

**WATER NOTE:**

- ALL WATER AND FORCE MAIN PIPE SHALL HAVE A MINIMUM COVER DEPTH OF 5.5' AND A MAXIMUM COVER DEPTH OF 6.5'.
- COVER DEPTH CAN BE NEGLECTED WITHIN A LOWERING DESIGN WHERE STANDARD DEPTH CAN NOT BE HELD. SEE SHEET 3 FOR ALL WATER LOWERING PROFILE DESIGNS.



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



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.

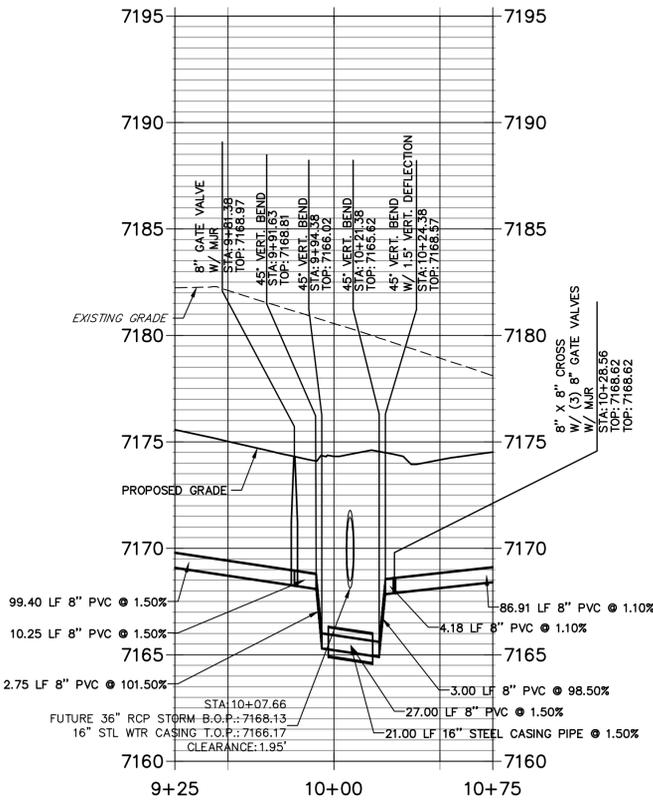
**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

*Mike Bramlett*  
MIRE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, A LOCAL ENGINEERING FIRM

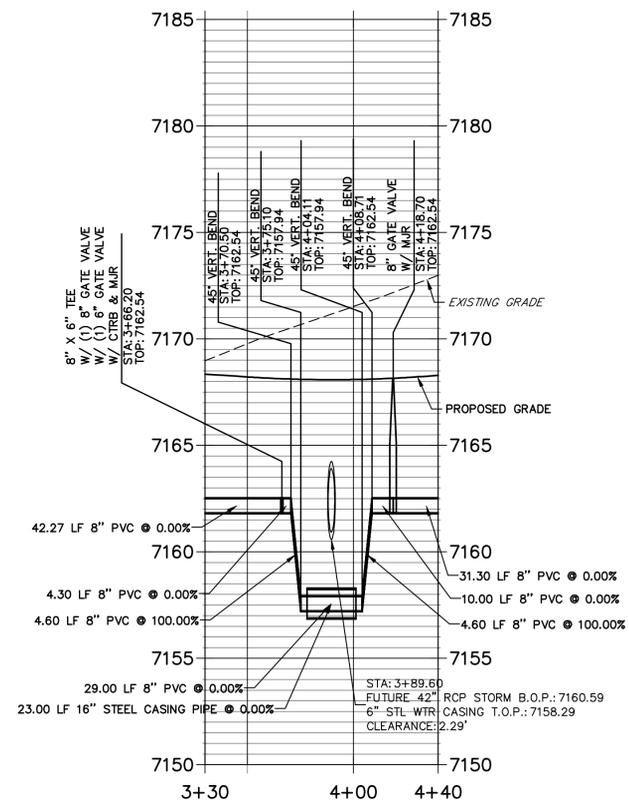
DATE: 10/10/22

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. DESIGNED BY: JAMES F. MORLEY DESIGNATED BY: WRITTEN AUTHORIZATION.	
PREPARED FOR <b>SR LAND, LLC</b> 20 BOULDER CRESCENT SUITE 200 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	FILING NO. 3 (SITE)
<b>J.R. ENGINEERING</b> A Westman Company Centennial 303-740-9383 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	BY DATE
No. REVISION	BY DATE
H-SCALE 1"=60' V-SCALE N/A DATE 10/07/22 DESIGNED BY QNL DRAWN BY QNL CHECKED BY	H-SCALE 1"=60' V-SCALE N/A DATE 10/07/22 DESIGNED BY QNL DRAWN BY QNL CHECKED BY
HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3 WATER PLANS	SHEET 2 OF 5 JOB NO. 2518812

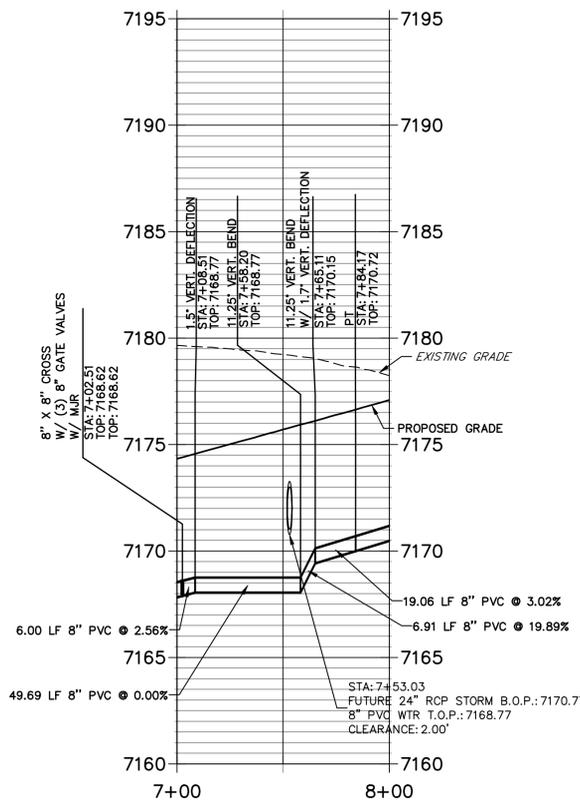
**WP01 LOWERING PROFILE  
STA 9+25.00 TO 10+75.00**



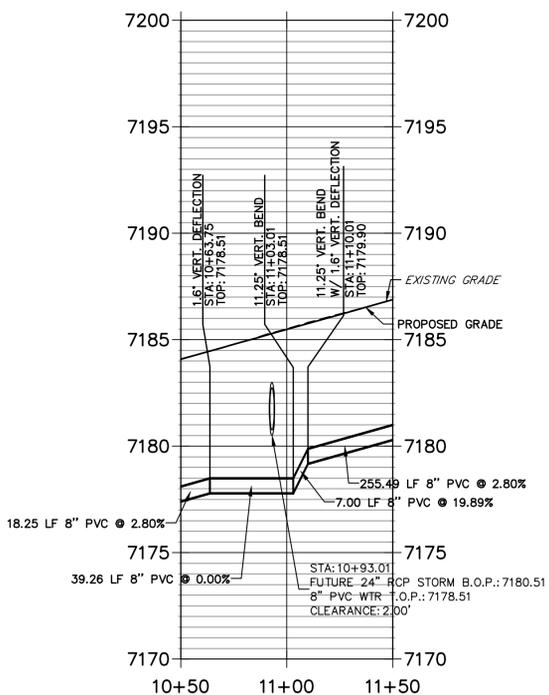
**WP02 LOWERING PROFILE - A  
STA 3+30.00 TO 4+40.00**



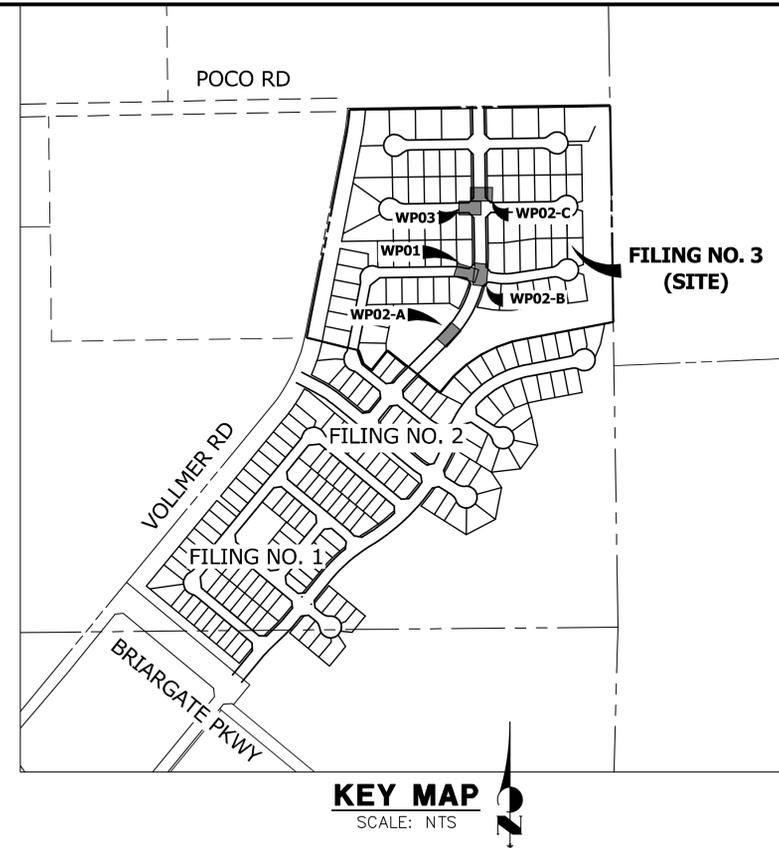
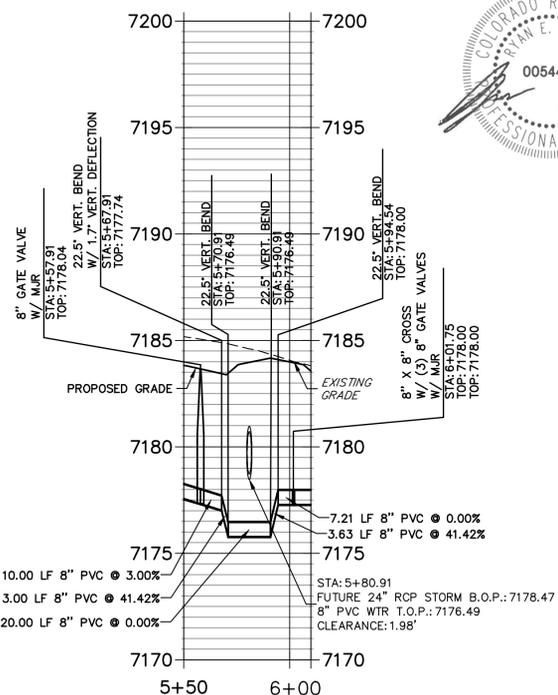
**WP02 LOWERING PROFILE - B  
STA 7+00.00 TO 8+00.00**



**WP02 LOWERING PROFILE - C  
STA 10+50.00 TO 11+50.00**

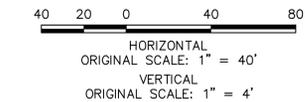


**WP03 LOWERING PROFILE  
STA 5+50.00 TO 6+10.00**



**AS-BUILTS**  
02/20/2024

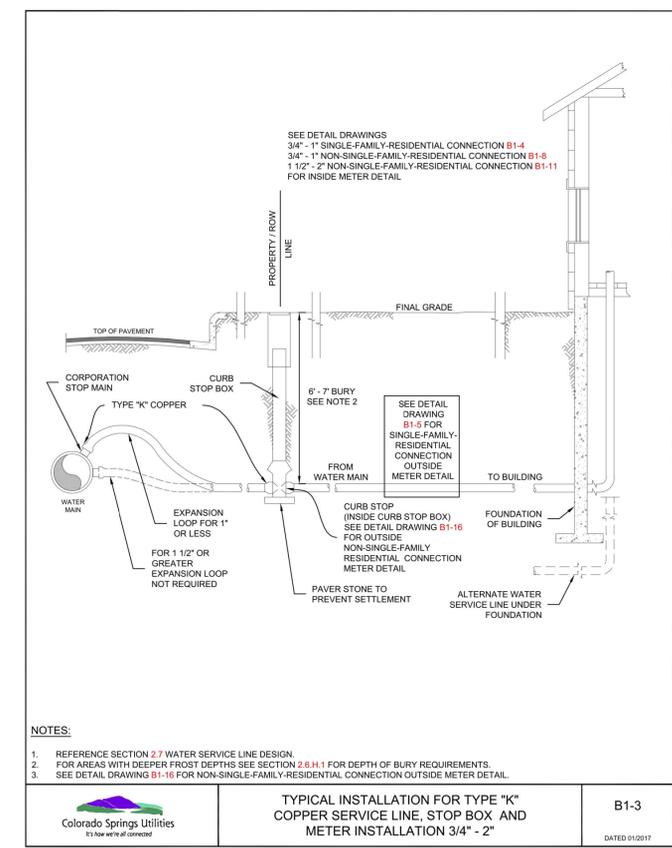
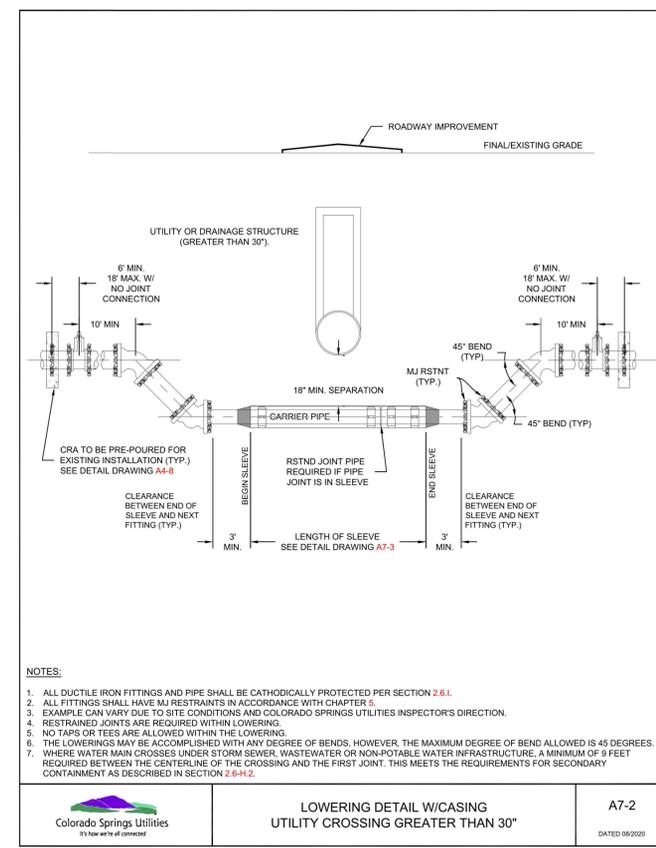
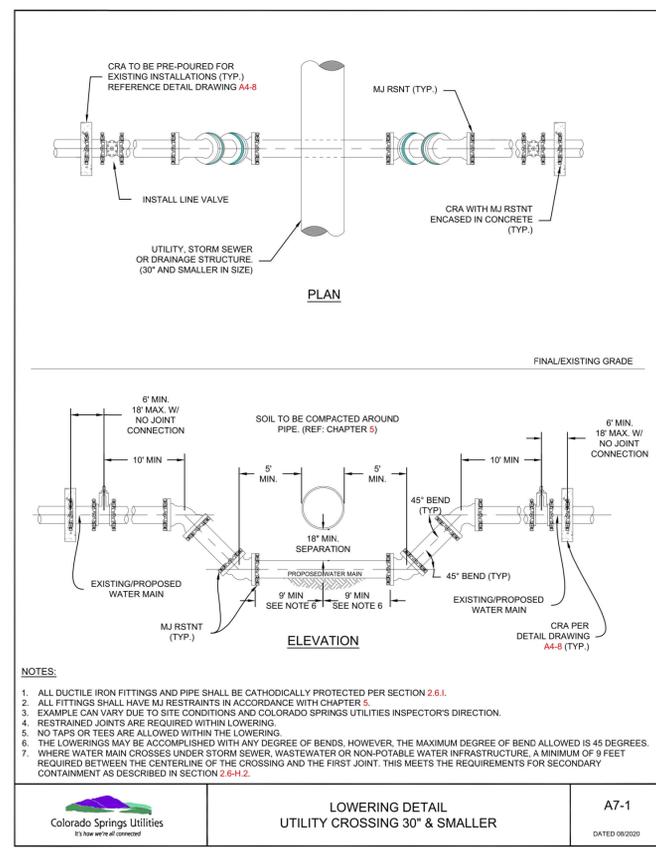
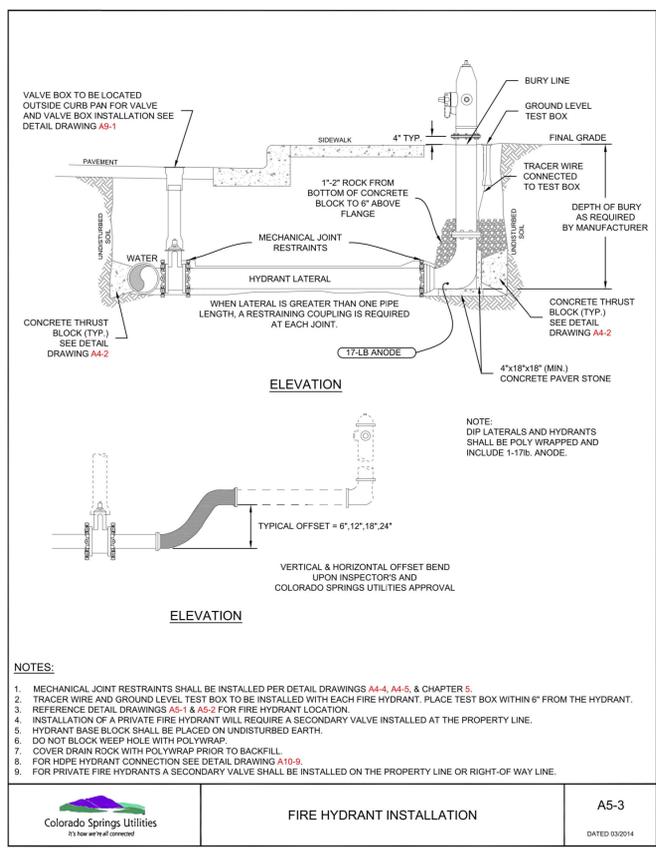
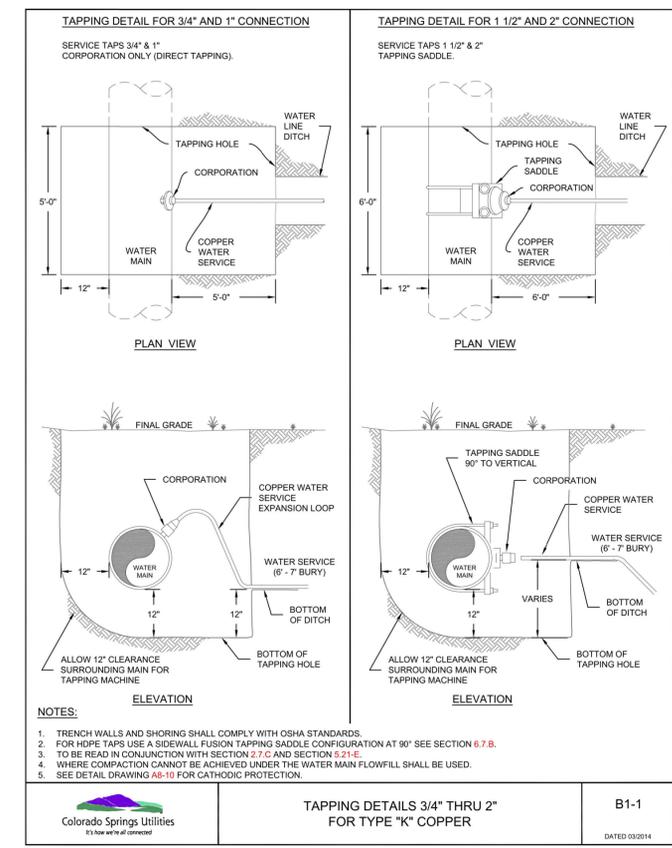
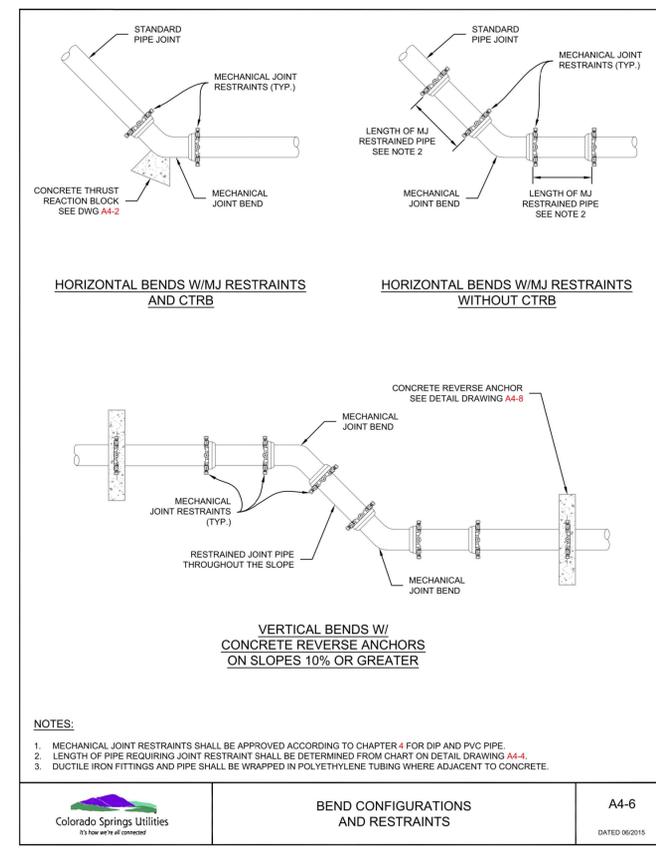
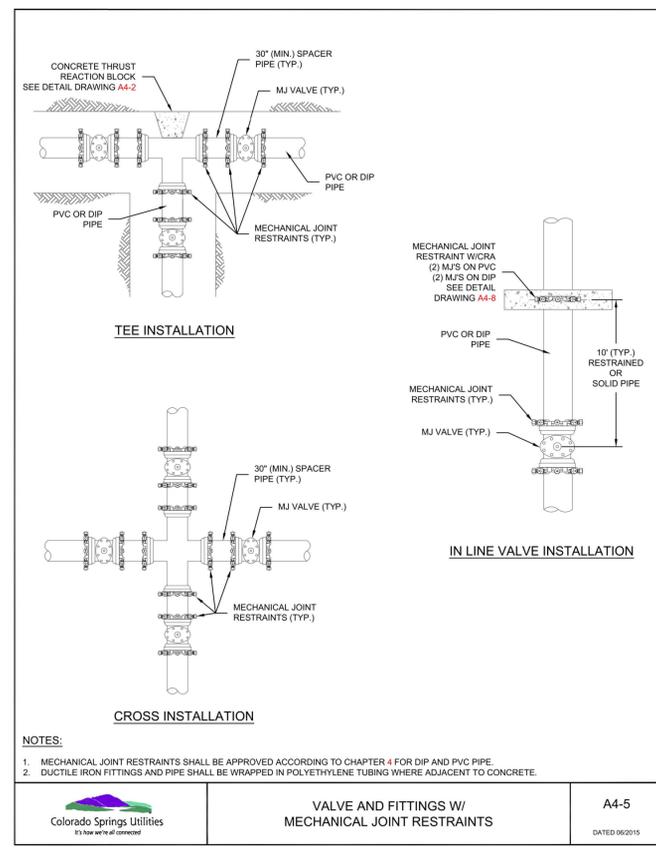
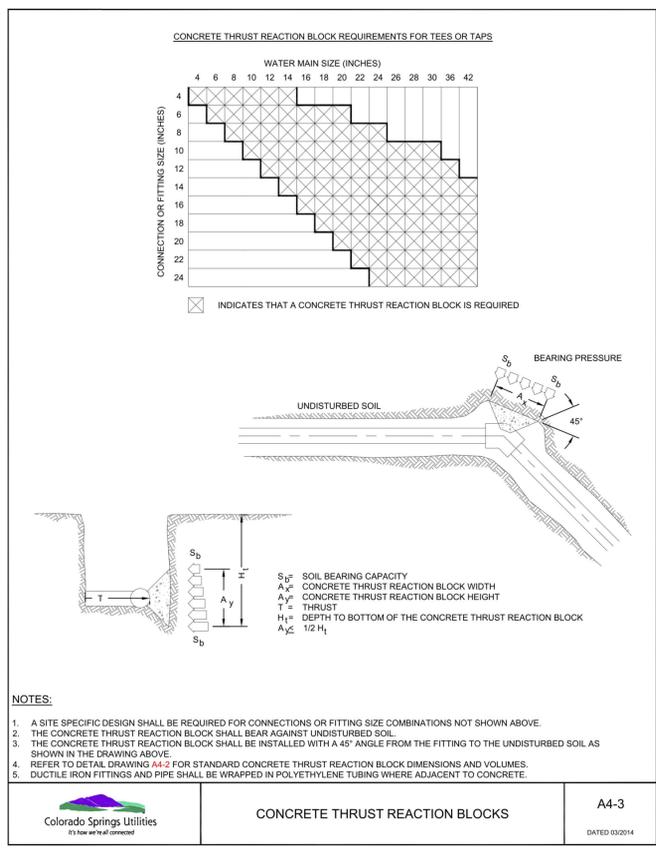
**WATER LOWERING NOTE**  
 1. ALL VERTICAL BENDS WILL REQUIRE M.J.R.  
 2. ALL PIPES ABOVE 10% VERTICAL SLOPE MUST BE RESTRAINED.



**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 Mike Bramlett  
 MIRE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING, INC. LOCAL ENGINEER  
 DATE: 10/10/22

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, JR ENGINEERING APPROVES THEIR USE DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR	SR LAND, LLC 20 BOULDER CRESCENT SUITE 200 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742
 J.R. ENGINEERING A Westman Company Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
BY	DATE
No.	REVISION
H-SCALE	1"=40'
V-SCALE	1"=4'
DATE	10/07/22
DESIGNED BY	QNL
DRAWN BY	QNL
CHECKED BY	
HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3 WATER LOWERINGS	
SHEET	3 OF 5
JOB NO.	2518812





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

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

J.R. ENGINEERING  
A Westman Company  
Central 303-740-8888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

Colorado Springs Utilities  
FIRE HYDRANT INSTALLATION  
A5-3  
DATED 03/2014

Colorado Springs Utilities  
LOWERING DETAIL UTILITY CROSSING 30" & SMALLER  
A7-1  
DATED 06/2020

Colorado Springs Utilities  
LOWERING DETAIL W/CASING UTILITY CROSSING GREATER THAN 30"  
A7-2  
DATED 06/2020

Colorado Springs Utilities  
TYPICAL INSTALLATION FOR TYPE "K" COPPER SERVICE LINE, STOP BOX AND METER INSTALLATION 3/4" - 2"  
B1-3  
DATED 01/2017



AS-BUILTS  
02/20/2024



**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

DATE: 10/10/22

BY	DATE	REVISION	No.	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3	DETAIL SHEET
										SHEET 5 OF 5	JOB NO. 2518812