAN
SCALE: 3/8"=1'



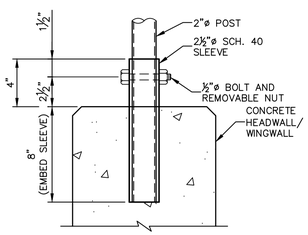
FOREBAY #2 SECONDARY
BAFFLE BLOCK DETAILS
SCALE: 3/8"=1'



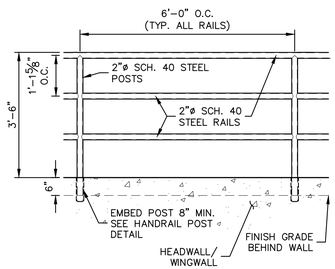
FOREBAY #2
SECTION AT WEIR
SCALE: 3/8"=1'



POND W-5 FOREBAY #2
CROSS SECTION A-A
SCALE: 3/8"=1'



PEDESTRIAN RAILING
POST DETAIL
SCALE: 1"=6'



PEDESTRIAN RAILING DETAIL
SCALE: 1/2"=1'

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

EPC 8/31/23

FILE NO. SF-22-030

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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

08/14/23

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

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No.	REVISION	BY	DATE

H-SCALE	3/8"=1'
V-SCALE	3/8"=1'
DATE	08/14/23
DESIGNED BY	RAB
DRAWN BY	MC
CHECKED BY	

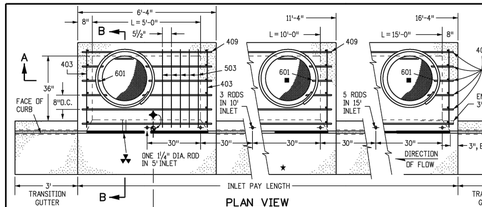
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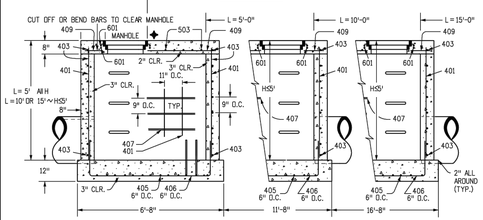
FOREBAY DETAILS

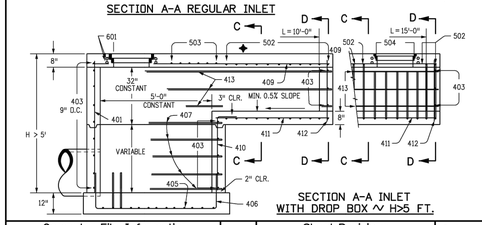
SHEET 11 OF 14

JOB NO. 25188.11

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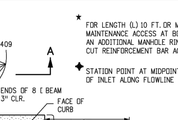


GENERAL NOTES:
SEE SHEET 2.

★ FOR LENGTH (L) 10 FT. OR MORE, PROVIDE MAINTENANCE ACCESS AT BOTH ENDS WITH AN ADDITIONAL MANHOLE RING AND COVER. CUT REINFORCEMENT BAR ACCORDINGLY.

✦ STATION POINT AT MIDPOINT OF INLET ALONG FLOWLINE

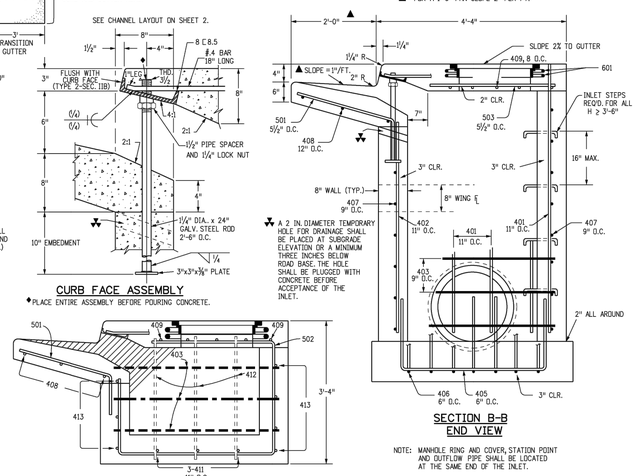
ENDS OF 8 I BEAM
3" CLR.
FACE OF CURB
✱ MEET SHAPE OF NORMAL BARRIER CURB AND GUTTER HERE.
DIRECTION OF FLOW
3", EACH END



✱ WHEN A TYPE R INLET IS USED WITH MOUNTABLE CURB AND GUTTER, 5 FT. TRANSITION SHALL BE CONSTRUCTED. TRANSITION SHALL BE PAID FOR AS CURB AND GUTTER.

TRANSITION CURB

▲ - FOR A 1'-0" PAN SLOPE 2" PER FT.



SEE CHANNEL LAYOUT ON SHEET 2.

✦ PLACE ENTIRE ASSEMBLY BEFORE POURING CONCRETE.

A 2 IN. DIAMETER TEMPORARY HOLE FOR DRAINAGE SHALL BE PLACED AT SUBGRADE ELEVATION OR A MINIMUM THREE INCHES BELOW ROAD BASE. THE HOLE SHALL BE PLUGGED WITH CONCRETE BEFORE ACCEPTANCE OF THE INLET.

NOTE: MANHOLE RING AND COVER, STATION POINT AND OUTFLOW PIPE SHALL BE LOCATED AT THE SAME END OF THE INLET.

SECTIONS C-C & D-D (DOTTED BARS ARE IN SECTION D-D)

MARK	BAR # OR SIZE	G.C. SPACING	TYPE	ALL INLETS L = 5 FT. NO. REQ'D.	ALL INLETS L = 5 FT. LENGTH	INLETS: H ≤ 5 FT. L = 10 FT. NO. REQ'D.	INLETS: H ≤ 5 FT. L = 10 FT. LENGTH	INLETS: H ≤ 5 FT. L = 15 FT. NO. REQ'D.	INLETS: H ≤ 5 FT. L = 15 FT. LENGTH	INLETS: H > 5 FT. L = 10 FT. NO. REQ'D.	INLETS: H > 5 FT. L = 10 FT. LENGTH	INLETS: H > 5 FT. L = 15 FT. NO. REQ'D.	INLETS: H > 5 FT. L = 15 FT. LENGTH
401	4	11"	II	15	✱	21	✱	26	✱	11	✱	11	✱
402	4	11"	II	7	✱	13	✱	18	✱	7	✱	7	✱
403	4	9"	II	✱	4'-0"	✱	4'-0"	✱	4'-0"	✱	4'-0"	✱	4'-0"
405	4	6"	VI	11	6'-10"	21	6'-10"	31	6'-10"	11	6'-10"	11	6'-10"
406	4	6"	VIII	7	8'-10"	7	13'-10"	7	18'-10"	7	8'-10"	7	8'-10"
407	4	9"	II	✱	5'-10"	✱	10'-10"	✱	15'-10"	✱	5'-10"	✱	5'-10"
408	4	12"	II	3	5'-10"	3	11'-10"	3	16'-0"	3	11'-10"	3	16'-0"
409	4	8"	II	6	5'-10"	6	10'-10"	6	15'-10"	6	10'-10"	6	15'-10"
410	4	11"	VII							3		3	✱
411	4	11"	II							3	5'-2"	3	10'-2"
412	4	11"	II							3	2'-9"	3	2'-9"
413	4	9"	II							7	10'-10"	7	15'-10"
501	5	5½"	IV	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33	3'-4"
502	5	5½"	III							11	11'-5"	17	11'-5"
503	5	5½"	II	5	3'-6"	16	3'-6"	27	3'-6"	6	3'-6"	6	3'-6"
504	5	5½"	IX									5	8'-4"
601	6	2½"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	4	8'-10"
■B8.5				1 2 BARS, 1 RODS	5'-10" —	1 4 BARS, 3 RODS	10'-10" —	1 5 BARS, 5 RODS	15'-10" —	1 4 BARS, 3 RODS	10'-10" —	1 8 BARS, 5 RODS	15'-10" —

✱ VARIABLE REFER TO TABLE TWO.
■ INCLUDE #4, 18 IN. BARS (SEE CHANNEL LAYOUT).

REGULAR INLETS | DROP BOX INLETS

TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

"H"	LENGTH 401	LENGTH 402	LENGTH 410	NO. REQ'D. REGULAR 403	NO. REQ'D. REGULAR 407	NO. REQ'D. DROP BOX 403	NO. REQ'D. DROP BOX 407	L = 5 FT. CONC. CU. YDS.	L = 5 FT. STEEL LBS.	L = 10 FT. CONC. CU. YDS.	L = 10 FT. STEEL LBS.	L = 15 FT. CONC. CU. YDS.	L = 15 FT. STEEL LBS.
3'-0"	2'-8"	1'-8"		10	7			3.2	285	5.3	497	7.4	706
3'-6"	3'-2"	2'-2"		10	7			3.4	305	5.7	528	7.9	747
4'-0"	3'-8"	2'-8"		12	9			3.7	326	6.0	559	8.4	786
4'-6"	4'-2"	3'-2"		12	9			3.9	334	6.4	571	8.8	803
5'-0"	4'-8"	3'-8"		14	11			4.1	354	6.7	602	9.3	844
5'-6"	5'-2"	4'-2"	3'-5"	16	13	15	6	4.4	375	6.0	607	7.4	850
6'-0"	5'-8"	4'-8"	3'-11"	16	13	16	6	4.6	382	6.2	616	7.6	860
6'-6"	6'-2"	5'-2"	4'-5"	18	15	18	8	4.8	402	6.4	637	7.8	880
7'-0"	6'-8"	5'-8"	4'-11"	20	17	19	10	5.0	423	6.6	654	8.0	897
7'-6"	7'-2"	6'-2"	5'-5"	20	17	20	10	5.3	430	6.9	664	8.3	907
8'-0"	7'-8"	6'-8"	5'-11"	22	19	22	12	5.5	451	7.1	684	8.5	927
8'-6"	8'-2"	7'-2"	6'-5"	24	21	23	14	5.7	471	7.3	702	8.7	944
9'-0"	8'-8"	7'-8"	6'-11"	24	21	24	14	6.0	479	7.6	711	9.0	954
9'-6"	9'-2"	8'-2"	7'-5"	26	23	26	16	6.2	499	7.8	732	9.2	974
10'-0"	9'-8"	8'-8"	7'-11"	28	25	27	18	6.4	520	8.0	749	9.4	992
10'-6"	10'-2"	9'-2"	8'-5"	28	25	28	18	6.7	527	8.3	759	9.7	1001
11'-0"	10'-8"	9'-8"	8'-11"	30	27	30	20	6.9	547	8.5	779	9.9	1022

NOTES: FOR L = 5 FT., L = 10 FT., AND L = 15 FT.
REGULAR INLETS: TOTAL QUANTITIES NEEDED ARE OUTSIDE THE HEAVY BLACK LINE.
DROP BOX INLETS: TOTAL QUANTITIES NEEDED ARE INSIDE THE HEAVY BLACK LINE.
STEEL WEIGHTS DO NOT INCLUDE STRUCTURAL STEEL CHANNEL.

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

Computer File Information	
Creation Date: 07/31/19	
Designer Initials: JBK	R-O-X
Last Modification Date: 07/31/19	R-O-X
Detailer Initials: LTA	R-O-X
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	R-O-X

Sheet Revisions		
Date:	Comments	

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

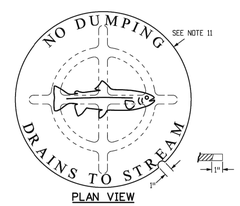
CURB INLET TYPE R

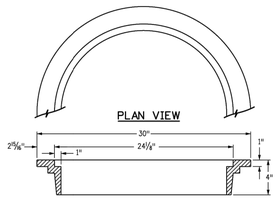
STANDARD PLAN NO. M-604-12
Standard Sheet No. 1 of 2
Project Sheet Number:

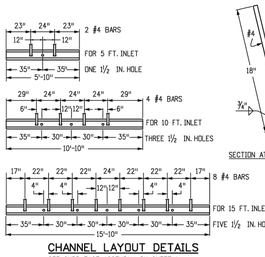
Issued by the Project Development Branch: July 31, 2019

GENERAL NOTES

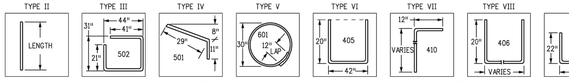
1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 INCHES THICK.
3. INLET STEPS SHALL BE IN CONFORMANCE WITH AASHTO M 199.
4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.
5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾" OF A INCH. CURB AND GUTTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.
6. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2 INCH MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE GRADE 60 AND EPOXY COATED.
7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06.
9. SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK. QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.
10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
11. ALL MANHOLE COVERS SHALL BE CAST WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE AND A FISH SYMBOL. THE SURFACE OF THE MANHOLE COVER SHALL HAVE A NON-SLIP PATTERN.







SEE CURB FACE ASSEMBLY ON SHEET 1.



BAR BENDING DIAGRAMS ~ (DIMENSIONS ARE OUT-TO-OUT OF BAR)

Computer File Information	
Creation Date: 07/31/19	
Designer Initials: JBK	R-O-X
Last Modification Date: 07/31/19	R-O-X
Detailer Initials: LTA	R-O-X
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	R-O-X

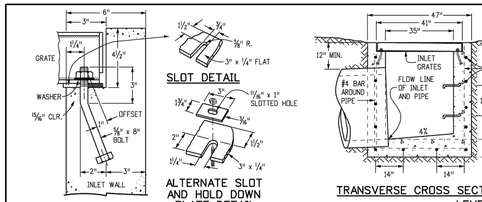
Sheet Revisions	
Date:	Comments

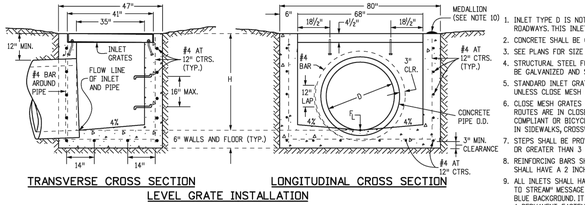
Colorado Department of Transportation
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Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
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CURB INLET TYPE R

STANDARD PLAN NO. M-604-12
Standard Sheet No. 2 of 2
Project Sheet Number:

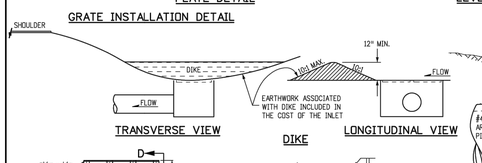
Issued by the Project Development Branch: July 31, 2019

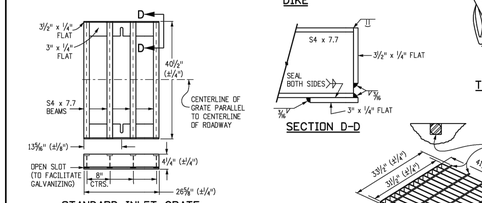




GENERAL NOTES

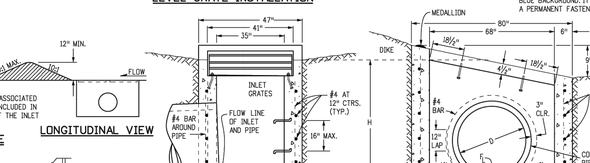
1. INLET TYPE D IS NOT HS-20 RATED AND SHALL NOT BE PLACED IN PAVED ROADWAYS. THIS INLET SHALL BE USED ONLY OUTSIDE PAVED ROADWAYS.
2. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
3. SEE PLANS FOR SIZE AND LOCATION OF PIPE.
4. STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
5. STANDARD INLET GRATES SHALL BE USED ON ALL TYPE D INLETS UNLESS CLOSE MESH GRATES ARE SPECIFIED ON THE PLANS.
6. CLOSE MESH GRATES ARE RECOMMENDED WHERE FOOT TRAFFIC OR BICYCLE ROUTES ARE IN CLOSE PROXIMITY TO GRATE. THIS GRATE IS NOT ADA COMPLIANT OR BICYCLE FRIENDLY AND SHALL NOT BE PLACED DIRECTLY IN SIDEWALKS, CROSSWALKS OR BIKE PATHS.
7. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 3 FEET-6 INCHES AND SHALL CONFORM TO AASHTO M 199.
8. REINFORCING BARS SHALL BE GRADE 60, EPOXY COATED, AND DEFORMED #4, AND SHALL HAVE A 2 INCH MIN. CLEARANCE. CUT OR BEND BARS AROUND PIPE AS REQUIRED.
9. ALL INLETS SHALL HAVE A 4 INCH DIA. METAL MEDALLION WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE ON IT. THE MEDALLION SHALL HAVE A FISH SYMBOL WITH A BLUE BACKGROUND. IT SHALL BE FIRMLY ATTACHED TO THE INLET'S SURFACE WITH A PERMANENT FASTENER.

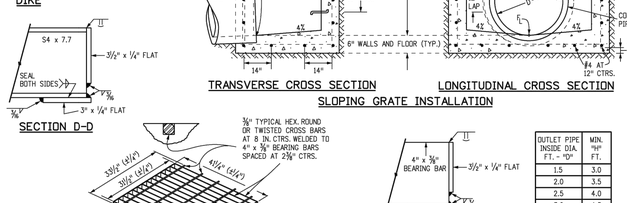




NO. PIECES	DESCRIPTION	LENGTH	LBS PER FT.	WEIGHT (LBS.)
8	S4 x 7.7 BEAM	40"	7.70	206
4	3½" x ¼" FLAT	26⅝"	2.98	26
4	3" x ¼" FLAT	26⅝"	2.55	24

TOTAL LBS. = 256





OUTLET PIPE INSIDE DIA. FT. ~ "D"	MIN. "H" FT.
1.5	3.0
2.0	3.5
2.5	4.0
3.0	4.5
3.5	5.0

"H" FT.	CONCRETE CU. YDS.	STEEL LBS.	CIRCULAR PIPE RANGE INSIDE DIA., IN. ~ "D"
3.0	1.5	127	18
3.5	1.7	149	18-24
4.0	1.9	157	18-30
4.5	2.0	179	18-36
5.0	2.2	187	18-42
5.5	2.4	208	18-42
6.0	2.6	215	18-42
6.5	2.8	236	18-42
7.0	2.9	243	18-42
7.5	3.1	264	18-42
8.0	3.3	271	18-42
8.5	3.5	292	18-42
9.0	3.8	299	18-42
9.5	3.8	320	18-42
10.0	4.0	327	18-42

▼ CONCRETE AND STEEL QUANTITIES ARE FOR ONE ENTIRE INLET BEFORE DEDUCTION FOR VOLUME OCCUPIED BY PIPE. WEIGHT OF STEEL INCLUDES A RING FOR THE MAXIMUM PIPE DIAMETER.

QUANTITIES FOR ONE INLET

Computer File Information	
Creation Date: 07/31/19	
Designer Initials: JBK	R-O-X
Last Modification Date: 07/31/19	R-O-X
Detailer Initials: LTA	R-O-X
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	R-O-X

Sheet Revisions	
Date:	Comments

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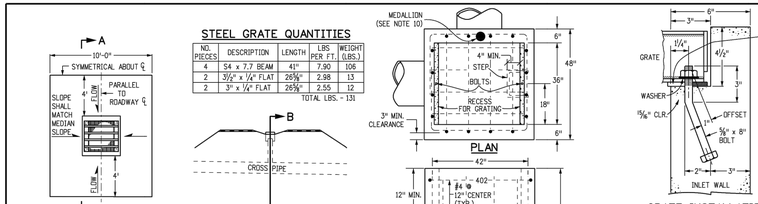
INLET, TYPE D

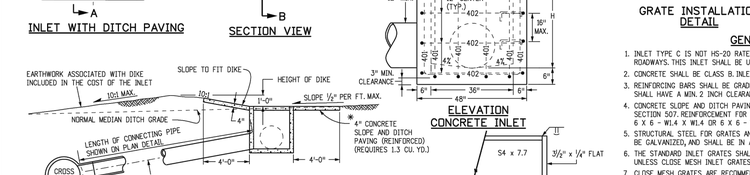
STANDARD PLAN NO. M-604-11
Standard Sheet No. 1 of 1
Project Sheet Number:

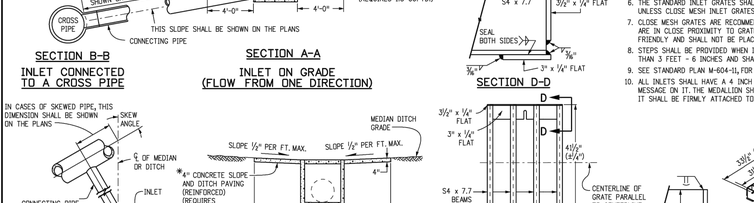
Issued by the Project Development Branch: July 31, 2019

STEEL GRATE QUANTITIES				
NO. PIECES	DESCRIPTION	LENGTH	LBS PER FT.	WEIGHT (LBS.)
4	S4 x 7.7 BEAM	41"	7.90	106
2	3½" x ¼" FLAT	26⅝"	2.98	13
2	3" x ¼" FLAT	26⅝"	2.55	12

TOTAL LBS. = 131







GENERAL NOTES

1. INLET TYPE C IS NOT HS-20 RATED AND SHALL NOT BE PLACED IN PAVED ROADWAYS. THIS INLET SHALL BE USED ONLY OUTSIDE PAVED ROADWAYS.
2. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
3. REINFORCING BARS SHALL BE GRADE 60, EPOXY COATED, AND DEFORMED #4, AND SHALL HAVE A MIN. 2 INCH CLEARANCE. CUT OR BEND AROUND PIPES AS REQUIRED.
4. CONCRETE SLOPE AND DITCH PAVING SHALL BE IN ACCORDANCE WITH SECTION 507. REINFORCEMENT FOR CONCRETE SLOPE PAVING SHALL BE 6 X 6 ~ W1.4 X W1.4 OR 6 X 6 ~ W2.1 X W2.1.
5. STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED, AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
6. THE STANDARD INLET GRATES SHALL BE USED ON ALL TYPE C INLETS UNLESS CLOSE MESH INLET GRATES ARE SPECIFIED ON THE PLANS.
7. CLOSE MESH GRATES ARE RECOMMENDED WHERE FOOT TRAFFIC OR BICYCLE ROUTES ARE IN CLOSE PROXIMITY TO GRATE. THIS GRATE IS NOT ADA COMPLIANT OR BICYCLE FRIENDLY AND SHALL NOT BE PLACED DIRECTLY IN SIDEWALKS, CROSSWALKS OR BIKE PATHS.
8. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 3 FEET - 6 INCHES AND SHALL CONFORM TO AASHTO M 199.
9. SEE STANDARD PLAN M-604-11, FOR REINFORCEMENT AROUND THE PIPE OPENING.
10. ALL INLETS SHALL HAVE A 4 INCH DIA. METAL MEDALLION WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE ON IT. THE MEDALLION SHALL HAVE A FISH SYMBOL WITH A BLUE BACKGROUND. IT SHALL BE FIRMLY ATTACHED TO THE TOP OF THE INLET WITH A PERMANENT FASTENER.

QUANTITIES FOR ONE INLET

H	CONCRETE (CU. YDS.)	STEEL (LBS.)	NO. STEPS REQ'D.
2'-6"	1.0	76	0
3'-0"	1.1	81	0
3'-6"	1.2	97	0
4'-0"	1.3	102	1
4'-6"	1.5	117	2
5'-0"	1.6	123	2
5'-6"	1.7	138	2
6'-0"	1.9	143	3
6'-6"	2.0	159	3
7'-0"	2.1	164	3
7'-6"	2.2	180	4
8'-0"	2.4	185	4
8'-6"	2.5	200	4
9'-0"	2.6	206	5
9'-6"	2.8	221	5
10'-0"	2.9	236	6
11'-6"	3.3	252	6

▼ PIPE INSIDE DIAMETER SHALL BE 30 IN. OR LESS. CONCRETE AND STEEL QUANTITIES ARE FOR ONE ENTIRE INLET BEFORE DEDUCTION FOR VOLUME OCCUPIED BY PIPE. WEIGHT OF STEEL INCLUDES A RING FOR THE MAXIMUM PIPE DIAMETER.

BAR LIST FOR H = 2 FT.~6 IN. AND BENDING DIAGRAM

MARK	NO. REQ'D.	HEIGHT	LENGTH
401	2	2'-2½"	8'-0"
401	6	2'-7"	8'-8"
402	4	"H"	15'-4"



402 BARS SHALL BE EQUALLY SPACED FROM EACH OTHER.

Computer File Information	
Creation Date: 07/31/19	
Designer Initials: JBK	R-O-X
Last Modification Date: 07/31/19	R-O-X
Detailer Initials: LTA	R-O-X
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	R-O-X

Sheet Revisions	
Date:	Comments

Colorado Department of Transportation
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Project Development Branch JBK

INLET, TYPE C

STANDARD PLAN NO. M-604-10
Standard Sheet No. 1 of 1
Project Sheet Number:

Issued by the Project Development Branch: July 31, 2019

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

COLORADO LICENSED RYAN BURNS, P.E. 0054412 PROFESSIONAL ENGINEER

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike Bramlett 08/14/23

COLORADO LICENSED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER

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

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

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

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE N/A
V-SCALE N/A
DATE 08/14/23
DESIGNED BY N/A
DRAWN BY WKN
CHECKED BY

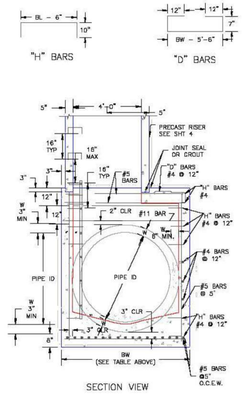
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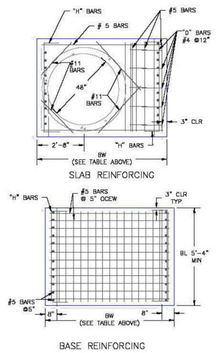
DETAIL SHEETS

SHEET 12 OF 14

JOB NO. 25188.11

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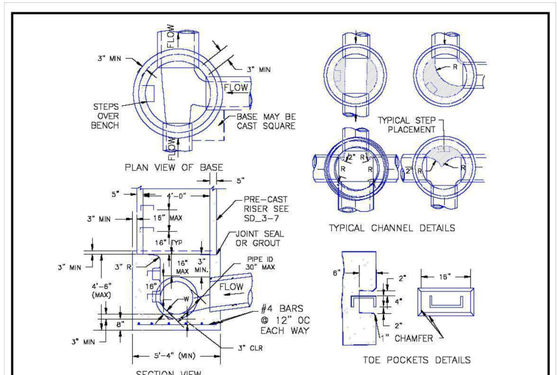
PIPE ID	BW
48" AND SMALLER	6'-4"
54"	6'-10"
60" AND LARGER	OD + 16"

NOTES

1. TYPE I MANHOLE SHALL BE USED WHEN APPROPRIATE AND TYPICALLY FOR PIPE SIZES LARGER THAN 30 INCHES I.D..
2. VIEW AND DETAILS SHOWN ARE TYPICAL FOR STRAIGHT THROUGH DESIGN ONLY. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.
3. EITHER LADDER OR STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". LOWEST STEP SHALL BE A MAXIMUM OF 16" ABOVE THE FLOOR.
4. FLOOR OF THE MANHOLE SHALL BE TROWELLED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1 MAX., ½" PER FT. MIN). FLOOR SHALL BE SHAPED AND CHANNELED; SEE SD_3-2 FOR TYPICAL CHANNEL DETAILS.

SCALE: NOT TO SCALE

DATE APPROVED: 7/9/09	Storm Sewer Manhole Detail Type I Standard Drawing	
André Brackin, DEPARTMENT OF TRANSPORTATION	REVISION DATE: 7/9/09	FILE NAME: SD_3-1

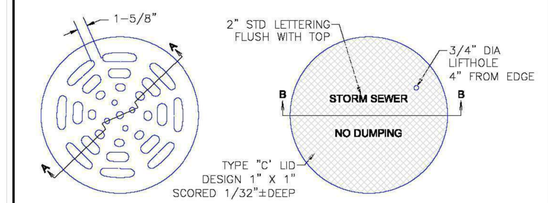


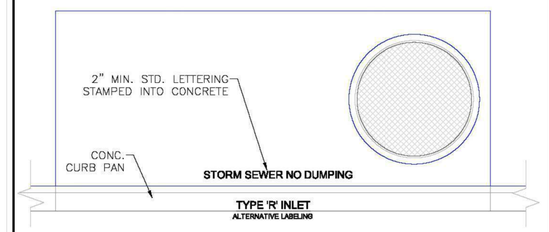
NOTES

1. TYPE II MANHOLES SHALL BE USED WHEN APPROPRIATE AND TYPICALLY WHEN THE PIPE SIZES ARE 30" OR LESS INSIDE DIAMETER.
2. VIEW AND DETAILS ARE TYPICAL. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.
3. EITHER LADDER OF STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". STEPS IN BASE SHALL BE INSTALLED IN "TOE POCKETS" (SEE DETAIL THIS SHEET). LOWEST STEP SHALL BE A MAXIMUM OF 16" ABOVE THE FLOOR.
4. PIPES SHALL BE TRIMMED TO FINAL SHAPE AND SET BEFORE MANHOLE IS POURED.
5. BENCH SHALL BE SLOPED TOWARD CENTER OF MANHOLE BASE (4:1 MAX., ½" PER FOOT. MIN.).
6. FLOOR OF MANHOLE SHALL BE TROWELLED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1., ½" PER FT. MIN.) . FLOOR SHALL BE SHAPED AND CHANNELED; SEE DETAILS THIS SHEET.

SCALE: NOT TO SCALE

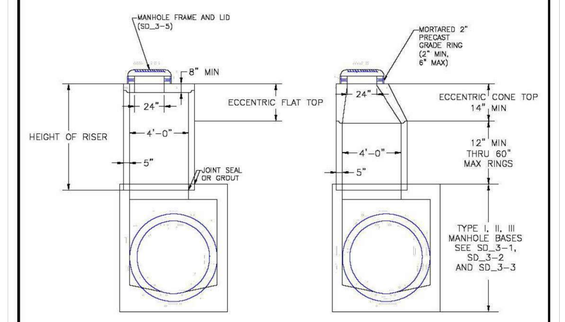
DATE APPROVED: André P. Brackin, DEPARTMENT OF TRANSPORTATION	Storm Sewer Manhole Detail Type II Standard Drawing	
	REVISION DATE: 11/10/04	FILE NAME: SD_3-2





SCALE: NOT TO SCALE

DATE APPROVED: 9/16/10	Storm Sewer Manhole Details Standard Drawing	
André P. Brackin, DEPARTMENT OF TRANSPORTATION	REVISION DATE: 9/16/10	FILE NAME: SD_3-5

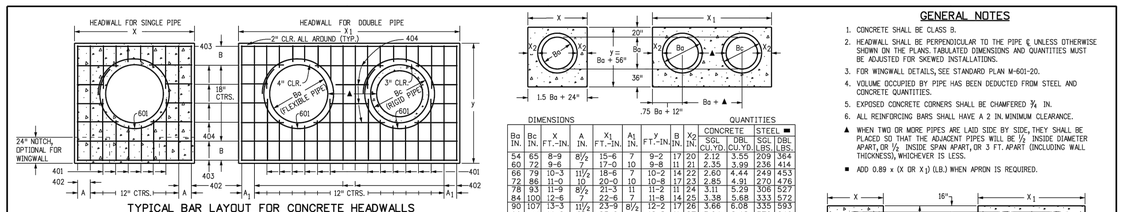


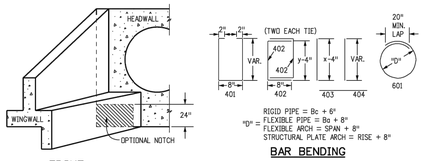
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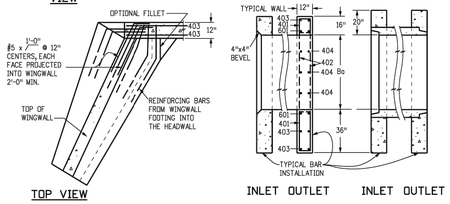
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD AND SUPPLEMENTAL SPECIFICATIONS APPLICABLE TO THE PROJECT.
2. PRECAST RISERS SHALL CONFORM TO ASTM C478.
3. STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". STEPS SHALL BE CAST IRON OR EXTRUDED ALUMINUM, 1000 LB CAPACITY, 12" WIDE WITH NON-SKID GROOVES AND DROP FRONT ON SAFETY NOSES, IN ACCORDANCE WITH APPROVED OSHA REQUIREMENTS.

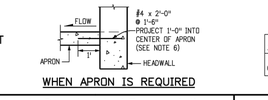
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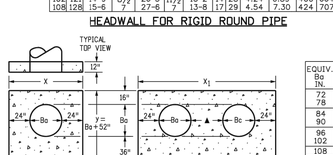
DATE APPROVED: 8/11/11	Storm Sewer Manhole Riser and Cover Detail Standard Drawing	
André P. Brackin, DEPARTMENT OF TRANSPORTATION	REVISION DATE: 11/23/04	FILE NAME: SD_3-7

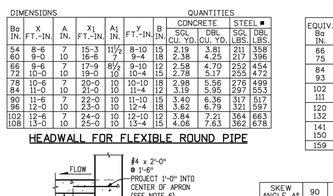












GENERAL NOTES

1. CONCRETE SHALL BE CLASS B.
2. HEADWALL SHALL BE PERPENDICULAR TO THE PIPE ℄ UNLESS OTHERWISE SHOWN ON THE PLANS. TABULATED DIMENSIONS AND QUANTITIES MUST BE ADJUSTED FOR SKEWED INSTALLATIONS.
3. FOR WINGWALL DETAILS, SEE STANDARD PLAN M-601-20.
4. VOLUME OCCUPIED BY PIPE HAS BEEN DEDUCTED FROM STEEL AND CONCRETE QUANTITIES.
5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾ IN.
6. ALL REINFORCING BARS SHALL HAVE A 2 IN. MINIMUM CLEARANCE.

▲ WHEN TWO OR MORE PIPES ARE LAID SIDE BY SIDE, THEY SHALL BE PLACED SO THAT THE ADJACENT PIPES WILL BE ½ INSIDE DIAMETER APART, OR ½ INSIDE SPAN APART, OR 3 FT. APART (INCLUDING WALL THICKNESS), WHICHEVER IS LESS.

■ ADD 0.89 x (X OR X1) (LB.) WHEN APRON IS REQUIRED.

DIMENSIONS / QUANTITIES

Ba IN.	Bc IN.	X FT.-IN.	A IN.	X1 FT.-IN.	A1 IN.	Y FT.-IN.	B IN.	X2 IN.	CONCRETE SGL CU. YD.	CONCRETE DBL CU. YD.	STEEL ■ SGL LBS.	STEEL ■ DBL LBS.
54	65	8-9	8½	15-6	7	9-2	17	20	2.12	3.55	209	364
60	72	9-6	7	17-0	10	9-8	11	21	2.35	3.99	236	414
66	79	10-3	11½	18-6	7	10-2	14	22	2.60	4.44	249	453
72	86	11-0	10	20-0	10	10-8	17	23	2.85	4.91	270	476
78	93	11-9	8½	21-3	11	11-2	11	24	3.11	5.29	305	527
84	100	12-6	7	22-6	7	11-8	14	25	3.38	5.68	333	572
90	107	13-3	11½	23-9	8½	12-2	17	26	3.66	6.08	335	593
96	114	14-0	10	25-0	10	12-8	11	27	3.94	6.48	379	649
102	121	14-9	8½	26-3	11½	13-2	14	28	4.24	6.89	400	664
108	128	15-6	7	27-6	7	13-8	17	29	4.54	7.30	424	707

DIMENSIONS / QUANTITIES

EQUIV. Ba IN.	SPAN IN.	RISE IN.	X FT.-IN.	A IN.	X1 FT.-IN.	A1 IN.	Y FT.-IN.	B IN.	CONCRETE SGL CU. YD.	CONCRETE DBL CU. YD.	STEEL ■ SGL LBS.	STEEL ■ DBL LBS.
72	81	59	10-9	8½	20-6	7	9-3	17½	2.72	5.10	250	467
78	87	63	11-3	11½	21-6	7	9-7	10½	2.85	5.34	275	531
84	95	67	11-9	8½	22-10	9	9-11	12½	3.08	5.79	290	547
90	103	71	12-7	7½	24-2	11	10-3	15	3.30	6.21	321	591
96	112	75	13-4	12	25-8	8	10-7	16½	3.52	6.65	314	606
102	117	79	13-9	8½	26-6	7	10-11	9½	3.63	6.86	356	672
108	128	83	14-8	8	28-4	12	11-3	11½	3.96	7.51	376	699

DIMENSIONS / QUANTITIES

EQUIV. Ba IN.	SPAN FT.-IN.	RISE FT.-IN.	X FT.-IN.	A IN.	X1 FT.-IN.	A1 IN.	Y FT.-IN.	B IN.	CONCRETE SGL CU. YD.	CONCRETE DBL CU. YD.	STEEL ■ SGL LBS.	STEEL ■ DBL LBS.
66	6-1	4-7	10-1	10½	19-2	11	8-11	15½	2.52	4.70	232	424
75	7-0	5-1	11-0	10	21-0	10	9-5	9½	2.80	5.25	282	509
84	7-11	5-7	11-11	9½	22-10	9	9-11	12½	3.08	5.79	291	540
93	8-10	6-1	12-10	9	24-8	8	10-5	15½	3.36	6.33	309	622
102	9-9	6-7	13-9	8½	26-6	7	10-11	9½	3.63	6.86	379	673
111	10-11	7-1	14-11	9½	28-10	9	11-5	12½	4.05	7.67	377	711
120	11-10	7-7	15-10	9	30-8	8	11-11	15½	4.36	8.28	395	731
132	12-10	8-4	16-10	9	32-8	8	12-8	11	4.75	9.03	441	839
141	14-1	8-9	18-1	10½	35-2	11	13-1	13½	5.17	9.86	448	931
150	15-4	9-3	19-4	12	37-8	8	13-7	16½	5.69	10.88	490	953
159	15-10	9-10	19-10	9	38-8	8	14-2	11	5.89	11.25	534	1019

SKEW FACTOR TABLE

SKEW ANGLE A°	90	85	80	75	70	65	60	55	50	45	40	35	30
FACTOR (cosecA°)	1.000	1.004	1.015	1.035	1.064	1.103	1.155	1.221	1.305	1.414	1.556	1.743	2.000

Computer File Information	
Creation Date:	07/31/19
Designer Initials:	JBK
Last Modification Date:	07/31/19
Detailer Initials:	LTA
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	

Sheet Revisions		
	Date:	Comments
(RE-X)		
(RE-X)		
(RE-X)		
(RE-X)		

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

HEADWALL FOR PIPES

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO. M-601-10
Standard Sheet No. 1 of 1
Project Sheet Number: EPC 8/31/23

FILE NO. SF-22-030

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

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

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE N/A | V-SCALE N/A | DATE 08/14/23 | DESIGNED BY N/A | DRAWN BY GAG | CHECKED BY

STERLING RANCH FILING 4

DETAIL SHEETS

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

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

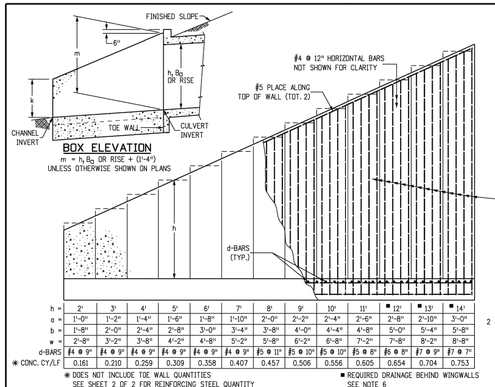
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

COLORADO LICENSED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER — 08/14/23 DATE

SHEET 13 OF 14

JOB NO. 25188.11

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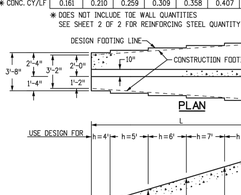


BOX ELEVATION
m = h, B_O OR RISE = 0'-4")
UNLESS OTHERWISE SHOWN ON PLANS

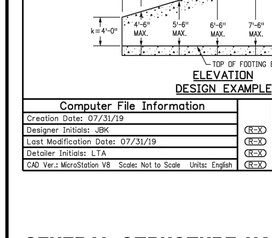
h =	2'	3'	4'	5'	6'	7'	8'	9'	10'	11'	■ 12'	■ 13'	■ 14'
o =	1'-0"	1'-2"	1'-4"	1'-6"	1'-8"	1'-10"	2'-0"	2'-2"	2'-4"	2'-6"	2'-8"	2'-10"	3'-0"
b =	1'-8"	2'-0"	2'-4"	2'-8"	3'-0"	3'-4"	3'-8"	4'-0"	4'-4"	4'-8"	5'-0"	5'-4"	5'-8"
w =	2'-8"	3'-2"	3'-8"	4'-2"	4'-8"	5'-2"	5'-8"	6'-2"	6'-8"	7'-2"	7'-8"	8'-2"	8'-8"
d-BARS	#4 @ 5"	#4 @ 9"	#4 @ 9"	#4 @ 9"	#4 @ 9"	#4 @ 9"	#4 @ 9"	#5 @ 11"	#5 @ 10"	#5 @ 8"	#6 @ 8"	#7 @ 9"	#7 @ 7"
✱ CONC. CY/LF	0.161	0.210	0.259	0.309	0.358	0.407	0.457	0.506	0.556	0.605	0.654	0.704	0.753

✱ DOES NOT INCLUDE TOE WALL QUANTITIES
SEE SHEET 2 OF 2 FOR REINFORCING STEEL QUANTITY

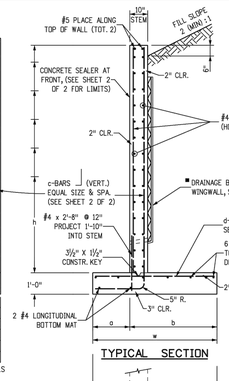
■ REQUIRED DRAINAGE BEHIND WINGWALLS
SEE NOTE 6



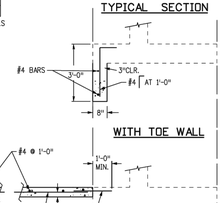
PLAN



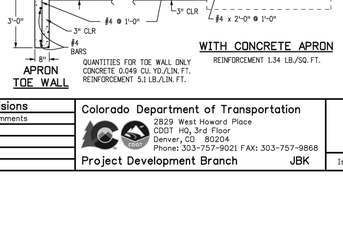
ELEVATION
DESIGN EXAMPLE



TYPICAL SECTION



WITH TOE WALL

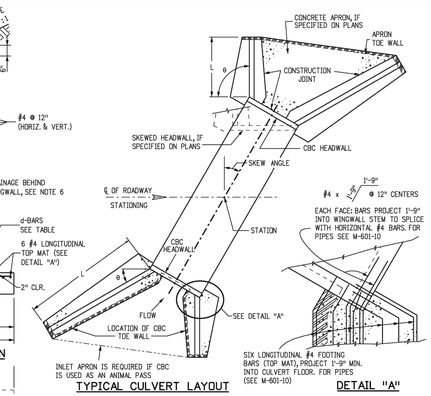


APRON TOE WALL

QUANTITIES FOR TOE WALL ONLY
CONCRETE 0.049 CU.YD./LIN. FT.
REINFORCEMENT 5.1 LB./LIN. FT.

WITH CONCRETE APRON

REINFORCEMENT 1.34 LB./SQ.FT.



TYPICAL CULVERT LAYOUT

DETAIL "A"

DESIGN DATA:

AASHTO LRFD EIGHTH EDITION, 2017
DESIGN METHOD: LOAD AND RESISTANCE FACTOR DESIGN, YIELD LINE METHOD

REINFORCED CONCRETE:
CONCRETE CLASS D (BOX CULVERT): f'_c = 4,500 PSI
REINFORCING STEEL: f_y = 60,000 PSI

LOADING:
AT-REST EARTH (FLUID) PRESSURE FOR CONCRETE STEM DESIGN = 55 PCF FOR 2 (MIN.) : 1 SLOPED BACKFILL
ACTIVE EARTH (FLUID) PRESSURE FOR CONCRETE FOOTING DESIGN = 40 PCF FOR 2 (MIN.) : 1 SLOPED BACKFILL
LIVE LOAD SURCHARGE = 2'
MINIMUM RESISTANCE FOR SOIL BEARING = 5.5 KSF
SOIL BEARING RESISTANCE FACTOR = 0.45

GENERAL NOTES:

1. ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾" IN.
2. WINGWALL FOOTING AND FLOOR OF BOX CULVERT SHALL BE PLACED MONOLITHICALLY.
3. DIMENSIONS 'h=', 'k=', 'L', 'm=' AND ANGLE '℄' FOR WINGWALL SHALL BE AS SHOWN ON THE PLANS.
4. MINIMUM CLASS B LAP SPLICE LENGTH FOR BLACK REINFORCING BARS:

BAR SIZE:	#4	#5	#6	#7
SPLICE LENGTH:	1'- 6"	1'-11"	2'-3"	2'-7"

5. DESIGN DOES NOT CONSIDER ANY SCOUR EFFECTS.
6. WINGWALL DRAIN SHALL BE REQUIRED IF 'h=' ≥ 12.0 FT., SEE SHEET 2 OF 2 FOR DETAILS.

c-BARS AND REINFORCING STEEL QUANTITY (EXCLUDE TOE WALL)

✱ REINFORCING STEEL QUANTITY INCLUDES STEM AND FOOTING QUANTITIES, BUT DOES NOT INCLUDE TOE WALL QUANTITIES.

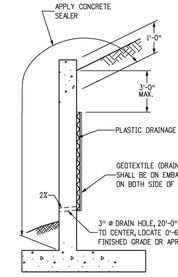
L (MULTIPLE OF m)		≤ (1.0 x m)		≤ (1.25 x m)		≤ (1.5 x m)		≤ (1.75 x m)		≤ (2.0 x m)		≤ (2.25 x m)		≤ (2.5 x m)		≤ (2.75 x m)		≤ (3.0 x m)		≤ (3.25 x m)		≤ (3.5 x m)	
m (FT)	k (FT)	c-BARS	✱ REINF. LB./L.F.	c-BARS	✱ REINF. LB./L.F.	c-BARS	✱ REINF. LB./L.F.	c-BARS	✱ REINF. LB./L.F.	c-BARS	✱ REINF. LB./L.F.	c-BARS	✱ REINF. LB./L.F.	c-BARS	✱ REINF. LB./L.F.	c-BARS	✱ REINF. LB./L.F.	c-BARS	✱ REINF. LB./L.F.	c-BARS	✱ REINF. LB./L.F.	c-BARS	✱ REINF. LB./L.F.
14	4	#4 @ 10"	53.60	#5 @ 10"	57.95	#5 @ 10"	57.10	#5 @ 8"	60.22	#5 @ 7"	62.43	#5 @ 7"	62.09	#5 @ 6"	65.38	#5 @ 6"	65.15	#6 @ 8"	67.10	#6 @ 8"	66.94	#6 @ 7"	70.66
	5	#4 @ 10"	55.86	#5 @ 10"	60.46	#5 @ 10"	59.60	#5 @ 8"	62.89	#5 @ 7"	65.23	#5 @ 7"	64.88	#5 @ 6"	68.34	#5 @ 6"	68.11	#6 @ 8"	70.17	#6 @ 8"	70.00	#6 @ 7"	73.90
	6	#5 @ 10"	64.43	#5 @ 10"	70.60	#5 @ 10"	69.69	#6 @ 8"	74.93	#6 @ 8"	74.45	#6 @ 7"	78.30	#6 @ 6"	83.64	#6 @ 6"	83.40	#6 @ 6"	83.22	#6 @ 6"	83.05	#7 @ 7"	89.64
	7	#5 @ 10"	67.29	#6 @ 10"	73.76	#6 @ 10"	72.83	#6 @ 8"	78.32	#6 @ 8"	77.84	#6 @ 7"	81.87	#6 @ 6"	87.45	#6 @ 6"	87.21	#6 @ 6"	87.02	#6 @ 6"	86.86	#7 @ 7"	93.73
	8	#5 @ 8"	74.71	#6 @ 8"	83.46	#6 @ 7"	87.09	#6 @ 6"	92.54	#7 @ 7"	99.47	#7 @ 7"	99.08	#7 @ 6"	107.11	#7 @ 6"	106.86	#7 @ 6"	106.66	#7 @ 6"	106.49	#7 @ 6"	106.35
	9	#5 @ 8"	78.10	#6 @ 8"	87.23	#6 @ 7"	91.03	#6 @ 6"	96.72	#7 @ 7"	103.93	#7 @ 7"	103.54	#7 @ 6"	111.90	#7 @ 6"	111.65	#7 @ 6"	111.45	#7 @ 6"	111.28	#7 @ 6"	111.13
13	4	#4 @ 10"	50.51	#4 @ 10"	49.25	#5 @ 10"	53.71	#5 @ 10"	53.09	#5 @ 10"	52.36	#5 @ 9"	53.85	#5 @ 8"	55.54	#5 @ 7"	57.85	#5 @ 7"	57.67	#5 @ 7"	57.51	#6 @ 9"	59.93
	5	#4 @ 10"	52.66	#4 @ 10"	51.37	#5 @ 10"	56.09	#5 @ 10"	55.46	#5 @ 10"	54.99	#5 @ 9"	56.29	#5 @ 8"	58.08	#5 @ 7"	60.51	#5 @ 7"	60.33	#5 @ 7"	60.17	#6 @ 9"	62.72
	6	#4 @ 10"	54.92	#5 @ 10"	59.48	#5 @ 9"	60.31	#6 @ 9"	67.56	#6 @ 9"	67.08	#6 @ 9"	66.70	#6 @ 8"	69.53	#6 @ 8"	69.28	#6 @ 7"	73.12	#6 @ 7"	72.95	#6 @ 7"	72.81
	7	#4 @ 10"	57.36	#5 @ 10"	62.16	#5 @ 9"	63.05	#6 @ 9"	70.66	#6 @ 9"	70.16	#6 @ 9"	69.78	#6 @ 8"	72.75	#6 @ 8"	72.50	#6 @ 7"	76.52	#6 @ 7"	76.35	#6 @ 7"	76.20
	8	#5 @ 10"	66.39	#6 @ 10"	72.82	#6 @ 8"	77.97	#6 @ 7"	81.68	#6 @ 7"	81.19	#6 @ 6"	86.67	#6 @ 6"	86.37	#7 @ 7"	93.18	#7 @ 7"	92.97	#7 @ 7"	92.80	#7 @ 7"	92.64
	9	#5 @ 10"	69.21	#6 @ 10"	76.31	#6 @ 8"	81.49	#6 @ 7"	85.37	#6 @ 7"	84.87	#6 @ 6"	92.59	#7 @ 6"	97.30	#7 @ 6"	97.08	#7 @ 6"	96.90	#7 @ 6"	96.75	#7 @ 6"	96.61
12	2	#4 @ 10"	43.91	#4 @ 10"	42.65	#4 @ 10"	41.82	#4 @ 10"	41.22	#4 @ 10"	40.78	#4 @ 9"	41.29	#5 @ 10"	44.61	#5 @ 10"	44.37	#5 @ 10"	44.18	#5 @ 10"	44.01	#5 @ 10"	43.87
	3	#4 @ 10"	45.82	#4 @ 10"	44.55	#4 @ 10"	43.71	#4 @ 10"	43.11	#4 @ 10"	42.66	#4 @ 9"	43.22	#5 @ 10"	46.75	#5 @ 10"	46.51	#5 @ 10"	46.32	#5 @ 10"	46.15	#5 @ 10"	46.01
	4	#4 @ 10"	47.80	#4 @ 10"	46.51	#4 @ 10"	45.65	#5 @ 10"	50.06	#5 @ 10"	49.59	#5 @ 10"	49.23	#5 @ 10"	48.94	#5 @ 10"	48.69	#5 @ 9"	50.00	#5 @ 8"	51.72	#5 @ 8"	51.57
	5	#4 @ 10"	49.84	#4 @ 10"	48.53	#4 @ 10"	47.66	#5 @ 10"	52.33	#5 @ 10"	51.85	#5 @ 10"	51.48	#5 @ 10"	51.19	#5 @ 10"	50.94	#5 @ 9"	52.33	#5 @ 8"	54.14	#5 @ 8"	54.00
	6	#4 @ 10"	51.99	#4 @ 10"	50.65	#5 @ 10"	55.34	#5 @ 9"	58.41	#5 @ 8"	57.93	#5 @ 8"	57.53	#5 @ 8"	60.29	#5 @ 8"	60.02	#5 @ 8"	62.42	#6 @ 9"	62.22	#6 @ 8"	64.89
	7	#4 @ 10"	54.30	#5 @ 10"	58.80	#5 @ 10"	57.87	#5 @ 8"	61.10	#5 @ 8"	60.61	#6 @ 10"	63.43	#6 @ 10"	63.11	#6 @ 9"	65.35	#6 @ 9"	65.15	#6 @ 9"	64.97	#6 @ 8"	67.96
	8	#5 @ 10"	62.91	#5 @ 10"	61.45	#5 @ 7"	67.46	#5 @ 6"	70.68	#5 @ 6"	70.20	#6 @ 7"	76.44	#6 @ 7"	76.13	#6 @ 7"	75.87	#6 @ 6"	81.30	#6 @ 6"	81.12	#6 @ 6"	80.98
	9	#5 @ 10"	65.64	#5 @ 10"	64.15	#5 @ 7"	70.44	#5 @ 6"	73.82	#5 @ 6"	73.33	#6 @ 7"	79.86	#6 @ 7"	79.54	#6 @ 7"	79.28	#6 @ 6"	84.95	#6 @ 6"	84.77	#6 @ 6"	84.62
11	2	#4 @ 10"	41.70	#4 @ 10"	40.42	#4 @ 10"	39.57	#4 @ 10"	38.96	#4 @ 10"	38.50	#4 @ 10"	38.15	#4 @ 10"	37.87	#4 @ 10"	37.63	#4 @ 9"	38.25	#5 @ 10"	41.46	#5 @ 10"	41.31
	3	#4 @ 10"	43.52	#4 @ 10"	42.27	#4 @ 10"	41.40	#4 @ 10"	40.79	#4 @ 10"	40.33	#4 @ 10"	39.97	#4 @ 10"	39.69	#4 @ 10"	39.45	#4 @ 9"	40.12	#5 @ 10"	43.54	#5 @ 10"	43.39
	4	#4 @ 10"	45.48	#4 @ 10"	44.16	#4 @ 10"	43.28	#4 @ 10"	42.66	#4 @ 9"	43.09	#5 @ 10"	46.57	#5 @ 10"	46.27	#5 @ 10"	46.02	#5 @ 10"	45.82	#5 @ 10"	45.65	#5 @ 10"	45.50
	5	#4 @ 10"	47.46	#4 @ 10"	46.10	#4 @ 10"	45.21	#4 @ 10"	44.58	#4 @ 9"	45.06	#5 @ 10"	48.74	#5 @ 10"	48.44	#5 @ 10"	48.19	#5 @ 10"	47.99	#5 @ 10"	47.81	#5 @ 10"	47.67
	6	#4 @ 10"	49.52	#4 @ 10"	48.14	#4 @ 9"	48.23	#5 @ 10"	51.88	#5 @ 10"	51.38	#5 @ 9"	52.57	#5 @ 9"	52.27	#5 @ 8"	53.99	#5 @ 8"	53.79	#5 @ 7"	56.16	#5 @ 7"	56.01
	7	#4 @ 10"	51.73	#4 @ 10"	50.31	#4 @ 9"	50.43	#5 @ 10"	54.29	#5 @ 10"	53.78	#5 @ 9"	55.04	#5 @ 9"	54.73	#5 @ 8"	56.55	#5 @ 8"	56.35	#5 @ 7"	58.84	#5 @ 7"	58.70
	8	#4 @ 10"	54.00	#5 @ 10"	58.44	#5 @ 10"	57.45	#5 @ 8"	60.64	#5 @ 7"	62.92	#5 @ 6"	66.25	#5 @ 6"	65.94	#5 @ 6"	65.69	#6 @ 8"	67.76	#6 @ 8"	67.57	#6 @ 7"	71.45
	9	#4 @ 10"	56.20	#5 @ 10"	60.87	#5 @ 10"	59.85	#5 @ 8"	63.21	#5 @ 7"	65.60	#5 @ 6"	69.09	#5 @ 6"	68.78	#5 @ 6"	68.52	#6 @ 8"	70.69	#6 @ 8"	70.51	#6 @ 7"	74.57
10	2	#4 @ 10"	39.84	#4 @ 10"	38.53	#4 @ 10"	37.65	#4 @ 10"	37.03	#4 @ 10"	36.57	#4 @ 10"	36.20	#4 @ 10"	35.91	#4 @ 10"	35.67	#4 @ 10"	35.48	#4 @ 9"	36.07	#4 @ 9"	35.93
	3	#4 @ 10"	41.68	#4 @ 10"	40.35	#4 @ 10"	39.47	#4 @ 10"	38.84	#4 @ 10"	38.36	#4 @ 10"	38.00	#4 @ 10"	37.71	#4 @ 10"	37.46	#4 @ 10"	37.27	#4 @ 9"	37.81	#4 @ 9"	37.76
	4	#4 @ 10"	43.58	#4 @ 10"	42.22	#4 @ 10"	41.31	#4 @ 10"	40.67	#4 @ 10"	40.19	#4 @ 10"	39.82	#4 @ 10"	39.53	#4 @ 10"	39.28	#4 @ 10"	39.08	#4 @ 9"	39.77	#4 @ 9"	39.63
	5	#4 @ 10"	45.53	#4 @ 10"	44.14	#4 @ 10"	43.21	#4 @ 10"	42.56	#4 @ 10"	42.07	#5 @ 10"	46.44	#5 @ 10"	46.13	#5 @ 10"	45.87	#5 @ 10"	45.67	#5 @ 10"	45.49	#5 @ 10"	45.34
	6	#4 @ 10"	47.58	#4 @ 10"	46.14	#4 @ 10"	45.20	#4 @ 10"	44.53	#4 @ 10"	44.03	#5 @ 10"	48.67	#5 @ 10"	48.35	#5 @ 10"	48.08	#5 @ 10"	47.88	#5 @ 10"	47.69	#5 @ 10"	47.54
	7	#4 @ 10"	49.79	#4 @ 10"	48.31	#4 @ 10"	47.34	#5 @ 10"	51.97	#5 @ 10"	51.45	#5 @ 10"	51.04	#5 @ 9"	52.29	#5 @ 9"	52.03	#5 @ 8"	53.79	#5 @ 8"	53.61	#5 @ 7"	56.00
	8	#4 @ 10"	52.06	#4 @ 10"	50.54	#4 @ 10"	49.56	#5 @ 10"	54.43	#5 @ 10"	53.89	#5 @ 9"	53.47	#5 @ 9"	54.80	#5 @ 9"	54.53	#5 @ 8"	56.39	#5 @ 8"	56.20	#5 @ 7"	58.72
9	2	#4 @ 10"	38.01	#4 @ 10"	36.75	#4 @ 10"	35.85	#4 @ 10"	35.21	#4 @ 10"	34.73	#4 @ 10"	34.36	#4 @ 10"	34.06	#4 @ 10"	33.81	#4 @ 10"	33.61	#4 @ 10"	33.44	#4 @ 10"	33.30
	3	#4 @ 10"	39.93	#4 @ 10"	38.56	#4 @ 10"	37.64	#4 @ 10"	36.99	#4 @ 10"	36.51	#4 @ 10"	36.13	#4 @ 10"	35.83	#4 @ 10"	35.58	#4 @ 10"	35.38	#4 @ 10"	35.21	#4 @ 10"	35.06
	4	#4 @ 10"	41.81	#4 @ 10"	40.40	#4 @ 10"	39.47	#4 @ 10"	38.81	#4 @ 10"	38.31	#4 @ 10"	37.93	#4 @ 10"	37.63	#4 @ 10"	37.37	#4 @ 10"	37.17	#4 @ 10"	36.99	#4 @ 10"	36.84
	5	#4 @ 10"	43.75	#4 @ 10"	42.30	#4 @ 10"	41.35	#4 @ 10"	40.67	#4 @ 10"	40.17	#4 @ 10"	39.78	#4 @ 10"	39.47	#4 @ 10"	39.20	#4 @ 10"	38.98	#4 @ 10"	38.80	#4 @ 10"	43.12
	6	#4 @ 10"	45.79	#4 @ 10"	44.30	#4 @ 10"	43.31	#4 @ 10"	42.62	#4 @ 10"	42.10	#4 @ 10"	41.71	#4 @ 10"	41.39	#4 @ 10"	41.12	#4 @ 9"	41.82	#5 @ 10"	45.46	#5 @ 10"	45.30
	7	#4 @ 10"	48.04	#4 @ 10"	46.50	#4 @ 10"	45.49	#4 @ 10"	44.77	#5 @ 10"	49.29	#5 @ 10"	48.86	#5 @ 10"	48.53	#5 @ 10"	48.24	#5 @ 10"	48.03	#5 @ 10"	47.84	#5 @ 10"	47.67
	8	#4 @ 10"	50.43	#4 @ 10"	48.84	#4 @ 10"	47.80	#5 @ 10"	47.06	#5 @ 10"	51.83	#5 @ 10"	51.40	#5 @ 10"	51.05	#5 @ 10"	50.77	#5 @ 10"	50.54	#5 @ 10"	50.35	#5 @ 10"	50.18
8	2	#4 @ 10"	36.41	#4 @ 10"	35.01	#4 @ 10"	34.08	#4 @ 10"	33.42	#4 @ 10"	32.92	#4 @ 10"	32.54	#4 @ 10"	32.23	#4 @ 10"	31.97	#4 @ 10"	31.77	#4 @ 10"	31.59	#4 @ 10"	31.44
	3	#4 @ 10"	38.23	#4 @ 10"	36.80	#4 @ 10"	35.85	#4 @ 10"	35.18	#4 @ 10"	34.67	#4 @ 10"	34.28	#4 @ 10"	33.97	#4 @ 10"	33.70	#4 @ 10"	33.50	#4 @ 10"	33.32	#4 @ 10"	33.17
	4	#4 @ 10"	40.09	#4 @ 10"	38.61	#4 @ 10"	37.64	#4 @ 10"	36.95	#4 @ 10"	36.44	#4 @ 10"	36.04	#4 @ 10"	35.72	#4 @ 10"	35.45	#4 @ 10"	35.25	#4 @ 10"	35.07	#4 @ 10"	34.91
	5	#4 @ 10"	41.99	#4 @ 10"	40.47	#4 @ 10"	39.47	#4 @ 10"	38.76	#4 @ 10"	38.24	#4 @ 10"	37.83	#4 @ 10"	37.50	#4 @ 10"	37.23	#4 @ 10"	37.02	#4 @ 10"	36.84	#4 @ 10"	36.68
	6	#4 @ 10"	43.97	#4 @ 10"	42.40	#4 @ 10"	41.36	#4 @ 10"	40.64	#4 @ 10"	40.10	#4 @ 10"	39.68	#4 @ 10"	39.35	#4 @ 10"	39.07	#4 @ 9"	43.33	#5 @ 10"	43.13	#5 @ 10"	42.96
	7	#4 @ 10"	46.19	#4 @ 10"	44.56	#4 @ 10"	43.49	#4 @ 10"	42.74	#4 @ 10"	42.18	#4 @ 10"	41.75	#4 @ 10"	41.41	#4 @ 10"	41.13	#4 @ 9"	45.65	#5 @ 10"	45.43	#5 @ 10"	45.28
7	2	#4 @ 10"	34.90	#4 @ 10"	33.44	#4 @ 10"	32.47	#4 @ 10"	31.78	#4 @ 10"	31.27	#4 @ 10"	30.86	#4 @ 10"	30.54	#4 @ 10"	30.27	#4 @ 10"	30.06	#4 @ 10"	29.88	#4 @ 10"	29.72
	3	#4 @ 10"	36.73	#4 @ 10"	35.23	#4 @ 10"	34.23	#4 @ 10"	33.53	#4 @ 10"	33.00	#4 @ 10"	32.59	#4 @ 10"	32.26	#4 @ 10"	31.99	#4 @ 10"	31.78	#4 @ 10"	31.59	#4 @ 10"	31.43
	4	#4 @ 10"	38.59	#4 @ 10"	37.04	#4 @ 10"	36.01	#4 @ 10"	35.29	#4 @ 10"	34.75	#4 @ 10"	34.33	#4 @ 10"	33.99	#4 @ 10"	33.71	#4 @ 10"	33.50	#4 @ 10"	33.31	#4 @ 10"	33.14
	5	#4 @ 10"	40.48	#4 @ 10"	38.86	#4 @ 10"	37.80	#4 @ 10"	37.06	#4 @ 10"	36.50	#4 @ 10"	36.07	#4 @ 10"	35.73	#4 @ 10"	35.44	#4 @ 10"	35.22	#4 @ 10"	35.03	#4 @ 10"	34.86
	6	#4 @ 10"	42.39	#4 @ 10"	40.71	#4 @ 10"	39.61	#4 @ 10"	38.84	#4 @ 10"	38.26	#4 @ 10"	37.82	#4 @ 10"	37.47	#4 @ 10"	37.17	#4 @ 10"	36.95	#4 @ 10"	36.75	#4 @ 10"	36.58

EXAMPLE:

SELECT THE c-BARS SIZE, SPACING AND STEEL QUANTITY FOR A 25.0 FEET LONG WINGWALL WITH m = 11.8 FT. AND k = 6.3 FT.

SOLUTION:

1. DETERMINE WINGWALL LENGTH IN MULTIPLE OF m:
   L / m = 25.0 / 11.8 = 2.12
   L = (2.12 x m), USE L ≤ (2.25 x m)
2. ROUND TO REAREST WHOLE NUMBER FOR m AND k:
   m = 11.8 FT., USE m = 12.0 FT.
   k = 6.3 FT., USE k = 6.0 FT.
3. DETERMINE c-BARS BY USING THE TABLE:
   L ≤ (2.25 x m)
   m = 12
   k = 6
   c-BARS: #6 @ 10"
   REINF. STEEL = 60.60 LB / LF
4. DETERMINE REINFORCING STEEL QUANTITY OF WHOLE WINGWALL:
   REINFORCING STEEL QUANTITY = 25.0 x 60.60 = 1,515 LB.



LIMITS OF CONCRETE SEALER AND WINGWALL DRAIN DETAILS

NOTES: 1. THE GEOCOMPOSITE SHALL BE SECURED TO THE WALL TO PREVENT MOVEMENT DURING BACKFILLING.

2. COST OF GEOCOMPOSITE DRAIN AND CONCRETE SEALER SHALL BE INCLUDED IN THE WORK.

Computer File Information		Sheet Revisions	
Creation Date: 07/31/19		Date:	Comments
Designer Initials: JBK	(RO)		
Last Modification Date: 07/31/19	(RO)		
Detailer Initials: LTA	(RO)		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(RO)		

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Project Development Branch JBK

WINGWALLS FOR PIPE OR BOX CULVERTS

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO. M-601-20
Standard Sheet No. 1 of 2
Project Sheet Number:

Computer File Information		Sheet Revisions	
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WINGWALLS FOR PIPE OR BOX CULVERTS

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO. M-601-20
Standard Sheet No. 2 of 2
Project Sheet Number:

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 MAY BE NECESSARY TO AVOID DAMAGE THERETO. 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 LAP

STERLING RANCH FILING 4

COUNTY OF EL PASO, STATE OF COLORADO

SANITARY SEWER PLAN

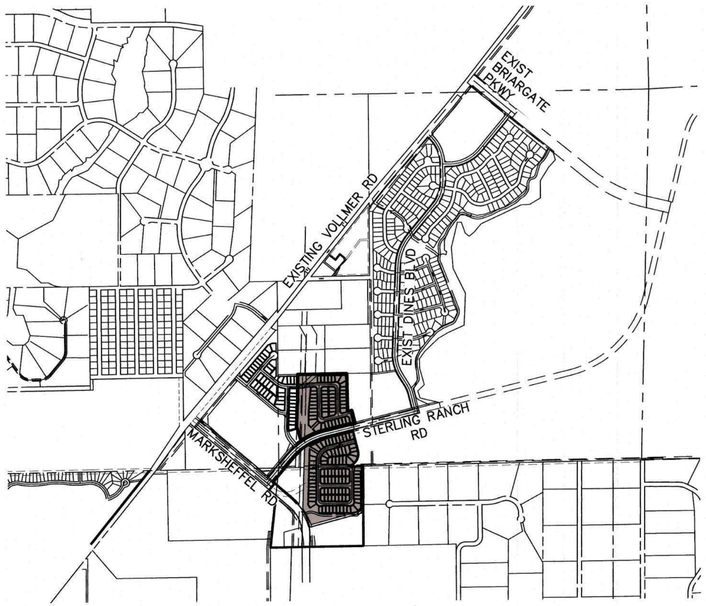
AUGUST 2023 AS-BUILT PLANS

GENERAL NOTES

1. 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 BITUMINUOUS 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. 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 STUB 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 DISTRICTS' 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.
    b. THE CONTRACTOR IS REQUIRED TO NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 2 WEEKS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY AFFECTED UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION ADJACENT TO THE KNOWN UTILITYLINES.
21. TESTING OF FACILITIES:
    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 CARSONITE 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.

WASTEWATER SYSTEM INSTALLATION NOTES

1. SANITARY SEWER LENGTHS ARE MH CENTER-MH CENTER (OR STRUCTURE CENTER-STRUCTURE CENTER). ALL SANITARY SEWER PIPES SHALL BE SDR 35 PVC OR EQUAL. SEWER LINES MAY NOT EXCEED 7% GRADE FOR ANY SIZE WITHOUT PRIOR APPROVAL OF THE DISTRICT. ALL NEWLY CONSTRUCTED RESIDENTIAL SANITARY SEWER TAPS SHALL USE PRE-MANUFACTURED IN-LINE PVC PUSH-ON WYES. TAPPING SADDLES MAY ONLY BE USED FOR TAPPING PRE-EXISTING MAINS.
2. ALL SANITARY SEWER MANHOLES SHALL BE WRAPPED WITH RU116 - RUBR-NEK JOINT WRAP OR EQUIVALENT AND COATED.
3. COMMENCEMENT OF USE OF SEWER LINES AND/OR SYSTEMS:
    a. NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL AFTER THE COMPLETION OF ALL JET CLEANING, PRESSURE TESTING, CCTV INSPECTION, COMPACTION TESTING AND AS-BUILT DRAWINGS ARE SUBMITTED AND APPROVED BY THE DISTRICT.
    b. NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL ALL SERVICE 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, ANY REQUIRED SURFACE SURFACE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO USE OF THE FACILITY.
    c. ALL NECESSARY EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE DISTRICT, AND RECORDED.
    d. DOWNSTREAM PLUG CAN BE REMOVED ONCE FIRST LIFT OF ASPHALT IS DOWN AND THE ABOVE REQUIREMENTS ARE MET.



VICINITY MAP
SCALE : 1"=1,000'

SHEET INDEX

1	COVER SHEET
2-7	SANITARY SEWER PLANS
8-9	UTILITY SERVICE PLAN
10	SANITARY DETAILS

BENCHMARKS

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

LEGEND

ROW	RIGHT OF WAY
FL-FL	FLOWLINE TO FLOWLINE
BOP	BOTTOM OF PIPE
TOP	TOP OF PIPE
SS	SANITARY SEWER
STM	STORM SEWER
WL	WATER
STA	STATION
9	LOT NUMBER
BT	BEGIN TRANSITION
ET	END TRANSITION
PCR	POINT OF CURB RETURN
PRC	POINT OF REVERSE CURVE
PCC	POINT OF COMPOUND CURVE
PC	POINT OF CURVE
PT	POINT OF TANGENT
✳	SPECIAL BEDDING NOTES

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

AGENCIES

OWNER/DEVELOPER:	SR LAND, LLC 20 BOULDER CRESCENT, SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742
CIVIL ENGINEER:	JR ENGINEERING, LLC 5475 TECH CENTER DRIVE COLORADO SPRINGS, CO 80919 MIKE BRAMLETT P.E. (303) 267-6240
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 JEFF RICE, P.E. (719) 520-6300
TRAFFIC ENGINEERING:	EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JOSHUA PALMER, P.E. (719) 520-6460
WATER RESOURCES:	STERLING RANCH METRO DISTRICT ENGINEERS JDS-HYDRO CONSULTANTS 545 E. PIKES PEAK AVE., SUITE 300 COLORADO SPRINGS, CO 80903 JOHN MCGINN (719) 668-8769
FIRE DISTRICT:	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300
GAS DEPARTMENT:	COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556
ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283
COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674

EL PASO COUNTY STATEMENT

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

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

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

Approved
By: Gilbert LaForce, P.E.
Engineering Manager
Date: 11/08/2023 4:53:57 PM
El Paso County Department of Public Works

JOSHUA PALMER, P.E. — DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

WATER & SEWER MAIN EXTENSIONS

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 _____ DATE 6/14/23
JAMES F. MORLEY

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

FALCON AREA WATER & WASTEWATER AUTHORITY ENGINEER

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 _____ DATE 10/25/2023
FAWWA ENGINEER

ENGINEER'S STATEMENT

THIS WASTEWATER 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 PLANS.

COLORADO REGISTERED PROFESSIONAL ENGINEER — MIKE K. BRAMLETT — 32314

_____ 08/14/23
MIKE A. BRAMLETT, P.E. — DATE
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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

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

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

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

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

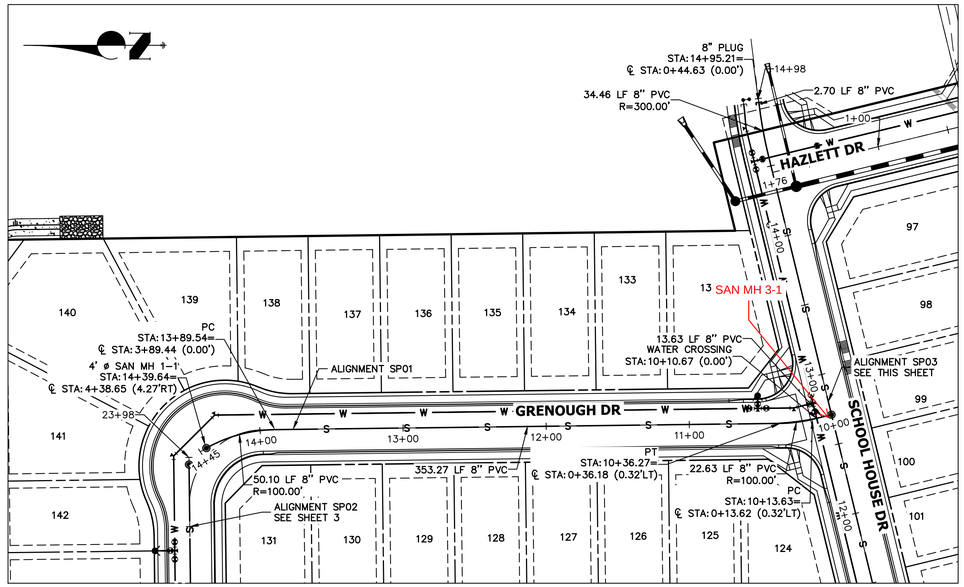
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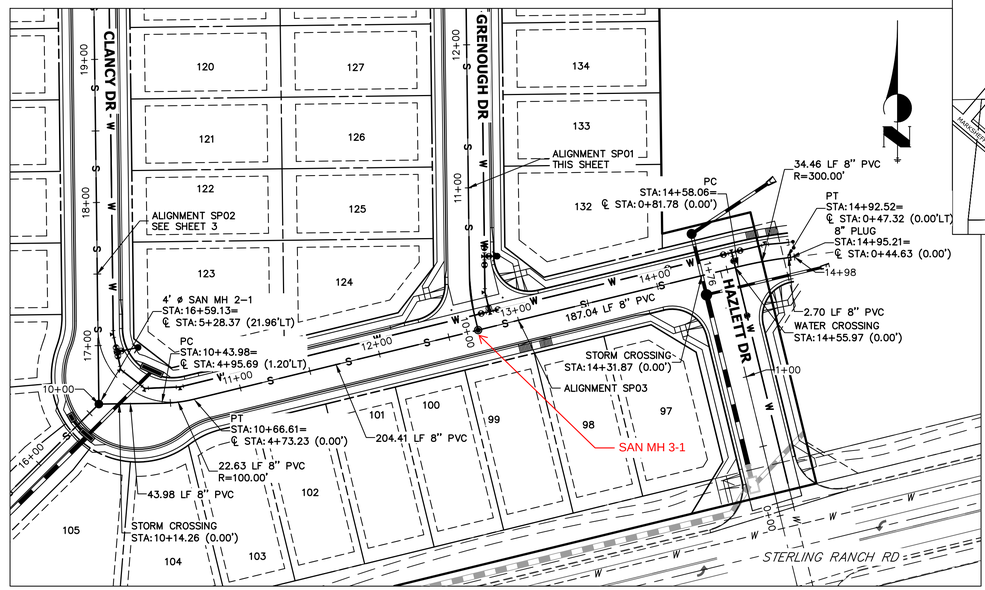
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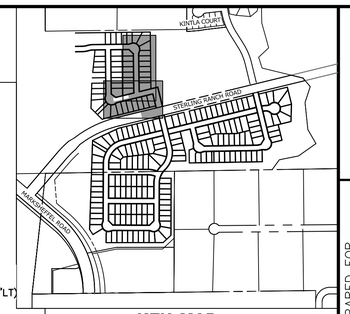
STERLING RANCH FILING 4
COVER SHEET

SHEET 1 OF 10
JOB NO. 25188.11

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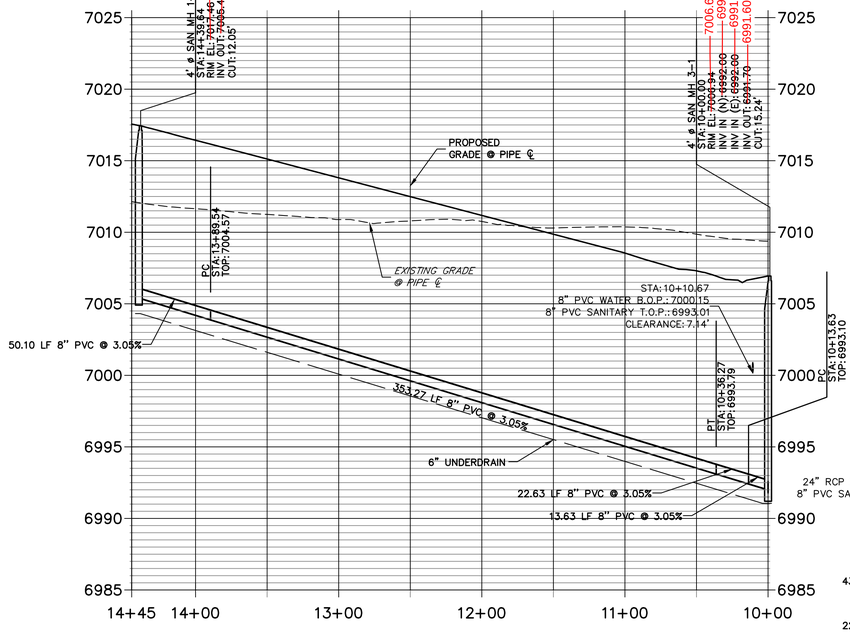




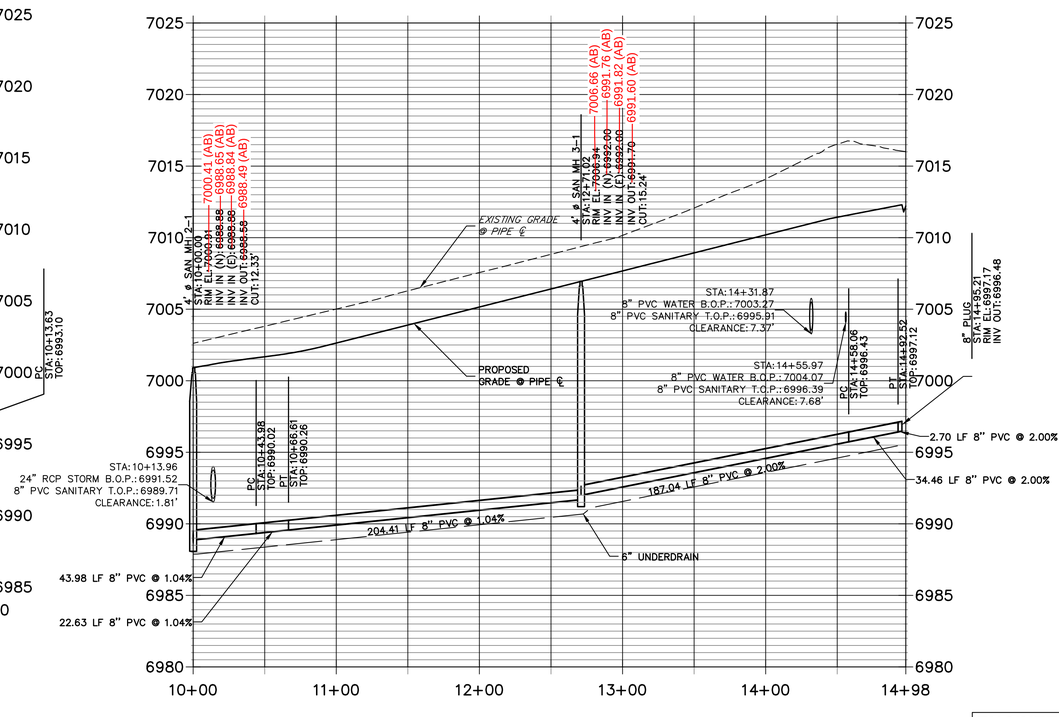
50 25 0 50 100

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

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

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

32314 — 10/10/23
DATE

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

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

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

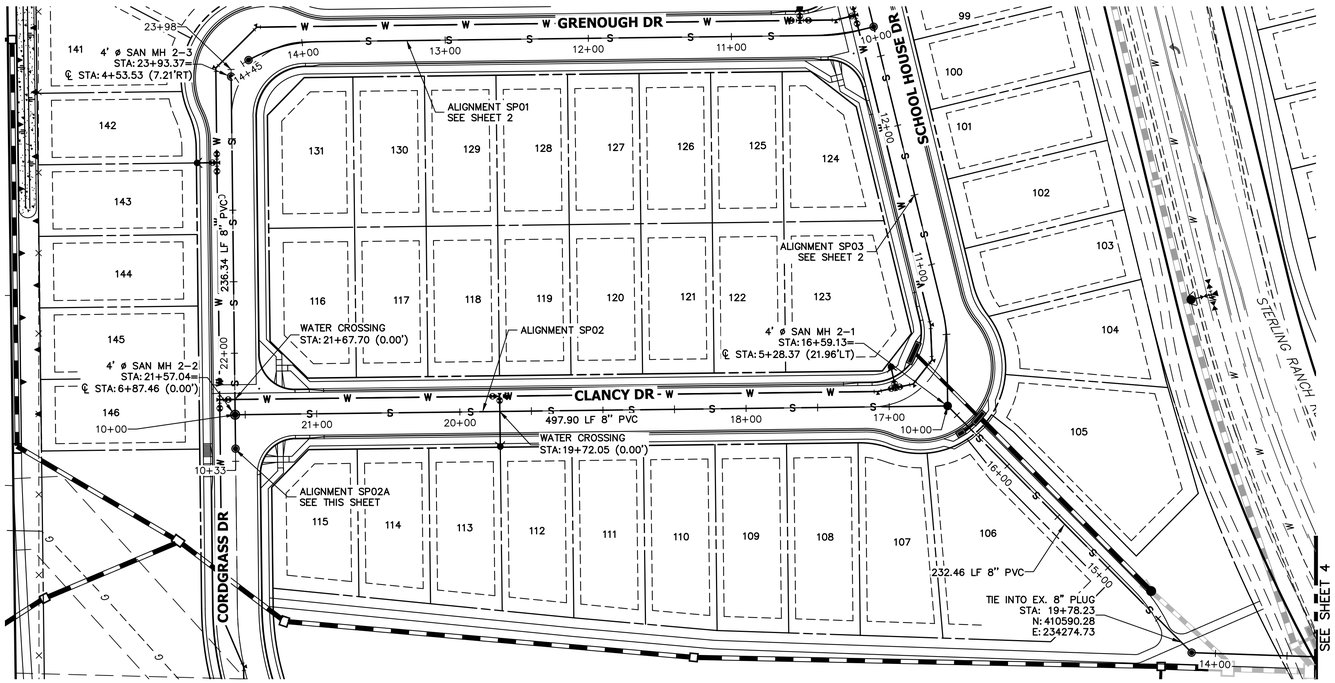
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V-SCALE	1"=5'
DATE	10/09/23
DESIGNED BY	MMC
DRAWN BY	MMC
CHECKED BY	

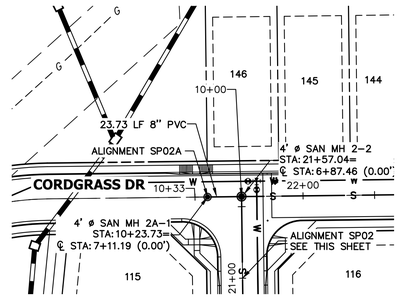
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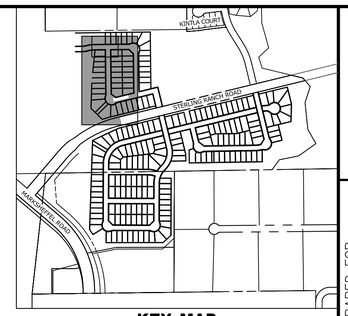
SANITARY SEWER PLAN

SHEET 2 OF 10

JOB NO. 25188.11



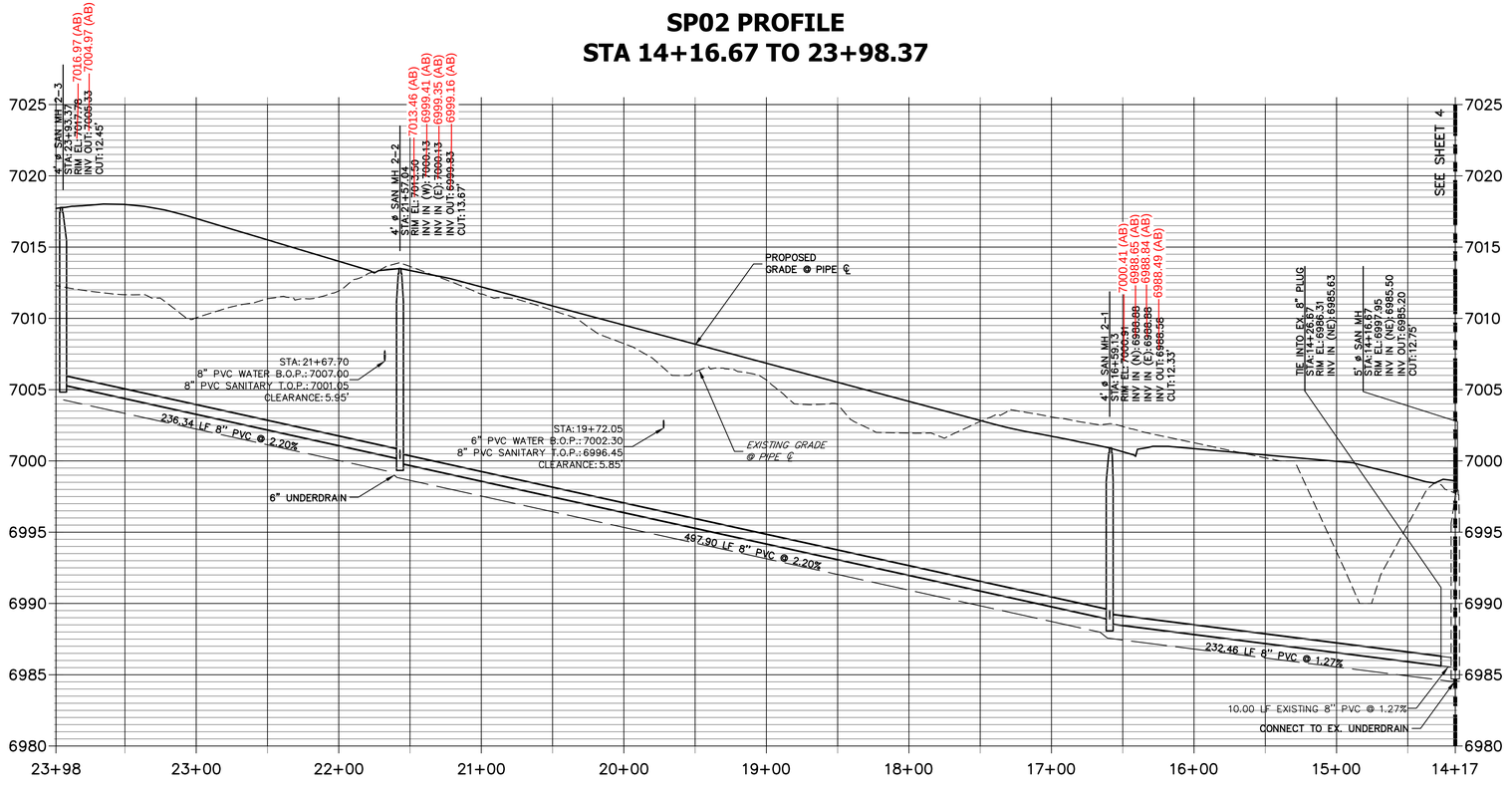




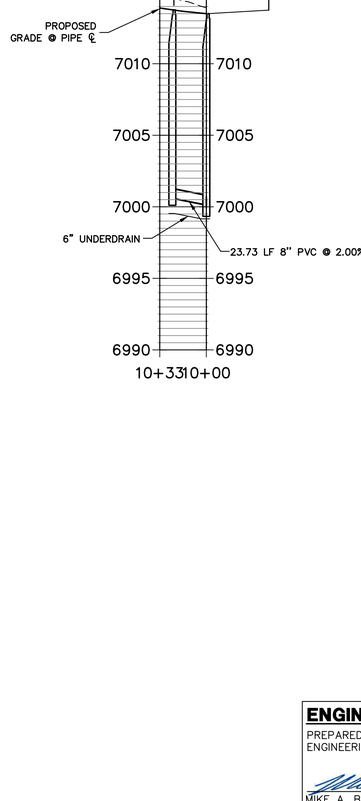
KEY MAP
SCALE: NTS

50 25 0 50 100
HORIZONTAL
ORIGINAL SCALE: 1" = 50'
VERTICAL
ORIGINAL SCALE: 1" = 5'

SP02 PROFILE
STA 14+16.67 TO 23+98.37



SP02A PROFILE
STA 10+00.00 TO 10+33.52



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

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

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No.	REVISION	BY	DATE

H-SCALE 1"=50'
V-SCALE 1"=5'
DATE 10/09/23
DESIGNED BY MMC
DRAWN BY MMC
CHECKED BY

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

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

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

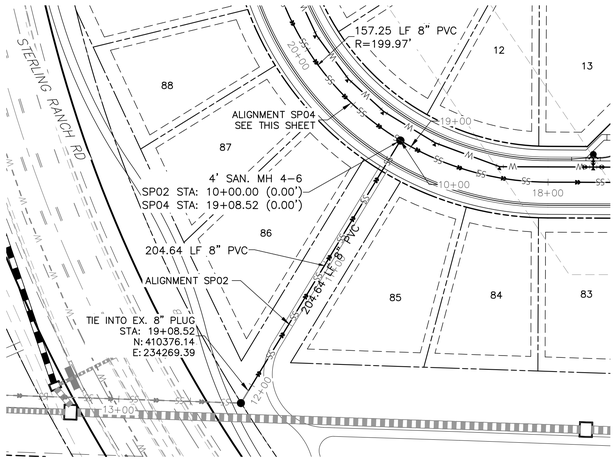
COLORADO LICENSED
MIKE A. BRAMLETT
32314
PROFESSIONAL ENGINEER

10/10/23
DATE

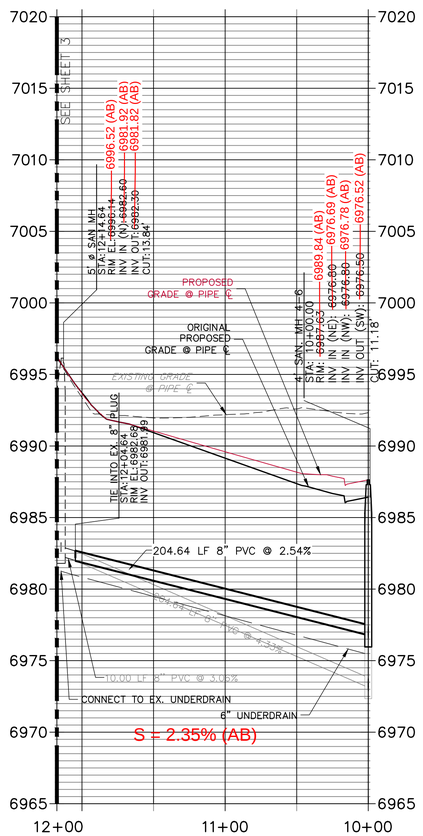
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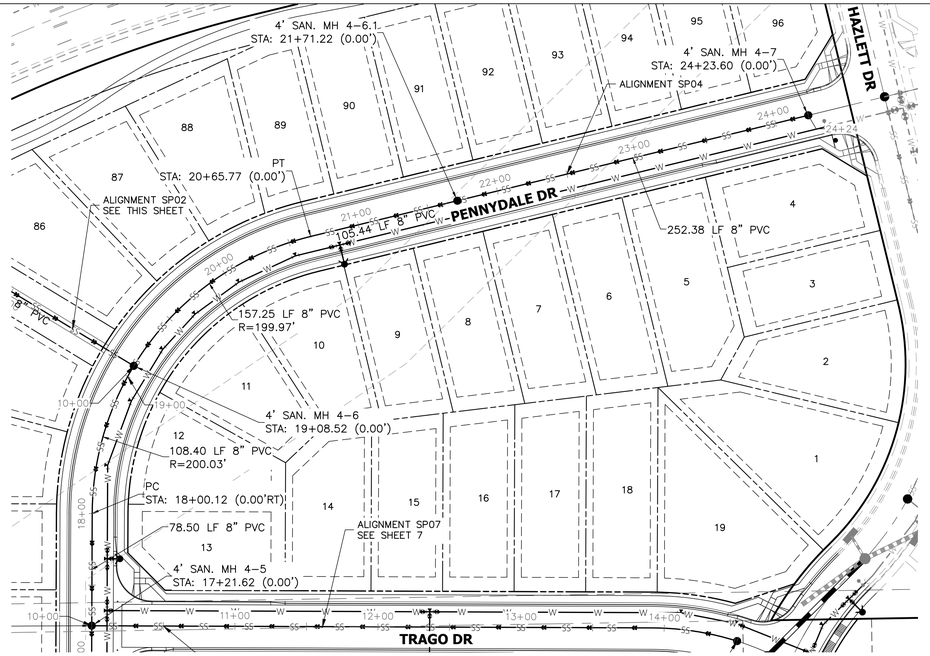
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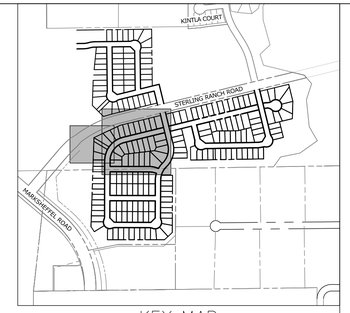
SHEET 3 OF 10
JOB NO. 25188.11



SP02 PROFILE (1)
STA 10+00.00 TO 12+17.56



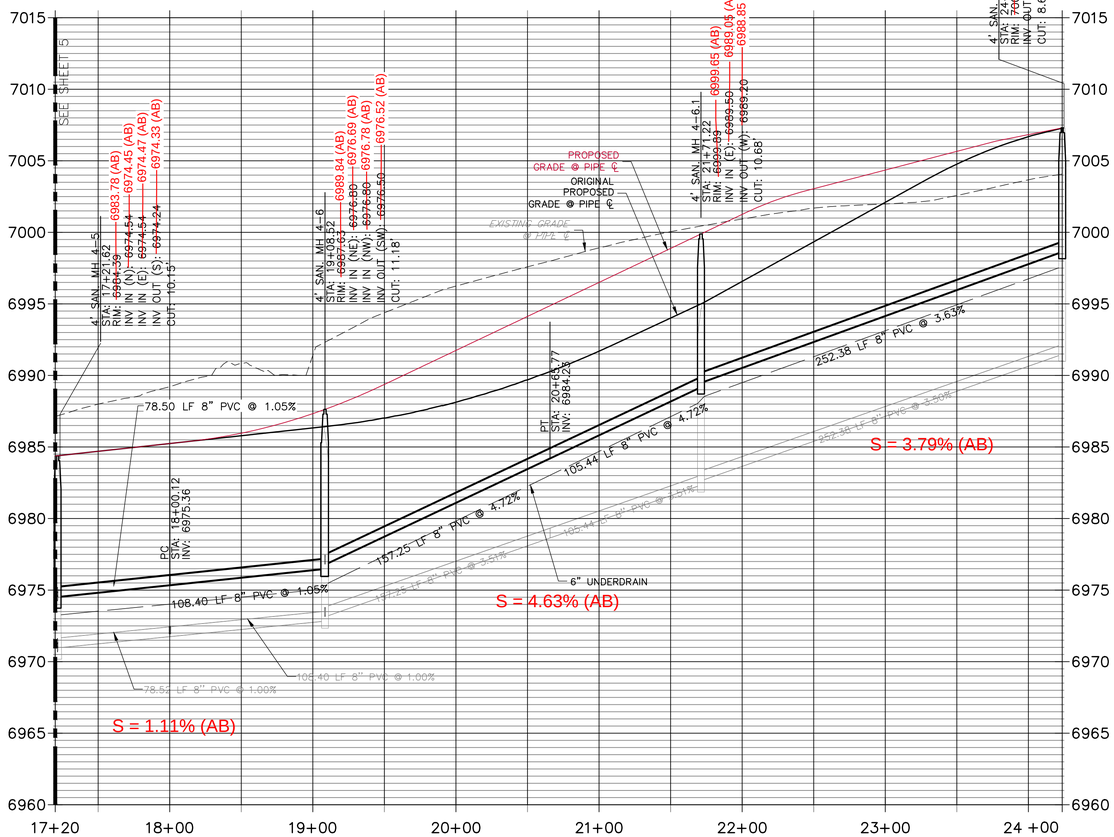




KEY MAP
SCALE: NTS

50 25 0 50 100
HORIZONTAL
ORIGINAL SCALE: 1" = 50'
VERTICAL
ORIGINAL SCALE: 1" = 5'

SP04 PROFILE
STA 17+20.00 TO 24+23.60



ALL TERRAIN ENGINEERING
PHILIP F. BARTLE, PE
303.377.1668 - PBARTLE@ALLTERRAINENG.COM
RYAN E. BURNS, PE
530.391.1668 - RBURNS@ALLTERRAINENG.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 DRAWIGS ARE APPROVED BY THE APPROPRIATE REVIEWING 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

COLORADO LICENSED
RYAN BURNS
P.E.
0054412
PROFESSIONAL ENGINEER

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

Know what's below.
Call before you dig.

STERLING RANCH FILING 4

SANITARY SEWER PLANS

DESIGN: REB
REVIEW: NQJ
DATE: 6/28/2024
H-SCALE: 1" = X'
V-SCALE: 1" = X'

SHEET
4R OF 6

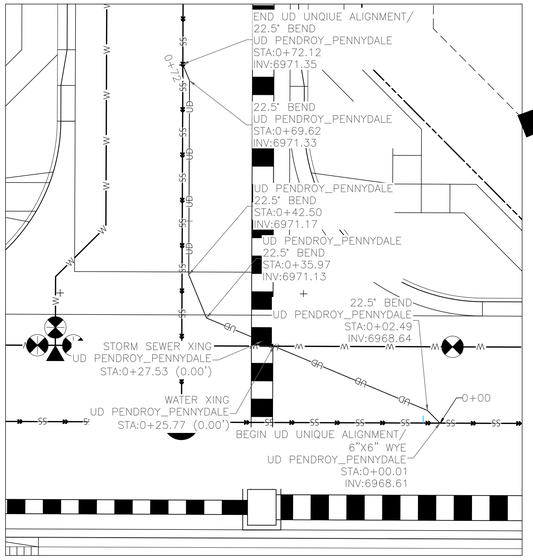
ENGINEER'S STATEMENT

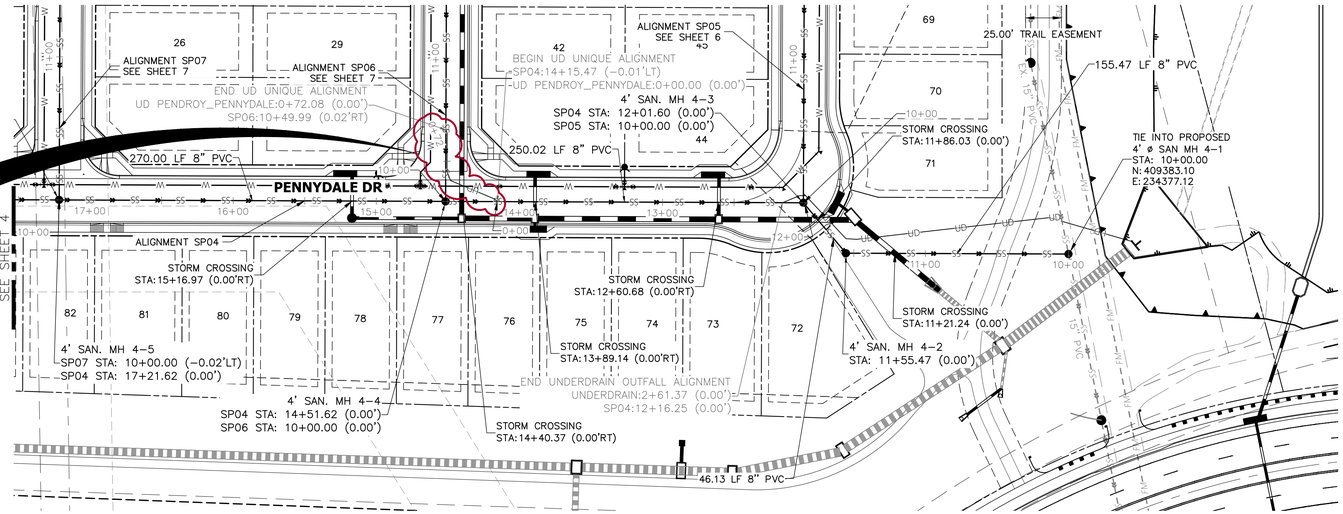
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF ALL TERRAIN ENGINEERING

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

REB
07/01/24
DATE

07/01/24



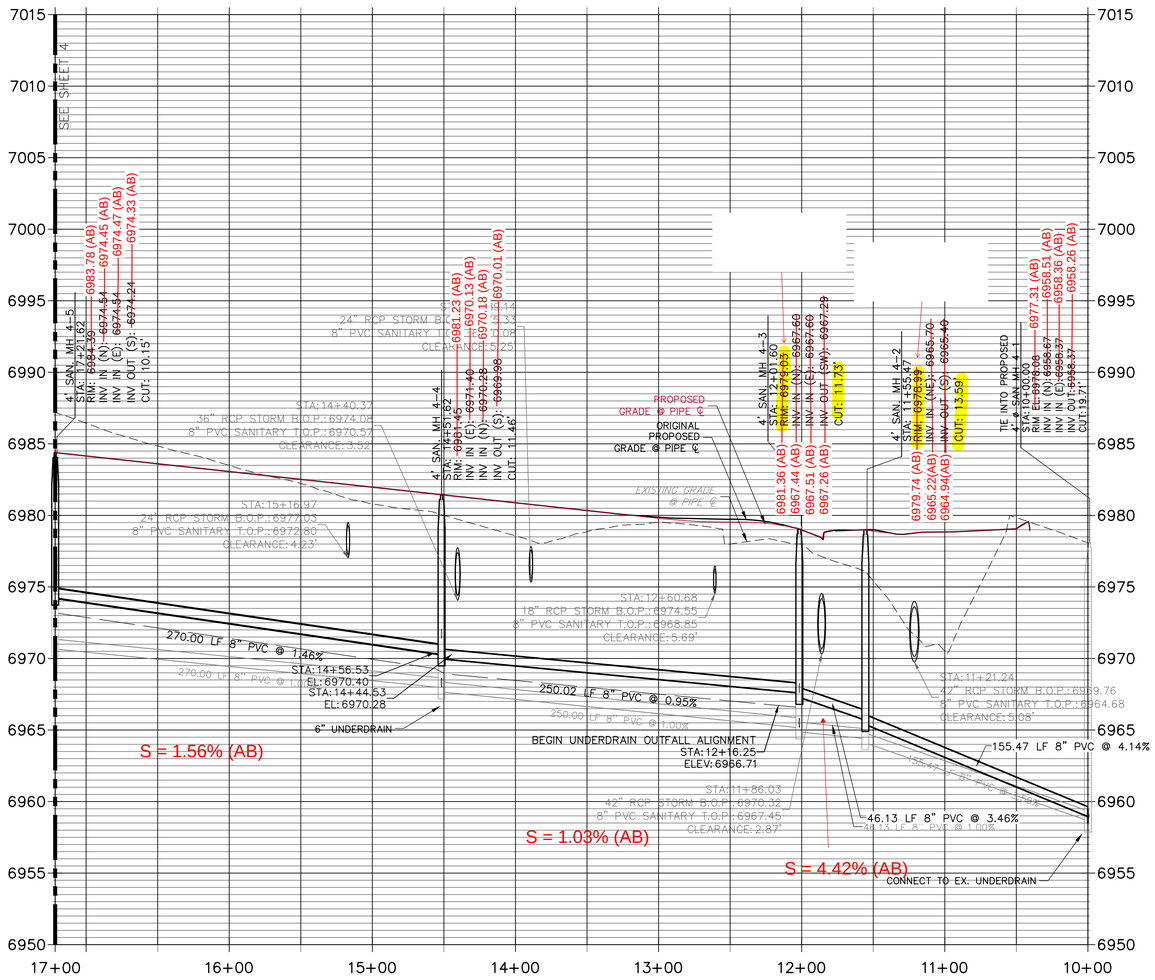




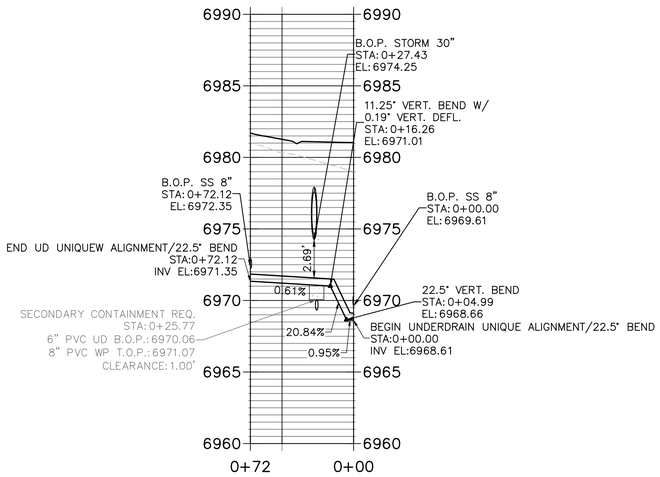
KEY MAP
SCALE: NTS

50 25 0 50 100
HORIZONTAL
ORIGINAL SCALE: 1" = 50'
VERTICAL
ORIGINAL SCALE: 1" = 5'

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



UD PENDROY_PENNYDALE2
STA 0+00.00 TO 0+72.12



UNDERDRAIN NOTES

1. 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.
2. SEE SHEET UD−8 & 5R FOR WHERE UNDERDRAIN DEVIATES FROM TYPICAL ALIGNMENT.
3. ACTIVE UNDERDRAIN REQUIRES TRENCH DAMNS EVERY 100', AT TRRANSITIONS TO PASSIVE, AND AT MANHOLES PER DETAIL C6−1.
4. CLEAN−OUTS ARE REQUIRED EVERY 200', MAXIMUM, AND AT MANHOLESD PER DETAIL 6−1.
5. UNDERDRAIN SHALL BE CONSTRUCTED AND INSTALLED PER CSU WASTEWATER LINE EXTENSION STANDARDS.

Know what's below. Call before you dig.

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

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

REB 07/01/24 — DATE

COLORADO LICENSED RYAN E. BURNS 54412 PROFESSIONAL ENGINEER — 07/01/24

ALL TERRAIN ENGINEERING

ANTHONY Q. JOVICEVIC, PE
330 TRUCKEE - JOVICEVIC@ATERRAINENG.COM

RYAN F. BURNS, PE
303.377.6656 - RBURNS@ATERRAINENG.COM

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

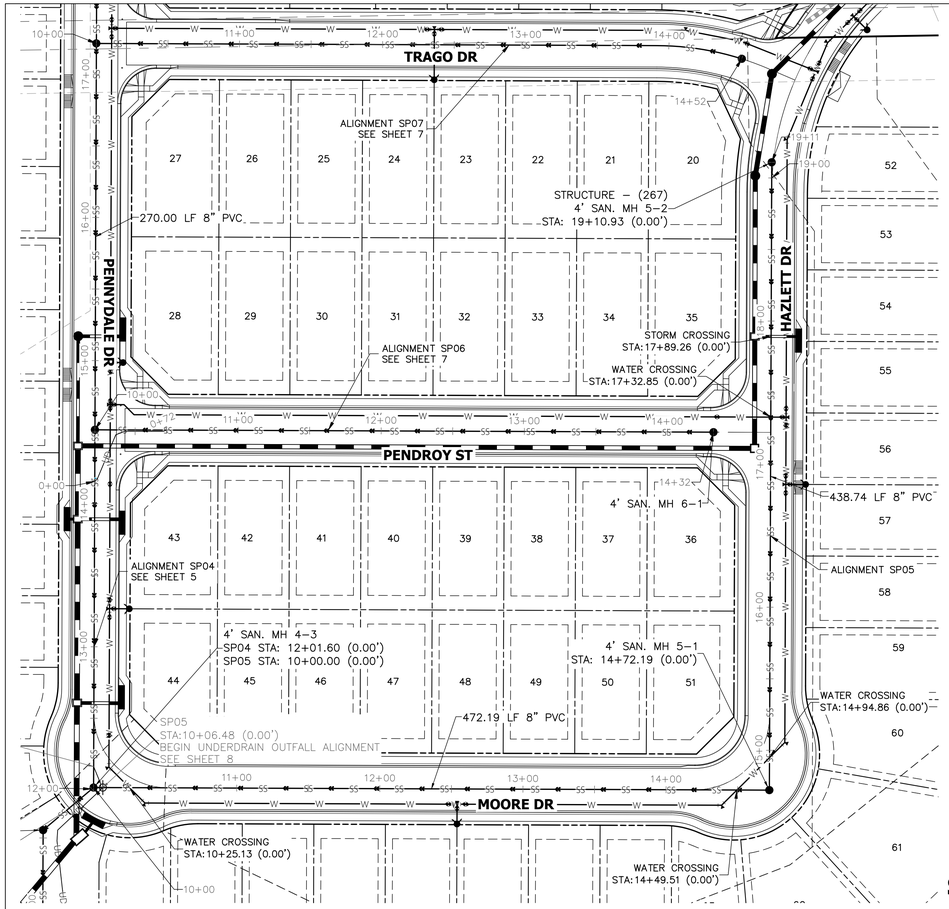
REV	DESCRIPTION	DATE

STERLING RANCH FILING 4

SANITARY SEWER PLANS

DESIGN: REB
REVIEW: NQJ
DATE: 6/28/2024
H-SCALE: 1" = X'
V-SCALE: 1" = X'

SHEET
5R OF 6





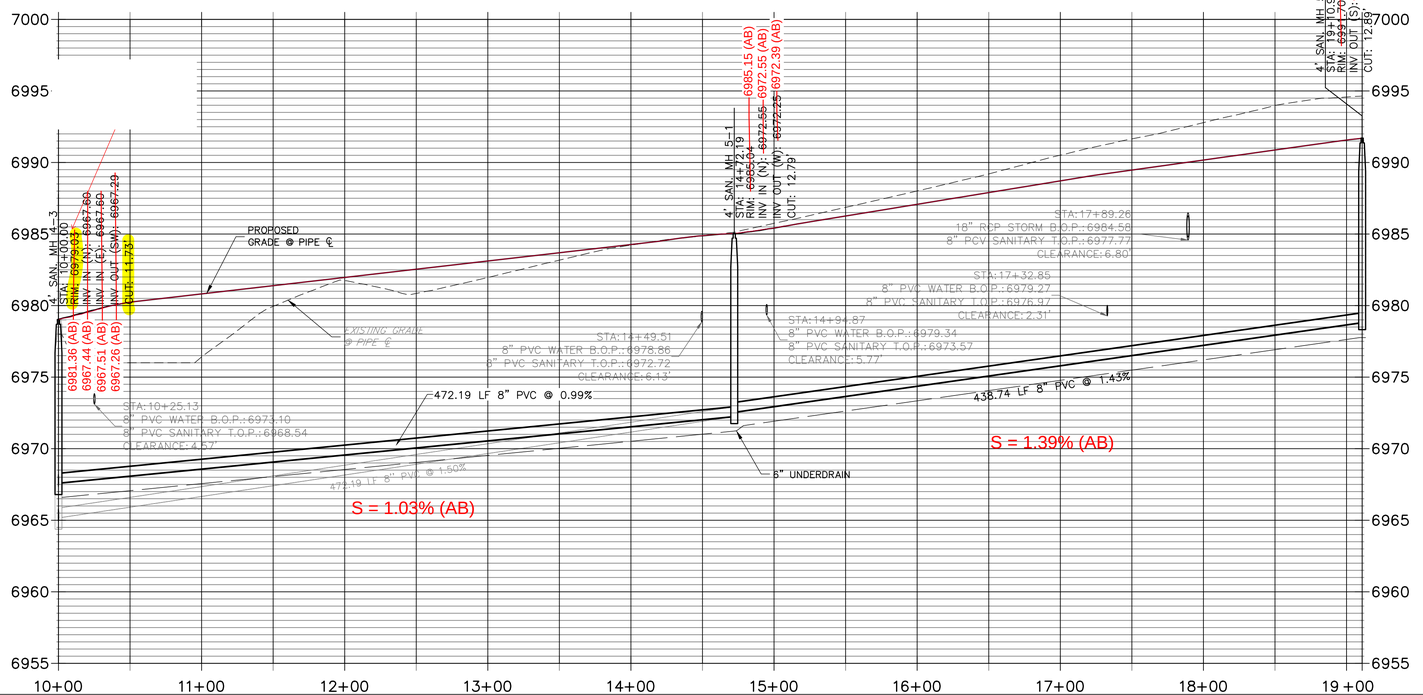
KEY MAP
SCALE: NTS

50 25 0 50 100

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

N

SP05 PROFILE
STA 10+00.00 TO 19+10.93



ALL TERRAIN ENGINEERING
ANTHONY Q. IZQUIERDO, PE
(719) 377-7658 - AIZQUIERDO@ALLTERRAINENG.COM
RYAN E. BURNS, PE
(719) 377-8658 - RBURNS@ALLTERRAINENG.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 DRAWIGS ARE APPROVED BY THE APPROPRIATE REVIEWING 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

COLORADO LICENSED
RYAN BURNS
P.E.
0054412
PROFESSIONAL ENGINEER

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

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

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

ENGINEER'S STATEMENT

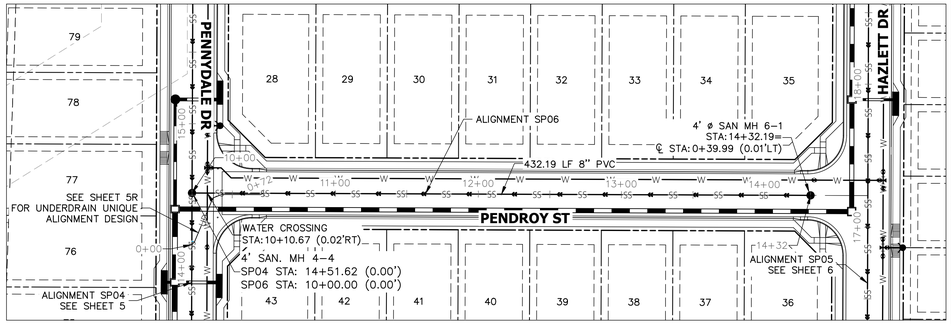
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF ALL TERRAIN ENGINEERING

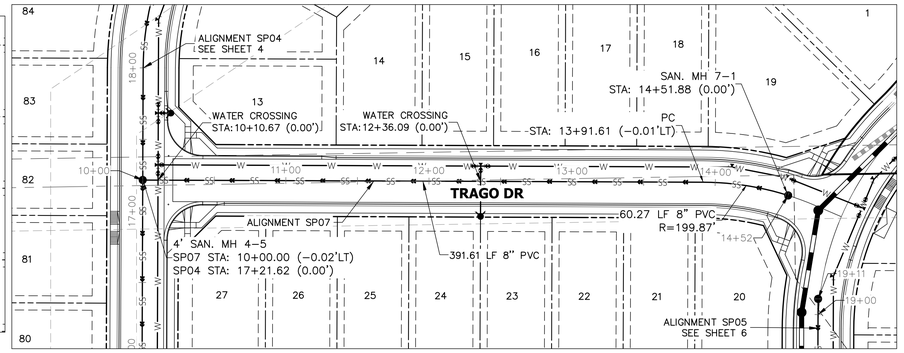
RYAN E. BURNS
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC

REB
07/01/24
DATE

COLORADO LICENSED
RYAN E. BURNS
54412
PROFESSIONAL ENGINEER

07/01/24
DATE







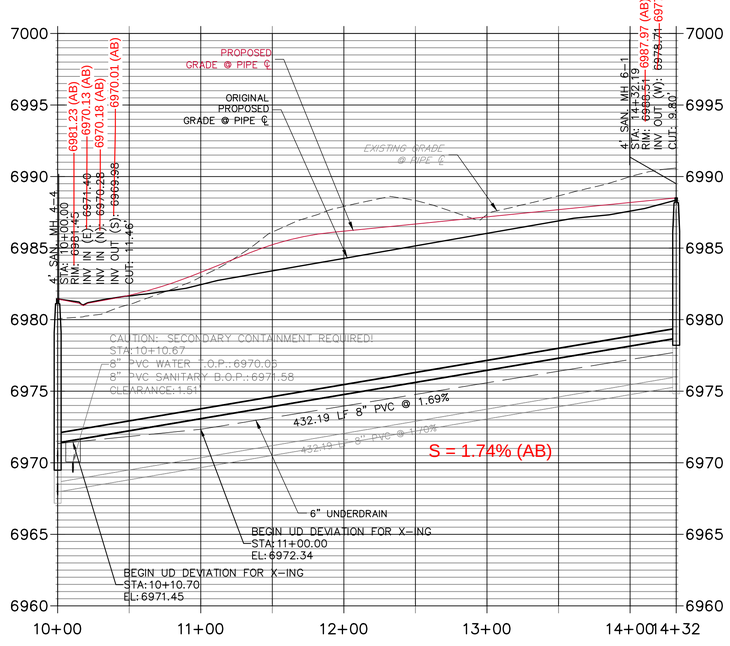
KEY MAP
SCALE: NTS

50 25 0 50 100

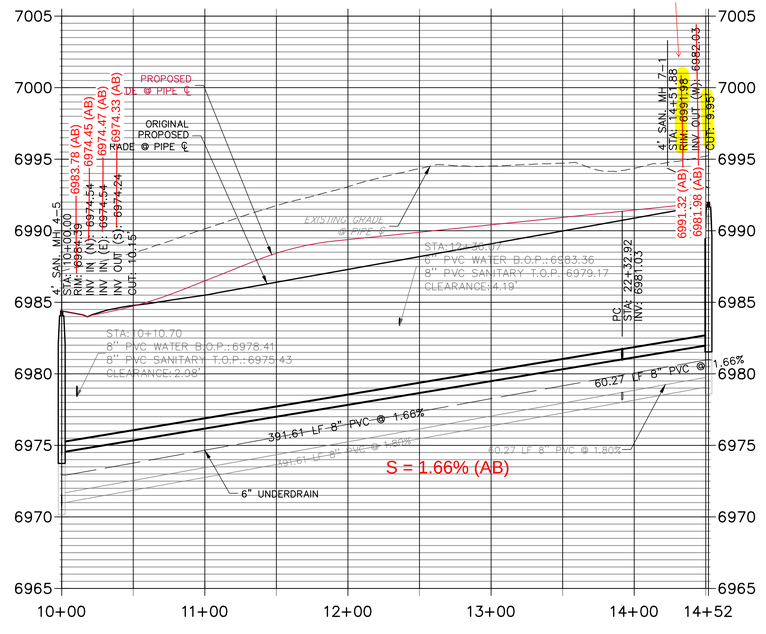
HORIZONTAL
ORIGINAL SCALE: 1" = 50'
VERTICAL
ORIGINAL SCALE: 1" = 5'

N

SP06 PROFILE
STA 10+00.00 TO 14+32.19



SP07 PROFILE
STA 10+00.00 TO 14+51.88



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

REB
07/01/24
DATE

07/01/24

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

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

Know what's below.
Call before you dig.

ALL TERRAIN ENGINEERING

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PREPARED FOR:
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COLORADO SPRINGS, CO 80903
ATTN: JAMES F. MORLEY
(719) 471-1742

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

JOB NO: 24003 LOCATION: EL PASO COUNTY

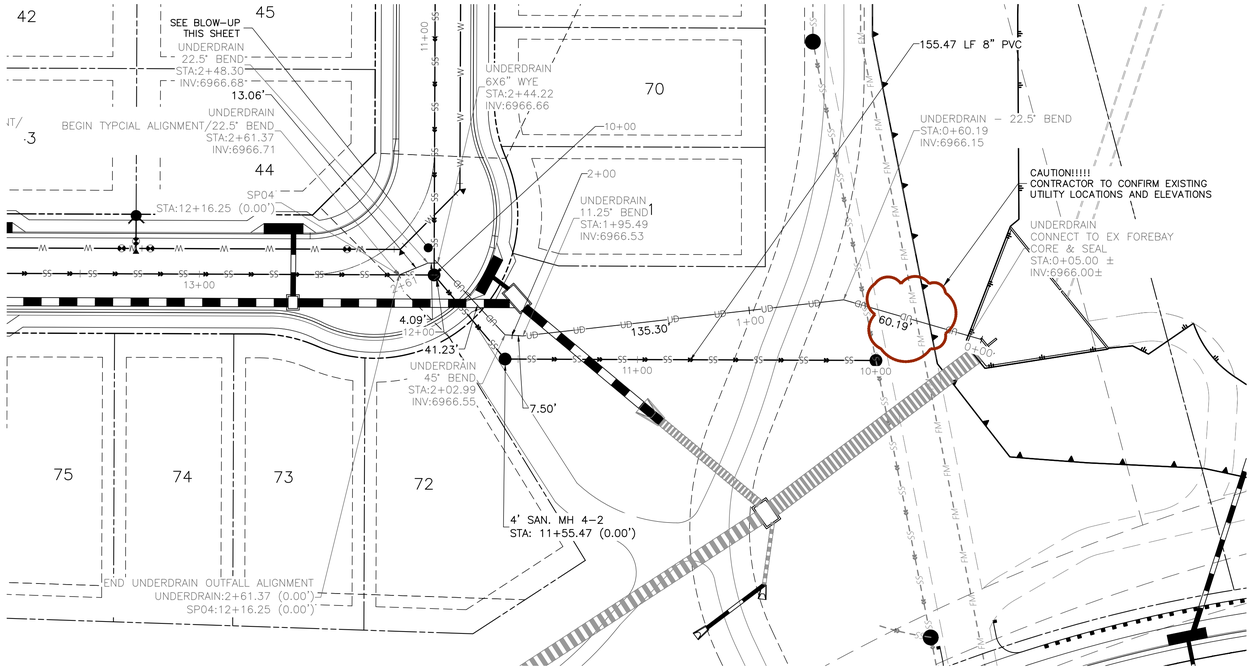
REV	DESCRIPTION	DATE

STERLING RANCH FILING 4

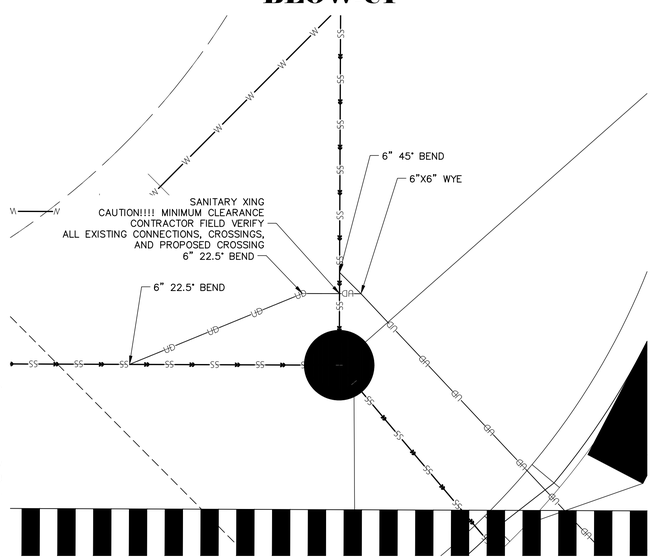
SANITARY SEWER PLANS

DESIGN: REB
REVIEW: NQJ
DATE: 6/28/2024
H-SCALE: 1" = X'
V-SCALE: 1" = X'

SHEET
7R OF 6



BLOW-UP



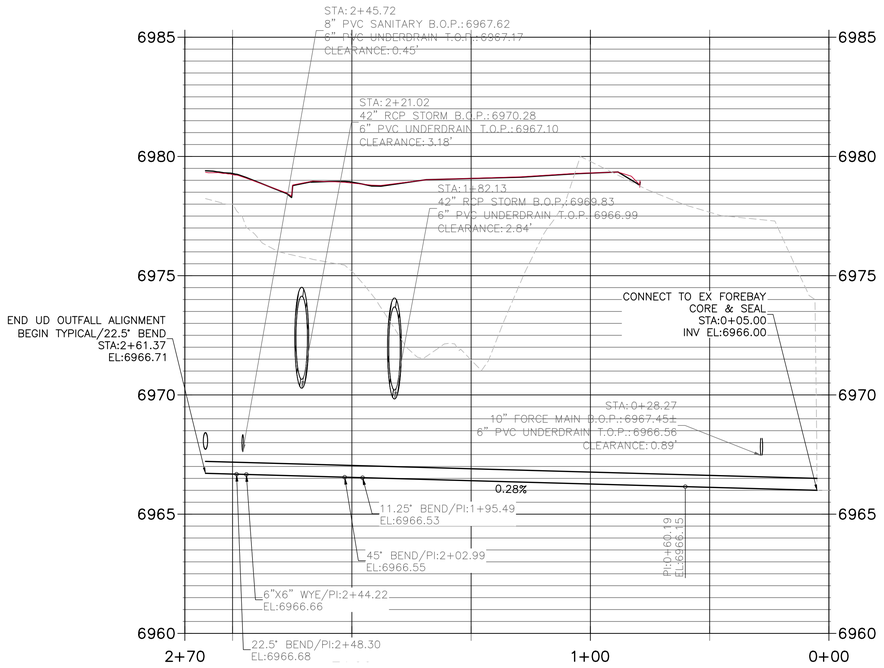


KEY MAP
SCALE: NTS

50 25 0 50 100

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

UNDERDRAIN1
STA 0+00.00 TO 2+70.00



UNDERDRAIN NOTES

1. 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.
2. SEE SHEET UD-8 & 5R FOR WHERE UNDERDRAIN DEVIATES FROM TYPICAL ALIGNMENT.
3. ACTIVE UNDERDRAIN REQUIRES TRENCH DAMNS EVERY 100', AT TRRANSITIONS TO PASSIVE, AND AT MANHOLES PER DETAIL C6-1.
4. CLEAN-OUTS ARE REQUIRED EVERY 200', MAXIMUM, AND AT MANHOLESD PER DETAIL 6-1.
5. UNDERDRAIN SHALL BE CONSTRUCTED AND INSTALLED PER CSU WASTEWATER LINE EXTENSION STANDARDS.

COLORADO LICENSED RYAN BURNS P.E. 0054412 PROFESSIONAL ENGINEER

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

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

ENGINEER'S STATEMENT

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

COLORADO LICENSED RYAN BURNS P.E. 54412 PROFESSIONAL ENGINEER

REB 54412 07/01/24 07/01/24

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

ALL TERRAIN ENGINEERING

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536 395 7658 - RYAN@ATTERRAINENGINEERING.COM

RYAN F. BURNS, P.E.
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ATTN: JAMES F. MORLEY
(719) 471-1742

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JOB NO: 24003
LOCATION: EL PASO COUNTY

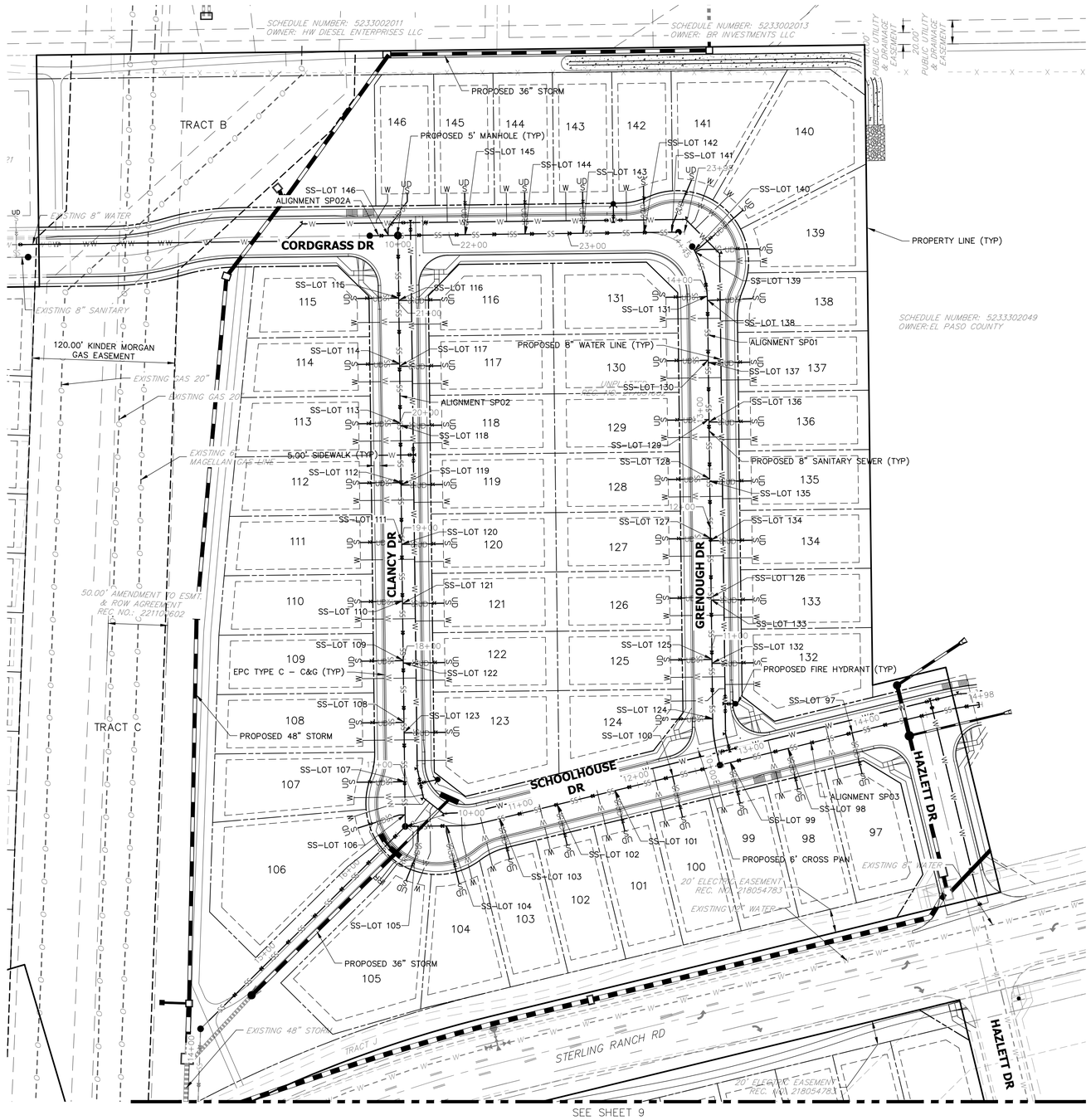
REV	DESCRIPTION	DATE

STERLING RANCH FILING 4

SANITARY SEWER PLANS

DESIGN: REB
REVIEW: NQJ
DATE: 6/28/2024
H-SCALE: 1" = X'
V-SCALE: 1" = X'

SHEET
UD-8 OF 6

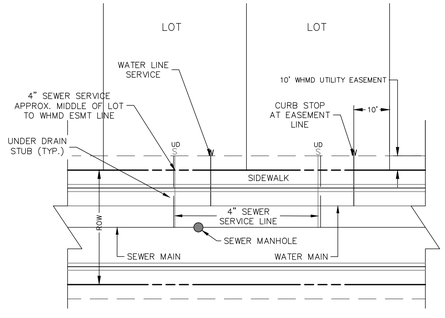


SEE SHEET 9



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+69.10	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+64.56	SP02
SS-LOT 118	19+97.02	SP02	SS-LOT 143	23+13.23	SP02
SS-LOT 119	19+47.02	SP02	SS-LOT 144	22+64.35	SP02
SS-LOT 120	18+97.02	SP02	SS-LOT 145	22+13.89	SP02
SS-LOT 121	18+47.02	SP02	SS-LOT 146	10+08.00	SP02A



UTILITY SERVICE LOCATIONS
NTS

NOTES:

1. WATER SERVICE TO BE 10' FROM "DOWNSTREAM" PROPERTY LINE AND EXTENDED TO 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.

4. WHERE MINIMUM CLEARANCE CANNOT BE MET (18") BETWEEN SANITARY SERVICE LINES AND OTHER UTILITIES, FLOW FILL IS REQUIRED PER CSU DETAIL C2-7.

1

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.

N

50 25 0 50 100

ORIGINAL SCALE: 1" = 50'

COLORADO LICENSED RYAN BURNS P.E. 0054412 PROFESSIONAL ENGINEER

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

811 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

DATE

ALL TERRAIN ENGINEERING

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530.391.1655 - AJOUCOFF@ALLTERRAINENG.COM

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(719) 471-1742

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JOB NO: 24003 LOCATION: EL PASO COUNTY

REV	DESCRIPTION	DATE
1	SERVICE REVISIONS 106 & 142-146	24/09/12

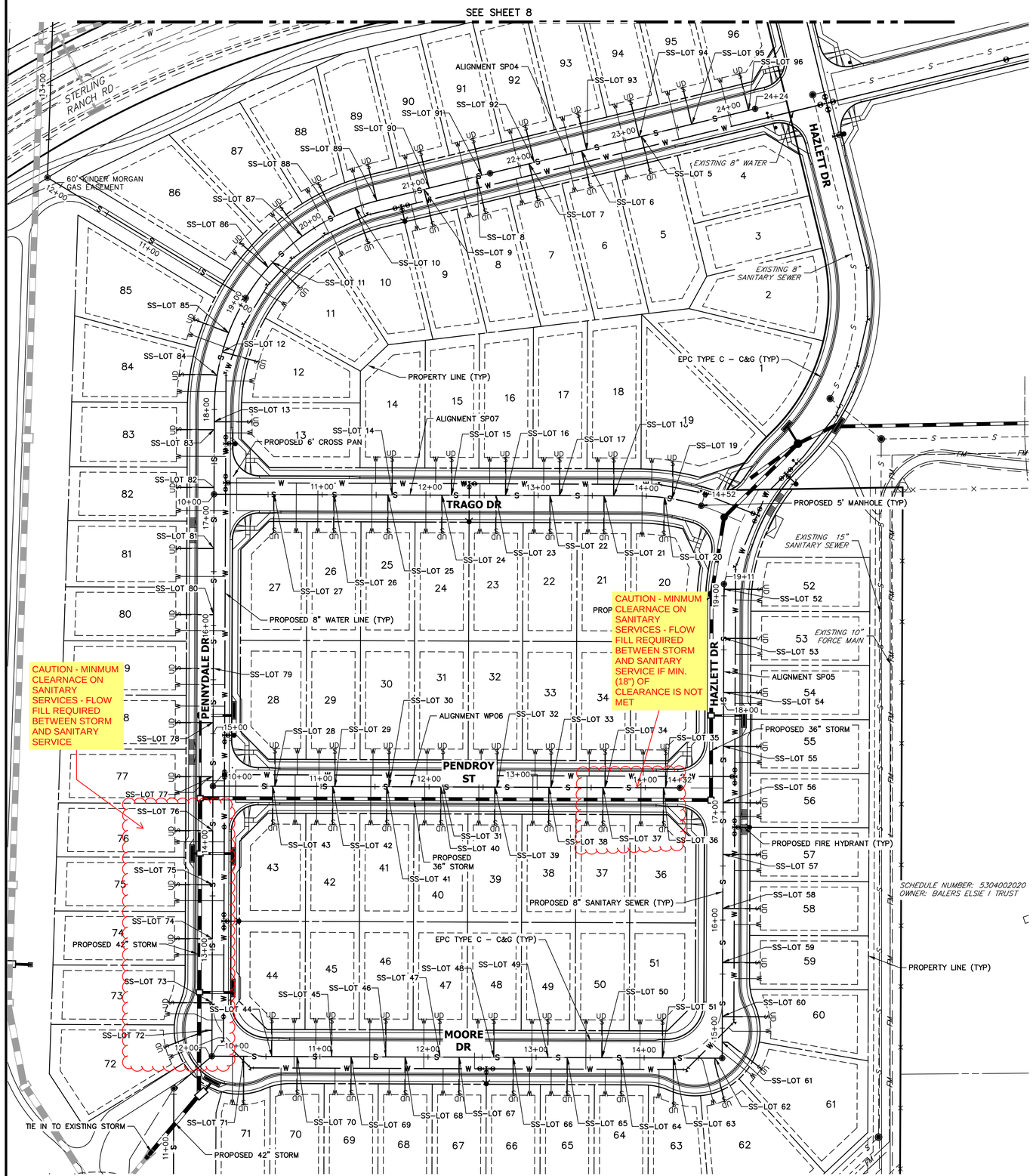
STERLING RANCH FILING 4

SANITARY SEWER PLANS

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

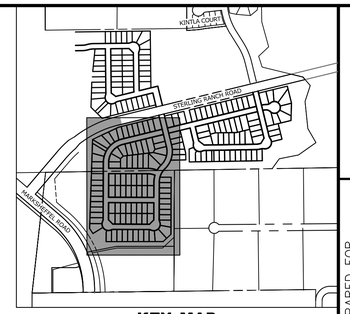
H-SCALE: 1" = 50'
V-SCALE: 1" = 5'

SHEET
8R OF 6

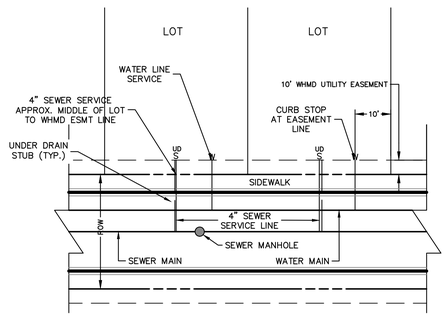


SANITARY SERVICE TABULATION			SANITARY SERVICE TABULATION		
SERVICE/LOT #	STATION	ALIGNMENT	SERVICE/LOT #	STATION	ALIGNMENT
SS–LOT 5	23+15.46	SP04	SS–LOT 25	11+61.09	SP07
SS–LOT 6	22+58.46	SP04	SS–LOT 26	11+11.09	SP07
SS–LOT 7	22+08.46	SP04	SS–LOT 27	10+55.55	SP07
SS–LOT 8	21+58.46	SP04	SS–LOT 28	10+57.54	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			SANITARY SERVICE TABULATION		
SERVICE/LOT #	STATION	ALIGNMENT	SERVICE/LOT #	STATION	ALIGNMENT	SERVICE/LOT #	STATION	ALIGNMENT
SS–LOT 45	11+11.08	SP05	SS–LOT 65	13+29.02	SP05	SS–LOT 85	18+72.91	SP04
SS–LOT 46	11+61.08	SP05	SS–LOT 66	12+79.02	SP05	SS–LOT 86	19+43.90	SP04
SS–LOT 47	12+11.08	SP05	SS–LOT 67	12+29.02	SP05	SS–LOT 87	19+86.72	SP04
SS–LOT 48	12+61.08	SP05	SS–LOT 68	11+79.02	SP05	SS–LOT 88	20+21.92	SP04
SS–LOT 49	13+11.08	SP05	SS–LOT 69	11+29.02	SP05	SS–LOT 89	20+63.46	SP04
SS–LOT 50	13+61.08	SP05	SS–LOT 70	10+79.02	SP05	SS–LOT 90	21+13.46	SP04
SS–LOT 51	14+17.12	SP05	SS–LOT 71	10+29.59	SP05	SS–LOT 91	21+63.46	SP04
SS–LOT 52	19+06.36	SP05	SS–LOT 72	12+25.77	SP04	SS–LOT 92	22+13.46	SP04
SS–LOT 53	18+60.89	SP05	SS–LOT 73	12+51.25	SP04	SS–LOT 93	22+63.46	SP04
SS–LOT 54	18+10.89	SP05	SS–LOT 74	13+10.47	SP04	SS–LOT 94	23+13.46	SP04
SS–LOT 55	17+60.89	SP05	SS–LOT 75	13+60.47	SP04	SS–LOT 95	23+63.46	SP04
SS–LOT 56	17+08.85	SP05	SS–LOT 76	14+10.47	SP04	SS–LOT 96	24+17.60	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			



KEY MAP
SCALE: NTS



UTILITY SERVICE LOCATIONS
NTS

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.

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

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

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

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

10/10/23

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

COLORADO LICENSED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER

DATE

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

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

J·R ENGINEERING
A Westrian Company
Centennial 303–740–9393 • Colorado Springs 719–593–2593
Fort Collins 970–491–9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H–SCALE	1"=50'
V–SCALE	N/A
DATE	10/09/23
DESIGNED BY	MMC
DRAWN BY	MMC
CHECKED BY	

STERLING RANCH FILING 4

SANITARY SEWER PLAN

SHEET 9 OF 10

JOB NO. 25188.11

PIPE SIZE AND MATERIAL	ALLOWABLE DEFLECTION	PIPE LENGTH AND CORRESPONDING RADIUS								
		20'	18'	16'	14'	12'	10'	8'	6'	4'
4" - 12" DIP	4°00'	286'	258'	229'	200'	172'	143'	115'	100'	100'
14" - 16" DIP	3°12'	358'	322'	287'	251'	215'	179'	143'	107'	100'
18" - 36" DIP	2°24'	477'	430'	382'	334'	286'	239'	191'	143'	100'
4" - 36" SDR 35 PVC	3°00'	382'	344'	306'	267'	230'	191'	153'	115'	100'

NOTES:

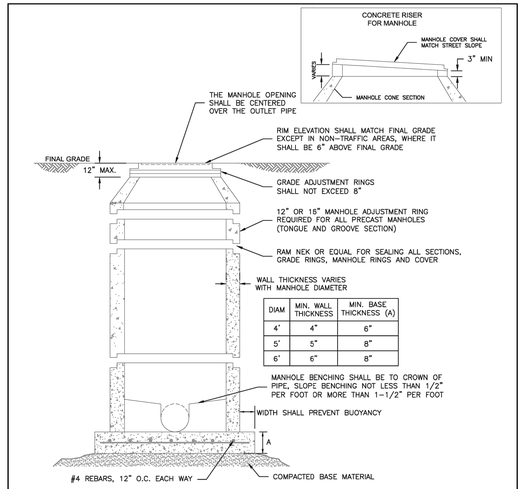
1. COLORADO SPRINGS UTILITIES USES A 1.25 SAFETY FACTOR FOR DIP SLIP JOINT DEFLECTION FROM THE MANUFACTURER'S ALLOWABLE DEFLECTION.
2. SDR 35 PVC SHALL NOT BE DEFLECTED WITHOUT THE USE OF FABRICATED 3° BENDS.
3. MINIMUM RADIUS FOR DIP AND SDR 35 PVC SHALL BE 100'.

Colorado Springs Utilities
It's how we're all connected

MINIMUM RADIUS FOR DIP AND PVC PIPE

C2–2

DATED 5/2015



DIAM	MIN. WALL THICKNESS	MIN. BASE THICKNESS (A)
4'	4"	6"
5'	5"	8"
6'	6"	8"

NOTES:

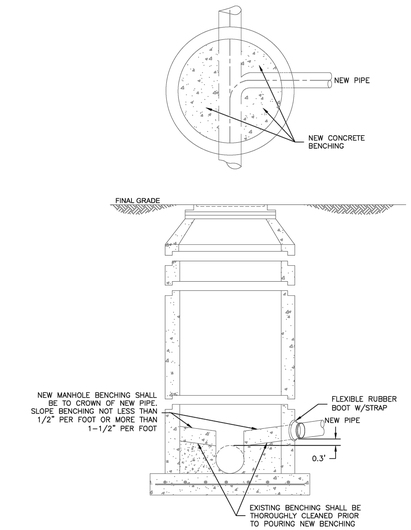
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF NOT LESS THAN 4000 PSI @ 28 DAYS AND DESIGNED FOR HS–20 LOADING CONDITIONS.
2. ALL CONCRETE SHALL BE MECHANICALLY VIBRATED.
3. FOR CAST IN PLACE MANHOLES, DO NOT DROP CONCRETE A DISTANCE OF MORE THAN 5' UNLESS APPROVED BY COLORADO SPRINGS UTILITIES.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

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STANDARD CONCRETE MANHOLE

C3–1

DATED 5/2015



NOTES:

1. SEE DETAIL DRAWING C3–1 FOR MANHOLE REQUIREMENTS.

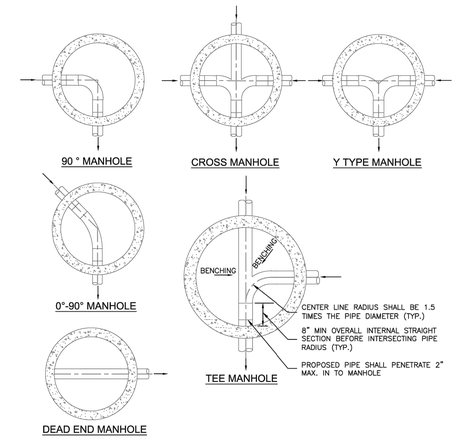
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CORE DRILLING INTO AN EXISTING MANHOLE

C3–3

DATED 5/2015

TYPICAL INTERSECTING PIPE MANHOLE LAYOUTS



NOTES:

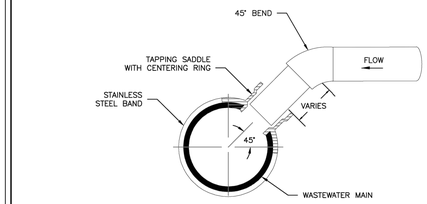
1. SEE DETAIL DRAWING C3–1 FOR MANHOLE REQUIREMENTS.
2. LAYOUTS SHOWN ARE FOR 8"–12" PIPES; LAYOUTS FOR LARGER DIAMETER PIPELINES AND MANHOLES SHALL BE DESIGNED BY THE DESIGN ENGINEER AND APPROVED BY COLORADO SPRINGS UTILITIES.
3. TO BE READ IN CONJUNCTION WITH CHAPTER 2, MANHOLE SIZES.

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TYPICAL MANHOLE LAYOUTS AND INTERSECTIONS

C3–2

DATED 5/2015



TYPICAL WASTEWATER SERVICE TAPPING SADDLE

NOTES:

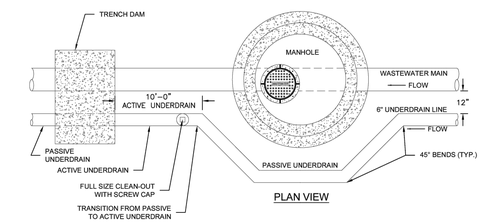
1. WHEN THE WASTEWATER MAIN IS VCP, USE THE SDR 35 PVC SADDLE WITH A LARGER SKIRT. SADDLE SHALL BE ONE NOMINAL SIZE LARGER THAN THE WASTEWATER MAIN.
2. PIPE WILL BE CUT WITH AN O.D. HOLE SAW OR TAPPING MACHINE. A 4–1/2" O.D. HOLE SAW SHALL BE USED FOR 4" TAPS AND A 6–1/2" O.D. HOLE SAW SHALL BE USED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

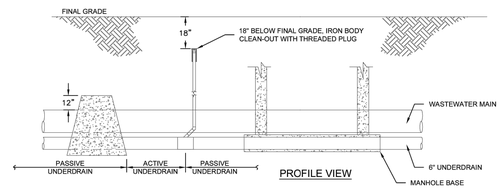
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TYPICAL WASTEWATER SERVICE LINE TAPPING METHOD

D1–6

DATED 5/2015



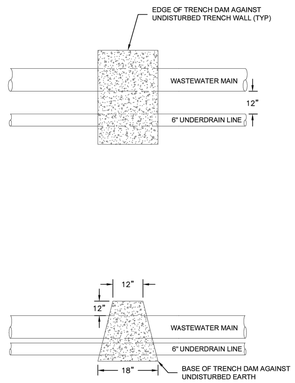


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PASSIVE GROUNDWATER UNDERDRAIN SCHEMATIC

C6–1

DATED 5/2015



NOTES:

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

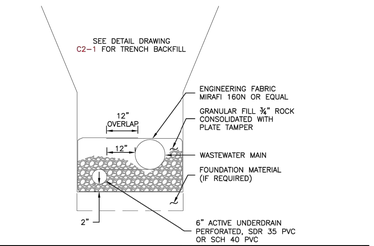
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UNDERDRAIN TRENCH DAM

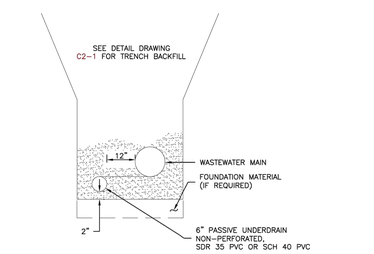
C6–2

DATED 5/2015

ACTIVE UNDERDRAIN PIPE



PASSIVE UNDERDRAIN PIPE



NOTES:

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

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PREFERRED COMMON TRENCH UNDERDRAIN WITH WASTEWATER MAIN

C6–3

DATED 5/2015

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

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

REB 54412 07/01/24 07/01/24
DATE

ALL TERRAIN ENGINEERING

RYAN E. BURNS, P.E.
719.930.9658 - RYAN@ATERRAINENGINEERING.COM

JOSHUA C. JOVEJOY, P.E.
530.391.9658 - JOSHUA@ATERRAINENGINEERING.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 DRAWIGS ARE APPROVED BY THE APPROPRIATE REVIEWING 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

STERLING RANCH FILING 4

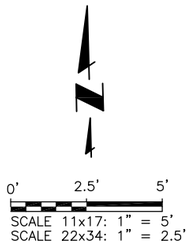
SANITARY SEWER PLANS

DESIGN: REB
REVIEW: NQJ
DATE: 6/28/2024
H-SCALE: 1" = X'
V-SCALE: 1" = X'

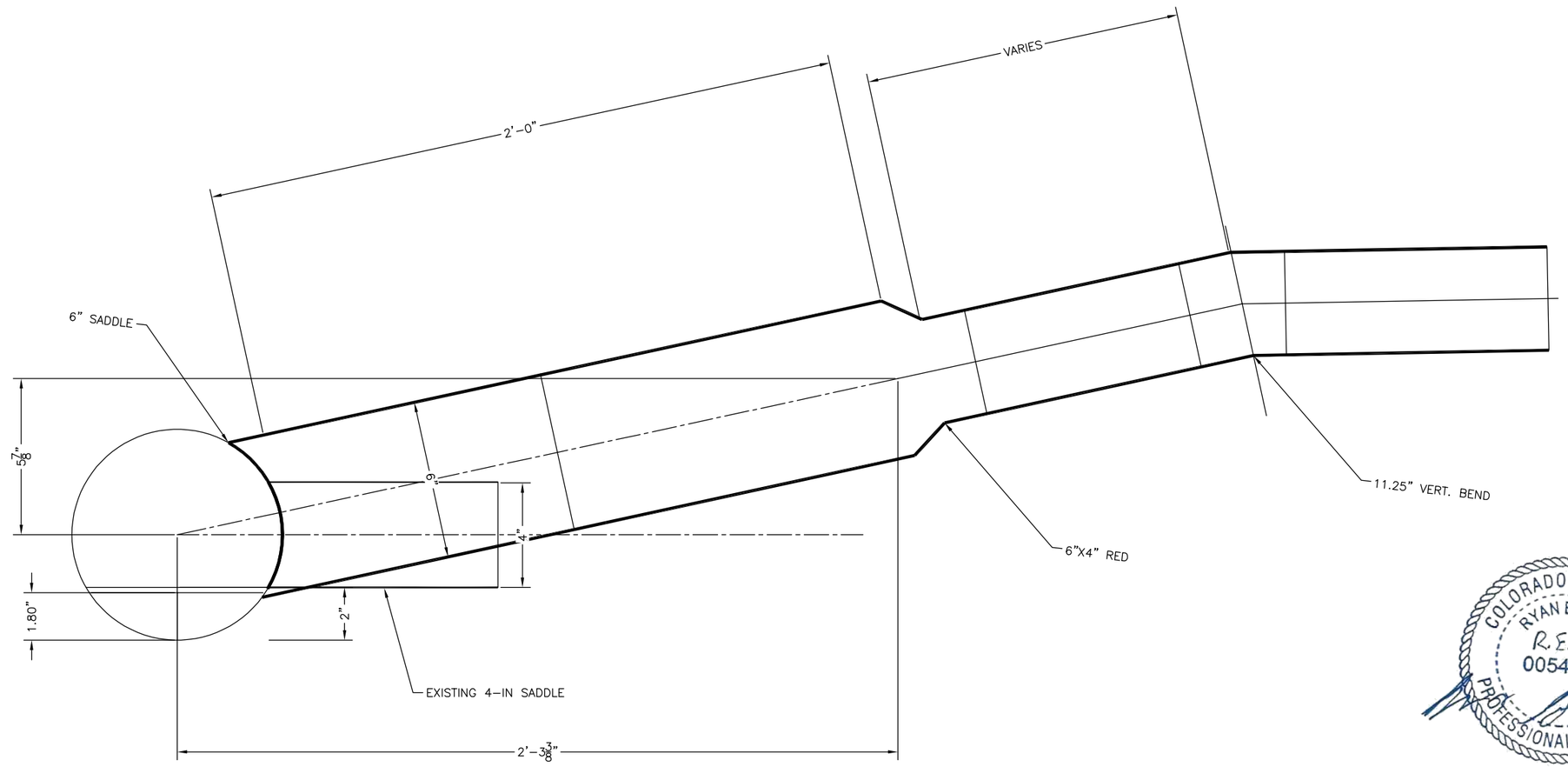
SHEET
10R OF 6

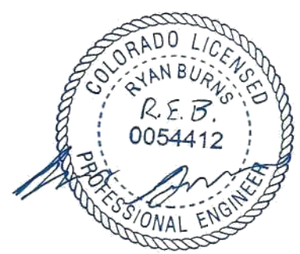
IF BAR DOES NOT MEASURE ONE INCH
SCALE OF THIS DRAWING HAS BEEN ALTERED
1"

2025/04/11 5:30 PM By: Alexis (Lexi) Yoder N:\Projects\W0242.22001-FAWWA General Engineering\Development\Sterling Ranch Filing 4\Sewer Repair\6-in Tap Repair Detail.dwg



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 CUP CLEANLY.*
- *INSTALLED AT A SLOPE OF 22%*
- *FLOW FILL REQUIRED BETWEEN STORM AND SANITARY SERVICE IF MIN. (18") OF CLEARANCE IS NOT MET.*

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

FALCON AREA WATER & WASTEWATER AUTHORITY

STERLING RANCH FILING 4

6 IN TAP REPAIR DETAIL

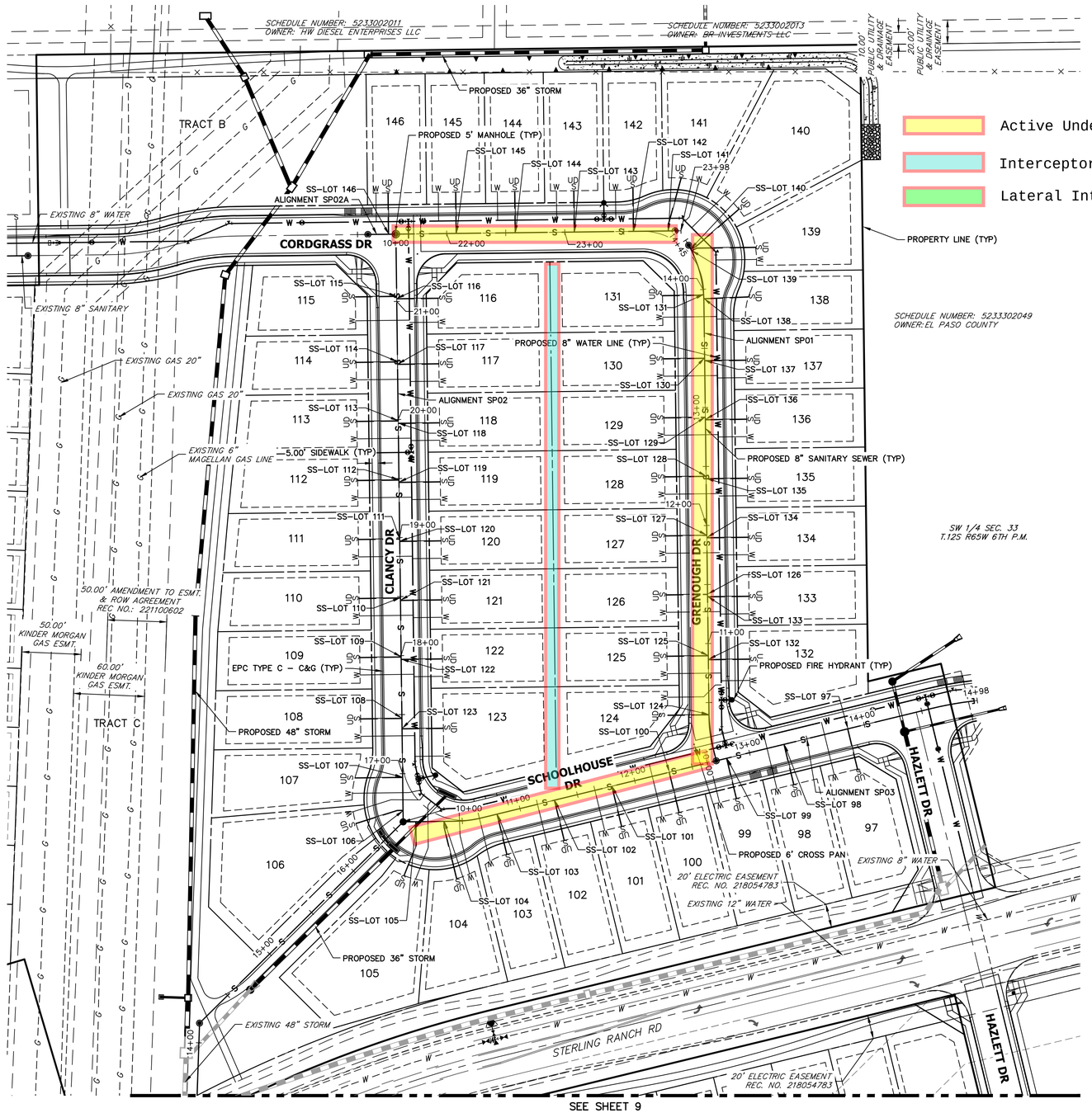
REVISIONS				
NO.	DESCRIPTION	BY	APP.	DATE
1				
2				
3				
4				
5				
6				
7				

EXHIBIT

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

SHEET NUMBER
1

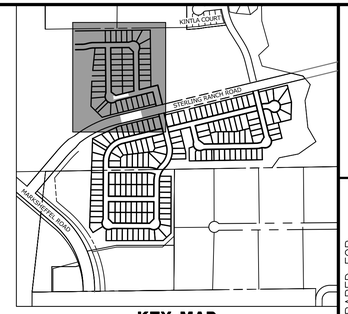
ENTECH ENGINEERING ACTIVE
UNDERDRAIN EXHIBIT



Active Underdrain

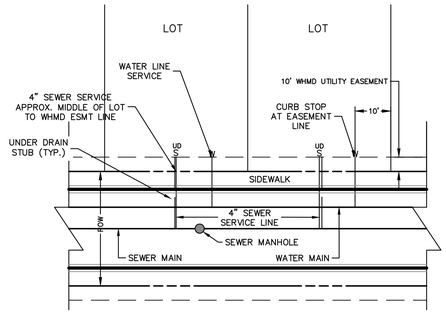
Interceptor Drain (if necessary)

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



UTILITY SERVICE LOCATIONS
NTS

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.

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

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

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.

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

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

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

COLORADO REGISTERED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER

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

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

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

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1" = 50'
V-SCALE	N/A
DATE	10/09/23
DESIGNED BY	MMC
DRAWN BY	MMC
CHECKED BY	

STERLING RANCH FILING 4

SANITARY SEWER PLAN

SHEET 8 OF 10

JOB NO. 25188.11

STERLING RANCH FILING 4

COUNTY OF EL PASO, STATE OF COLORADO

WATER SYSTEMS PLAN

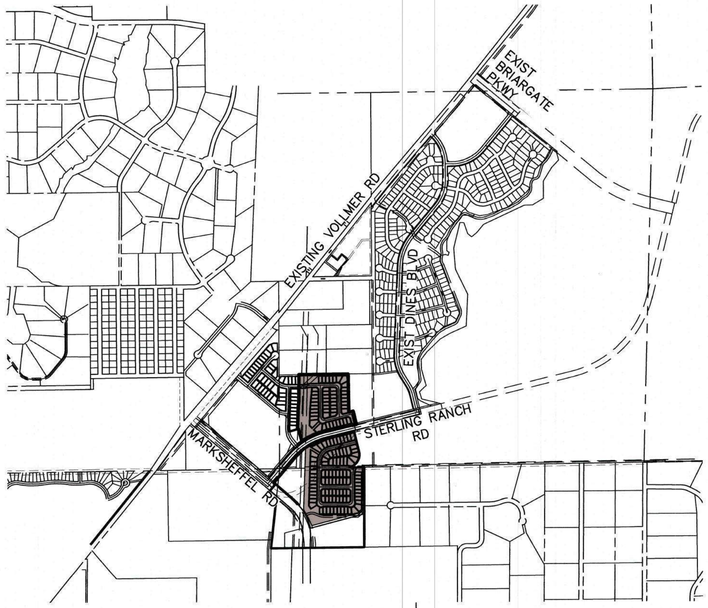
OCTOBER 2023 AS-BUILT PLANS

GENERAL NOTES

1. 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 BITUMINUOUS 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. 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 STUB 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 DISTRICTS' 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.
    b. THE CONTRACTOR IS REQUIRED TO NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 2 WEEKS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY AFFECTED UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION ADJACENT TO THE KNOWN UTILITY LINES.
21. TESTING OF FACILITIES:
    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 CARSONITE 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.

WATER SYSTEM INSTALLATION NOTES

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 SERVCIE 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 SHALL BE PLACED IN SERVICE UNTIL ALL SERVICE 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.



VICINITY MAP
SCALE : 1"=1,000'

SHEET INDEX

1	–	COVER SHEET
2–5	–	WATER PLANS
6–7	–	UTILITY SERVICE PLAN
8–9	–	STANDARD DETAILS

BENCHMARKS

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

LEGEND

ROW	RIGHT OF WAY
FL–FL	FLOWLINE TO FLOWLINE
BOP	BOTTOM OF PIPE
TOP	TOP OF PIPE
SS	SANITARY SEWER
STM	STORM SEWER
WL	WATER
STA	STATION
9	LOT NUMBER
BT	BEGIN TRANSITION
ET	END TRANSITION
PCR	POINT OF CURB RETURN
PRC	POINT OF REVERSE CURVE
PCC	POINT OF COMPOUND CURVE
PC	POINT OF CURVE
PT	POINT OF TANGENT
✳	SPECIAL BEDDING NOTES

AGENCIES

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: (719)	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 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: (U.N.C.C.	QWEST COMMUNICATIONS LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674
WATER RESOURCES:	STERLING RANCH METRO DISTRICT ENGINEERS JDS-HYDRO CONSULTANTS 545 E. PIKES PEAK AVE., SUITE 300 COLORADO SPRINGS, CO 80903 JOHN MCGINN (719) 668-8769		

EL PASO COUNTY STATEMENT

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

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

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

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

Per the email forwarded on Oct 23, 2023, Black Forest Fire Rescue is not providing signature approval on these construction plans. El Paso County does not review for conformance with fire codes.

JOS

COU

WATER & SEWER MAIN EXTENSIONS

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 _____ DATE 8/14/23
JAMES F. MORLEY

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

FALCON AREA WATER & WASTEWATER AUTHORITY ENGINEER

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 _____ DATE 10/23/2023
FAWWA ENGINEER

FIRE AUTHORITY APPROVAL

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

ENGINEER'S STATEMENT

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 PLANS.

COLORADO REGISTERED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER

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

COLORADO LICENSED RYAN BUNG P.E. 0054412 PROFESSIONAL ENGINEER

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

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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES LISTED AND NOT BY WRITTEN AUTHORIZATION.

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

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	DATE	BY

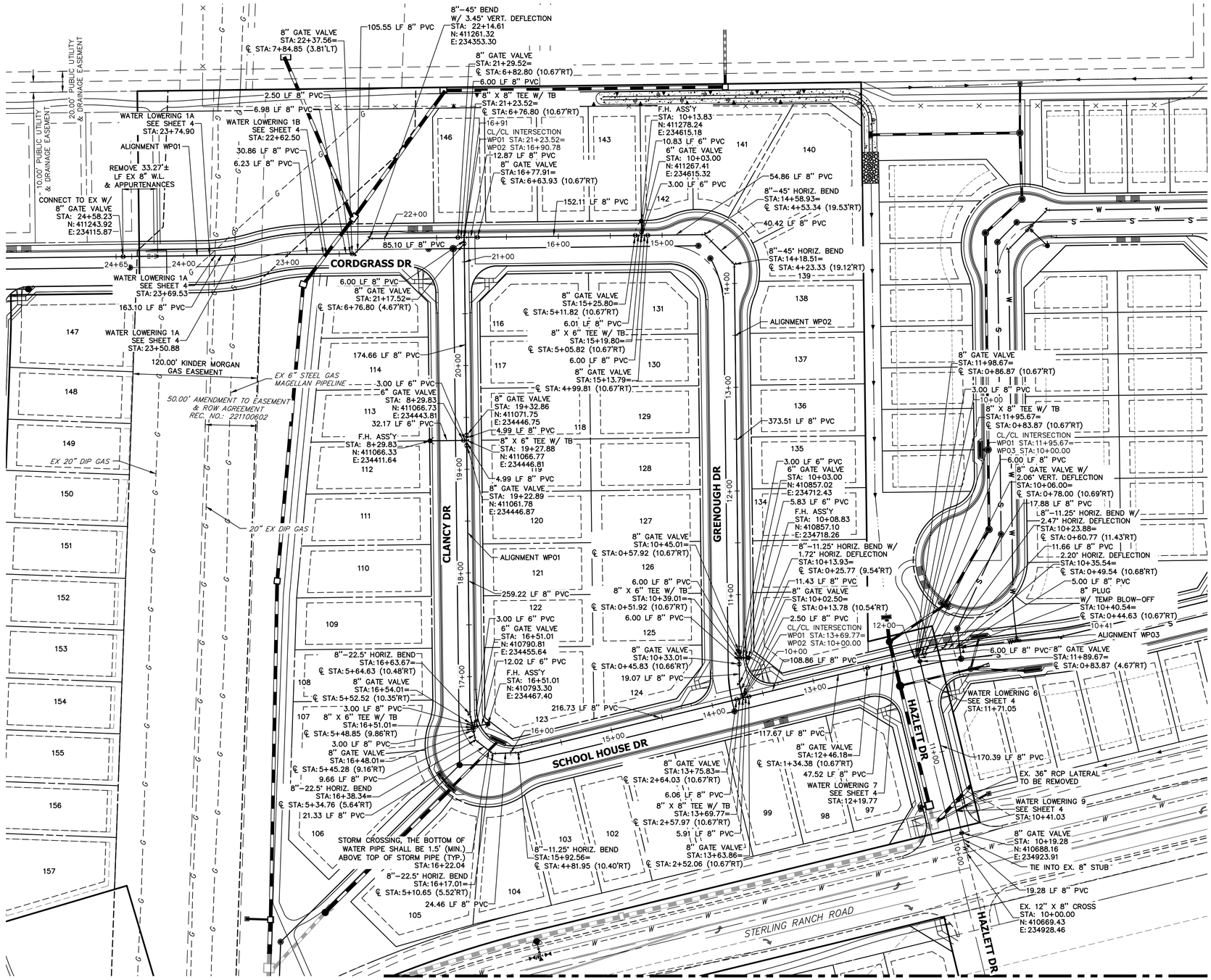
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V-SCALE	N/A
DATE	10/09/23
DESIGNED BY	MMC
DRAWN BY	MMC
CHECKED BY	

STERLING RANCH FILING 4
COVER SHEET

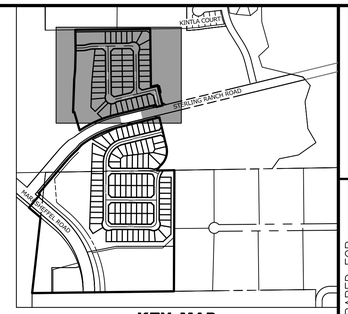
SHEET 1 OF 9

JOB NO. 25188.11

JR revised water sheet January 2024



SEE SHEET 3



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

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

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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.

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3. MAINTAIN A MINIMUM CLEARANCE OF 1.5 FT. WHEN CROSSING ANY UTILITIES

N

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

Know what's below. Call before you dig.

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

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

COLORADO REGISTERED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER

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

DATE

No.	REVISION	BY	DATE

H-SCALE	1"=50'	DESIGNED BY	MMC
V-SCALE	1"=5'	DRAWN BY	MMC
DATE	1/10/24	CHECKED BY	

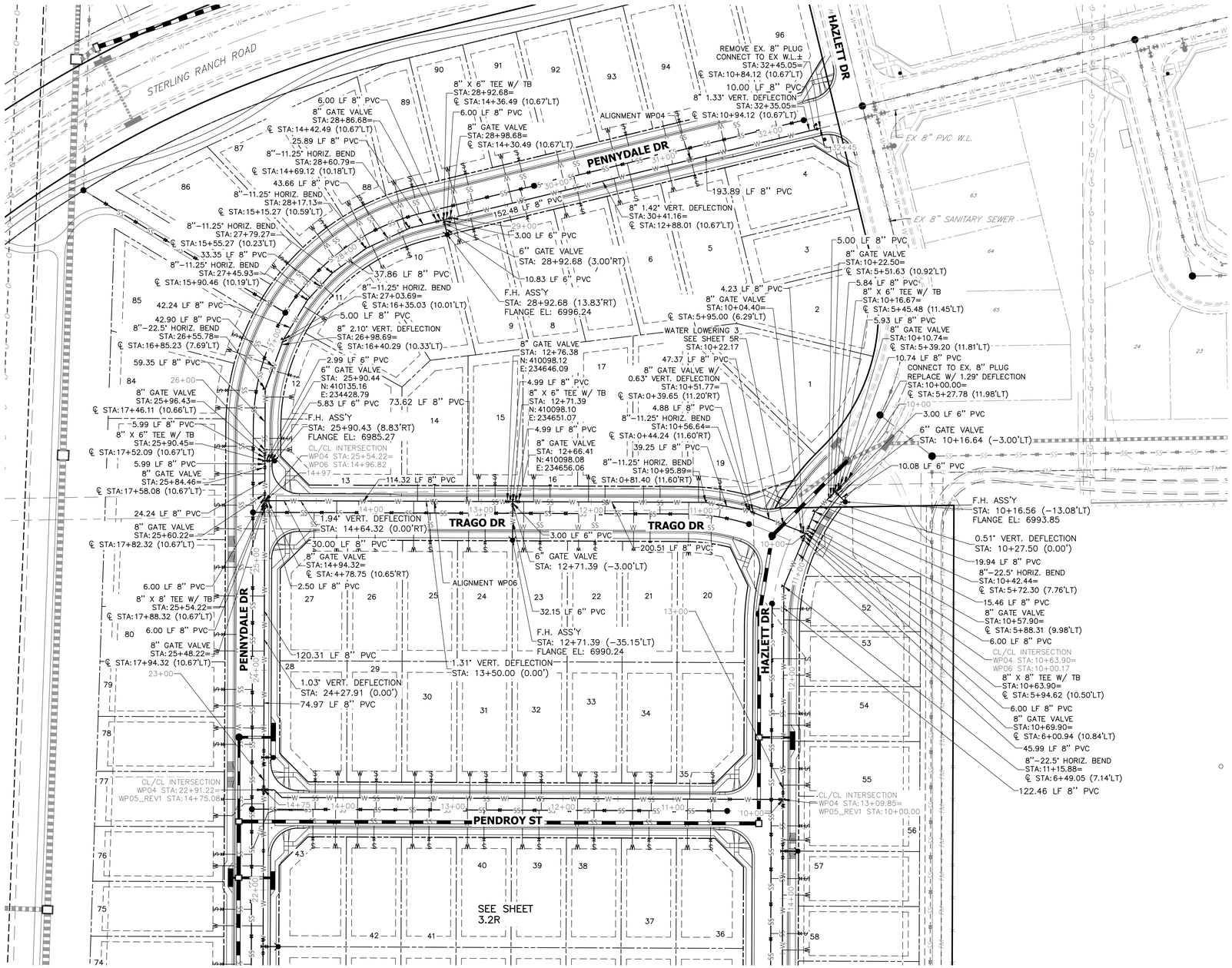
STERLING RANCH FILING 4

WATER PLAN

SHEET 2 OF 9

JOB NO. 25188.11

X:\2510000.all\2518811\Drawings\Sheet Dwgs\Water Plans\2518811 WP01.dwg, 1/10/2024 4:29:33 PM, DWG to PDF (JR).pc3





KEY MAP
SCALE: NTS

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5. ℄ STATIONING NOT SHOWN IN PLAN VIEW, PLEASE SEE STREET PLANS FOR ℄ STATIONS.

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

Know what's below.
Call before you dig.

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

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

R.E.B. 54412 07/01/24 — DATE 07/01/24

COLORADO LICENSED RYAN E. BURNS R.E.B. 54412 PROFESSIONAL ENGINEER

ALL TERRAIN ENGINEERING

ANTHONY Q. JOVICEVIC, PE
330.399.1668 – AJOVICEVIC@ALLTERRAINENG.COM

PAMY F. BARTLE, PE
303.577.8668 – PBARTLE@ALLTERRAINENG.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 DRAWIGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, ALL TERRAIN ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

JOB NO: 24003 LOCATION: EL PASO COUNTY

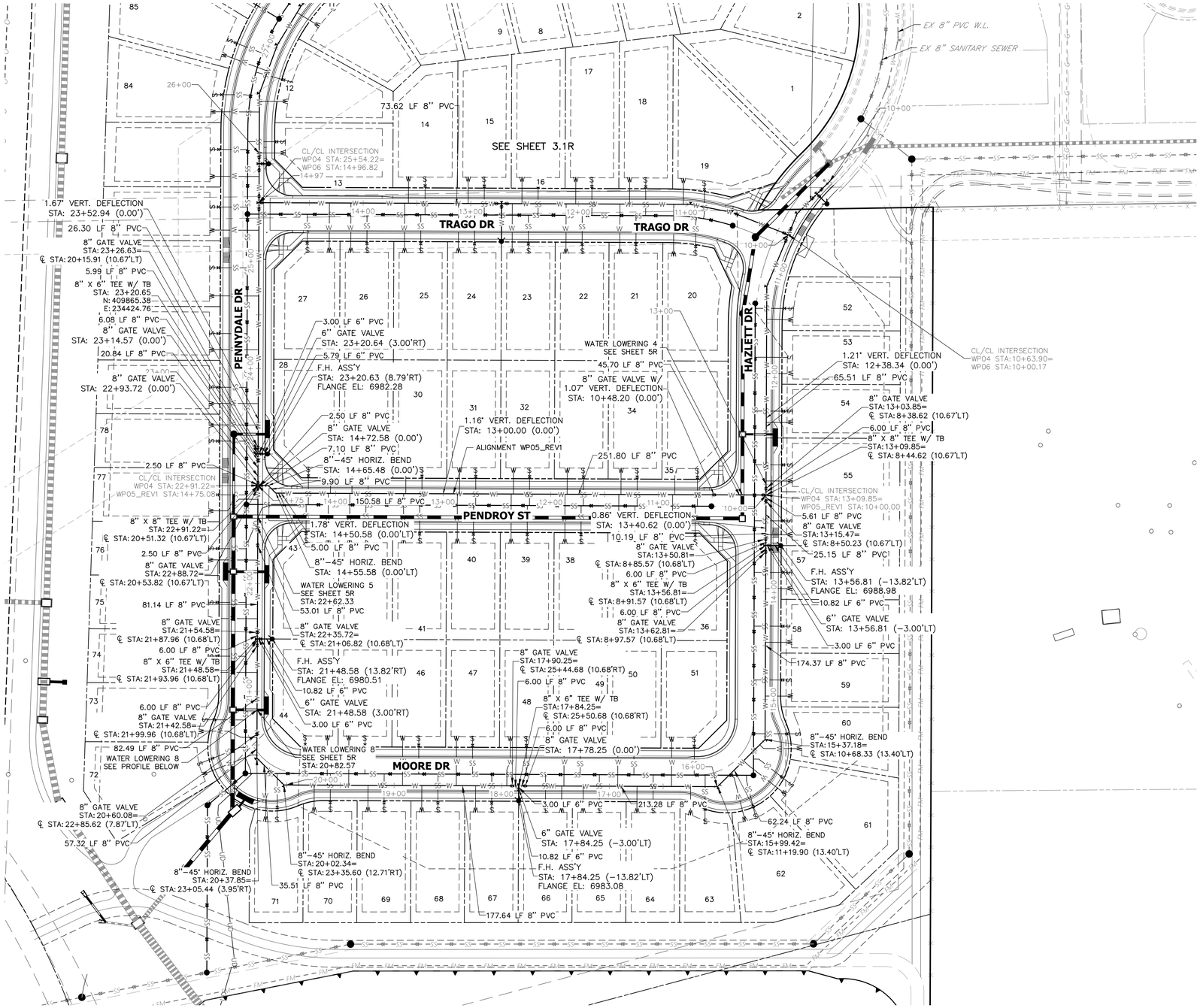
REV	DESCRIPTION	DATE
1	WTR REVISIONS (GRADING AND SAN. ADJ.)	

STERLING RANCH FILING 4

POTABLE WATER PLANS

DESIGN: REB
REVIEW: NQJ
DATE: 6/20/2024
H-SCALE: 1" = 50'
V-SCALE: N.A

SHEET
3.1R OF 9





KEY MAP
SCALE: NTS

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5. ℄ STATIONING NOT SHOWN IN PLAN VIEW, PLEASE SEE STREET PLANS FOR ℄ STATIONS.

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

Know what's below.
Call before you dig.

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

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

COLORADO LICENSED RYAN BURNS R.E.B. 54412 PROFESSIONAL ENGINEER

R.E.B. 54412 07/01/24

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

ALL TERRAIN ENGINEERING

PAM F. EVERIST, PE
303.377.1666 – PEVERIST@ALLTERRAINENG.COM

NICHOLAS Q. JOUCOST, PE
530.391.1666 – NJOUCOST@ALLTERRAINENG.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 DRAWIGS ARE APPROVED BY THE APPROPRIATE REVIEWING 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
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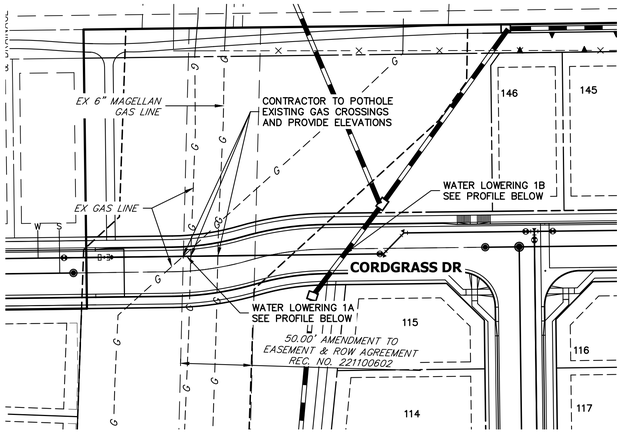
STERLING RANCH FILING 4

POTABLE WATER PLANS

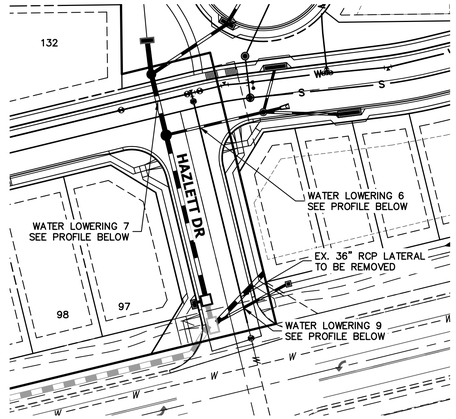
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REVIEW: NQJ
DATE: 6/20/2024
H-SCALE: 1" = 50'
V-SCALE: N/A

SHEET
3.2R OF 9

REVISED SHEET 4 - JR JANUARY 2024

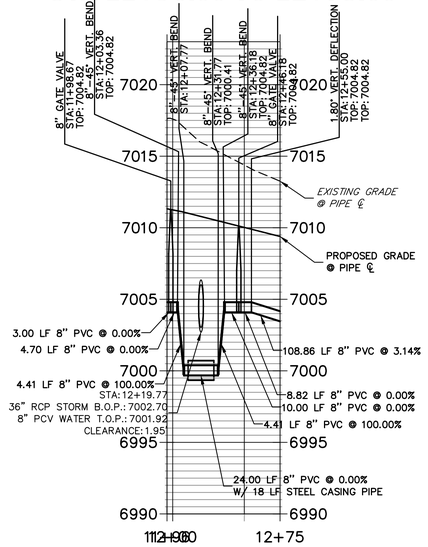


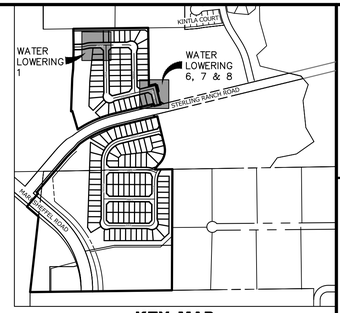
WATER LOWERING 1A & 1B:WP01 ALIGNMENT



WATER LOWERING 6, 7 & 8:WP01 ALIGNMENT

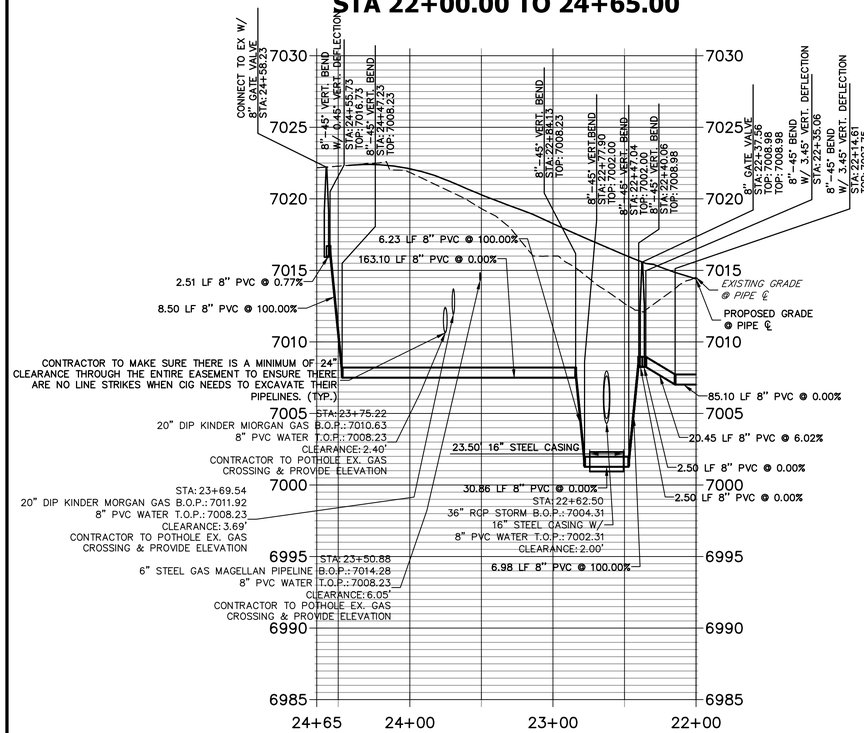
WATER LOWERING 7: WP01 ALIGNMENT
STA 11+96.00 TO 12+75.00



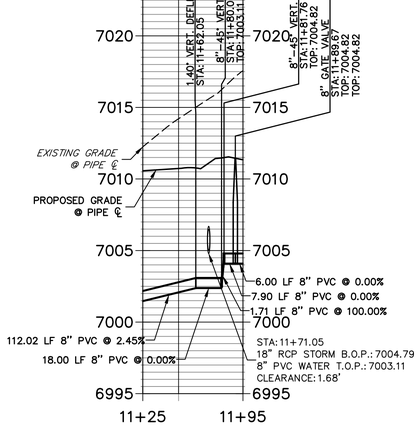


KEY MAP
SCALE: 1"=1000'

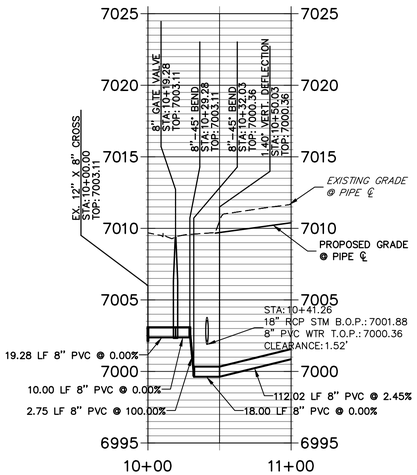
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STA 22+00.00 TO 24+65.00

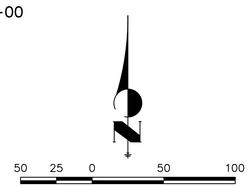


WATER LOWERING 6: WP01 ALIGNMENT
STA 11+25.00 TO 11+95.00



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





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 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.

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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE

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

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

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

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

H-SCALE 1"=50'
V-SCALE 1"=5'
DATE 1/10/24
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.

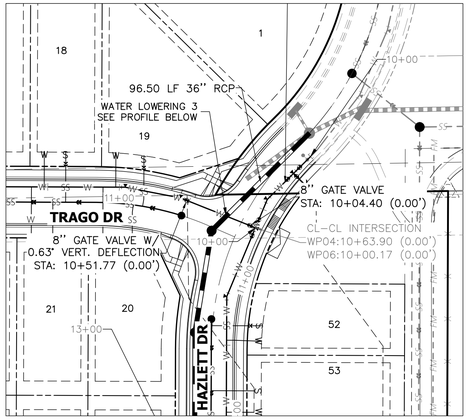
STERLING RANCH FILING 4

WATER PLAN

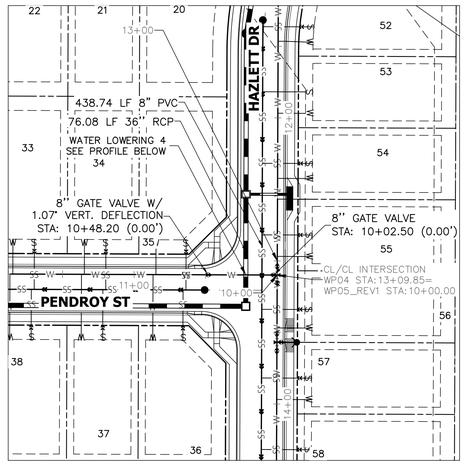
SHEET 4 OF 9

JOB NO. 25188.11

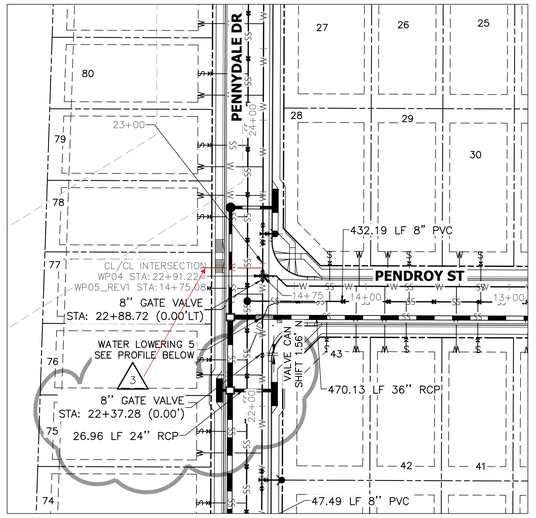
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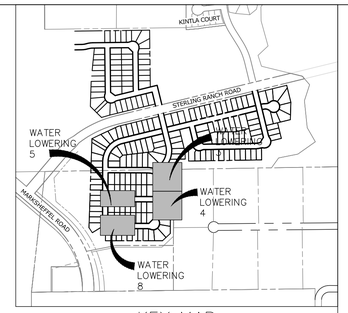
WATER LOWERING 3: WP06 ALIGNMENT



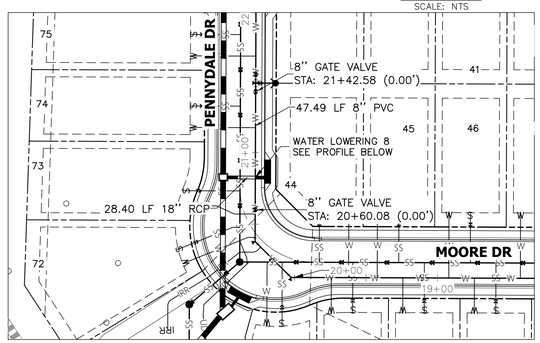
WATER LOWERING 4: WP05_REV1 ALIGNMENT



WATER LOWERING 5: WP04 ALIGNMENT

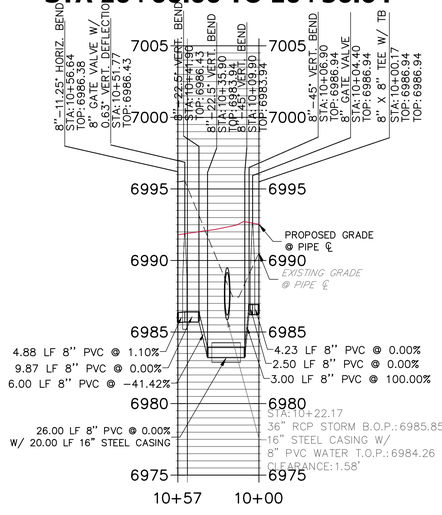


KEY MAP
SCALE: NTS

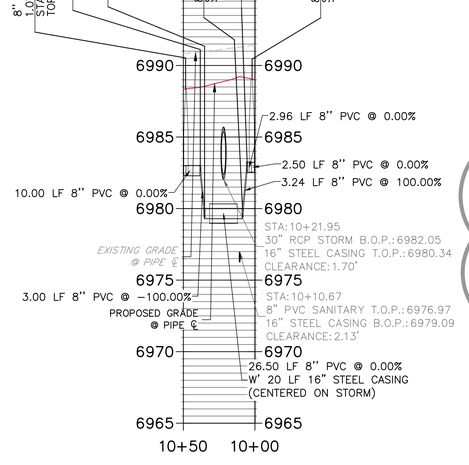


WATER LOWERING 8: WP04 ALIGNMENT

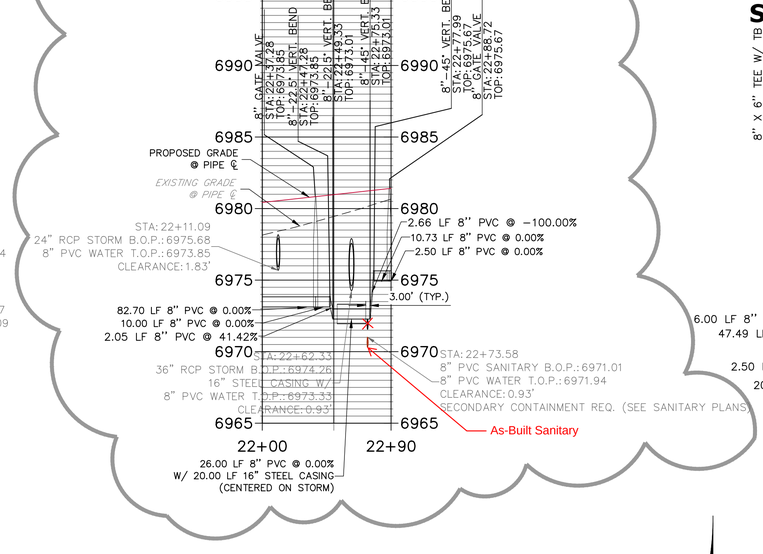
WATER LOWERING 3: WP06 ALIGNMENT STA 10+00.00 TO 10+56.64



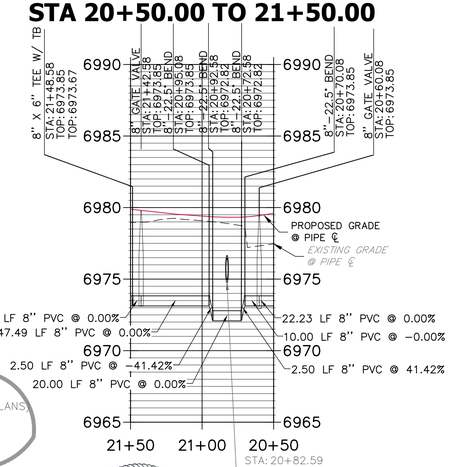
WATER LOWERING 4: WP05_REV1 STA 10+00.00 TO 10+50.00



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

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

N

50 25 0 50 100

HORIZONTAL
ORIGINAL SCALE: 1" = 50'

VERTICAL
ORIGINAL SCALE: 1" = 5'

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

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

811 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

REB
54412
9/12/2024
DATE 9/12/2024

ALL TERRAIN ENGINEERING

RYAN E. BURNS, P.E. | 719.377.1655 | RYAN@ALLTERRAINENGINEERING.COM
JOSEPH Q. IZQUIERDO, PE | 530.391.1655 | JOE@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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JOB NO: 24003 LOCATION: EL PASO COUNTY

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

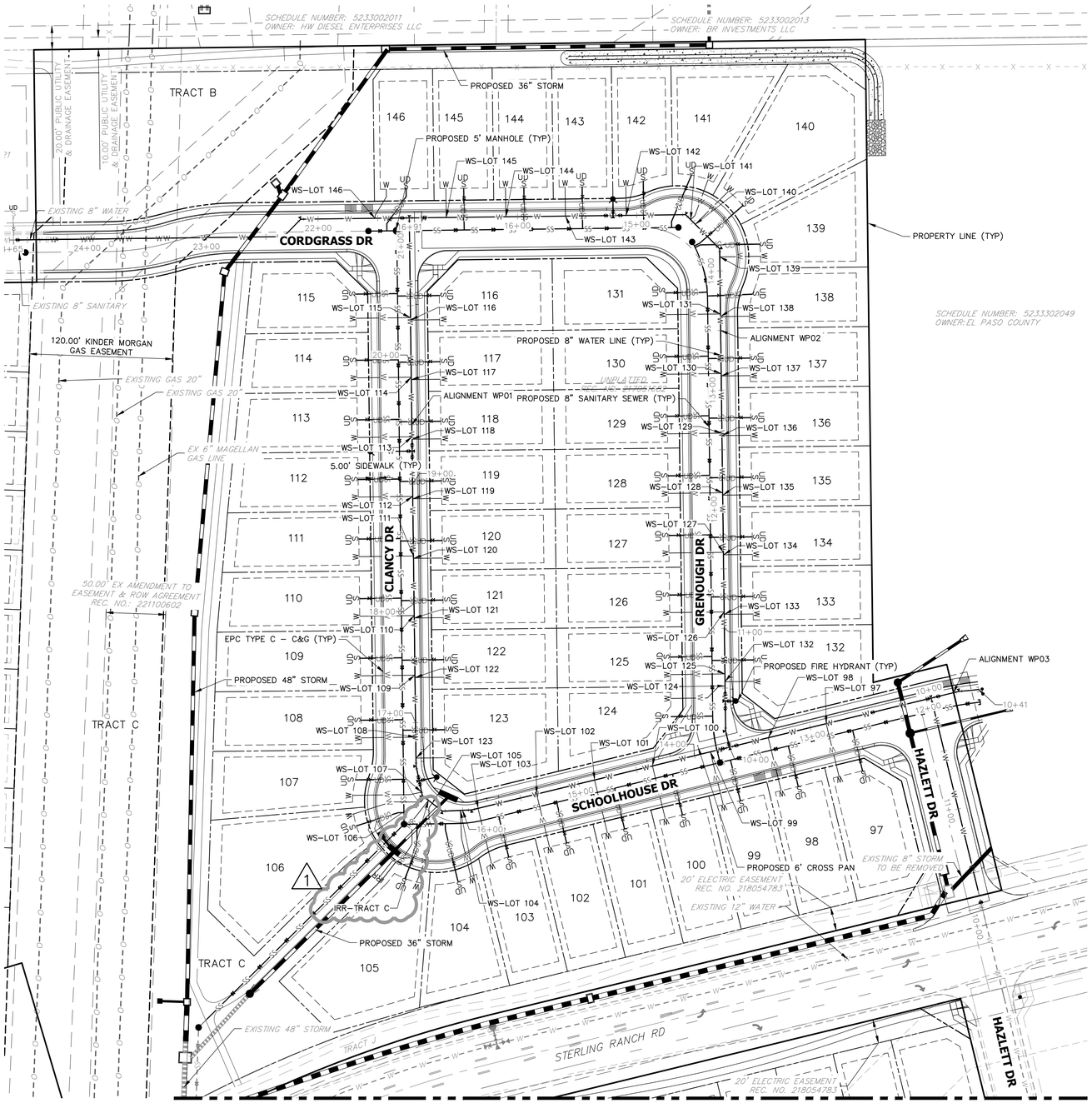
STERLING RANCH FILING 4

POTABLE WATER PLANS

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

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

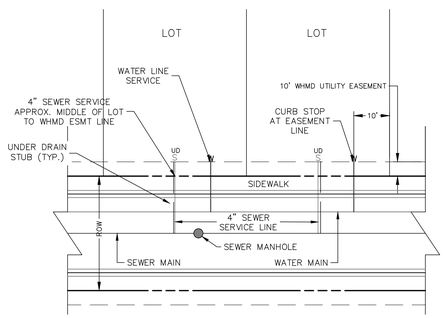
SHEET
5R OF 10





KEY MAP
SCALE: NTS

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+61.68	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			



UTILITY SERVICE LOCATIONS
NTS

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" HDPE OR 1" 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.

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

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

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

Know what's below.
Call before you dig.

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

REB
54412
9/12/2024

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

9/12/2024
DATE

ALL TERRAIN ENGINEERING

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719.377.6656 - RYAN@ATERRAINENGINEERING.COM

NICHOLAS Q. JOUCOFF, P.E.
530.391.9658 - NICK@ATERRAINENGINEERING.COM

PREPARED FOR:
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20 BOULDER CRESCENT
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JOB NO: 24003 LOCATION: EL PASO COUNTY

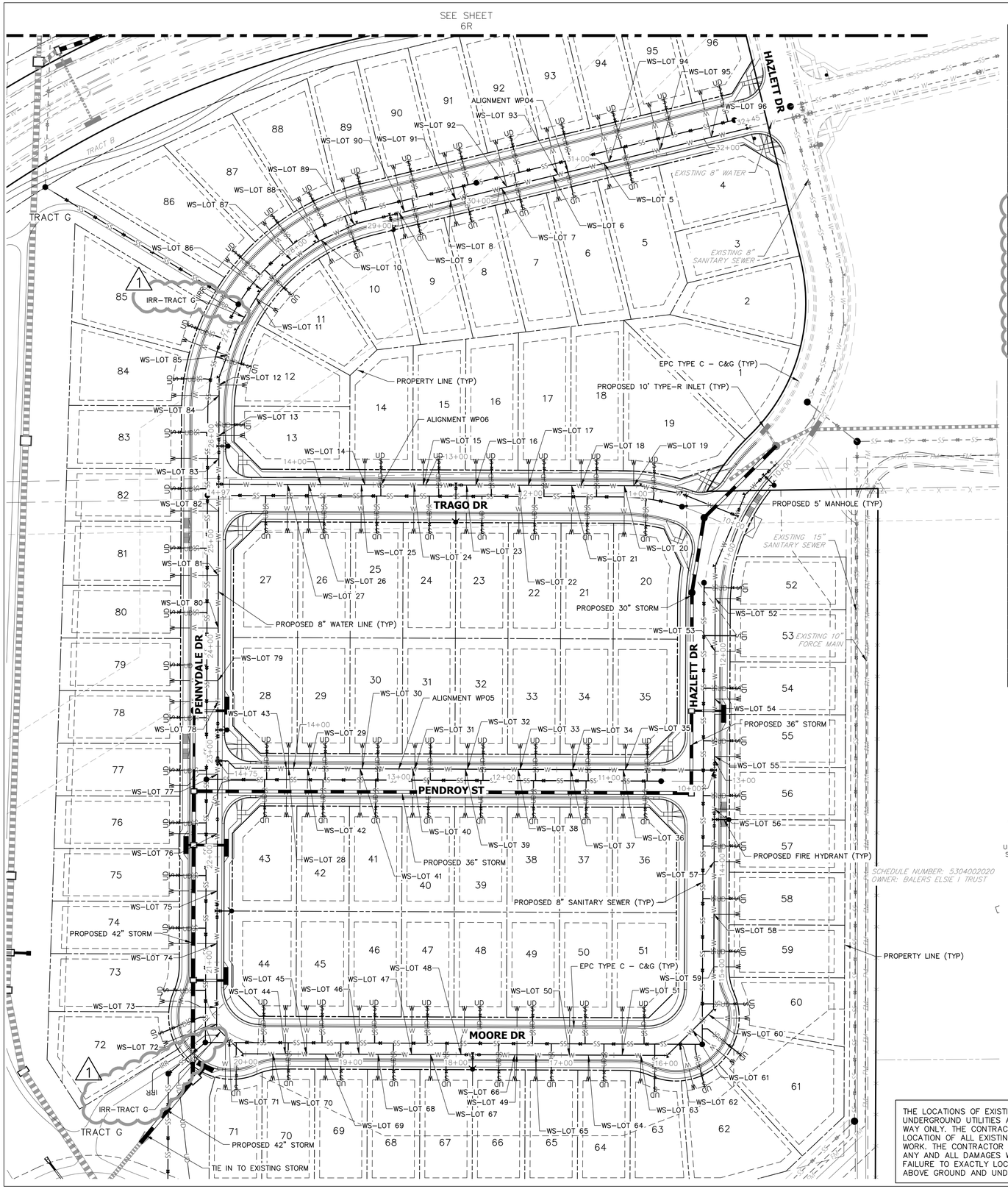
REV	DESCRIPTION	DATE
1	ADDED IRRIGATION SERVICES	24/09/12

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		
SERVICE/LOT #	STATION	ALIGNMENT
WS-LOT 5	31+02.05	WP04
WS-LOT 6	30+52.05	WP04
WS-LOT 7	30+02.05	WP04
WS-LOT 8	29+52.05	WP04
WS-LOT 9	29+02.05	WP04
WS-LOT 10	28+23.06	WP04
WS-LOT 11	27+39.03	WP04
WS-LOT 12	26+48.49	WP04
WS-LOT 13	13+57.98	WP06
WS-LOT 14	13+57.98	WP06
WS-LOT 15	13+02.48	WP06
WS-LOT 16	12+27.85	WP05
WS-LOT 17	12+02.48	WP06
WS-LOT 18	11+52.48	WP06
WS-LOT 19	11+02.49	WP06
WS-LOT 20	11+11.39	WP06
WS-LOT 21	11+61.39	WP06
WS-LOT 22	12+11.39	WP06
WS-LOT 23	12+61.39	WP06
WS-LOT 24	13+11.39	WP06

WATER SERVICE TABULATION		
SERVICE/LOT #	STATION	ALIGNMENT
WS-LOT 25	13+61.39	WP06
WS-LOT 26	14+11.39	WP06
WS-LOT 27	14+31.39	WP06
WS-LOT 28	14+04.77	WP05
WS-LOT 29	13+84.77	WP05
WS-LOT 30	13+34.77	WP05
WS-LOT 31	12+84.77	WP05
WS-LOT 32	12+34.77	WP05
WS-LOT 33	11+84.77	WP05
WS-LOT 34	11+34.77	WP05
WS-LOT 35	10+84.77	WP05
WS-LOT 36	10+86.77	WP05
WS-LOT 37	11+36.77	WP05
WS-LOT 38	11+86.77	WP05
WS-LOT 39	12+36.77	WP05
WS-LOT 40	12+86.77	WP05
WS-LOT 41	13+36.77	WP05
WS-LOT 42	13+86.77	WP05
WS-LOT 43	14+06.77	WP05
WS-LOT 44	19+62.18	WP04

WATER SERVICE TABULATION		
SERVICE/LOT #	STATION	ALIGNMENT
WS-LOT 45	19+42.18	WP04
WS-LOT 46	18+92.18	WP04
WS-LOT 47	18+42.18	WP04
WS-LOT 48	17+95.25	WP04
WS-LOT 49	17+42.18	WP04
WS-LOT 50	16+92.18	WP04
WS-LOT 51	16+42.18	WP04
WS-LOT 52	11+46.50	WP04
WS-LOT 53	11+96.81	WP04
WS-LOT 54	12+42.31	WP04
WS-LOT 55	12+96.81	WP04
WS-LOT 56	13+46.81	WP04
WS-LOT 57	13+96.81	WP04
WS-LOT 58	14+46.81	WP04
WS-LOT 59	14+96.81	WP04
WS-LOT 60	15+44.04	WP04
WS-LOT 61	15+65.22	WP04
WS-LOT 62	15+82.66	WP04
WS-LOT 63	16+24.46	WP04
WS-LOT 64	16+74.25	WP04

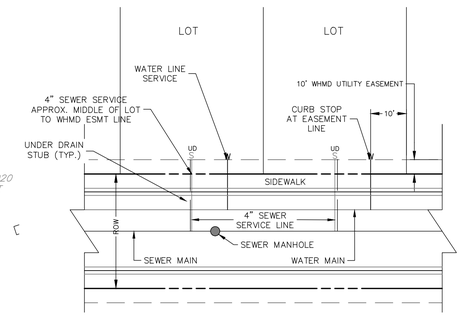
WATER SERVICE TABULATION		
SERVICE/LOT #	STATION	ALIGNMENT
WS-LOT 65	17+24.25	WP04
WS-LOT 66	17+44.25	WP04
WS-LOT 67	18+24.25	WP04
WS-LOT 68	18+74.25	WP04
WS-LOT 69	19+24.25	WP04
WS-LOT 70	19+74.25	WP04
WS-LOT 71	20+21.06	WP04
WS-LOT 72	20+40.73	WP04
WS-LOT 73	20+57.08	WP04
WS-LOT 74	21+17.43	WP04
WS-LOT 75	21+67.43	WP04
WS-LOT 76	22+21.93	WP04
WS-LOT 77	22+78.47	WP04
WS-LOT 79	23+67.43	WP04
WS-LOT 80	24+17.43	WP04
WS-LOT 81	24+67.43	WP04
WS-LOT 82	25+28.58	WP04
WS-LOT 83	25+78.58	WP04
WS-LOT 84	26+38.56	WP04

WATER SERVICE TABULATION		
SERVICE/LOT #	STATION	ALIGNMENT
WS-LOT 85	26+77.94	WP04
WS-LOT 86	27+48.93	WP04
WS-LOT 87	27+88.86	WP04
WS-LOT 88	28+21.01	WP04
WS-LOT 89	28+57.89	WP04
WS-LOT 90	29+07.05	WP04
WS-LOT 91	29+57.05	WP04
WS-LOT 92	30+07.05	WP04
WS-LOT 93	30+57.05	WP04
WS-LOT 94	31+07.05	WP04
WS-LOT 95	31+57.05	WP04
WS-LOT 96	32+07.05	WP04

IRRIGATION SERVICE TABULATION		
SERVICE/LOT #	STATION	ALIGNMENT
IRR-TRACT G	27+17.93	WP04
IRR-TRACT G	20+32.42	WP04



KEY MAP
SCALE: NTS



UTILITY SERVICE LOCATIONS
NTS

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

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

Know what's below. Call before you dig.

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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
DATE

ALL TERRAIN ENGINEERING
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719.377.6656 - RYAN@ALLTERRAINENGINEERING.COM
PAM F. EVERLY, P.E.
303.377.8656 - PAM@ALLTERRAINENGINEERING.COM
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JOB NO: 24003
LOCATION: EL PASO COUNTY

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

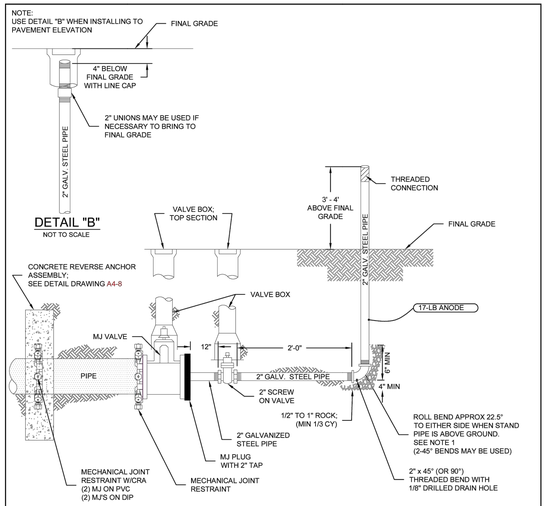
STERLING RANCH FILING 4

POTABLE WATER PLANS

DESIGN: REB
REVIEW: NQJ
DATE: 6/20/2024
H-SCALE: 1"= 50'
V-SCALE: 1" = 5'

SHEET
7R OF 10

NOTE:
USE DETAIL "B" WHEN INSTALLING TO PAVEMENT ELEVATION



NOTES:

1. IF APPROPRIATE LOCATION FOR DISCHARGED WATER CANNOT BE REACHED BY ROLLING THE BEND ADDITIONAL BENDS MAY BE REQUIRED BY THE COLORADO SPRINGS UTILITIES INSPECTOR.
2. COAT TIE RODS, BEAM AND GALVANIZED STEEL PIPE, SEE DETAIL DRAWING A8-11.
3. ENTIRE BLOW-OFF ASSEMBLY MUST BE ADEQUATELY SUPPORTED, CONCRETE PAVER STONES MAY BE REQUIRED.
4. PIPE DOPE APPROVED FOR USE IN POTABLE WATER SYSTEMS MUST BE USED ON ALL THREADED FITTINGS.
5. TEMPORARY BLOW-OFF VALVE ASSEMBLIES SHALL BE INSPECTED BY THE COLORADO SPRINGS UTILITIES INSPECTOR PRIOR TO BACKFILL. BACKFILL COMPACTION TO BE SAME AS AS PIPE COMPACTION SPECIFICATIONS.
6. 2" GALVANIZED PIPE MUST BE RATED TO 250 PSI AND CONFORM TO NSF-61 SPECIFICATIONS.
7 THE COLORADO SPRINGS UTILITIES INSPECTOR MAY REQUIRE TIE-BACK RODS IN ADDITION TO THE MJ RESTRAINTS DEPENDING ON FIELD CONDITIONS AND SYSTEM PRESSURES. SEE TIE-BACK ROD DETAIL DRAWING A2-4.

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TEMPORARY BLOW-OFF ASSEMBLIES- 4", 6" & 8" MAINS WITH MECHANICAL JOINT PLUG	A2-5
	DATED 01/2017

PER SLIP JOINT OF DIP PIPE

PIPE DATA	MFRS. DEFL	DESIGN DEFLECTION (80% MAX.)		APPROX. RADIUS FOR DEFLECTING CURVES WITHOUT BENDS	
PIPE SIZE		(HORZ. DEFL.)	(VERT. DEFL.)	20'L	18'L
4" 6" 8" 10" 12"	5°00'	4°00'	6.99%	286'	258'
14" 16"	4°00'	3°12'	5.59%	358'	322'
18" 20" 24" 30" 36"	3°00'	2°24'	4.19%	477'	430'
42"	2°00'	1°36'	2.79%	716'	645'

DATA FOR DIP PIPE

SHADED COLUMN IS MANUFACTURERS REFERENCE ONLY

PER SLIP JOINT OF PVC PIPE W/HIGH DEFLECTION COUPLINGS

PIPE DATA	MFRS. TOTAL JOINT DEFL W/ COUPL.	DESIGN DEFLECTION (80% MAX.)		MIN. RADIUS FOR DEFLECTING CURVES WITH HIGH DEFL. COUPLINGS
PIPE SIZE		(HORZ. DEFL.)	(VERT. DEFL.)	20'L
CLASS 305 (DR-14) 4"	5°00'	4°00'	6.99%	286'
CLASS 305 (DR-14) 6"	5°00'	4°00'	6.99%	286'
CLASS 235 (DR-18) 8"	5°00'	4°00'	6.99%	286'
CLASS 235 (DR-18) 12"	5°00'	4°00'	6.99%	286'
16"	NO DEFLECTION COUPLINGS FOR 16" OR GREATER			

DATA FOR PVC PIPE

SHADED COLUMN IS MANUFACTURERS REFERENCE ONLY

NOTES:

1. CORLORADO SPRINGS UTILITIES USES A 1.25 SAFETY FACTOR TO AVOID OVER DEFLECTION OF THE PIPE.
2. SLIP JOINT PVC PIPE SHALL NOT BE DEFLECTED WITHOUT THE USE OF HIGH DEFLECTION COUPLINGS (HIDC).

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MAXIMUM PIPELINE DEFLECTION DATA FOR DIP AND PVC PIPE	A4-1
	DATED 03/2014

THRUST BLOCK DIMENSIONS and VOLUMES - PVC & DIP 250 psi

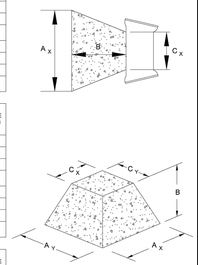
MAIN SIZE (in.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (ft^2)	MINIMUM A_x(ft)	MINIMUM A_y(ft)	MINIMUM C_x(ft)	MINIMUM C_y(ft)	MINIMUM B (ft)	APPROXIMATE VOLUME (yd^3)
4	11.25° BEND	1.00	1.00	1.00	0.25	0.33	2.00	0.25
4	22.5° BEND	2.00	1.41	1.41	0.21	0.33	2.00	0.25
4	45° BEND	3.50	1.87	1.87	0.42	0.33	2.00	0.25
4	TEE & DEAD END	4.75	2.18	2.18	0.67	0.33	2.00	0.25
6	11.25° BEND	2.00	1.41	1.41	0.25	0.50	2.00	0.25
6	22.5° BEND	3.75	1.94	1.94	0.38	0.50	2.00	0.25
6	45° BEND	7.25	2.69	2.69	0.58	0.50	2.00	0.25
6	TEE & DEAD END	9.50	3.08	3.08	0.83	0.50	2.00	0.50
8	11.25° BEND	3.25	1.80	1.80	0.34	0.67	2.00	0.25
8	22.5° BEND	6.50	2.55	2.55	0.48	0.67	2.00	0.25
8	45° BEND	12.50	3.57	3.50	0.67	0.67	2.00	0.50
8	TEE & DEAD END	16.25	4.64	3.50	1.08	0.67	2.00	0.75

THRUST BLOCK DIMENSIONS and VOLUMES - PVC (Maximum Static Pressure = 170 psi)

MAIN SIZE (in.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (ft^2)	MINIMUM A_x(ft)	MINIMUM A_y(ft)	MINIMUM C_x(ft)	MINIMUM C_y(ft)	MINIMUM B (ft)	APPROXIMATE VOLUME (yd^3)
12	11.25° BEND	4.75	2.18	2.18	0.43	1.00	2.00	0.25
12	22.5° BEND	9.25	3.04	3.04	0.64	1.00	2.00	0.50
12	45° BEND	18.00	4.92	3.66	1.00	1.00	2.00	0.75
12	TEE & DEAD END	23.50	6.42	3.66	1.46	1.00	2.48	1.00
16	11.25° BEND	8.00	2.83	2.83	0.44	1.33	2.00	0.50
16	22.5° BEND	16.00	4.27	3.75	0.66	1.33	2.00	0.75
16	45° BEND	31.00	8.27	3.75	1.00	1.33	3.64	1.75
16	TEE & DEAD END	40.50	10.80	3.75	1.92	1.33	4.44	3.00

THRUST BLOCK DIMENSIONS and VOLUMES - DIP (Maximum Static Pressure = 250 psi)

MAIN SIZE (in.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (ft^2)	MINIMUM A_x(ft)	MINIMUM A_y(ft)	MINIMUM C_x(ft)	MINIMUM C_y(ft)	MINIMUM B (ft)	APPROXIMATE VOLUME (yd^3)
12	11.25° BEND	6.75	2.60	2.60	0.43	1.00	2.00	0.50
12	22.5° BEND	13.50	3.69	3.66	0.64	1.00	2.00	0.50
12	45° BEND	26.25	7.17	3.66	1.00	1.00	3.09	1.50
12	TEE & DEAD END	34.25	9.36	3.66	1.46	1.00	3.95	2.25
16	11.25° BEND	11.75	3.43	3.43	0.44	1.33	2.00	0.50
16	22.5° BEND	23.25	6.20	3.75	0.66	1.33	2.77	1.00
16	45° BEND	45.50	12.13	3.75	1.00	1.33	5.57	4.00
16	TEE & DEAD END	59.50	15.87	3.75	1.92	1.33	6.98	6.50



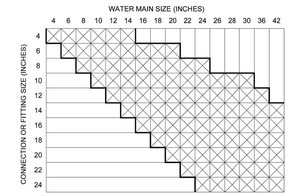
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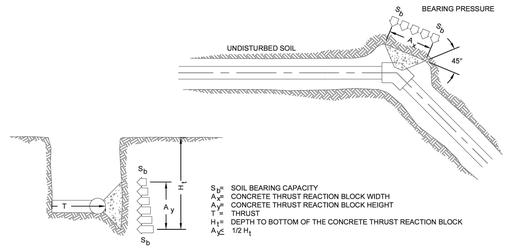
1. THE MINIMUM BEARING SURFACE AREAS SHOWN ARE BASED ON A MAX STATIC PIPE PRESSURE OF 170/250 POUNDS PER SQUARE INCH PLUS A SAFETY FACTOR OF 1.5 AND AN ALLOWABLE SOIL BEARING CAPACITY OF 1500 POUNDS PER SQUARE FOOT. BEARING SURFACE AREA IS ROUNDED UP TO THE NEAREST 0.25 SQUARE FEET. REFERENCE AWWA M-23 AND M-41.
2. THE DESIGN ENGINEER IS RESPONSIBLE FOR VERIFYING ASSUMPTIONS BASED ON ACTUAL SITE CONDITIONS. IF SITE CONDITIONS VARY FROM THE ASSUMPTIONS THE DESIGN ENGINEER SHALL PROVIDE A SITE SPECIFIC DESIGN IN ACCORDANCE WITH AWWA M-23, PVC PIPE - DESIGN AND INSTALLATION AND AWWA M-41, DUCTILE-IRON PIPE AND FITTINGS. SITE SPECIFIC DESIGNS INCLUDING GEOTECHNICAL INFORMATION SHALL BE SUBMITTED TO COLORADO SPRINGS UTILITIES FOR REVIEW.
3. THE MINIMUM BEARING SURFACE AREA AND APPROXIMATE VOLUME OF CONCRETE SHALL BE SHOWN ON THE CONSTRUCTION PLANS FOR ALL CONCRETE THRUST BLOCKS. CONCRETE MIX SHALL BE PER MATERIAL CHAPTER 4.
4. THE APPROXIMATE VOLUMES SHOWN ARE BASED ON THE MINIMUM BEARING SURFACE AREA AND THE MINIMUM TRENCH DIMENSIONS. THE APPROXIMATE VOLUME IS ROUNDED UP TO THE NEAREST 0.25 CUBIC YARDS.
5. THESE CHARTS MAY ONLY BE USED IF THE BLOCK HEIGHT (Ay) IS EQUAL TO OR LESS THAN ONE HALF THE TOTAL DEPTH (Ht) FROM THE FINISHED GRADE TO THE BOTTOM OF THE BLOCK. THE MINIMUM DIMENSIONS SHOWN ARE BASED ON A PIPE DEPTH OF 5 FEET. SEE DETAIL DRAWING A4-3.
6. A SITE SPECIFIC DESIGN SHALL BE REQUIRED FOR PIPES LARGER THAN 16 INCHES OR MAX STATIC PIPE PRESSURES GREATER THAN 250 POUNDS PER SQUARE INCH. THE DESIGN ENGINEER HAS THE OPTION OF PROVIDING A SITE SPECIFIC DESIGN FOR PIPES SMALLER THAN 16 INCHES OR MAX STATIC PRESSURES LESS THAN 250 POUNDS PER SQUARE INCH.
7. ALL CALCULATIONS SHALL BE PROVIDED TO COLORADO SPRINGS UTILITIES FOR REVIEW.

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CONCRETE THRUST REACTION BLOCKS	A4-2
	DATED 03/2014

CONCRETE THRUST REACTION BLOCK REQUIREMENTS FOR TEES OR TAPS





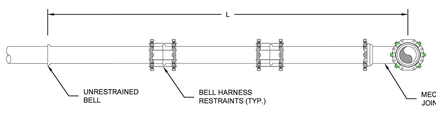
NOTES:

1. A SITE SPECIFIC DESIGN SHALL BE REQUIRED FOR CONNECTIONS OR FITTING SIZE COMBINATIONS NOT SHOWN ABOVE.
2. THE CONCRETE THRUST REACTION BLOCK SHALL BEAR AGAINST UNDISTURBED SOIL.
3. THE CONCRETE THRUST REACTION BLOCK SHALL BE INSTALLED WITH A 45° ANGLE FROM THE FITTING TO THE UNDISTURBED SOIL AS SHOWN IN THE DRAWING ABOVE.
4. REFER TO DETAIL DRAWING A4-2 FOR STANDARD CONCRETE THRUST REACTION BLOCK DIMENSIONS AND VOLUMES.
5. DUCTILE IRON FITTINGS AND PIPE SHALL BE WRAPPED IN POLYETHYLENE TUBING WHERE ADJACENT TO CONCRETE.

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CONCRETE THRUST REACTION BLOCKS	A4-3
	DATED 03/2014

L = MINIMUM RESTRAINED PIPE LENGTH (FEET)												
PIPE DIAMETER (PSI)		45° BEND			22-1/2° BEND			11-1/4° BEND			DEAD END VALVE OR PLUG, TO INCLUDE IN-LINE VALVES (SEE NOTE 9)		
MAX. STATIC PRESSURE		<100	100-150	150-200	<100	100-150	150-200	<100	100-150	150-200	<100	100-150	150-200
6 INCH	DUCTILE IRON AND PVC	6	9	12	3	5	6	2	3	3	49	73	97
8 INCH	DUCTILE IRON AND PVC	8	12	16	4	6	8	2	3	4	63	94	125
12 INCH	DUCTILE IRON AND PVC	12	17	23	6	8	11	3	4	6	89	133	177
16 INCH	DUCTILE IRON AND PVC	15	22	29	7	11	14	4	5	7	USE CONCRETE REVERSE ANCHOR	USE CONCRETE REVERSE ANCHOR	USE CONCRETE REVERSE ANCHOR
20 INCH	DUCTILE IRON AND PVC	18	26	35	9	13	17	4	6	8			
24 INCH	DUCTILE IRON AND PVC	20	30	40	10	15	20	5	7	10			
30 INCH	DUCTILE IRON AND PVC	24	36	48	12	18	24	6	9	12			
36 INCH	DUCTILE IRON AND PVC	28	42	56	14	20	27	7	10	14			

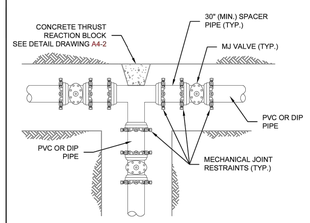


NOTES:

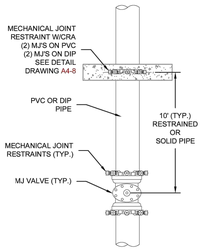
1. PRESSURE GREATER THAN 200 PSI REQUIRE SPECIAL DESIGN APPROVED BY SPRINGS UTILITIES. APPROVED BY COLORADO SPRINGS UTILITIES.
2. LENGTH IS BASED ON MINIMUM 5 FEET OF GROUND COVER AND SOIL COMPACTED ACCORDING TO CHAPTER 5 OF THESE WATER LESS. IF THE DEPTH IS LESS THAN 5 FEET RESTRAINED LENGTH MUST BE DESIGNED BY THE DESIGN ENGINEER.
3. APPROVED METHODS OF RESTRAINED PIPE BEYOND INITIAL FITTING SHALL BE IN ACCORDANCE WITH CHAPTER 4.
4. RESTRAINED PIPE LENGTH APPLIES TO CONDITIONS WHERE NO CONCRETE THRUST REACTION BLOCK IS PRESENT.
5. CALCULATIONS ARE BASED ON A POORLY GRADED SANDS, GRAVEL AND GRAVEL-SAND MIXTURE, LITTLE OR NO FINES, TYPE 4 BEDDING CONDITIONS - "PIPE BEDDED IN SAND, GRAVEL OR CRUSHED STONE TO A DEPTH OF 1/8 PIPE DIAMETER (4" MIN.)." FACTOR OF SAFETY 2:1.
6. FIGURES ARE BASED ON DIP WRAPPED IN POLYETHYLENE MATERIAL.
7. MEASUREMENTS ARE IN FEET.
8. USE CRA FOR DOWN TURNING BENDS.
9. RESTRAINED LENGTH FOR DEAD END MAY BE USED AT THE DISCRETION OF COLORADO SPRINGS UTILITIES.

Colorado Springs Utilities — It's how we're all connected

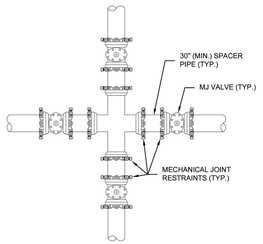
RESTRAINED PIPE LENGTH (FEET) W/MECHANICAL JOINT RESTRAINTS	A4-4
	DATED 03/2014



TEE INSTALLATION



IN LINE VALVE INSTALLATION



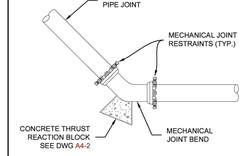
CROSS INSTALLATION

NOTES:

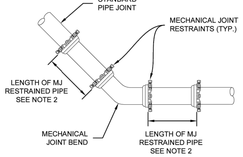
1. MECHANICAL JOINT RESTRAINTS SHALL BE APPROVED ACCORDING TO CHAPTER 4 FOR DIP AND PVC PIPE.
2. DUCTILE IRON FITTINGS AND PIPE SHALL BE WRAPPED IN POLYETHYLENE TUBING WHERE ADJACENT TO CONCRETE.

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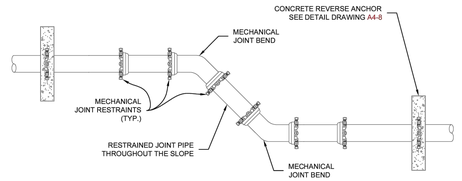
VALVE AND FITTINGS W/ MECHANICAL JOINT RESTRAINTS	A4-5
	DATED 06/2015



HORIZONTAL BENDS W/MJ RESTRAINTS AND CTRB



HORIZONTAL BENDS W/MJ RESTRAINTS WITHOUT CTRB



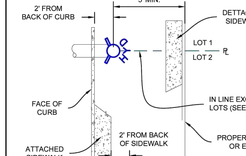
VERTICAL BENDS W/ CONCRETE REVERSE ANCHORS ON SLOPES 10% OR GREATER

NOTES:

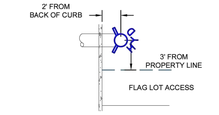
1. MECHANICAL JOINT RESTRAINTS SHALL BE APPROVED ACCORDING TO CHAPTER 4 FOR DIP AND PVC PIPE.
2. LENGTH OF PIPE REQUIRING JOINT RESTRAINT SHALL BE DETERMINED FROM CHART ON DETAIL DRAWING A4-4.
3. DUCTILE IRON FITTINGS AND PIPE SHALL BE WRAPPED IN POLYETHYLENE TUBING WHERE ADJACENT TO CONCRETE.

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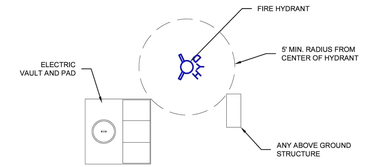
BEND CONFIGURATIONS AND RESTRAINTS	A4-6
	DATED 06/2015



LOT LINE LOCATIONS



FLAG LOT LOCATIONS



PAD AND VAULT ACCESS CLEARANCES

NOTES:

1. HYDRANT NOZZLE SHALL BE POSITIONED AT RIGHT ANGLES TO THE NEAREST CURB. IF NO CURB OR SIDEWALK EXIST, NOZZLE SHALL BE PLACED AT RIGHT ANGLE TO STREET OR ALLEY.
2. HYDRANTS INSTALLED AT FLAG LOT LINES SHALL BE OFFSET 3' FROM THE LOT LINE.
3. HYDRANTS SHALL BE PLACED A MINIMUM OF 5.0 FEET FROM ANY UTILITY OR DRAINAGE STRUCTURE. (TO BE COORDINATED WITH JOINT TRENCH INSTALLATION).
4. EASEMENTS MUST BE PROVIDED FOR ANY PUBLIC HYDRANT WHICH IS CLOSER THAN 5.0 FEET INSIDE THE RIGHT-OF-WAY LINE.
5. A SAFE WORKING CLEARANCE IS NECESSARY FOR THE FIRE DEPARTMENT TO IDENTIFY, ATTACH HOSES TO AND OPERATE A FIRE HYDRANT IN CASE OF AN EMERGENCY. A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS EXCEPT AS OTHERWISE REQUIRED OR APPROVED BY THE COLORADO SPRINGS FIRE DEPARTMENT.
6. FIRE HYDRANTS SHALL BE INSTALLED WITH CLEARANCES PER THE MOST CURRENT APPROVED IFC.

Colorado Springs Utilities — It's how we're all connected

FIRE HYDRANT LOCATIONS	A5-1
	DATED 03/2014

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

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

ENGINEER'S STATEMENT

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

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

10/10/23
DATE

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

PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
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(719) 471-1742

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A Westrian Company
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Fort Collins 970-491-9888 • www.jrengineering.com

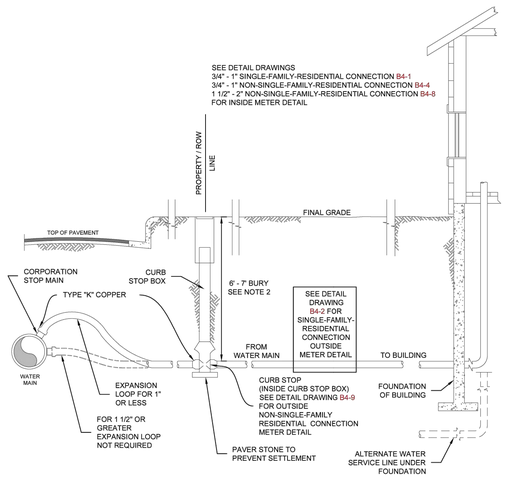
No.	REVISION	BY	DATE

H-SCALE	N/A	DESIGNED BY	N/A
V-SCALE	N/A	DRAWN BY	N/A
DATE	10/09/23	CHECKED BY	

STERLING RANCH FILING 4
WATER DETAILS

SHEET 8 OF 9
JOB NO. 25188.11

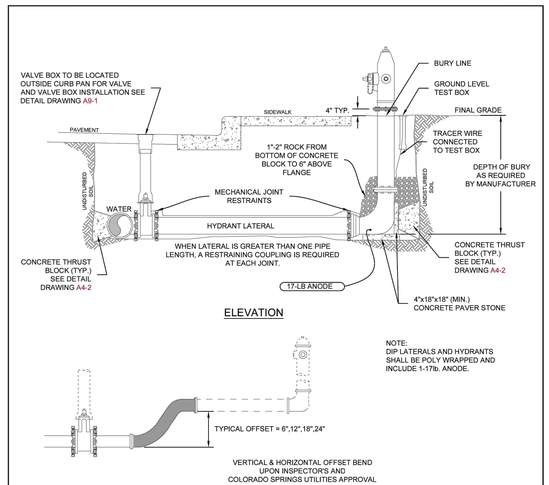
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NOTES:

1. REFERENCE SECTION 2.7 WATER SERVICE LINE DESIGN.
2. FOR AREAS WITH DEEPER FROST DEPTHS SEE SECTION 2.6.G.1 FOR DEPTH OF BURY REQUIREMENTS.
3. SEE DETAIL DRAWING B4-9 FOR NON-SINGLE-FAMILY-RESIDENTIAL CONNECTION OUTSIDE METER DETAIL.

Colorado Springs Utilities	TYPICAL INSTALLATION FOR TYPE "K" COPPER SERVICE LINE, STOP BOX AND METER INSTALLATION 3/4" - 2"	B1-3 DATED 01/2017



ELEVATION

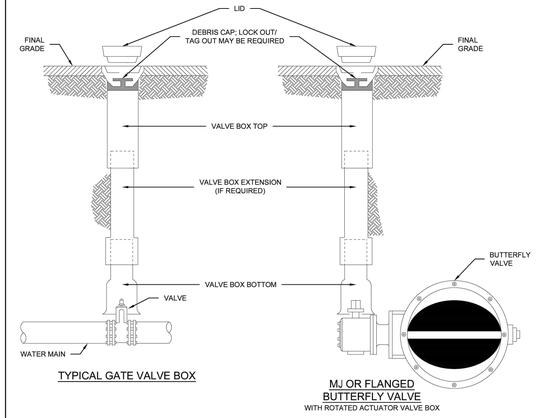
NOTE:
DIP LATERALS AND HYDRANTS SHALL BE POLY WRAPPED AND INCLUDE 1-17lb. ANODE.

ELEVATION

NOTES:

1. MECHANICAL JOINT RESTRAINTS SHALL BE INSTALLED PER DETAIL DRAWINGS A4-4, A4-5, & CHAPTER 5.
2. TRACER WIRE AND GROUND LEVEL TEST BOX TO BE INSTALLED WITH EACH FIRE HYDRANT. PLACE TEST BOX WITHIN 6" FROM THE HYDRANT.
3. REFERENCE DETAIL DRAWINGS A5-1 & A5-2 FOR FIRE HYDRANT LOCATION.
4. INSTALLATION OF A PRIVATE FIRE HYDRANT WILL REQUIRE A SECONDARY VALVE INSTALLED AT THE PROPERTY LINE.
5. HYDRANT BASE BLOCK SHALL BE PLACED ON UNDISTURBED EARTH.
6. DO NOT BLOCK WEEP HOLE WITH POLYWRAP.
7. COVER DRAIN ROCK WITH POLYWRAP PRIOR TO BACKFILL.
8. FOR HDPE HYDRANT CONNECTION SEE DETAIL DRAWING A10-9.
9. FOR PRIVATE FIRE HYDRANTS A SECONDARY VALVE SHALL BE INSTALLED ON THE PROPERTY LINE OR RIGHT-OF WAY LINE.

Colorado Springs Utilities	FIRE HYDRANT INSTALLATION	A5-3 DATED 03/2014



TYPICAL GATE VALVE BOX

MJ OR FLANGED BUTTERFLY VALVE
WITH ROTATED ACTUATOR VALVE BOX

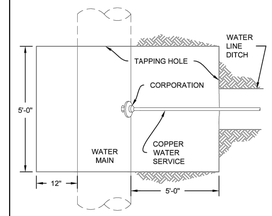
NOTES:

1. MAIN AND FIRE HYDRANT VALVES AND VALVE BOXES SHALL NOT BE IN THE CURB PAN, CURB OR SIDEWALK.
2. VALVE BOXES SHALL BE SLIP TYPE, PER CHAPTER 4.
3. DEBRIS CAPS SHALL BE INSTALLED AS CLOSE UNDER THE CAST IRON COVER WITHOUT INTERFERING WITH COVER OPERATIONS.
4. DEBRIS CAPS WITH FLEXIBLE SKIRTS SHALL BE TRIMMED TO PROVIDE A SMOOTH CONTACT WITH THE INTERIOR OF THE VALVE BOX.
5. FOR SERVICE LINES 4" AND GREATER, TRACER WIRE WILL BE BROUGHT UP IN THE SECONDARY VALVE BOX.

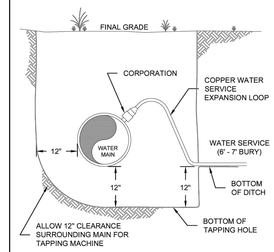
Colorado Springs Utilities	VALVE BOX INSTALLATION	A9-1 DATED 03/2014

TAPPING DETAIL FOR 3/4" AND 1" CONNECTION

SERVICE TAPS 3/4" & 1"
CORPORATION ONLY (DIRECT TAPPING).



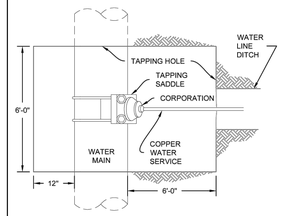
PLAN VIEW



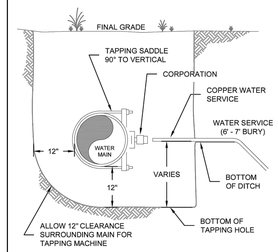
ELEVATION

TAPPING DETAIL FOR 1 1/2" AND 2" CONNECTION

SERVICE TAPS 1 1/2" & 2"
TAPPING SADDLE.



PLAN VIEW

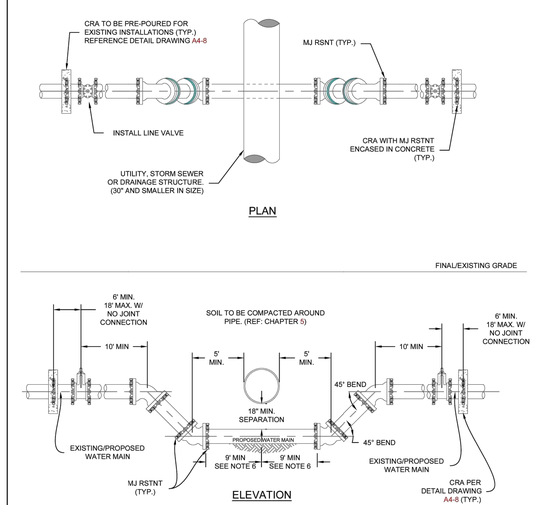


ELEVATION

NOTES:

1. TRENCH WALLS AND SHORING SHALL COMPLY WITH OSHA STANDARDS.
2. FOR HDPE TAPS USE A SIDEWALL FUSION TAPPING SADDLE CONFIGURATION AT 90° SEE SECTION 6.7.B.
3. TO BE READ IN CONJUNCTION WITH SECTION 2.7.C AND SECTION 5.21.E.
4. WHERE COMPACTION CANNOT BE ACHIEVED UNDER THE WATER MAIN FLOWFILL SHALL BE USED.
5. SEE DETAIL DRAWING A8-10 FOR CATHODIC PROTECTION.

Colorado Springs Utilities	TAPPING DETAILS 3/4" THRU 2" FOR TYPE "K" COPPER	B1-1 DATED 03/2014



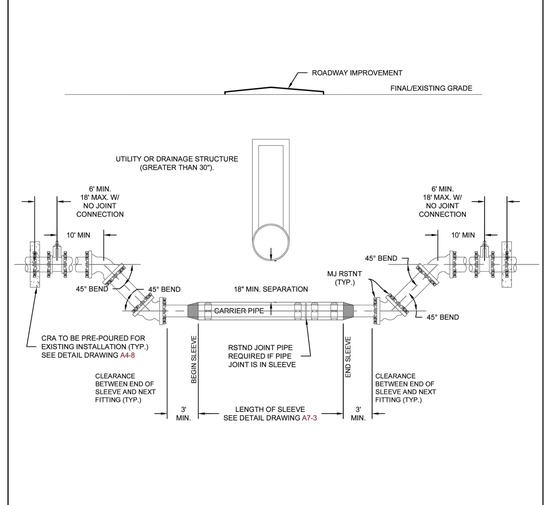
PLAN

ELEVATION

NOTES:

1. ALL DUCTILE IRON FITTINGS AND PIPE SHALL BE CATHODICALLY PROTECTED PER SECTION 2.6.H.
2. ALL FITTINGS SHALL HAVE MJ RESTRAINTS IN ACCORDANCE WITH CHAPTER 5.
3. EXAMPLE CAN VARY DUE TO SITE CONDITIONS AND COLORADO SPRINGS UTILITIES INSPECTOR'S DIRECTION.
4. RESTRAINED JOINTS ARE REQUIRED WITHIN LOWERING.
5. NO TAPS OR TEES ARE ALLOWED WITHIN THE LOWERING.
6. WHERE WATER MAIN CROSSES UNDER STORM SEWER, WASTEWATER OR NON-POTABLE WATER INFRASTRUCTURE, A MINIMUM OF 9 FEET REQUIRED BETWEEN THE CENTERLINE OF THE CROSSING AND THE FIRST JOINT. THIS MEETS THE REQUIREMENTS FOR SECONDARY CONTAINMENT AS DESCRIBED IN SECTION 2.6.F.2.

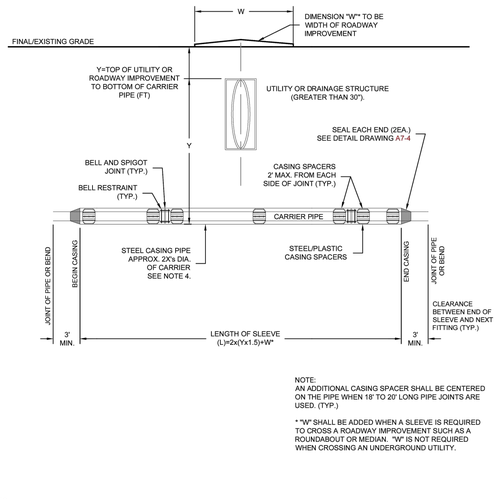
Colorado Springs Utilities	LOWERING DETAIL UTILITY CROSSING 30" & SMALLER	A7-1 DATED 06/2015



NOTES:

1. ALL DUCTILE IRON FITTINGS AND PIPE SHALL BE CATHODICALLY PROTECTED PER SECTION 2.6.H.
2. ALL FITTINGS SHALL HAVE MJ RESTRAINTS IN ACCORDANCE WITH CHAPTER 5.
3. EXAMPLE CAN VARY DUE TO SITE CONDITIONS AND COLORADO SPRINGS UTILITIES INSPECTOR'S DIRECTION.
4. RESTRAINED JOINTS ARE REQUIRED WITHIN LOWERING.
5. NO TAPS OR TEES ARE ALLOWED WITHIN THE LOWERING.
6. WHERE WATER MAIN CROSSES UNDER STORM SEWER, WASTEWATER OR NON-POTABLE WATER INFRASTRUCTURE, REFERENCE SECTION 2.6.F.2.

Colorado Springs Utilities	LOWERING DETAIL W/CASING UTILITY CROSSING GREATER THAN 30"	A7-2 DATED 06/2015



NOTE:
AN ADDITIONAL CASING SPACER SHALL BE CENTERED ON THE PIPE WHEN 18' TO 20' LONG PIPE JOINTS ARE USED. (TYP.)

* "W" SHALL BE ADDED WHEN A SLEEVE IS REQUIRED TO CROSS A ROADWAY IMPROVEMENT SUCH AS A ROUNDABOUT OR MEDIAN. "W" IS NOT REQUIRED WHEN CROSSING AN UNDERGROUND UTILITY.

NOTES:

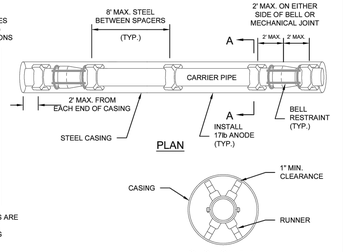
1. ALL FITTINGS AND BELLS SHALL BE RESTRAINED IN THE CASING PIPE.
2. LOCATE CASING SPACERS AT "HOMING" LOCATION FOR SLEEVES GREATER THAN 50 FEET IN LENGTH TO PREVENT DAMAGE TO BELL DURING INSTALLATION AND EXTRACTION OF PIPE, IF REMOVED.
3. CASING SHALL BE STEEL PIPE WITH A MINIMUM YIELD STRENGTH OF 35,000 PSI. CASING THICKNESS SHALL BE SPECIFIED BY THE DESIGN ENGINEER ON THE PLANS BASED ON THE ANTICIPATED LOADS. SEE DETAIL DRAWING A7-4.
4. THE DIAMETER OF THE CASING SHALL BE SPECIFIED BY THE DESIGN ENGINEER. THE DIAMETER SHALL TAKE INTO ACCOUNT THE MAXIMUM O.D. WITH THE USE OF RESTRAINED JOINT PIPE.
5. SEE DETAIL DRAWING A7-4 FOR CASING SPACER DETAILS.
6. LOCATE SPACERS ON BOTH SIDES OF JOINTS TO ELIMINATE DEFLECTION OF THE JOINT IN THE SLEEVE.
7. WHERE WATER MAIN CROSSES UNDER STORM SEWER, WASTEWATER OR NON-POTABLE WATER INFRASTRUCTURE, REFERENCE SECTION 2.6.F.2.
8. WHEN CROSSING A ROADWAY IMPROVEMENT, THE WIDTH OF THE IMPROVEMENT SHALL BE ADDED TO THE LENGTH OF THE SLEEVE.

Colorado Springs Utilities	TYPICAL STEEL CASING INSTALLATION	A7-3 DATED 06/2015

CASING PIPE MINIMUM SIZES AND THICKNESSES
(TO BE VERIFIED BY THE DESIGN ENGINEER)
BASED ON ACTUAL LOADING AND SITE CONDITIONS

CASING PIPE NOMINAL SIZE (IN)	MIN. THICKNESS (IN)
12	0.250
14	0.312
16	0.312
18	0.312
20	0.375
24	0.500
32	0.500
36	0.625

CASING PIPE MINIMUM SIZES AND THICKNESSES ARE BASED ON E80 LOADING. VARIANCES TO THESE MINIMUMS MAY BE ALLOWED WITH SUPPORTING CALCULATIONS FROM THE DESIGN ENGINEER



PLAN

SECTION A-A

TYPICAL PIPE SUPPORT CASING ARRANGEMENT (CENTERED/RESTRAINED)

CARRIER PIPE:

1. CARRIER PIPE SHALL BE CENTERED WITHIN CASING BY USE OF APPROVED STAINLESS STEEL CASING SPACERS AS MANUFACTURED BY APPROVED MANUFACTURER BY COLORADO SPRINGS UTILITIES. (REFERENCE CHAPTER 2)

PLACEMENT OF SPACERS ON CARRIER PIPE:

1. GENERAL - ONE SPACER SHALL BE PLACED MAX. 2' FROM EACH END OF CASING AND ON EITHER SIDE OF EACH BELL OR MECHANICAL JOINT. SUBSEQUENT SPACERS SHALL BE PLACED AT 8' INTERVALS WITHIN THE CASING, OR IN ACCORDANCE WITH PIPE MANUFACTURERS RECOMMENDATIONS.

END SEALS:

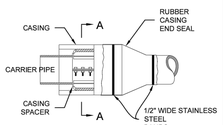
1. END SEALS SHALL BE USED TO ENSURE A WATER TIGHT SEAL ON EITHER END OF THE CASING.

CATHODIC PROTECTION:

1. CASING SHALL BE CATHODICALLY PROTECTED PER SECTION 2.6.H.



SPACER



Colorado Springs Utilities	TYPICAL STEEL CASING INSTALLATION	A7-4 DATED 06/2015

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

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

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

ENGINEER'S STATEMENT

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

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

COLORADO LICENSED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER

10/10/23
DATE

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

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

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	N/A	DESIGNED BY	N/A	CHECKED BY	
V-SCALE	N/A	DATE	10/09/23		

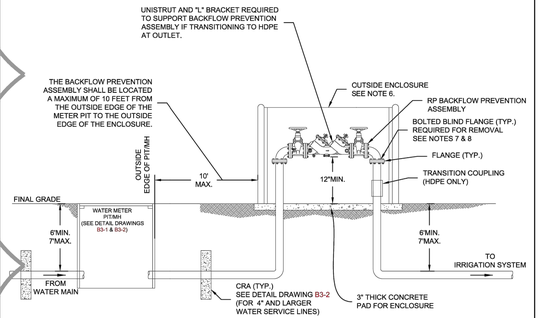
STERLING RANCH FILING 4

WATER DETAILS

SHEET 9 OF 9

JOB NO. 25188.11

X:\2510000.all\2518811\Drawings\Sheet Dwgs\Water Plans\2518811 DT01.dwg, 10/10/2023 8:53:27 AM, _AutoCAD PDF (General Documentation).pc3

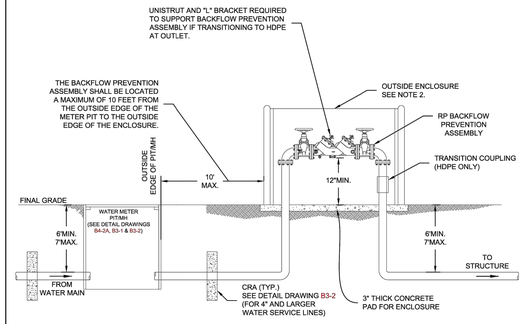


NOTES:

1. REFERENCE SECTION 2.7.N FOR BACKFLOW PREVENTION ASSEMBLY REQUIREMENTS.
2. NO DRAIN VALVES, OUTLETS OR BRANCH LINES SHALL BE LOCATED BEFORE THE APPROVED BACKFLOW PREVENTION ASSEMBLY.
3. THE APPROVED BACKFLOW PREVENTION ASSEMBLY SHALL BE INSTALLED WITH SOLDERED OR FLANGED ONLY.
4. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE ON AN APPROVED REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY.
5. REMOVABLE BACKFLOW PREVENTION ASSEMBLIES WILL BE EVALUATED ON A CASE BY CASE BASIS AND WILL ONLY BE APPROVED FOR SEASONAL IRRIGATION USERS.
6. SEASONAL BACKFLOW PREVENTION ASSEMBLIES SHALL BE LOCATED IN A LOCKABLE LID TO PROTECT FROM THEFT.
7. WHERE REMOVAL OF ASSEMBLY IS REQUESTED, FLANGES MUST BE INSTALLED ON THE IN-GROUND SUPPLY AND DISCHARGE PIPING SO THAT EXPOSED PIPING OF THE WATER SYSTEM IS SEALED OFF WHILE THE BACKFLOW PREVENTER IS REMOVED.
8. DURING REMOVAL PERIOD, THE VALVE ON THE SUPPLY SIDE SHALL BE SHUT AND THE FLANGES SHALL BE SEALED WITH A BOLTED BLIND FLANGE.
9. FOR SERVICE LINES 4" AND GREATER, PIPE SHALL BE RESTRAINED BETWEEN THE METER PIT AND BACKFLOW PREVENTER.

Colorado Springs Utilities — It's how we're all connected

TYPICAL NON-SINGLE-FAMILY RESIDENTIAL OUTDOOR WATER METER AND REMOVABLE BACKFLOW PREVENTION ASSEMBLY FOR IRRIGATION SYSTEMS	B4-10
	DATED 09/2022



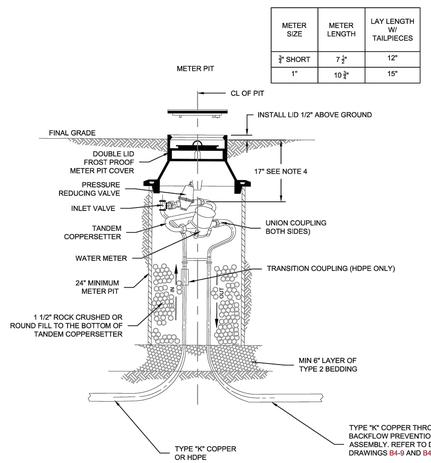
NOTES:

1. REFERENCE SECTION 2.7.N FOR BACKFLOW PREVENTION ASSEMBLY REQUIREMENTS.
2. OUTDOOR ENCLOSURES SHALL BE HEATED AND CONSTRUCTED PER ASSE STANDARD No.1060 TYPE I.
3. NO DRAIN VALVES SHALL BE LOCATED BEFORE THE APPROVED BACKFLOW PREVENTION ASSEMBLY.
4. THE APPROVED BACKFLOW PREVENTION ASSEMBLY SHALL BE SOLDERED OR FLANGED ONLY.
5. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE ON AN APPROVED REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY.
6. FOR CONSECUTIVE SYSTEMS AN APPROVED DOUBLE CHECK BACKFLOW PREVENTION ASSEMBLY MAY BE USED.
7. FOR SERVICE LINES 4" AND GREATER, PIPE SHALL BE RESTRAINED BETWEEN THE METER PIT AND BACKFLOW PREVENTER.

Colorado Springs Utilities — It's how we're all connected

TYPICAL NON-SINGLE-FAMILY RESIDENTIAL OUTDOOR WATER METER AND BACKFLOW PREVENTION ASSEMBLY	B4-9
	DATED 09/2022

METER SIZE	METER LENGTH	LAY LENGTH W/ TAILPIECES
¾" SHORT	7 ½"	12"
1"	10 ½"	15"



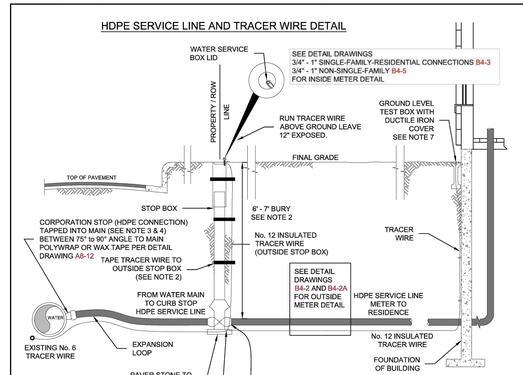
NOTES:

1. THE METER SHALL BE PROVIDED AND INSTALLED BY COLORADO SPRINGS UTILITIES.
2. REFERENCE SECTION 2.7 WATER SERVICE LINE DESIGN.
3. METER PIT SHALL BE INSTALLED IMMEDIATELY FOLLOWING THE CURB STOP.
4. METER AND PRESSURE REGULATOR ARE INSTALLED WITH AN APPROVED TANDEM COPPERSETTER, TANDEM COPPERSETTER SHALL BE 17" FROM THE TOP PIT LID/FINISH GRADE TO CENTER OF SETTER. TANDEM COPPERSETTER SHALL HAVE AN INLET VALVE ONLY.
5. METER PIT SHALL BE AN APPROVED PLASTIC PIT WITH A MINIMUM DIAMETER OF 24" BY 36" IN HEIGHT WITH A FROST PROOF COVER.
6. SERVICE LINE SHALL BE TYPE "K" COPPER BETWEEN THE CURB STOP AND THE TANDEM COPPERSETTER TO PROVIDE METER STABILITY. TRANSITION TO HDPE MAY BE MADE AFTER THE OUTLET SIDE OF THE TANDEM COPPERSETTER WITH AN APPROVED TRANSITION COUPLING LOCATED WITHIN THE METER PIT.
7. ALL FITTINGS IN THE METER LOOP SHALL BE SOLDERED, FLANGED OR THREADED. THE BACKFLOW PREVENTER SHALL BE SOLDERED OR FLANGED.
8. IF A BACKFLOW PREVENTION ASSEMBLY IS REQUIRED, IT MUST BE LOCATED BEFORE THE FIRST BRANCH LINE. FOR BACKFLOW PREVENTION ASSEMBLY REQUIREMENTS, INCLUDING LOCATION, SEE SECTION 2.7.N.

Colorado Springs Utilities — It's how we're all connected

3/4" THRU 1" OUTSIDE METER FOR NON SINGLE-FAMILY-RESIDENTIAL CONNECTIONS TYPE "K" COPPER AND HDPE SERVICE	B4-2A
	DATED 09/2022

HDPE SERVICE LINE AND TRACER WIRE DETAIL



WATER SERVICE LINE NOTES:

1. NO. 12 INSULATED TRACER WIRE SHALL BE PLACED ALONG SERVICE LINE AND SHALL BE A CONTINUOUS (WITHOUT SPLICES) LENGTH, WITH THE EXCEPTION OF THE SPLICE AT THE STOP BOX WHICH SHALL BE MADE WITH A COPPER CRIMP OR SPLIT BOLT CONNECTOR.
2. FOR GREEN MOUNTAIN FALLS SEE SECTION 2.6.G.1 DEPTH OF BURY.
3. WHEN A NEW HDPE SERVICE IS CONNECTED TO A PVC MAIN, THE SERVICE LINE TRACER WIRE SHALL BE CONNECTED TO THE MAIN'S TRACER WIRE WITH A COPPER CRIMP OR SPLIT-BOLT CONNECTOR. THE TRACER WIRE IS THEN TAPED ALONG THE SERVICE LINE IN AT LEAST 3 LOCATIONS NOT TO EXCEED 10' SPACING, AT THE CURB BOX, THE TRACER WIRE WILL BE TAPED TO THE OUTSIDE OF THE CURB BOX IN AT LEAST THREE PLACES AND BROUGHT TO THE EXISTING GRADE ADJACENT TO THE CURB BOX COVER. 12" OF TRACER WIRE SHALL BE EXPOSED ABOVE GROUND THEN THE TRACER WIRE WILL BE SPLICED AT THE STOP BOX AND TAPED TO THE SERVICE LINE UNTIL IT REACHES THE FOUNDATION WALL. THE TRACER WIRE SHALL FOLLOW THE FOUNDATION WALL AND TERMINATE IN A GROUND LEVEL TEST BOX NO MORE THAN 12' FROM THE FOUNDATION WALL.
4. STIFFENERS SHALL BE INSTALLED WITHIN THE HDPE SERVICE LINE AT THE CONNECTION POINTS OF THE FITTINGS.
5. IF A BACKFLOW PREVENTION ASSEMBLY IS REQUIRED, IT MUST BE LOCATED BEFORE THE FIRST BRANCH LINE. FOR BACKFLOW PREVENTION ASSEMBLY REQUIREMENTS, INCLUDING LOCATION, SEE SECTION 2.7.N.
6. THE FINAL LOCATION OF THE GROUND LEVEL TEST BOX SHALL BE 12" FROM THE FOUNDATION OR THE SAME DISTANCE FROM THE FOUNDATION AS THE WASTEWATER SERVICE LINE CLEANOUT.
7. WHERE THE WATER SERVICE LINE AND WASTEWATER SERVICE LINE ARE LOCATED IN THE SAME TRENCH, THE TRACER WIRE MAY BE WRAPPED AND TAPED AROUND THE OUTSIDE OF THE WASTEWATER CLEANOUT.

Colorado Springs Utilities — It's how we're all connected

TYPICAL INSTALLATION FOR HDPE SERVICE LINE AND STOP BOX	B1-4
	DATED 01/2017

Know what's below. Call before you dig.

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

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

ENGINEER'S STATEMENT

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

RYAN E. BURNS — REB 54412 — 9/12/2024 — DATE 9/12/2024
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC

ALL TERRAIN ENGINEERING

AUTOCAD & 3DVIEWSTL FILE
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PREPARED FOR:
SR LAND, LLC
20 BOULDER CRESCENT
COLORADO SPRINGS, CO 80903
ATTN: JAMES F. MORLEY
(719) 471-1742

UNTIL SUCH TIME AS THESE DRAWIGS ARE APPROVED BY THE APPROPRIATE REVIEWING 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	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 10N OF 10