

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2

COUNTY OF EL PASO, STATE OF COLORADO STREET IMPROVEMENT PLAN NOVEMBER 2022

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

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

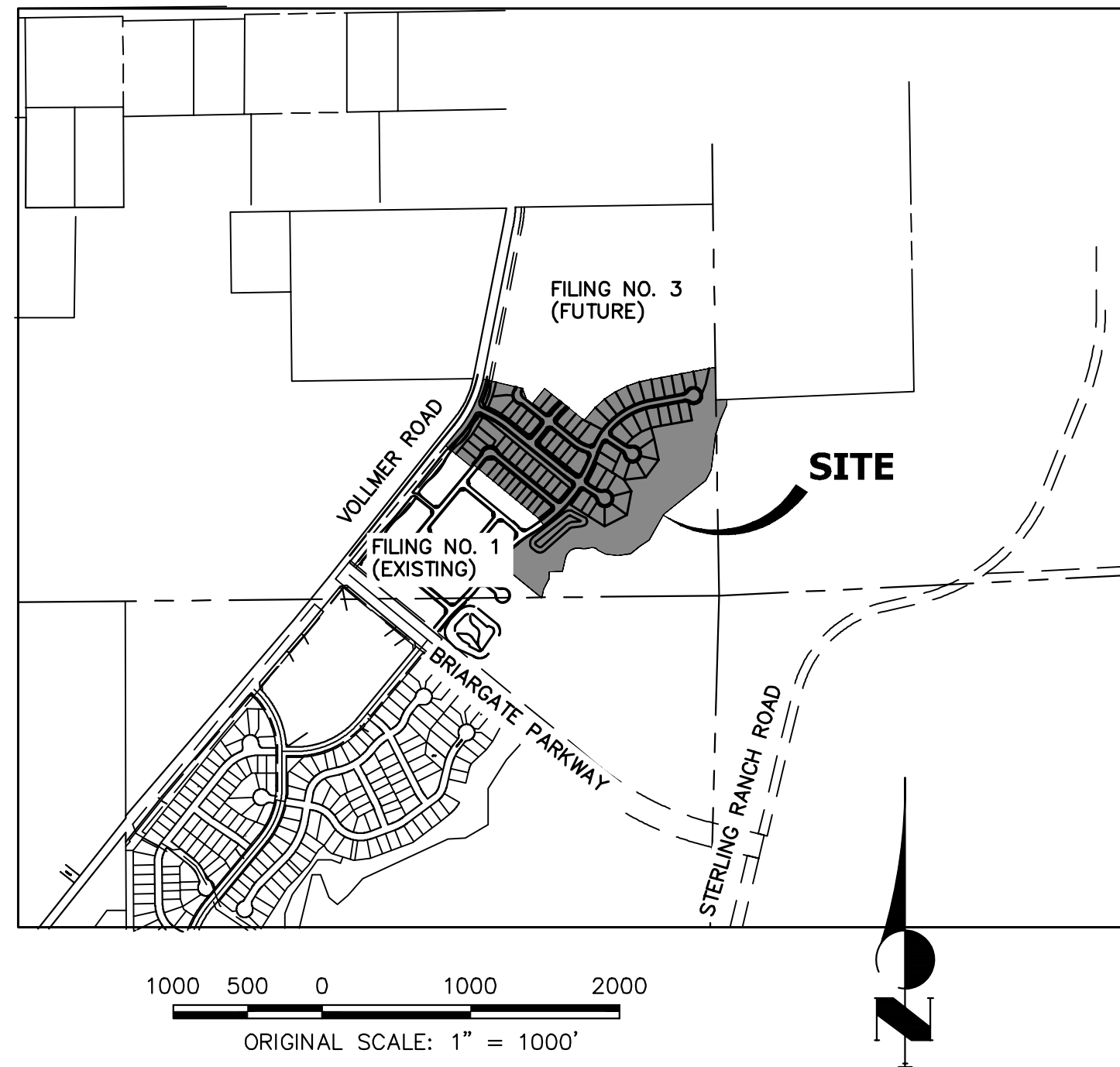
J.R. ENGINEERING
A Westcon Company
Central 303-740-9888 • Colorado Springs 719-588-2688
Fort Collins 970-491-9888 • www.jrengineering.com

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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:	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283
TRAFFIC ENGINEERING:	EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS COLORADO SPRINGS, CO 80922 JENNIFER IRVINE, P.E. (719) 520-6460	COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.C.C. 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		

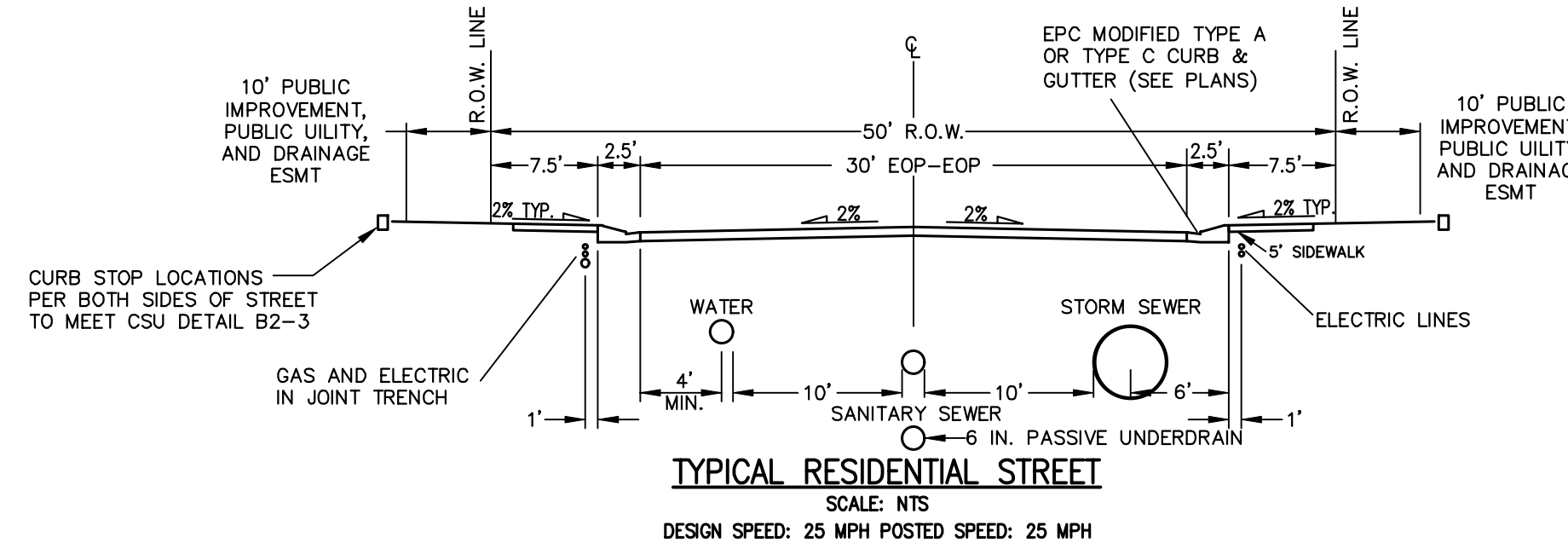


BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E A DISTANCE OF 2,722.69 FEET.

BENCHMARKS

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



NOTE

- VOLLMER ROAD (NORTH) STREET IMPROVEMENT PLAN PCD FILE NO. CDR-21-10
- SAND CREEK RESTORATION PUBLIC IMPROVEMENT CONSTRUCTION PLANS PCD FILE NO. CDR-20-004
- HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 PCD FILE NO. SF-22-2213
- HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2 STORM SEWER AND POND PLANS
- HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2 SANITARY SYSTEM PLAN
- HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2 WATER SYSTEM PLAN

ENGINEER'S STATEMENT

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

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

11/10/22

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.

JOSHUA PALMER, P.E. _____ DATE _____
COUNTY ENGINEER/ECM ADMINISTRATOR

DISTRICT APPROVALS

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

James Morley
FOR AND ON BEHALF OF THE STERLING RANCH METRO DISTRICT
DATE 9/9/2022

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 Morley
JAMES F. MORLEY _____ DATE 9/9/2022

PCD FILING NO.: SF2218

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



Know what's below.
Call before you dig.

BY DATE

REVISION

No.	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
	N/A	N/A	11/10/22	QNL	QNL	

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2 COVER SHEET

SHEET 1 OF 17

JOB NO. 25188.10

GENERAL CONSTRUCTION NOTES:

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED PER THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PCD.
- ALL STATIONING IS CENTERLINE OF IMPROVEMENTS UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED AS TOP BACK OF CURB (TBC), ASPHALT (ASP), OR TOP OF INLET OR BOX (TOB).
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO EPC ECM APPENDIX K - 1.2C.
- ALL INTERSECTION ACCESSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES IS REQUIRED AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" VERTICAL IN THIS AREA.
- ALL CULVERTS AND STORM DRAIN PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HDPE), 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.
- 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 DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.

SIGNING AND STRIPING NOTES:

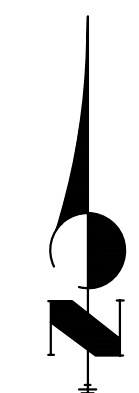
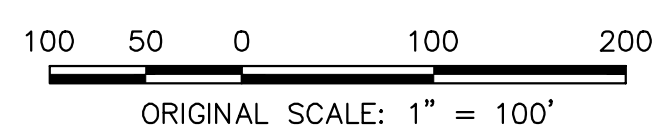
- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT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

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PCD AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.



SITE MAP
SCALE: 1"=100'



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
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING
DATE: 11/10/22

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR 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	BY DATE REVISION No.	H-SCALE 1"=100'	V-SCALE N/A	DATE 11/10/22	DESIGNED BY QNL	DRAWN BY QNL	CHECKED BY
		HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2 GENERAL NOTES					
SHEET 2 OF 17 JOB NO. 25188.10							

X:\25188.10\Drawings\Sheet\Drawings\Sheet\Drawings\25188.10 STERLING - COVER.dwg, STREET01 - GENERAL NOTES, 11/10/22 4:25:15 PM, CS

LAYER LINETYPE LEGEND

	EXISTING	PROPOSED
PHASE LINE	---	---
MATCH LINE	---	---
SECTION LINE	---	---
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
R.O.W. A LINE	A ---	A ---
CENTERLINE	---	---
CITY LIMITS	---	---
WIRE FENCE	---	---
CHAIN LINK FENCE	---	---
WOOD FENCE	---	---
MASONRY FENCE	---	---
GUARDRAIL	---	---
CONC. BARRIER	---	---
CABLE TV	---	---
ELECTRIC	E ---	E ---
FIBER OPTIC	FO ---	FO ---
GAS MAIN	G ---	G ---
IRRIGATION MAIN	IRR ---	IRR ---
OIL/PETRO. MAIN	O ---	O ---
OVERHEAD UTILITY	OHU ---	OHU ---
SANITARY SEWER	S ---	S ---
STORM DRAIN	---	---
TELEPHONE	T ---	T ---
WATER MAIN	W ---	W ---
RAW WATER LINE	RWL ---	RWL ---
SWALE/WATERWAY FLOWLINE	---	---
DIVERSION DITCH	---	---
DIVERSION CHANNEL	---	---
MAJOR DRAINAGE BASIN	---	---
MINOR DRAINAGE BASIN	---	---
TOP OF SLOPE	---	---
TOE OF SLOPE	---	---
EDGE OF WATER	---	---
INDEX CONTOUR	6100 ---	6100 ---
INTERMEDIATE CONTOUR	---	---
DEPRESSION CONT. (INDEX)	6100 ---	6100 ---
DEPRESSION CONT. (INTER)	---	---
TOP OF CUTS	---	---
TOE OF FILLS	---	---
CUT AND FILL LINE	C/F ---	C/F ---
SILT FENCE	SF ---	SF ---
100 YEAR FLOODPLAIN	100YR ---	100YR ---
500 YEAR FLOODPLAIN	500YR ---	500YR ---
FLOODWAY	FLDWY ---	FLDWY ---
BASE FLOOD ELEVATION	---	---
EDGE OF WETLANDS	---	---
STONE WALL	---	---

UTILITIES LEGEND

	EXISTING	PROPOSED
STORM SEWER		
MANHOLE	⊙	●
STORM INLET	□	■
AREA INLET - SQUARE	□	■
AREA INLET - ROUND	○	●
FLARED END SECTION	▷	▷
RIPRAP	▨	▨
SANITARY SEWER		
LINE MARKER	Mkr San ^o	
SERVICE MARKER	△	
CLEAN-OUT	○	
MANHOLE W/ DIRECTIONAL FLOW ARROW	⊙	●
WATER LINE		
LINE MARKER	Mkr W ^o	
SERVICE MARKER	△	
FIRE HYDRANT	⊙	
FIRE CONNECTION	⊙	
MANHOLE	⊙	●
BEND	⊙	●
BLOW-OFF VALVE	⊙	●
WELL	⊙	●
METER	⊙	●
VALVE	⊙	●
REDUCER	⊙	●
THRUST BLOCK	⊙	●
CROSS	⊙	●
PLUG W/ THRUST BLOCK	⊙	●
TEE	⊙	●
REVERSE ANCHOR	⊙	●
ANODE	⊙	●
AIR & VACUUM VALVE ASSEMBLY	⊙	●
TRANSMISSION BLOW-OFF ASSEMBLY	⊙	●
GAS LINE		
MARKER	Mkr G ^o	
SERVICE MARKER	△	
METER	⊙	●
VALVE	⊙	●
PLUG	⊙	●
TEE	⊙	●
DRY UTILITIES		
CABLE TV MARKER	Mkr TV ^o	
CABLE TELEVISION PEDESTAL	⊙	
ELECTRIC MARKER	Mkr E ^o	
ELECTRIC SERVICE MARKER	△	
ELECTRICAL PEDESTAL	⊙	
ELECTRICAL METER	⊙	
ELECTRICAL MANHOLE	⊙	
FIBER-OPTIC MARKER	Mkr FO ^o	
IRRIGATION PEDESTAL	⊙	
TELEPHONE MARKER	Mkr T ^o	
TELEPHONE PEDESTAL	⊙	
TELEPHONE MANHOLE	⊙	
UTILITY POLE	⊙	●
GUY ANCHOR	○	●
GUY POLE	○	●
MISC. UTILITIES		
VENT PIPE	VP	VP
TEST HOLE DESIGNATOR	TH	TH

TRAFFIC LEGEND

	EXISTING	PROPOSED
PARKING METER	⊙	⊙
TRAFFIC SIGNAL BOX	⊙	⊙
TRAFFIC SIGNAL POLE	⊙	⊙
TRAFFIC SIGNAL	⊙	⊙
BARRICADE	⊙	⊙
GUARD RAIL POST	⊙	⊙
IMPACT ATTENUATOR	⊙	⊙
BRIDGE STYLE HIGHWAY SIGN POST	⊙	⊙
CANTILEVER STYLE HIGHWAY SIGN POST SIGN	⊙	⊙
RAILROAD MARKER/SIGN	⊙	⊙
STREET LIGHT	⊙	⊙
STREET LIGHT - SINGLE	⊙	⊙
STREET LIGHT - DOUBLE	⊙	⊙
LUMINAIRE	⊙	⊙
ALTERNATE LUMINAIRE	⊙	⊙
SIGNAL MAST ARM W/ LUMINAIRE	⊙	⊙
PEDESTAL POLE FOUNDATION	⊙	⊙
TRAFFIC SIGNAL POLE	⊙	⊙
ROUND PULL BOX	⊙	⊙
MEDIUM PULL BOX	⊙	⊙
LARGE PULL BOX (20X33X15)	⊙	⊙
SIGNAL HEAD WITHOUT BACK PLATE	⊙	⊙
SIGNAL HEAD WITH BACK PLATE	⊙	⊙
PEDESTRIAN SIGNAL HEAD	⊙	⊙
VIDEO IMAGE DETECTOR	⊙	⊙
OPTICOM DETECTOR	⊙	⊙
VEHICLE DETECTION ZONE	⊙	⊙

LANDSCAPE LEGEND

	EXISTING	PROPOSED
TREE - CONIFEROUS	⊙	⊙
TREE - DECIDUOUS	⊙	⊙
SHRUB/BUSH	⊙	⊙
SHRUBS AND BUSHES	⊙	⊙
IRRIGATION BOX	⊙	⊙
IRRIGATION SPRINKLER	⊙	⊙
IRRIGATION VALVE	⊙	⊙
BOLLARD	⊙	⊙
FLAGPOLE	⊙	⊙

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

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

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

BY	DATE	No.	REVISION

H-SCALE	N/A	V-SCALE	N/A	DATE	DESIGNED BY	QNL	QNL	DRAWN BY	CHECKED BY
				11/10/22					

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2

LEGEND

SHEET 3 OF 17

JOB NO. 25188.10



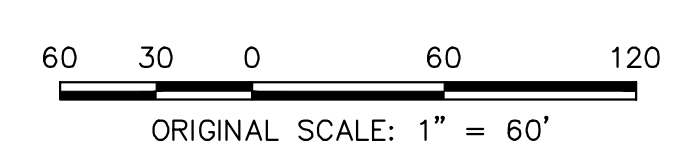
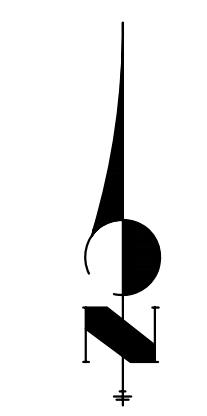
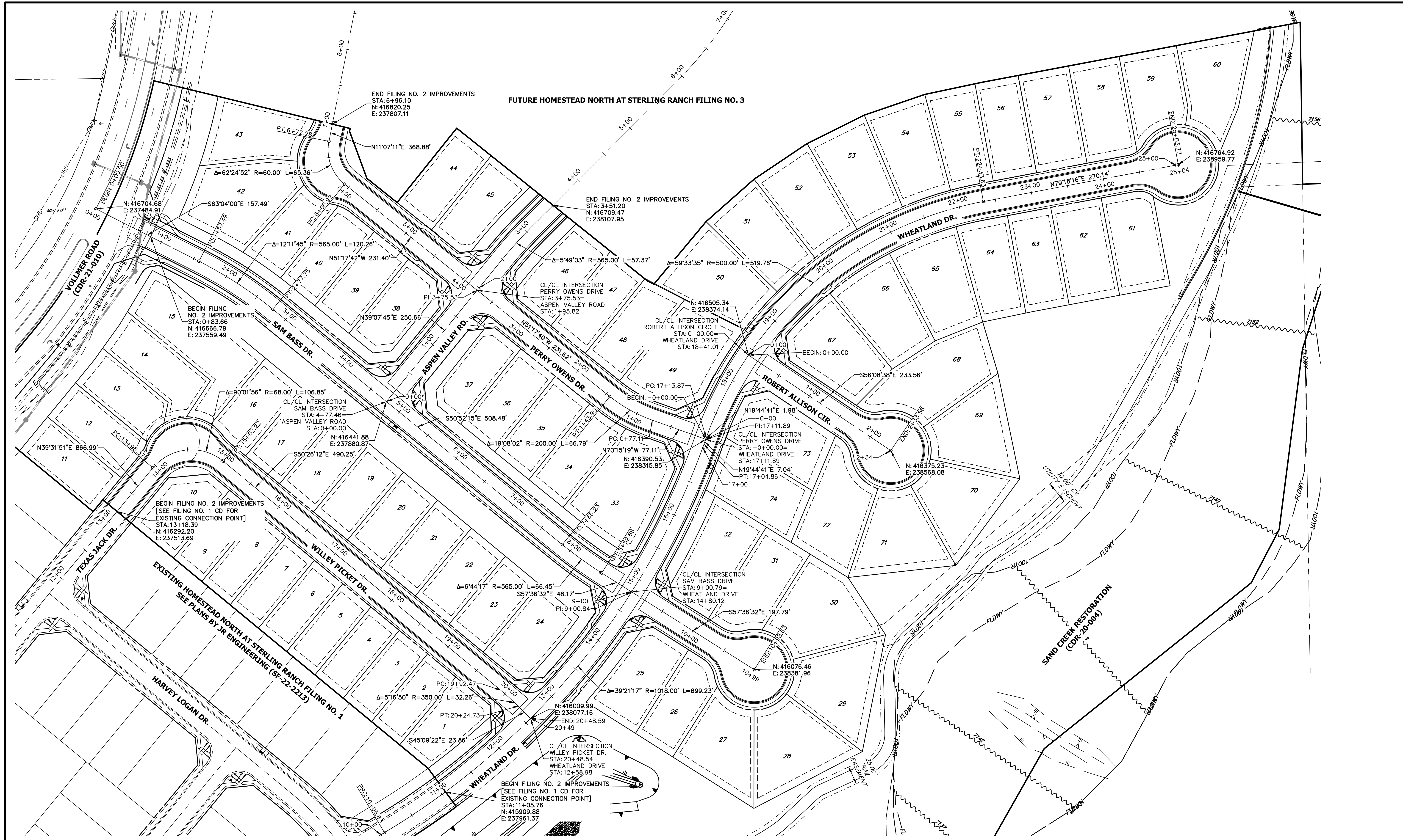
ENGINEER'S STATEMENT

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

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


11/10/22

X:\2510000\2518810\Drawings\Sheet\Drawings\STERLING RANCH FILING NO. 2\COVER.dwg, STREET01.LEGEND, 11/9/2022, 4:25:24 PM, CS




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

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

J.R. ENGINEERING
 A Westman Company

 Centennial 300-740-9888 • Colorado Springs 719-583-2593
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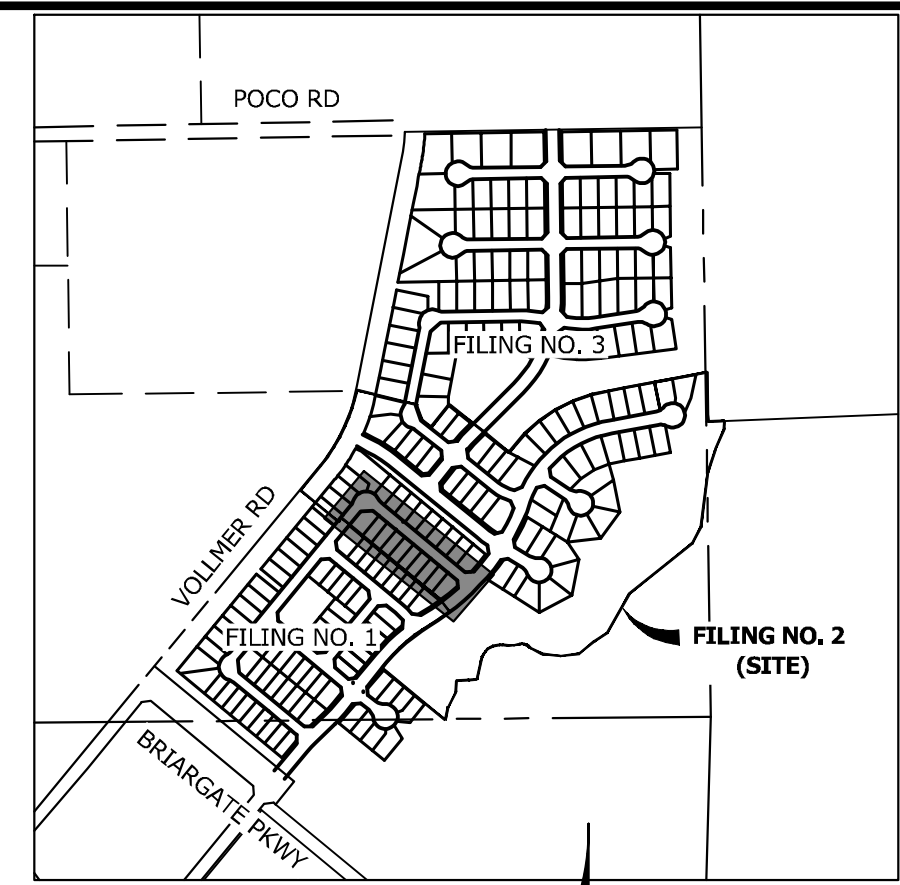
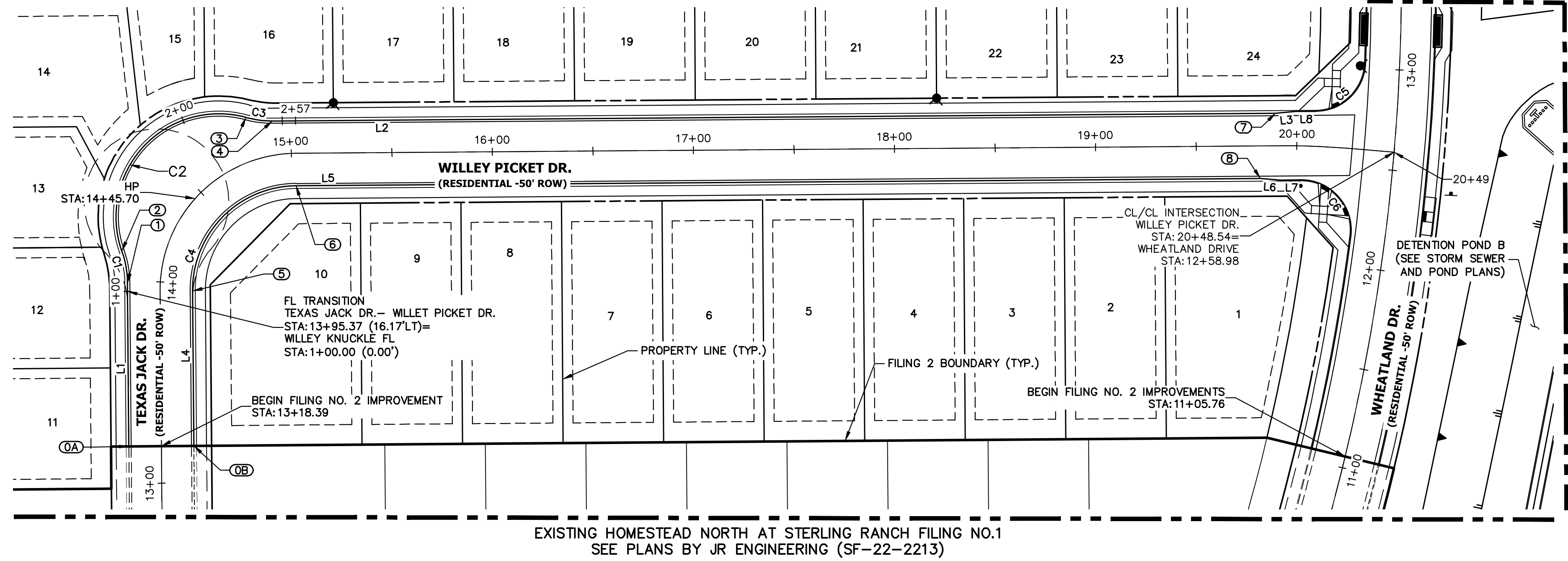
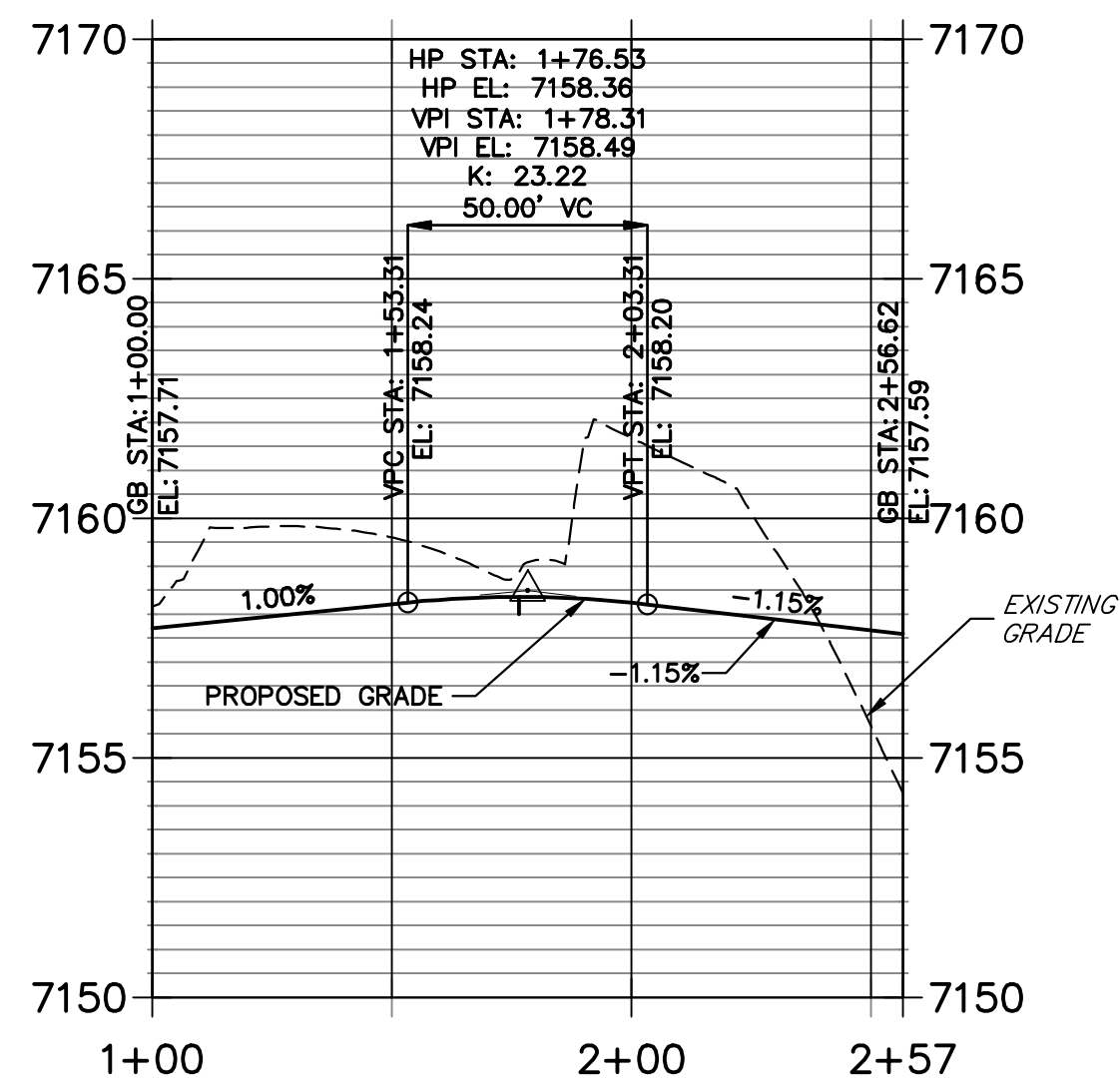
No.	REVISION	BY	DATE

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2 HORIZONTAL CONTROL	H-SCALE	1" = 60'	N/A
	V-SCALE	N/A	N/A
DESIGNED BY	DATE	11/10/22	QNL
DRAWN BY	DATE		QNL
CHECKED BY	DATE		

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, LOCAL ENGINEER
 DATE 11/10/22

X:\25188.10\Drawings\Sheet\Drawings\Horizontal Control\11/10/22\4-30-20 PM.CS

WILLEY KNUCKLE FL PROFILE STA 1+00.00 TO 2+56.62

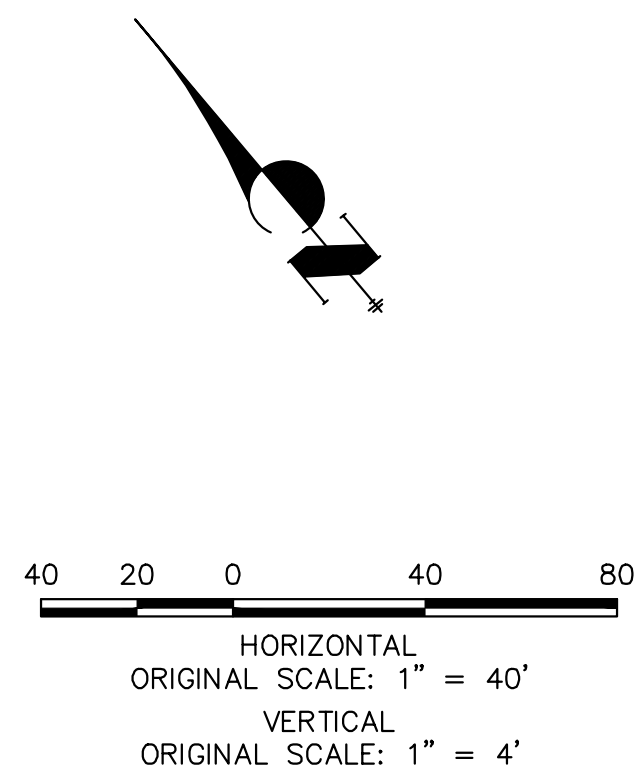


Know what's below.
Call before you dig.

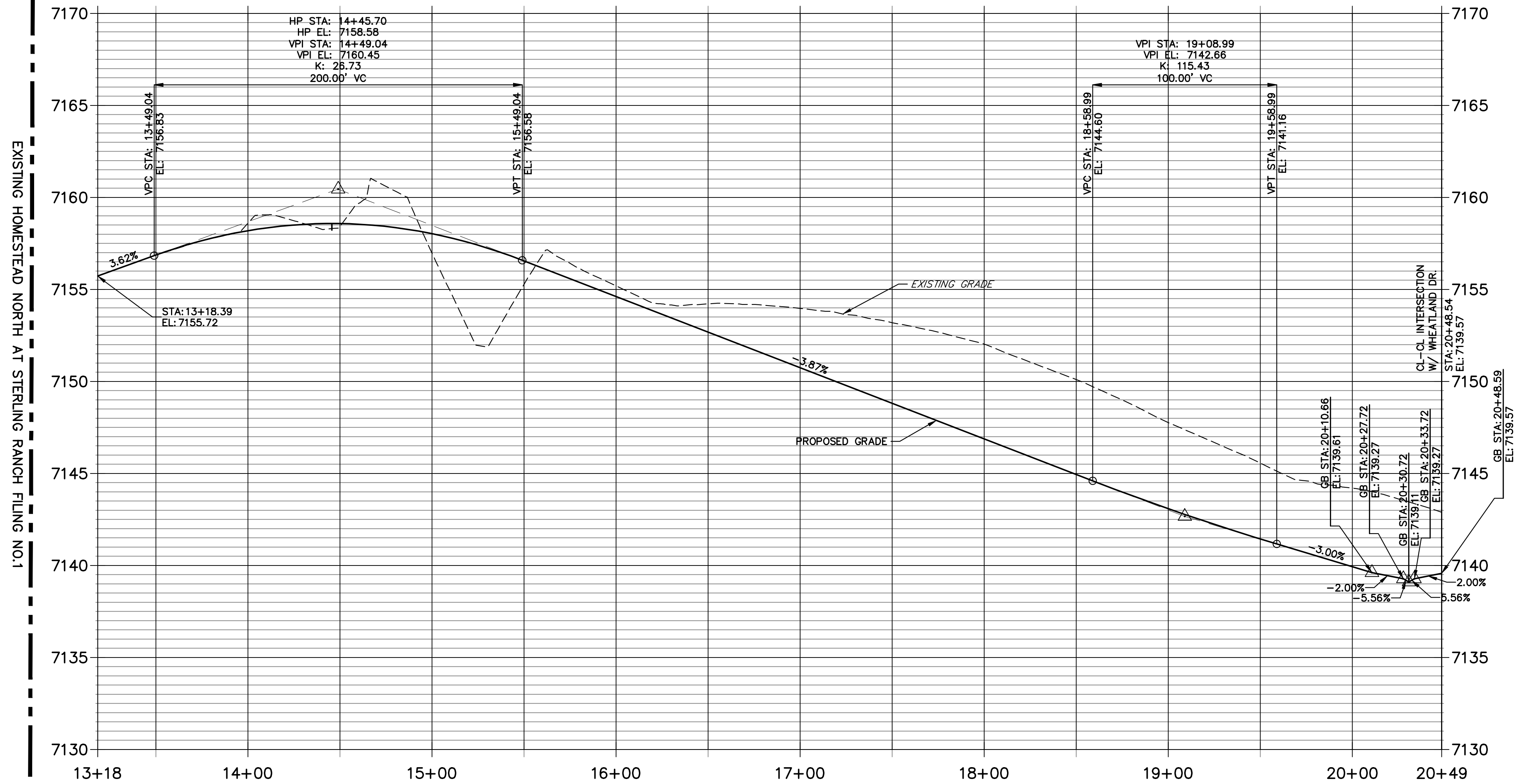
POINT TABULATION				
POINT NUMBER	STATION	OFFSET	ALIGNMENT	DESCRIPTION
0A	13+18.39	16.17' (LT)	Willey Picket Dr.	CONNECT TO EX FL
0B	13+18.39	16.17' (RT)	Willey Picket Dr.	CONNECT TO EX FL
1	13+98.67	16.27' (LT)	Willey Picket Dr.	FL-PC
2	14+10.79	21.13' (LT)	Willey Picket Dr.	FL-PRC
3	14+83.23	21.45' (LT)	Willey Picket Dr.	FL-PRC
4	14+93.04	16.94' (LT)	Willey Picket Dr.	FL-PT
5	13+95.37	16.17' (RT)	Willey Picket Dr.	FL-PC
6	15+02.22	16.17' (RT)	Willey Picket Dr.	FL-PT
7	19+89.58	16.17' (LT)	Willey Picket Dr.	C&G TRANSITION
8	19+81.83	16.17' (RT)	Willey Picket Dr.	C&G TRANSITION

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N39°31'51"E	81.07'
L2	N50°26'12"W	424.58'
L3	N55°12'01"W	10.03'
L4	N39°32'00"E	76.98'
L5	S50°26'14"E	413.14'
L6	N45°39'24"W	10.00'
L7	N50°26'12"W	9.95'
L8	N50°26'12"W	9.95'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	19°03'56"	48.83'	16.25'
C2	124°48'20"	51.17'	111.45'
C3	15°42'28"	48.83'	13.39'
C4	90°01'56"	51.83'	81.44'
C5	87°11'03"	25.00'	38.04'
C6	97°46'11"	25.00'	42.66'



WILLEY PICKET DR. PROFILE STA 13+18.39 TO 20+48.59



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE: 11/10/22

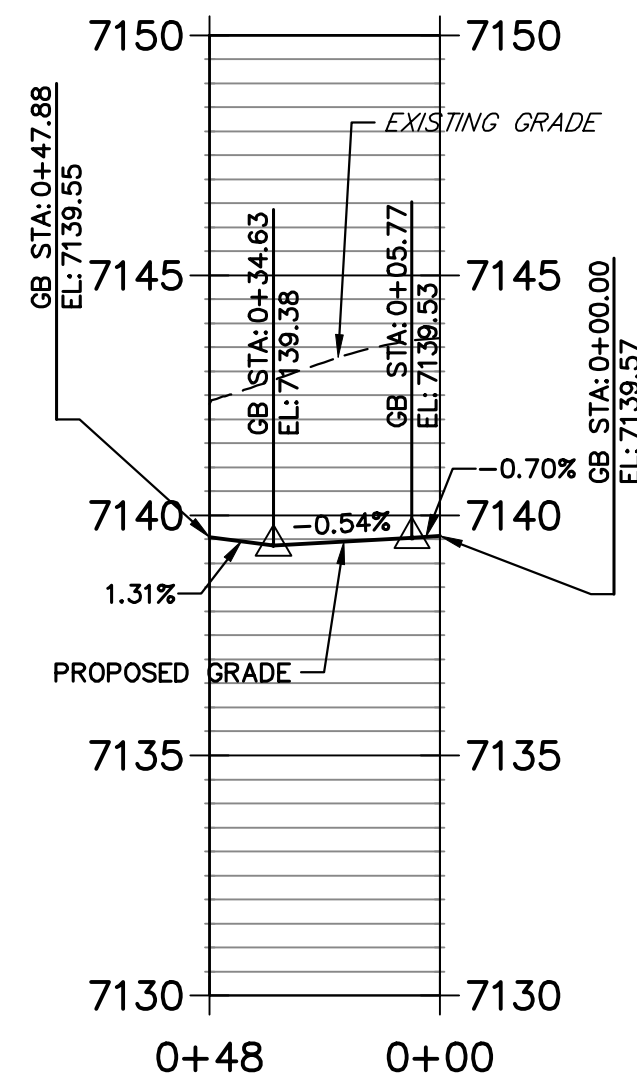
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2 ROADWAY PLAN AND PROFILE									
SHEET 5 OF 17									
JOB NO. 25188.10									

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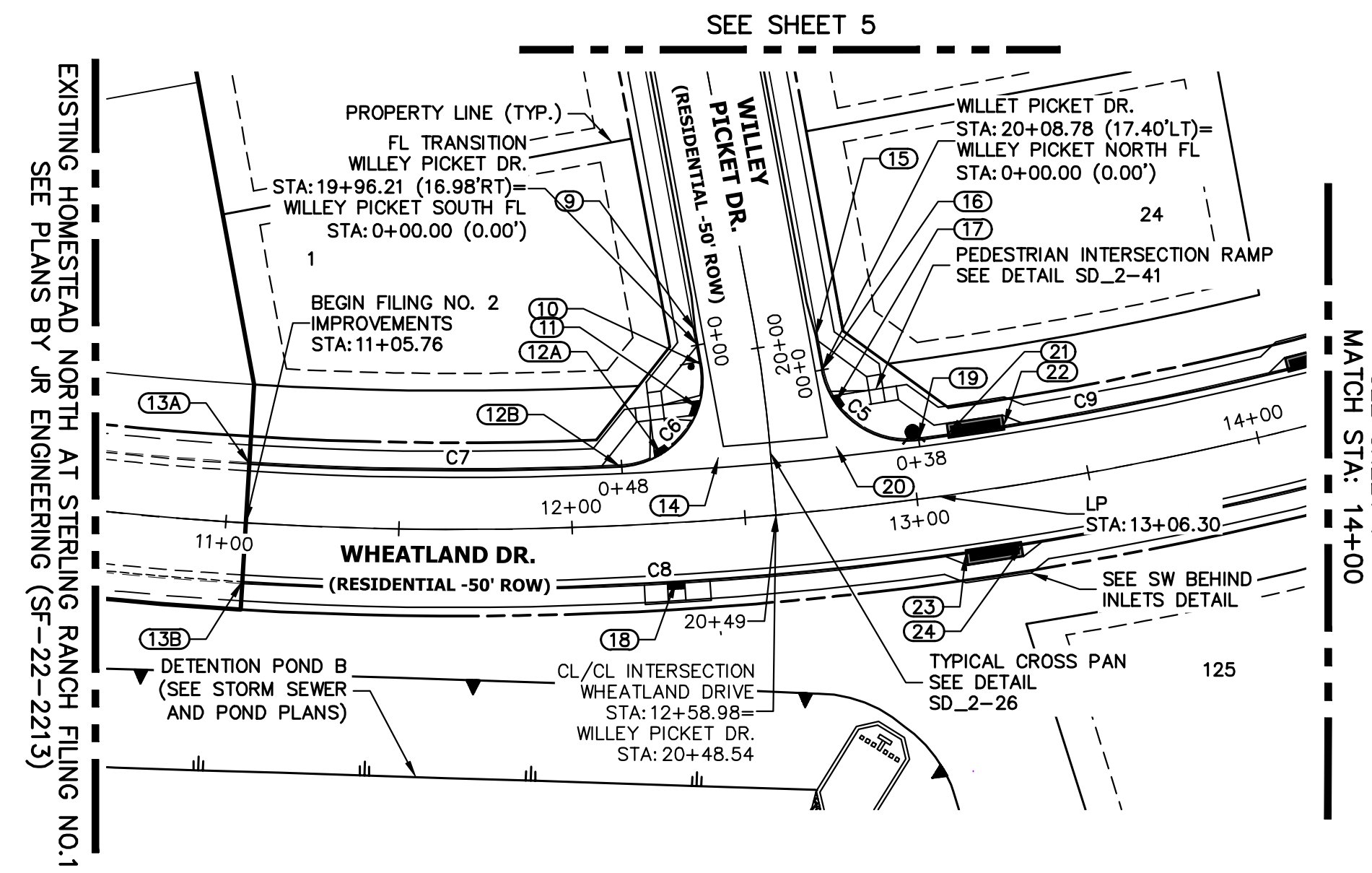
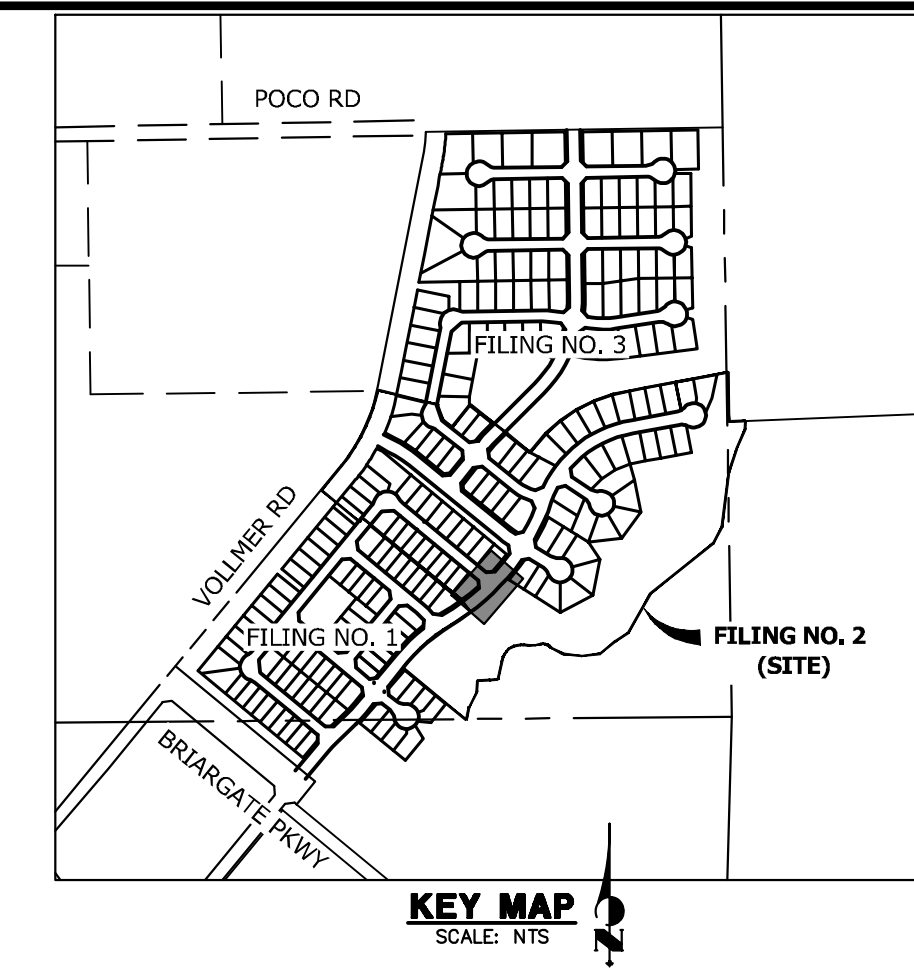
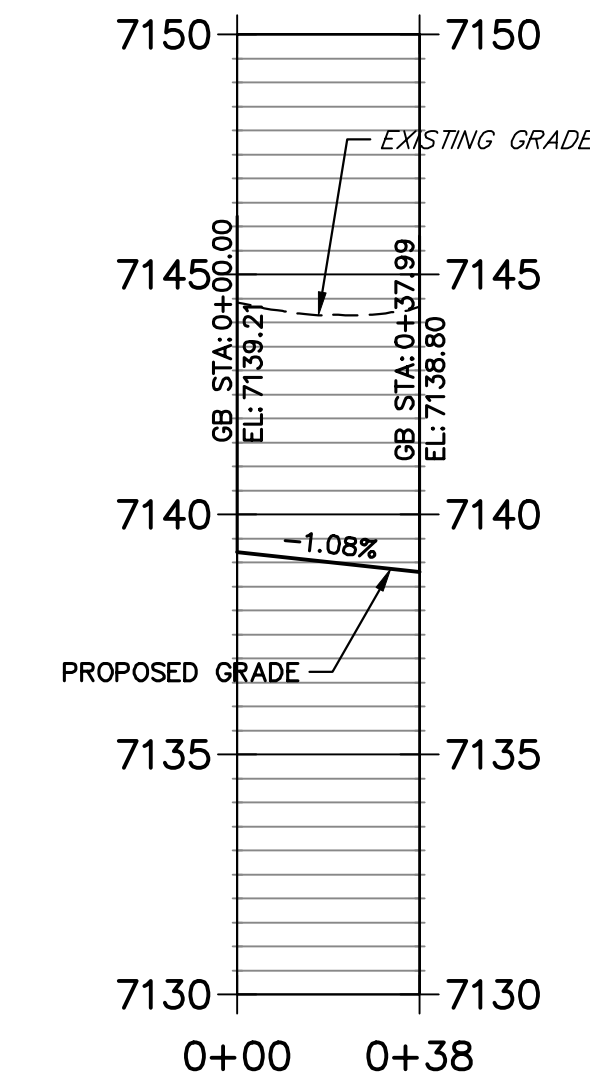
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 200
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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

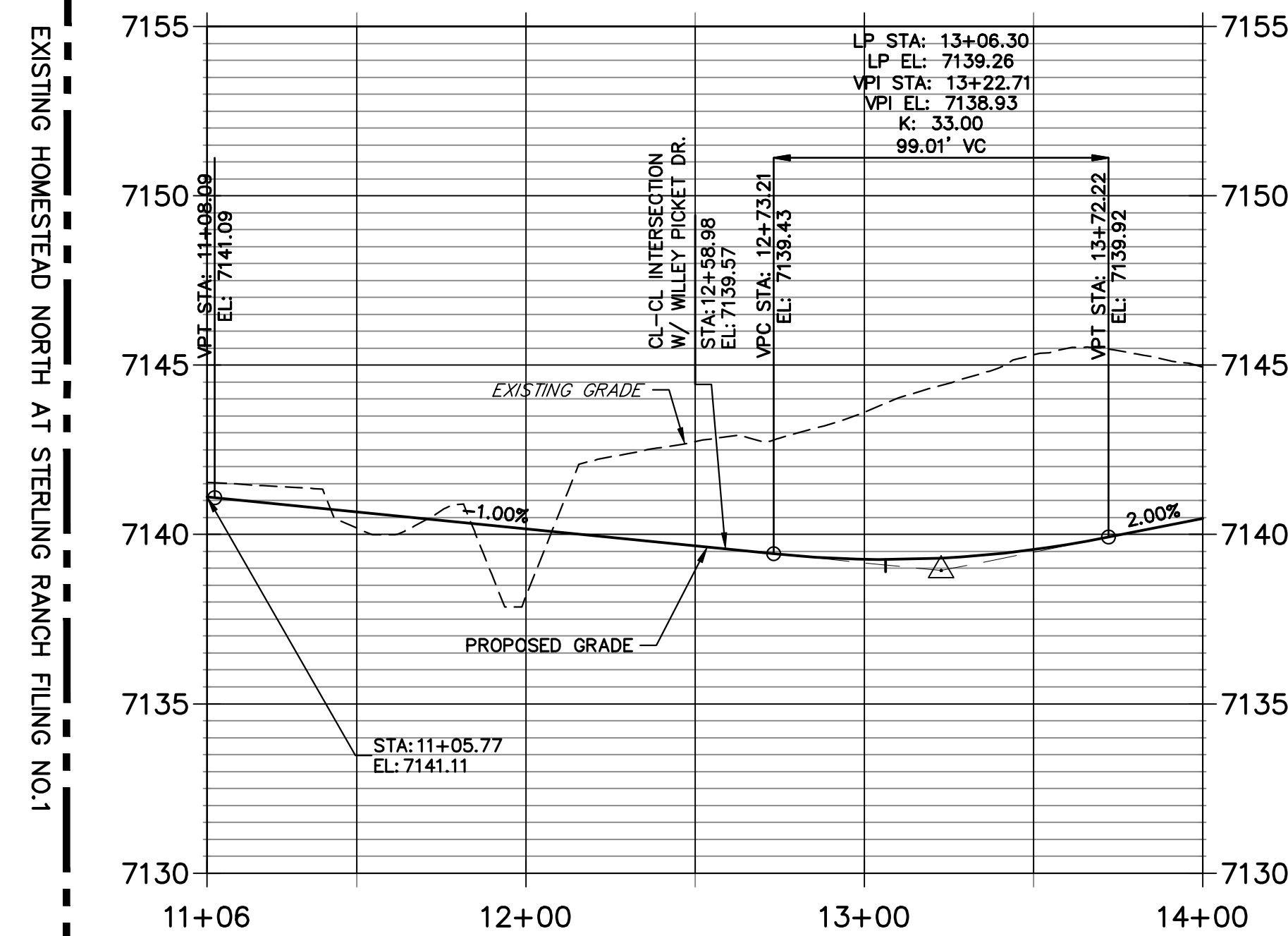
**WILLEY PICKET SOUTH FL PROFILE
STA 0+00.00 TO 0+47.88**



**WILLEY PICKET NORTH FL PROFILE
STA 0+00.00 TO 0+37.99**

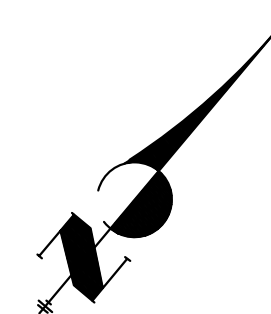
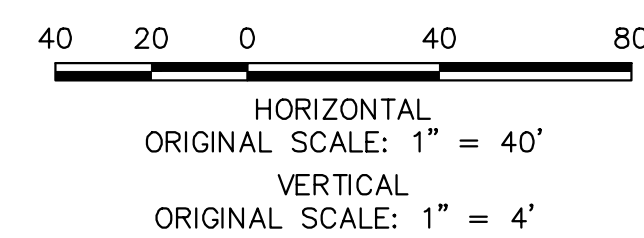


**WHEATLAND DRIVE PROFILE
STA 11+05.76 TO 14+00.00**



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C5	87°11'03"	25.00'	38.04'
C6	97°46'11"	25.00'	42.66'
C7	6°07'50"	1001.00'	107.11'
C8	18°47'58"	1035.00'	339.59'
C9	7°31'09"	1001.00'	131.37'

POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION	
9	19+91.80	17.00' (RT)	Willey Picket Dr.	7139.71	C&G TRANSITION	
10	20+02.22	16.87' (RT)	Willey Picket Dr.	7139.53	FL-PCR	
11	12+38.78	32.71' (LT)	Wheatland Drive	7139.46	RAMP MID PT	
12B	12+14.68	17.00' (LT)	Wheatland Drive	7139.55	FL-PCR	
12A	12+26.92	19.99' (LT)	Wheatland Drive	7139.39	RAMP MID PT	
13B	11+05.76	17.00' (RT)	Wheatland Drive	7141.09	CONNECT TO EX FL	
13A	11+05.76	17.00' (LT)	Wheatland Drive	7140.64	CONNECT TO EX FL	
14	12+43.66	17.95' (LT)	Wheatland Drive	7139.27	FL-FL INTERCEPT	
15	19+99.31	17.07' (LT)	Willey Picket Dr.	7139.48	C&G TRANSITION	
16	20+08.73	17.40' (LT)	Willey Picket Dr.	7139.21	FL-PCR	
17	12+79.61	30.63' (LT)	Wheatland Drive	7139.10	RAMP MID PT	
18	12+29.01	17.00' (RT)	Wheatland Drive	7139.41	RAMP MID PT	
19	13+02.70	17.00' (LT)	Wheatland Drive	7138.80	FL-PCR	
20	12+78.41	17.95' (LT)	Wheatland Drive	7138.93	FL-FL INTERCEPT	
21	13+11.43	17.50' (LT)	Wheatland Drive	7139.27	INLET SIDE TBC	
22	13+28.05	17.50' (LT)	Wheatland Drive	7139.35	INLET SIDE TBC	
23	13+11.73	17.50' (RT)	Wheatland Drive	7139.26	INLET SIDE TBC	
24	13+27.78	17.50' (RT)	Wheatland Drive	7139.38	INLET SIDE TBC	



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE: 11/10/22

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

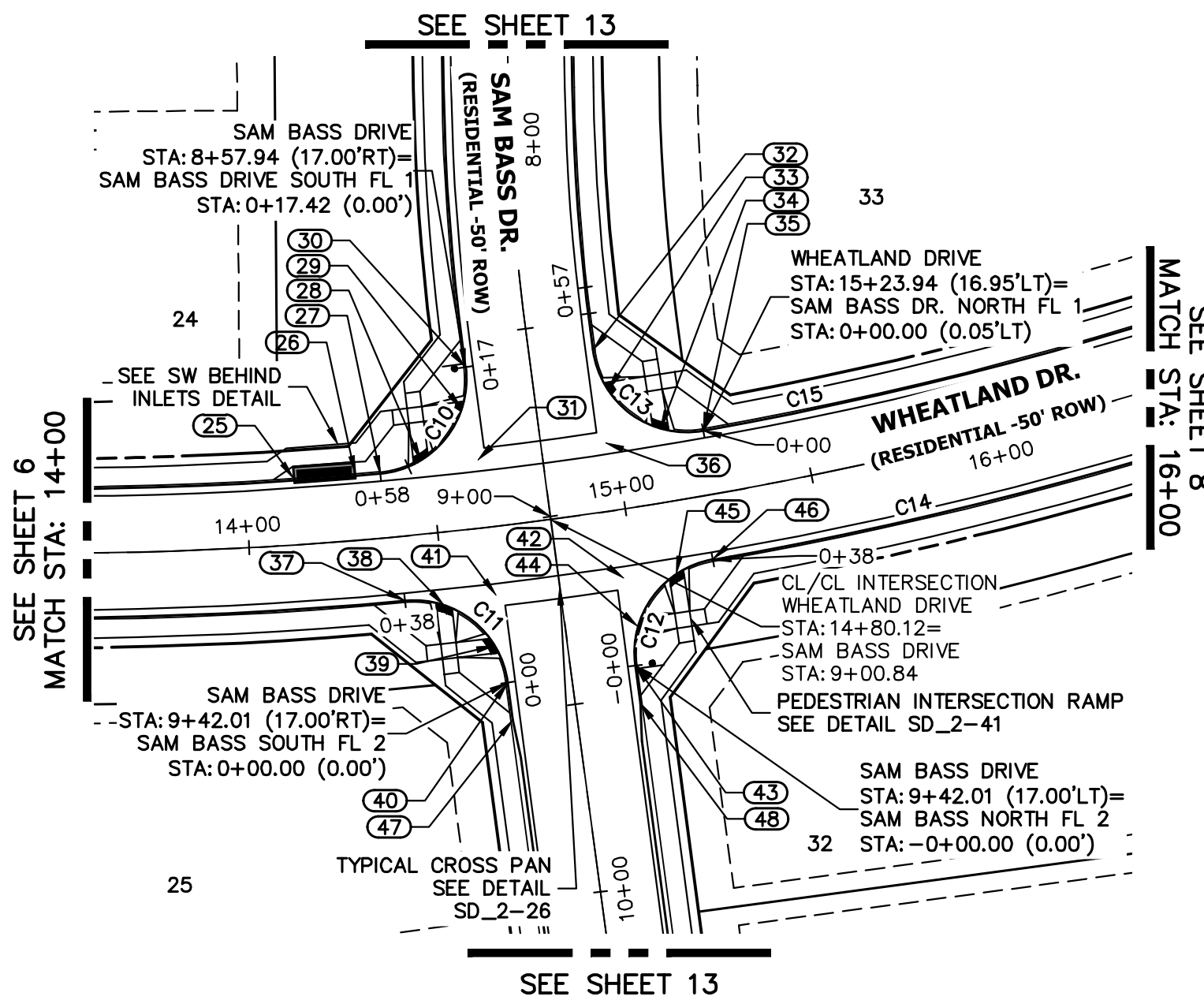
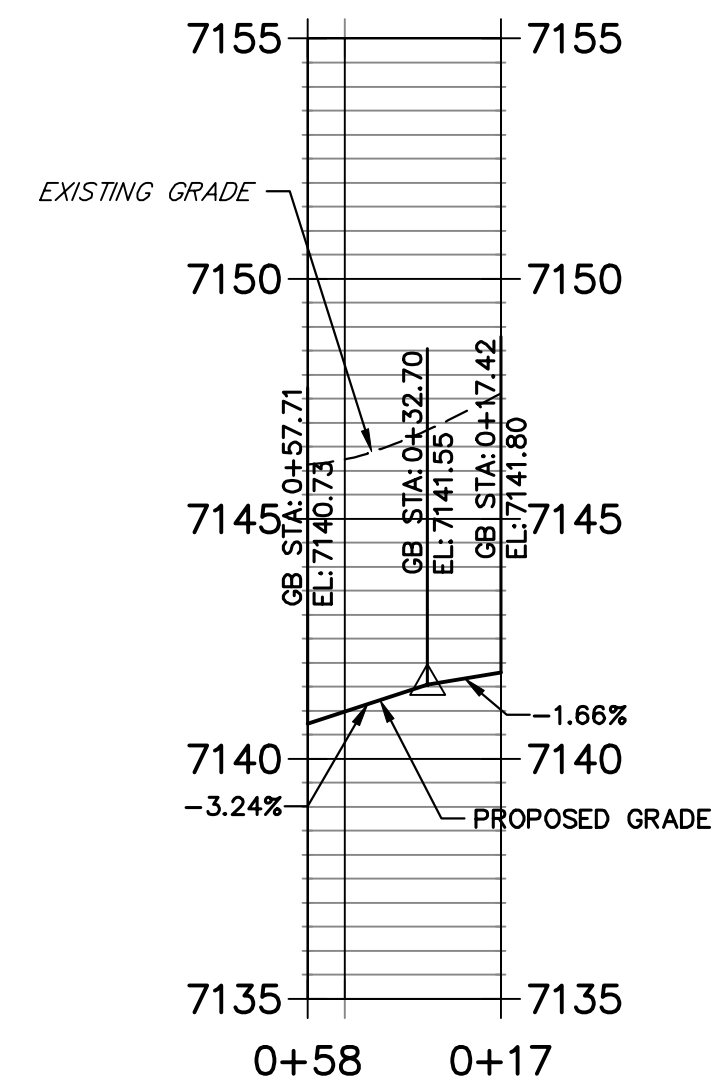
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No.	REVISION	BY	DATE						
				H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1				1"=40'	1"=4'	11/10/22	QNL	QNL	QNL

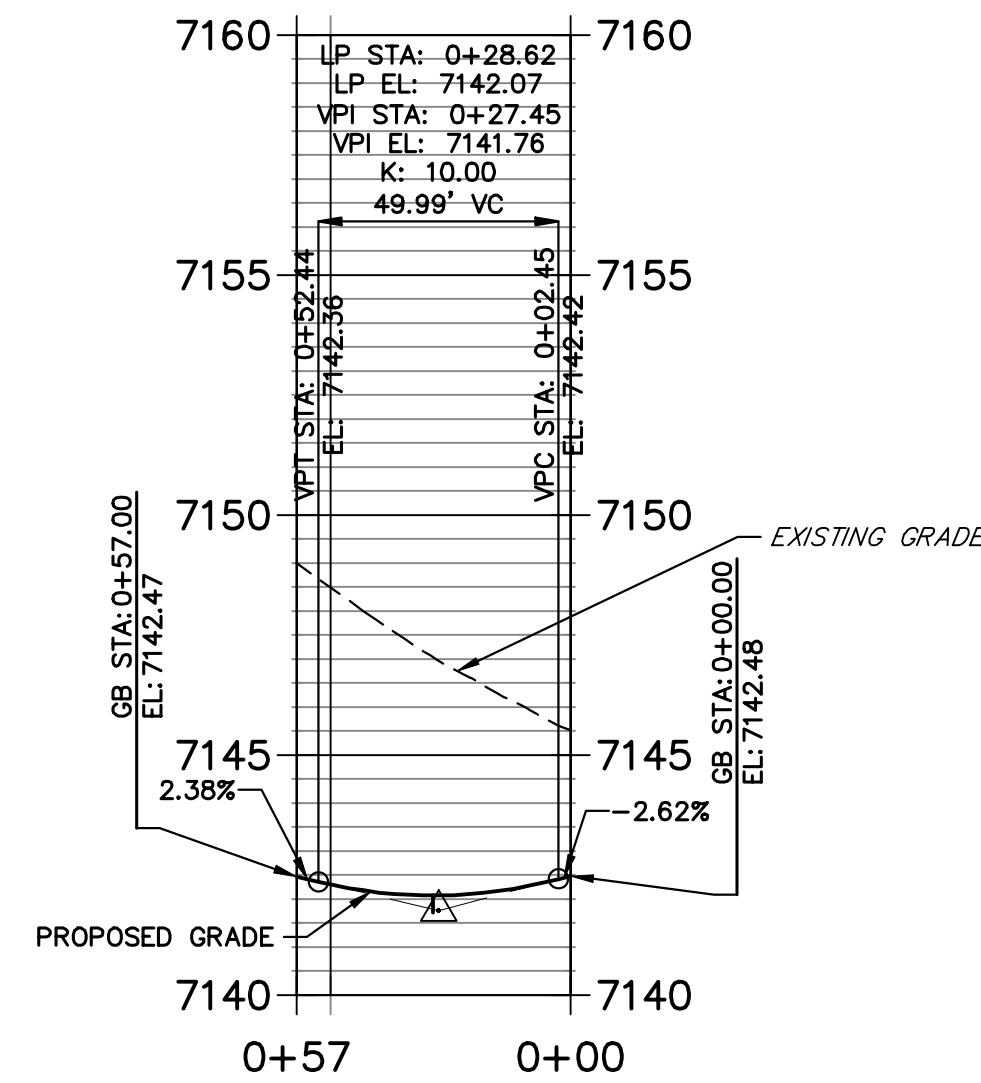
HOMESTEAD NORTH AT
STERLING RANCH FILING NO. 2
ROADWAY PLAN AND PROFILE

SHEET 6 OF 17
JOB NO. 25188.10

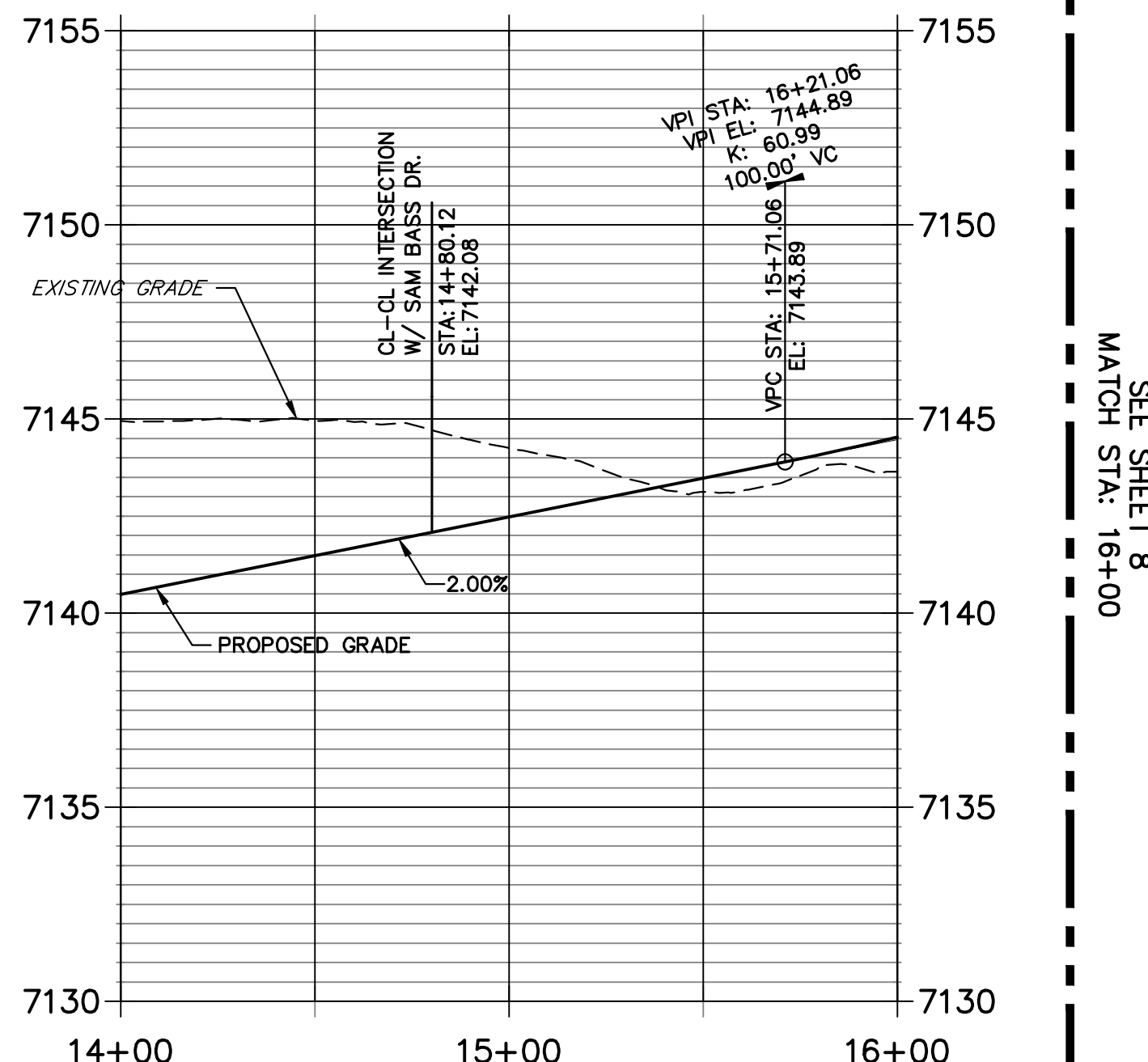
**SAM BASS DRIVE SOUTH FL 1 PROFILE
STA 0+17.42 TO 0+57.71**



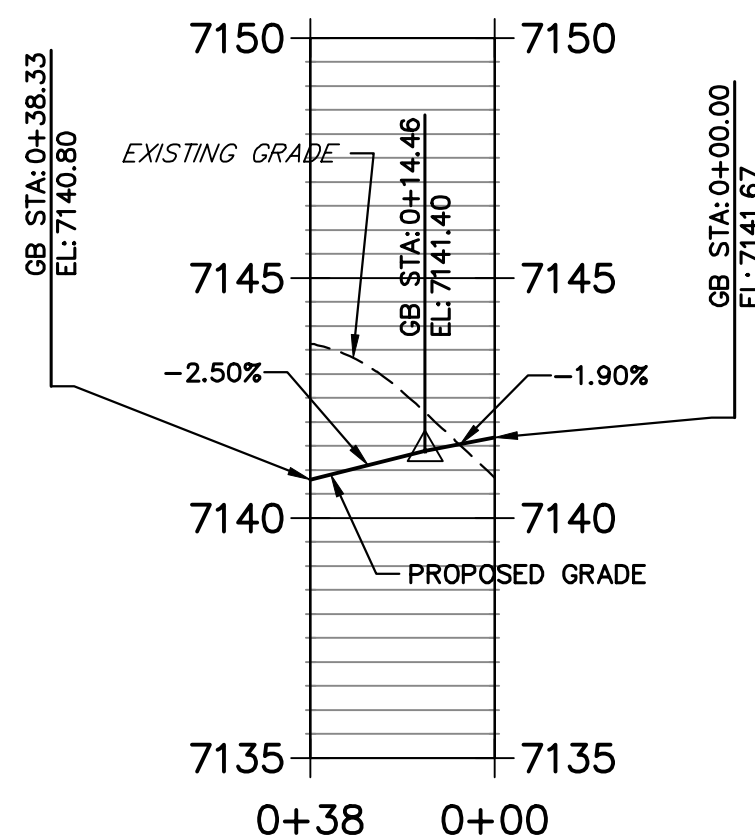
**SAM BASS DR. NORTH FL 1 PROFILE
STA 0+00.00 TO 0+57.00**



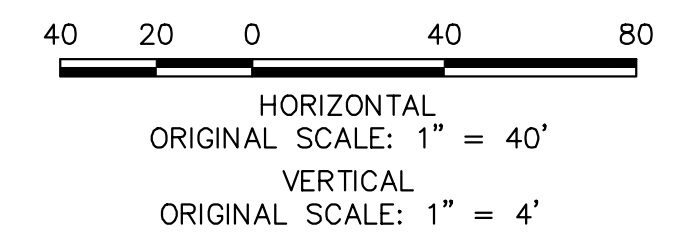
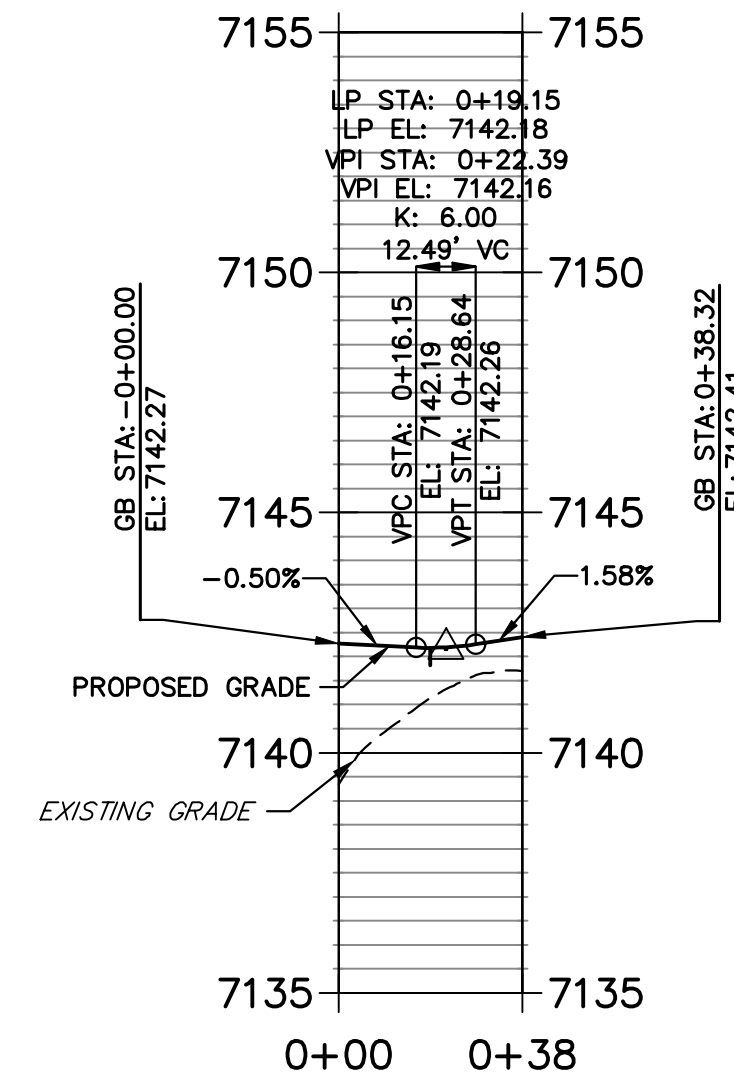
**WHEATLAND DRIVE PROFILE (1)
STA 14+00.00 TO 16+00.00**



**SAM BASS SOUTH FL 2 PROFILE
STA 0+00.00 TO 0+38.33**



**SAM BASS NORTH FL 2 PROFILE
STA 0+00.00 TO 0+38.32**



CURVE TABLE

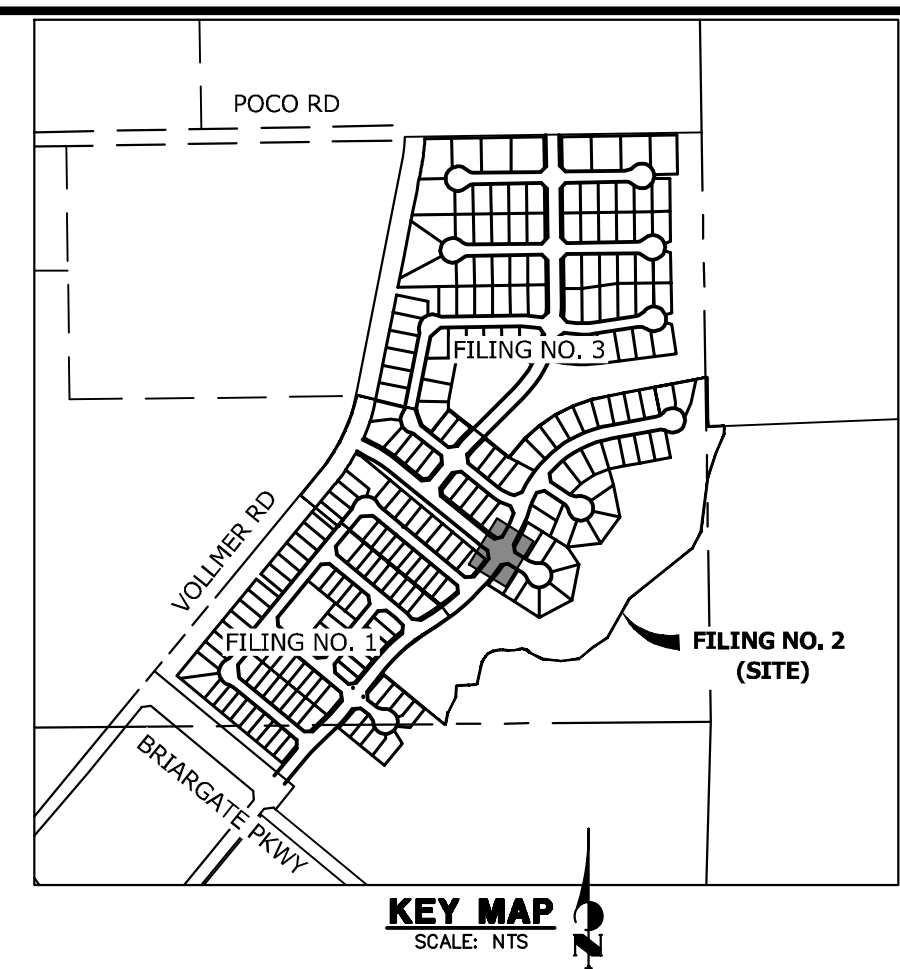
CURVE	DELTA	RADIUS	LENGTH
C10	92°28'08"	25.00'	40.35'
C11	87°43'25"	25.00'	38.28'
C12	87°43'54"	25.00'	38.28'
C13	92°27'50"	25.00'	40.34'
C14	6°36'35"	1035.00'	119.40'
C15	8°07'46"	1001.00'	142.03'

POINT TABULATION

POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
25	14+13.01	17.50' (LT)	Wheatland Drive	7140.70	INLET SIDE TBC
26	14+29.63	17.50' (LT)	Wheatland Drive	7141.10	INLET SIDE TBC
27	14+36.30	17.00' (LT)	Wheatland Drive	7140.74	FL-PCR
28	14+47.53	19.49' (LT)	Wheatland Drive	7141.10	RAMP MID PT
29	14+59.98	31.80' (LT)	Wheatland Drive	7141.61	RAMP MID PT
30	8+57.94	17.00' (RT)	Sam Bass Drive	7141.80	FL-PCR
31	14+62.81	17.95' (LT)	Wheatland Drive	7141.27	FL-FL INTERCEPT
32	8+57.89	17.00' (LT)	Sam Bass Drive	7142.14	FL-PCR
33	15+00.29	31.74' (LT)	Wheatland Drive	7142.12	RAMP MID PT
34	15+12.72	19.49' (LT)	Wheatland Drive	7142.27	RAMP MID PT
35	15+23.94	17.00' (LT)	Wheatland Drive	7142.48	FL-PCR
36	14+97.43	17.95' (LT)	Wheatland Drive	7141.96	FL-FL INTERCEPT
37	14+39.78	17.00' (RT)	Wheatland Drive	7140.80	FL-PCR

POINT TABULATION

POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
38	14+49.73	19.20' (RT)	Wheatland Drive	7141.06	RAMP MID PT
39	14+61.58	31.28' (RT)	Wheatland Drive	7141.48	RAMP MID PT
40	9+41.96	17.00' (RT)	Sam Bass Drive	7141.67	FL-PCR
41	14+63.42	18.05' (RT)	Wheatland Drive	7141.28	FL-FL INTERCEPT
42	14+96.83	18.05' (RT)	Wheatland Drive	7141.95	FL-FL INTERCEPT
43	9+41.96	17.00' (LT)	Sam Bass Drive	7142.27	FL-PCR
44	14+98.67	31.28' (RT)	Wheatland Drive	7142.22	RAMP MID PT
45	15+10.51	19.20' (RT)	Wheatland Drive	7142.26	RAMP MID PT
46	15+20.47	17.00' (RT)	Wheatland Drive	7142.41	FL-PCR
47	9+52.01	17.00' (RT)	Sam Bass Drive	7141.78	C&G TRANSITION
48	9+52.01	17.00' (LT)	Sam Bass Drive	7142.38	C&G TRANSITION



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J.R. ENGINEERING
A Westman Company
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 200
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

BY DATE

No.	REVISION

H-SCALE 1"=40'
V-SCALE 1"=4'
DATE 11/10/22
DESIGNED BY QNL
DRAWN BY QNL
CHECKED BY QNL

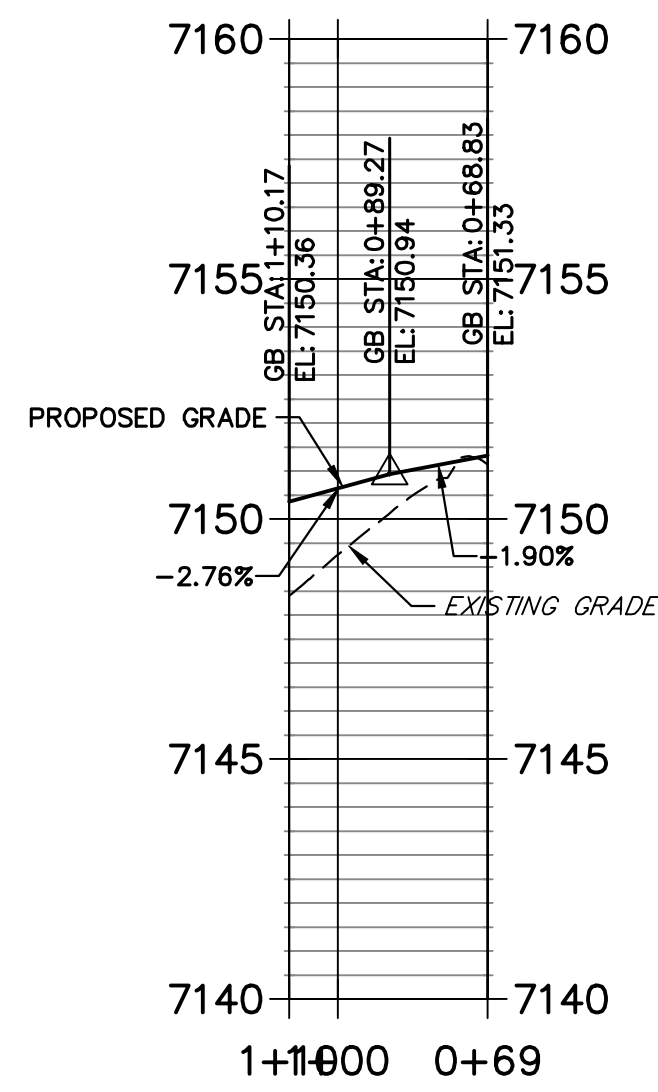


Know what's below.
Call before you dig.

ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING
DATE 11/10/22

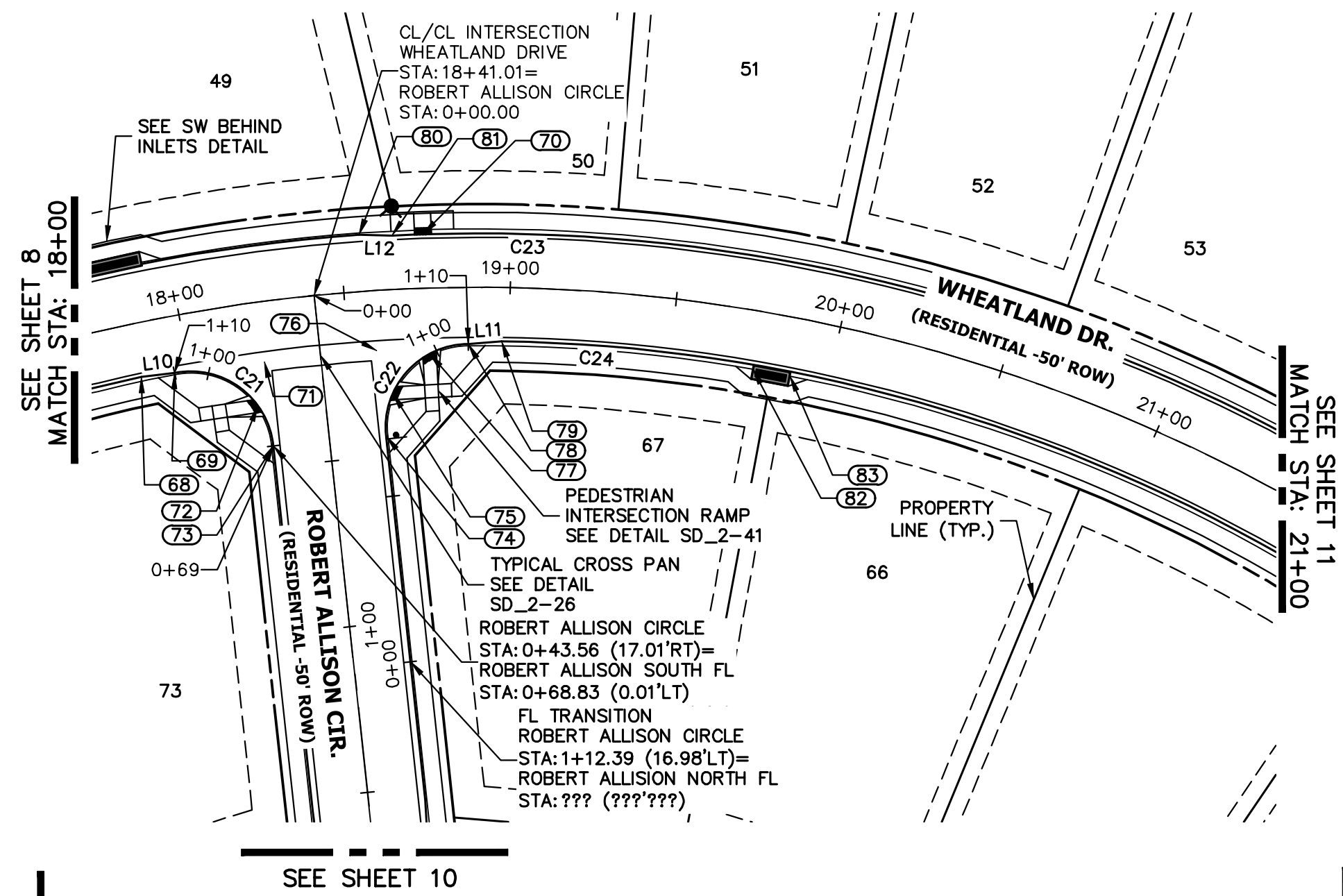
HOMESTEAD NORTH AT
STERLING RANCH FILING NO. 2
ROADWAY PLAN AND PROFILE
SHEET 7 OF 17
JOB NO. 25188.10

**ROBERT ALLISON SOUTH FL PROFILE
STA 0+68.83 TO 1+10.17**

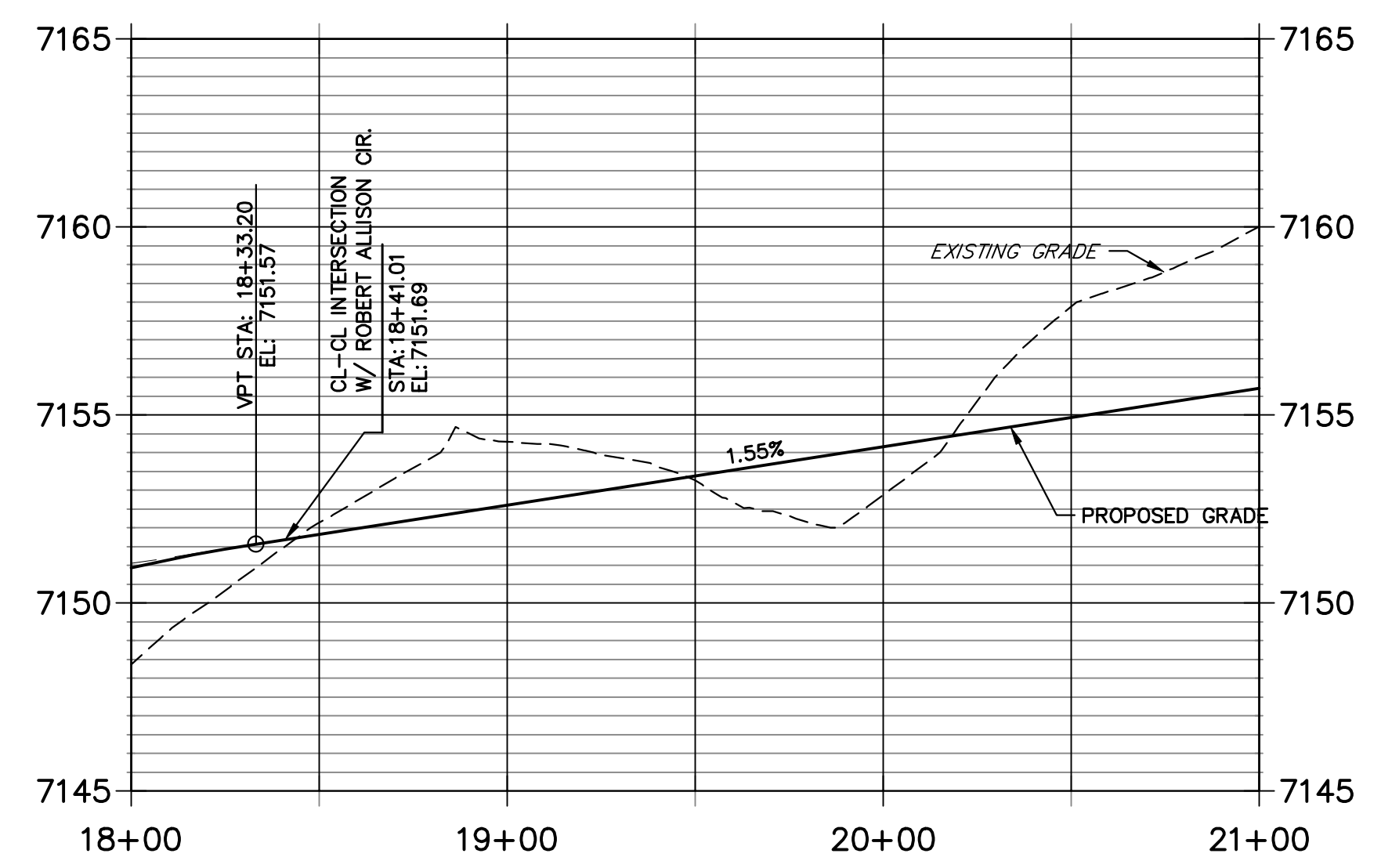


LINE TABLE		
LINE	BEARING	DISTANCE
L10	N33°14'51"E	10.07'
L11	N35°27'52"E	10.03'
L12	S41°20'58"W	9.92'

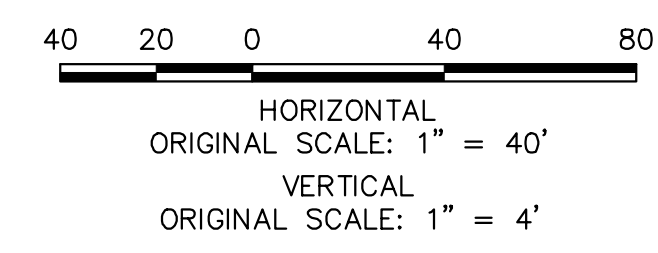
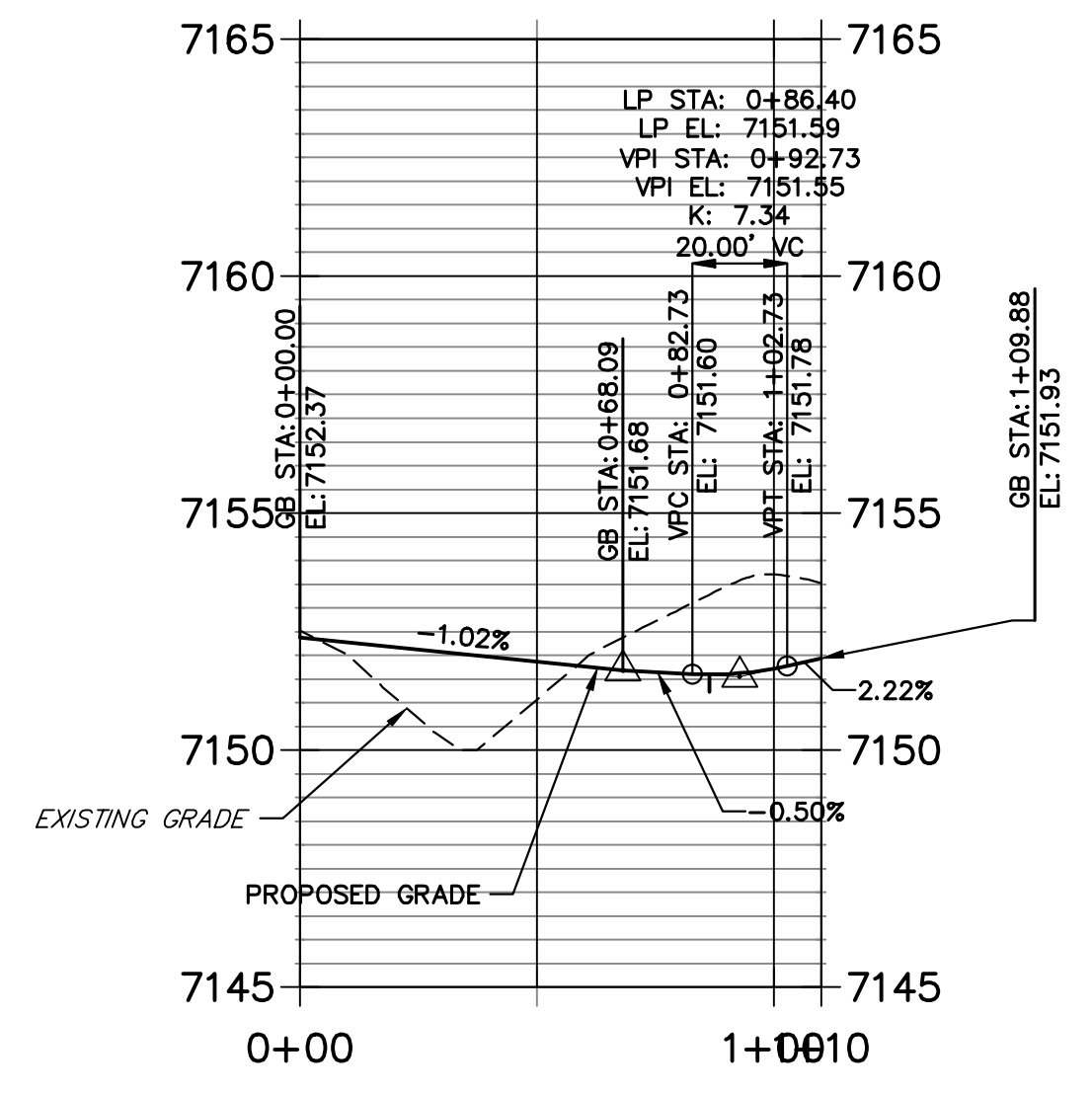
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	
C21	94°45'35"	25.00'	41.35'	
C22	95°45'50"	25.00'	41.78'	
C23	42°12'22"	516.17'	380.23'	
C24	38°30'00"	483.83'	325.11'	



**WHEATLAND DRIVE PROFILE (3)
STA 18+00.00 TO 21+00.00**



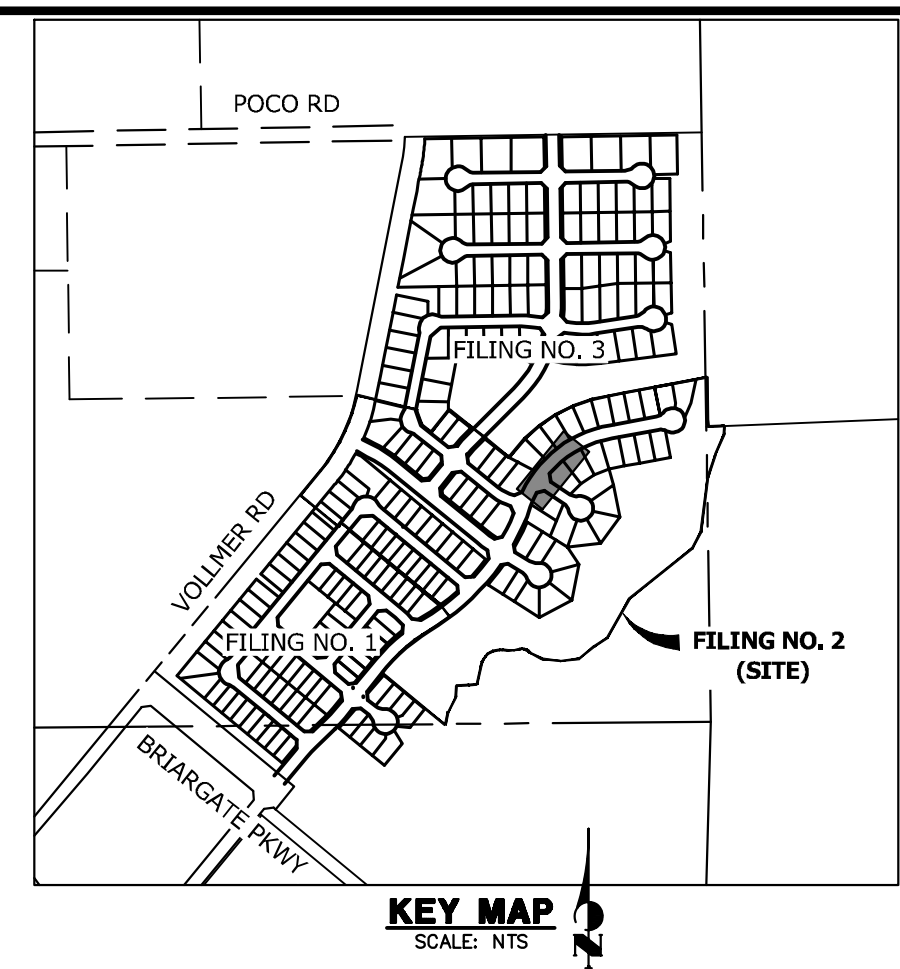
**ROBERT ALLISION NORTH FL PROFILE
STA 0+00.00 TO 1+09.88**



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
68	17+85.10	16.17' (RT)	Wheatland Drive	7150.18	C&G TRANSITION
69	17+95.48	17.00' (RT)	Wheatland Drive	7150.36	FL-PCR
70	18+74.30	16.17' (LT)	Wheatland Drive	7151.81	RAMP MID PT
71	18+23.53	18.00' (RT)	Wheatland Drive	7150.94	FL-FL INTERCEPT
72	18+19.62	30.86' (RT)	Wheatland Drive	7151.08	RAMP MID PT
73	0+43.56	17.00' (RT)	Robert Allison Circle	7151.33	FL-PCR
74	0+44.30	17.00' (LT)	Robert Allison Circle	7151.68	FL-PCR
75	18+63.03	31.12' (RT)	Wheatland Drive	7151.61	RAMP MID PT
76	18+58.80	18.00' (RT)	Wheatland Drive	7151.50	FL-FL INTERCEPT
77	18+75.17	19.75' (RT)	Wheatland Drive	7151.70	RAMP MID PT
78	18+87.32	17.00' (RT)	Wheatland Drive	7151.93	FL-PCR
79	18+97.65	16.17' (RT)	Wheatland Drive	7152.17	C&G TRANSITION
80	18+55.74	17.00' (LT)	Wheatland Drive	7151.44	C&G TRANSITION
81	18+65.31	16.17' (LT)	Wheatland Drive	7151.65	C&G TRANSITION
82	19+76.19	17.50' (RT)	Wheatland Drive	7153.88	INLET SIDE TBC
83	19+87.94	17.50' (RT)	Wheatland Drive	7154.02	INLET SIDE TBC

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

 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC. LOCAL ENGINEER
 DATE: 11/10/22



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SR LAND, LLC
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 SUITE 200
 COLORADO SPRINGS, CO 80903
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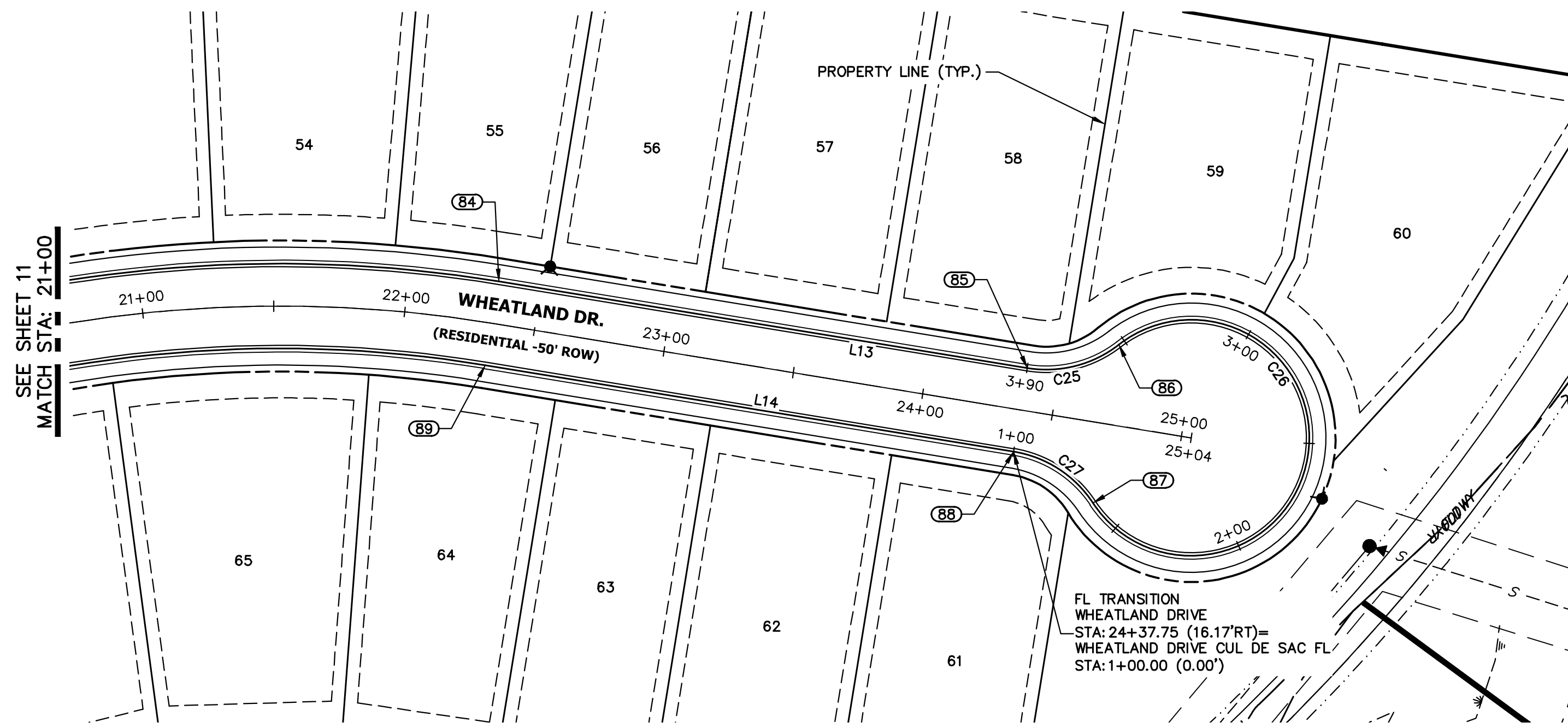
No.	REVISION	BY	DATE	1"=40'	1"=4'
				H-SCALE	V-SCALE
			11/10/22		
				QNL	QNL

**HOMESTEAD NORTH AT
STERLING RANCH FILING NO. 2
ROADWAY PLAN AND PROFILE**

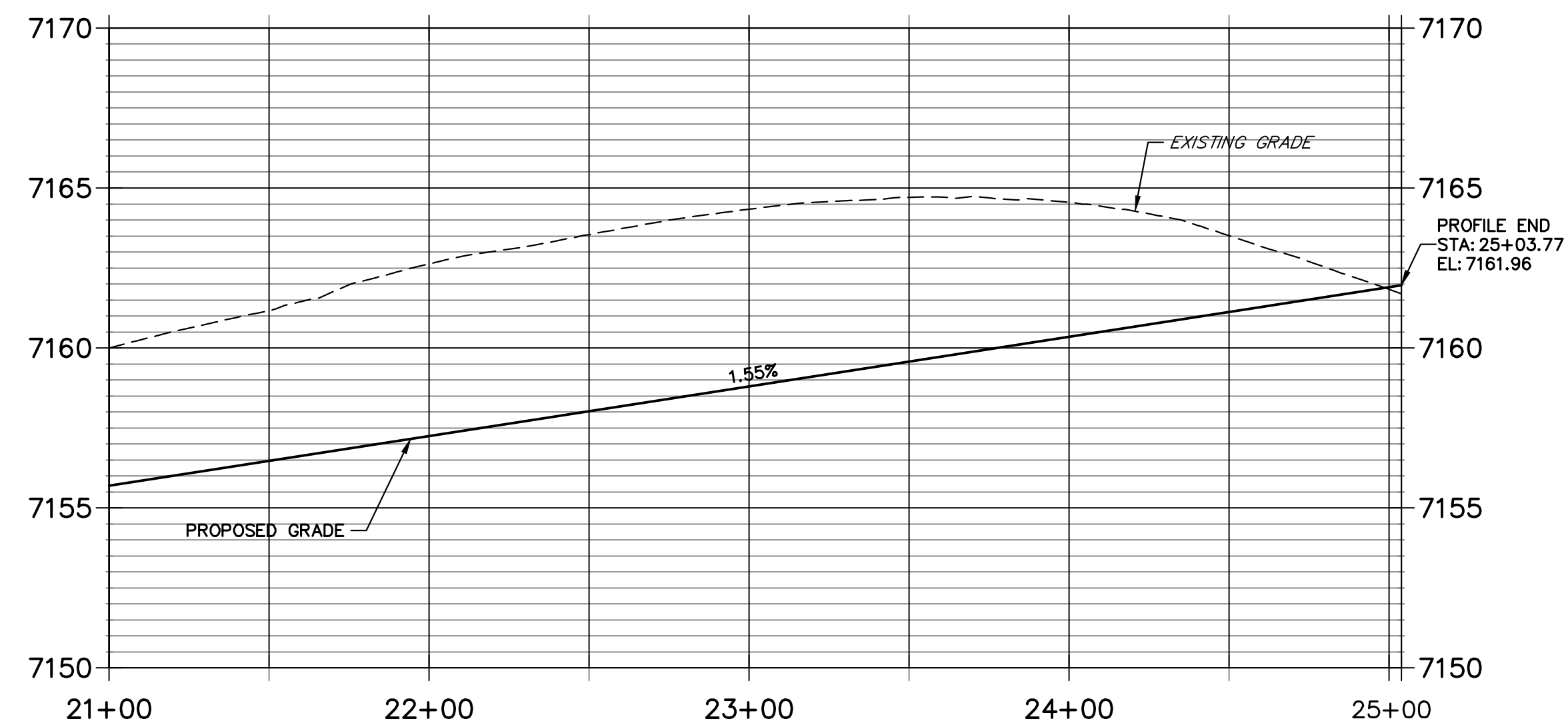
SHEET 9 OF 17
 JOB NO. 25188.10



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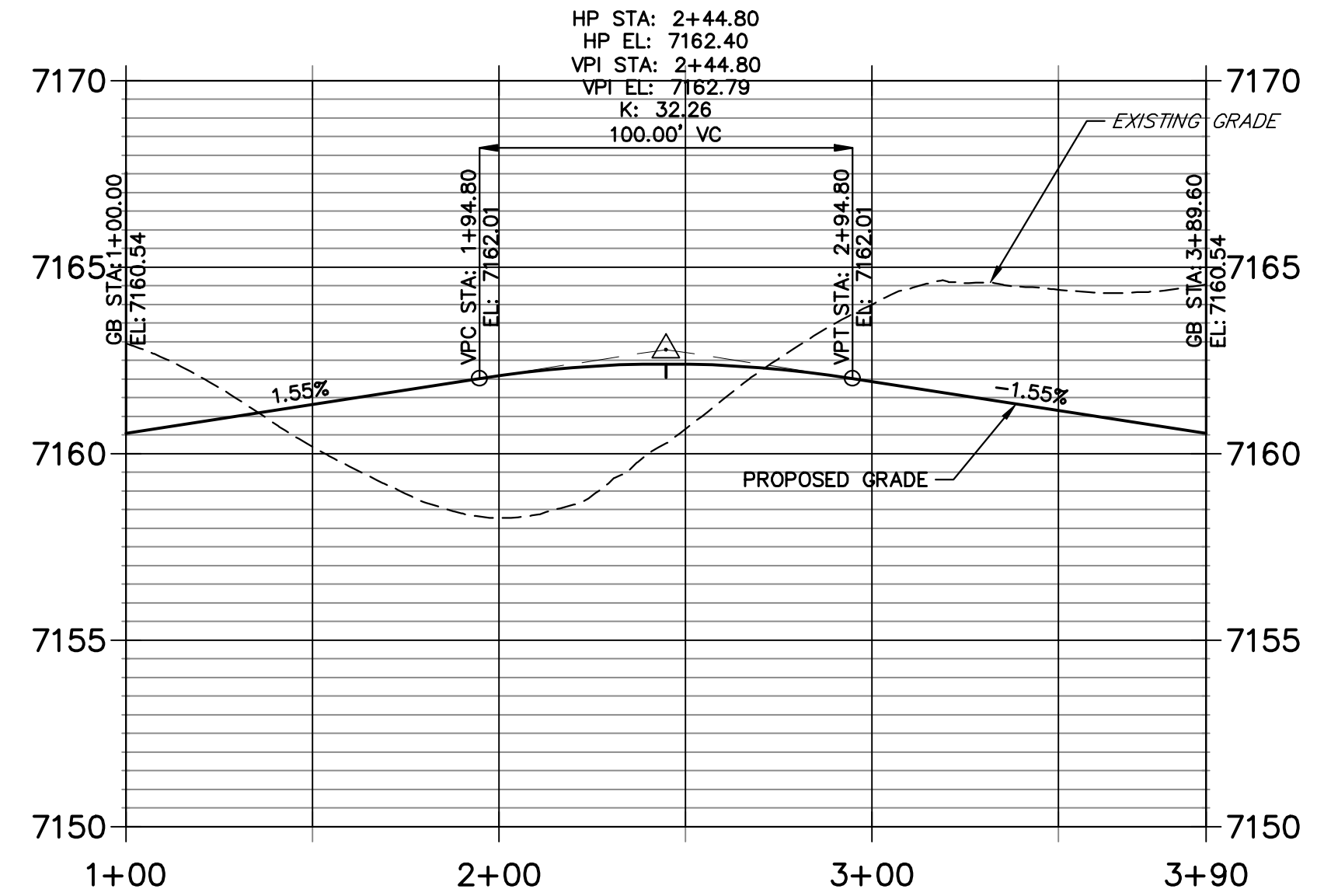
**WHEATLAND DRIVE PROFILE (4)
STA 21+00.00 TO 25+03.77**



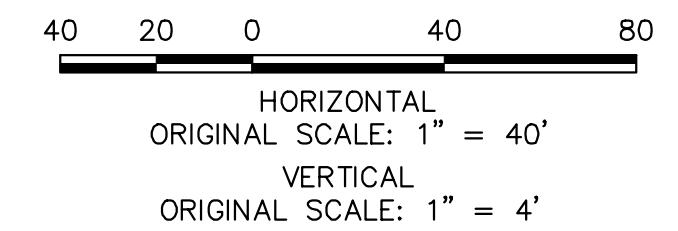
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C25	47°10'57"	45.00'	37.06'
C26	274°21'53"	45.00'	215.49'
C27	47°10'57"	45.00'	37.06'

LINE TABLE		
LINE	BEARING	DISTANCE
L13	S79°18'16"W	204.14'
L14	N79°18'16"E	204.12'

**WHEATLAND DRIVE CUL DE SAC FL PROFILE
STA 1+00.00 TO 3+89.60**



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
84	22+33.61	16.17' (LT)	Wheatland Drive	7157.38	FL-PT
85	24+37.75	16.17' (LT)	Wheatland Drive	7160.54	FL-PT
86	24+70.76	30.58' (LT)	Wheatland Drive	7161.12	FL-PRC
87	24+70.76	30.59' (RT)	Wheatland Drive	7161.12	FL-PCR
88	24+37.75	16.17' (RT)	Wheatland Drive	7160.54	FL-PC
89	22+33.63	16.17' (RT)	Wheatland Drive	7157.38	FL-PT

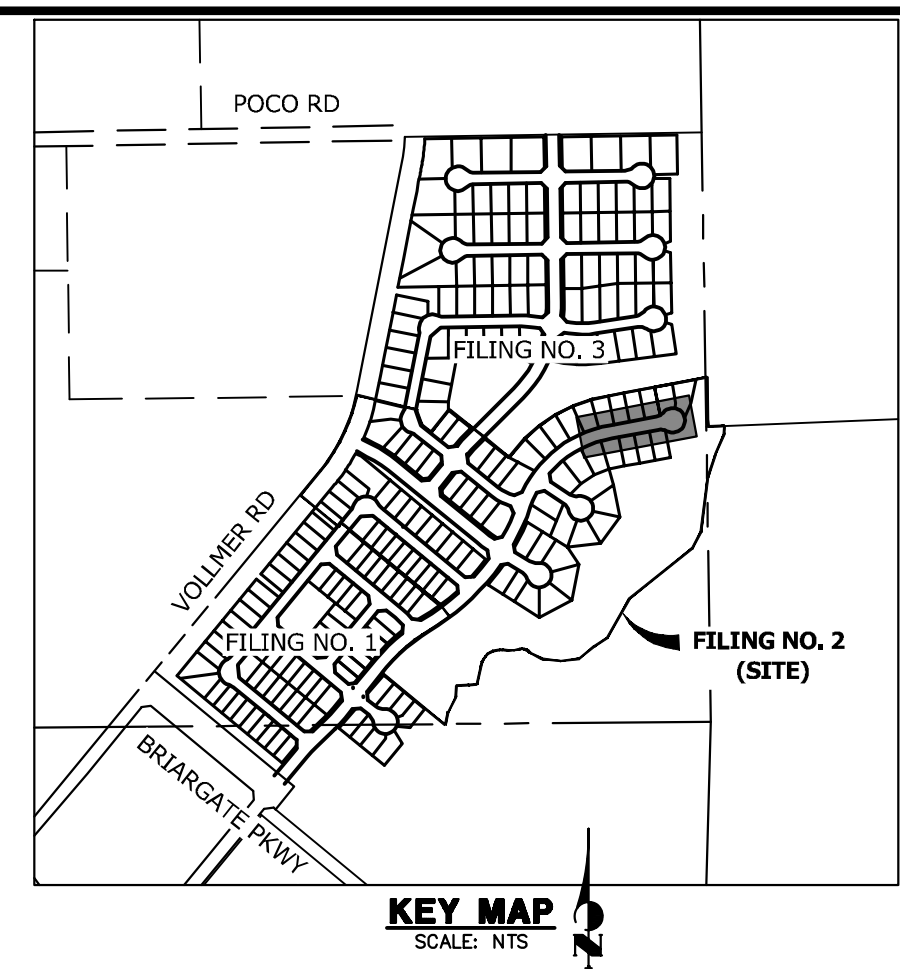


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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING
DATE: 11/10/22



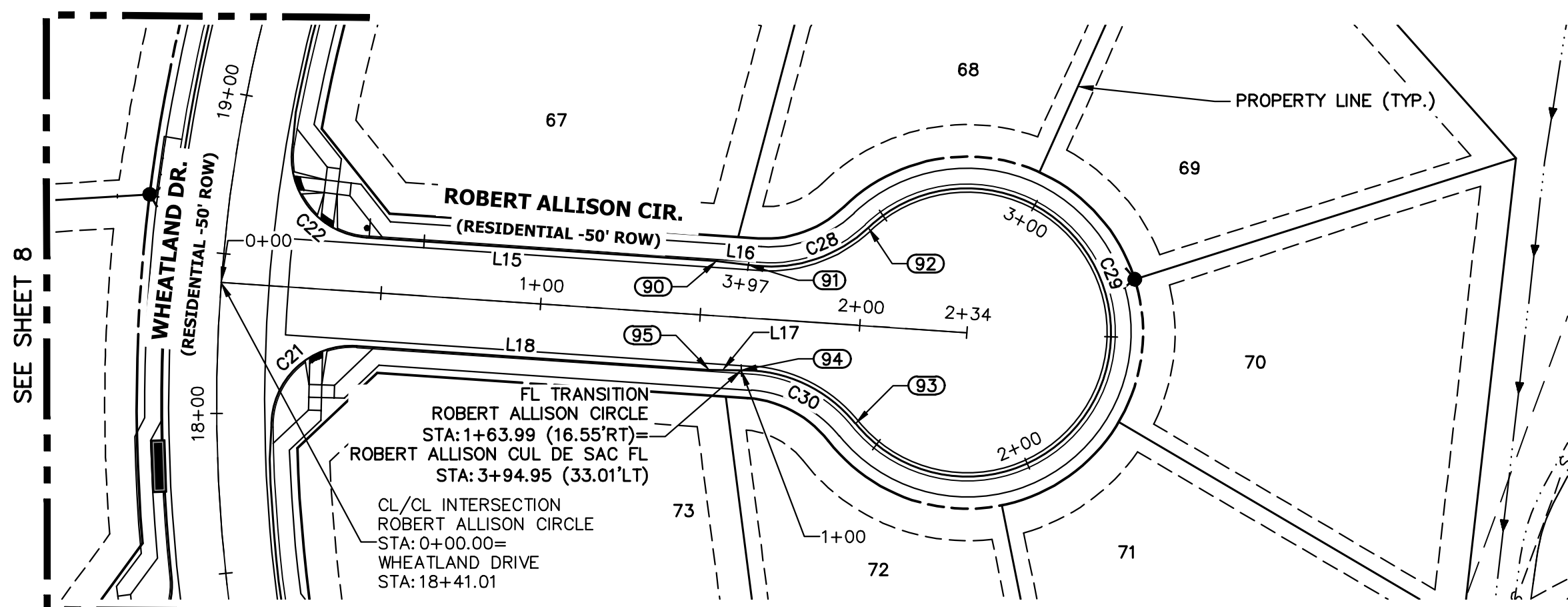
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PREPARED FOR: SR LAND, LLC, 20 BOULDER CRESCENT SUITE 200, COLORADO SPRINGS, CO 80903, JAMES F. MORLEY (719) 471-1742

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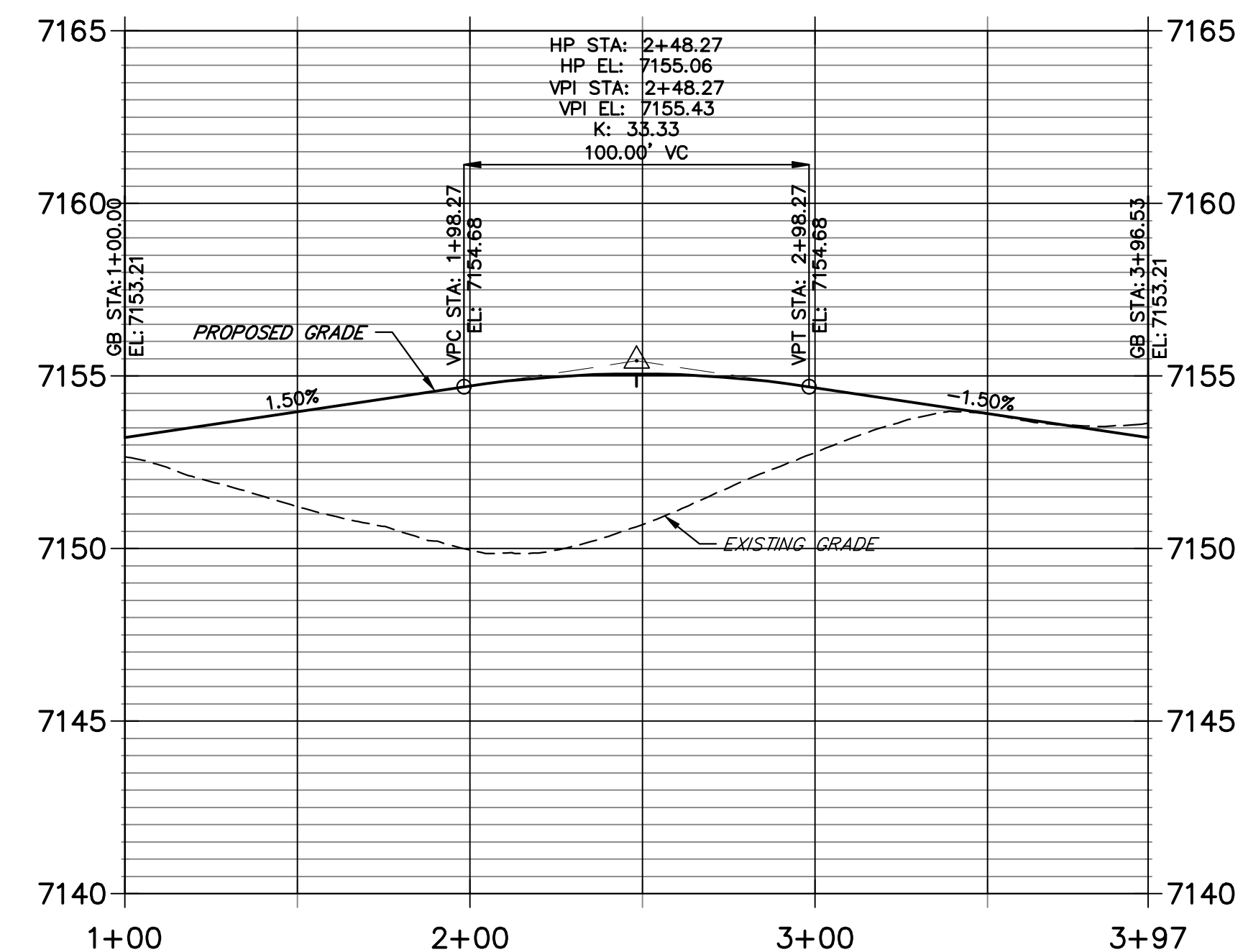
No.	REVISION	BY	DATE

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2
ROADWAY PLAN AND PROFILE

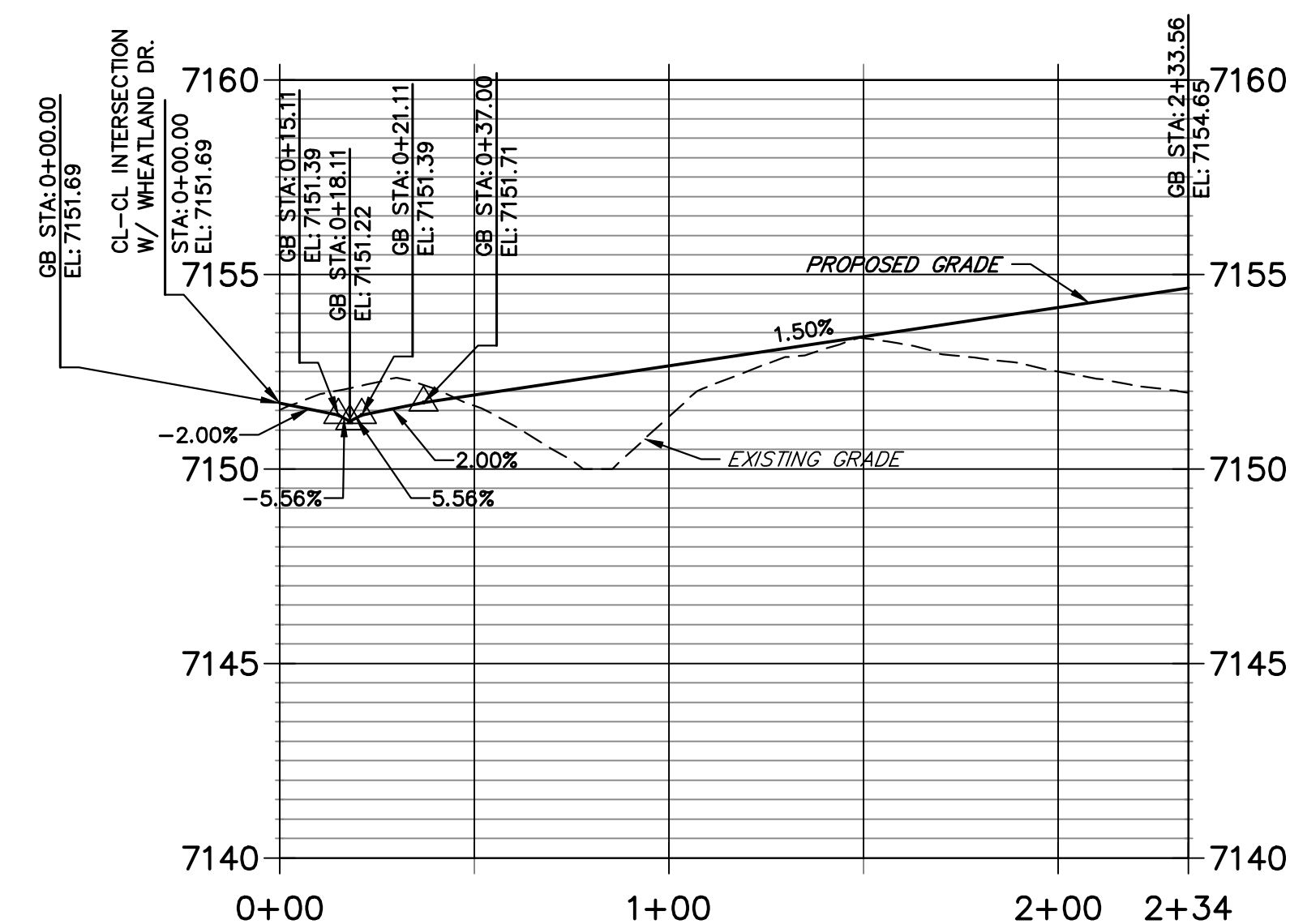
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**ROBERT ALLISON CUL DE SAC FL PROFILE
STA 1+00.00 TO 3+96.53**



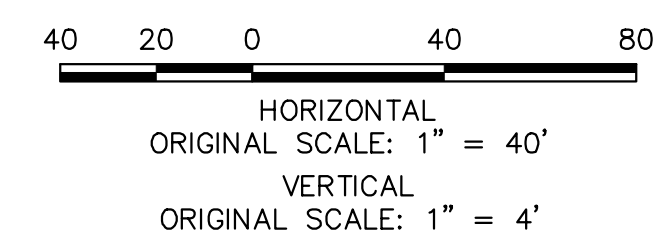
**ROBERT ALLISON CIRCLE PROFILE
STA 0+00.00 TO 2+33.56**



LINE	BEARING	DISTANCE
L15	N56°08'38"W	109.69'
L16	N53°26'16"W	10.01'
L17	S58°51'00"E	10.01'
L18	S56°08'38"E	110.43'

CURVE	DELTA	RADIUS	LENGTH
C21	94°45'35"	25.00'	41.35'
C22	95°45'50"	25.00'	41.78'
C28	51°46'15"	45.00'	40.66'
C29	274°00'50"	45.00'	215.21'
C30	51°46'15"	45.00'	40.66'

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
90	1+53.99	17.00' (LT)	Robert Allison Circle	7152.99	C&G TRANSITION
91	1+63.99	16.53' (LT)	Robert Allison Circle	7153.21	FL-PT
92	2+00.64	30.69' (LT)	Robert Allison Circle	7153.82	FL-PRC
93	2+00.64	30.69' (RT)	Robert Allison Circle	7153.82	FL-PRC
94	1+63.99	16.53' (RT)	Robert Allison Circle	7153.21	FL-PC
95	1+53.99	17.00' (RT)	Robert Allison Circle	7152.99	C&G TRANSITION



ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 Mike Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC.
 DATE: 11/10/22

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

PREPARED FOR
SR LAND, LLC
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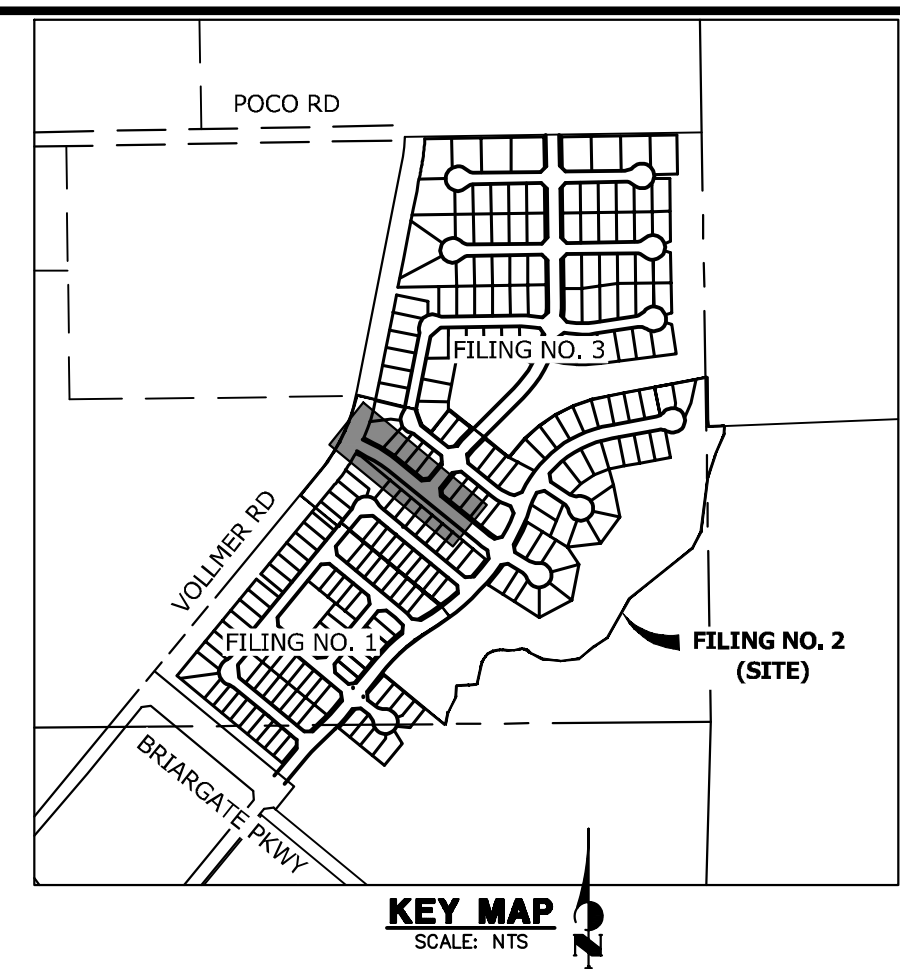
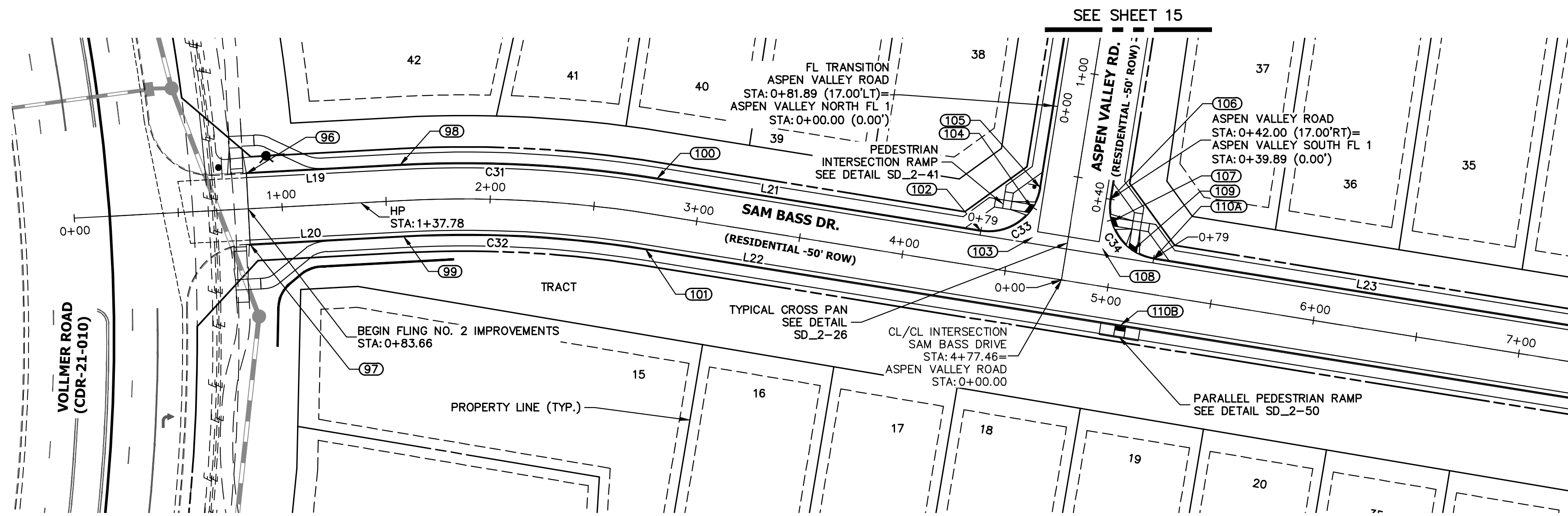
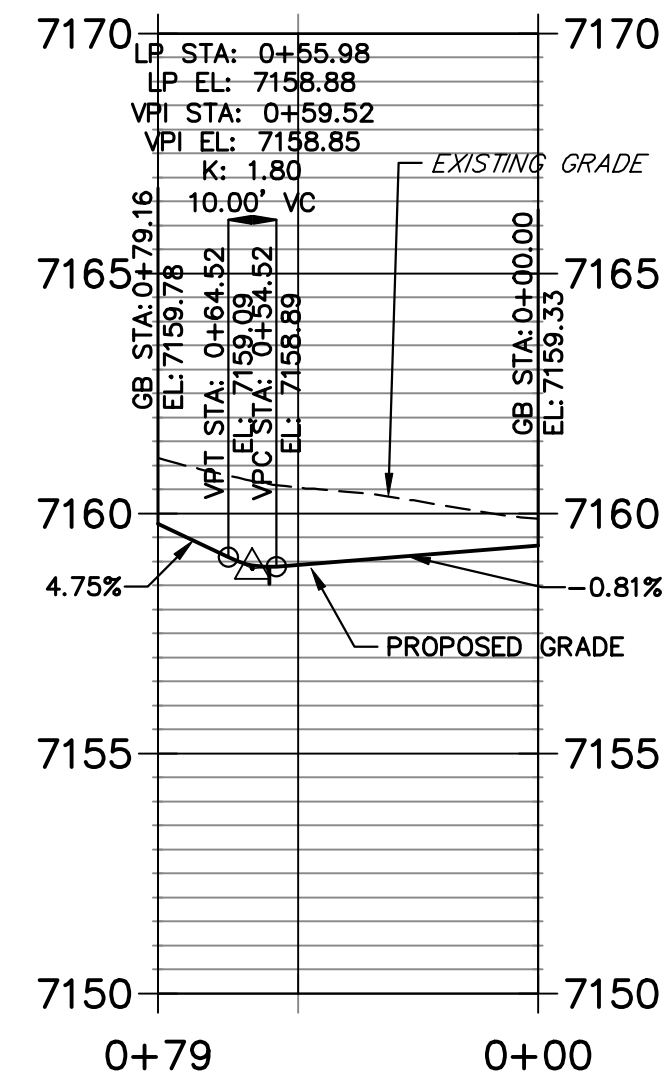
H-SCALE: 1"=40'
 V-SCALE: 1"=4'
 DATE: 11/10/22
 DESIGNED BY: QNL
 DRAWN BY: QNL
 CHECKED BY: QNL

**HOMESTEAD NORTH AT
 STERLING RANCH FILING NO. 2
 ROADWAY PLAN AND PROFILE**

SHEET 11 OF 17
 JOB NO. 25188.10

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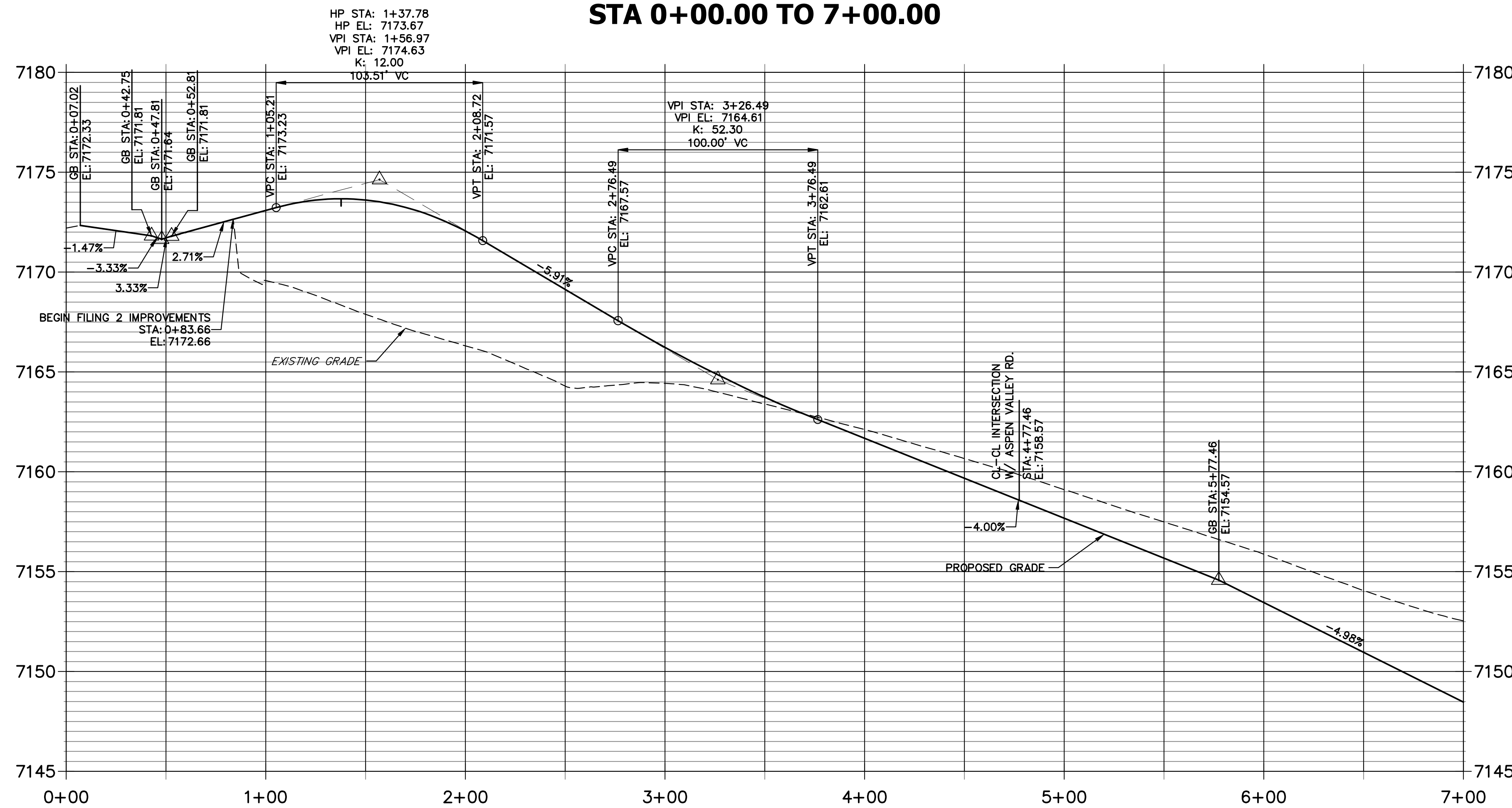
**ASPEN VALLEY NORTH FL 1 PROFILE
STA 0+00.00 TO 0+79.16**



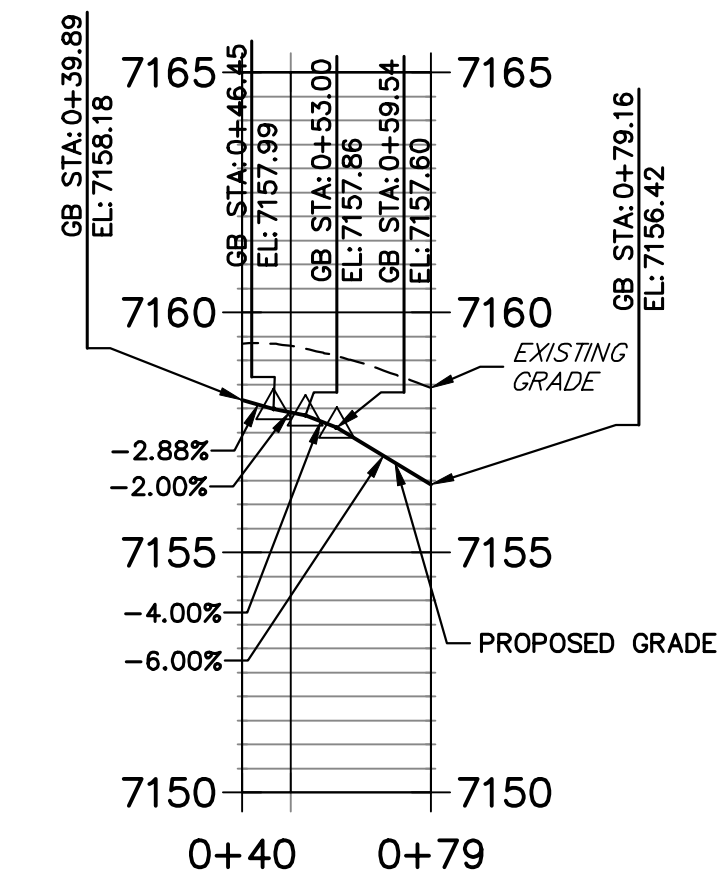
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JAMES F. MORLEY
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**SAM BASS DRIVE PROFILE
STA 0+00.00 TO 7+00.00**



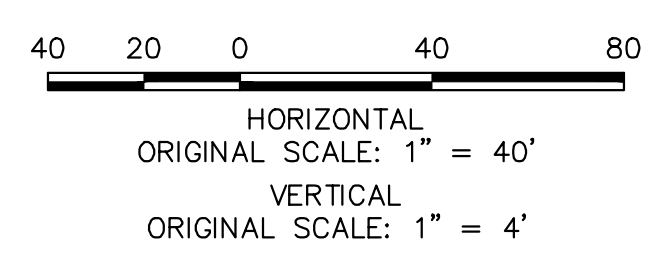
**ASPEN VALLEY SOUTH FL 1 PROFILE
STA 0+39.89 TO 0+79.16**



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
96	0+83.66	17.00' (LT)	Sam Bass Drive	7172.19	CONNECT TO EX FL
97	0+83.66	17.00' (RT)	Sam Bass Drive	7172.19	CONNECT TO EX FL
98	1+57.49	17.00' (LT)	Sam Bass Drive	7173.04	FL-PC
99	1+57.49	17.00' (RT)	Sam Bass Drive	7173.04	FL-PC
100	2+77.75	17.00' (LT)	Sam Bass Drive	7167.03	FL-PT
101	2+77.75	17.00' (RT)	Sam Bass Drive	7167.03	FL-PT
102	4+35.46	17.00' (LT)	Sam Bass Drive	7159.78	FL-PCR
103	4+60.46	18.00' (LT)	Sam Bass Drive	7158.79	FL-FL INTERCEPT
104	4+58.13	31.47' (LT)	Sam Bass Drive	7158.92	RAMP MID PT
105	0+42.00	17.00' (LT)	Aspen Valley Road	7159.01	FL-PCR
106	0+42.00	17.00' (RT)	Aspen Valley Road	7158.18	FL-PCR
107	4+96.77	31.50' (LT)	Sam Bass Drive	7157.91	RAMP MID PT
108	4+94.46	18.00' (LT)	Sam Bass Drive	7157.43	FL-FL INTERCEPT
109	5+08.89	19.35' (LT)	Sam Bass Drive	7157.08	RAMP MID PT
110B	5+08.93	17.00' (RT)	Sam Bass Drive	7156.85	RAMP MID PT
110A	5+19.46	17.00' (LT)	Sam Bass Drive	7156.42	FL-PCR

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C31	12°11'45"	582.00'	123.88'
C32	12°11'45"	548.00'	116.65'
C33	90°00'00"	25.00'	39.27'
C34	90°00'00"	25.00'	39.27'

LINE TABLE		
LINE	BEARING	DISTANCE
L19	N63°04'00"W	73.83'
L20	S63°04'00"E	73.83'
L21	N50°52'15"W	157.71'
L22	S50°52'15"E	508.48'
L23	S50°52'15"E	266.77'



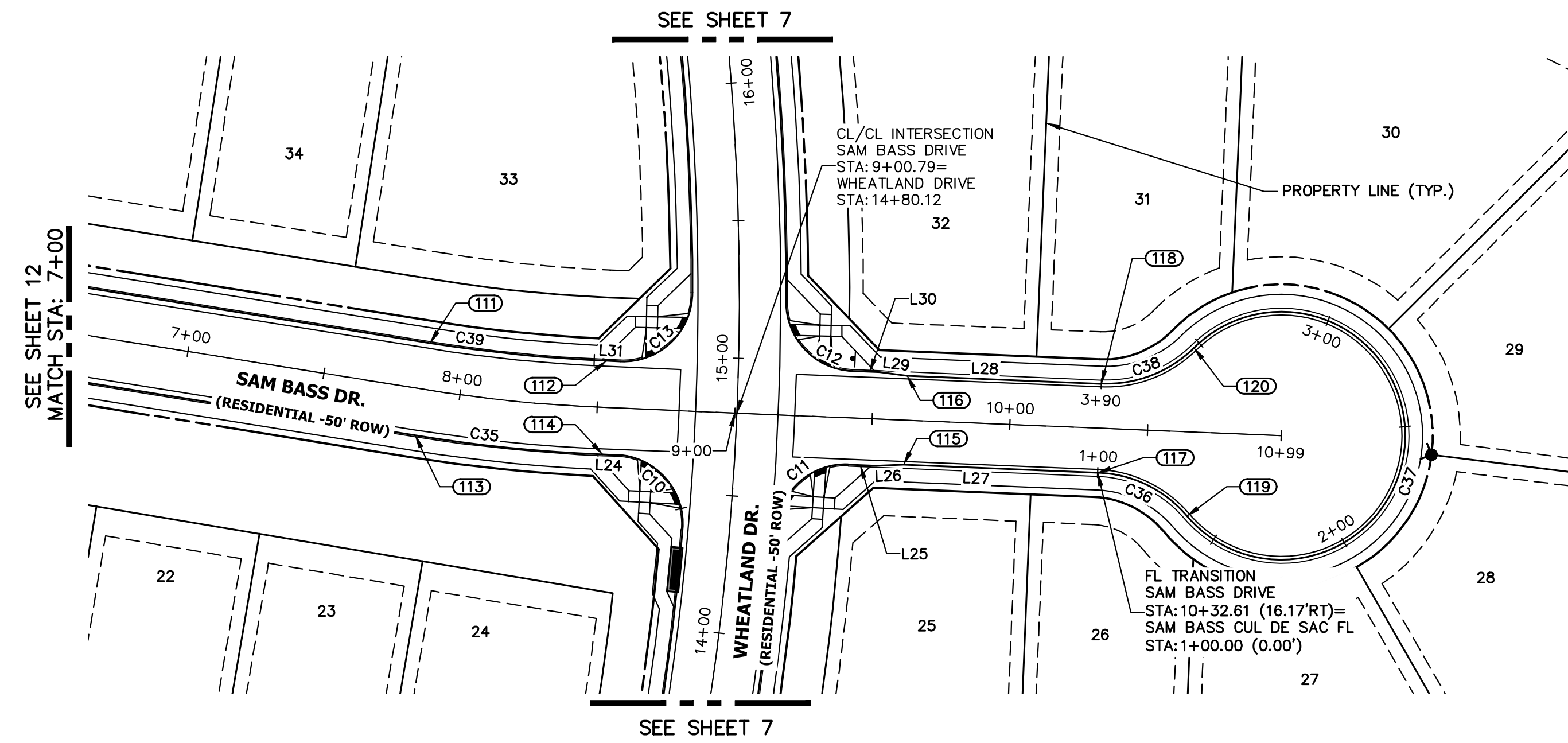
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

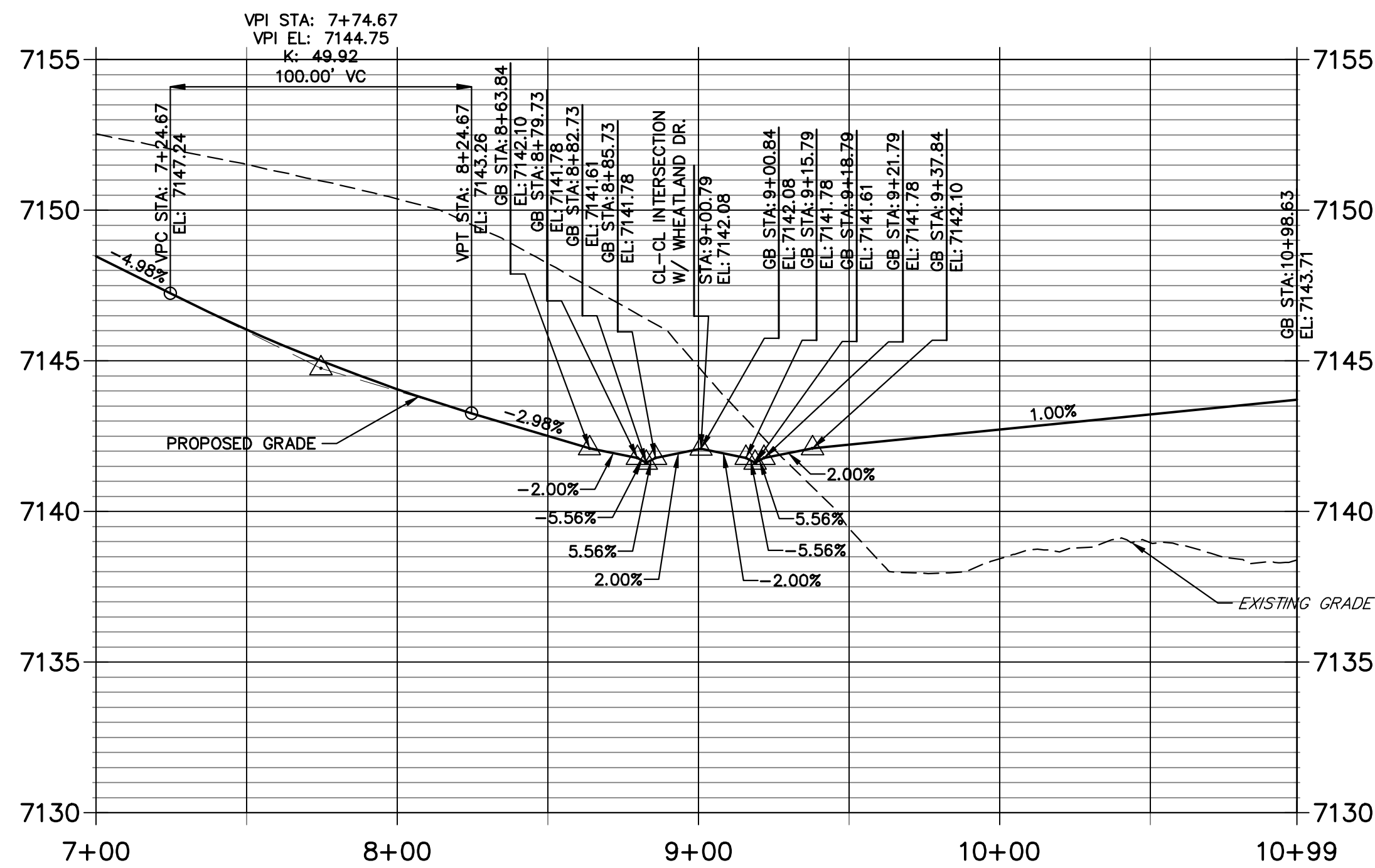
DATE: 11/10/22

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2 ROADWAY PLAN AND PROFILE									
SHEET 12 OF 17									
JOB NO. 25188.10									

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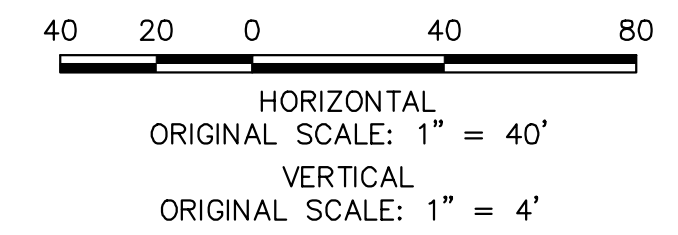
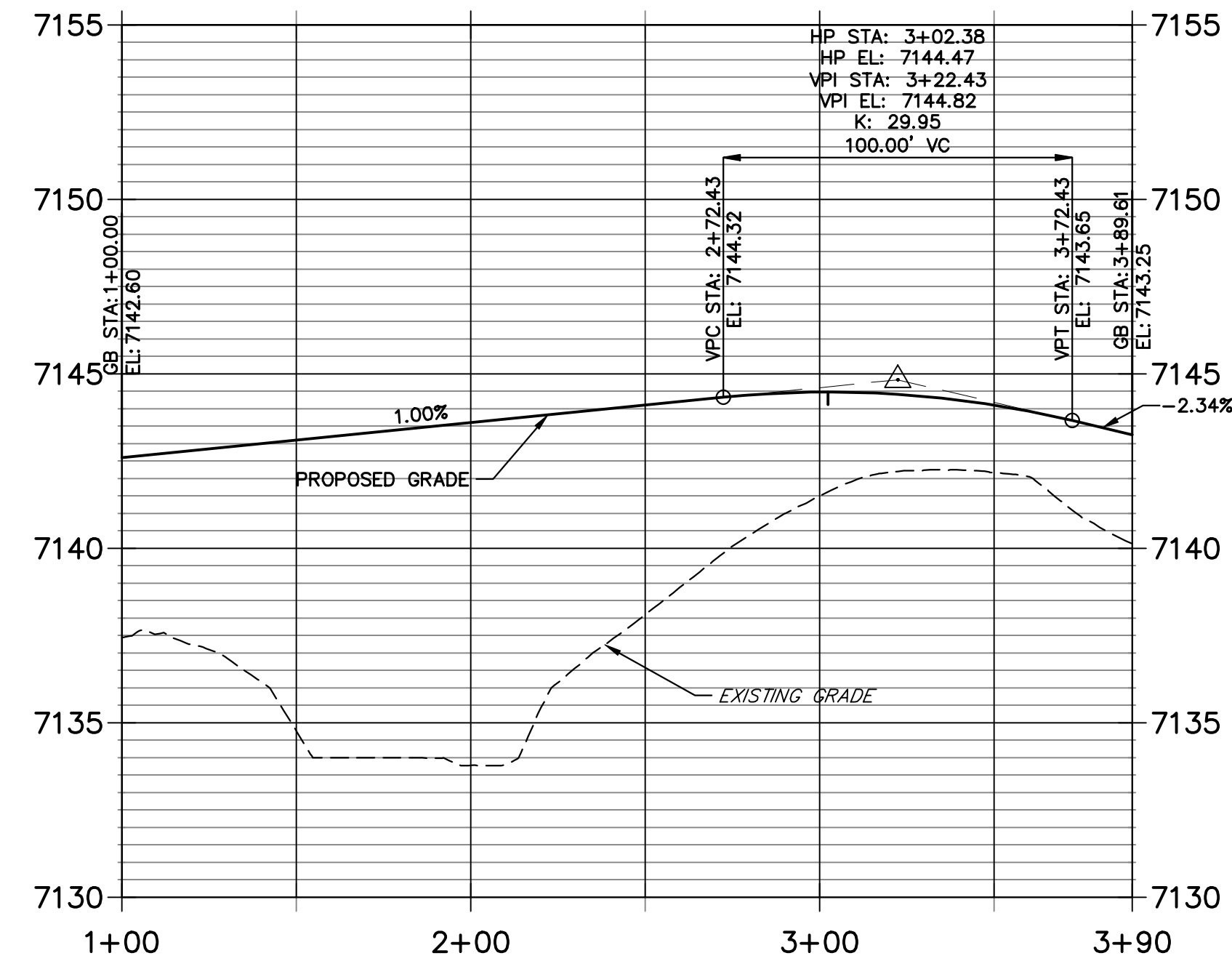
**SAM BASS DRIVE PROFILE (5)
STA 7+00.00 TO 10+98.63**



CURVE	DELTA	RADIUS	LENGTH
C10	92°28'08"	25.00'	40.35'
C11	87°43'25"	25.00'	38.28'
C12	87°43'54"	25.00'	38.28'
C13	92°27'50"	25.00'	40.34'
C35	6°44'17"	582.00'	68.44'
C36	47°11'07"	45.00'	37.06'
C37	274°22'14"	45.00'	215.49'
C38	47°11'07"	45.00'	37.06'

LINE	BEARING	DISTANCE
L24	S57°36'32"E	5.21'
L25	N57°36'32"W	10.05'
L26	N62°22'00"W	10.05'
L27	N57°36'32"W	70.59'
L28	S57°36'32"E	70.60'
L29	N52°50'43"W	10.03'
L30	N57°36'32"W	10.05'
L31	S57°36'32"E	5.22'

**SAM BASS CUL DE SAC FL PROFILE
STA 1+00.00 TO 3+89.61**



POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
111	7+86.23	17.00' (LT)	Sam Bass Drive	7144.09	FL-PT
112	8+52.68	17.00' (LT)	Sam Bass Drive	7142.24	FL-PT
113	7+86.23	17.00' (RT)	Sam Bass Drive	7144.09	FL-PC
114	8+52.68	17.00' (RT)	Sam Bass Drive	7141.96	FL-PT
115	9+62.02	16.17' (RT)	Sam Bass Drive	7141.95	C&G TRANSITION
116	9+62.01	16.17' (LT)	Sam Bass Drive	7142.55	C&G TRANSITION
117	10+32.61	16.17' (RT)	Sam Bass Drive	7142.65	FL-PT
118	10+32.61	16.17' (LT)	Sam Bass Drive	7143.25	FL-PT
119	10+65.62	30.58' (RT)	Sam Bass Drive	7142.97	FL-PRC
120	10+65.62	30.58' (LT)	Sam Bass Drive	7144.05	FL-PRC

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, INC.
DATE: 11/10/22



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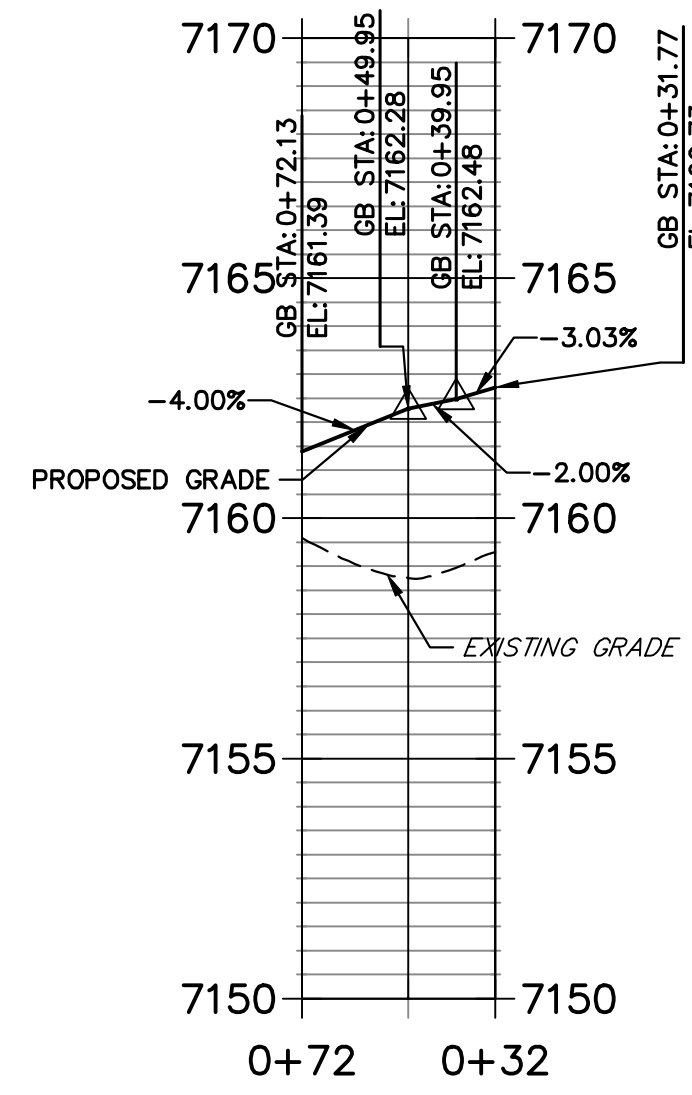
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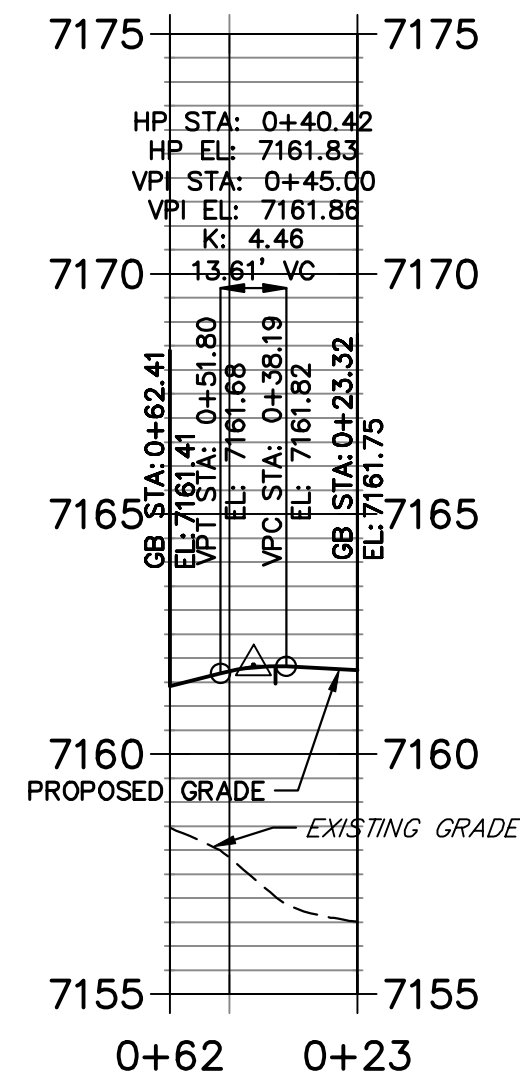
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ROADWAY PLAN AND PROFILE

SHEET 13 OF 17
JOB NO. 25188.10

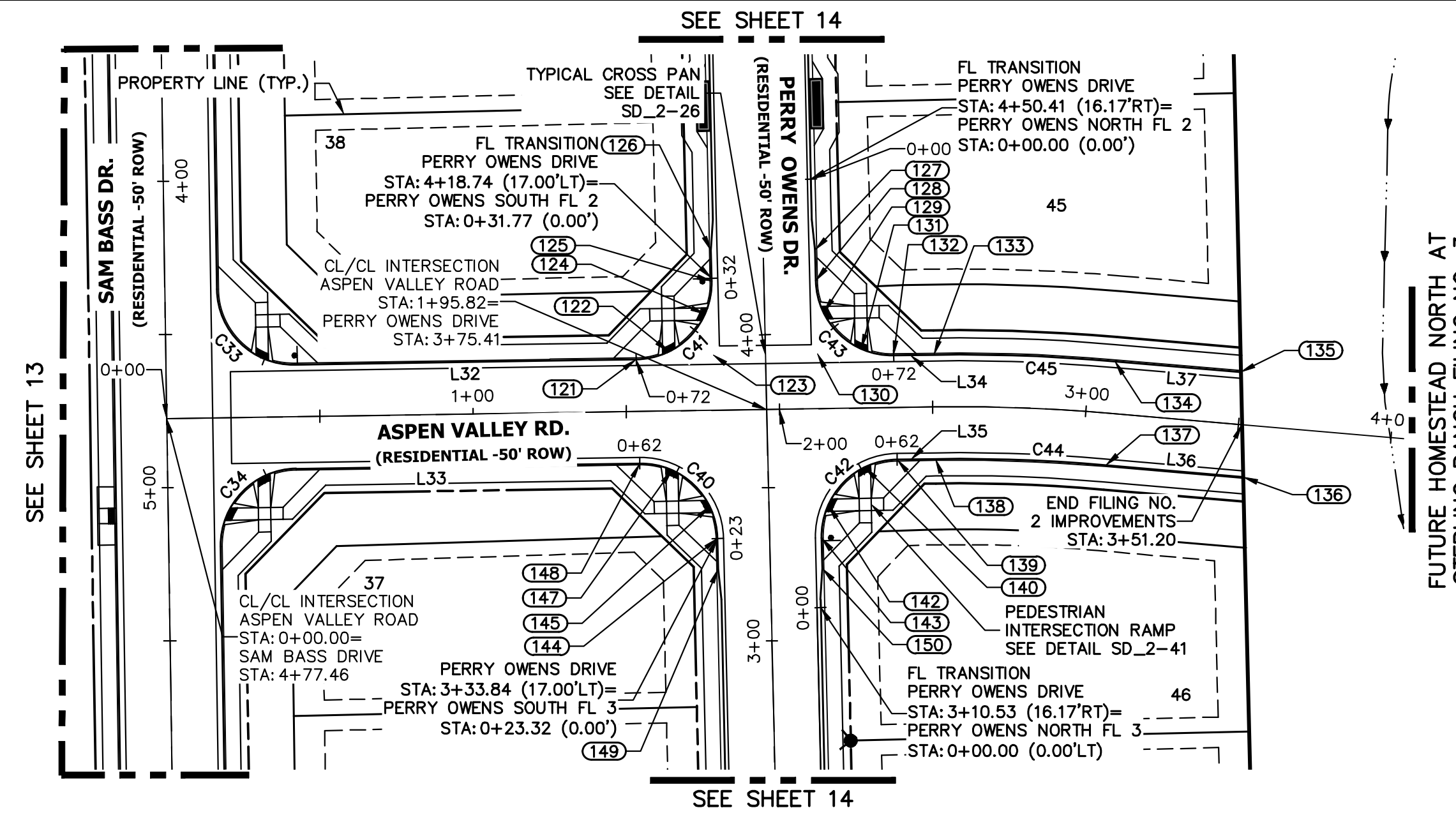
**PERRY OWENS SOUTH FL 2 PROFILE
STA 0+31.77 TO 0+72.13**



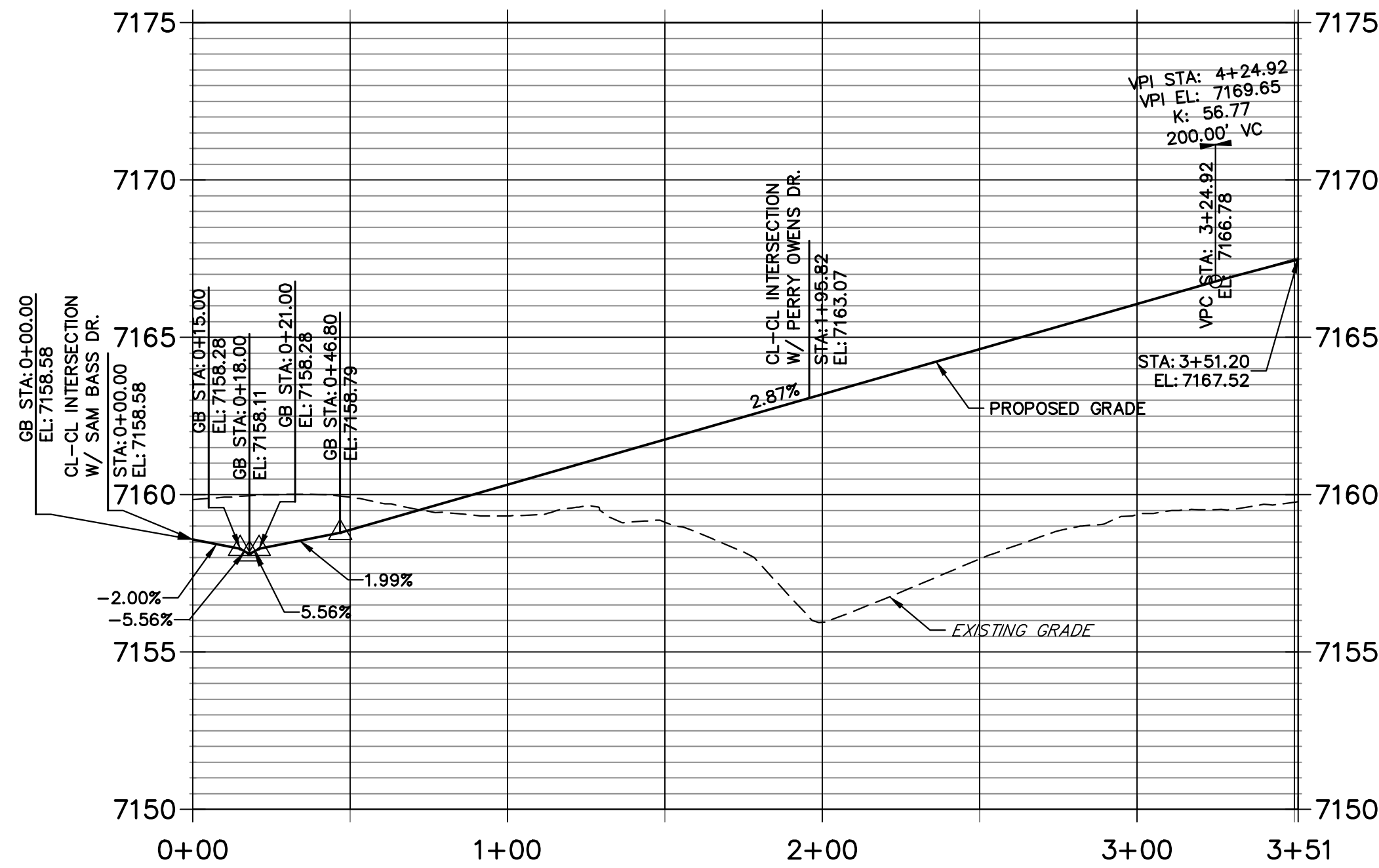
**PERRY OWENS SOUTH FL 3 PROFILE
STA 0+23.32 TO 0+62.41**



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
121	1+53.51	17.00' (LT)	Aspen Valley Road	7161.39	FL-PCR
122	1+64.13	19.37' (LT)	Aspen Valley Road	7161.83	RAMP MID PT
123	1+78.70	18.00' (LT)	Aspen Valley Road	7162.11	FL-FL INTERCEPT
124	1+76.20	31.50' (LT)	Aspen Valley Road	7162.41	RAMP MID PT
125	4+17.84	17.00' (LT)	Perry Owens Drive	7162.70	FL-PCR
126	4+27.84	17.00' (LT)	Perry Owens Drive	7162.99	C&G TRANSITION
127	4+27.22	17.00' (RT)	Perry Owens Drive	7163.37	C&G TRANSITION
128	4+17.22	17.00' (RT)	Perry Owens Drive	7163.25	FL-PCR
129	2+14.88	31.37' (LT)	Aspen Valley Road	7163.20	RAMP MID PT
130	2+12.70	18.00' (LT)	Aspen Valley Road	7163.09	FL-FL INTERCEPT
131	2+27.01	19.31' (LT)	Aspen Valley Road	7163.36	RAMP MID PT
132	2+37.51	17.00' (LT)	Aspen Valley Road	7163.80	FL-PCR
133	2+50.66	17.00' (LT)	Aspen Valley Road	7164.18	FL-PC
134	3+08.03	17.00' (LT)	Aspen Valley Road	7165.83	FL-PT
135	3+49.23	17.00' (LT)	Aspen Valley Road	7166.96	FL-END



**ASPEN VALLEY ROAD PROFILE
STA 0+00.00 TO 3+51.20**

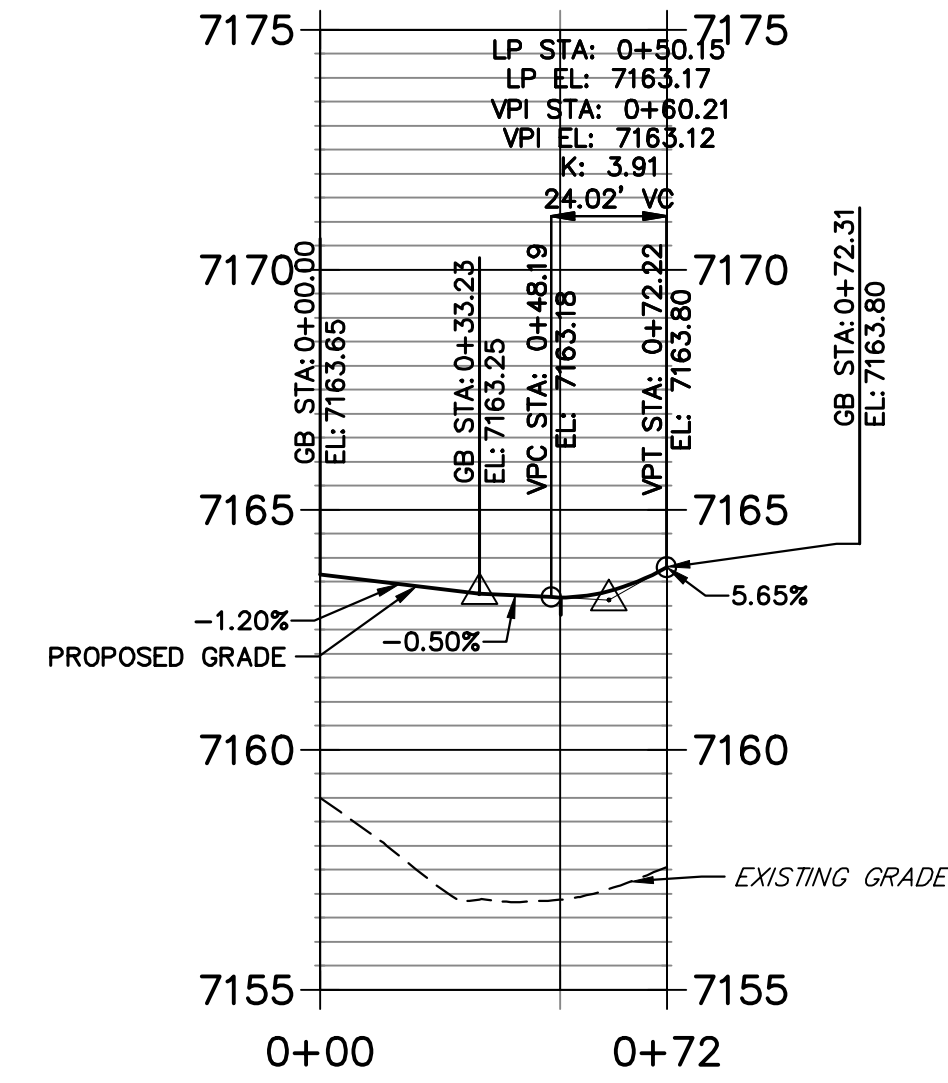


POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
136	3+53.06	17.00' (RT)	Aspen Valley Road	7167.15	FL-END
137	3+08.03	17.00' (RT)	Aspen Valley Road	7165.83	FL-PT
138	2+50.66	17.00' (RT)	Aspen Valley Road	7164.18	FL-PC
139	2+38.14	17.00' (RT)	Aspen Valley Road	7163.82	FL-PCR
140	2+27.51	19.37' (RT)	Aspen Valley Road	7163.15	RAMP MID PT
142	2+15.45	31.50' (RT)	Aspen Valley Road	7162.24	RAMP MID PT
143	3+33.21	17.00' (RT)	Perry Owens Drive	7161.98	FL-PCR
144	3+33.84	17.00' (LT)	Perry Owens Drive	7161.75	FL-PCR
145	1+76.75	31.35' (RT)	Aspen Valley Road	7161.81	RAMP MID PT
147	1+64.61	19.30' (RT)	Aspen Valley Road	7161.69	RAMP MID PT
148	1+54.13	17.00' (RT)	Aspen Valley Road	7161.41	FL-PCR
149	3+23.84	17.00' (LT)	Perry Owens Drive	7161.47	C&G TRANSITION
150	3+23.21	17.00' (RT)	Perry Owens Drive	7161.63	C&G TRANSITION

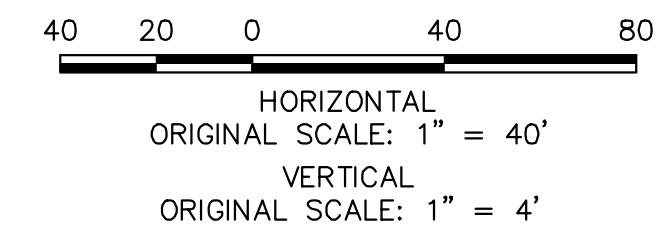
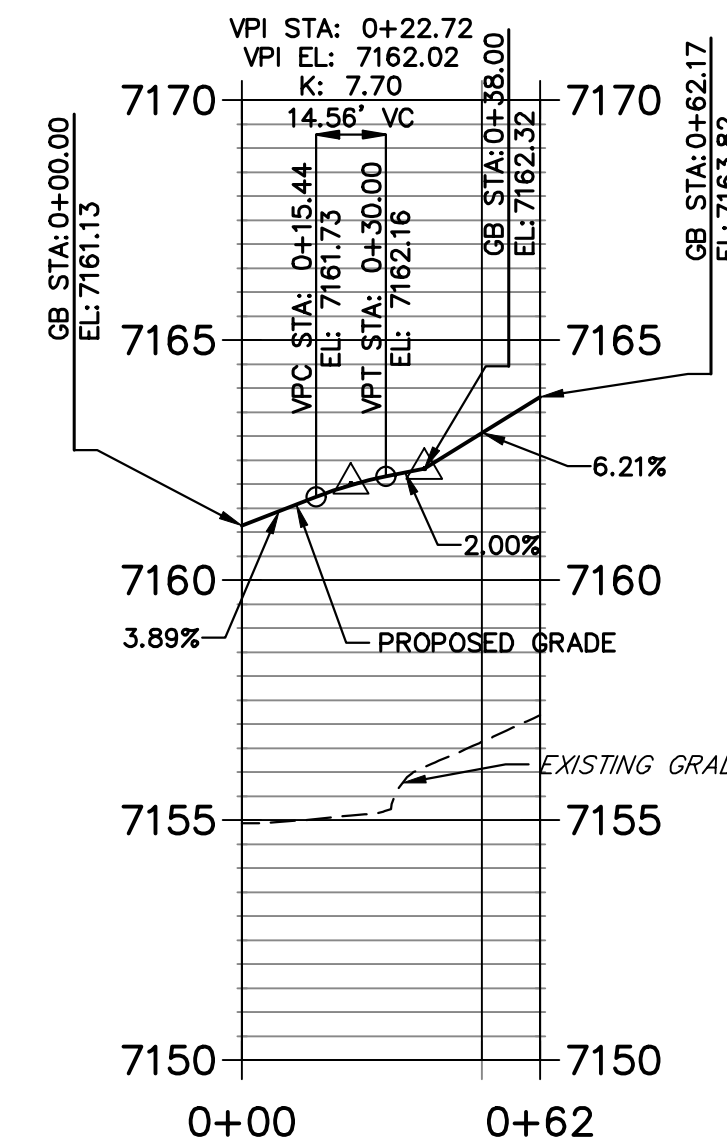
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C40	89°34'34"	25.00'	39.08'
C41	90°25'26"	25.00'	39.45'
C42	90°25'26"	25.00'	39.45'
C43	89°34'34"	25.00'	39.08'
C44	5°49'03"	548.00'	55.64'
C45	5°49'03"	582.00'	59.09'

LINE TABLE		
LINE	BEARING	DISTANCE
L32	S39°07'45"W	111.51'
L33	S39°07'45"W	83.33'
L34	S39°07'45"W	13.15'
L35	N39°07'45"E	12.53'
L36	N44°56'48"E	45.14'
L37	S44°56'48"W	41.20'

**PERRY OWENS NORTH FL 2 PROFILE
STA 0+00.00 TO 0+72.31**



**PERRY OWENS NORTH FL 3 PROFILE
STA 0+00.00 TO 0+62.17**

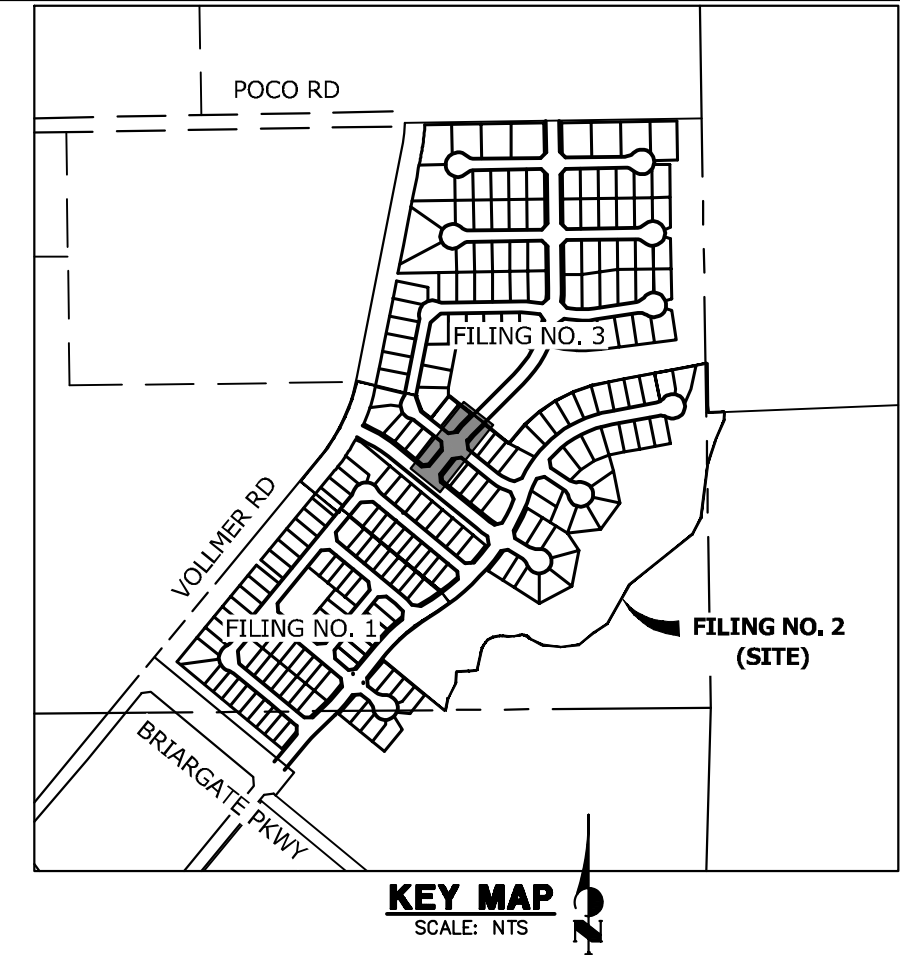


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Mike Bramlett, P.E.
32314
11/10/22
DATE



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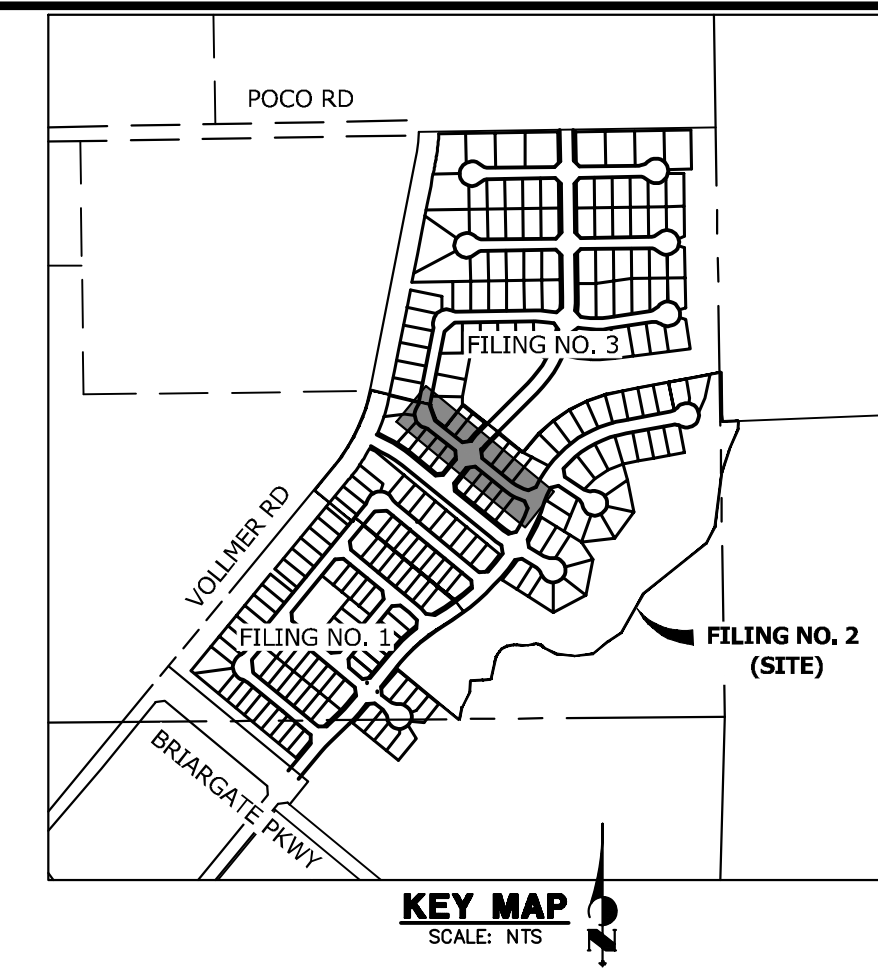
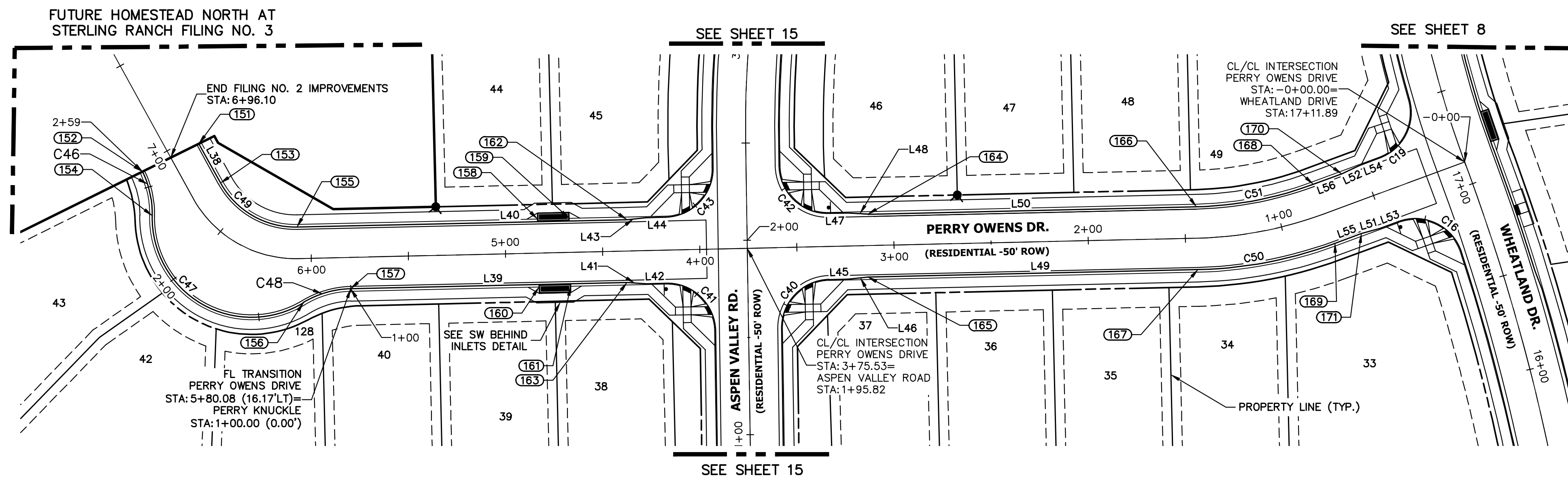
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SR LAND, LLC
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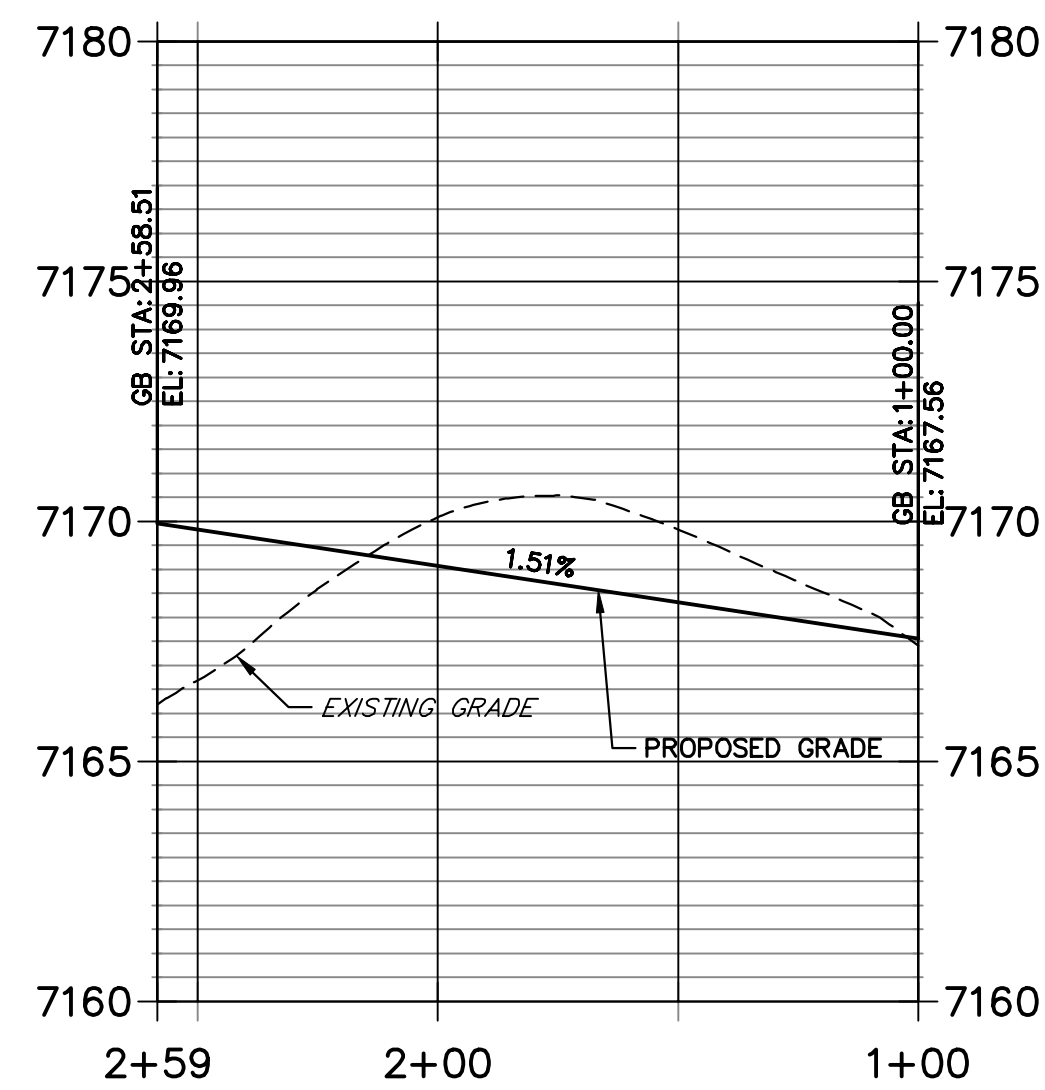
No.	REVISION	BY	DATE

HOMESTEAD NORTH AT
STERLING RANCH FILING NO. 2
ROADWAY PLAN AND PROFILE

SHEET 14 OF 17
JOB NO. 25188.10



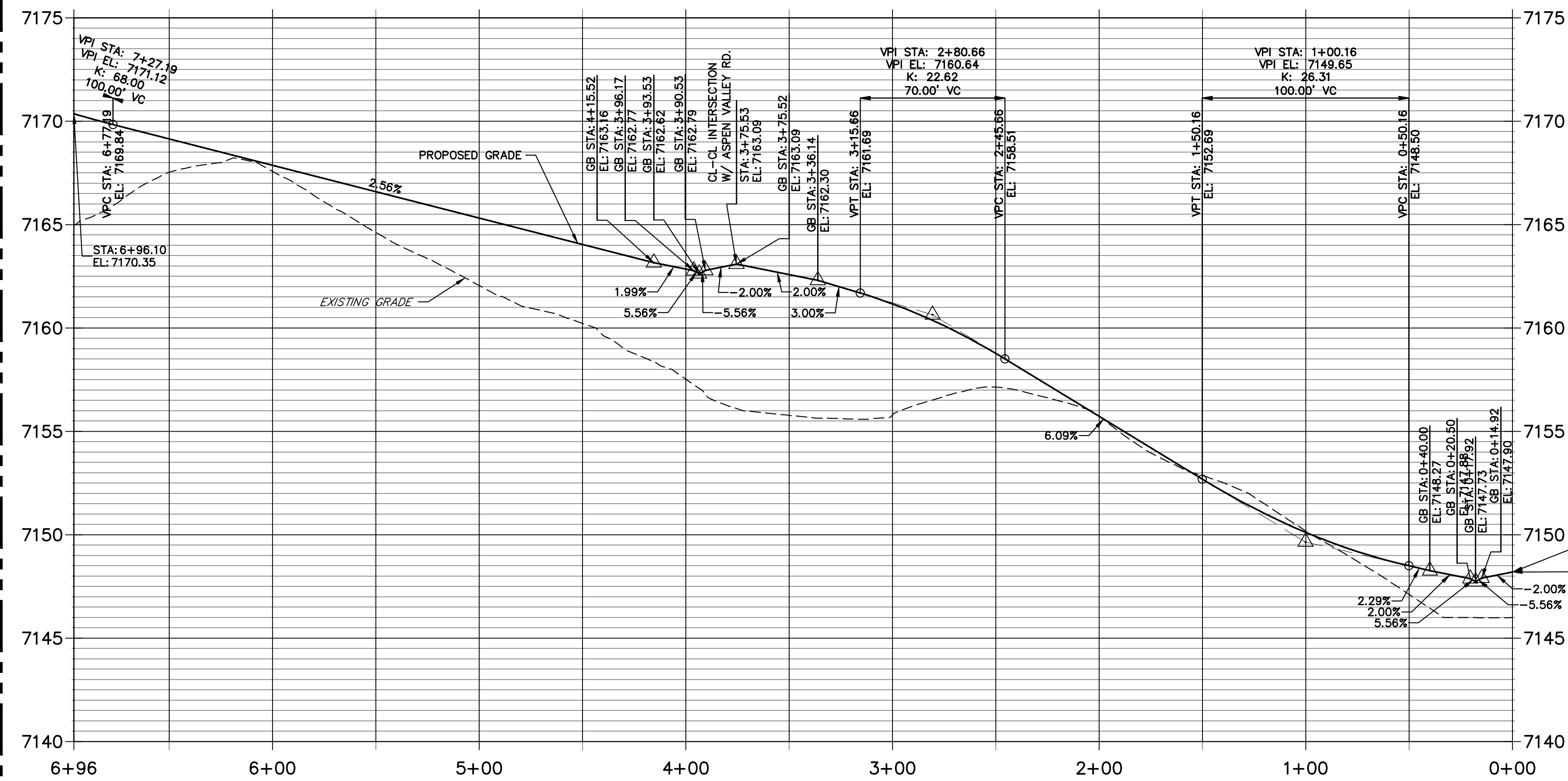
**PERRY KNUCKLE PROFILE
STA 1+00.00 TO 2+58.51**



CURVE	DELTA	RADIUS	LENGTH
C16	92°03'11"	25.00'	40.17'
C19	85°45'54"	25.00'	37.42'
C40	89°34'34"	25.00'	39.08'
C41	90°25'26"	25.00'	39.45'
C42	90°25'26"	25.00'	39.45'
C43	89°34'34"	25.00'	39.08'
C46	27°23'43"	48.83'	23.35'
C47	122°37'22"	51.17'	109.51'
C48	30°06'15"	48.83'	25.66'
C49	62°24'52"	43.83'	47.75'
C50	19°07'37"	216.17'	72.16'
C51	19°08'02"	183.83'	61.39'

LINE	BEARING	DISTANCE
L38	S11°07'11"W	23.10'
L39	S51°17'41"E	142.24'
L40	S51°17'41"E	169.71'
L41	S46°31'52"E	10.03'
L42	S51°17'41"E	10.00'
L43	N56°03'44"W	10.03'
L44	N51°17'41"W	10.00'
L45	N51°17'41"W	10.00'
L46	N56°03'01"W	10.05'
L47	N51°17'41"W	10.00'
L48	N46°31'29"W	10.14'
L49	S51°17'41"E	169.91'
L50	S51°17'41"E	169.20'
L51	N65°29'30"W	10.03'
L52	N75°00'54"W	10.04'
L53	N70°15'19"W	9.97'
L54	N70°15'19"W	10.97'
L55	N70°15'19"W	14.49'
L56	N70°15'19"W	15.62'

**PERRY OWENS DRIVE PROFILE
STA 0+00.00 TO 6+96.10**



POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
151	6+95.38	16.17' (RT)	Perry Owens Drive	7169.94	FL-END
152	6+96.82	16.22' (LT)	Perry Owens Drive	7170.03	FL-END
153	6+72.28	16.17' (RT)	Perry Owens Drive	7169.32	FL-PT
154	6+74.63	22.75' (LT)	Perry Owens Drive	7169.68	FL-PRC
155	6+06.92	16.17' (RT)	Perry Owens Drive	7167.65	FL-PC
156	6+04.58	22.75' (LT)	Perry Owens Drive	7167.98	FL-PRC
157	5+80.08	16.17' (LT)	Perry Owens Drive	7166.96	FL-PC
158	4+83.16	17.50' (RT)	Perry Owens Drive	7164.99	INLET SIDE TBC
159	4+66.83	17.50' (RT)	Perry Owens Drive	7164.57	INLET SIDE TBC
160	4+83.16	17.50' (LT)	Perry Owens Drive	7164.99	INLET SIDE TBC
161	4+66.83	17.50' (LT)	Perry Owens Drive	7164.57	INLET SIDE TBC

POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
162	4+37.22	16.17' (RT)	Perry Owens Drive	7163.49	C&G TRANSITION
163	4+37.84	16.17' (LT)	Perry Owens Drive	7163.32	C&G TRANSITION
164	3+13.10	16.17' (RT)	Perry Owens Drive	7161.24	C&G TRANSITION
165	3+13.82	16.17' (LT)	Perry Owens Drive	7161.23	C&G TRANSITION
166	1+43.90	16.17' (RT)	Perry Owens Drive	7151.92	FL-PT
167	1+43.90	16.17' (LT)	Perry Owens Drive	7151.92	FL-PT
168	0+77.11	16.17' (RT)	Perry Owens Drive	7148.89	FL-PC
169	0+77.09	16.17' (LT)	Perry Owens Drive	7148.87	FL-PC
170	0+61.50	16.17' (RT)	Perry Owens Drive	7148.72	C&G TRANSITION
171	0+62.60	16.17' (LT)	Perry Owens Drive	7148.47	C&G TRANSITION



HORIZONTAL ORIGINAL SCALE: 1" = 40'
VERTICAL ORIGINAL SCALE: 1" = 4'



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, INC. LOCAL ENGINEER
DATE: 11/10/22

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE

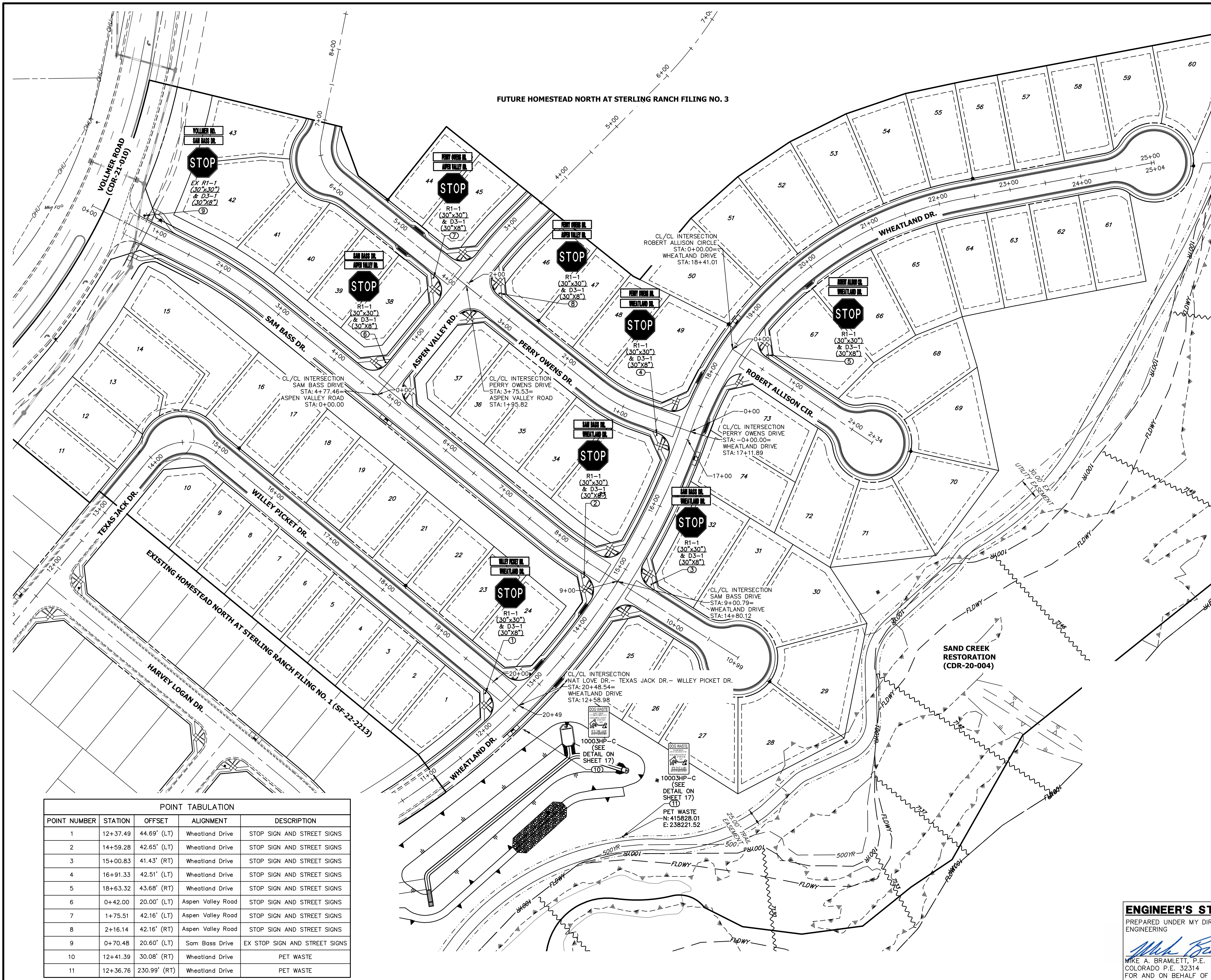
HOMESTEAD NORTH AT
STERLING RANCH FILING NO. 2
ROADWAY PLAN AND PROFILE

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

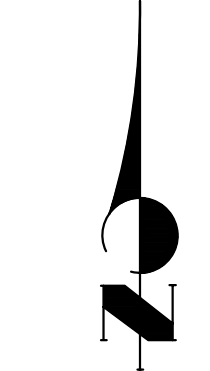
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 200
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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

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FUTURE HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3

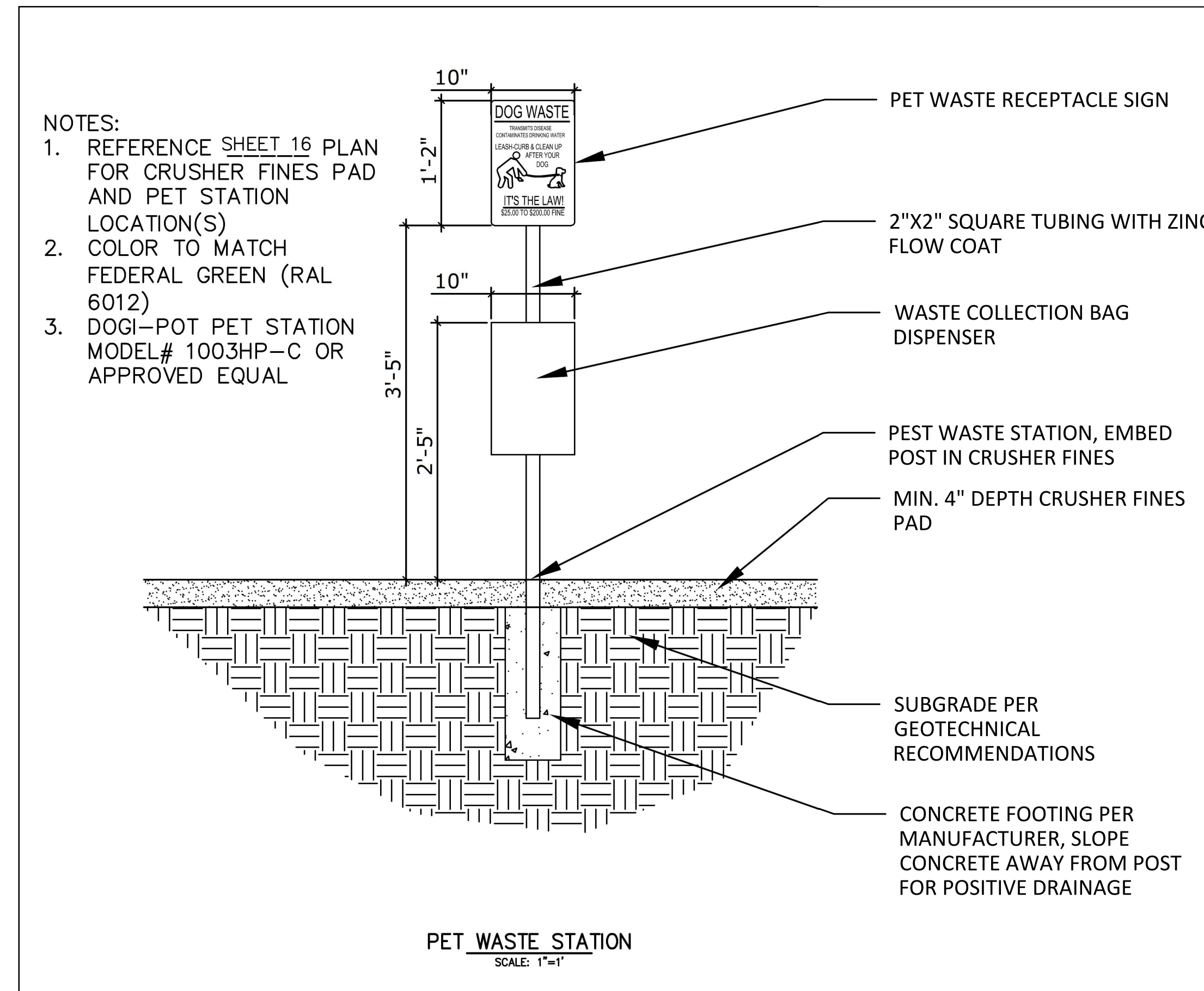
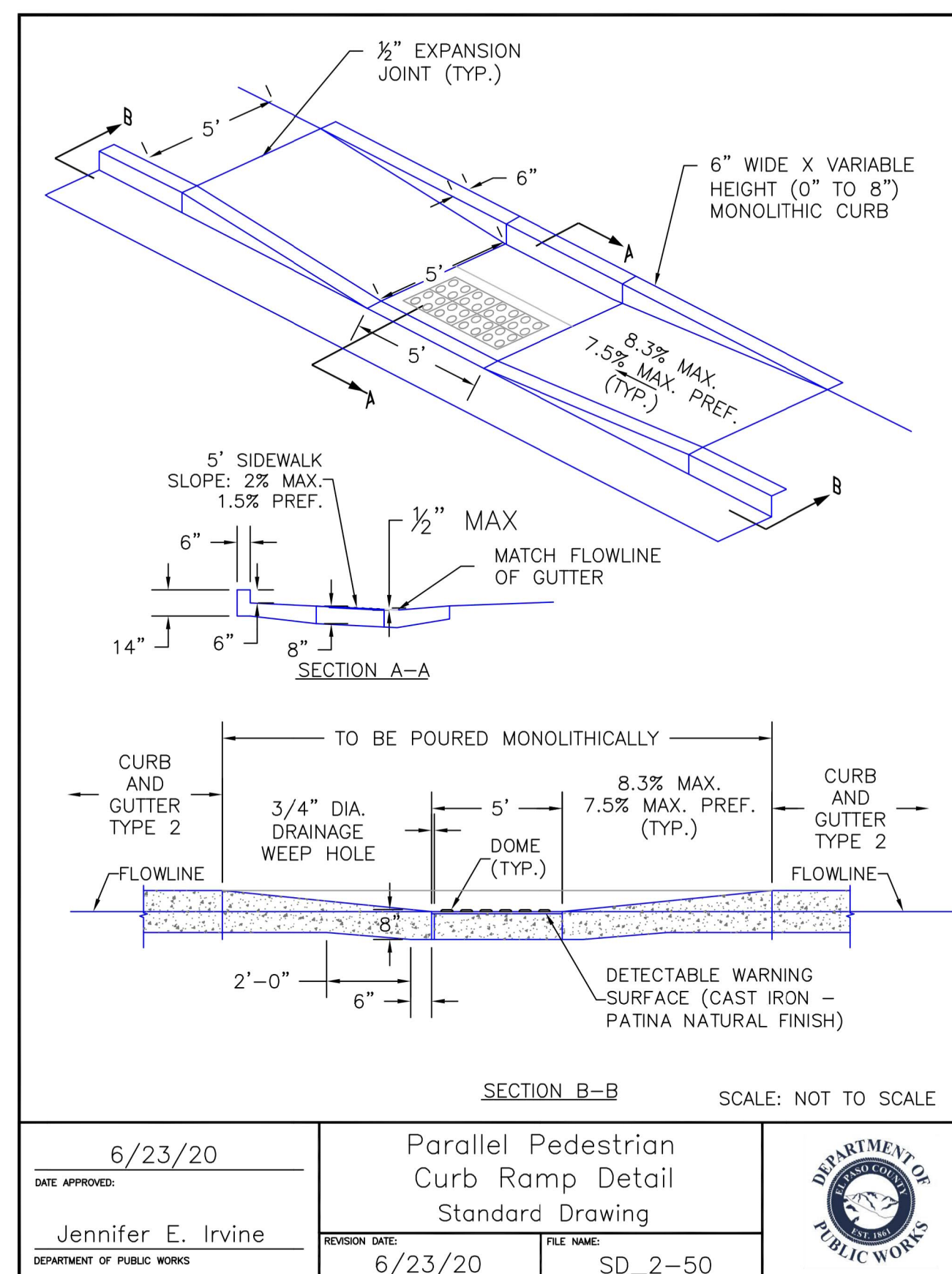
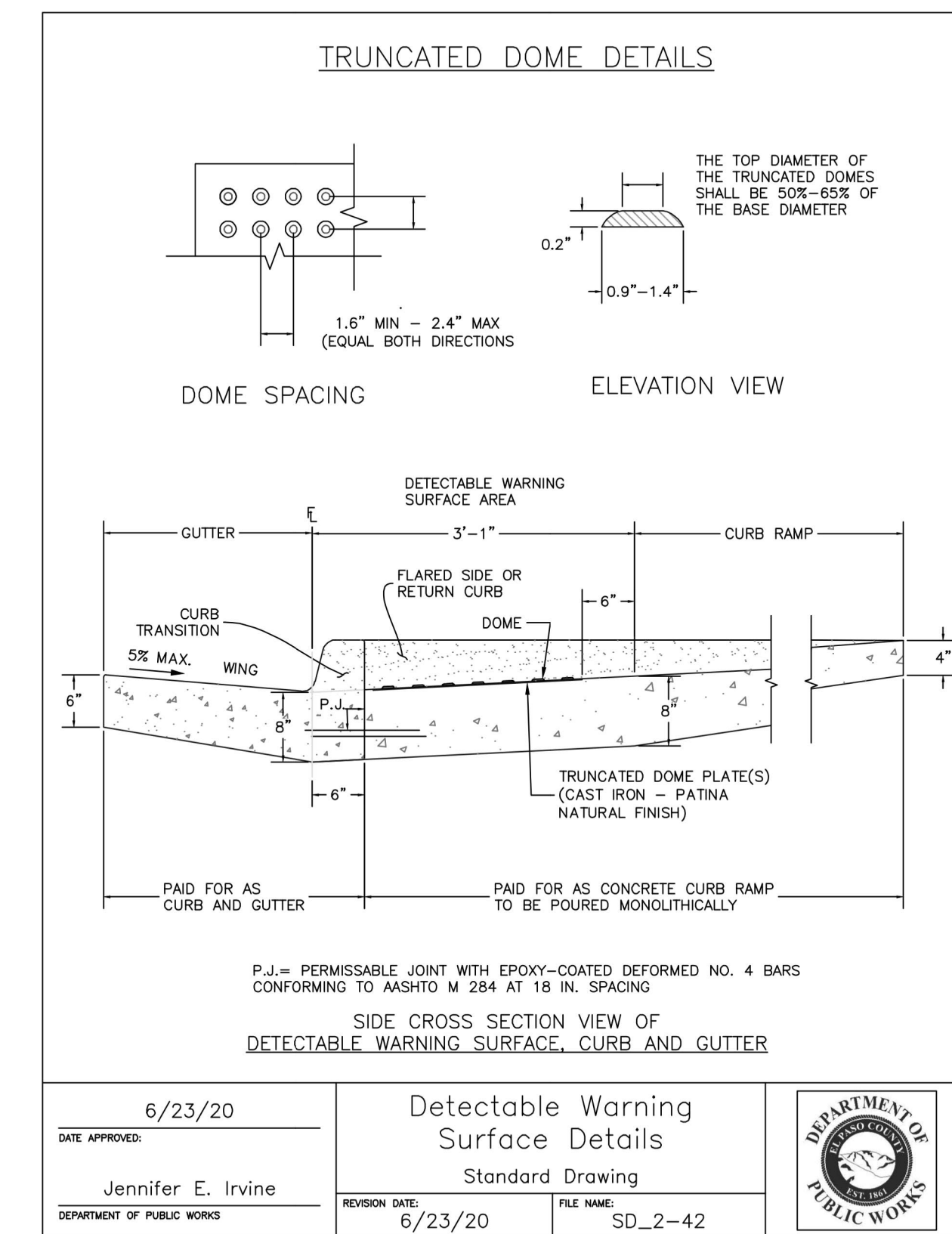
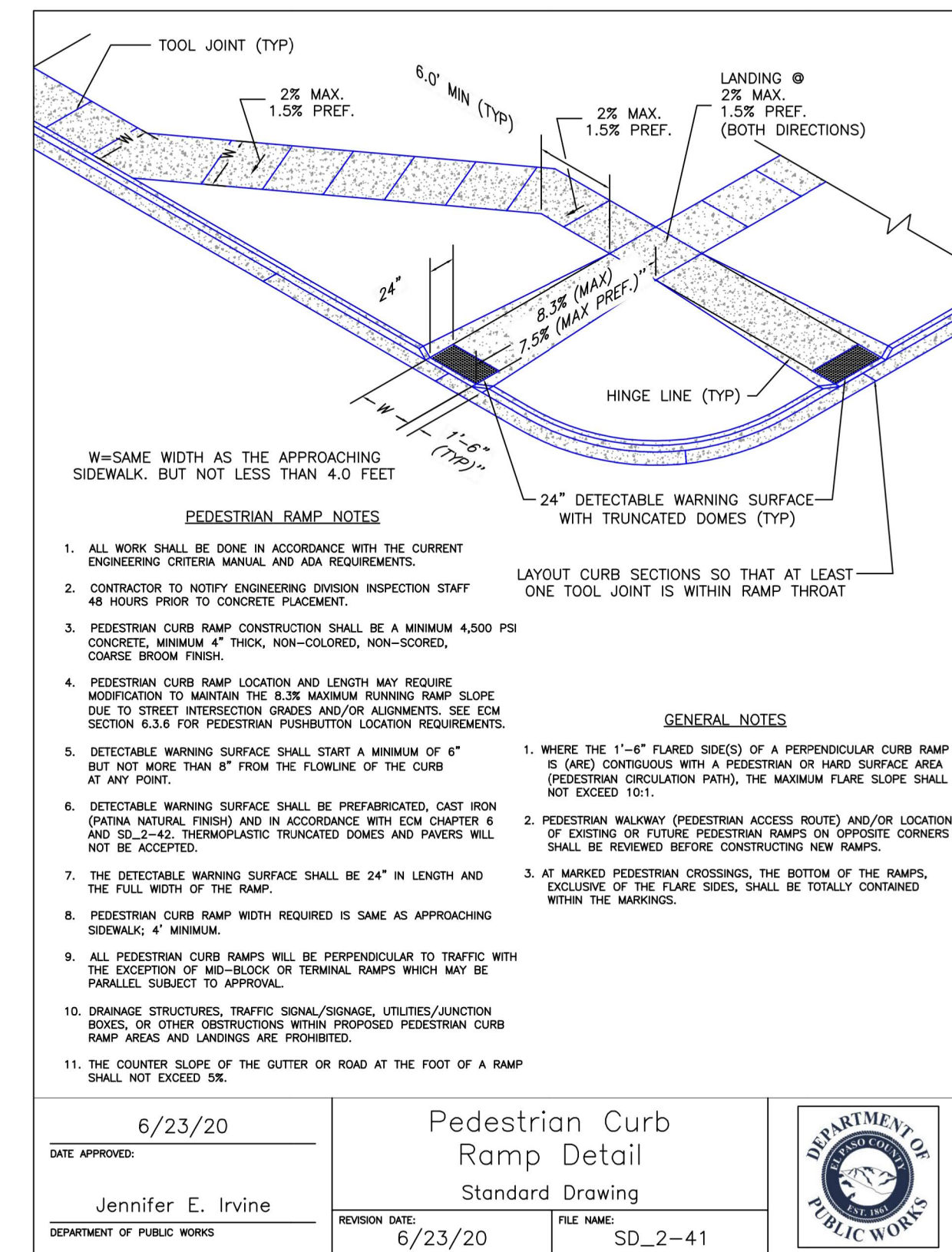
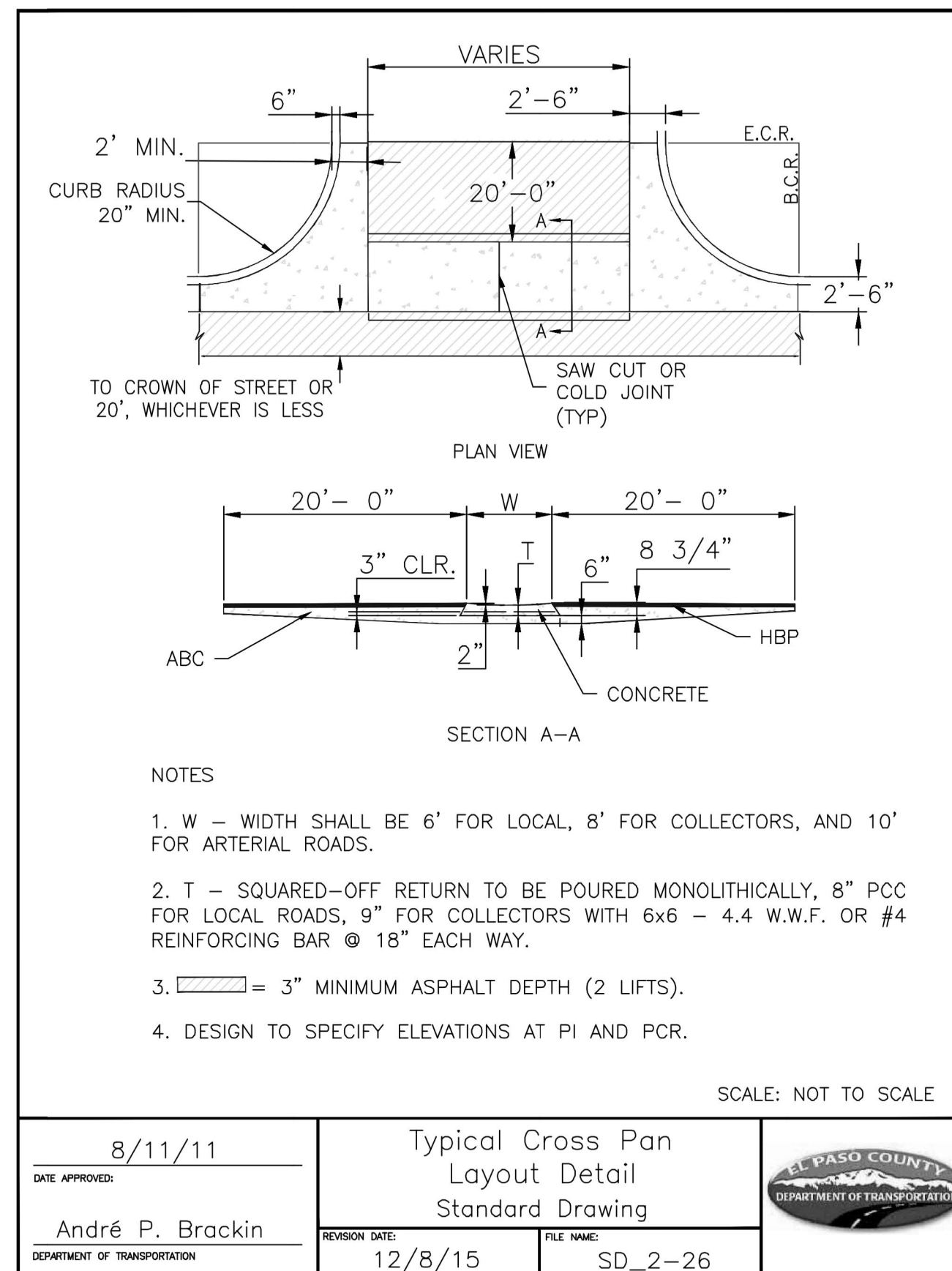
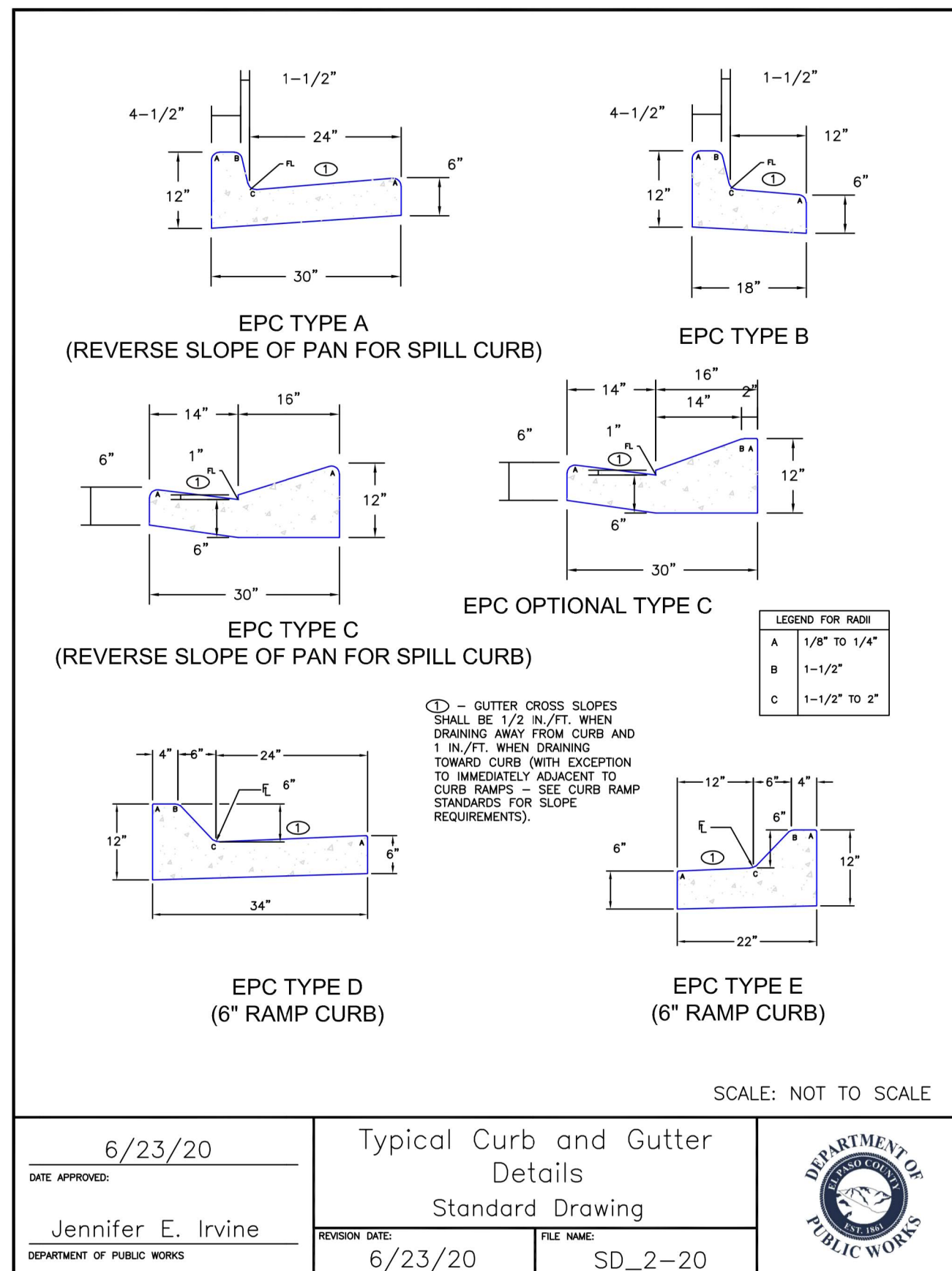


POINT TABULATION				
POINT NUMBER	STATION	OFFSET	ALIGNMENT	DESCRIPTION
1	12+37.49	44.69' (LT)	Wheatland Drive	STOP SIGN AND STREET SIGNS
2	14+59.28	42.65' (LT)	Wheatland Drive	STOP SIGN AND STREET SIGNS
3	15+00.83	41.43' (RT)	Wheatland Drive	STOP SIGN AND STREET SIGNS
4	16+91.33	42.51' (LT)	Wheatland Drive	STOP SIGN AND STREET SIGNS
5	18+63.32	43.68' (RT)	Wheatland Drive	STOP SIGN AND STREET SIGNS
6	0+42.00	20.00' (LT)	Aspen Valley Road	STOP SIGN AND STREET SIGNS
7	1+75.51	42.16' (LT)	Aspen Valley Road	STOP SIGN AND STREET SIGNS
8	2+16.14	42.16' (RT)	Aspen Valley Road	STOP SIGN AND STREET SIGNS
9	0+70.48	20.60' (LT)	Sam Bass Drive	EX STOP SIGN AND STREET SIGNS
10	12+41.39	30.08' (RT)	Wheatland Drive	PET WASTE
11	12+36.76	230.99' (RT)	Wheatland Drive	PET WASTE

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

 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC. LOCAL ENGINEER
 DATE: 11/10/22

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 USES DESIGNATED BY WRITTEN AUTHORIZATION.
J.R. ENGINEERING A Westman Company Centennial 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2 SIGNAGE SHEET 16 OF 17 JOB NO. 25188.10



ENGINEER'S STATEMENT
 STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

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

DATE: 11/10/22

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

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

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

BY	DATE	REVISION	No.	H-SCALE	N/A	V-SCALE	N/A	DATE	DESIGNED BY	QNL	DRAWN BY	QNL	CHECKED BY
								11/10/22					

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2
 DETAIL SHEET

SHEET 17 OF 17
 JOB NO. 25188.10

STANDARD CONSTRUCTION NOTES:

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

STORM SEWER GENERAL NOTES

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

SOIL RIPRAP NOTES:

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

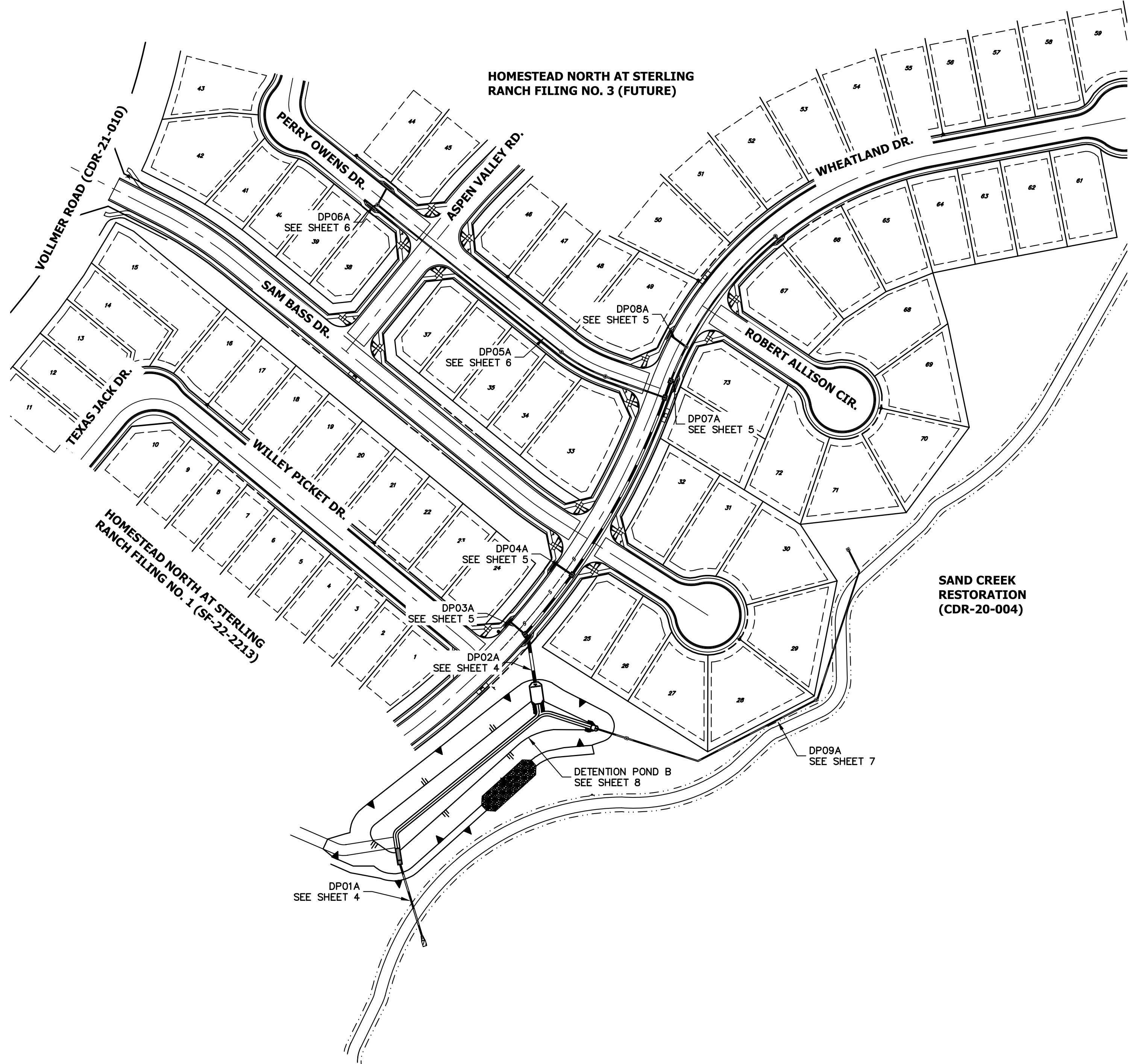
STRUCTURAL CONCRETE NOTES:

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

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

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

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

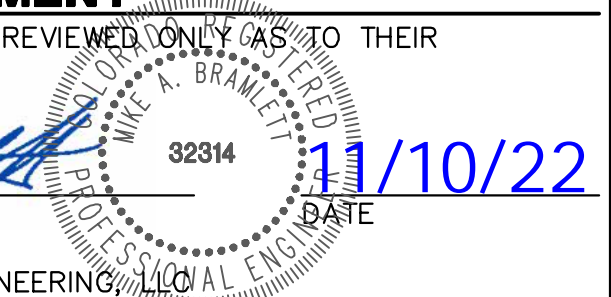


Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

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

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



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

PREPARED FOR
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 20 BOULDER CRESCENT
 SUITE 200
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No.	REVISION	BY		DATE	
		BY	DATE	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
100	N/A	11/10/22	QNL	QNL	

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2
 GENERAL NOTES

LAYER LINETYPE LEGEND

	EXISTING	PROPOSED
PHASE LINE	---	---
MATCH LINE	---	---
SECTION LINE	---	---
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
R.O.W. A LINE	---	---
CENTERLINE	---	---
CITY LIMITS	---	---
WIRE FENCE	---	---
CHAIN LINK FENCE	---	---
WOOD FENCE	---	---
MASONRY FENCE	---	---
GUARDRAIL	---	---
CONC. BARRIER	---	---
CABLE TV	---	---
ELECTRIC	---	---
FIBER OPTIC	---	---
GAS MAIN	---	---
IRRIGATION MAIN	---	---
OIL/PETRO. MAIN	---	---
OVERHEAD UTILITY	---	---
SANITARY SEWER	---	---
STORM DRAIN	---	---
TELEPHONE	---	---
WATER MAIN	---	---
RAW WATER LINE	---	---
SWALE/WATERWAY FLOWLINE	---	---
DIVERSION DITCH	---	---
DIVERSION CHANNEL	---	---
MAJOR DRAINAGE BASIN	---	---
MINOR DRAINAGE BASIN	---	---
TOP OF SLOPE	---	---
TOE OF SLOPE	---	---
EDGE OF WATER	---	---
INDEX CONTOUR	---	---
INTERMEDIATE CONTOUR	---	---
DEPRESSION CONT. (INDEX)	---	---
DEPRESSION CONT. (INTER)	---	---
TOP OF CUTS	---	---
TOE OF FILLS	---	---
CUT AND FILL LINE	---	---
SILT FENCE	---	---
100 YEAR FLOODPLAIN	---	---
500 YEAR FLOODPLAIN	---	---
FLOODWAY	---	---
BASE FLOOD ELEVATION	---	---
EDGE OF WETLANDS	---	---
STONE WALL	---	---

UTILITIES LEGEND

	EXISTING	PROPOSED
STORM SEWER		
MANHOLE	⊙	●
STORM INLET	□	■
AREA INLET - SQUARE	□	■
AREA INLET - ROUND	○	●
FLARED END SECTION	▷	▷
RIPRAP	⊠	⊠
SANITARY SEWER		
LINE MARKER	Mkr San ^o	
SERVICE MARKER	△	
CLEAN-OUT	○	+
MANHOLE W/ DIRECTIONAL FLOW ARROW	⊙	●
WATER LINE		
LINE MARKER	Mkr W ^o	
SERVICE MARKER	△	
FIRE HYDRANT	⊙	●
FIRE CONNECTION	⊙	●
MANHOLE	⊙	●
BEND	⊙	●
BLOW-OFF VALVE	⊙	●
WELL	⊙	●
METER	⊙	●
VALVE	⊙	●
REDUCER	⊙	●
THRUST BLOCK	⊙	●
CROSS	⊙	●
PLUG W/ THRUST BLOCK	⊙	●
TEE	⊙	●
REVERSE ANCHOR	⊙	●
ANODE	⊙	●
AIR & VACUUM VALVE ASSEMBLY	⊙	●
TRANSMISSION BLOW-OFF ASSEMBLY	⊙	●
GAS LINE		
MARKER	Mkr G ^o	
SERVICE MARKER	△	
METER	⊙	●
VALVE	⊙	●
PLUG	⊙	●
TEE	⊙	●
DRY UTILITIES		
CABLE TV MARKER	Mkr TV ^o	
CABLE TELEVISION PEDESTAL	⊠	
ELECTRIC MARKER	Mkr E ^o	
ELECTRIC SERVICE MARKER	△	
ELECTRICAL PEDESTAL	⊠	
ELECTRICAL METER	⊙	●
ELECTRICAL MANHOLE	⊙	●
FIBER-OPTIC MARKER	Mkr FO ^o	
IRRIGATION PEDESTAL	⊠	
TELEPHONE MARKER	Mkr T ^o	
TELEPHONE PEDESTAL	⊠	
TELEPHONE MANHOLE	⊙	●
UTILITY POLE	⊙	●
GUY ANCHOR	⊙	●
GUY POLE	⊙	●
MISC. UTILITIES		
VENT PIPE	⊙	●
TEST HOLE DESIGNATOR	⊙	●

LANDSCAPE LEGEND

	EXISTING	PROPOSED
TREE - CONIFEROUS	⊙	●
TREE - DECIDUOUS	⊙	●
SHRUB/BUSH	⊙	●
SHRUBS AND BUSHES	⊙	●
IRRIGATION BOX	⊙	●
IRRIGATION SPRINKLER	⊙	●
IRRIGATION VALVE	⊙	●
BOLLARD	⊙	●
FLAGPOLE	⊙	●

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

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

J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9888 • Colorado Springs 719-588-2683
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

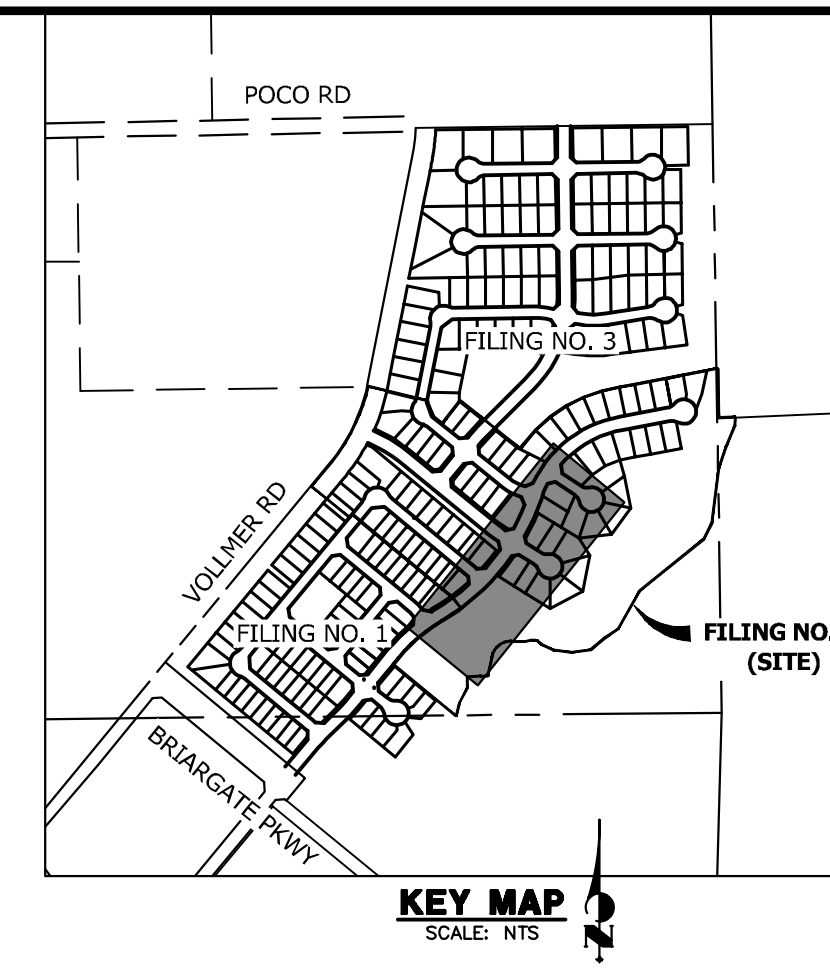
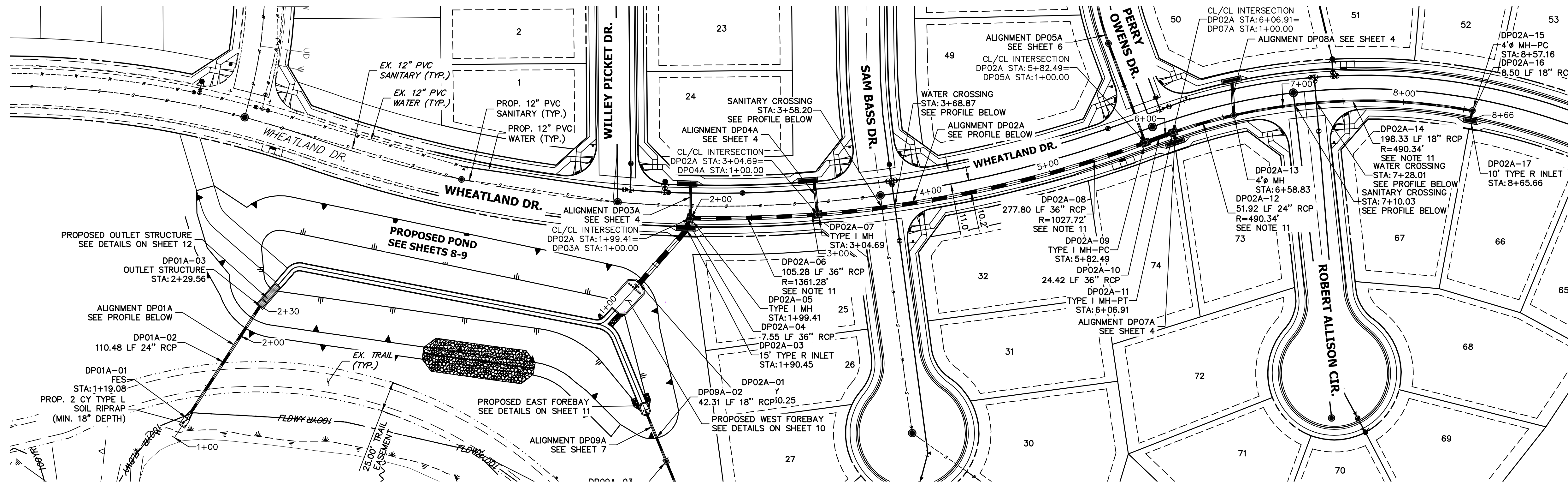
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				11/10/22					

HOMESTEAD NORTH AT
 STERLING RANCH FILING NO. 2
 LEGEND



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 11/10/22

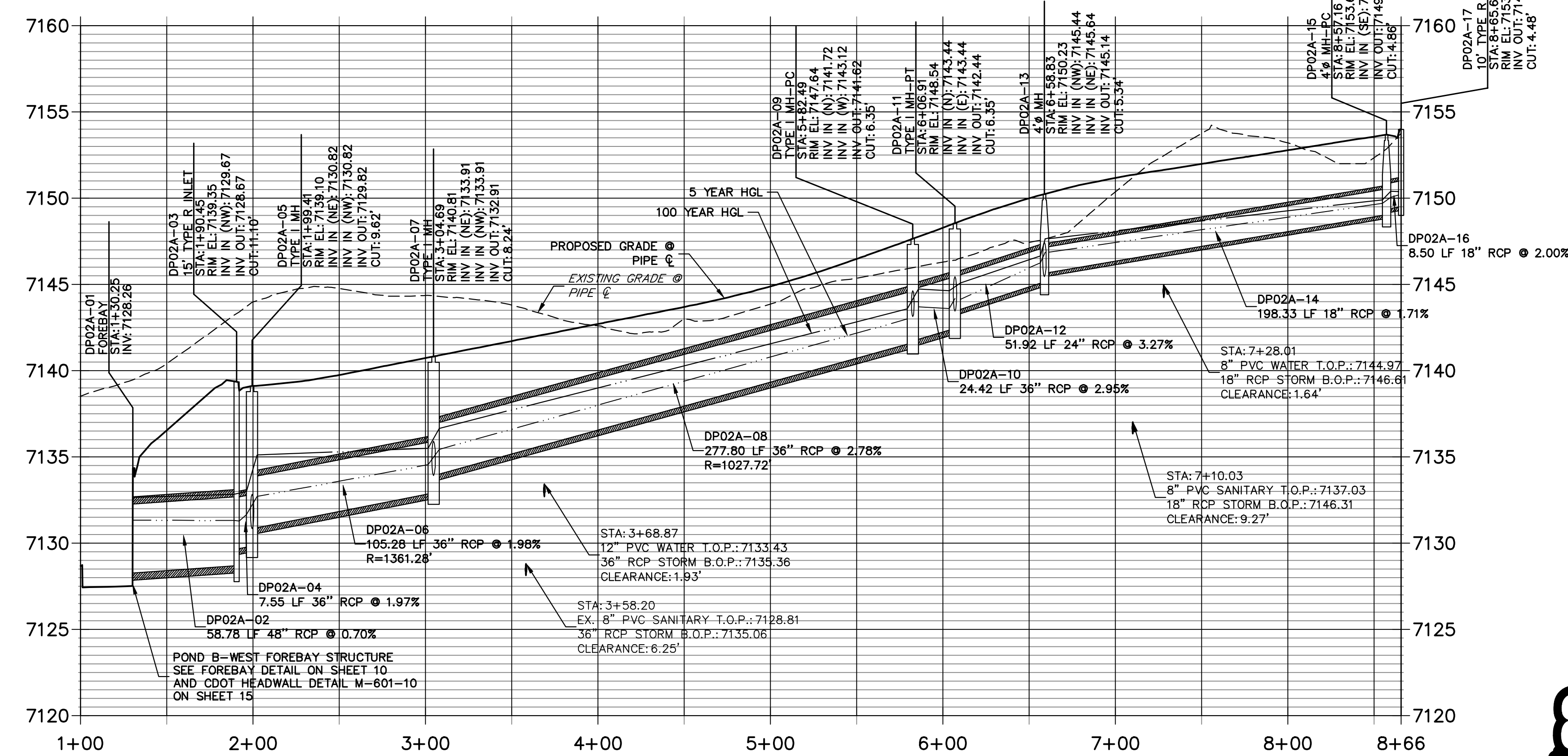


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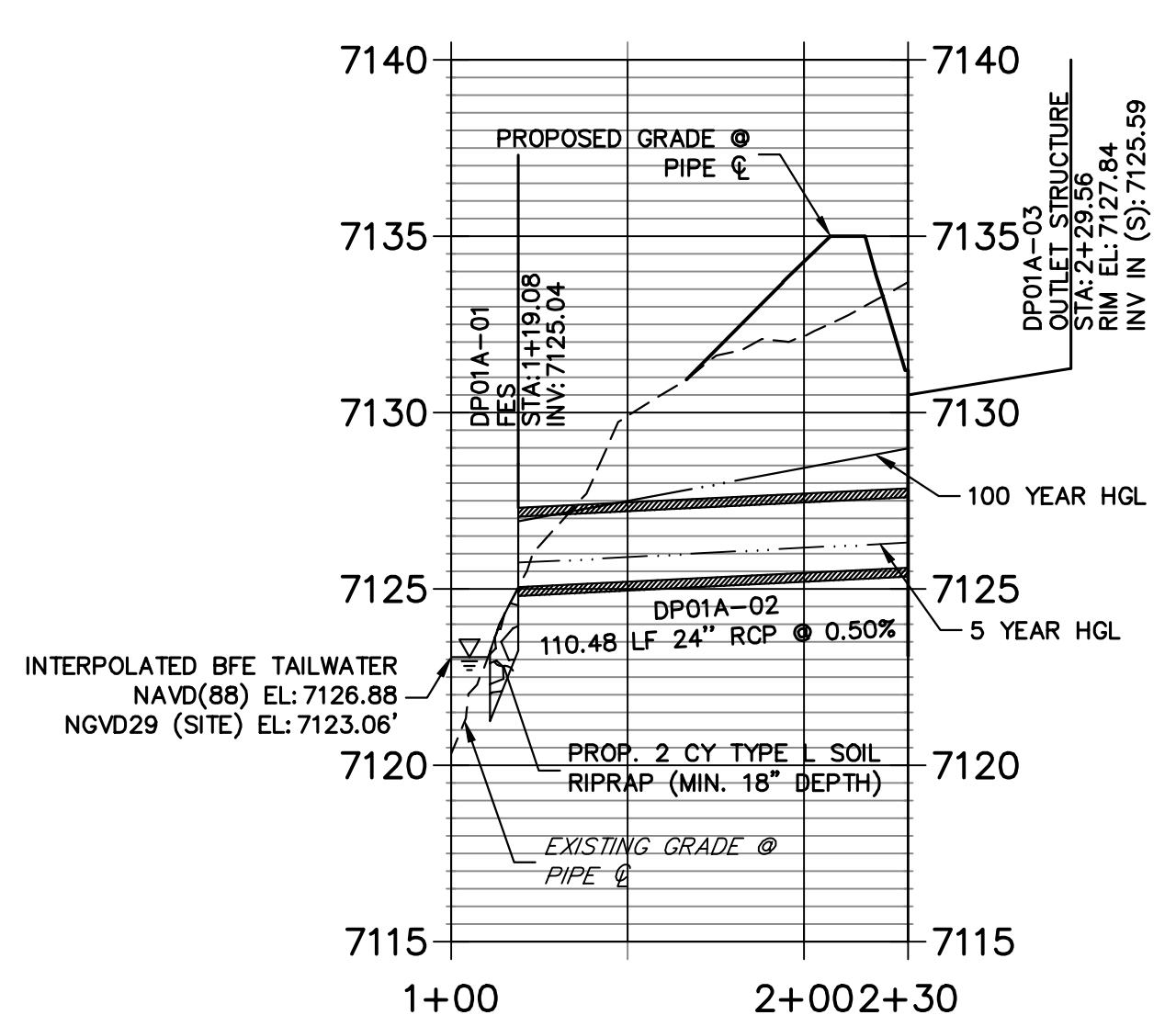
PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT
 SUITE 200
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 471-1742

- NOTES**
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**DPO2A PROFILE
 STA 1+00.00 TO 8+65.66**



**DPO1A PROFILE
 STA 1+00.00 TO 2+29.56**



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

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

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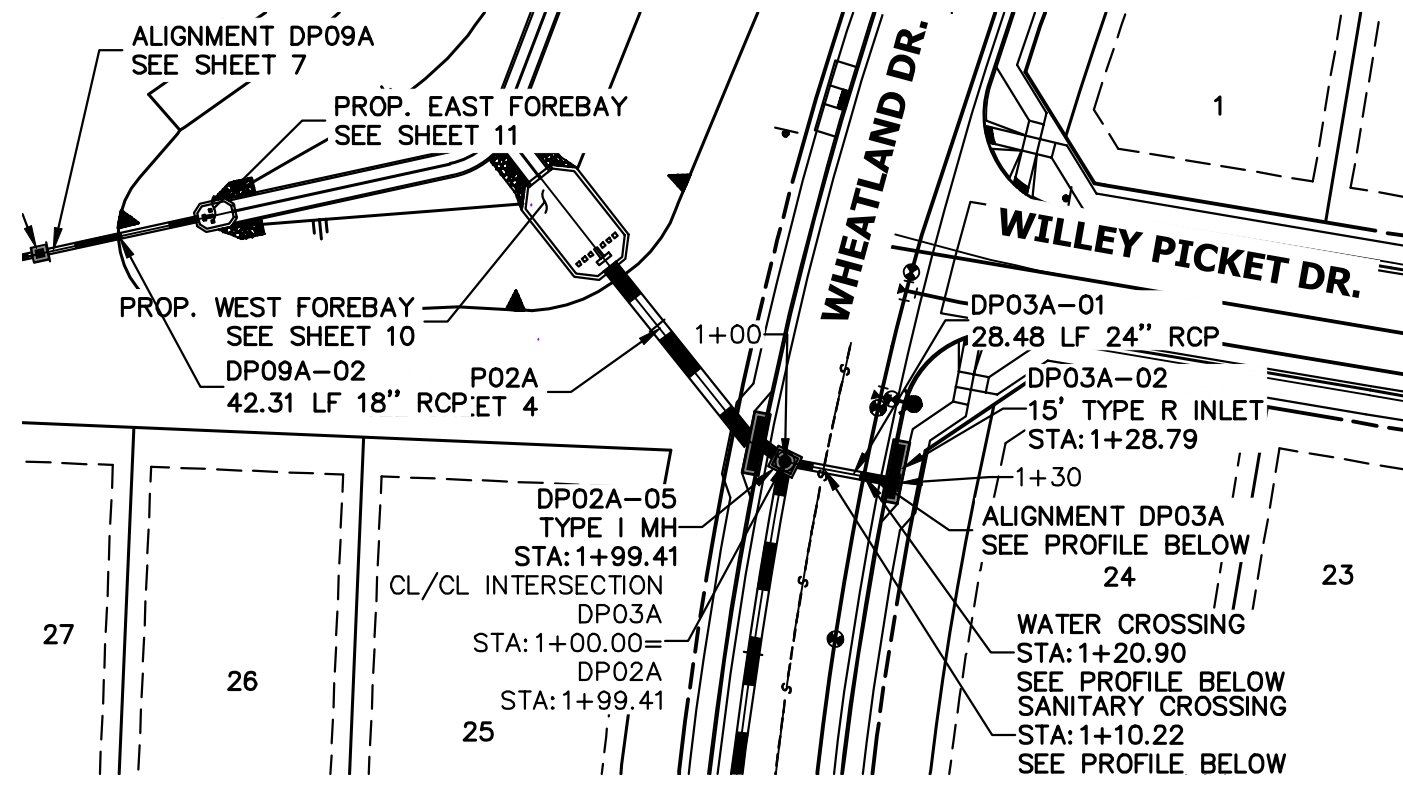
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

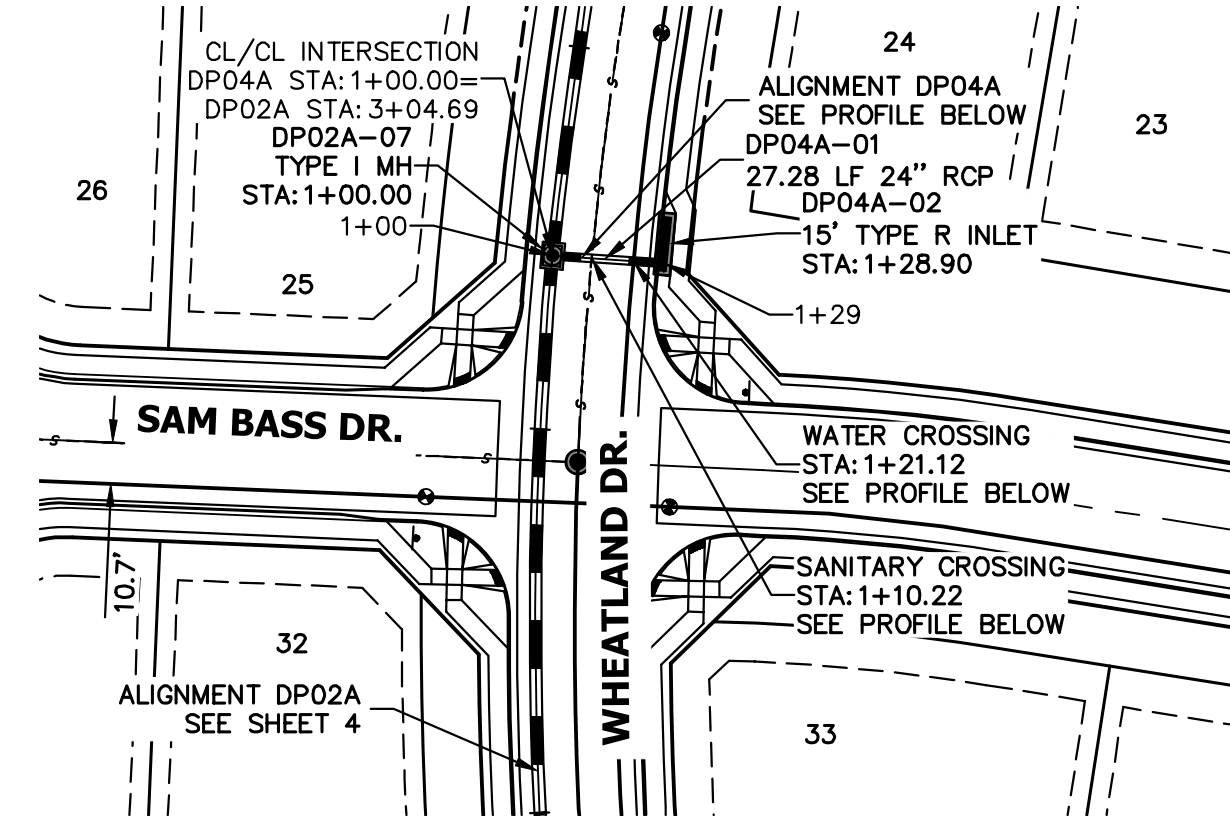
DATE: 11/10/22

HOMESTEAD NORTH AT
 STERLING RANCH FILING NO. 2
 STORM PLANS

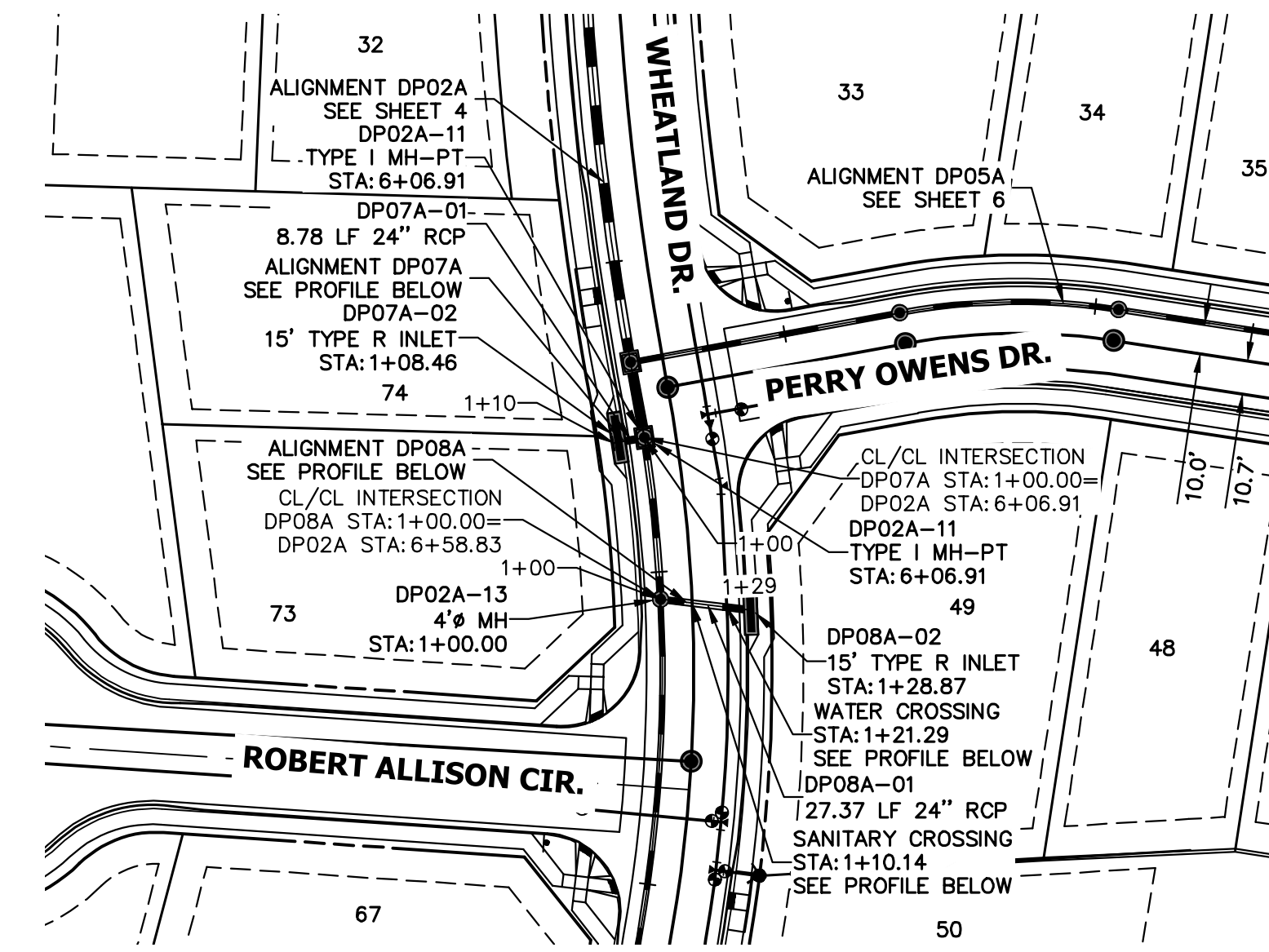
SHEET 4 OF 15
 JOB NO. 25188.10



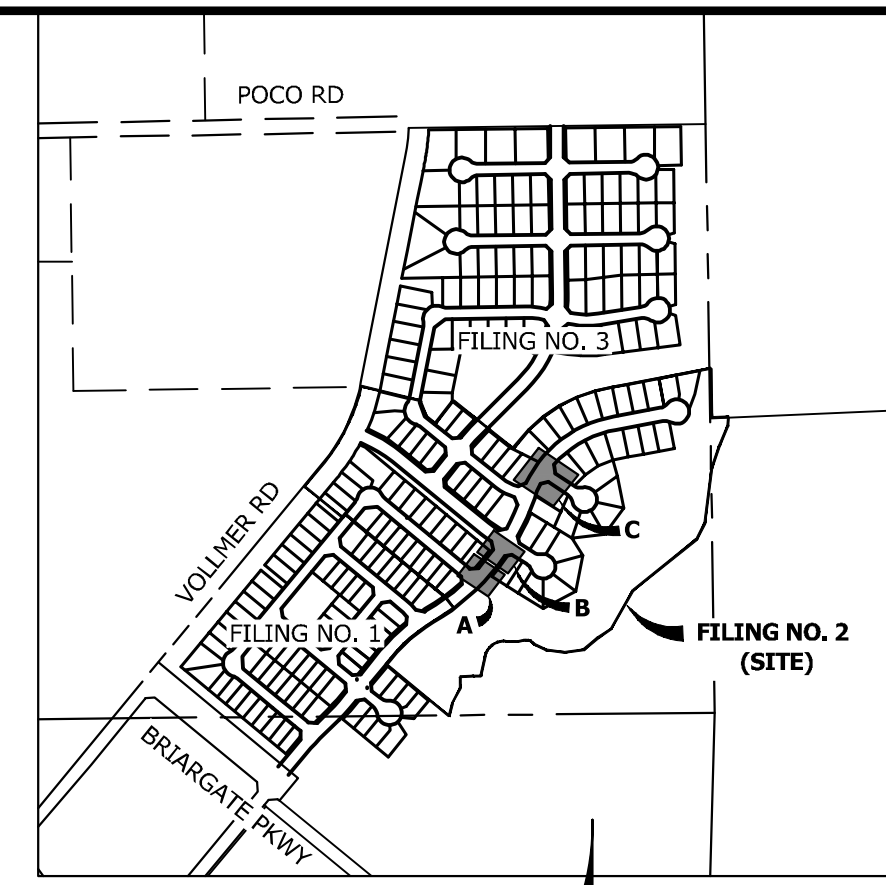
PLAN VIEW - A



PLAN VIEW - B



PLAN VIEW - C

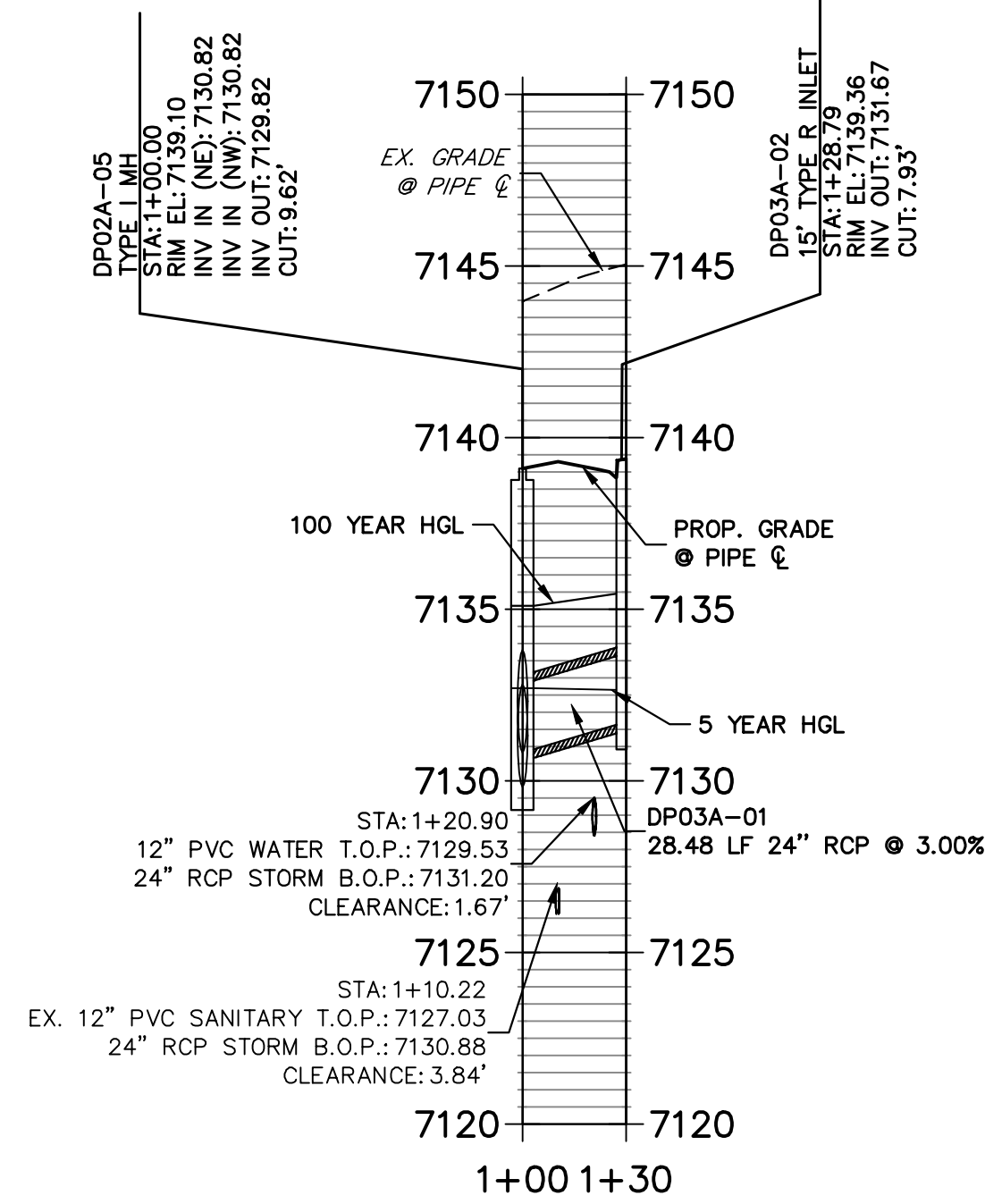


KEY MAP
SCALE: NTS

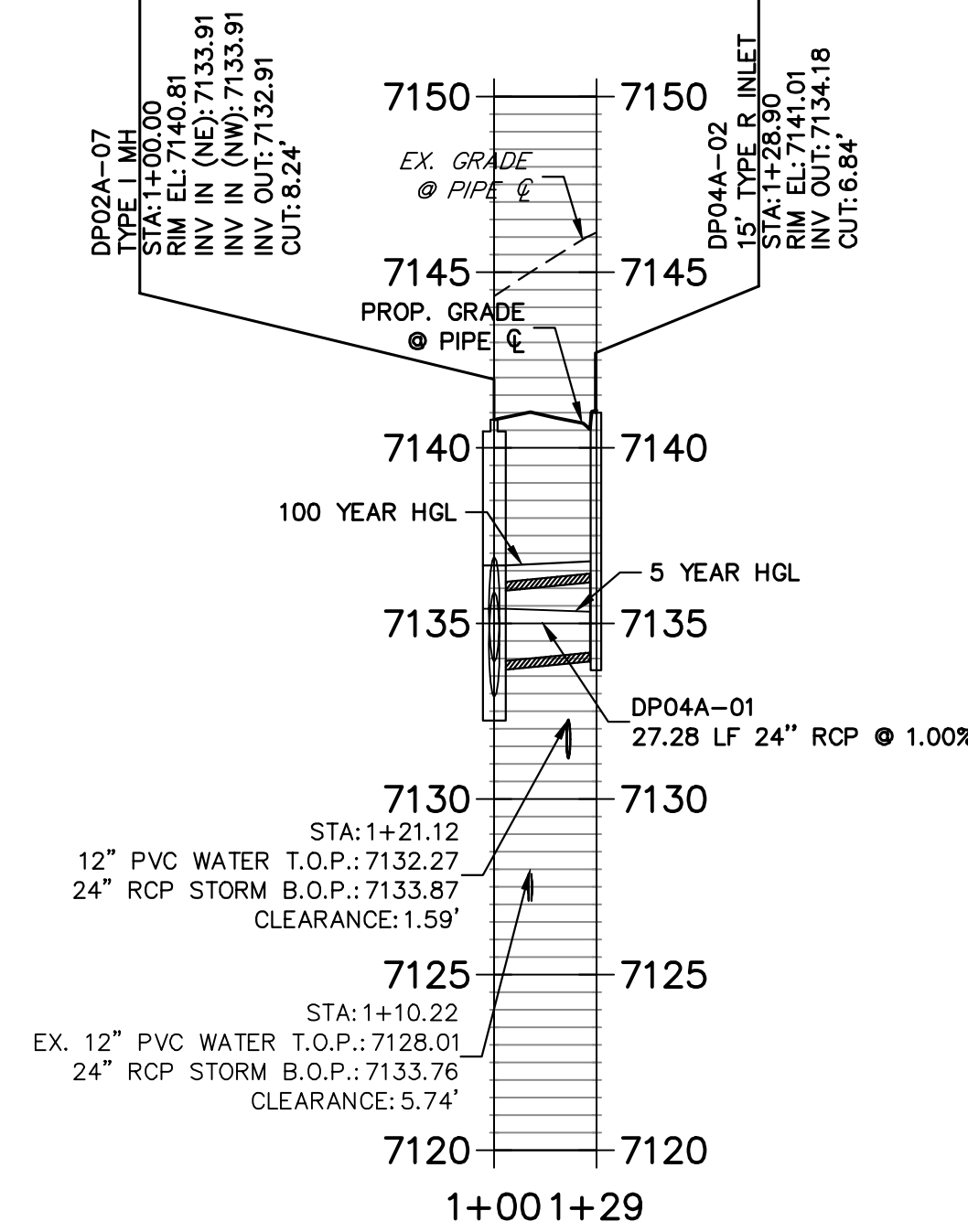
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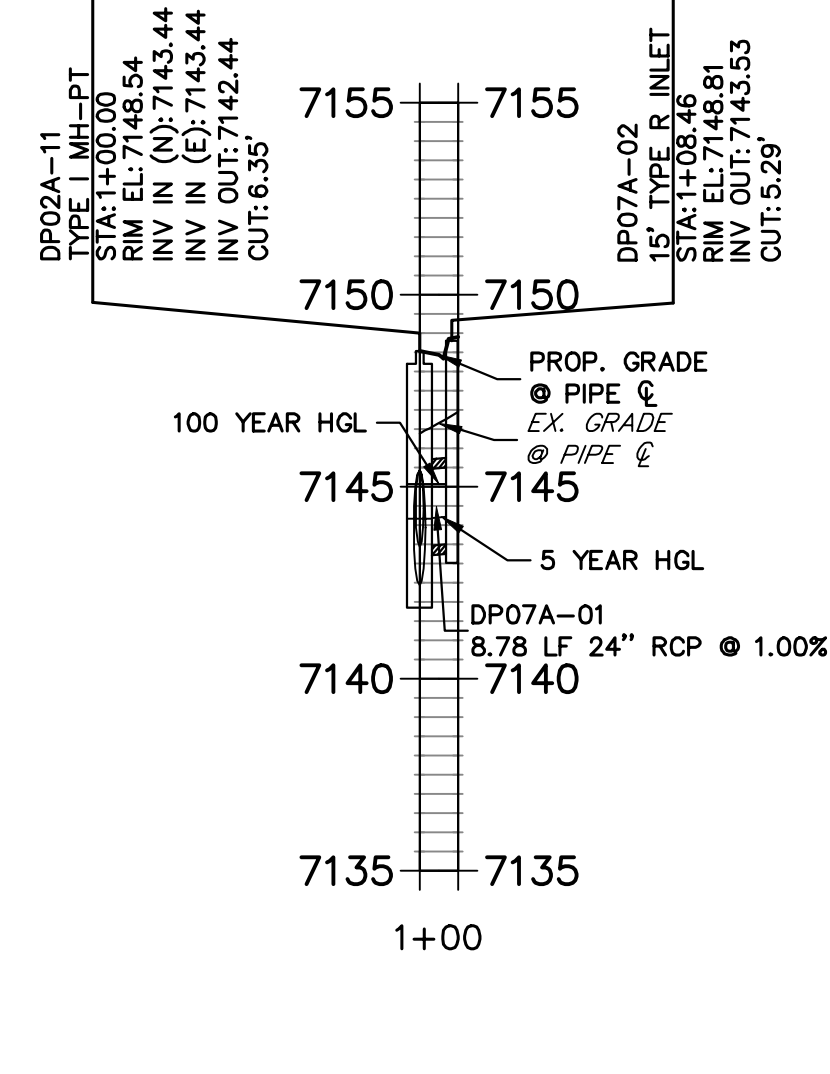
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STA 1+00.00 TO 1+30.20**



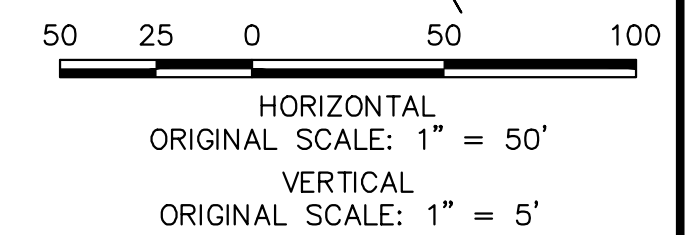
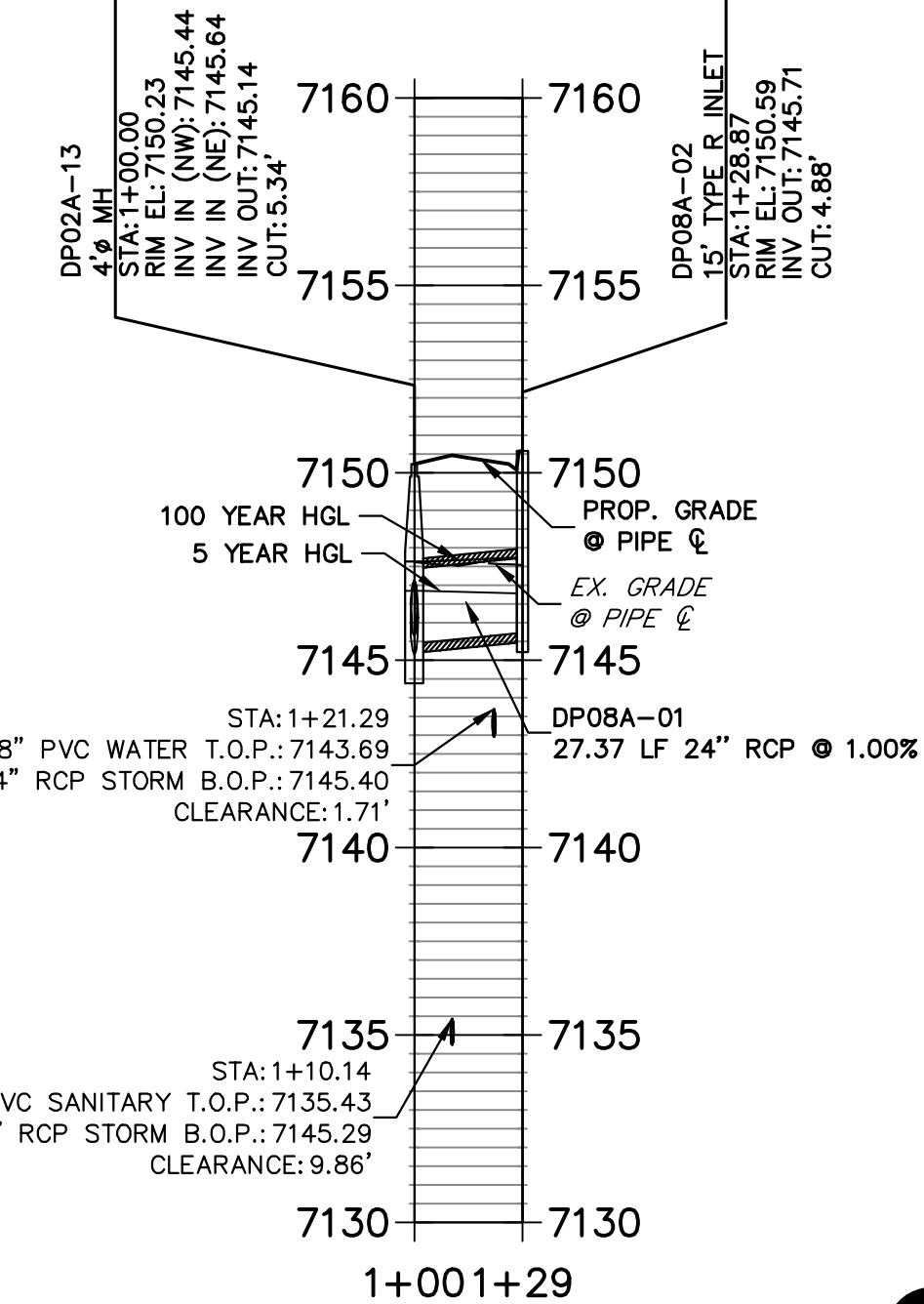
**DP04A PROFILE
STA 1+00.00 TO 1+29.17**



**DP07A PROFILE
STA 1+00.00 TO 1+10.00**



**DP08A PROFILE
STA 1+00.00 TO 1+28.87**



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE: 11/10/22

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

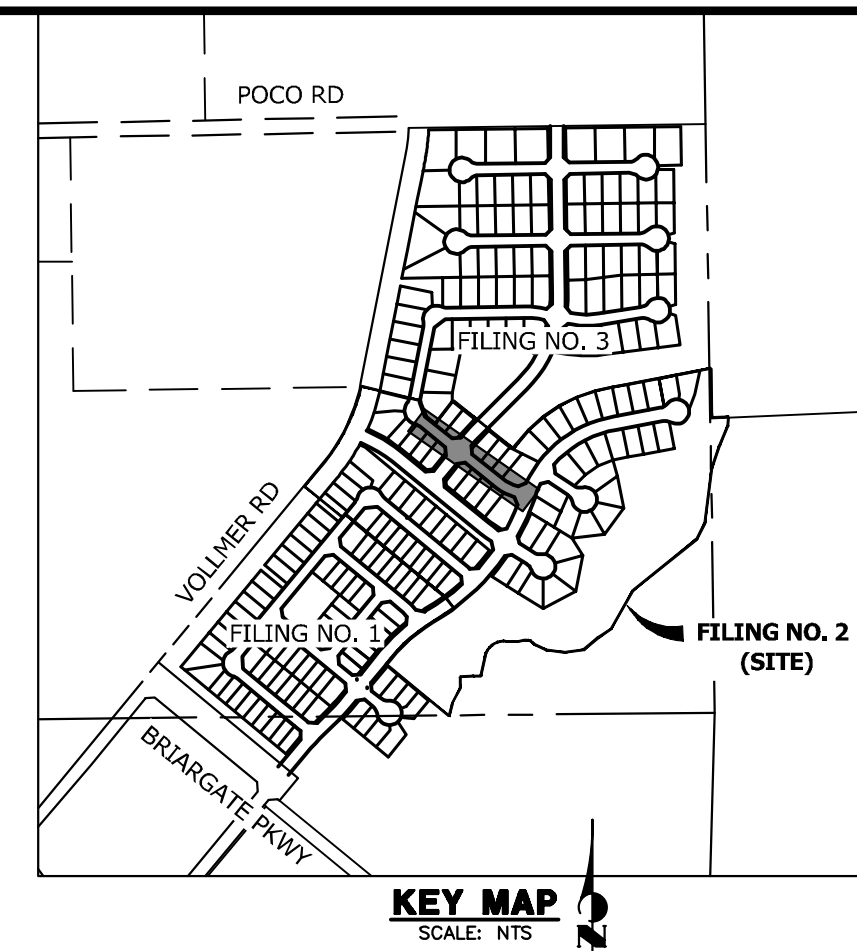
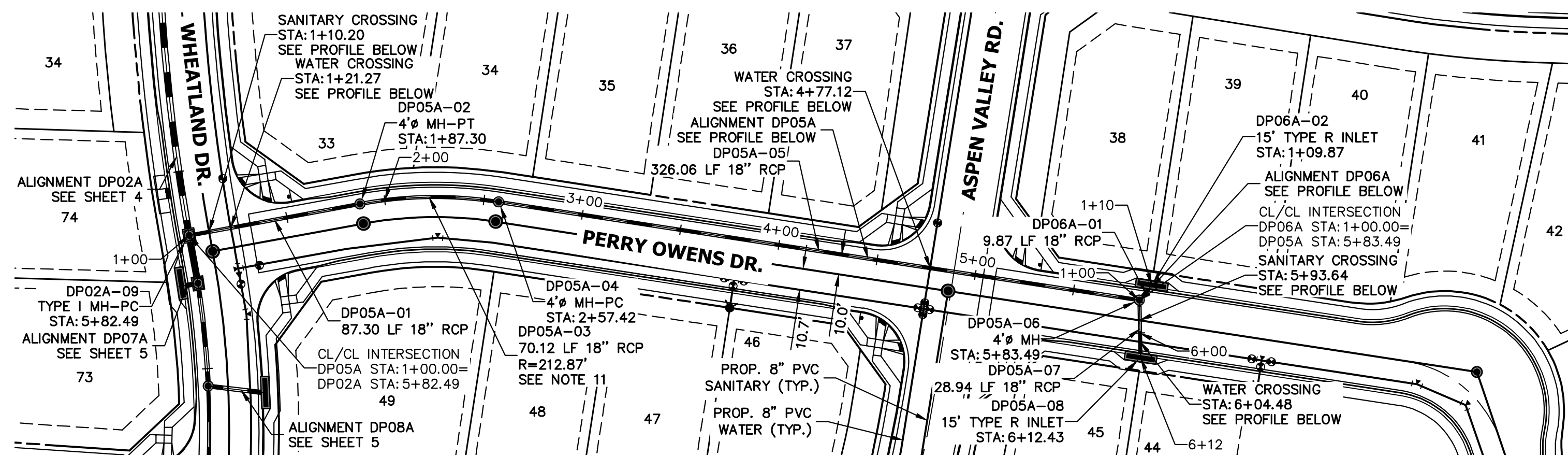
J.R. ENGINEERING
A Westman Company
Central 303-740-9383 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY		DATE	
NO.	REVISION	DATE	BY
H-SCALE	1"=50'	DESIGNED BY	QNL
V-SCALE	1"=5'	DRAWN BY	QNL
DATE	11/10/22	CHECKED BY	

HOMESTEAD NORTH AT
STERLING RANCH FILING NO. 2
STORM PLANS

SHEET 5 OF 15
JOB NO. 25188.10

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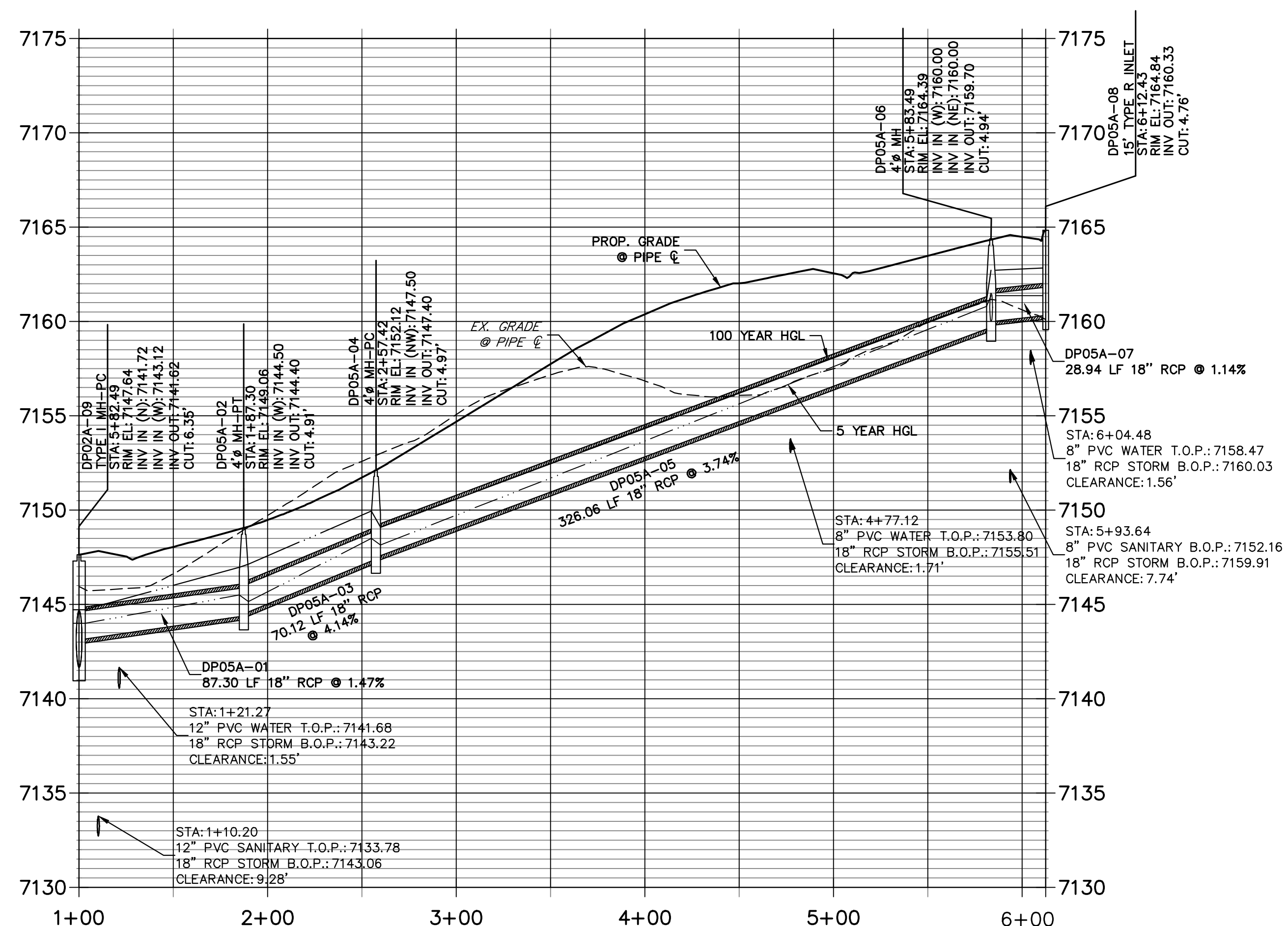
PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT
 SUITE 200
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
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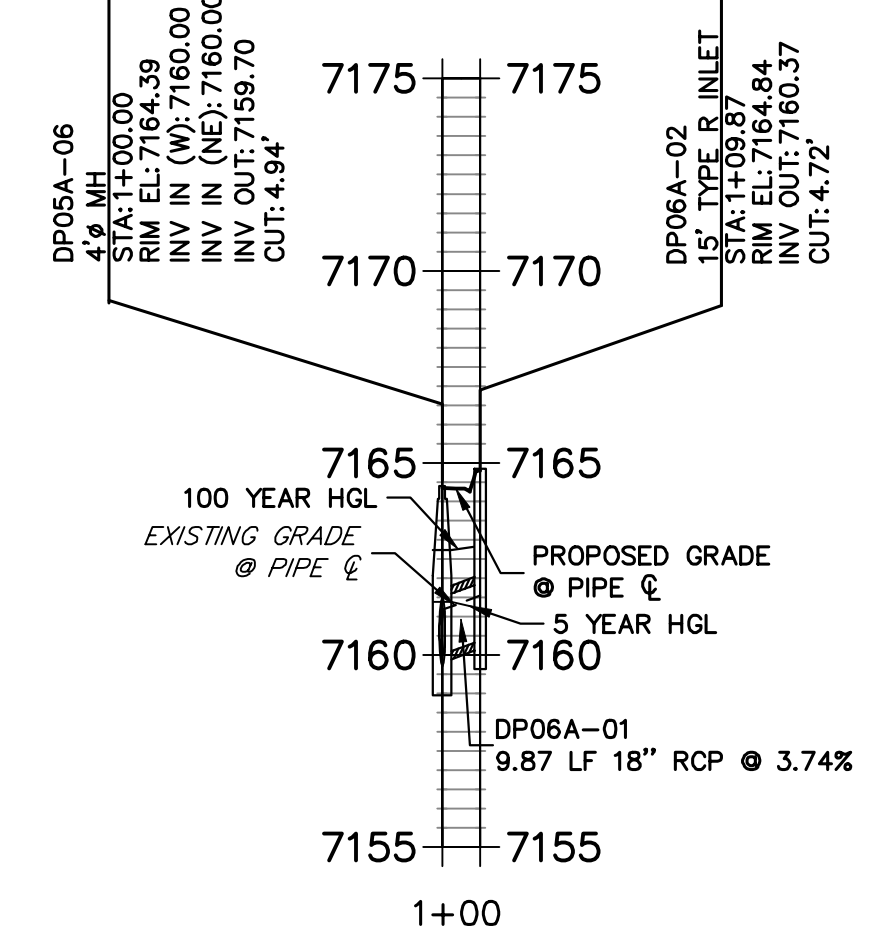
No.	REVISION	BY	DATE

H-SCALE	1" = 50'
V-SCALE	1" = 5'
DATE	11/10/22
DESIGNED BY	QNL
DRAWN BY	QNL
CHECKED BY	

DPO5A PROFILE
STA 1+00.00 TO 6+12.43

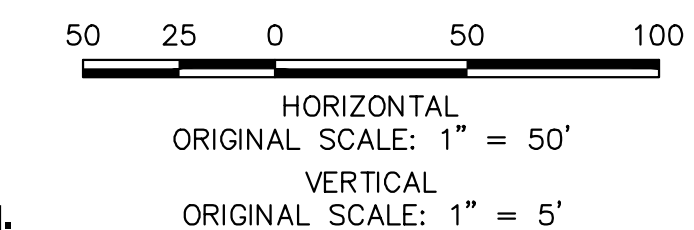


DPO6A PROFILE
STA 1+00.00 TO 1+09.87



NOTES

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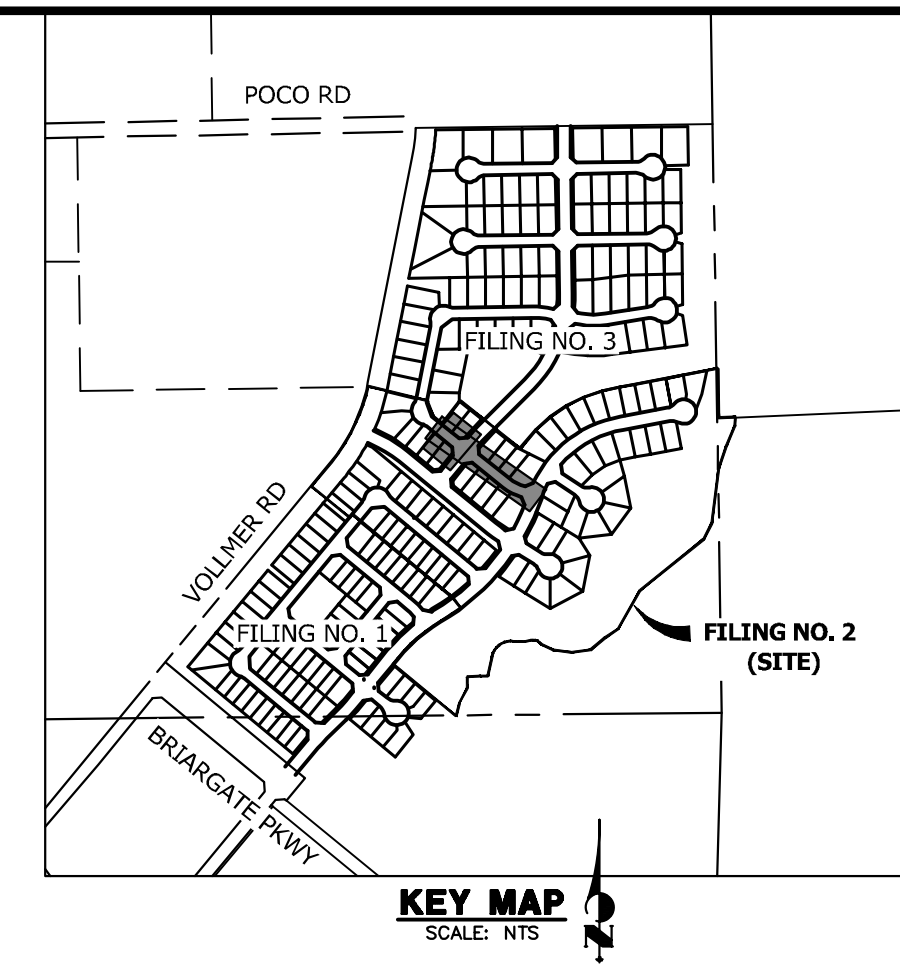
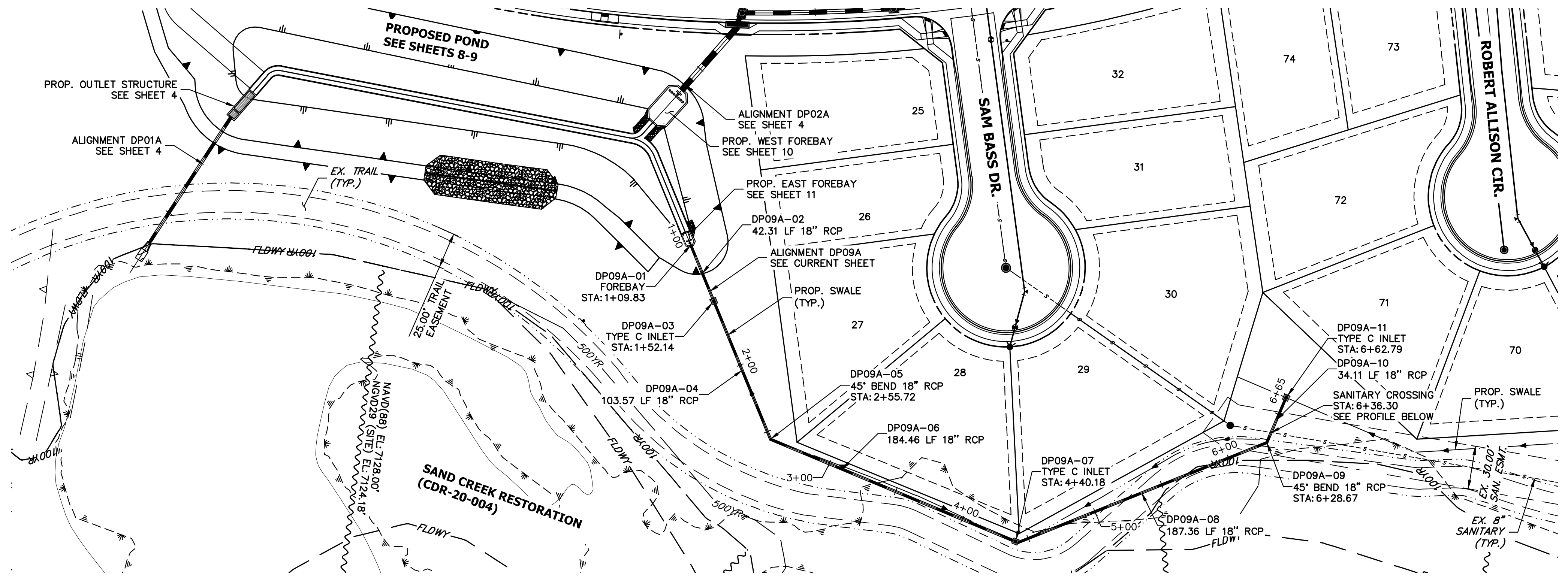
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC. LOCAL ENGINEER
 DATE: 11/10/22

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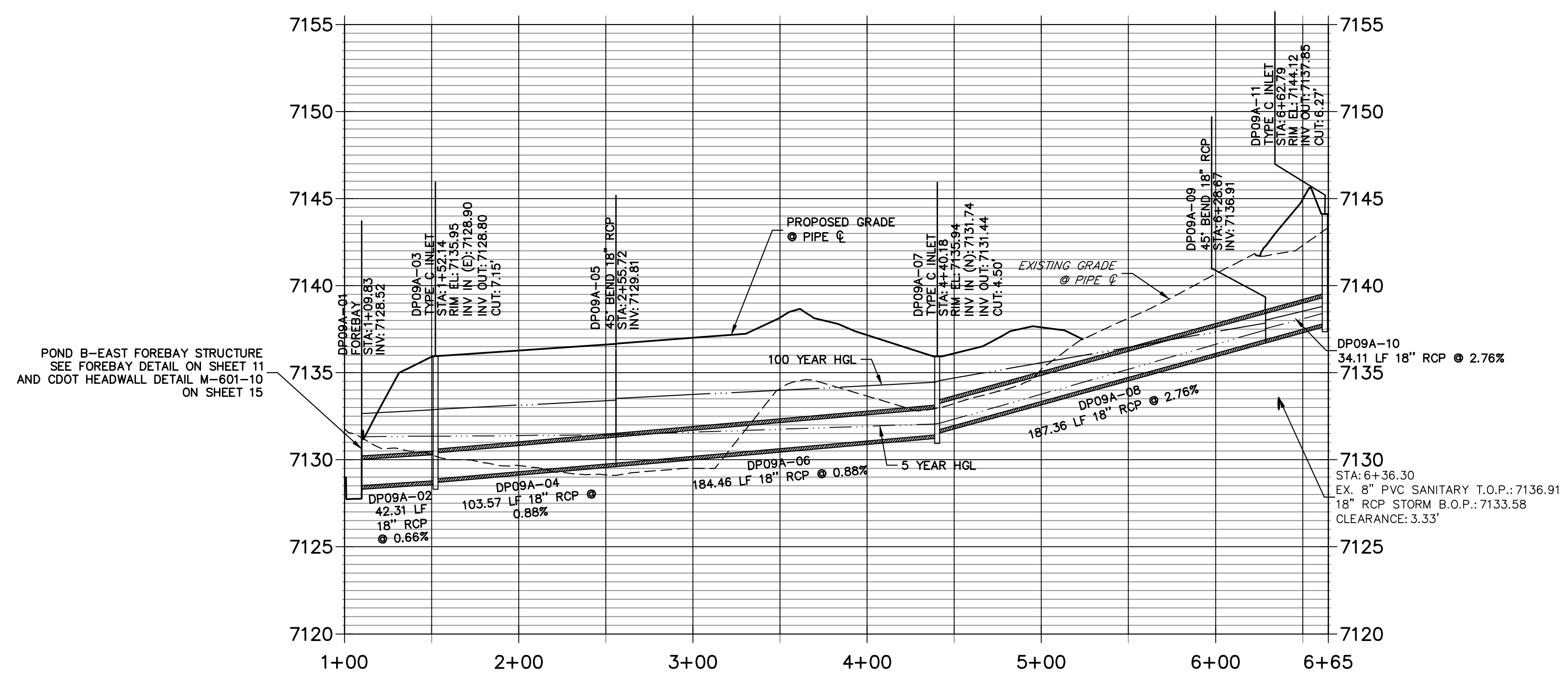


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PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT SUITE 200
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 471-1742

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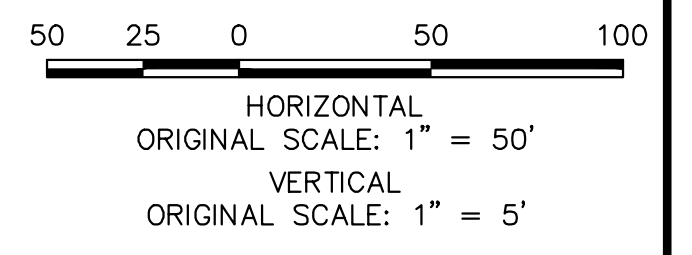
**DP09A PROFILE
 STA 1+00.00 TO 6+64.74**



POND B-EAST FOREBAY STRUCTURE
 SEE FOREBAY DETAIL ON SHEET 11
 AND CDOT HEADWALL DETAIL M-601-10
 ON SHEET 15



Know what's below.
 Call before you dig.



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE: 11/10/22

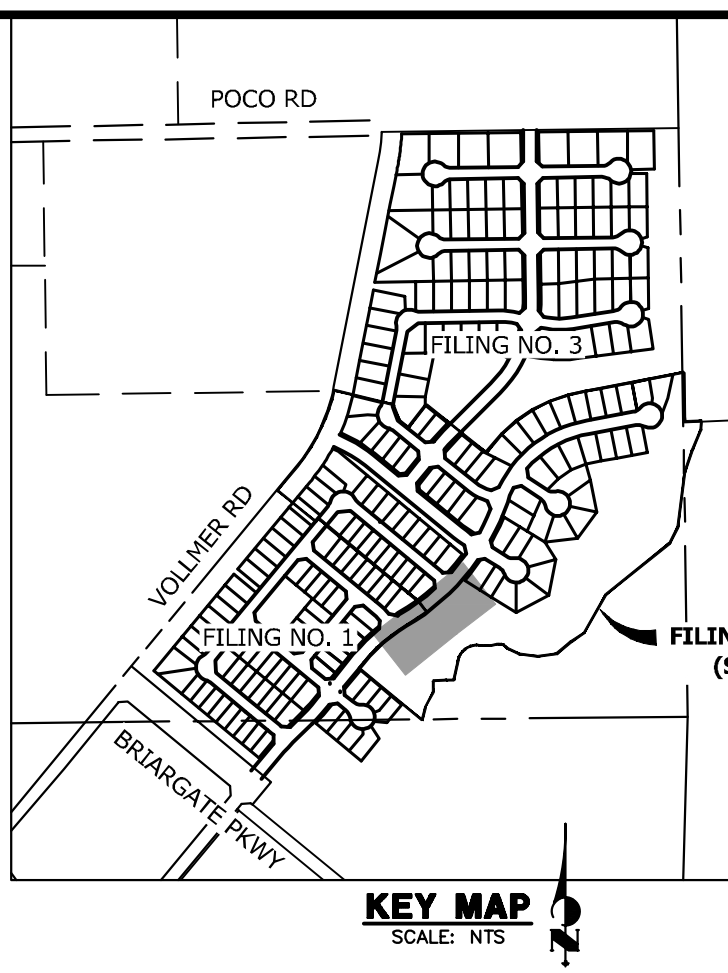
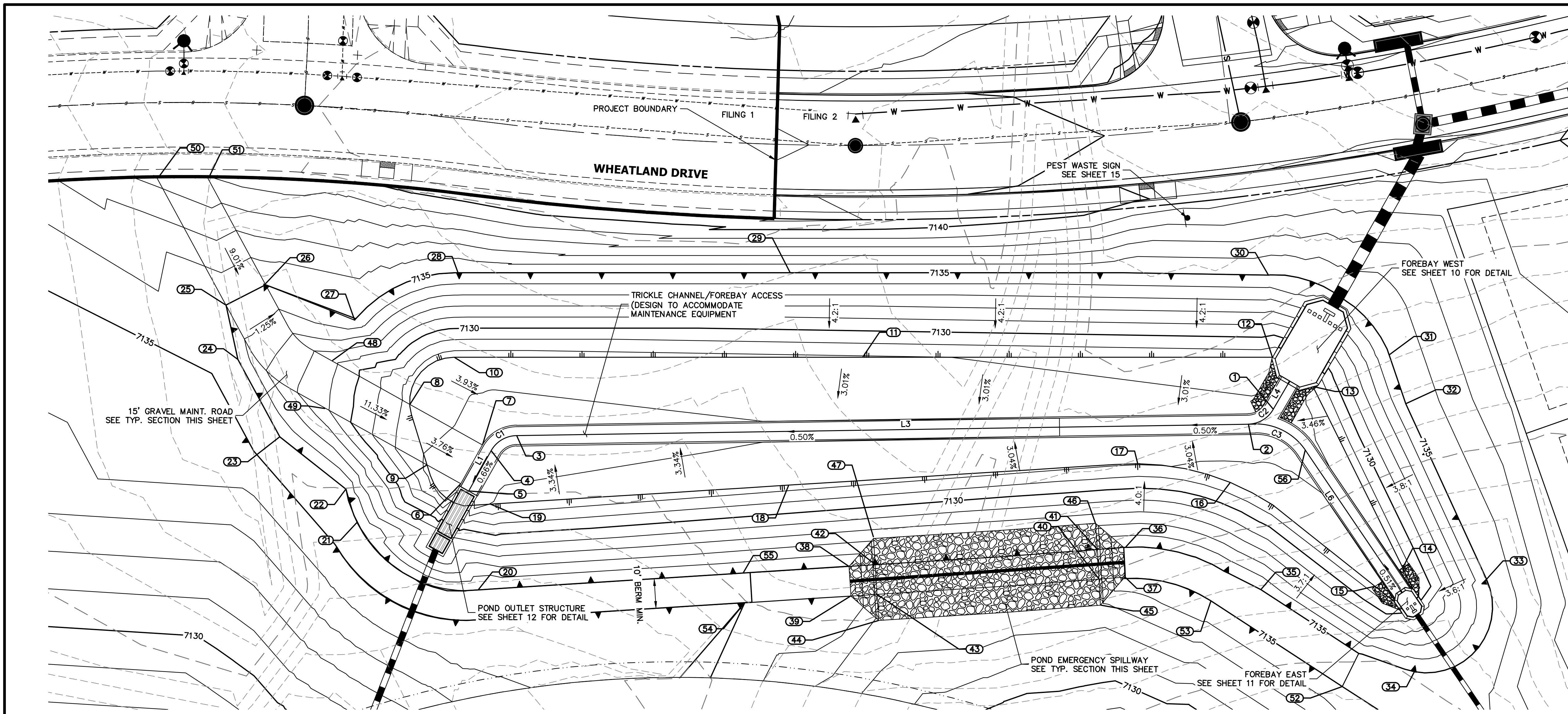
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HOMESTEAD NORTH AT
 STERLING RANCH FILING NO. 2

STORM PLANS

SHEET 7 OF 15
 JOB NO. 25188.10

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LINE TABLE

LINE	BEARING	DISTANCE
L1	N09°01'10"W	15.48'
L3	N50°54'45"E	249.09'
L4	N08°05'30"W	10.96'
L6	N72°19'38"W	57.20'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	59°55'55"	10.00'	10.46'
C2	59°00'14"	10.00'	10.30'
C3	56°45'37"	20.00'	19.81'

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE AS 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
 Centennial 300-740-0888 • Colorado Springs 719-583-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	DATE

POINT TABULATION

ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
1	TRICKLE CHANNEL	N: 415943.29 E: 238148.24	7127.37
2	TRICKLE CHANNEL	N: 415934.12 E: 237953.18	7127.32
3	TRICKLE CHANNEL	N: 415778.59 E: 237949.61	7126.08
4	TRICKLE CHANNEL	N: 415769.26 E: 237949.61	7126.03
5	TRICKLE CHANNEL	N: 415753.97 E: 237952.04	7125.93
6	MAINT. ROAD	N: 415754.23 E: 237948.46	7126.44
7	MAINT. ROAD	N: 415769.04 E: 237946.10	7126.53
8	MAINT. ROAD/ TOE	N: 415764.65 E: 237918.43	7127.66
9	MAINT. ROAD/ TOE	N: 415752.19 E: 237935.62	7126.85
10	TOE	N: 415786.35 E: 237920.36	7127.42
11	TOE	N: 415871.47 E: 238028.57	7127.89
12	TOE/ FOREBAY	N: 415956.86 E: 238137.22	7129.03
13	TOE/ FOREBAY	N: 415957.56 E: 238154.05	7128.92
14	TOE	N: 415928.33 E: 238215.49	7128.41
15	TOE	N: 415917.61 E: 238212.07	7128.43

POINT TABULATION

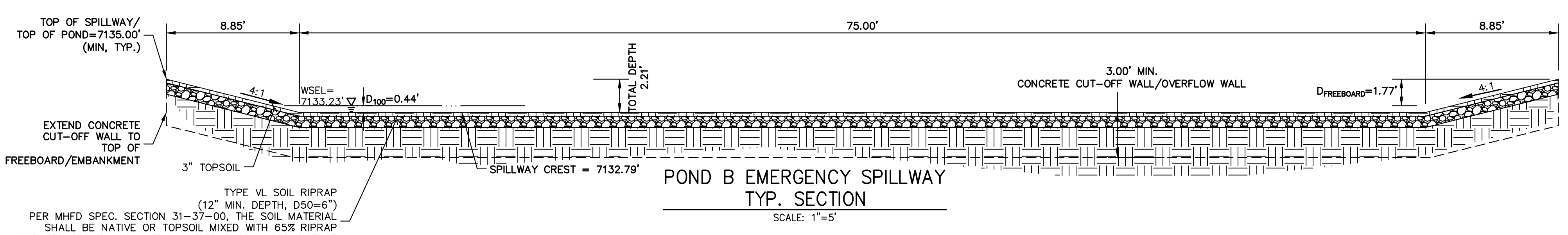
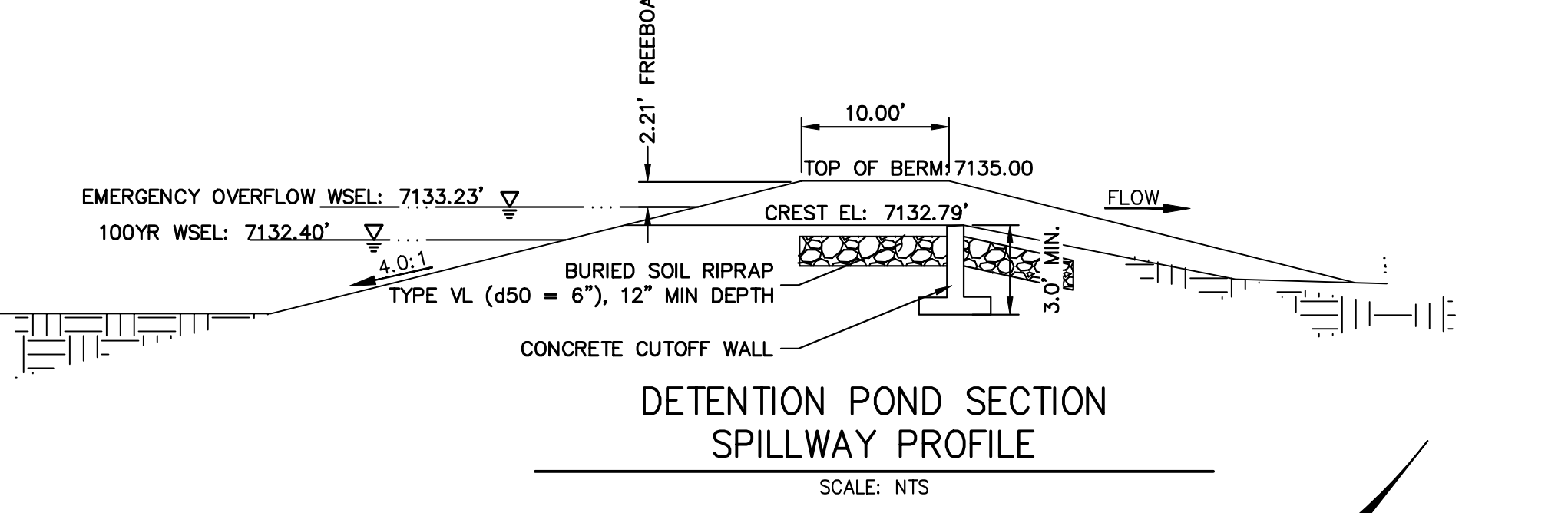
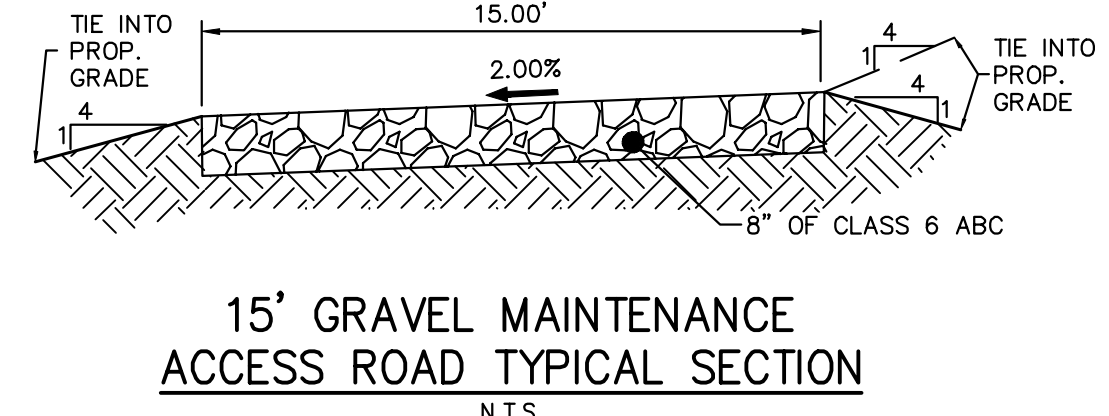
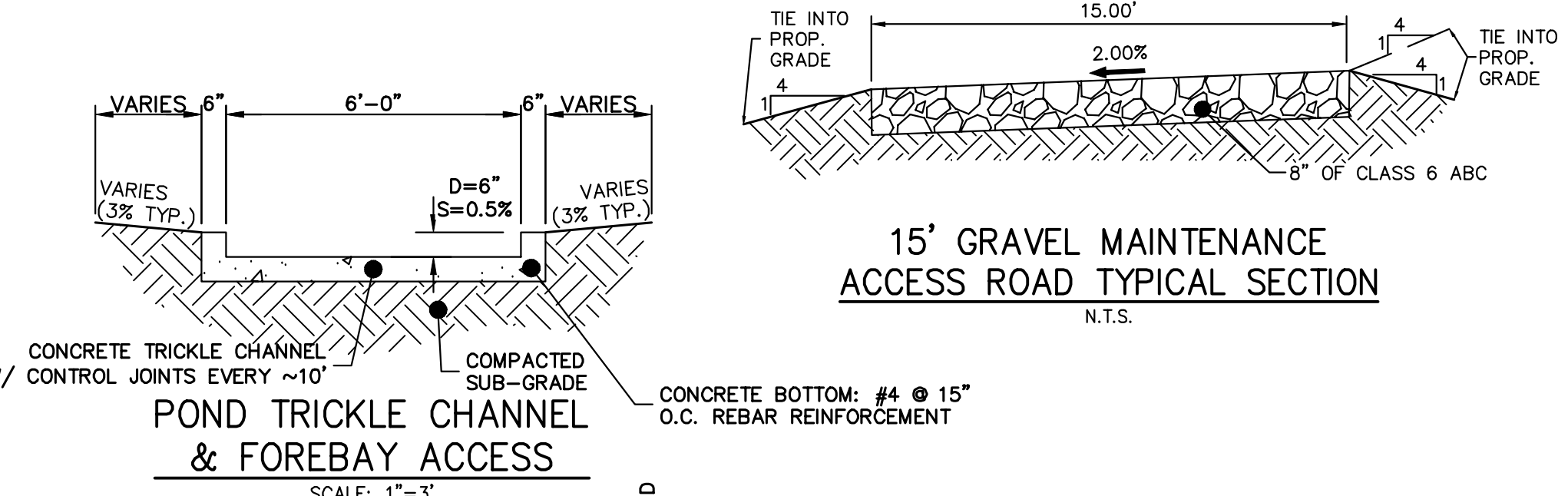
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
16	TOE	N: 415914.97 E: 238152.13	7128.13
17	TOE	N: 415900.72 E: 238123.72	7127.91
18	TOE	N: 415822.26 E: 238035.68	7127.51
19	TOE	N: 415754.95 E: 237960.46	7127.01
20	TOP	N: 415729.70 E: 237975.12	7135.00
21	TOP	N: 415722.49 E: 237929.10	7135.00
22	TOP	N: 415728.88 E: 237919.21	7135.00
23	TOP	N: 415728.94 E: 237890.77	7135.00
24	TOP	N: 415740.74 E: 237863.52	7135.00
25	MAINT. ROAD/ TOP	N: 415752.61 E: 237849.06	7135.00
26	MAINT. ROAD/ TOP	N: 415766.39 E: 237855.01	7135.03
27	TOP	N: 415775.45 E: 237886.29	7134.87
28	TOP	N: 415809.56 E: 237903.84	7135.00
29	TOP	N: 415878.78 E: 237991.83	7135.00
30	TOP	N: 415977.83 E: 238119.03	7135.00

POINT TABULATION

ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
31	TOP	N: 415981.81 E: 238167.59	7135.00
32	TOP	N: 415972.36 E: 238182.15	7135.00
33	TOP	N: 415942.75 E: 238240.08	7135.00
34	TOP	N: 415903.23 E: 238240.31	7135.00
35	TOP	N: 415892.96 E: 238182.45	7135.00
36	SPILLWAY TOP	N: 415875.86 E: 238137.75	7135.00
37	SPILLWAY TOP	N: 415867.90 E: 238143.84	7134.96
38	SPILLWAY TOP	N: 415813.29 E: 238068.53	7135.00
39	SPILLWAY TOP	N: 415805.83 E: 238075.20	7135.00
40	SPILLWAY CREST	N: 415862.04 E: 238137.42	7132.79
41	SPILLWAY CREST	N: 415869.55 E: 238130.85	7132.79
42	SPILLWAY CREST	N: 415819.26 E: 238075.21	7132.79
43	SPILLWAY CREST	N: 415811.73 E: 238081.80	7132.79
44	SPILLWAY CREST	N: 415805.16 E: 238087.69	7132.79
45	SPILLWAY CREST	N: 415855.39 E: 238143.24	7132.79

POINT TABULATION

ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
46	SPILLWAY CREST	N: 415876.07 E: 238124.86	7132.79
47	SPILLWAY CREST	N: 415826.06 E: 238068.98	7132.69
48	MAINT. ROAD	N: 415759.94 E: 237888.76	7131.26
49	MAINT. ROAD	N: 415745.91 E: 237896.94	7131.18
50	MAINT. ROAD	N: 415771.84 E: 237804.50	7138.27
51	MAINT. ROAD	N: 415782.36 E: 237817.98	7138.90
52	TOP	N: 415884.27 E: 238224.25	7135.00
53	TOP	N: 415879.59 E: 238171.62	7135.00
54	TOP	N: 415781.94 E: 238048.50	7135.00
55	TOP	N: 415789.39 E: 238041.83	7135.00
56	TRICKLE CHANNEL	N: 415939.18 E: 238165.21	7127.43



TYPE VL SOIL RIPRAP (12" MIN. DEPTH, D50=6")
 PER MHFD SPEC. SECTION 31-37-00, THE SOIL MATERIAL SHALL BE NATIVE OR TOPSOIL MIXED WITH 65% RIPRAP AND 35% SOIL BY VOLUME. SOIL RIPRAP SHALL CONSIST OF UNIFORM MIXTURE OF SOIL AND RIPRAP WITHOUT VOIDS.

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

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

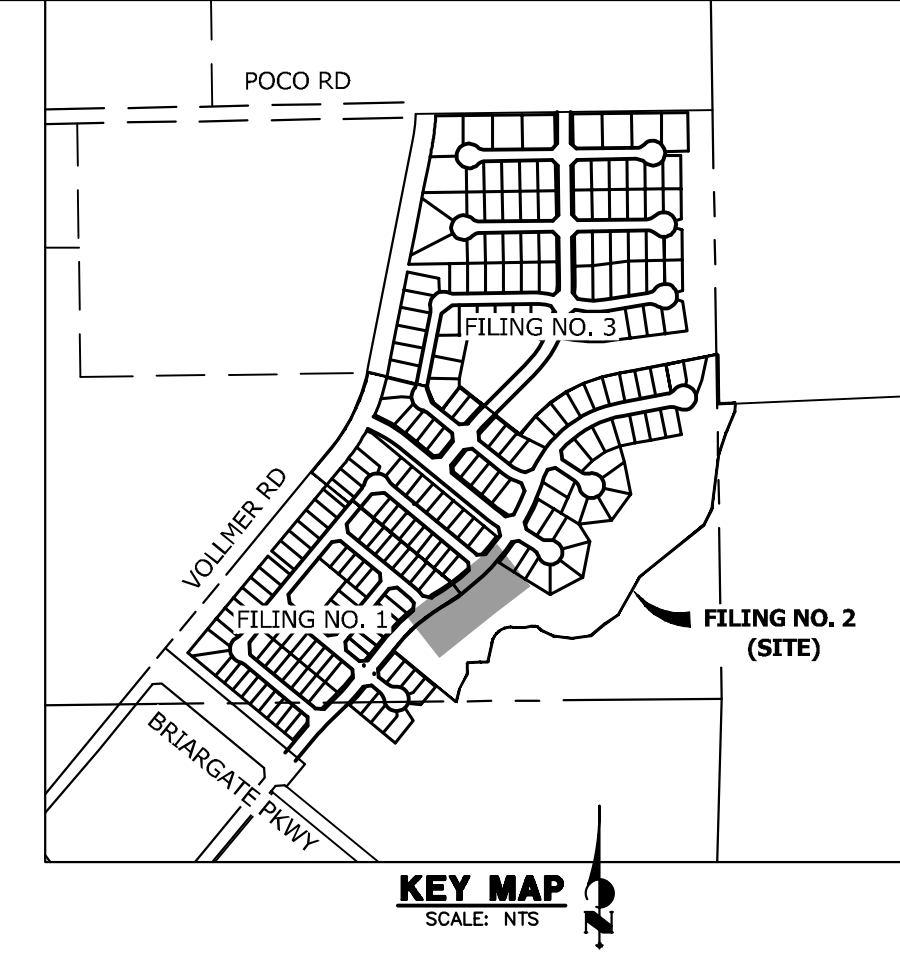
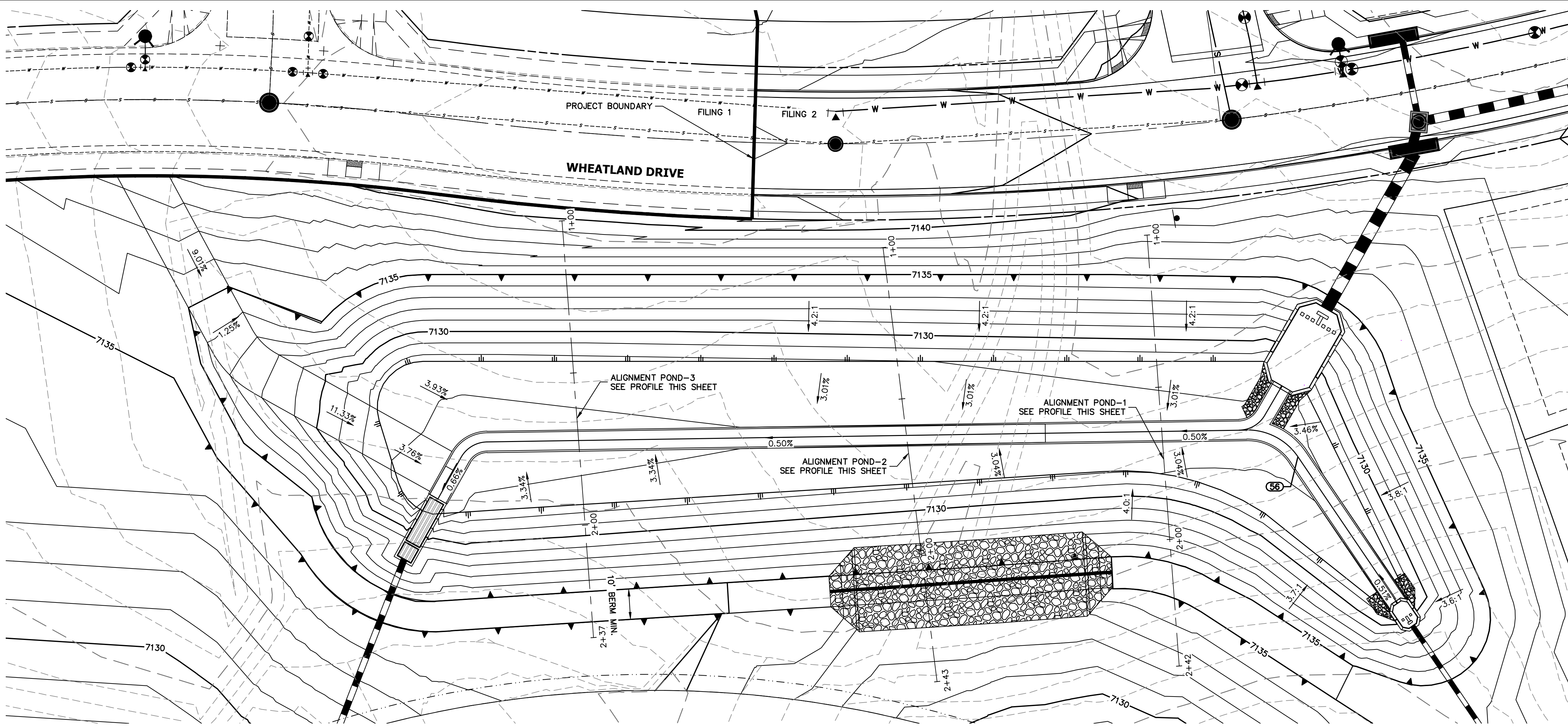
DATE: 11/10/22

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2

POND PLANS

SHEET 8 OF 15

JOB NO. 25188.10



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING 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
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BY	DATE

No.	REVISION

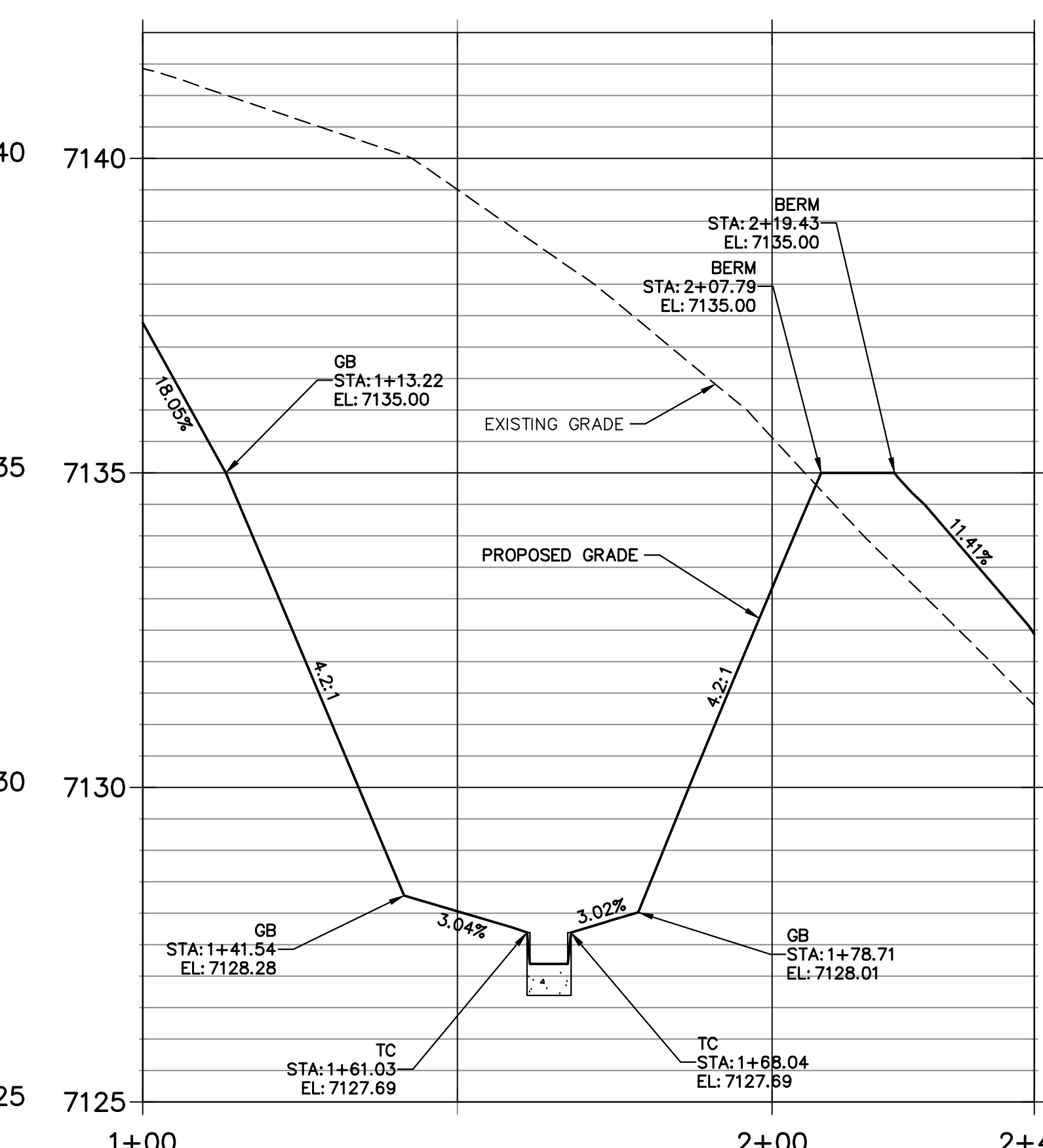
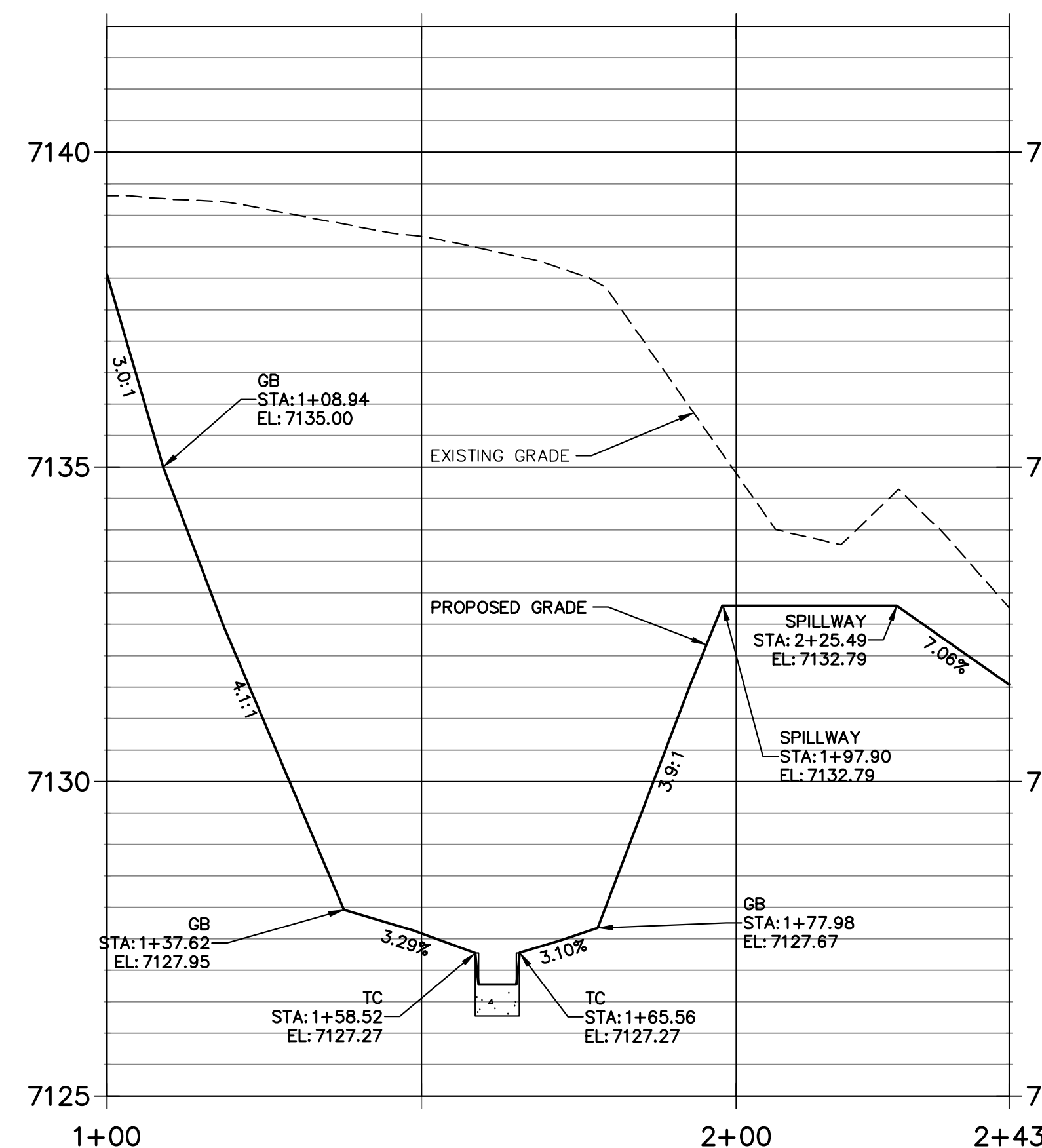
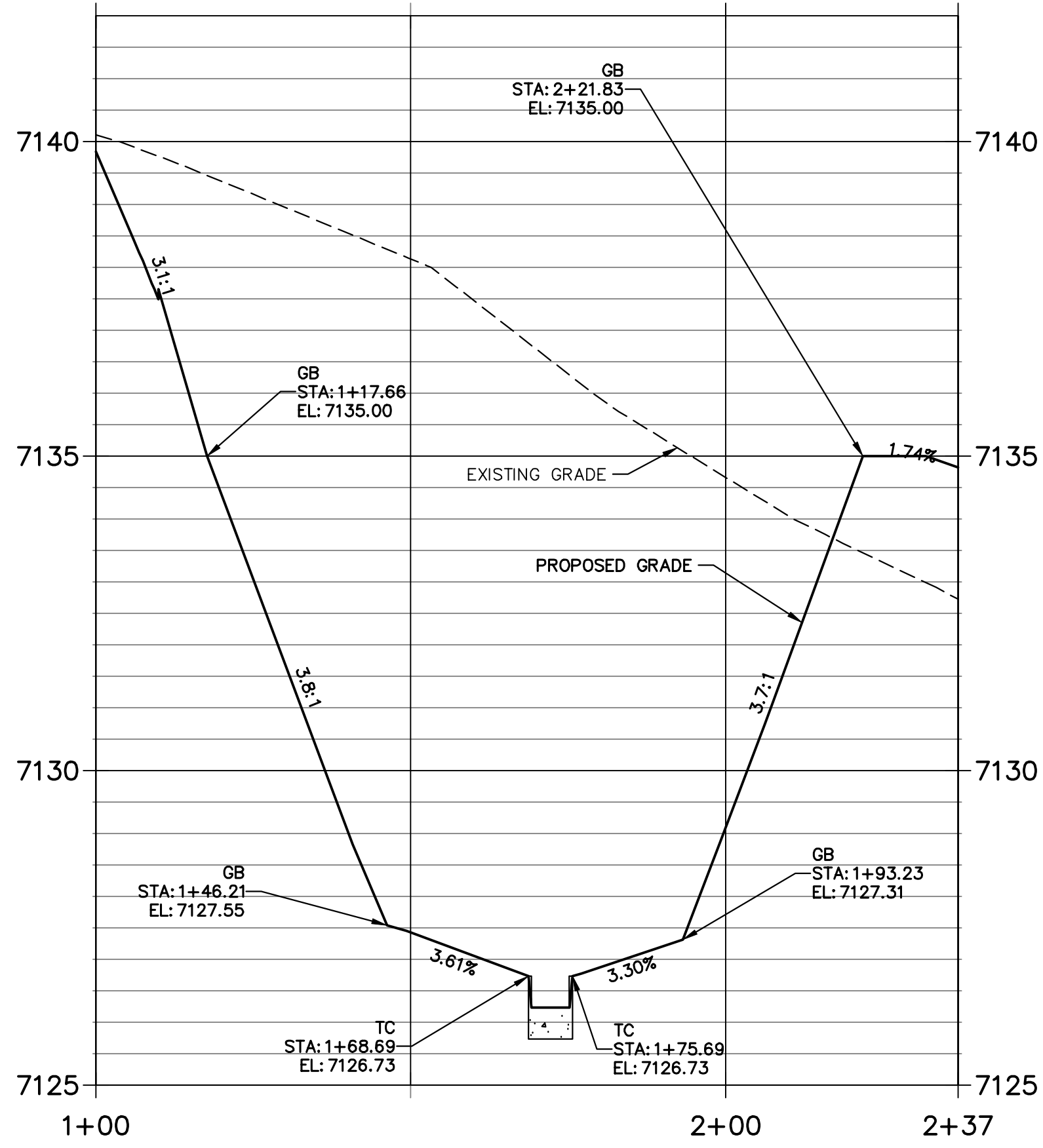
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1" = 20'	1" = 2'	11/10/22	APL	APL	

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2		POND PLANS	
SHEET	9	OF	15
JOB NO.	25188.10		

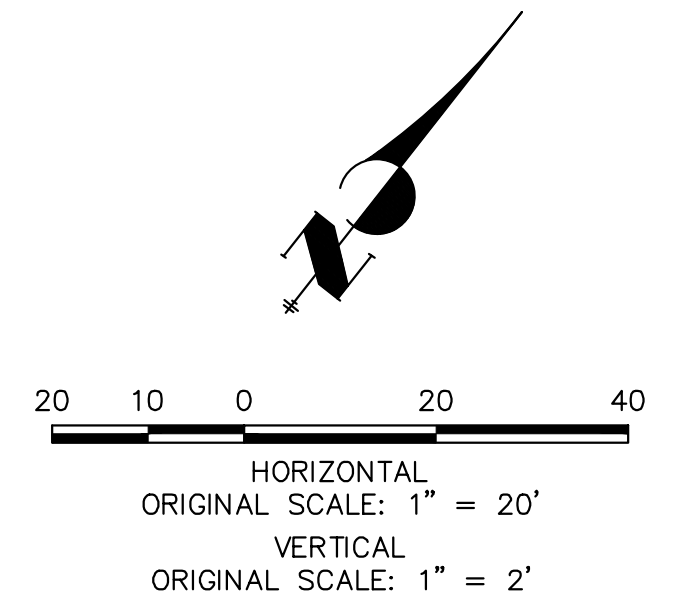
POND-3 PROFILE
STA 1+00.00 TO 2+36.96

POND-2 PROFILE
STA 1+00.00 TO 2+43.40

POND-1 PROFILE
STA 1+00.00 TO 2+41.67

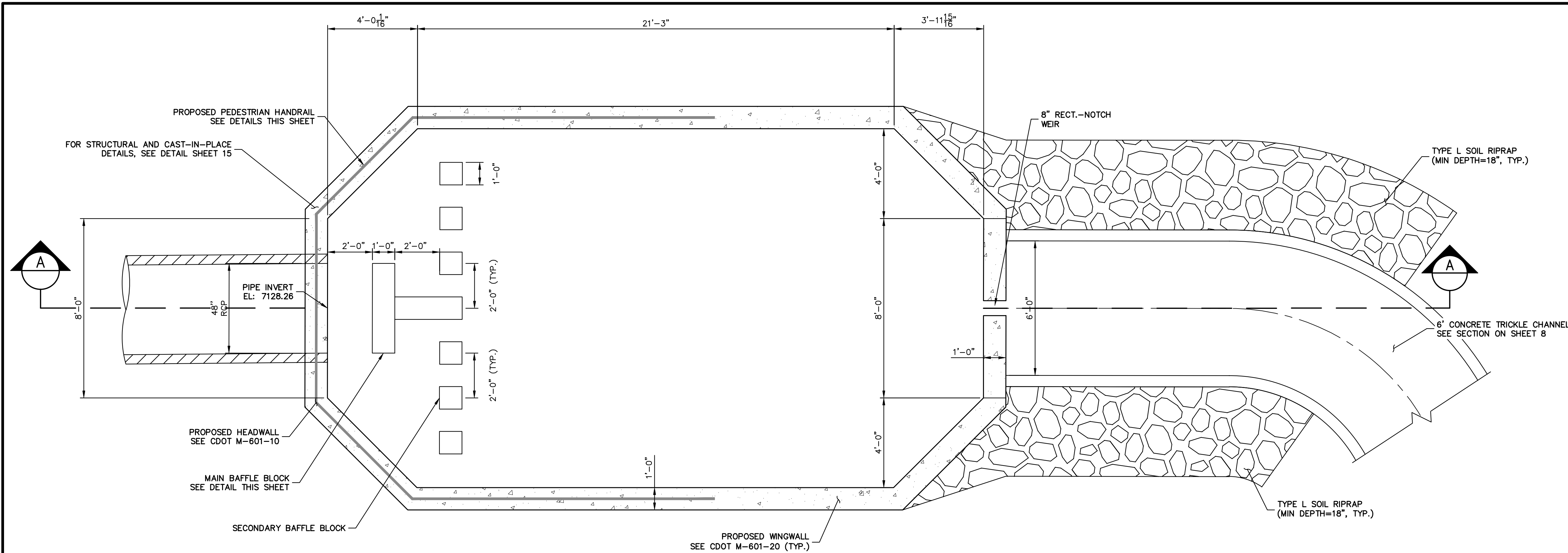


811
Know what's below.
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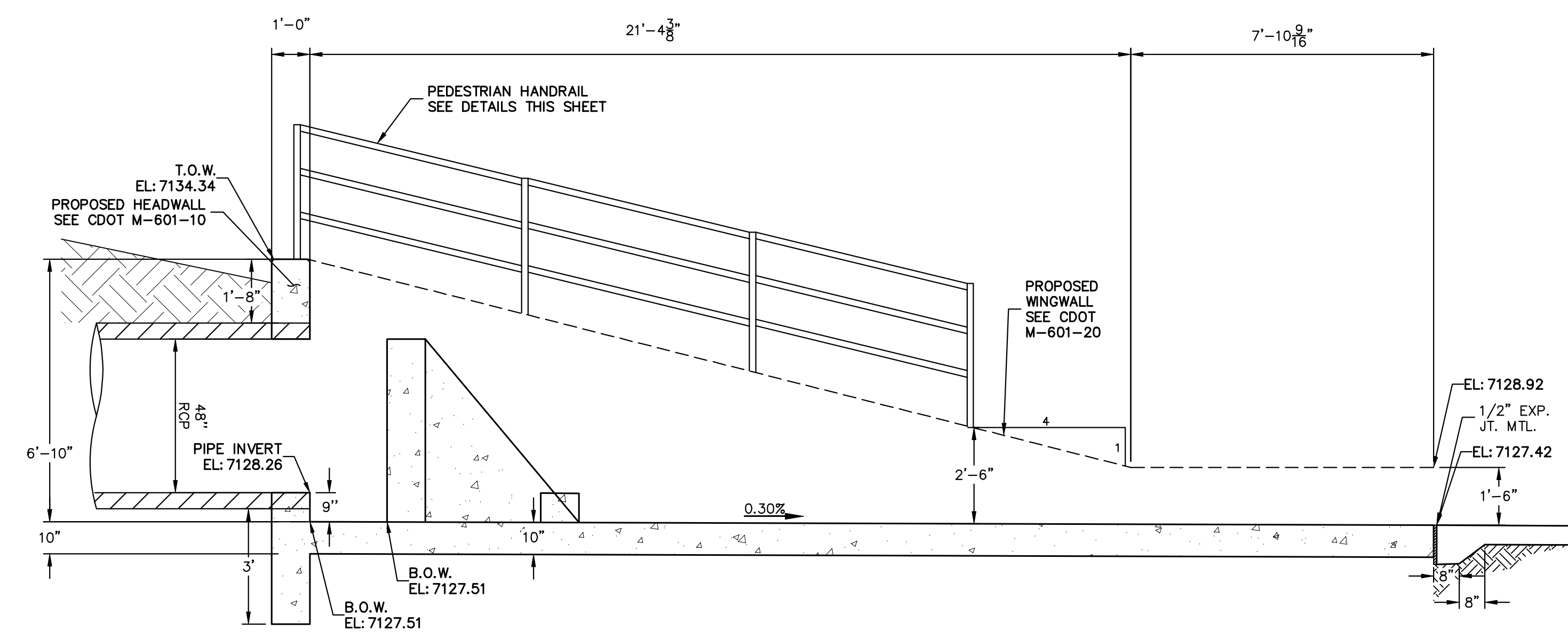


ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike Bramlett
MICHAEL A. BRAMLETT, P.E.
32314
DATE: 11/10/22

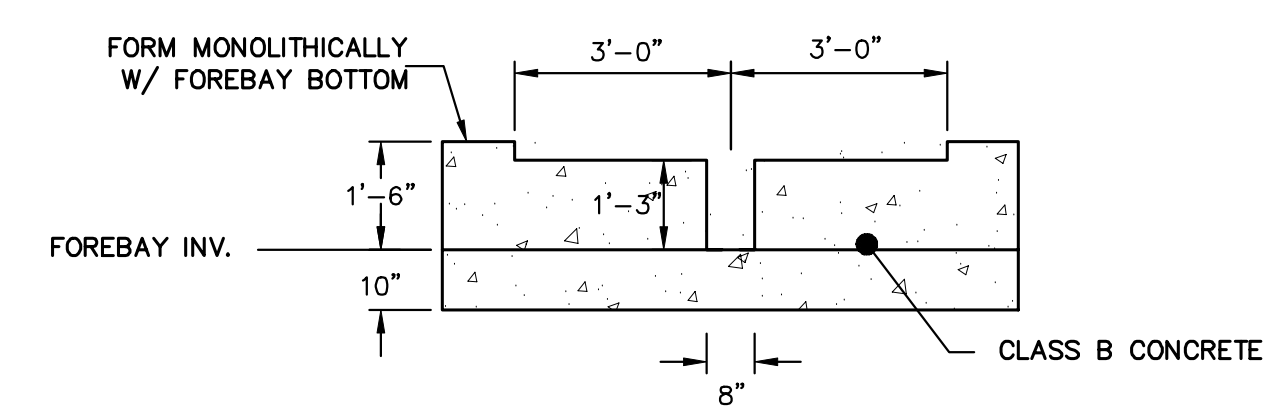
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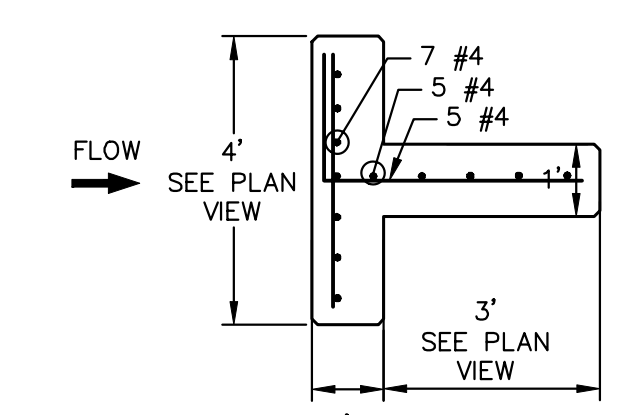
**POND B-WEST FOREBAY
PLAN VIEW**
SCALE: 3/8"=1'



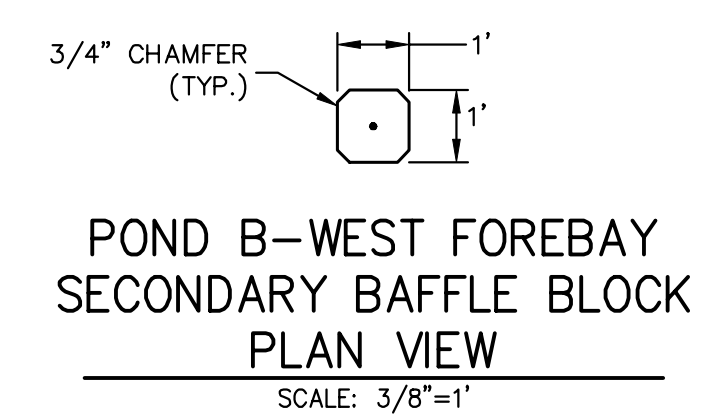
**POND B-WEST FOREBAY
CROSS SECTION A-A**
SCALE: 3/8"=1'



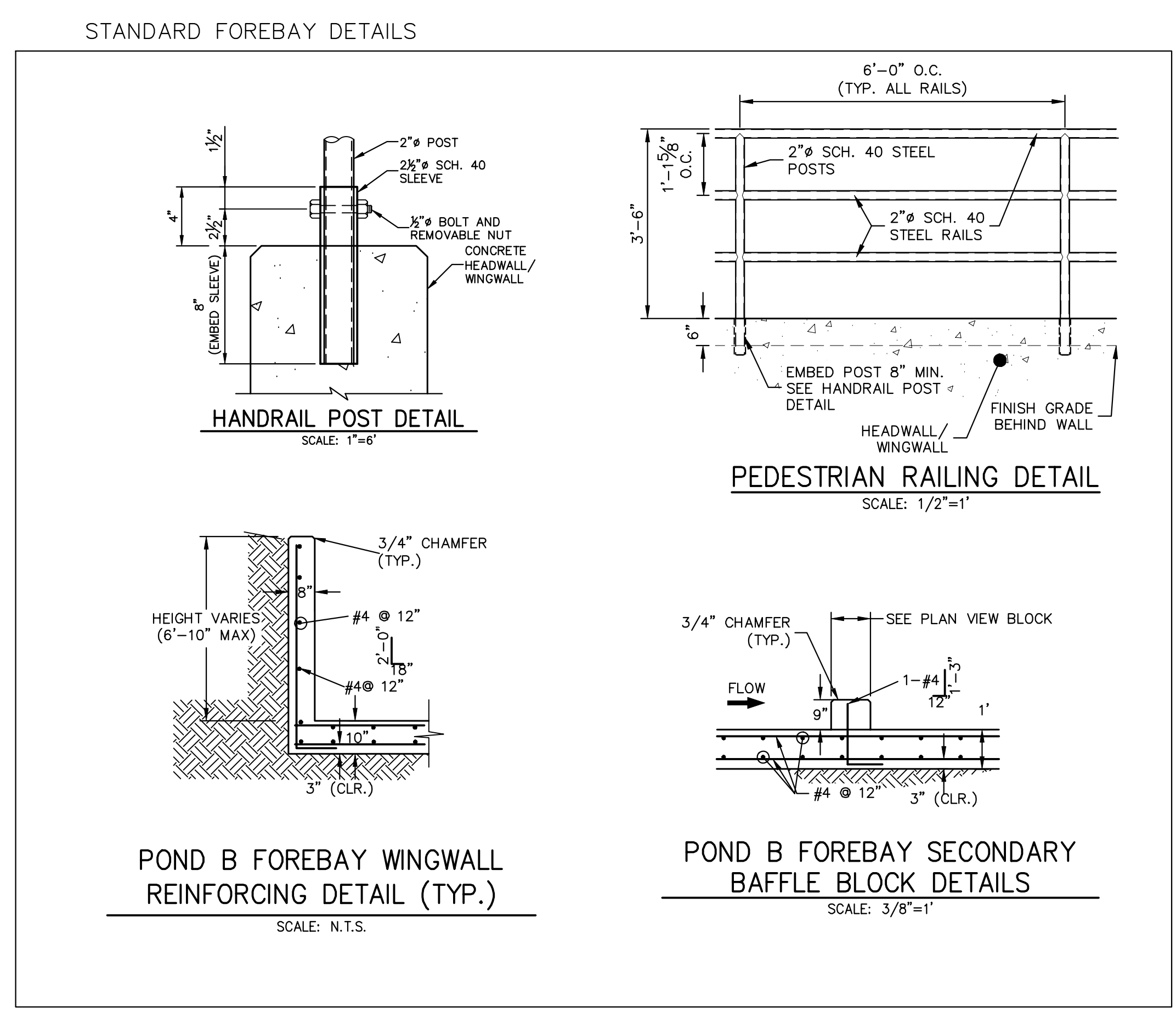
**POND B-WEST FOREBAY
SECTION AT WEIR**
SCALE: 3/8"=1'



**POND B-WEST FOREBAY
MAIN BAFFLE BLOCK PLAN**
SCALE: 3/8"=1'

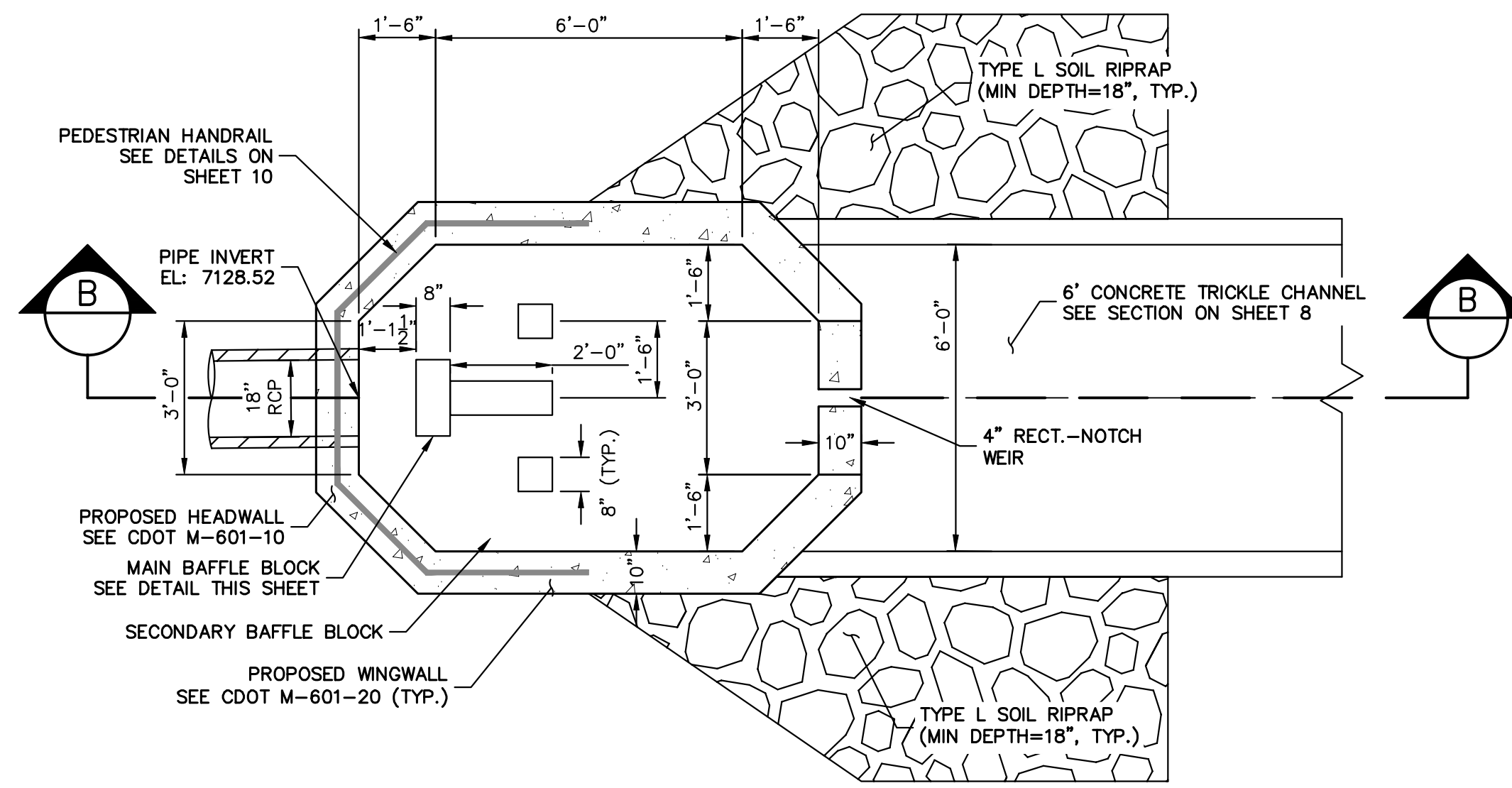


**POND B-WEST FOREBAY
SECONDARY BAFFLE BLOCK
PLAN VIEW**
SCALE: 3/8"=1'

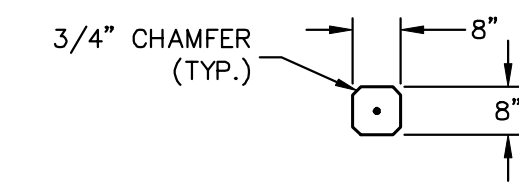


ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING
DATE: 11/10/22

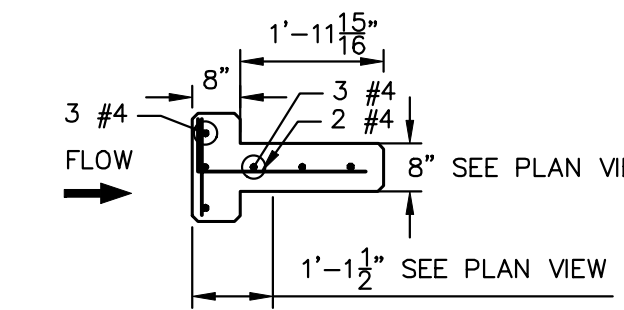
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, JR ENGINEERING APPROVES THEIR USE AS DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR	SR LAND, LLC 20 BOULDER CRESCENT SUITE 200 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742
J.R. ENGINEERING A Westman Company	Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com
BY	DATE
No.	REVISION
H-SCALE	V-SCALE
DESIGNED BY	APL
DRAWN BY	APL
CHECKED BY	
HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2 POND PLANS	
SHEET 10	OF 15
JOB NO.	25188.10



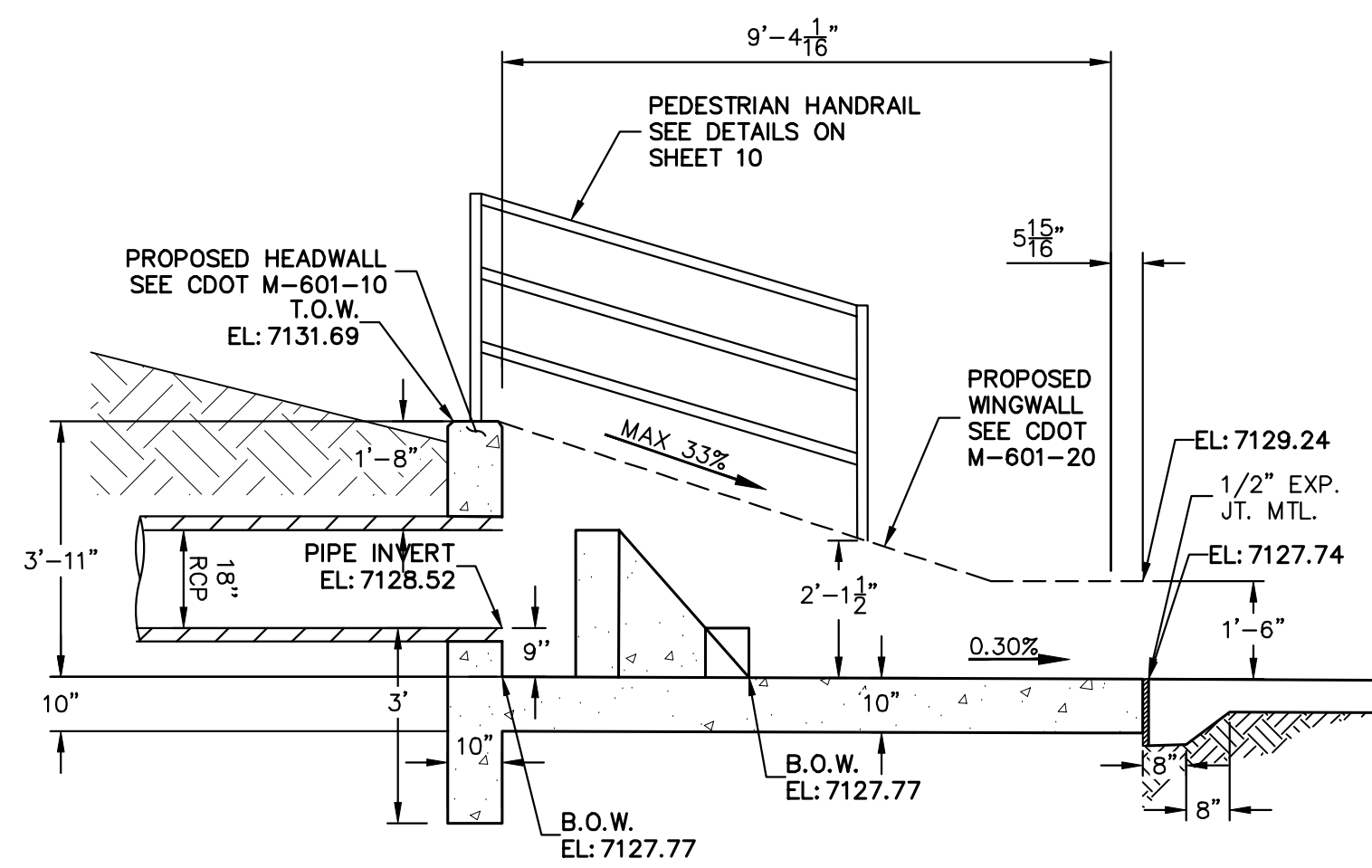
**POND B-EAST FOREBAY
PLAN VIEW**
SCALE: 3/8"=1'



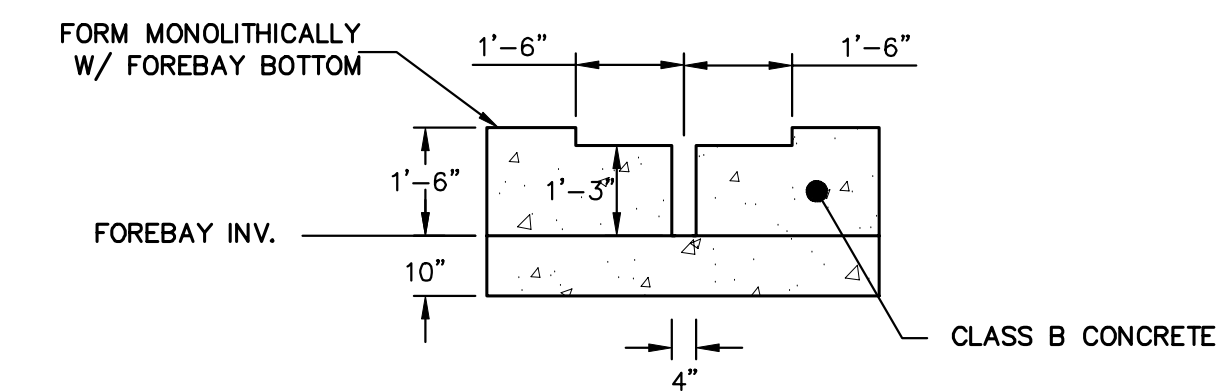
**POND B-EAST FOREBAY
SECONDARY BAFFLE BLOCK
PLAN VIEW**
SCALE: 3/8"=1'



**POND B-EAST FOREBAY
MAIN BAFFLE BLOCK PLAN**
SCALE: 3/8"=1'



**POND B-EAST FOREBAY
CROSS SECTION B-B**
SCALE: 3/8"=1'



**POND B-EAST FOREBAY
SECTION AT WEIR**
SCALE: 3/8"=1'

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

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BY	DATE

No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
		11/10/22			

SHEET 11 OF 15
JOB NO. 25188.10



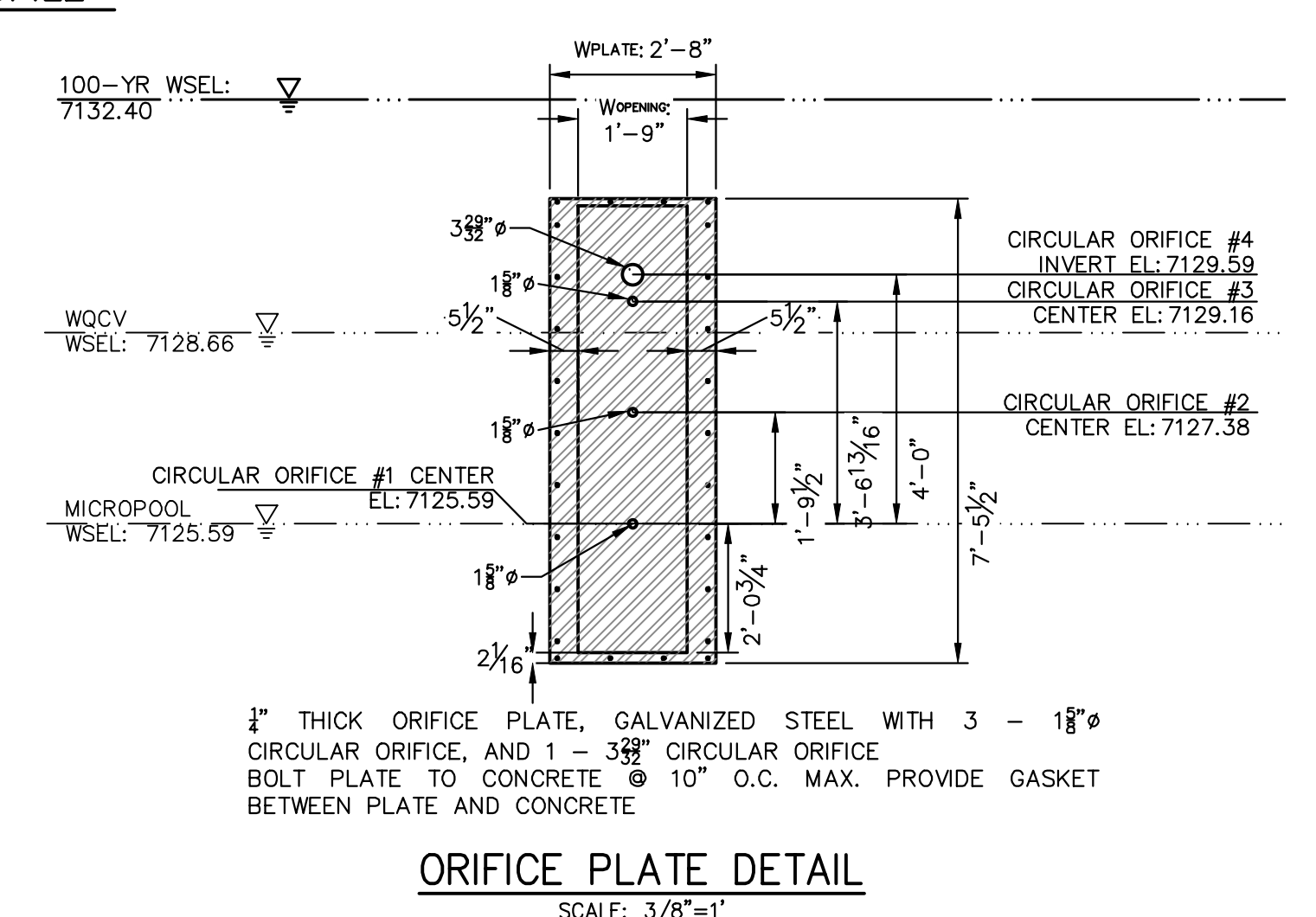
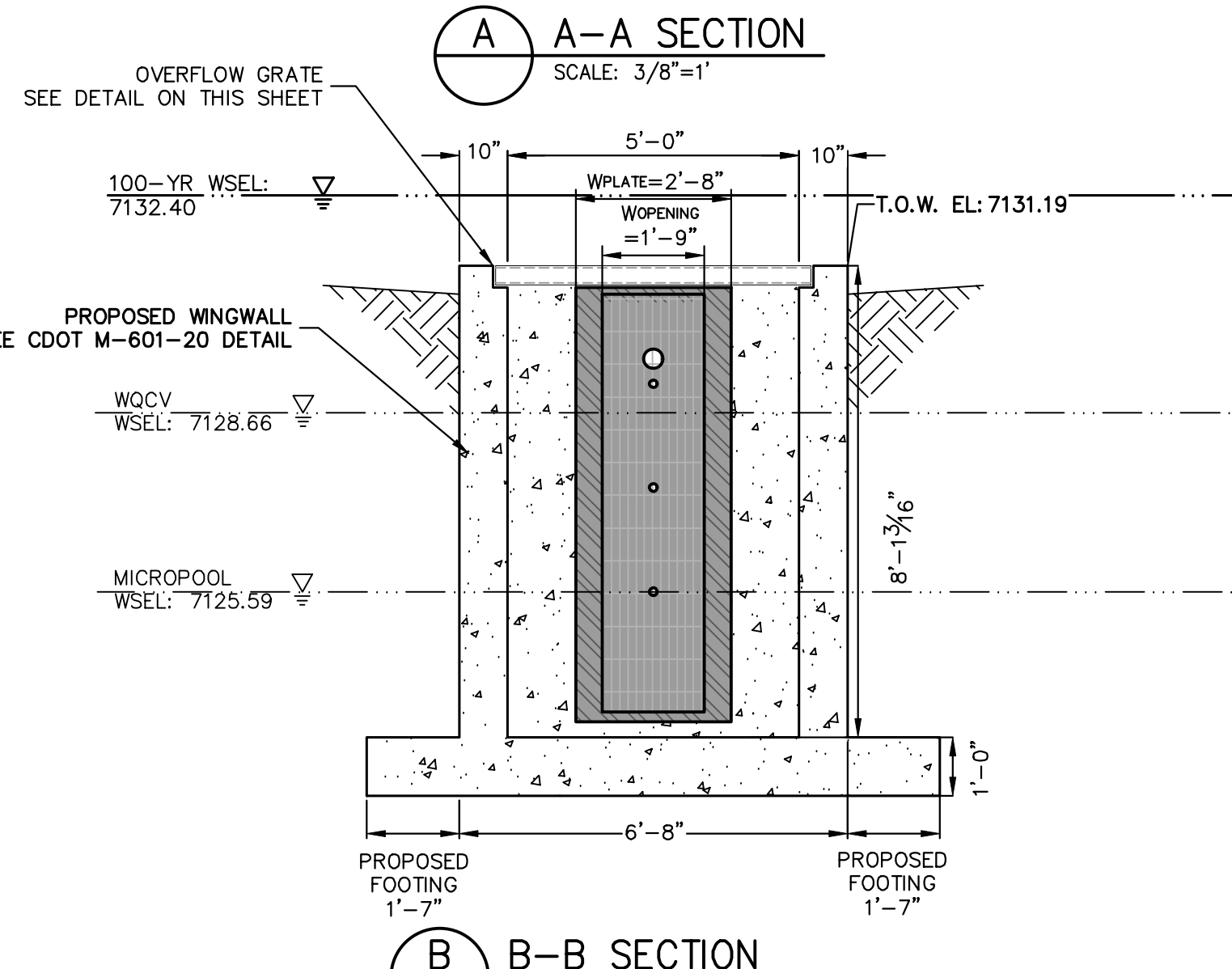
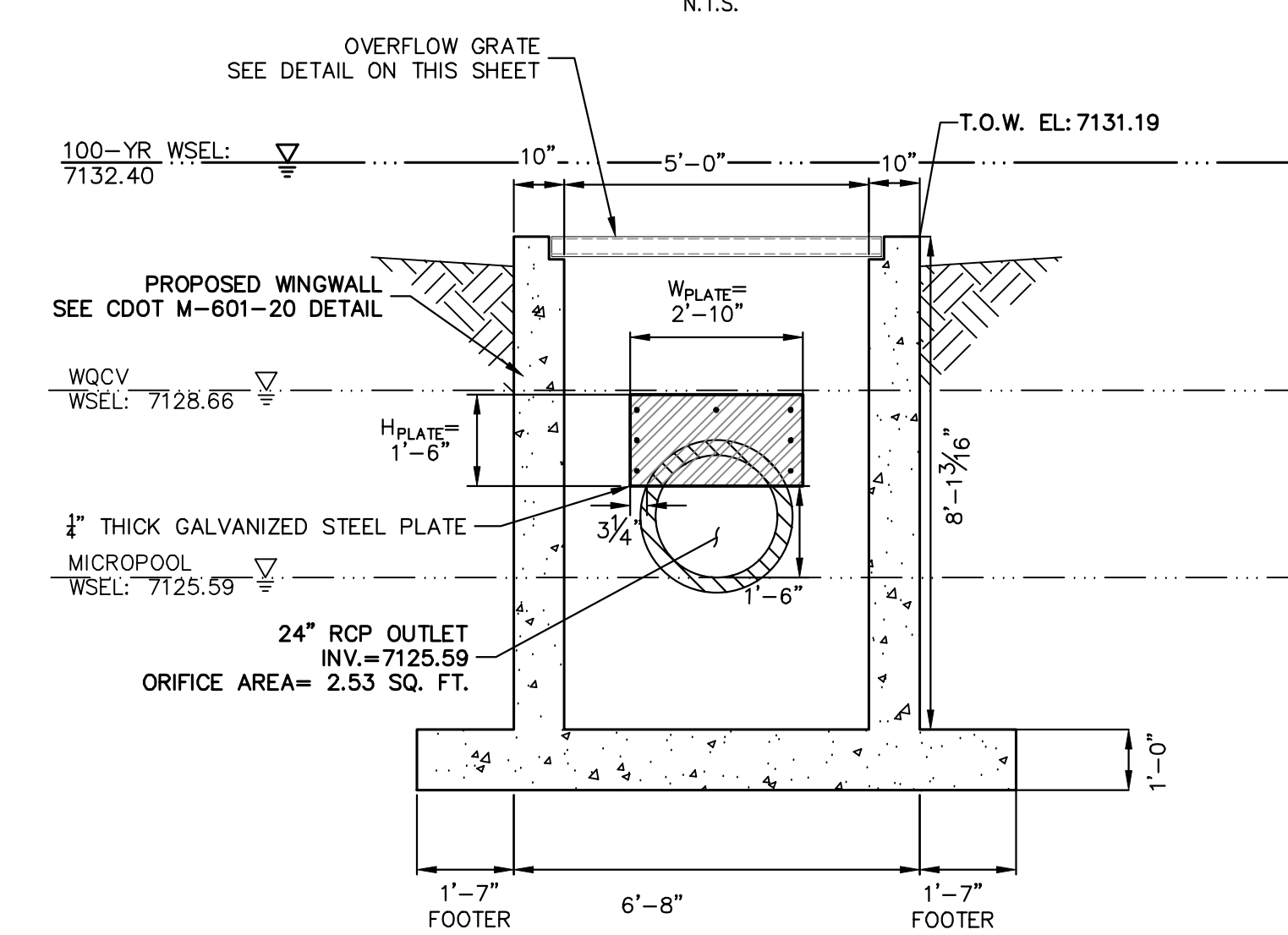
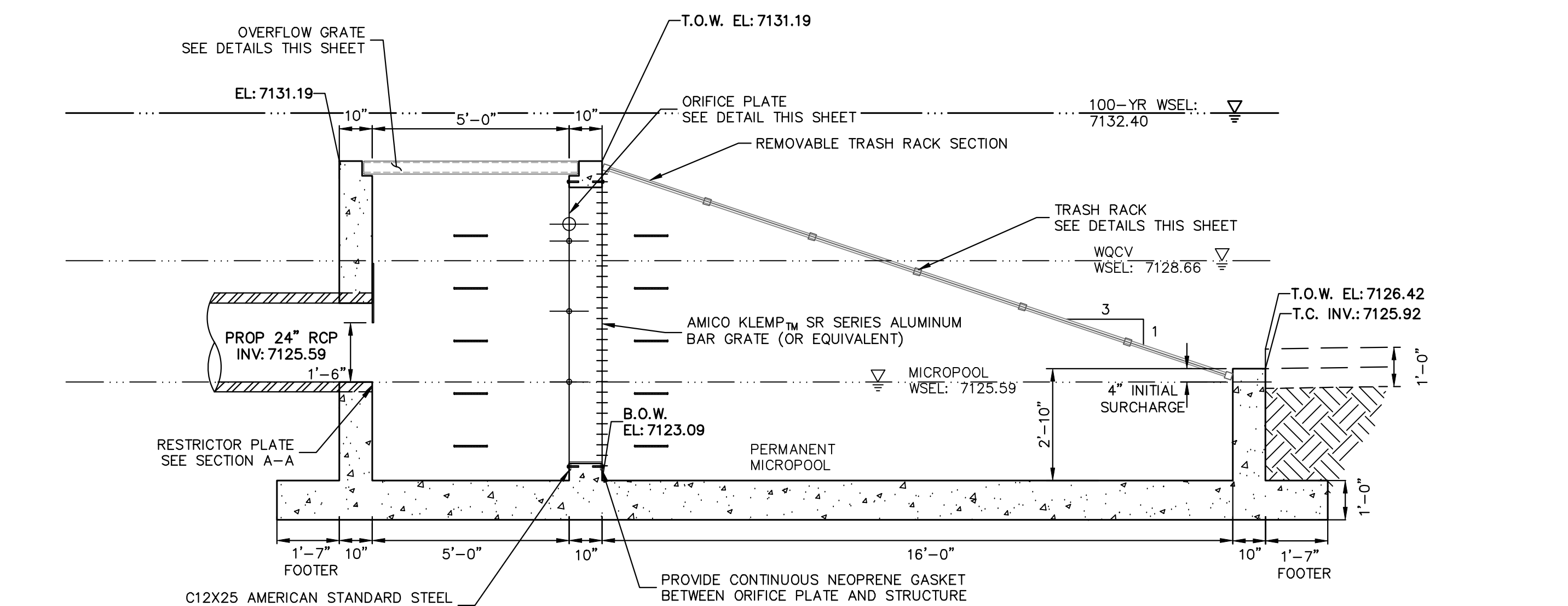
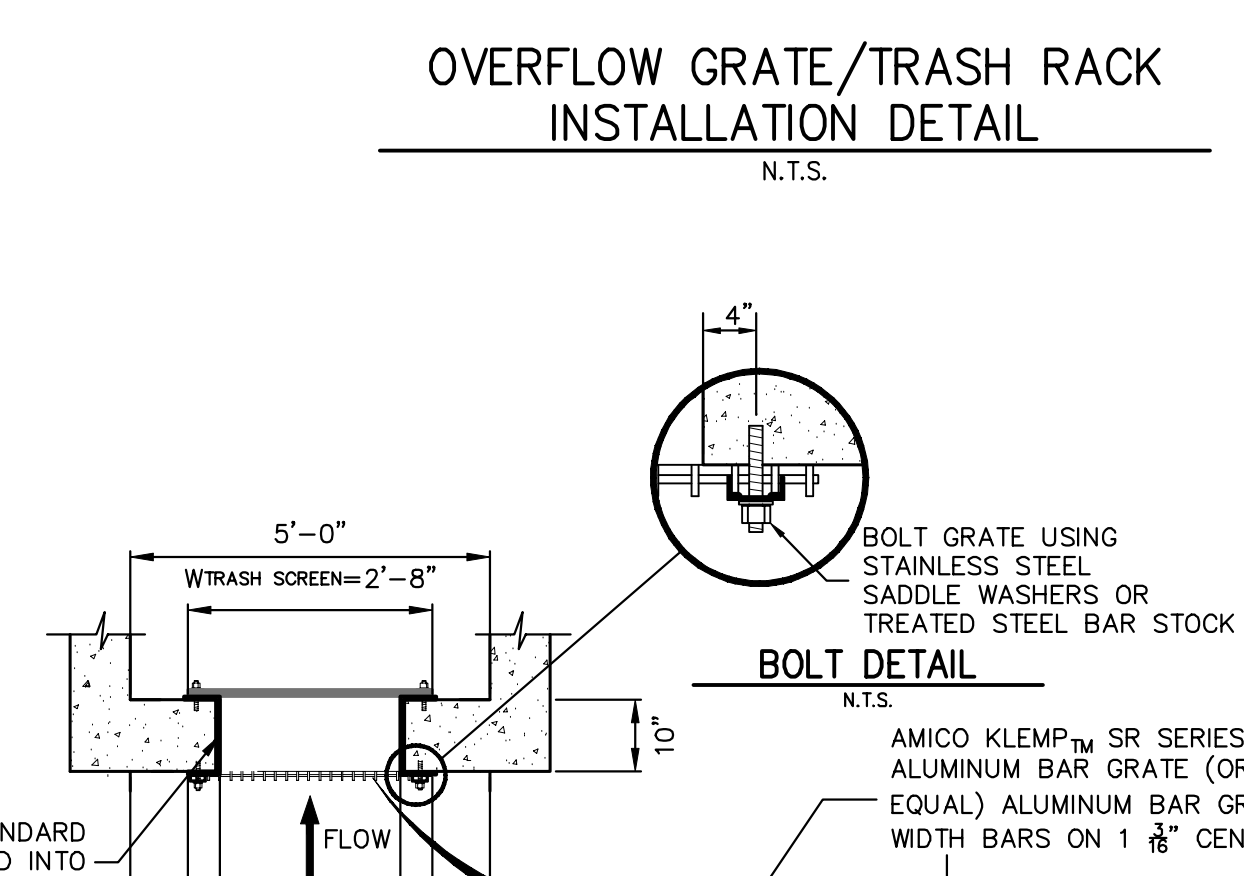
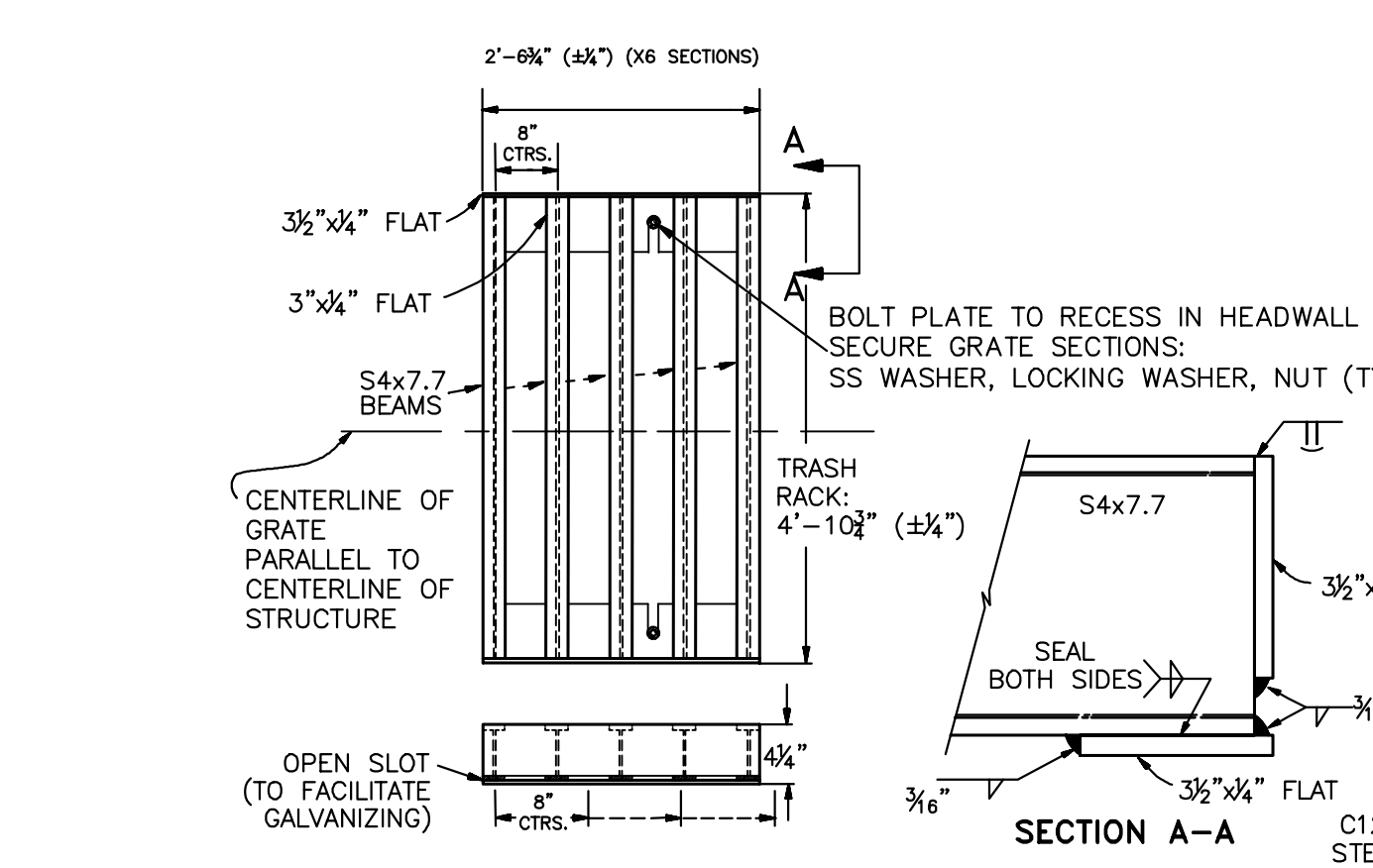
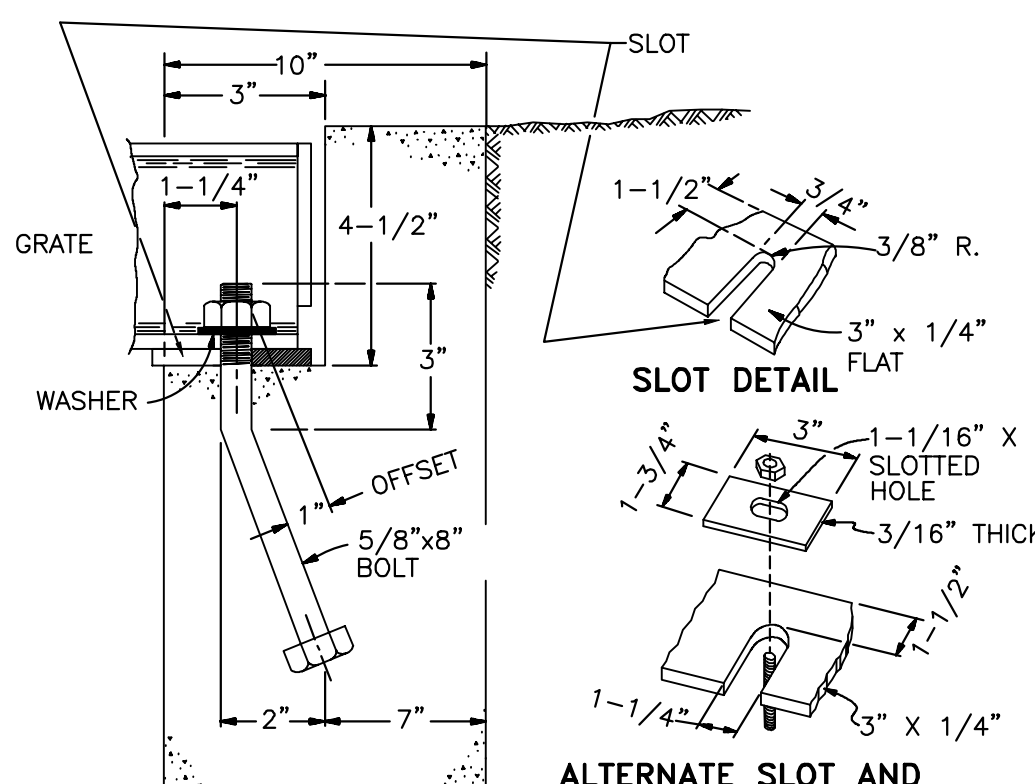
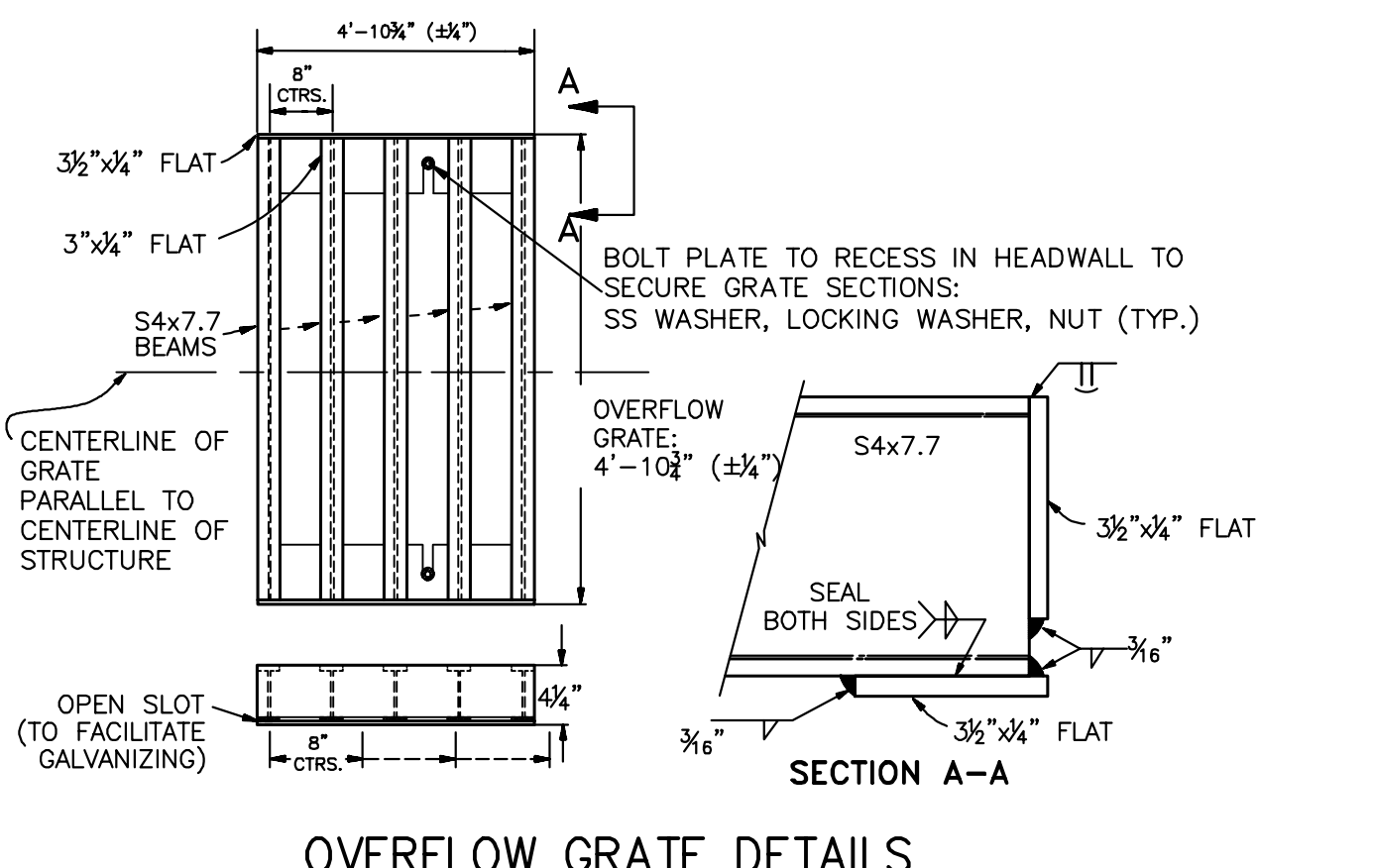
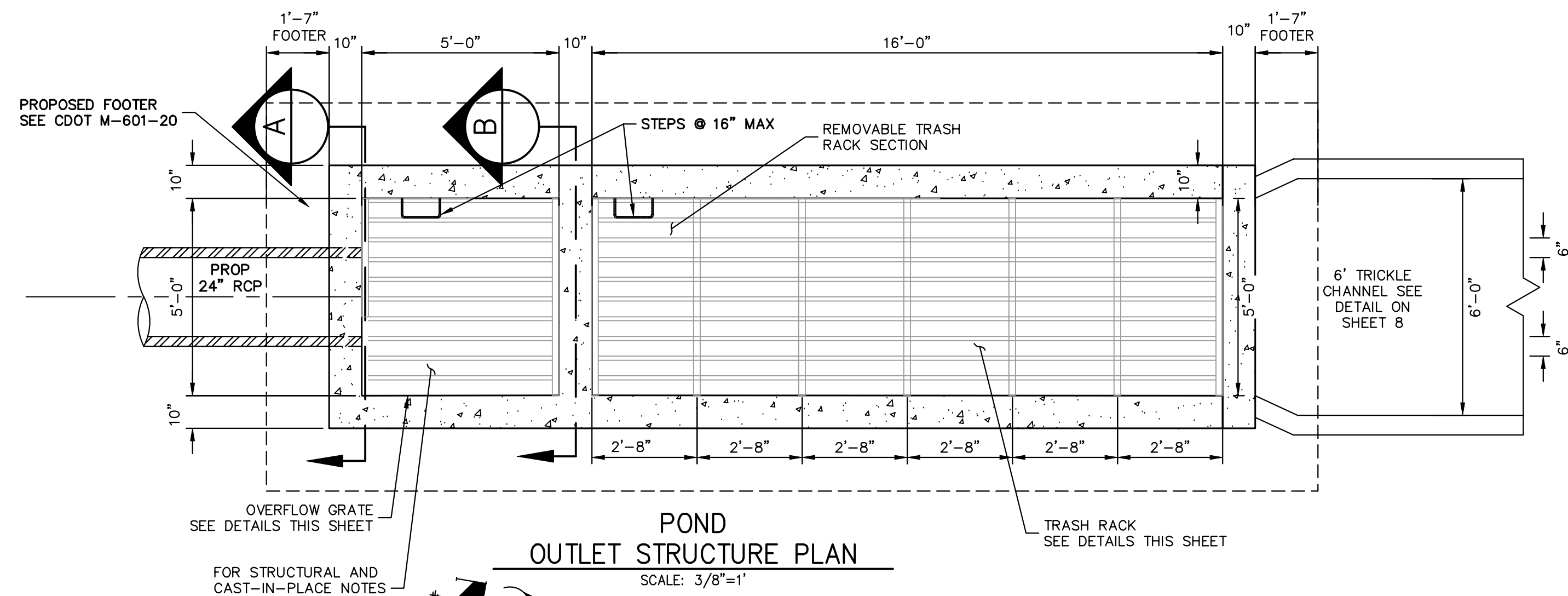
Know what's below.
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ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike Bramlett
MIKE A. BRAMLETT, P.E.
32314
11/10/22
DATE

FOR AND ON BEHALF OF JR ENGINEERING, A PROFESSIONAL ENGINEERING FIRM

X:\25188\10\Drawings\Sheet\Drawings\CD-Utility\Schem Plans\25188\0101-Forebay.dwg, East Forebay, 11/10/2022 2:04:21 PM, CS



- POND B OUTLET STRUCTURE NOTES:**
- ORIFICE PLATE:**
1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE AND BETWEEN THE RESTRICTOR PLATE AND CONCRETE.
 2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.
- TRASH RACKS:**
3. TRASH RACKS SHALL BE 1 1/2" SCH.40 STEEL PIPE, GALVANIZED, @ 6" CENTERS. SUPPORT BARS SHALL BE 1/2"x2" STEEL RECTANGULAR BARS, GALVANIZED, @ 36". ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE.
 4. REMOVABLE TRASH RACK SECTIONS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED & LOCKABLE OR BOLTABLE ACCESS PANELS AS SHOWN ON THE PLANS.
 5. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
 6. STRUCTURAL STEEL FOR GRATES, ORIFICE PLATES, AND BARS SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS, SUBSECTION 712.06.
 7. ALL HARDWARE, BOLTS, AND FASTENERS SHALL BE STAINLESS STEEL.
 8. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PLATES (AND GRATING FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION).

ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 Mike Bramlett
 32314
 11/10/22
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR 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 Westman Company
 Centennial 303-740-8888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY

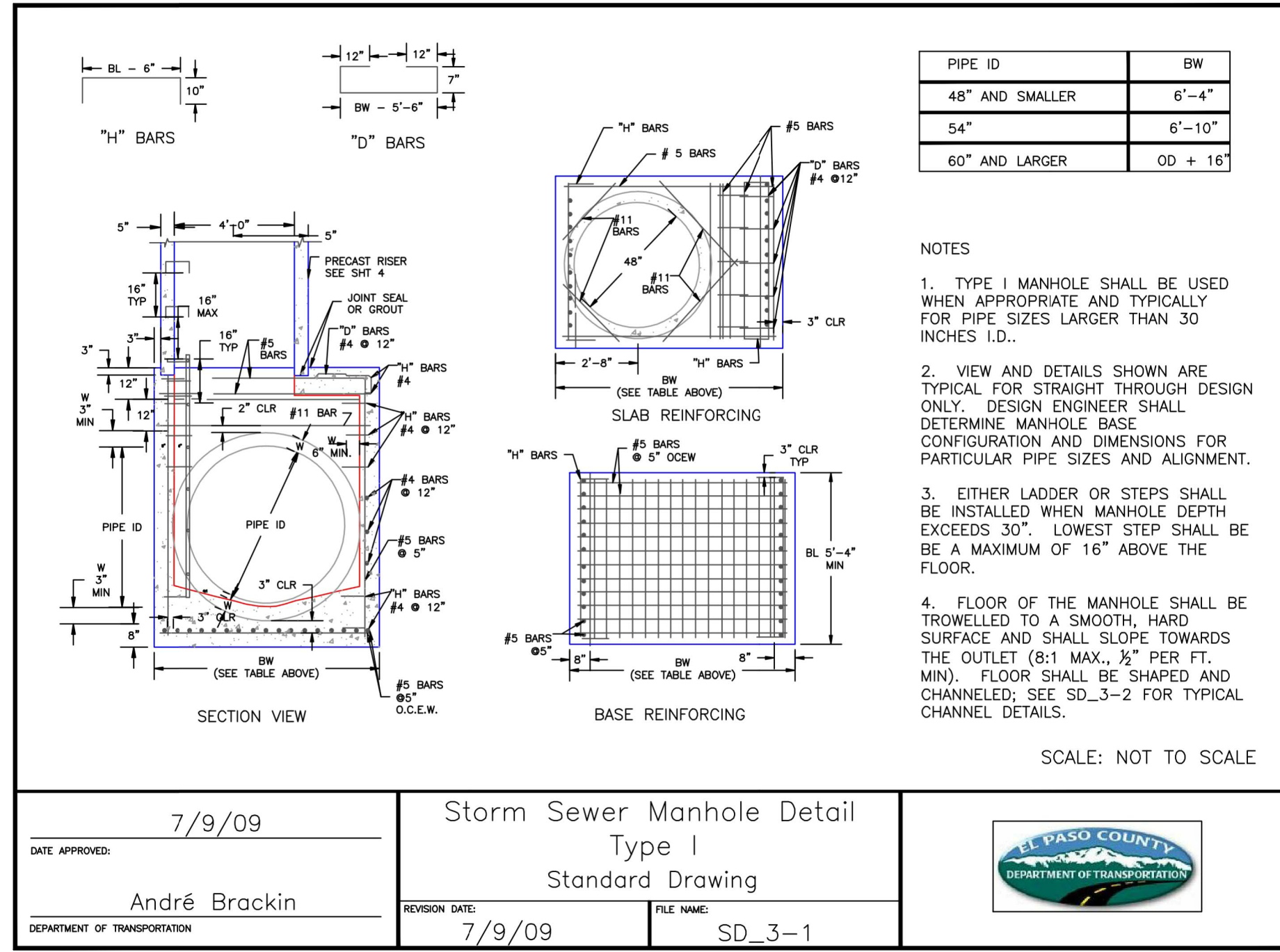
HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2

POND PLANS

SHEET 12 OF 15

JOB NO. 25188.10

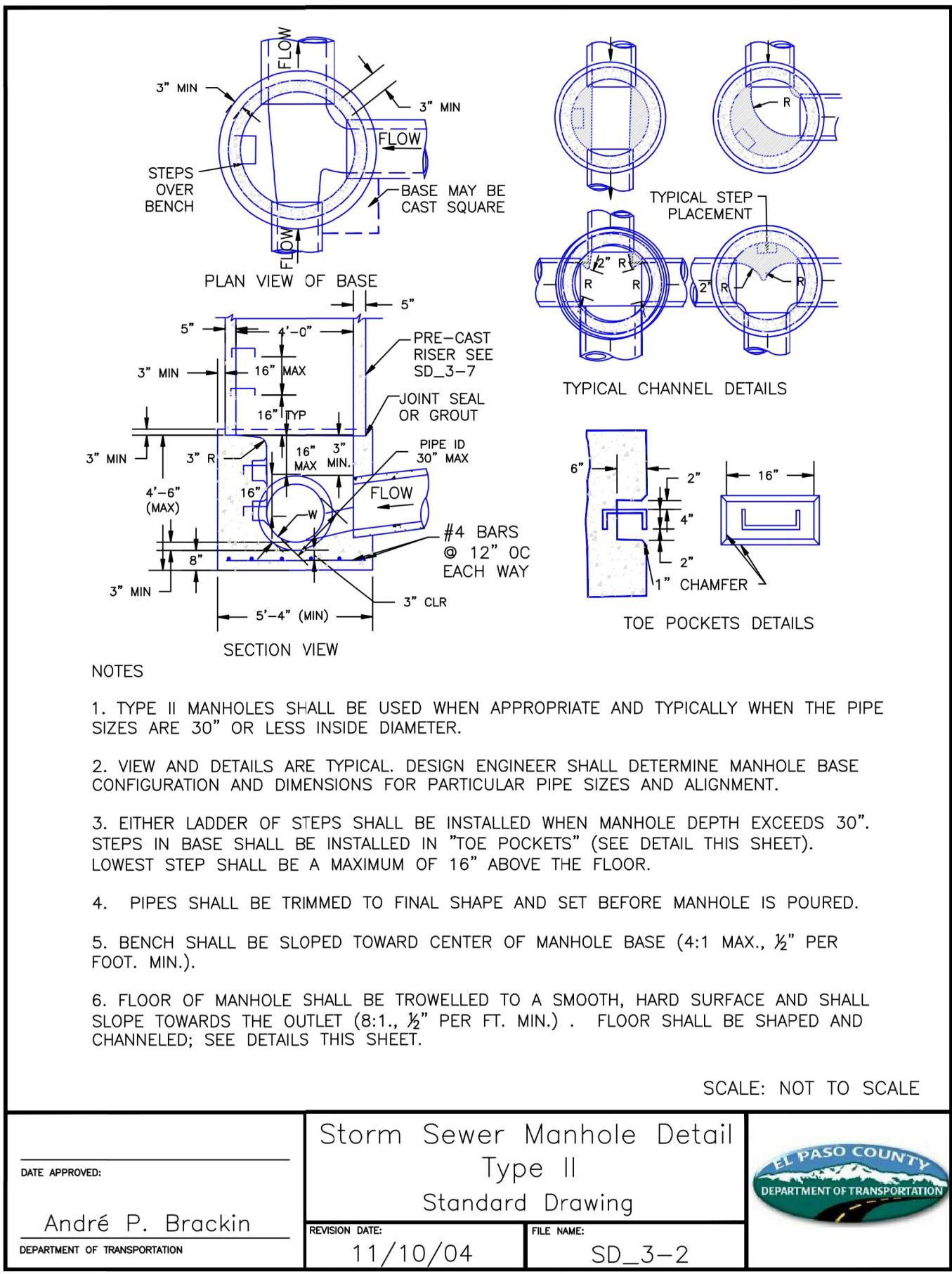




DATE APPROVED: 7/9/09
 DEPARTMENT OF TRANSPORTATION: André Brackin

REVISION DATE: 7/9/09
 FILE NAME: SD_3-1

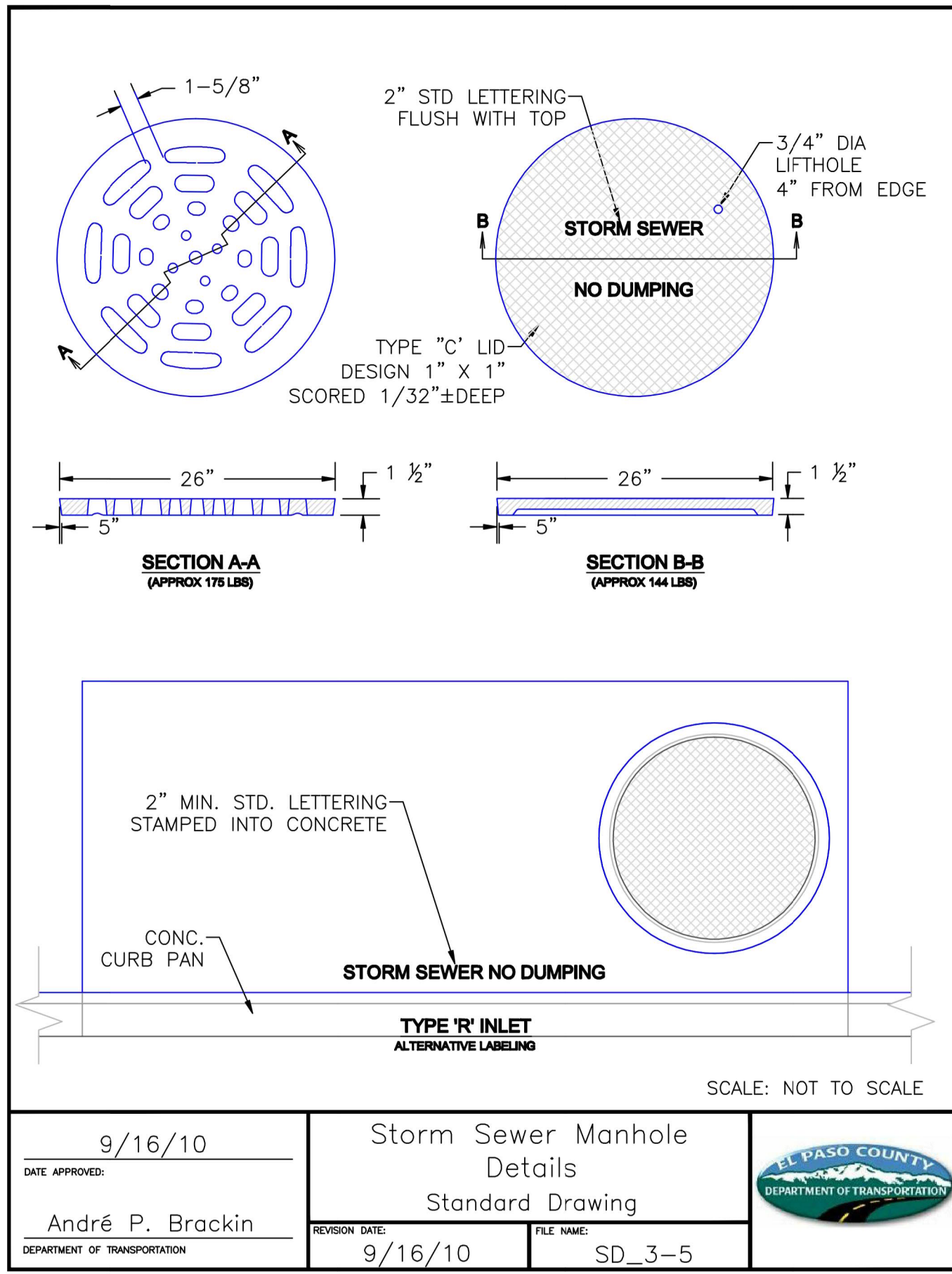
Storm Sewer Manhole Detail Type I Standard Drawing



DATE APPROVED: 11/10/04
 DEPARTMENT OF TRANSPORTATION: André P. Brackin

REVISION DATE: 11/10/04
 FILE NAME: SD_3-2

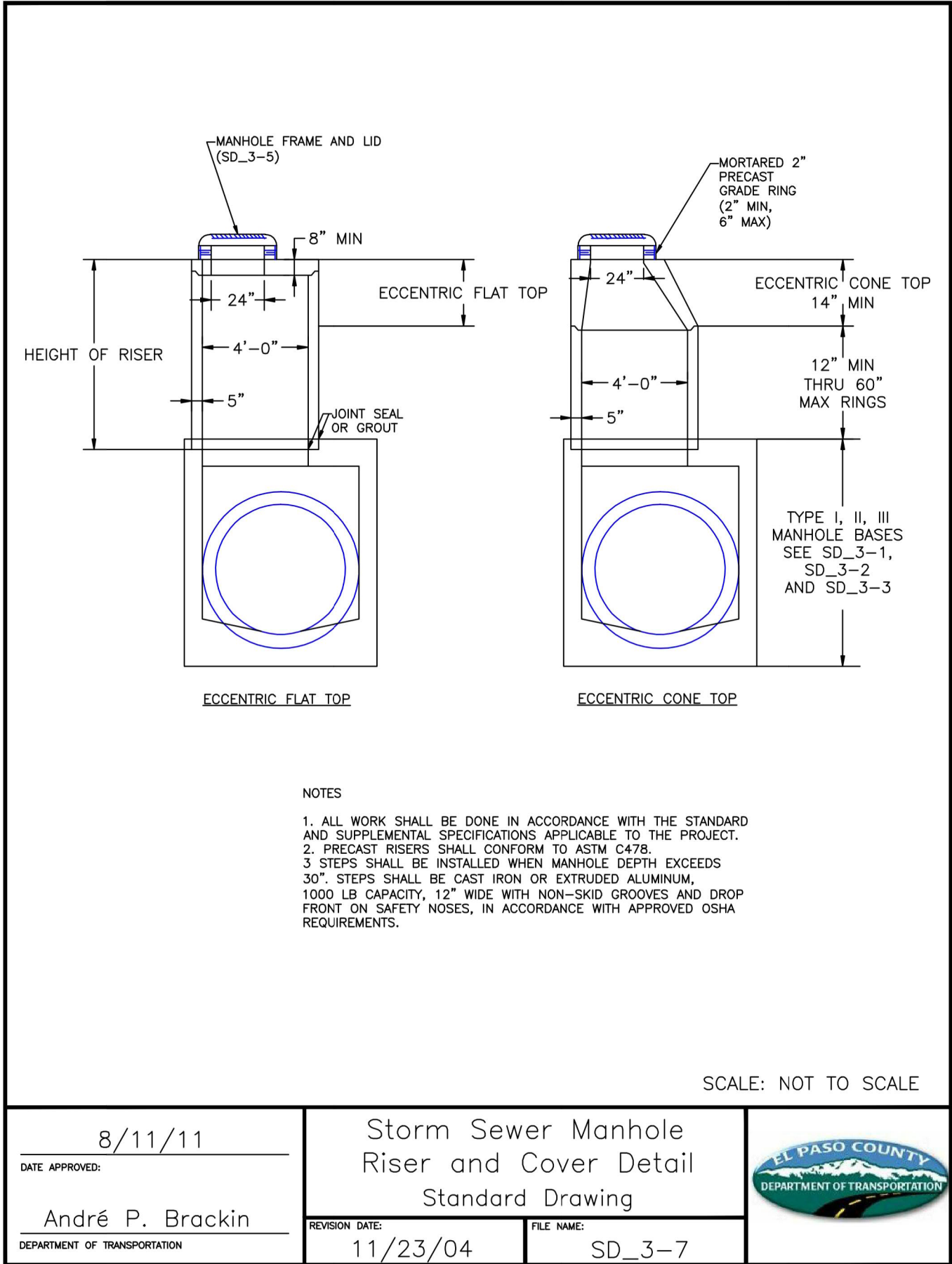
Storm Sewer Manhole Detail Type II Standard Drawing



DATE APPROVED: 9/16/10
 DEPARTMENT OF TRANSPORTATION: André P. Brackin

REVISION DATE: 9/16/10
 FILE NAME: SD_3-5

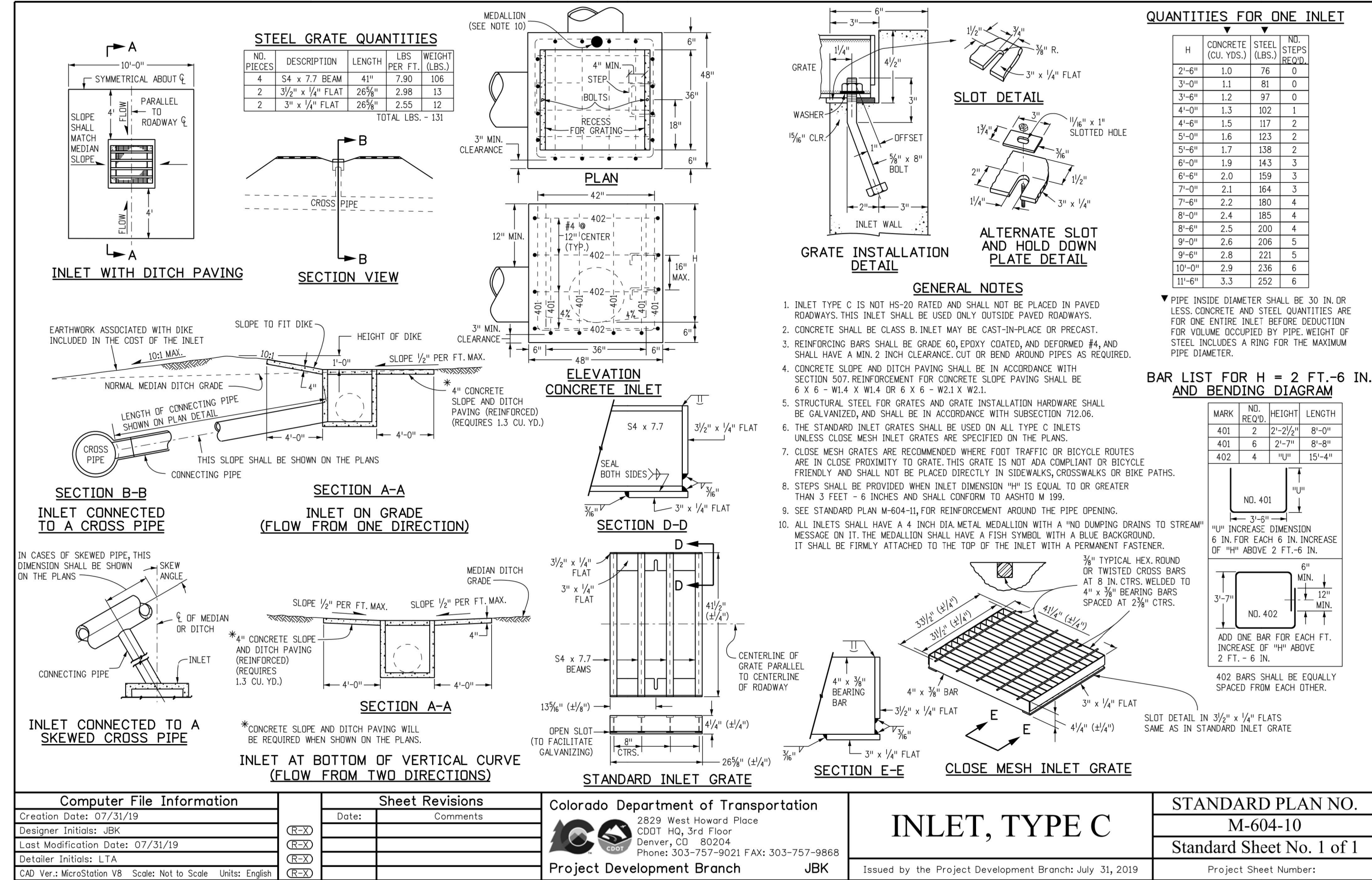
Storm Sewer Manhole Details Standard Drawing



DATE APPROVED: 8/11/11
 DEPARTMENT OF TRANSPORTATION: André P. Brackin

REVISION DATE: 11/23/04
 FILE NAME: SD_3-7

Storm Sewer Manhole Riser and Cover Detail Standard Drawing



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

Sheet Revisions: Colorado Department of Transportation, Project Development Branch, JBC

INLET, TYPE C STANDARD PLAN NO. M-604-10 Standard Sheet No. 1 of 1

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

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

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

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2 DETAIL SHEET

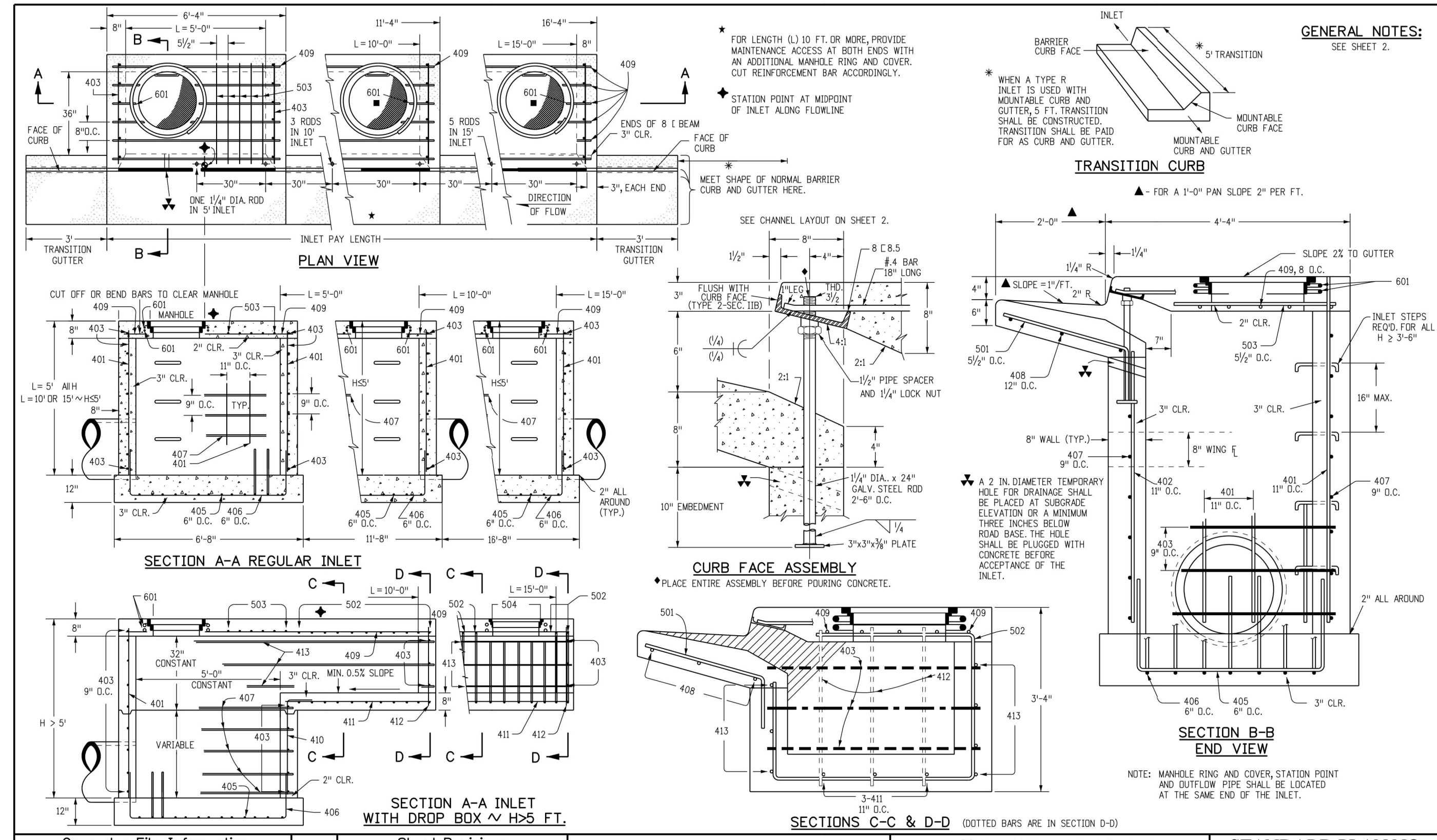
DESIGNED BY: GAG, DRAWN BY: GAG, CHECKED BY: GAG

DATE: 11/10/22

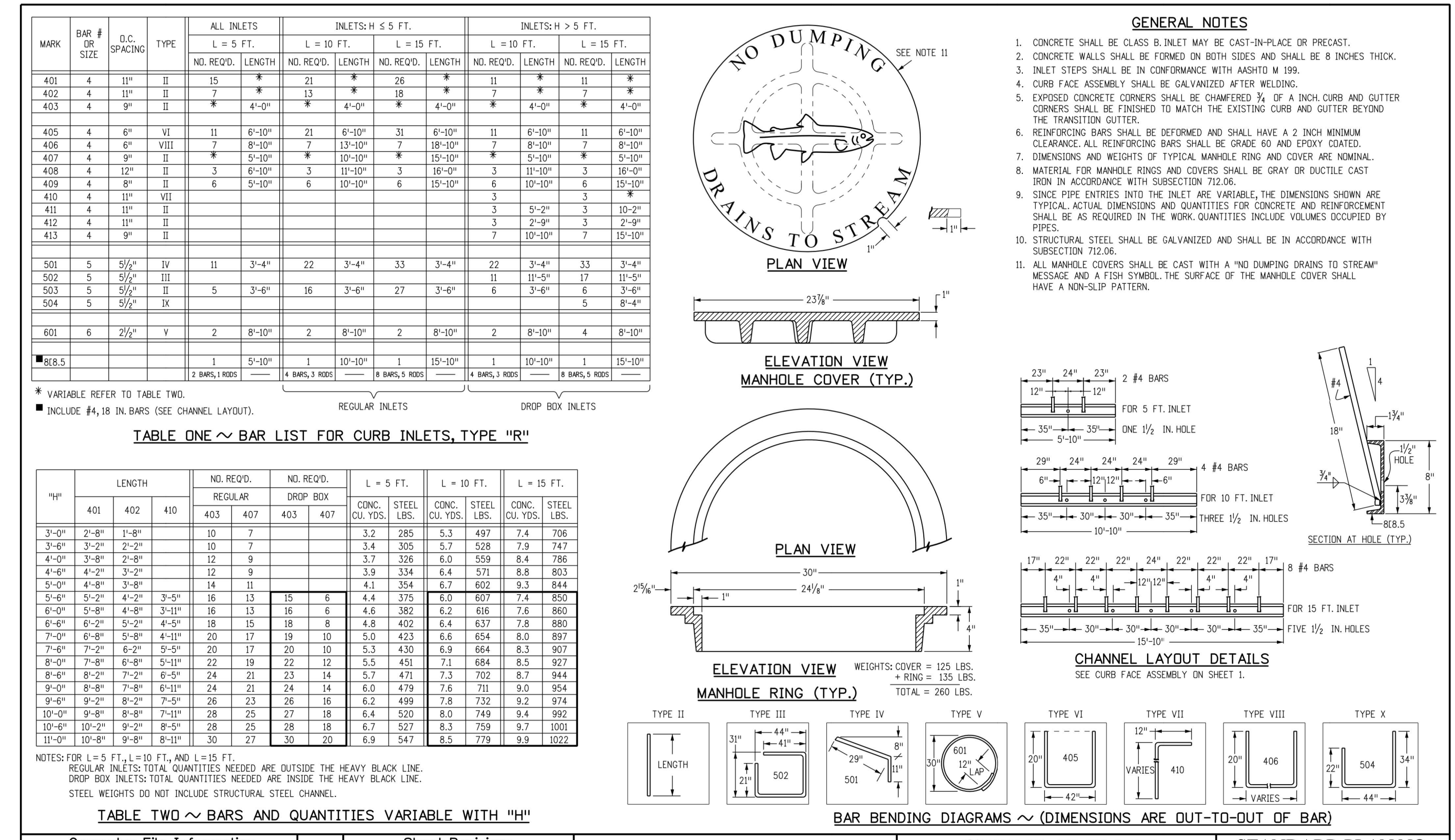
ENGINEER'S STATEMENT: STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT. Mike A. Bramlett, P.E., 11/10/22

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

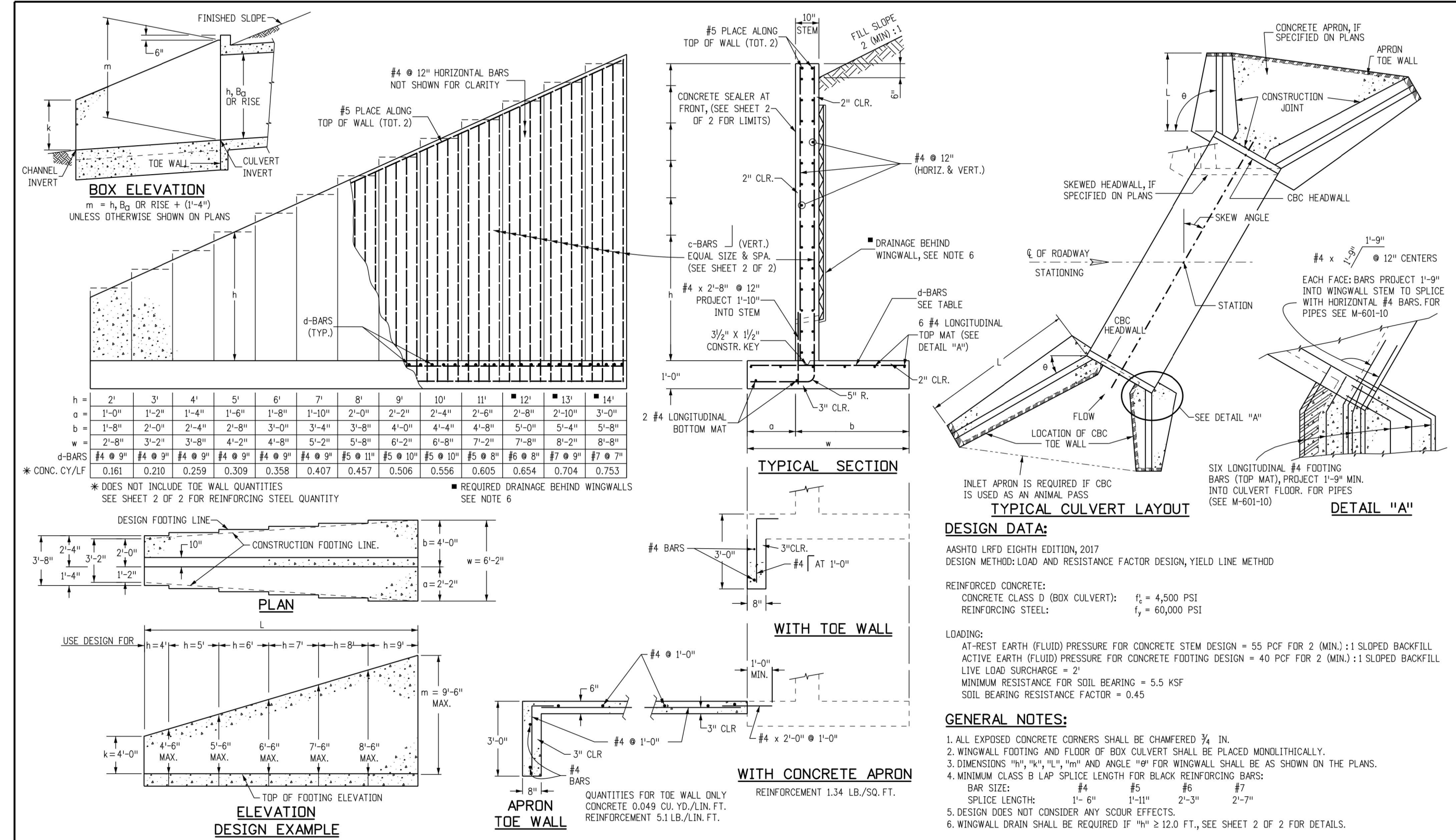
FOR AND ON BEHALF OF JR ENGINEERING



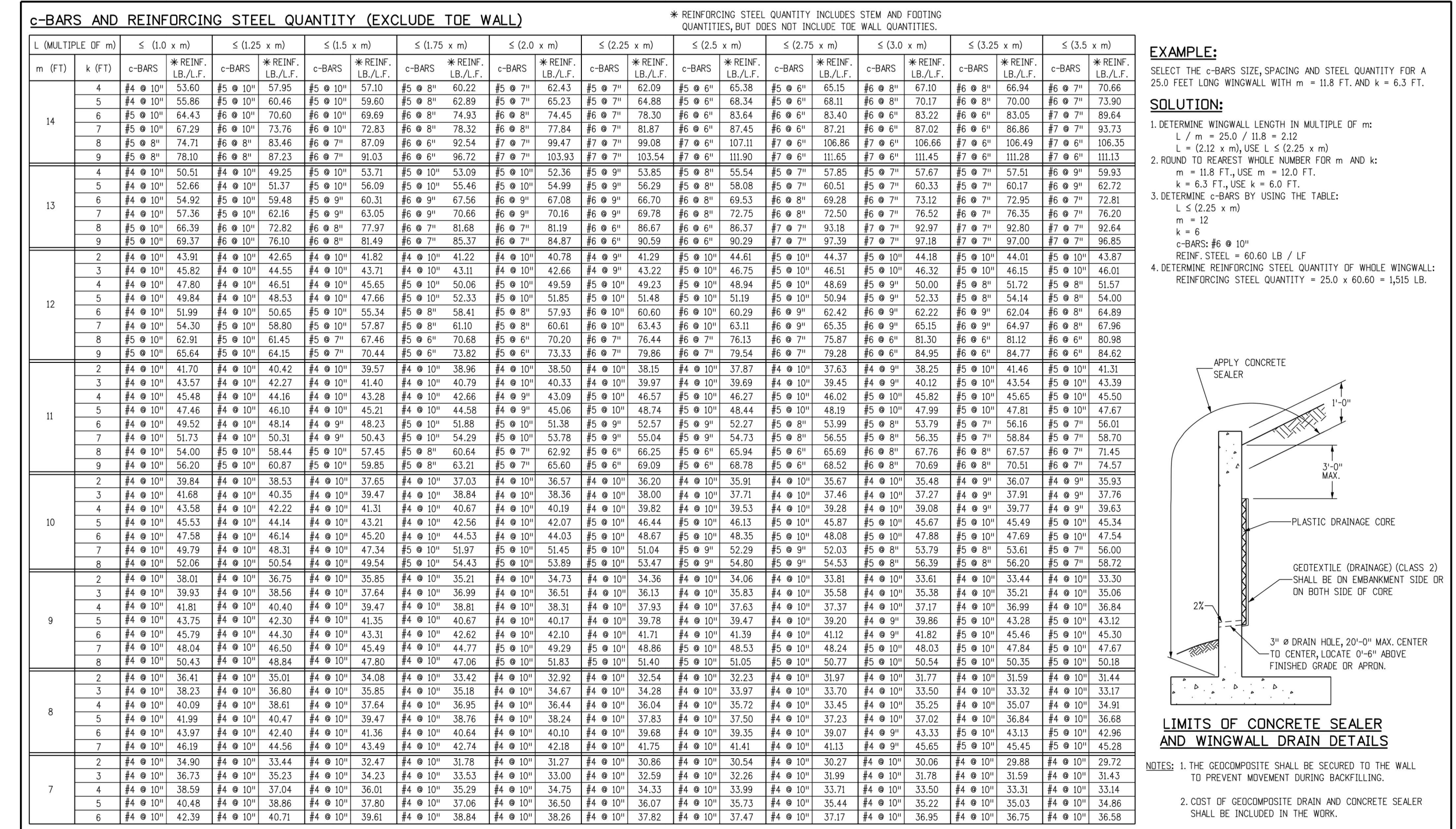
Computer File Information		Sheet Revisions		Colorado Department of Transportation		STANDARD PLAN NO.	
Creation Date: 07/31/19		Date:	Comments:	2829 West Howard Place COOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868		M-604-12	
Designer Initials: JBK				Project Development Branch		Standard Sheet No. 1 of 2	
Last Modification Date: 07/31/19				JBK		Project Sheet Number:	
Detailer Initials: LTA				Project Development Branch		Standard Sheet No. 2 of 2	
CAD Ver: MicroStation V8		Scale: Not to Scale Units: English		JBK		Project Sheet Number:	



Computer File Information		Sheet Revisions		Colorado Department of Transportation		STANDARD PLAN NO.	
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Creation Date: 07/31/19		Date:	Comments:	2829 West Howard Place COOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868		M-601-20	
Designer Initials: JBK				Project Development Branch		Standard Sheet No. 1 of 2	
Last Modification Date: 07/31/19				JBK		Project Sheet Number:	
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H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	REVISION		BY	DATE
						No.	DESCRIPTION		

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

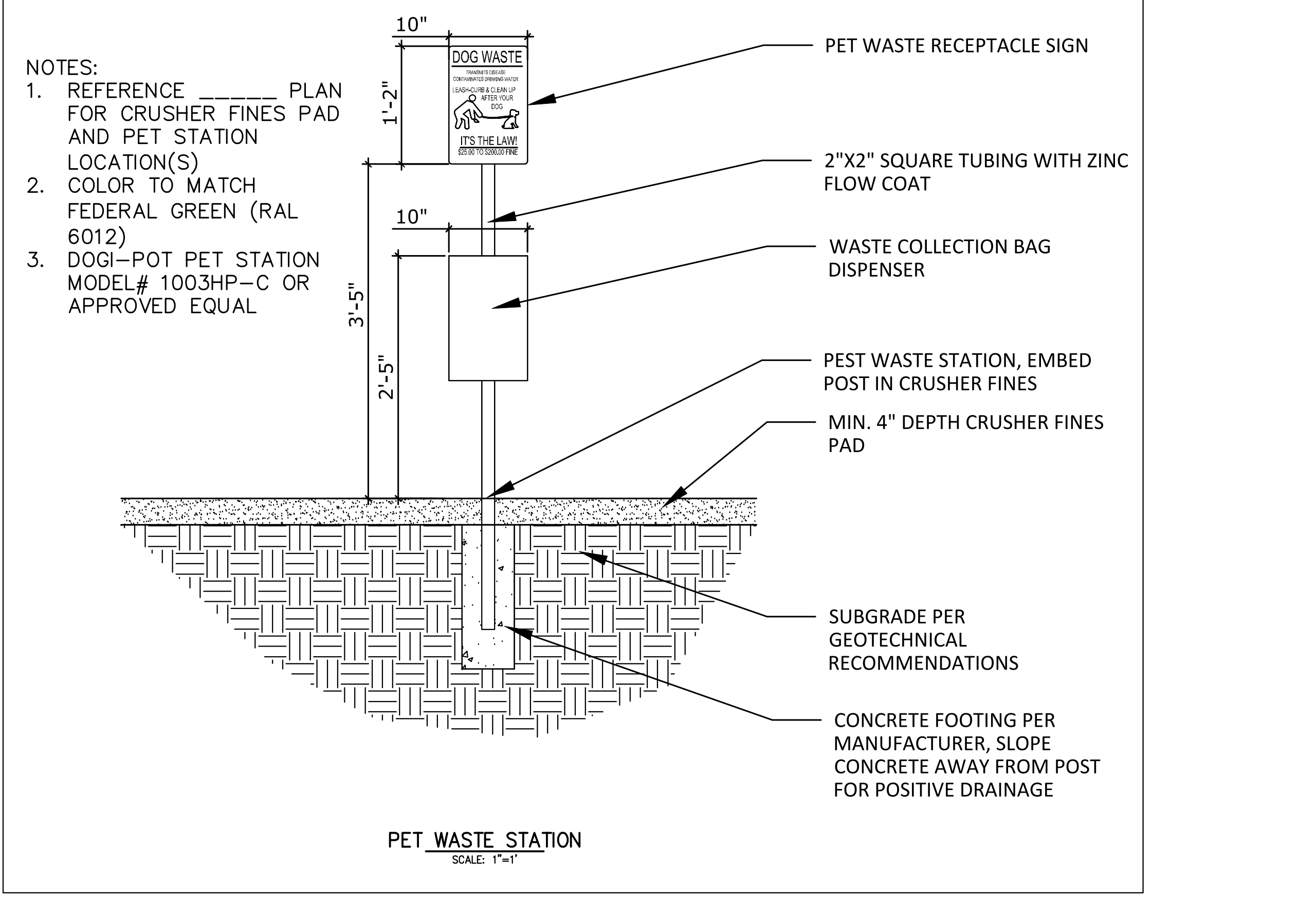
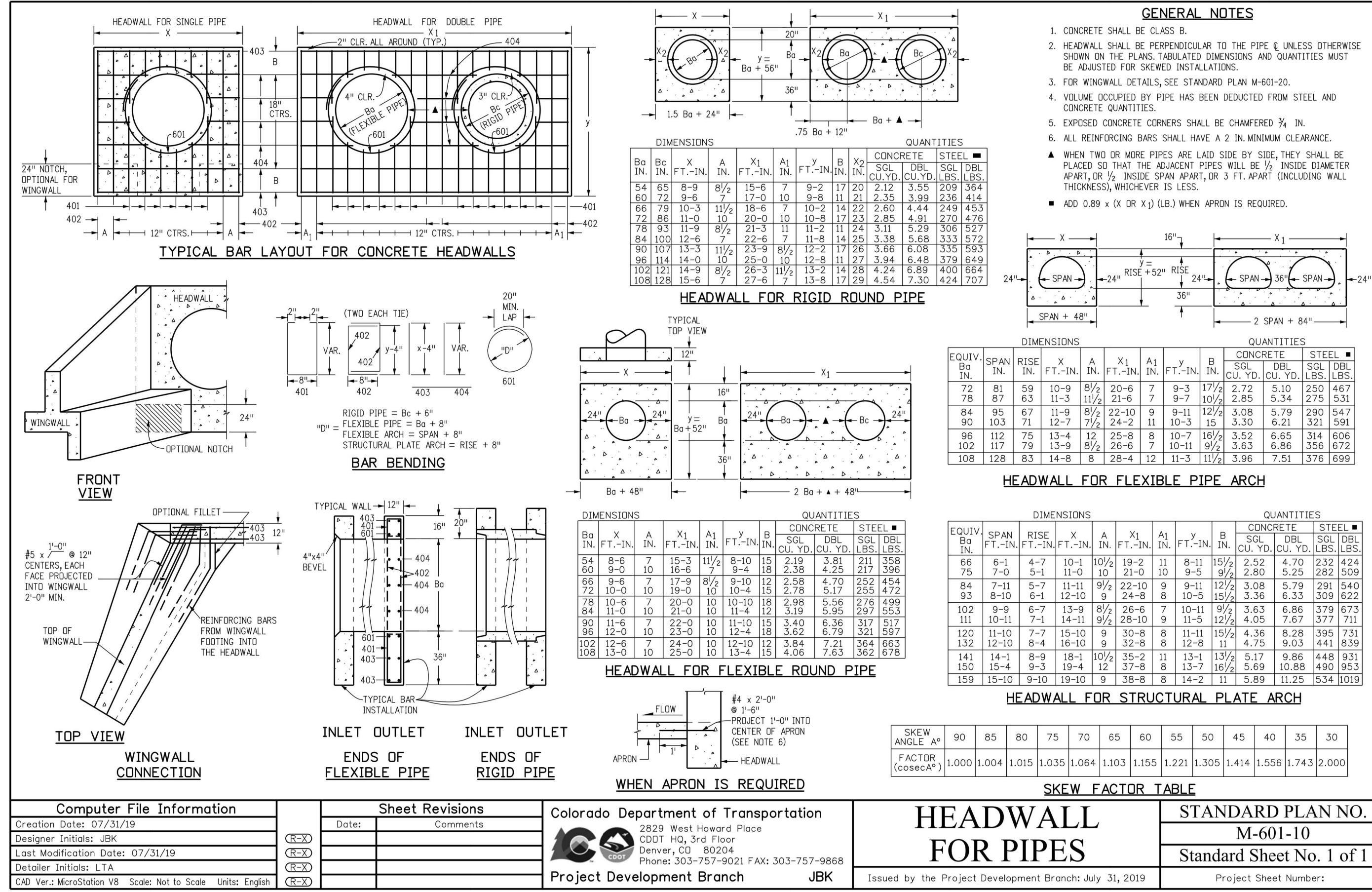
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE ENGINEERING AGENCIES, OR ENGINEERING APPROVES THEIR USE FOR PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

ENGINEER'S STATEMENT
STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT.
Mike Bramlett
38314
11/10/22
DATE

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2
DETAIL SHEET
SHEET 14 OF 15
JOB NO. 25188.10

Know what's below.
Call before you dig.

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 38314
FOR AND ON BEHALF OF JR ENGINEERING, INC.



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

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

J.R. ENGINEERING
 A Westlin Company
 Centennial 303-740-8888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

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 LAPPED, SEE DETAILS.
 ALL LAP SPLICE LOCATIONS SHALL BE SUBMITTED TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

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

BAR SIZE	MINIMUM LAP LENGTH	BAR SIZE	MINIMUM LAP LENGTH
#4	1'-3"	#5	1'-7"
#6	2'-5"	#7	2'-10"
#8	3'-8"	#9	4'-8"
#10	5'-11"	#11	7'-3"

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

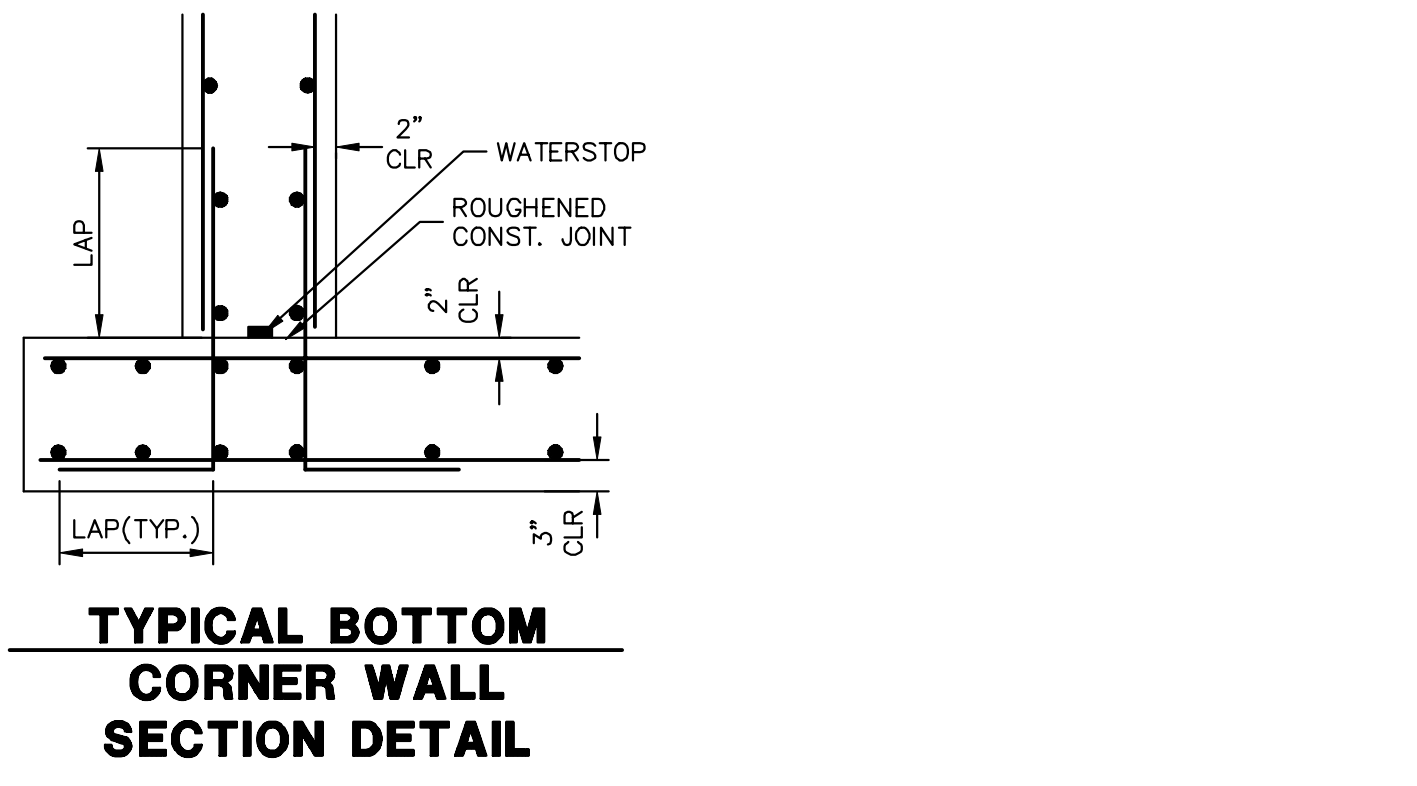
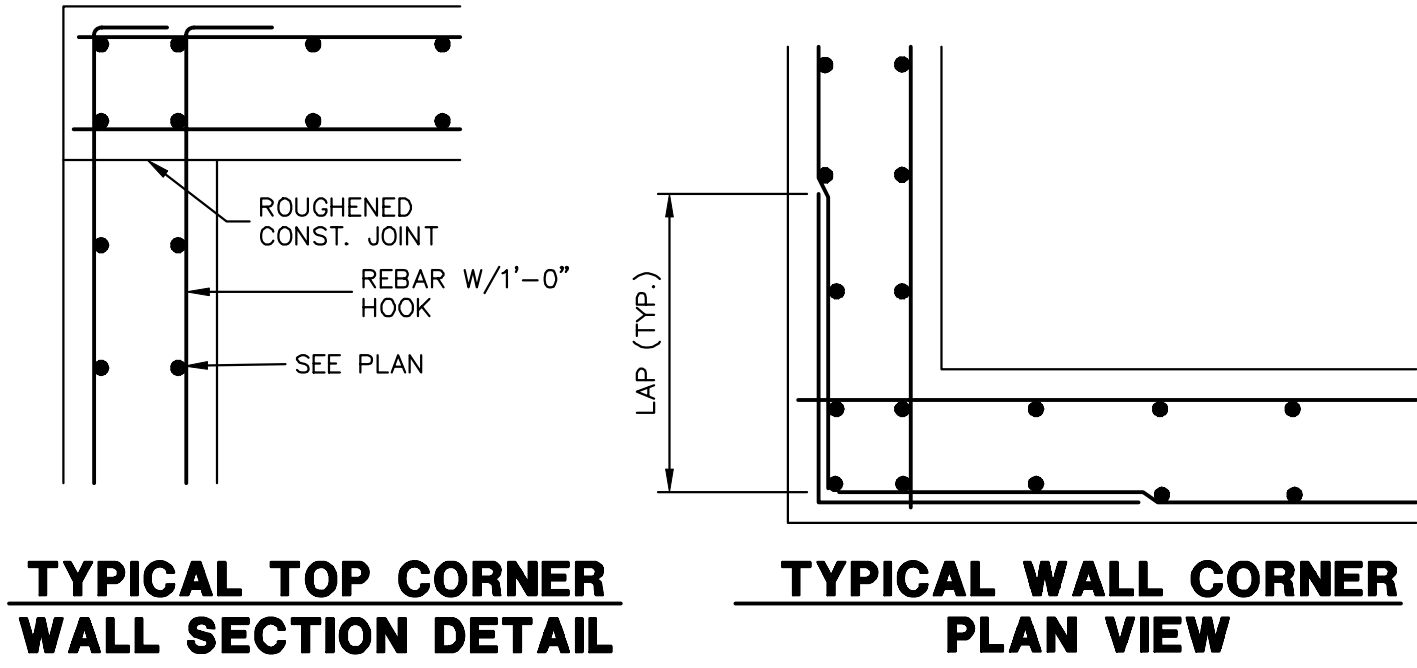
STATIONS, ELEVATIONS, AND DIMENSIONS CONTAINED IN THESE PLANS ARE CALCULATED FROM A RECENT FIELD SURVEY. THE CONTRACTOR SHALL VERIFY ALL DEPENDENT DIMENSIONS IN THE FIELD BEFORE ORDERING OR FABRICATING ANY MATERIAL.

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

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

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

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



CAST-IN-PLACE STRUCTURAL NOTES:

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

BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2	DETAIL SHEET



ENGINEER'S STATEMENT
 STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

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

11/10/22

LAYER LINETYPE LEGEND

	EXISTING	PROPOSED
PHASE LINE	---	---
MATCH LINE	---	---
SECTION LINE	---	---
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
R.O.W. A LINE	A	A
CENTERLINE	---	---
CITY LIMITS	----	----
WIRE FENCE	X	X
CHAIN LINK FENCE	o	o
WOOD FENCE	◇	◇
MASONRY FENCE	□	□
GUARDRAIL	□	□
CONC. BARRIER	□	□
CABLE TV	TV	TV
ELECTRIC	E	E
FIBER OPTIC	FO	FO
GAS MAIN	G	G
IRRIGATION MAIN	IRR	IRR
OIL/PETRO. MAIN	O	O
OVERHEAD UTILITY	OHU	OHU
SANITARY SEWER	S	S
STORM DRAIN	---	---
TELEPHONE	T	T
WATER MAIN	W	W
RAW WATER LINE	RWL	RWL
SWALE/WATERWAY FLOWLINE	---	---
DIVERSION DITCH	---	---
DIVERSION CHANNEL	---	---
MAJOR DRAINAGE BASIN	----	----
MINOR DRAINAGE BASIN	----	----
TOP OF SLOPE	V	V
TOE OF SLOPE	---	---
EDGE OF WATER	---	---
INDEX CONTOUR	6100	6100
INTERMEDIATE CONTOUR	---	---
DEPRESSION CONT. (INDEX)	6100	6100
DEPRESSION CONT. (INTER)	---	---
TOP OF CUTS	---	---
TOE OF FILLS	---	---
CUT AND FILL LINE	---	C/F
SILT FENCE	SF	SF
100 YEAR FLOODPLAIN	100YR	100YR
500 YEAR FLOODPLAIN	500YR	500YR
FLOODWAY	FLDWY	FLDWY
BASE FLOOD ELEVATION	---	---
EDGE OF WETLANDS	---	---
STONE WALL	---	---

UTILITIES LEGEND

	EXISTING	PROPOSED
STORM SEWER		
MANHOLE	⊙	●
STORM INLET	□	■
AREA INLET - SQUARE	□	■
AREA INLET - ROUND	○	●
FLARED END SECTION	▷	▷
RIPRAP	▨	▨
SANITARY SEWER		
LINE MARKER	Mkr S ^o	
SERVICE MARKER	⚠	
CLEAN-OUT	┆	┆
MANHOLE W/ DIRECTIONAL FLOW ARROW	⊙	●
WATER LINE		
LINE MARKER	Mkr W ^o	
SERVICE MARKER	⚠	
FIRE HYDRANT	⊕	⊕
FIRE CONNECTION	┆	┆
MANHOLE	⊙	●
BEND	┆	┆
BLOW-OFF VALVE	⊕	⊕
WELL	⊙	●
METER	⊕	⊕
VALVE	⊕	⊕
REDUCER	┆	┆
THRUST BLOCK	┆	┆
CROSS	┆	┆
PLUG W/ THRUST BLOCK	┆	┆
TEE	┆	┆
REVERSE ANCHOR	┆	┆
ANODE	⊕	⊕
AIR & VACUUM VALVE ASSEMBLY	┆	┆
TRANSMISSION BLOW-OFF ASSEMBLY	┆	┆
GAS LINE		
MARKER	Mkr G ^o	
SERVICE MARKER	⚠	
METER	⊕	⊕
VALVE	⊕	⊕
PLUG	┆	┆
TEE	┆	┆
DRY UTILITIES		
CABLE TV MARKER	Mkr TV ^o	
CABLE TELEVISION PEDESTAL	⊕	
ELECTRIC MARKER	Mkr E ^o	
ELECTRIC SERVICE MARKER	⚠	
ELECTRICAL PEDESTAL	⊕	
ELECTRICAL METER	⊕	
ELECTRICAL MANHOLE	⊕	
FIBER-OPTIC MARKER	Mkr FO ^o	
IRRIGATION PEDESTAL	⊕	
TELEPHONE MARKER	Mkr T ^o	
TELEPHONE PEDESTAL	⊕	
TELEPHONE MANHOLE	⊕	
UTILITY POLE	┆	┆
GUY ANCHOR	┆	┆
GUY POLE	┆	┆
MISC. UTILITIES		
VENT PIPE	VP	VP
TEST HOLE DESIGNATOR	TH	TH
	FIRM	FIRM
	AGENCY	AGENCY

LANDSCAPE LEGEND

	EXISTING	PROPOSED
TREE - CONIFEROUS	⊙	⊙
TREE - DECIDUOUS	⊙	⊙
SHRUB/BUSH	⊙	⊙
SHRUBS AND BUSHES	⊙	⊙
IRRIGATION BOX	⊕	⊕
IRRIGATION SPRINKLER	⊕	⊕
IRRIGATION VALVE	⊕	⊕
BOLLARD	⊕	⊕
FLAGPOLE	FP	FP

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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 Western Company
 Centennial 303-740-9383 • Colorado Springs 719-566-2993
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

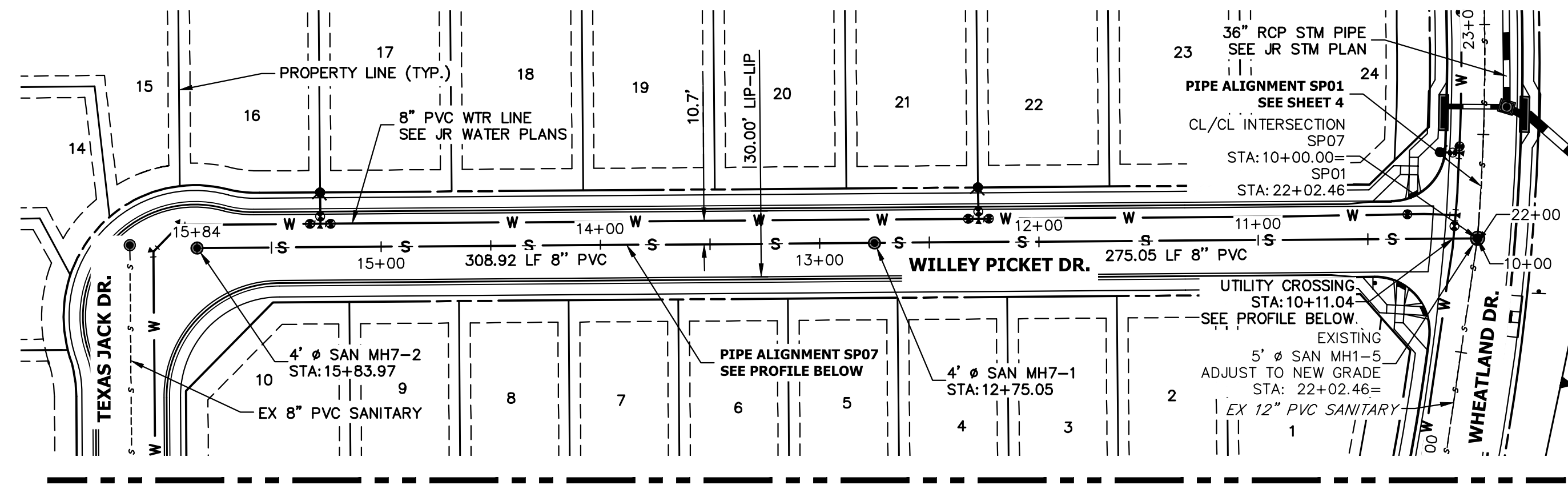
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N/A	N/A	11/10/22	QNL	QNL	

HOMESTEAD NORTH AT STERLING
 RANCH FILING NO. 2
 LEGEND

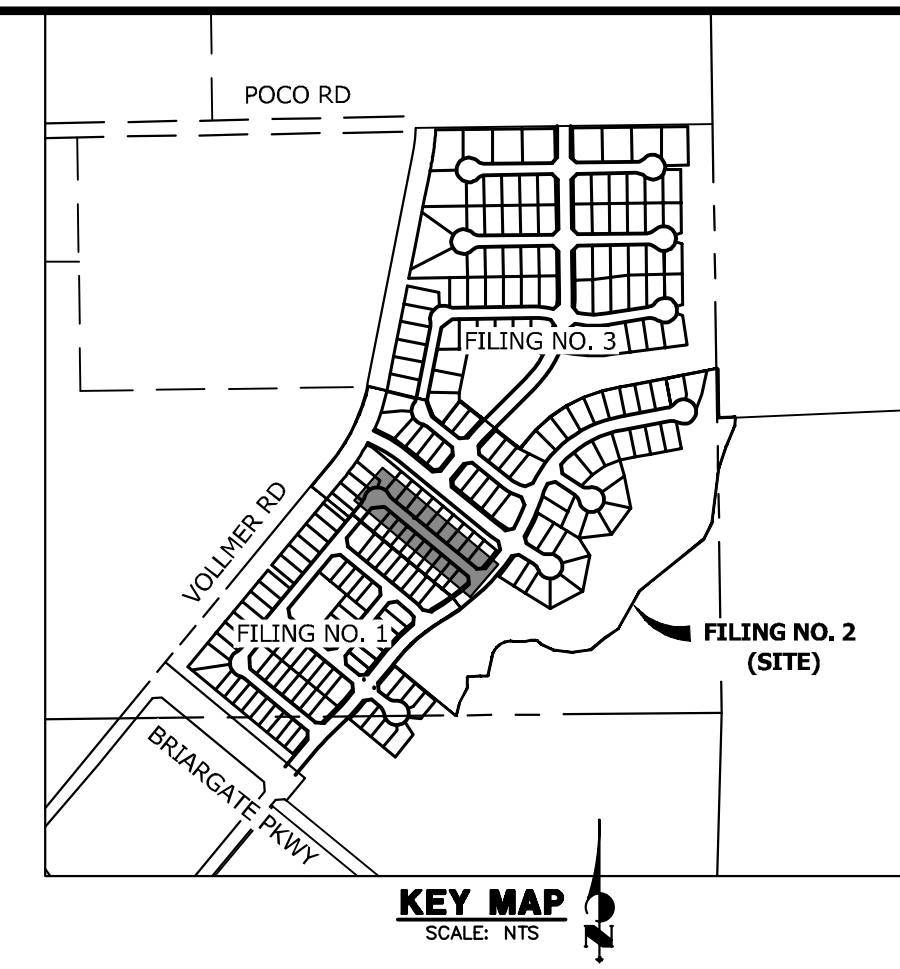
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC.
 DATE: 11/10/22



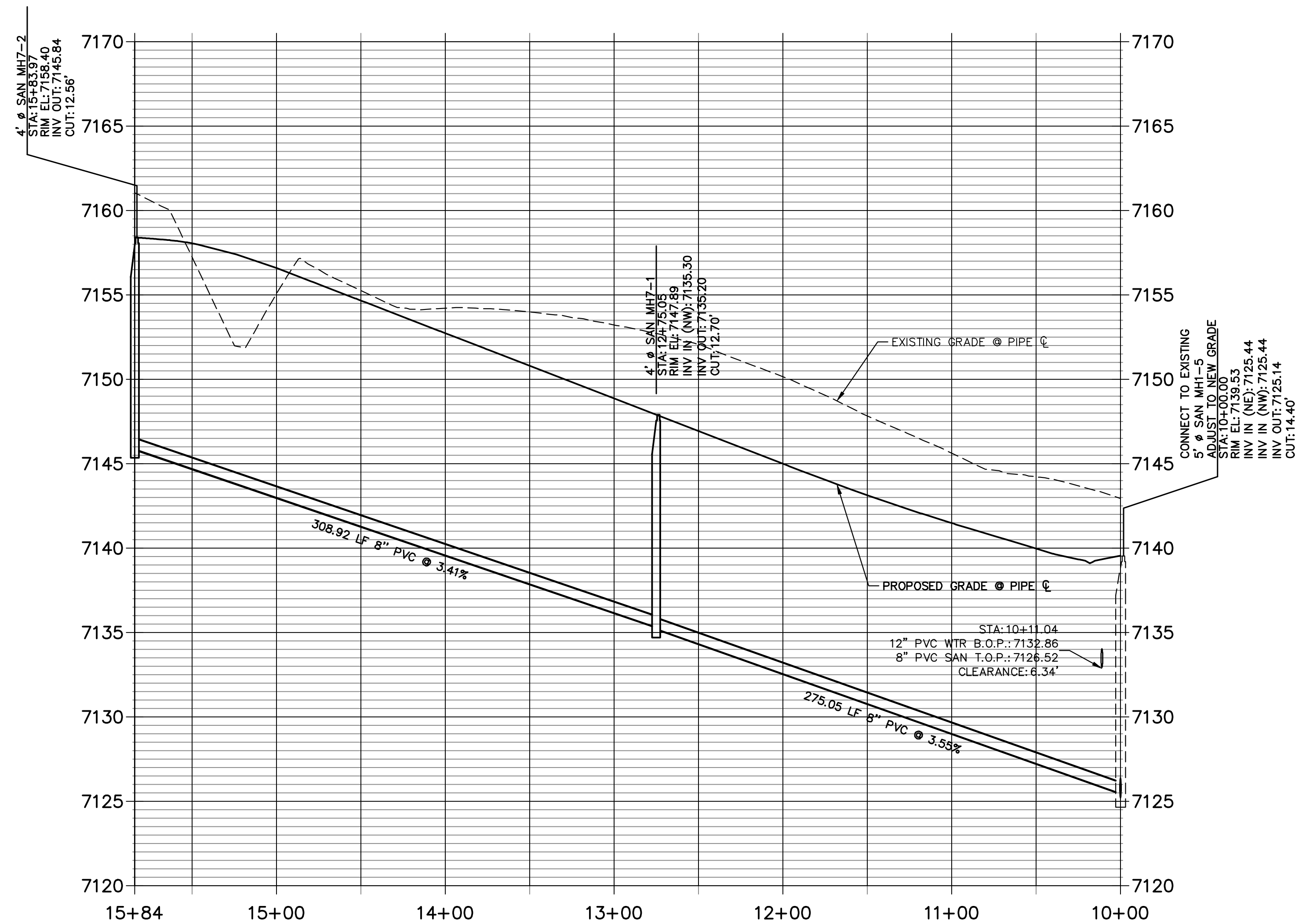
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SEE EX HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1



SP07 PROFILE STA 10+00.00 TO 15+83.97



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

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
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC. LOCAL ENGINEER
 DATE: 11/10/22

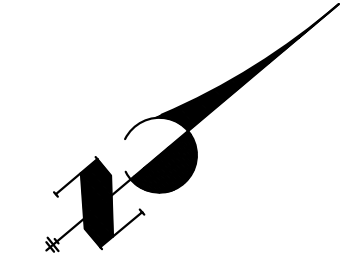
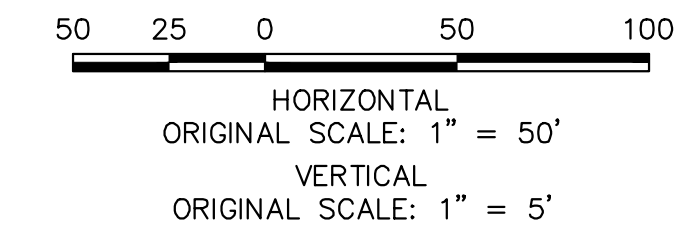
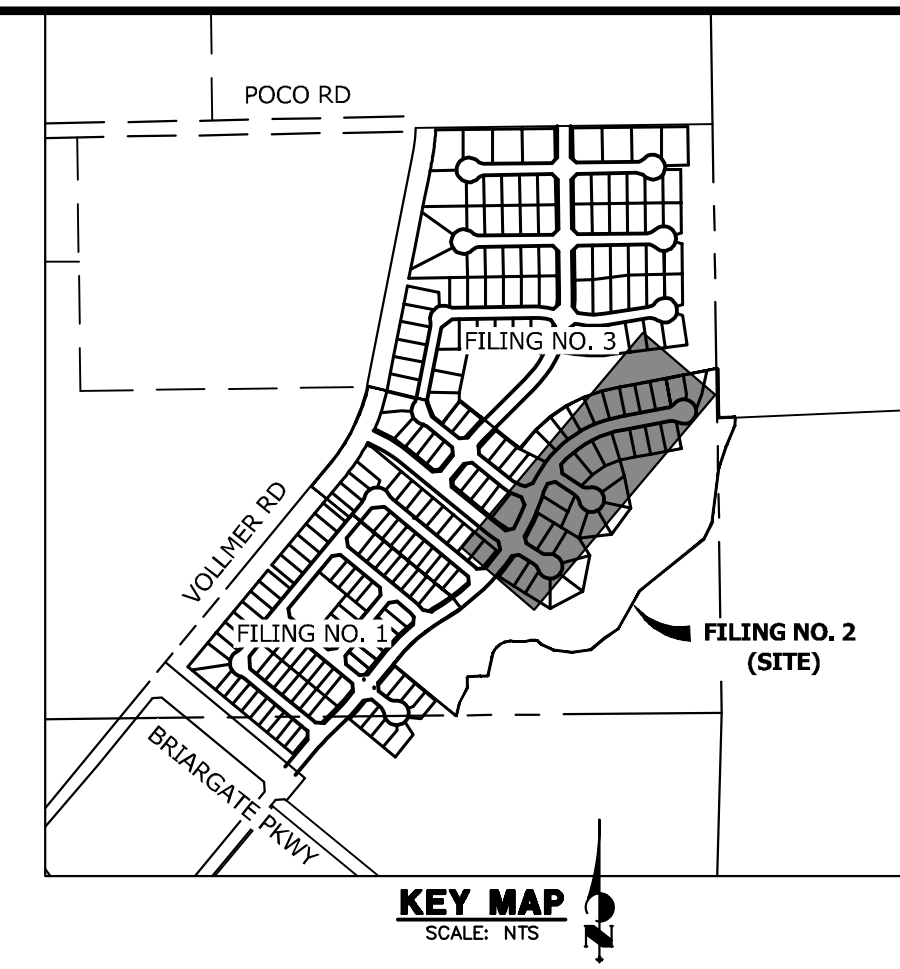
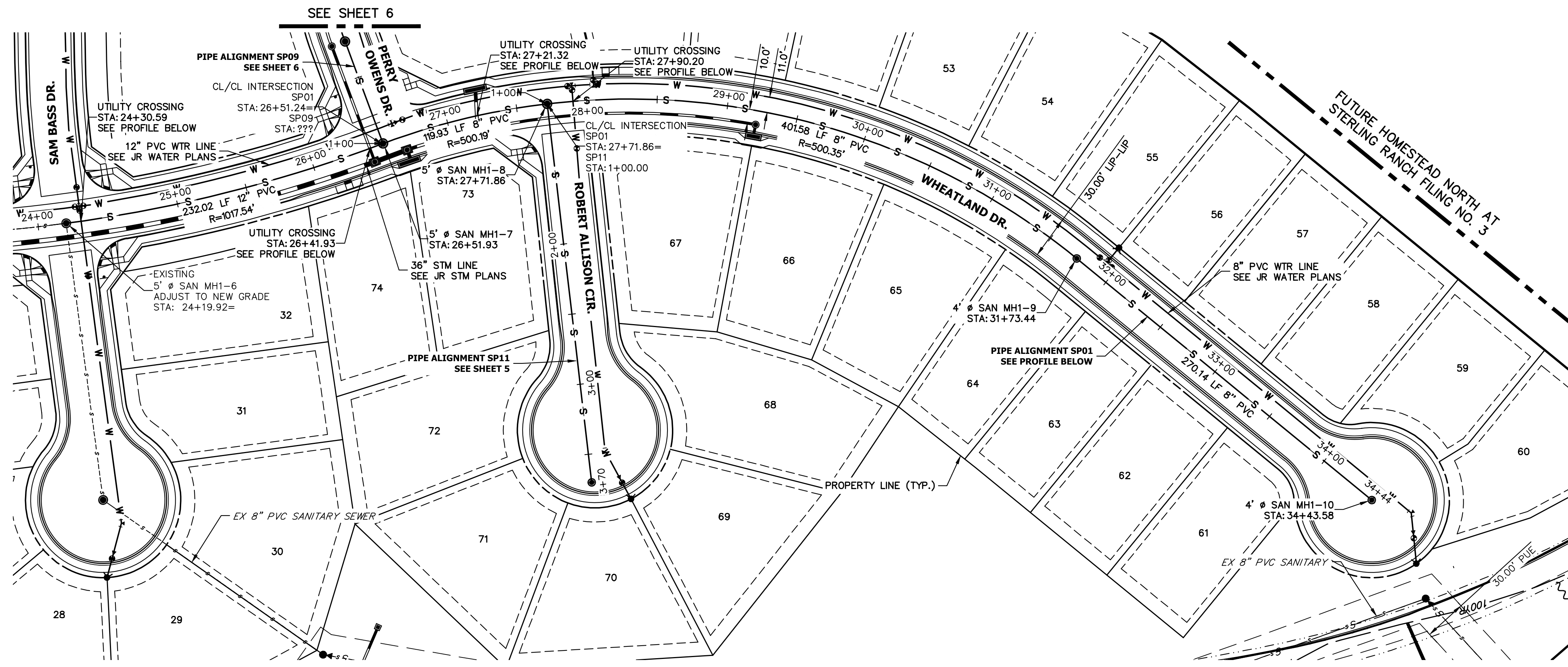
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 PREPARED FOR
 SR LAND, LLC
 20 BOULDER CRESCENT SUITE 200
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 471-1742

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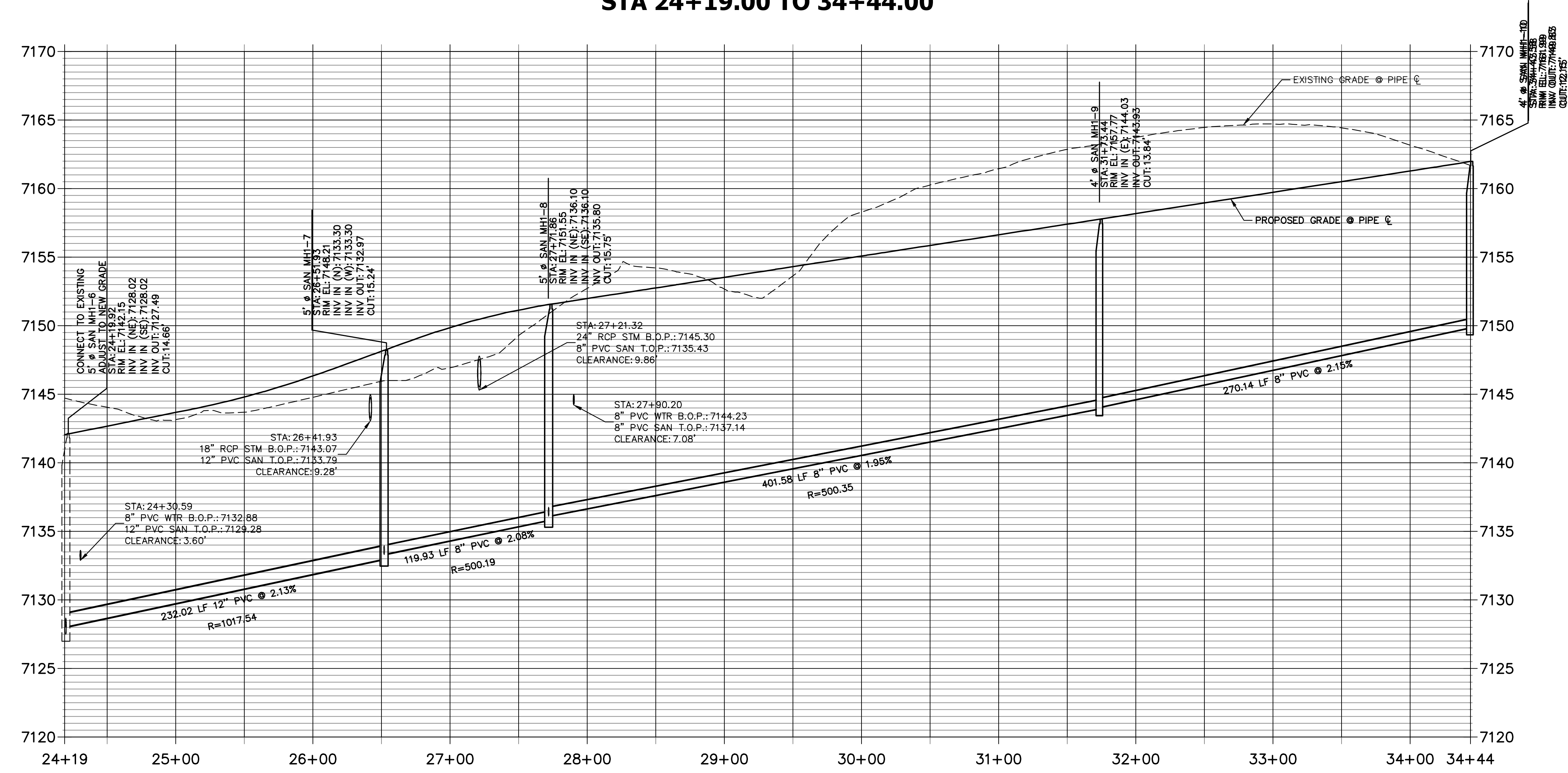
BY	DATE	No.	REVISION

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2
 SANITARY SEWER PLANS
 SHEET 3 OF 8
 JOB NO. 25188.10

X:\2510000\25188\10\Drawings\Sheet\Drawings\Sanitary Sewer Plans\25188.10 SAN01.dwg, SAN01_01, 11/10/2022 10:00:15 AM, CS



**SP01 PROFILE
STA 24+19.00 TO 34+44.00**



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.

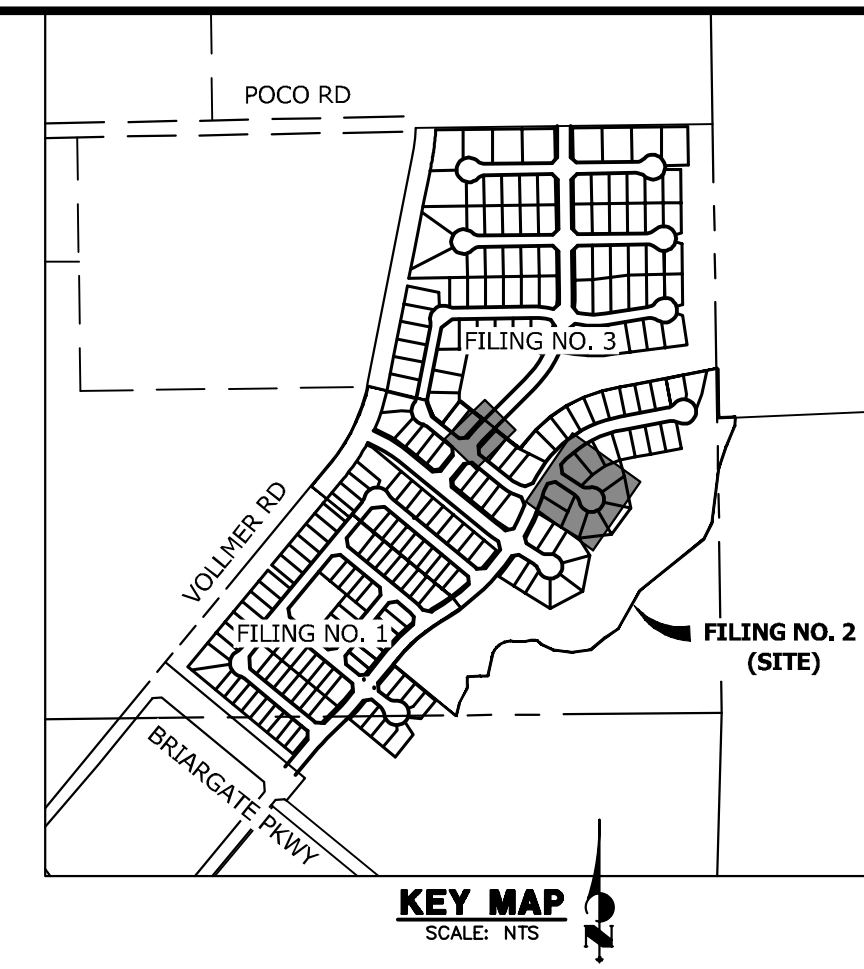
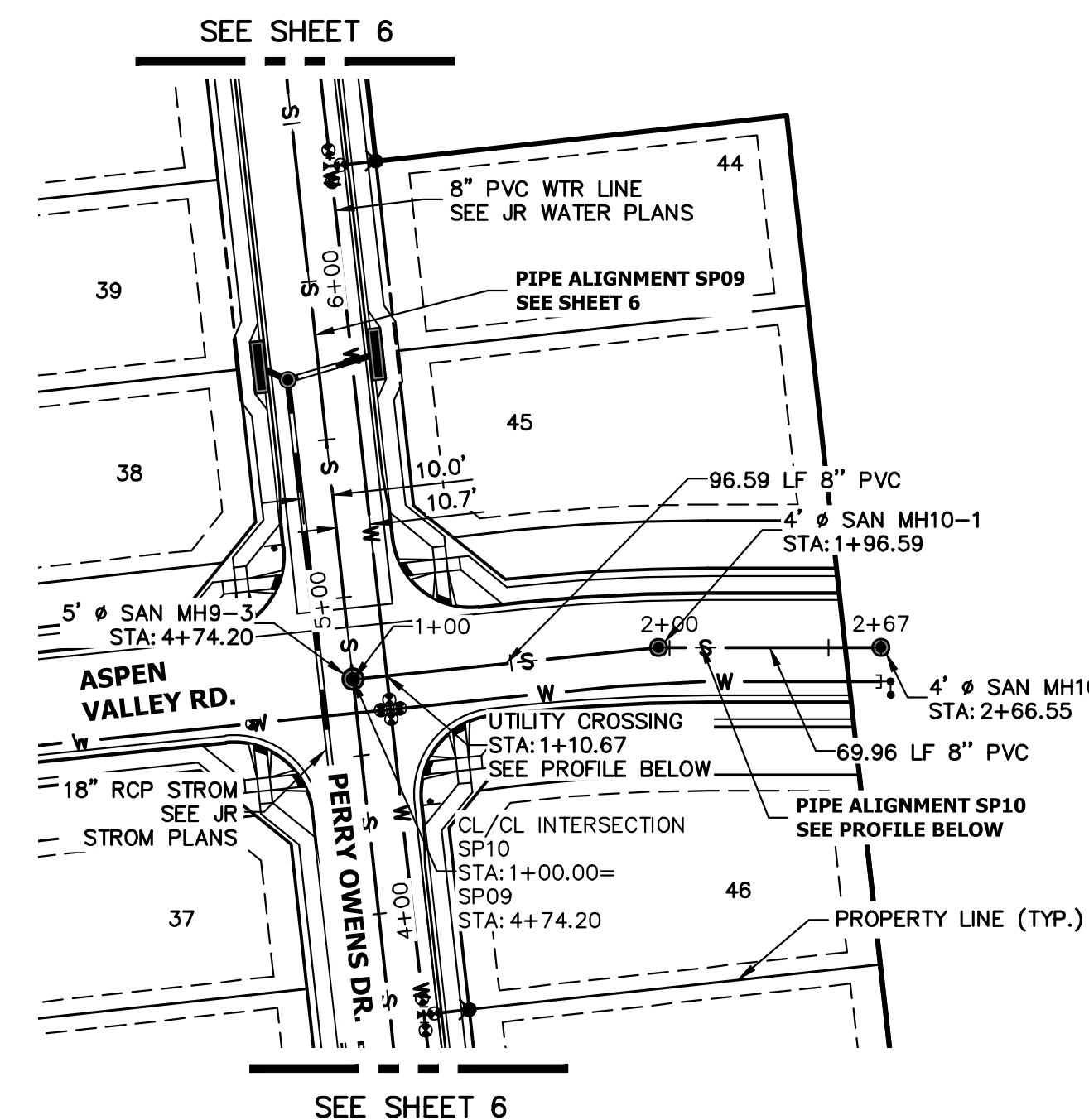
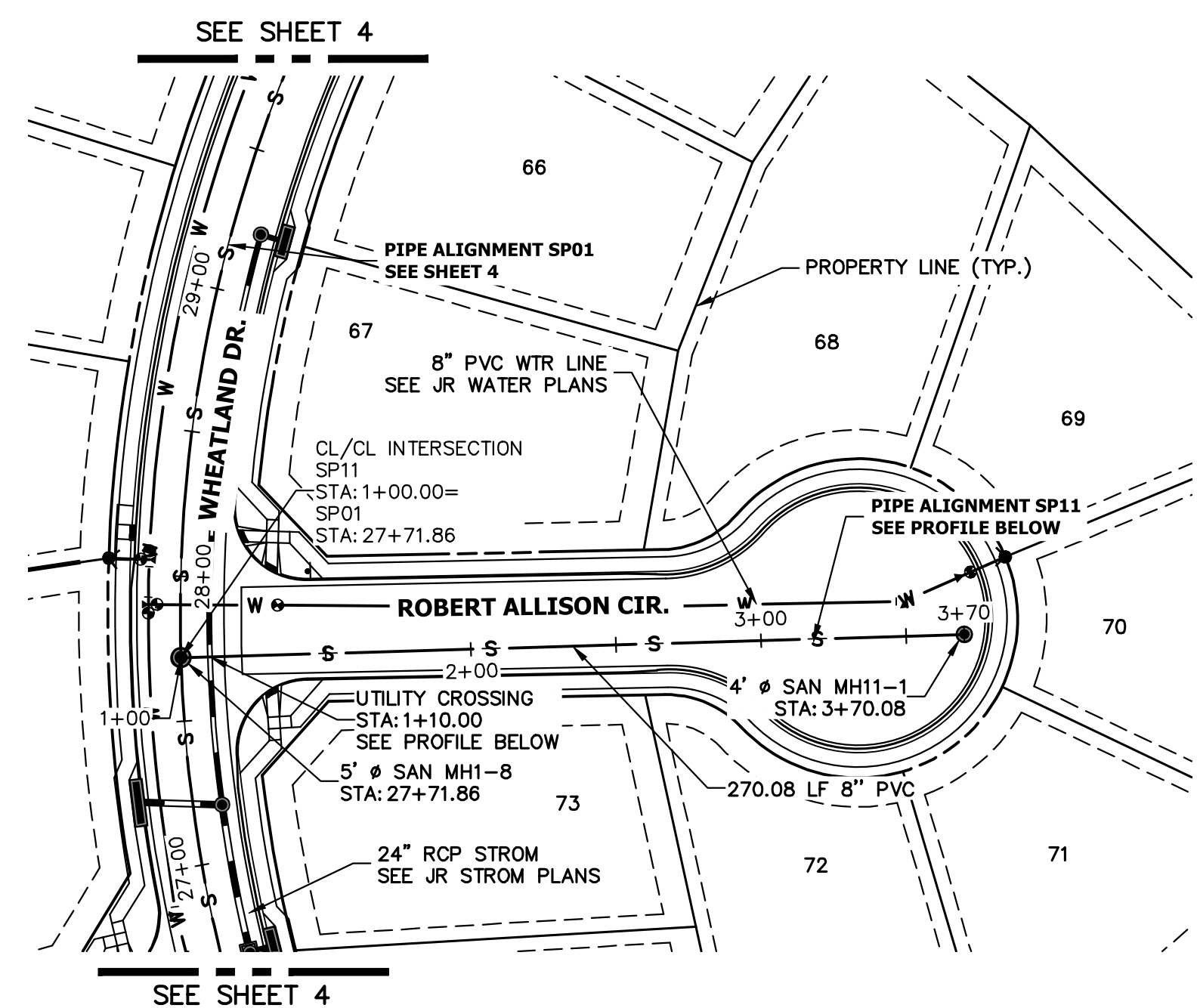
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 Mike Bramlett
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC. LOCAL ENGINEER
 DATE: 11/10/22

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

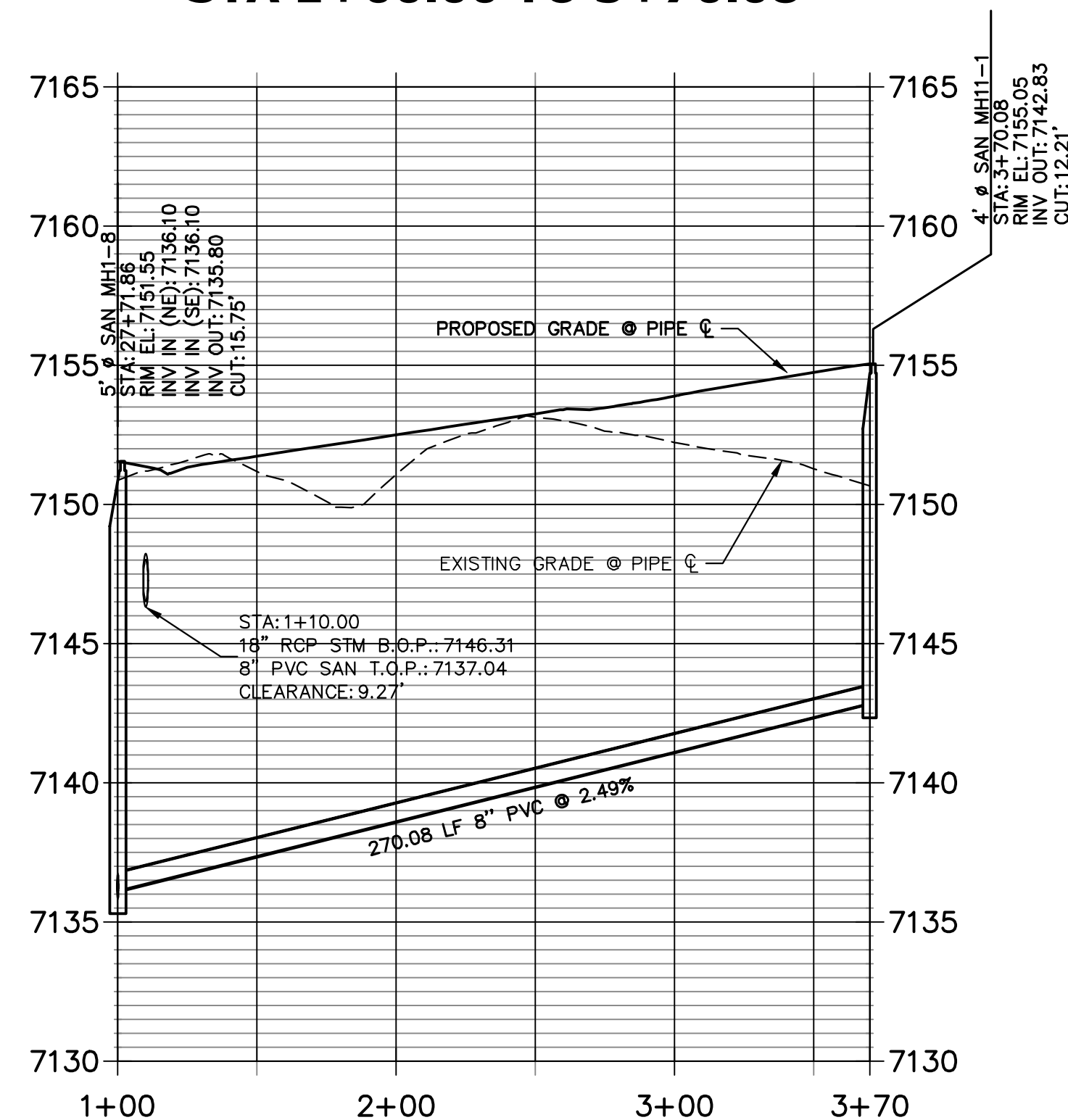
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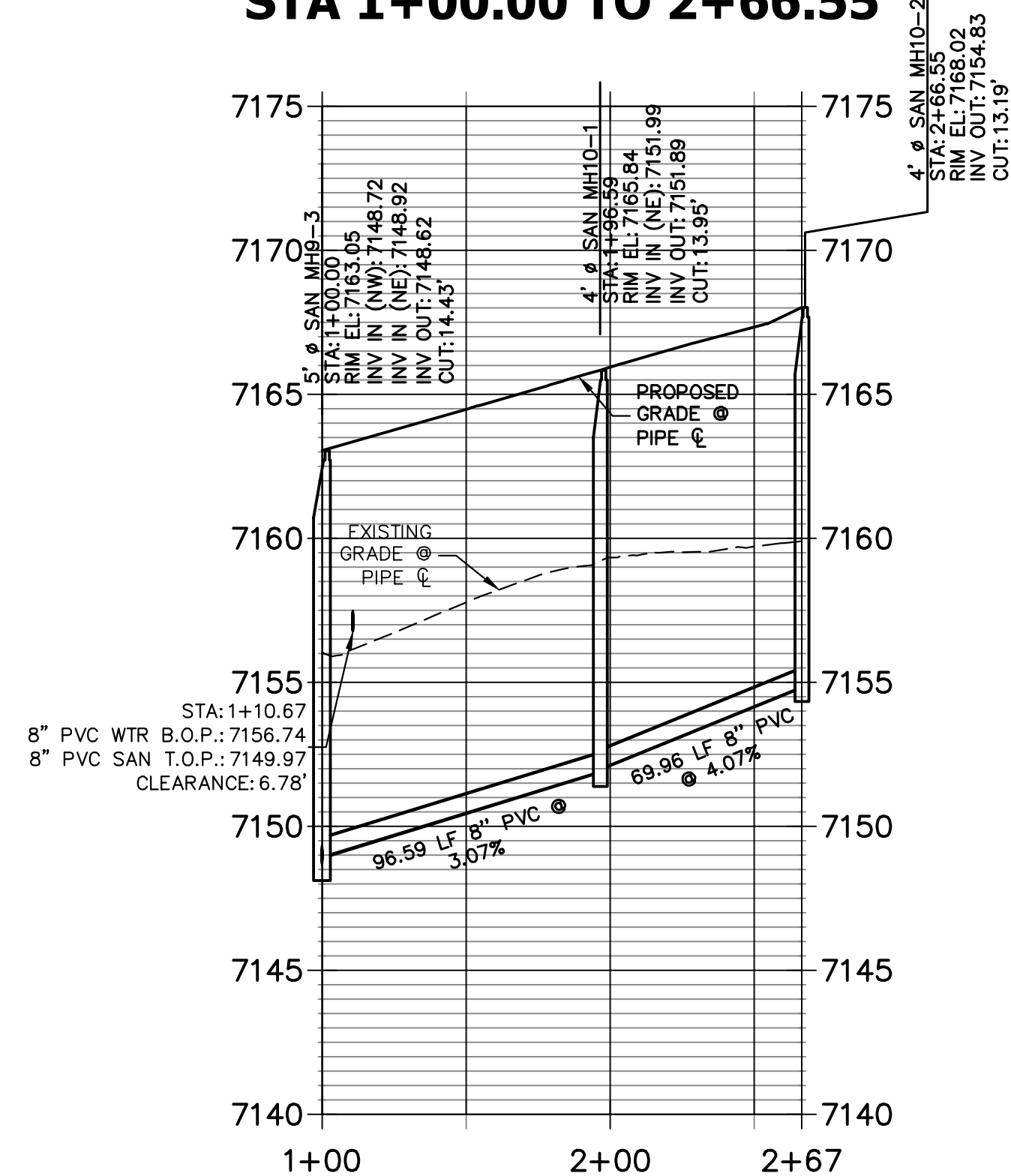
HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2
 SANITARY SEWER PLANS
 SHEET 4 OF 8
 JOB NO. 25188.10



**SP11 PROFILE
STA 1+00.00 TO 3+70.08**



**SP10 PROFILE
STA 1+00.00 TO 2+66.55**

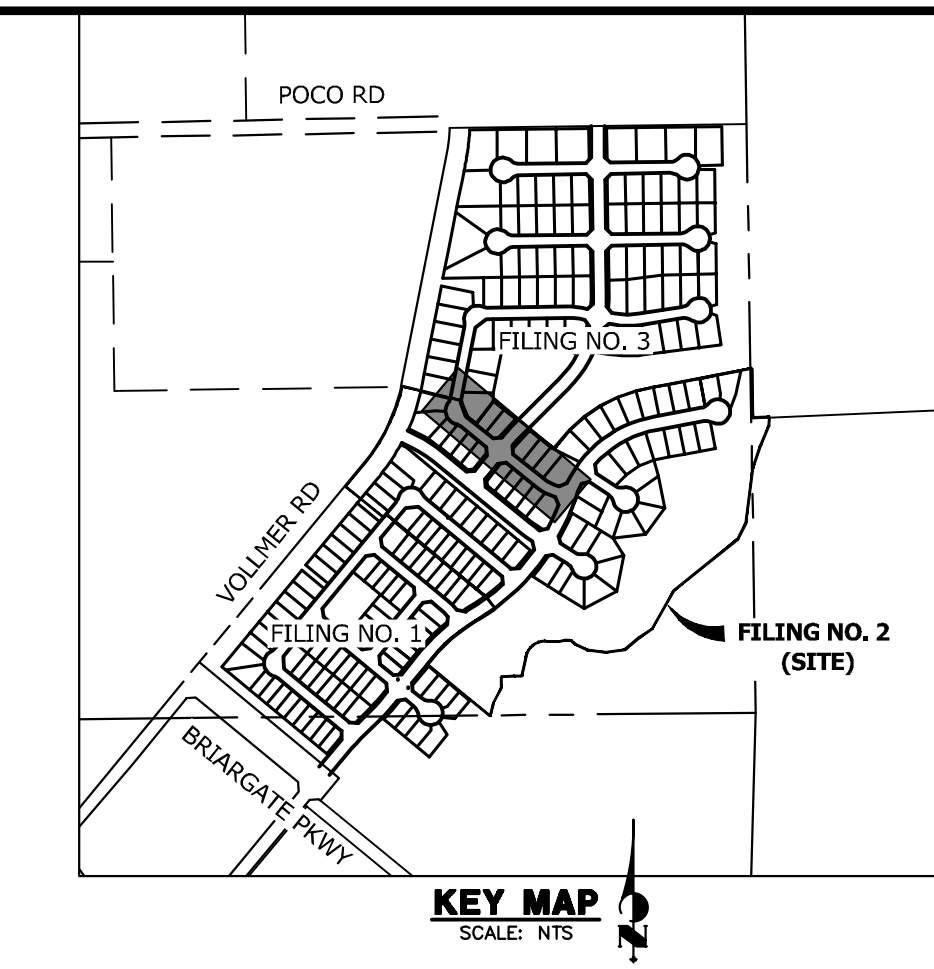
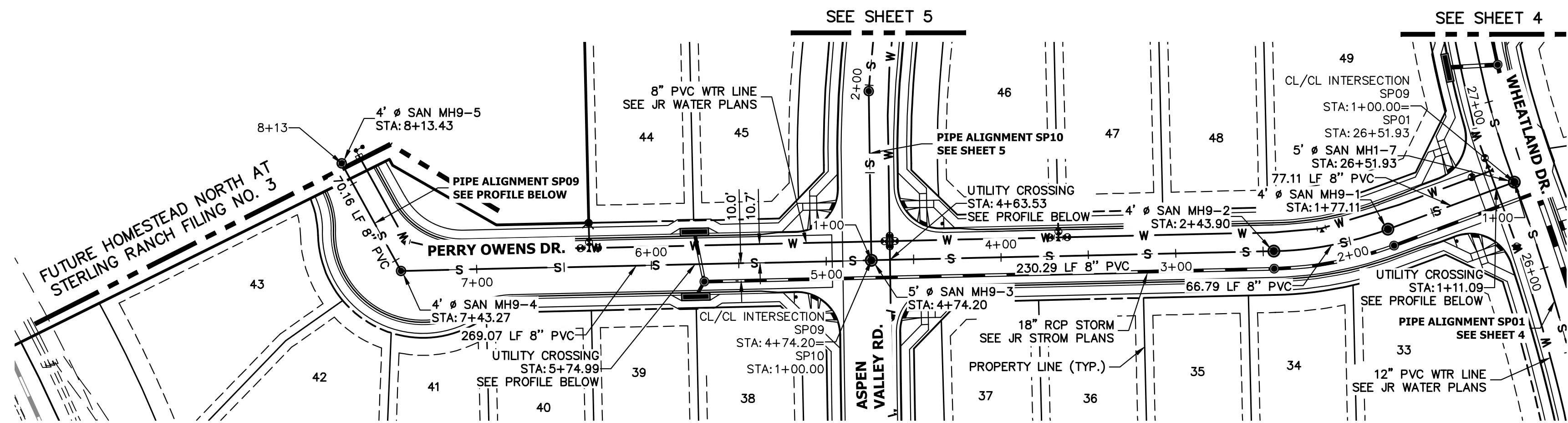


THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE 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 A. Bramlett, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC.
 DATE: 11/10/22

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. THESE USES ARE DESIGNATED BY WRITTEN AUTHORIZATION. PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 200 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	J.R. ENGINEERING A Westman Company Centennial 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	BY	DATE
HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2 SANITARY SEWER PLANS	H-SCALE 1"=50' V-SCALE 1"=5' DATE 11/10/22 DESIGNED BY QNL DRAWN BY QNL CHECKED BY	No.	REVISION
SHEET 5 OF 8 JOB NO. 25188.10	11/10/22		

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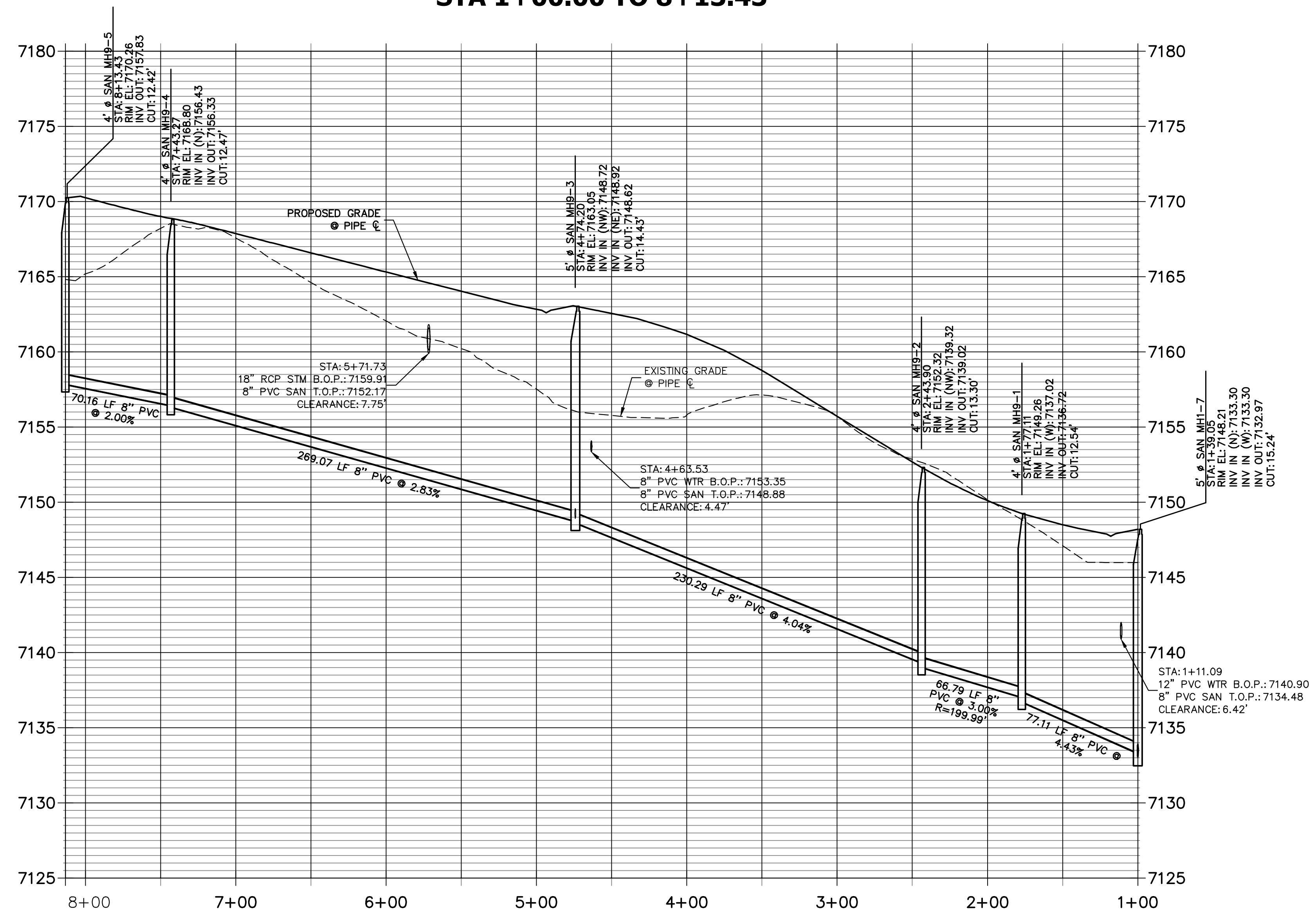


50 25 0 50 100

HORIZONTAL
ORIGINAL SCALE: 1" = 50'

VERTICAL
ORIGINAL SCALE: 1" = 5'

**SP09 PROFILE
STA 1+00.00 TO 8+13.43**



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

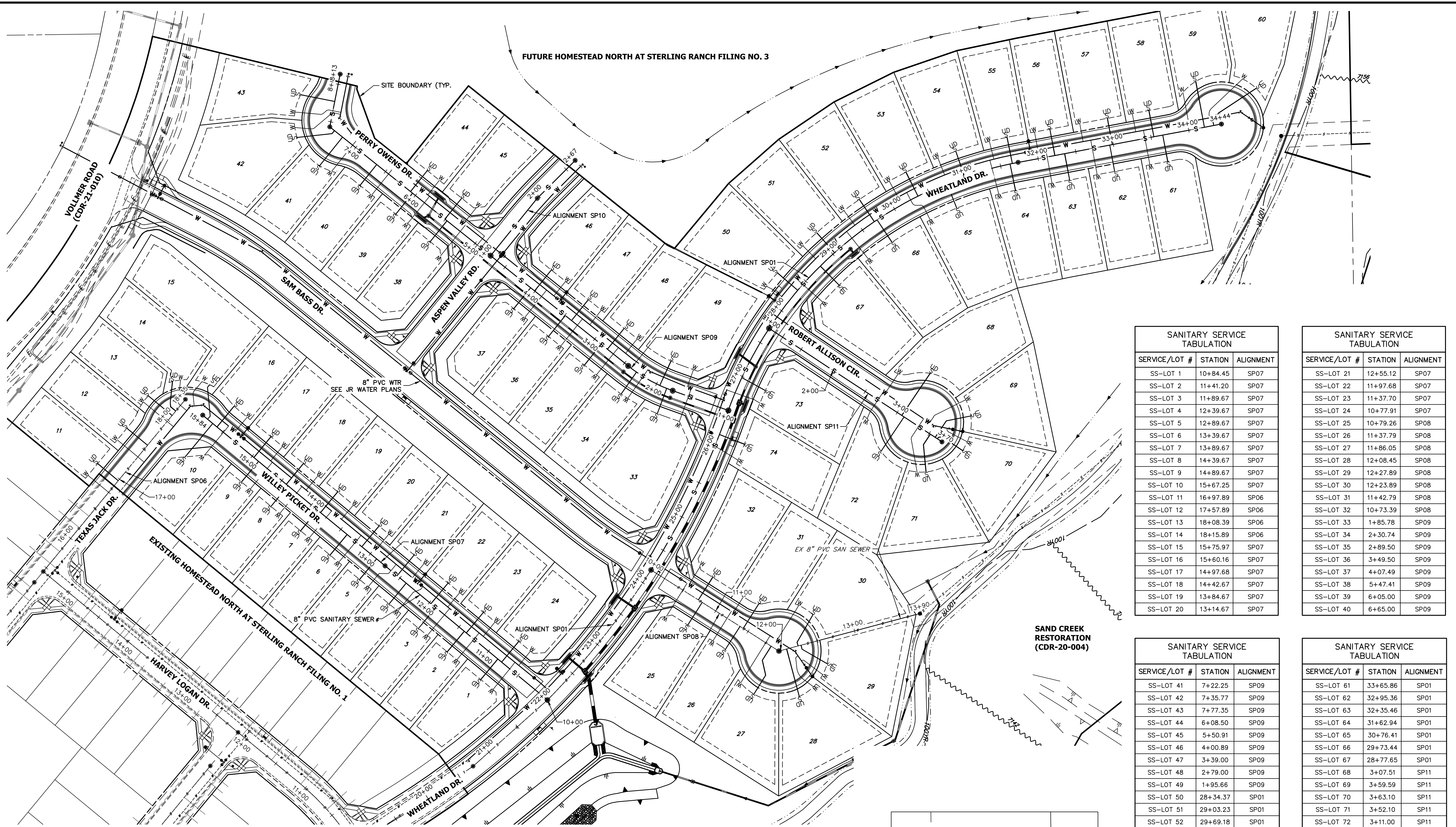
Mike Bramlett

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

DATE: 11/10/22

FOR AND ON BEHALF OF JR ENGINEERING, INC.

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		No.	REVISION
H-SCALE 1"=50'	V-SCALE 1"=5'	DESIGNED BY	DATE
11/10/22	QNL	DRAWN BY	QNL
CHECKED BY			
HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2 SANITARY SEWER PLANS			
ENGINEER'S STATEMENT PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING <i>Mike Bramlett</i> MIKE A. BRAMLETT, P.E. COLORADO P.E. 32314 FOR AND ON BEHALF OF JR ENGINEERING, INC.		DATE: 11/10/22	
SHEET 6 OF 8		JOB NO. 25188.10	



SANITARY SERVICE TABULATION

SERVICE/LOT #	STATION	ALIGNMENT
SS-LOT 1	10+84.45	SP07
SS-LOT 2	11+41.20	SP07
SS-LOT 3	11+89.67	SP07
SS-LOT 4	12+39.67	SP07
SS-LOT 5	12+89.67	SP07
SS-LOT 6	13+39.67	SP07
SS-LOT 7	13+89.67	SP07
SS-LOT 8	14+39.67	SP07
SS-LOT 9	14+89.67	SP07
SS-LOT 10	15+67.25	SP07
SS-LOT 11	16+97.89	SP06
SS-LOT 12	17+57.89	SP06
SS-LOT 13	18+08.39	SP06
SS-LOT 14	18+15.89	SP06
SS-LOT 15	15+75.97	SP07
SS-LOT 16	15+60.16	SP07
SS-LOT 17	14+97.68	SP07
SS-LOT 18	14+42.67	SP07
SS-LOT 19	13+84.67	SP07
SS-LOT 20	13+14.67	SP07

SANITARY SERVICE TABULATION

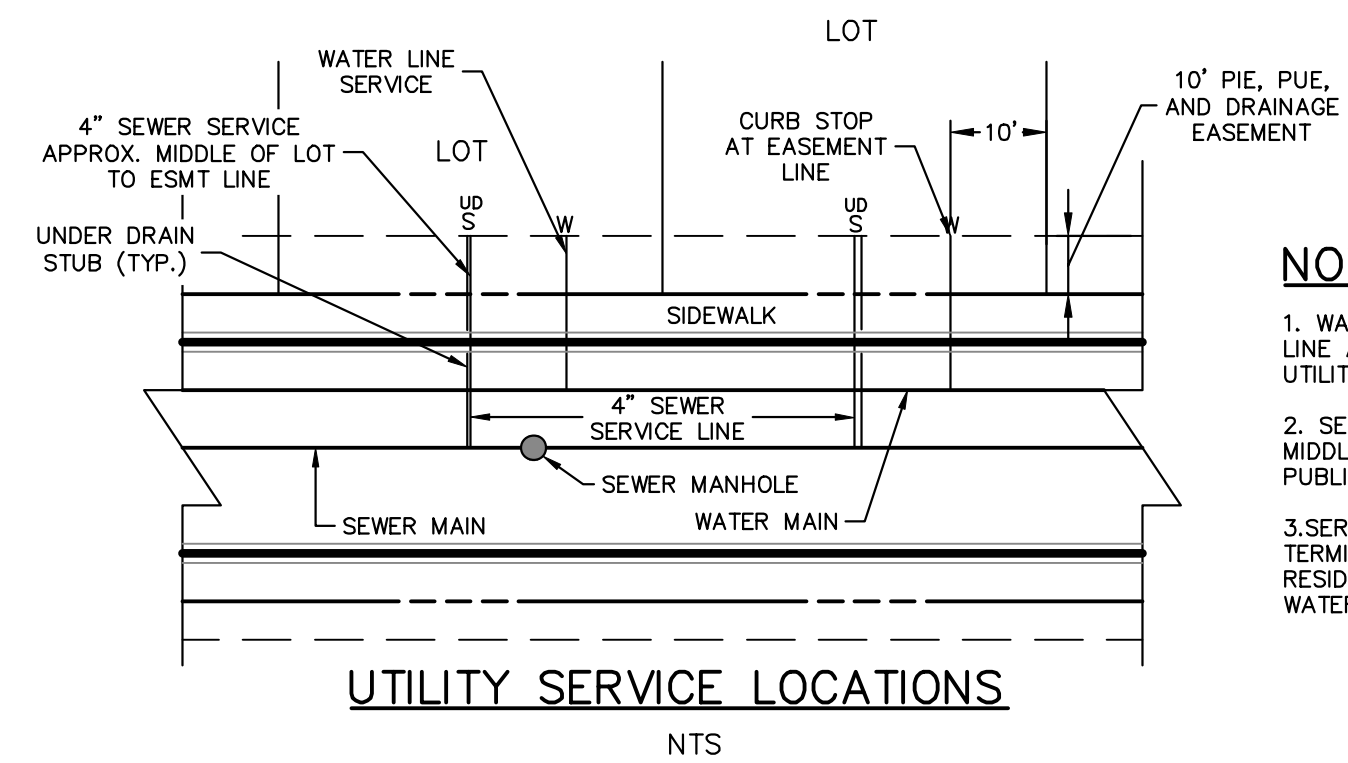
SERVICE/LOT #	STATION	ALIGNMENT
SS-LOT 21	12+55.12	SP07
SS-LOT 22	11+97.68	SP07
SS-LOT 23	11+37.70	SP07
SS-LOT 24	10+77.91	SP07
SS-LOT 25	10+79.26	SP08
SS-LOT 26	11+37.79	SP08
SS-LOT 27	11+86.05	SP08
SS-LOT 28	12+08.45	SP08
SS-LOT 29	12+27.89	SP08
SS-LOT 30	12+23.89	SP08
SS-LOT 31	11+42.79	SP08
SS-LOT 32	10+73.39	SP08
SS-LOT 33	1+85.78	SP09
SS-LOT 34	2+30.74	SP09
SS-LOT 35	2+89.50	SP09
SS-LOT 36	3+49.50	SP09
SS-LOT 37	4+07.49	SP09
SS-LOT 38	5+47.41	SP09
SS-LOT 39	6+05.00	SP09
SS-LOT 40	6+65.00	SP09

SANITARY SERVICE TABULATION

SERVICE/LOT #	STATION	ALIGNMENT
SS-LOT 41	7+22.25	SP09
SS-LOT 42	7+35.77	SP09
SS-LOT 43	7+77.35	SP09
SS-LOT 44	6+08.50	SP09
SS-LOT 45	5+50.91	SP09
SS-LOT 46	4+00.89	SP09
SS-LOT 47	3+39.00	SP09
SS-LOT 48	2+79.00	SP09
SS-LOT 49	1+95.66	SP09
SS-LOT 50	28+34.37	SP01
SS-LOT 51	29+03.23	SP01
SS-LOT 52	29+69.18	SP01
SS-LOT 53	30+35.15	SP01
SS-LOT 54	31+01.15	SP01
SS-LOT 55	31+65.94	SP01
SS-LOT 56	32+22.46	SP01
SS-LOT 57	32+98.86	SP01
SS-LOT 58	33+54.04	SP01
SS-LOT 59	34+21.19	SP01
SS-LOT 60	34+33.58	SP01

SANITARY SERVICE TABULATION

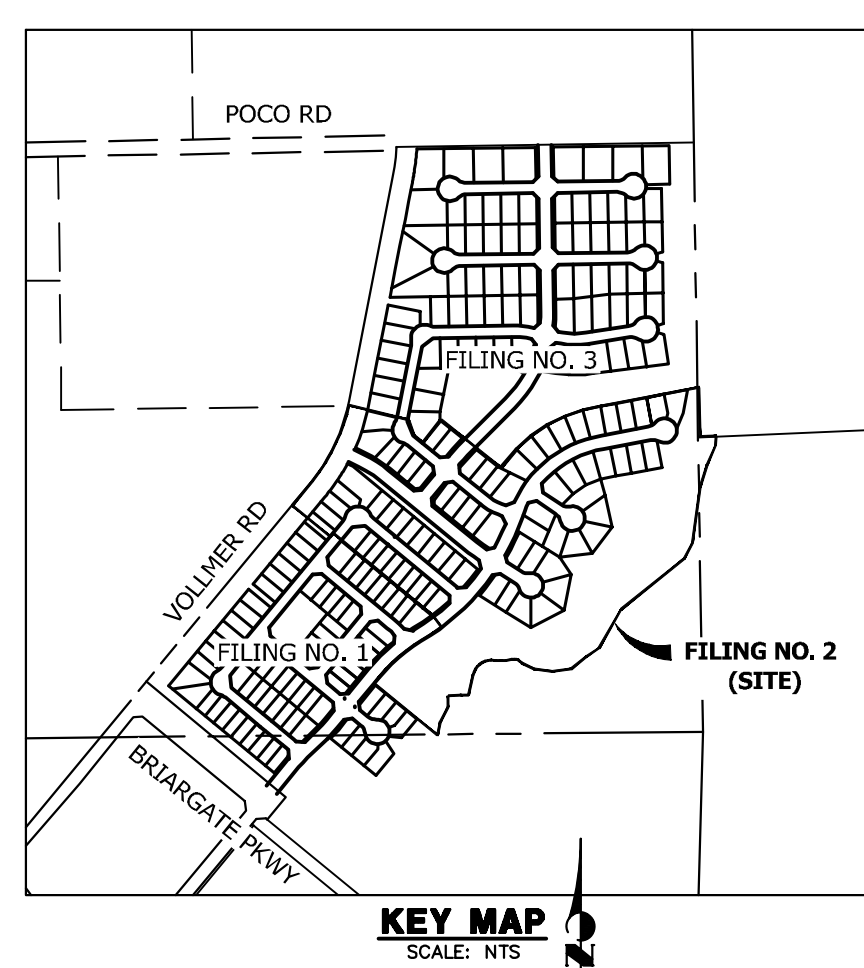
SERVICE/LOT #	STATION	ALIGNMENT
SS-LOT 61	33+65.86	SP01
SS-LOT 62	32+95.36	SP01
SS-LOT 63	32+35.46	SP01
SS-LOT 64	31+62.94	SP01
SS-LOT 65	30+76.41	SP01
SS-LOT 66	29+73.44	SP01
SS-LOT 67	28+77.65	SP01
SS-LOT 68	3+07.51	SP11
SS-LOT 69	3+59.59	SP11
SS-LOT 70	3+63.10	SP11
SS-LOT 71	3+52.10	SP11
SS-LOT 72	3+11.00	SP11
SS-LOT 73	26+98.57	SP01
SS-LOT 74	26+18.68	SP01



- NOTES:**
1. WATER SERVICE TO BE 10' FROM "DOWNSTREAM" PROPERTY LINE AND EXTENDED TO PUBLIC IMPROVEMENTS, PUBLIC UTILITY, AND DRAINAGE EASEMENT LINE.
 2. SEWER SERVICE TO BE PLACED APPROXIMATELY IN THE MIDDLE OF THE LOT AND EXTENDED TO PUBLIC IMPROVEMENTS, PUBLIC UTILITY, AND DRAINAGE 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.

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

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



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

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

DATE: 11/10/22

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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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BY	DATE	No.	REVISION

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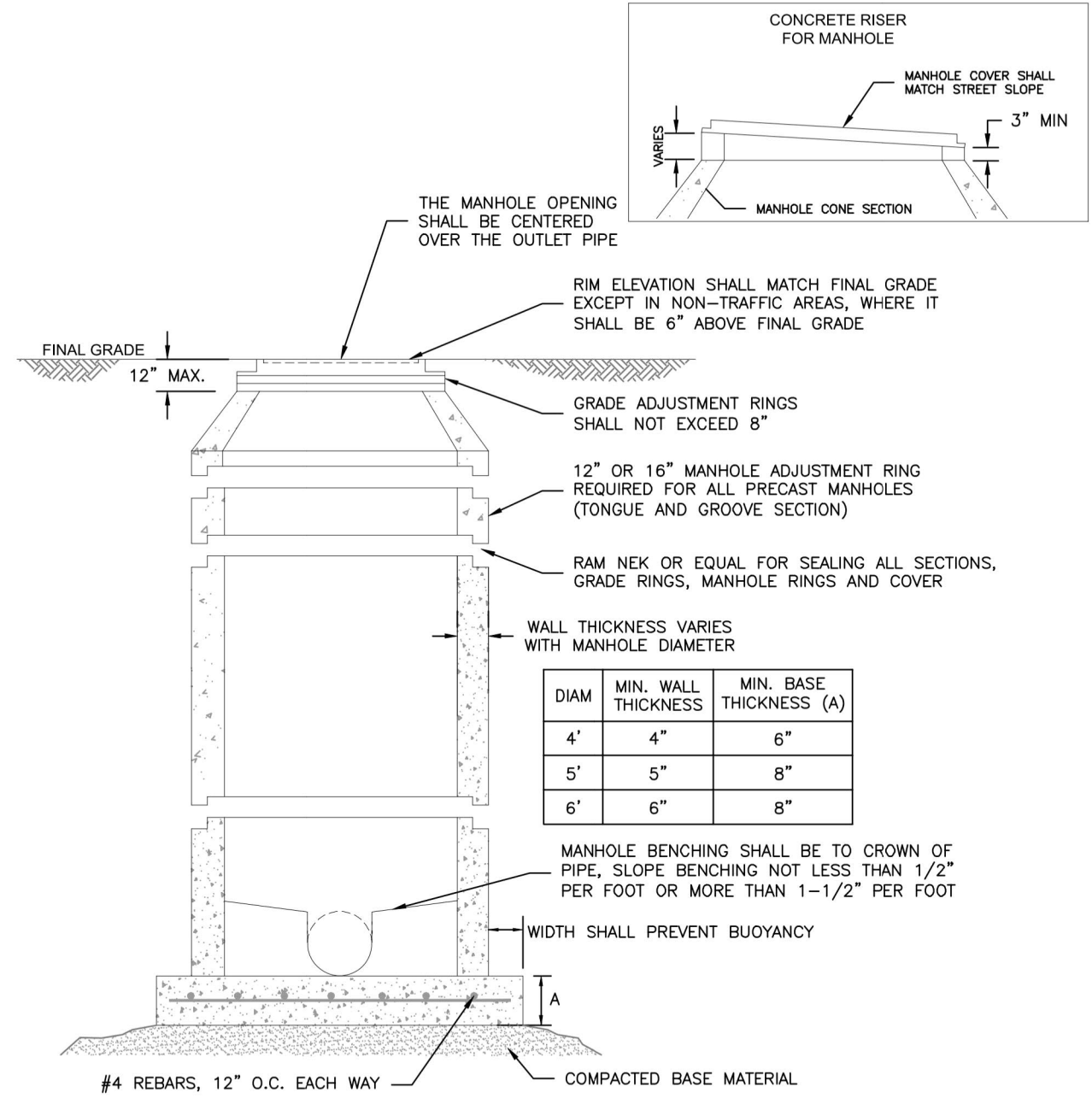
HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2 SERVICE PLAN

SHEET 7 OF 8
JOB NO. 25188.10

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'	

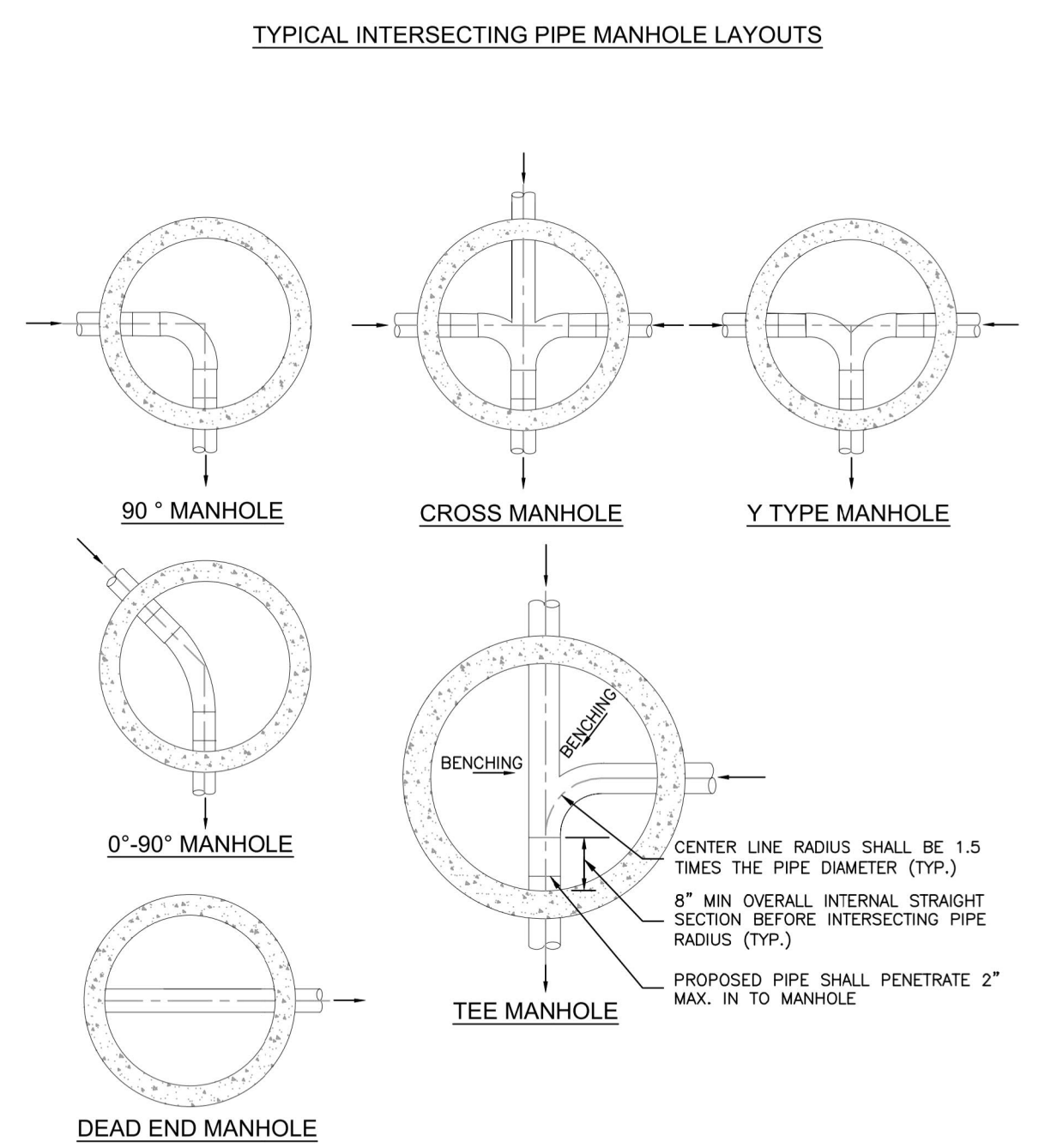
- NOTES:
- COLORADO SPRINGS UTILITIES USES A 1.25 SAFETY FACTOR FOR DIP SLIP JOINT DEFLECTION FROM THE MANUFACTURER'S ALLOWABLE DEFLECTION.
 - SDR 35 PVC SHALL NOT BE DEFLECTED WITHOUT THE USE OF FABRICATED 3' BENDS.
 - MINIMUM RADIUS FOR DIP AND SDR 35 PVC SHALL BE 100'.

Colorado Springs Utilities **MINIMUM RADIUS FOR DIP AND PVC PIPE** C2-2
DATED: 5/2015



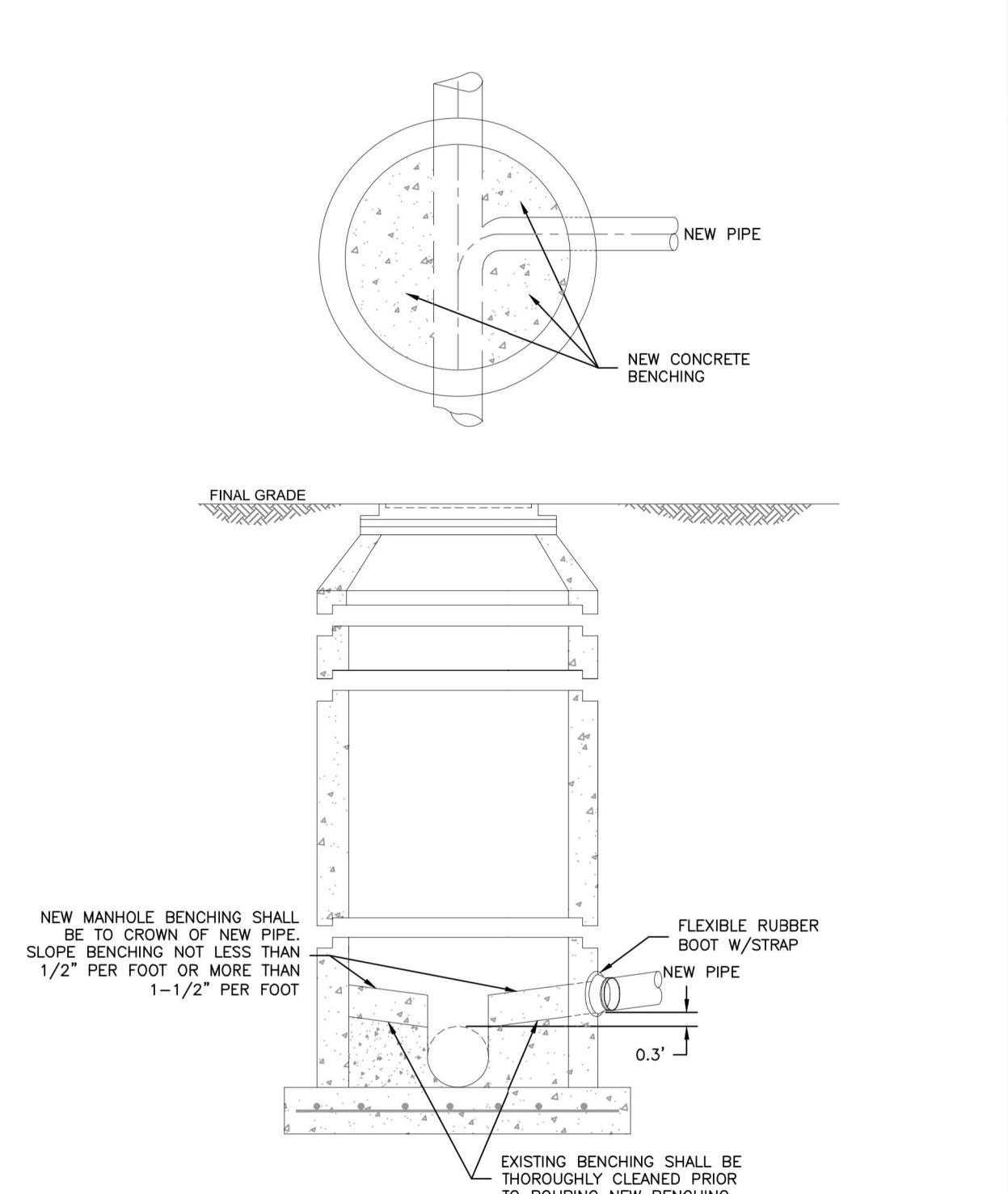
- NOTES:
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF NOT LESS THAN 4000 PSI @ 28 DAYS AND DESIGNED FOR HS-20 LOADING CONDITIONS.
 - ALL CONCRETE SHALL BE MECHANICALLY VIBRATED.
 - FOR CAST IN PLACE MANHOLES, DO NOT DROP CONCRETE A DISTANCE OF MORE THAN 5' UNLESS APPROVED BY COLORADO SPRINGS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

Colorado Springs Utilities **STANDARD CONCRETE MANHOLE** C3-1
DATED: 5/2015



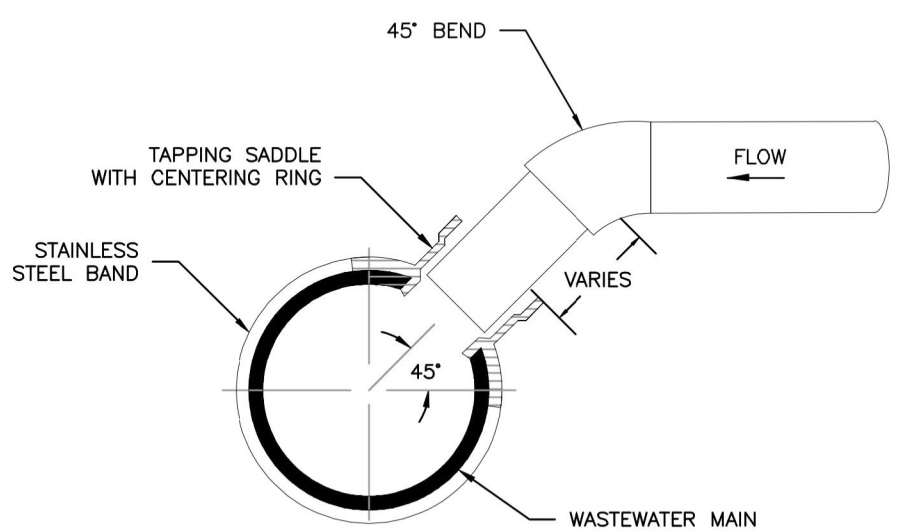
- NOTES:
- SEE DETAIL DRAWING C3-1 FOR MANHOLE REQUIREMENTS.
 - LAYOUTS SHOWN ARE FOR 8"-12" PIPES. LAYOUTS FOR LARGER DIAMETER PIPELINES AND MANHOLES SHALL BE DESIGNED BY THE DESIGN ENGINEER AND APPROVED BY COLORADO SPRINGS UTILITIES.
 - TO BE READ IN CONJUNCTION WITH CHAPTER 2, MANHOLE SIZES.

Colorado Springs Utilities **TYPICAL MANHOLE LAYOUTS AND INTERSECTIONS** C3-2
DATED: 5/2015



- NOTES:
- SEE DETAIL DRAWING C3-1 FOR MANHOLE REQUIREMENTS.

Colorado Springs Utilities **CORE DRILLING INTO AN EXISTING MANHOLE** C3-3
DATED: 5/2015



TYPICAL WASTEWATER SERVICE TAPPING SADDLE

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

Colorado Springs Utilities **TYPICAL WASTEWATER SERVICE LINE TAPPING METHOD** D1-6
DATED: 5/2015



ENGINEER'S STATEMENT
STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS APPLIED TO THEIR APPLICATION ON THIS PROJECT

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

32314
DATE 1/10/22

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

J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-588-2583
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No.	REVISION	BY	DATE	H-SCALE	N/A	V-SCALE	N/A	DATE	DESIGNED BY	QNL	DRAWN BY	QNL	CHECKED BY
				11/10/22									

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2
DETAIL SHEET

SHEET 8 OF 8
JOB NO. 25188.10

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BY	DATE

No.	REVISION	N/A	N/A

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
		11/10/22			

SHEET 2 OF 7
JOB NO. 25188.10

UTILITIES LEGEND

	<i>EXISTING</i>	<i>PROPOSED</i>
STORM SEWER		
MANHOLE	⊙	●
STORM INLET	□	■
AREA INLET - SQUARE	□	■
AREA INLET - ROUND	○	●
FLARED END SECTION	▷	▷
RIPRAP		
SANITARY SEWER		
LINE MARKER	<i>Mkr Sop</i> ⊙	●
SERVICE MARKER	⊙	●
CLEAN-OUT	-	-
MANHOLE W/ DIRECTIONAL FLOW ARROW	⊙	●
WATER LINE		
LINE MARKER	<i>Mkr W</i> ⊙	●
SERVICE MARKER	⊙	●
FIRE HYDRANT	⊙	●
FIRE CONNECTION	⊙	●
MANHOLE	⊙	●
BEND	∩	∩
BLOW-OFF VALVE	∩	∩
WELL	⊙	●
METER	⊙	●
VALVE	∩	∩
REDUCER	∩	∩
THRUST BLOCK	∩	∩
CROSS	∩	∩
PLUG W/ THRUST BLOCK	∩	∩
TEE	∩	∩
REVERSE ANCHOR	∩	∩
ANODE	∩	∩
AIR & VACUUM VALVE ASSEMBLY	∩	∩
TRANSMISSION BLOW-OFF ASSEMBLY	∩	∩
GAS LINE		
MARKER	<i>Mkr G</i> ⊙	●
SERVICE MARKER	⊙	●
METER	⊙	●
VALVE	∩	∩
PLUG	∩	∩
TEE	∩	∩
DRY UTILITIES		
CABLE TV MARKER	<i>Mkr TV</i> ⊙	●
CABLE TELEVISION PEDESTAL	⊙	●
ELECTRIC MARKER	<i>Mkr E</i> ⊙	●
ELECTRIC SERVICE MARKER	⊙	●
ELECTRICAL PEDESTAL	⊙	●
ELECTRICAL METER	⊙	●
ELECTRICAL MANHOLE	⊙	●
FIBER-OPTIC MARKER	<i>Mkr FO</i> ⊙	●
IRRIGATION PEDESTAL	⊙	●
TELEPHONE MARKER	<i>Mkr T</i> ⊙	●
TELEPHONE PEDESTAL	⊙	●
TELEPHONE MANHOLE	⊙	●
UTILITY POLE	⊙	●
GUY ANCHOR	⊙	●
GUY POLE	⊙	●
MISC. UTILITIES		
VENT PIPE	<i>VP</i> ⊙	●
TEST HOLE DESIGNATOR	<i>TH</i> ⊙	●

LAYER LINETYPE LEGEND

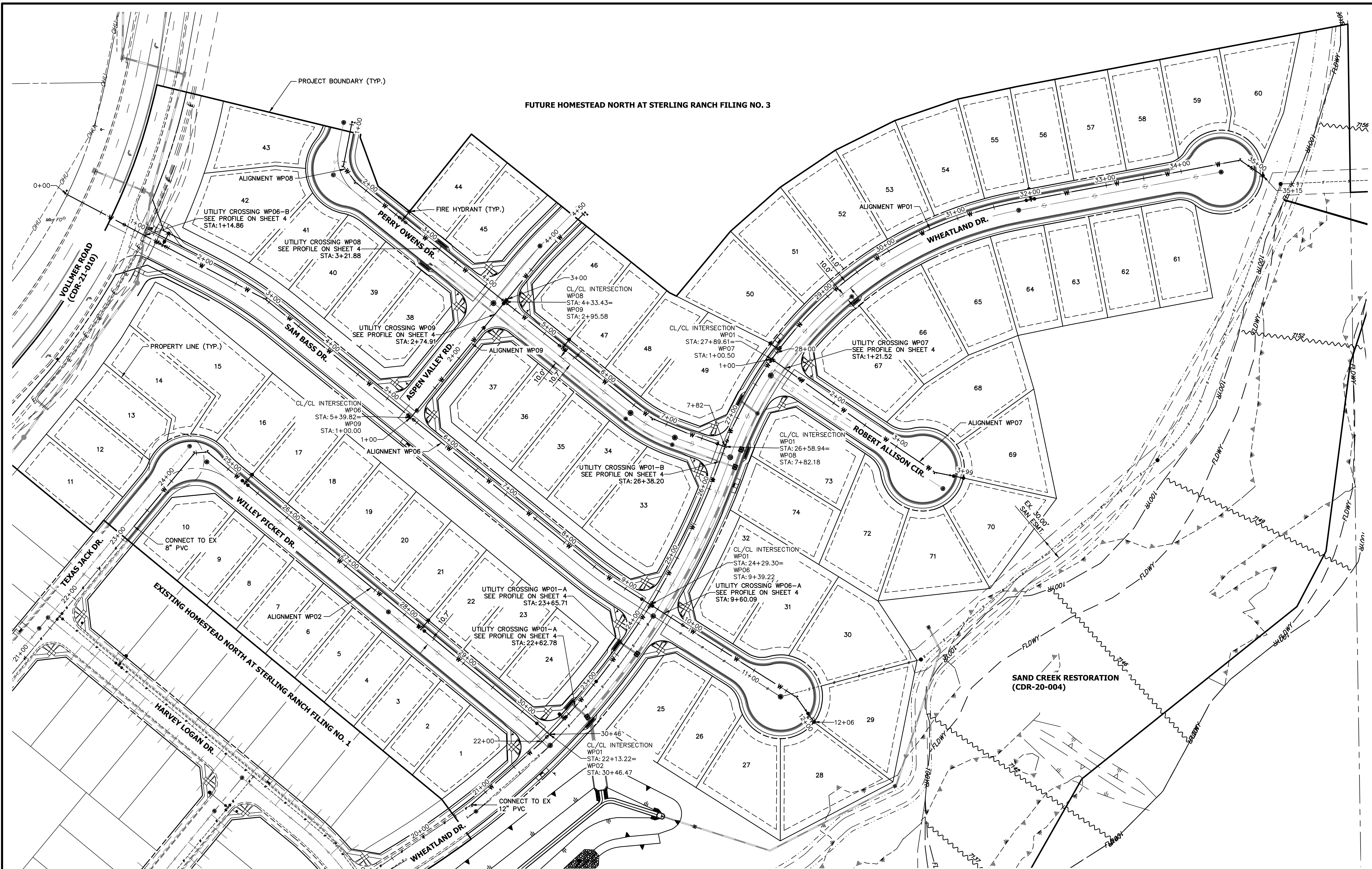
	<i>EXISTING</i>	<i>PROPOSED</i>
PHASE LINE	—	—
MATCH LINE	—	—
SECTION LINE	—	—
BOUNDARY LINE	—	—
PROPERTY LINE	—	—
EASEMENT LINE	—	—
RIGHT OF WAY	—	—
R.O.W. A LINE	—	—
CENTERLINE	—	—
CITY LIMITS	—	—
WIRE FENCE	-x-x-	-x-x-
CHAIN LINK FENCE	-o-o-	-o-o-
WOOD FENCE	-o-o-	-o-o-
MASONRY FENCE	-o-o-	-o-o-
GUARDRAIL	-o-o-	-o-o-
CONC. BARRIER	-o-o-	-o-o-
CABLE TV	-TV-TV-	-TV-TV-
ELECTRIC	-E-E-	-E-E-
FIBER OPTIC	-FO-FO-	-FO-FO-
GAS MAIN	-G-G-	-G-G-
IRRIGATION MAIN	-IRR-IRR-	-IRR-IRR-
OIL/PETRO. MAIN	-O-O-	-O-O-
OVERHEAD UTILITY	-OHU-OHU-	-OHU-OHU-
SANITARY SEWER	-S-S-	-S-S-
STORM DRAIN	-S-S-	-S-S-
TELEPHONE	-T-T-	-T-T-
WATER MAIN	-W-W-	-W-W-
RAW WATER LINE	-RWL-RWL-	-RWL-RWL-
SWALE/WATERWAY FLOWLINE	—	—
DIVERSION DITCH	—	—
DIVERSION CHANNEL	—	—
MAJOR DRAINAGE BASIN	—	—
MINOR DRAINAGE BASIN	—	—
TOP OF SLOPE	—	—
TOE OF SLOPE	—	—
EDGE OF WATER	—	—
INDEX CONTOUR	-6100-	-6100-
INTERMEDIATE CONTOUR	-6100-	-6100-
DEPRESSION CNT. (INDEX)	-6100-	-6100-
DEPRESSION CNT. (INTER)	-6100-	-6100-
TOP OF CUTS	—	—
TOE OF FILLS	—	—
CUT AND FILL LINE	-C/F-C/F-	-C/F-C/F-
SILT FENCE	-SF-SF-	-SF-SF-
100 YEAR FLOODPLAIN	-100YR-	-100YR-
500 YEAR FLOODPLAIN	-500YR-	-500YR-
FLOODWAY	-FLDWY-	-FLDWY-
BASE FLOOD ELEVATION	—	—
EDGE OF WETLANDS	—	—
STONE WALL	—	—

LANDSCAPE LEGEND

	<i>EXISTING</i>	<i>PROPOSED</i>
TREE - CONIFEROUS		
TREE - DECIDUOUS		
SHRUB/BUSH		
SHRUBS AND BUSHES		
IRRIGATION BOX		
IRRIGATION SPRINKLER		
IRRIGATION VALVE		
BOLLARD		
FLAGPOLE		



ENGINEER'S STATEMENT
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Mike Bramlett
MIKE A. BRAMLETT, P.E.
32314
DATE 11/10/22
FOR AND ON BEHALF OF JR ENGINEERING, INC.



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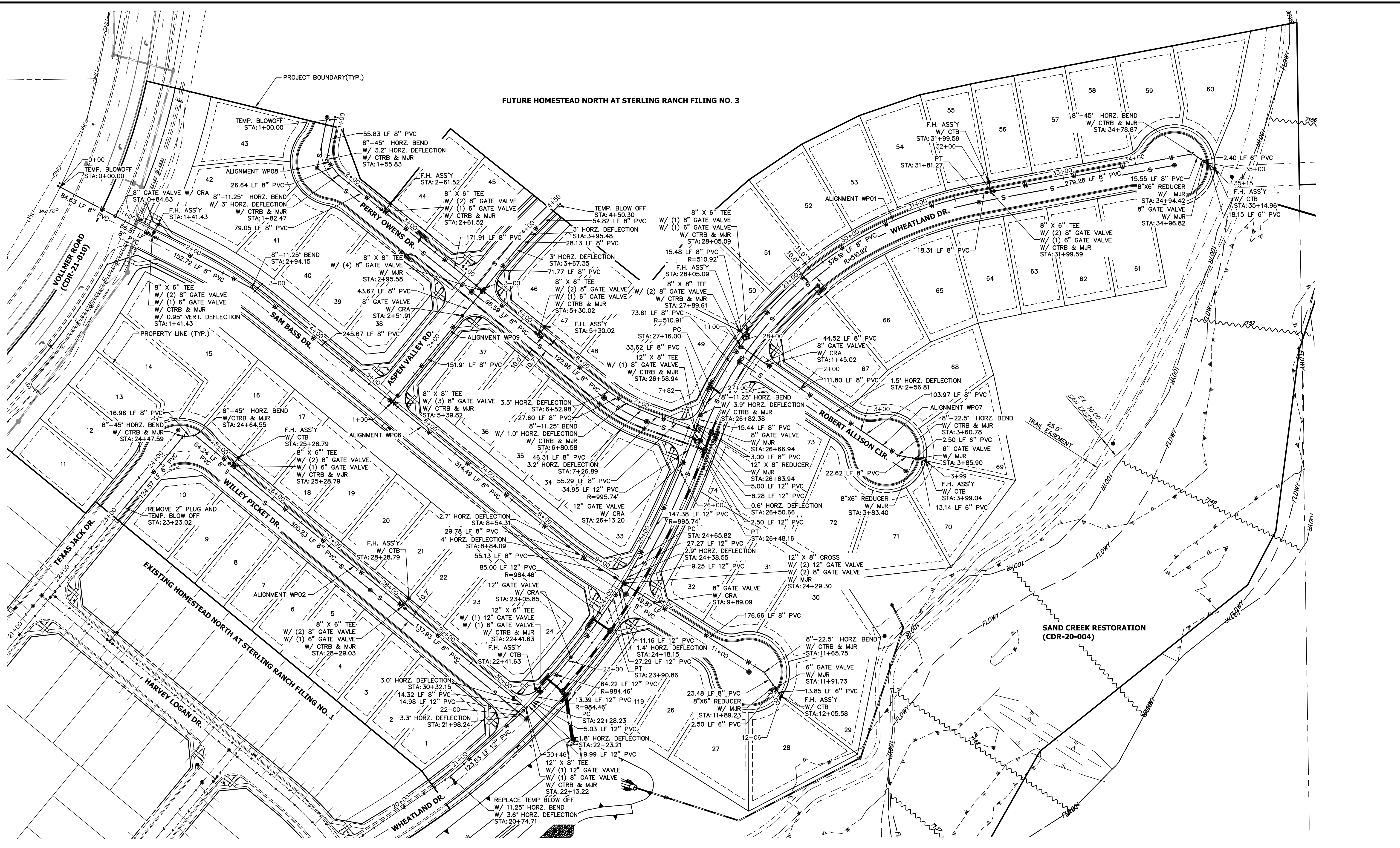
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1" = 60'	N/A	11/10/22	QNL	QNL	QNL

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2
WATER OVERVIEW
SHEET 3 OF 7
JOB NO. 25188.10

ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike A. Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEER
DATE: 11/10/22

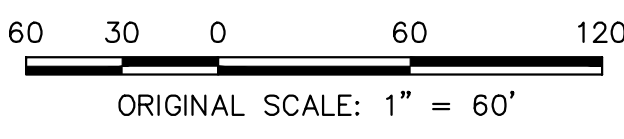
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FUTURE HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3



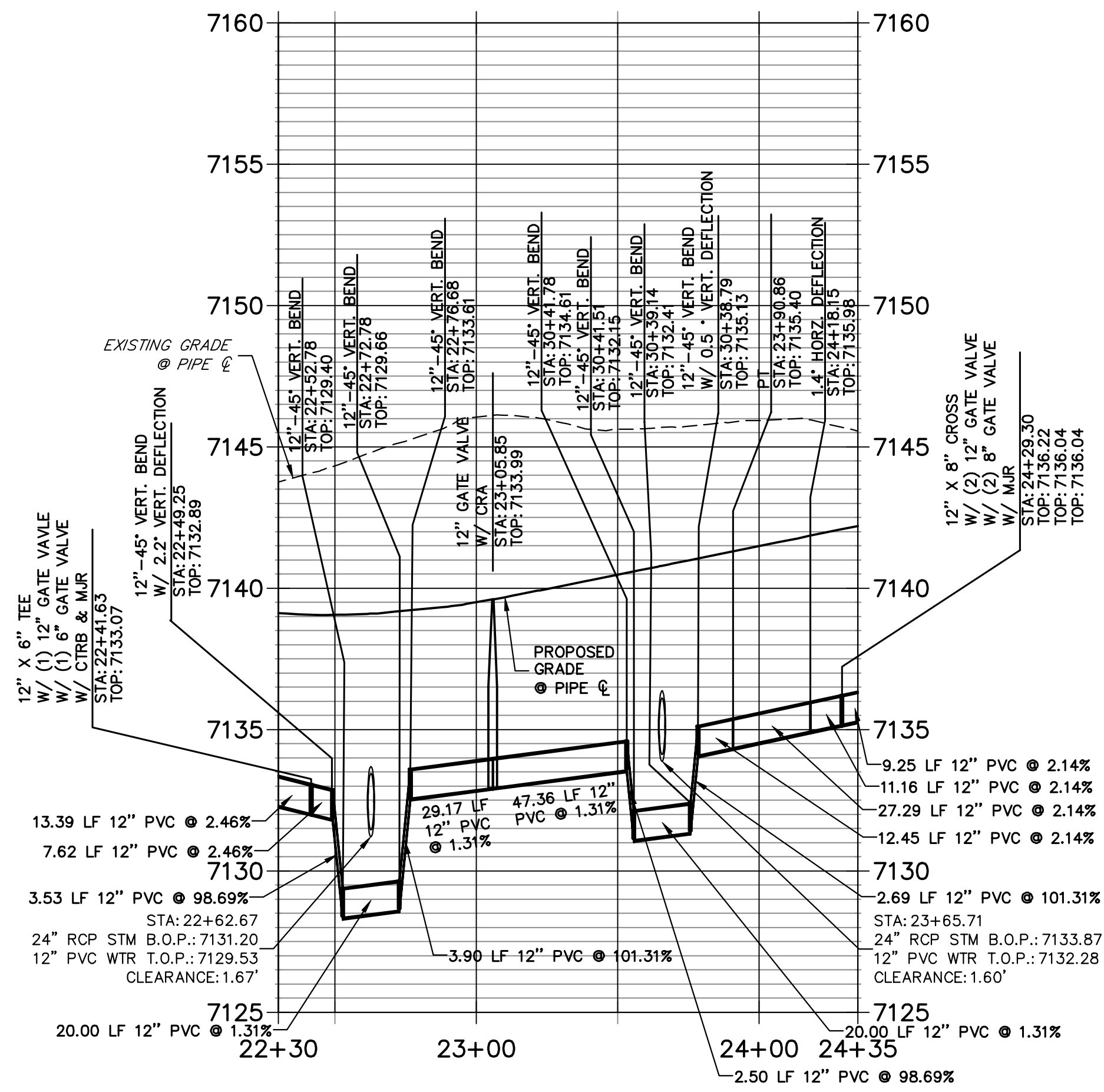
Know what's below.
Call before you dig.



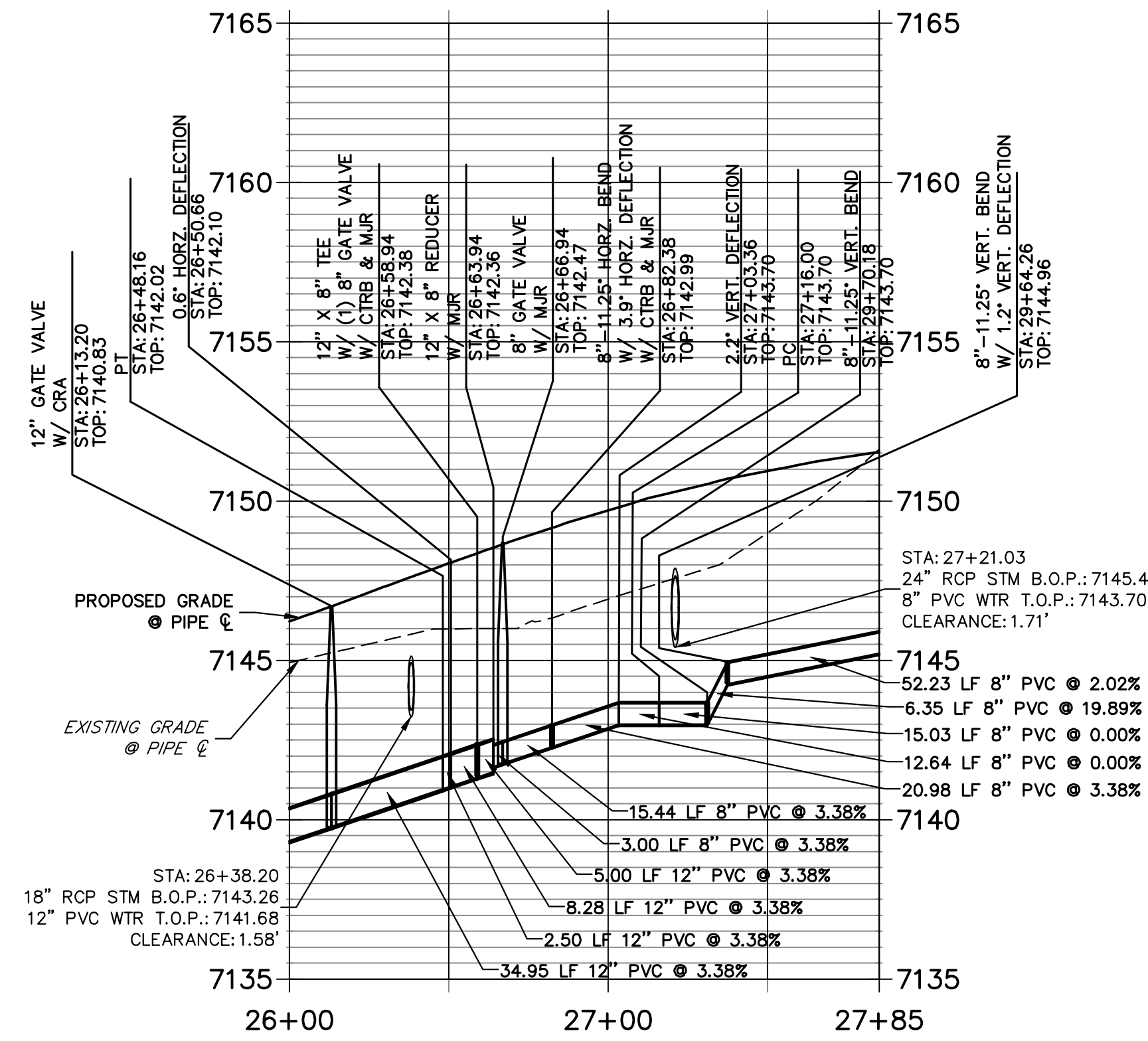
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
 ENGINEERING
Mike Bramlett
 11/10/22
 32314
 DATE
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, A LOCAL ENGINEERING FIRM

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR 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	
BY DATE		 JR ENGINEERING A Westman Company Centennial 303-740-9383 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
No.	REVISION	BY	DATE
H-SCALE	1"=60'		
V-SCALE	N/A		
DATE	11/10/22	DESIGNED BY	QNL
		DRAWN BY	QNL
		CHECKED BY	
HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2 WATER PLANS		SHEET 4 OF 7 JOB NO. 25188.10	

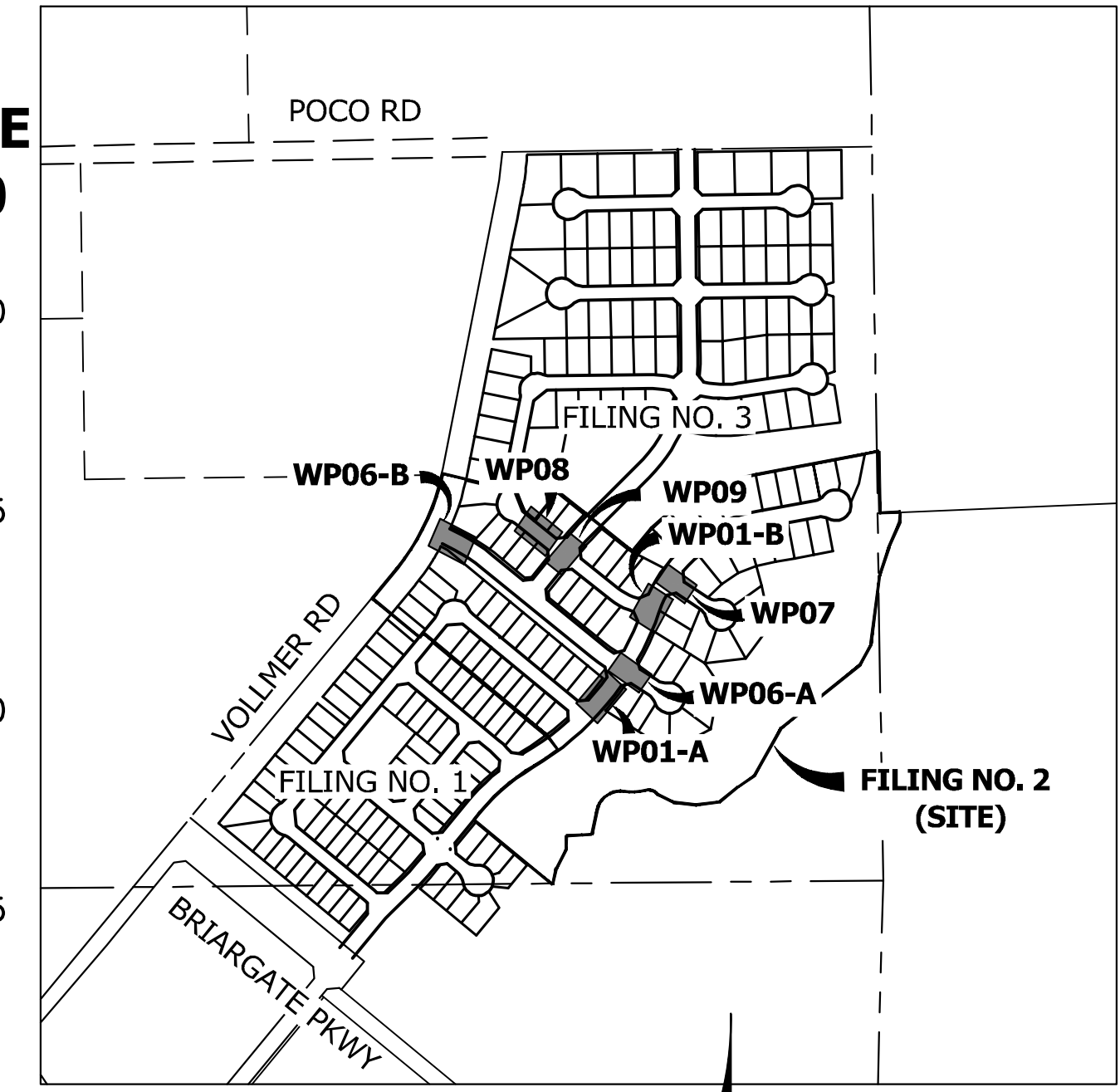
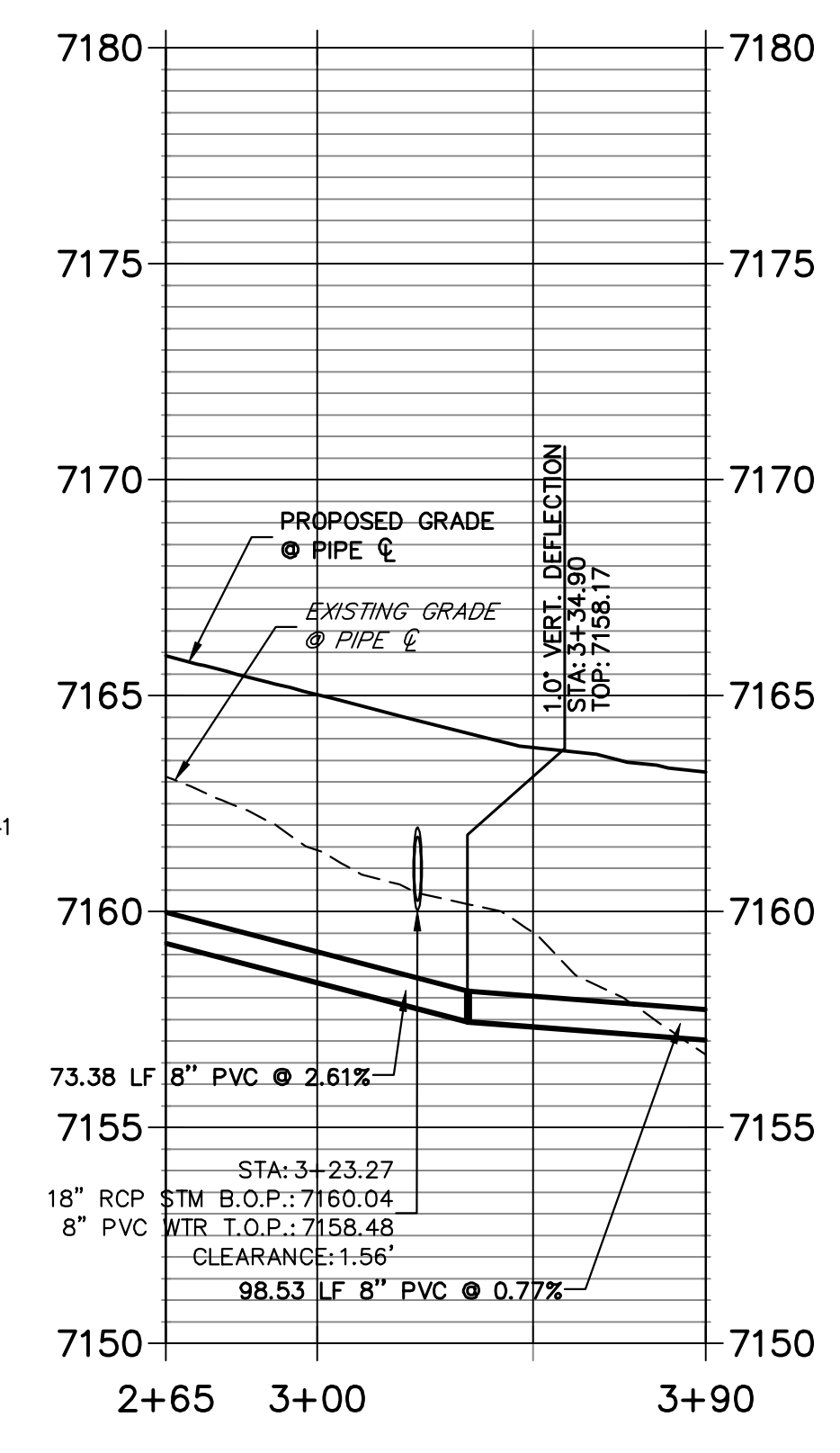
WP01 LOWERING PROFILE - A STA 22+30.00 TO 24+35.00



WP01 LOWERING PROFILE - B STA 26+00.00 TO 27+85.00



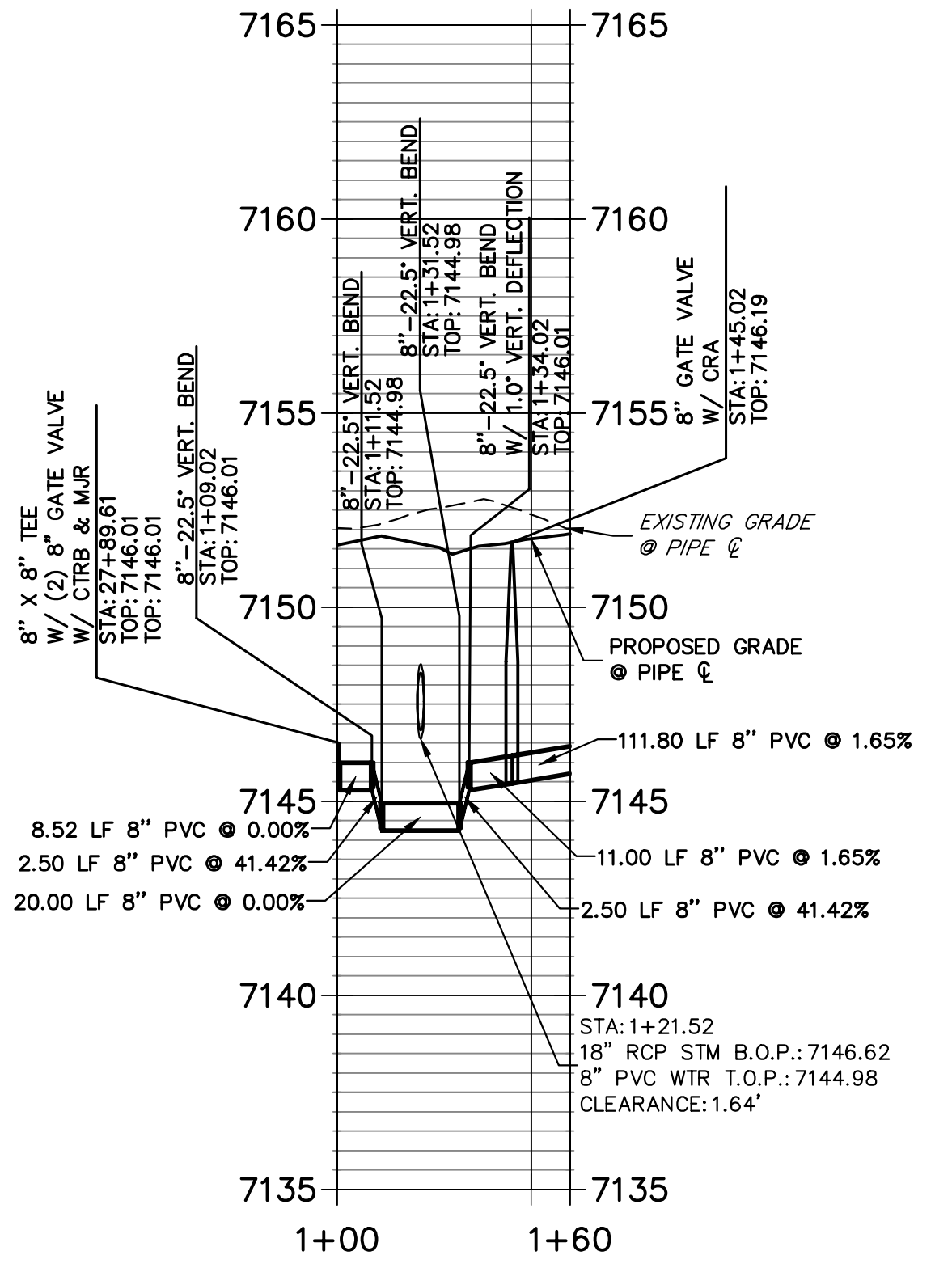
WP08 LOWERING PROFILE STA 2+65.00 TO 3+90.00



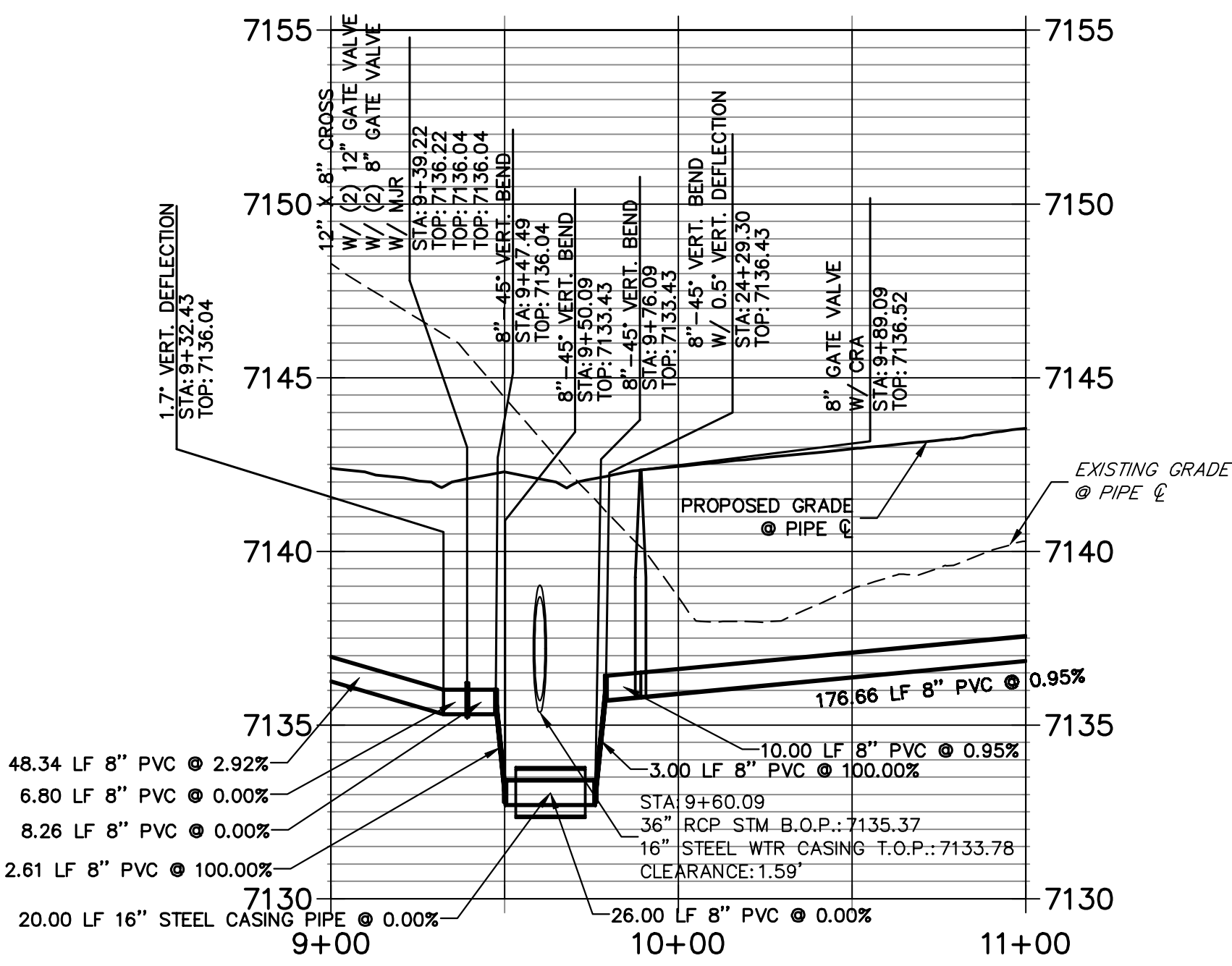
WATER NOTE

- ALL VERTICAL BENDS WILL REQUIRE MJR AND ALL PIPES ABOVE 10% VERTICAL SLOPE MUST BE RESTRAINED.
- ALL WATER MAINS SHALL BE INSTALLED AT STANDARD DEPTH OF 5'-6" UNLESS OTHERWISE SHOWN.

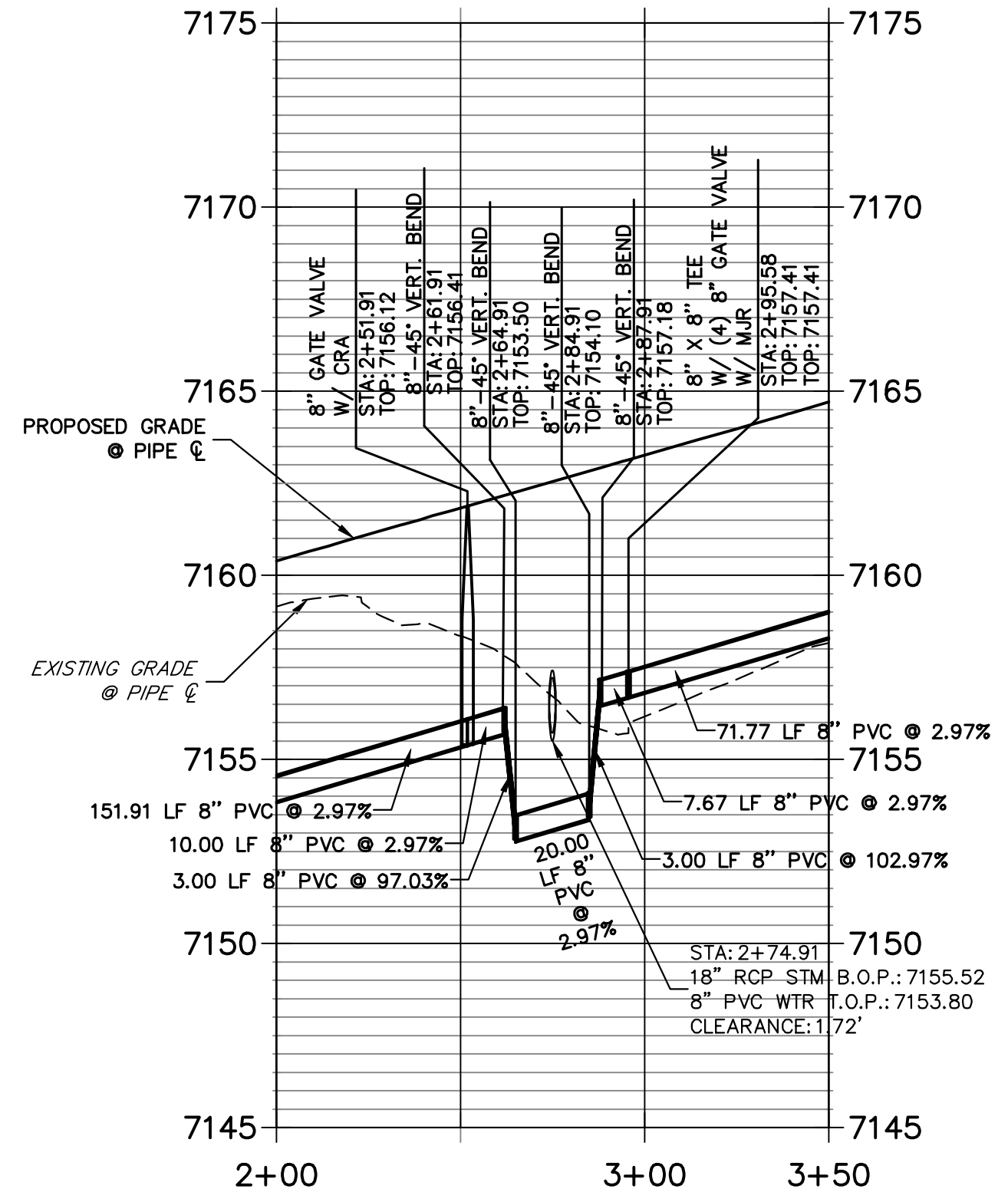
WP07 LOWERING PROFILE STA 1+00.00 TO 1+60.00



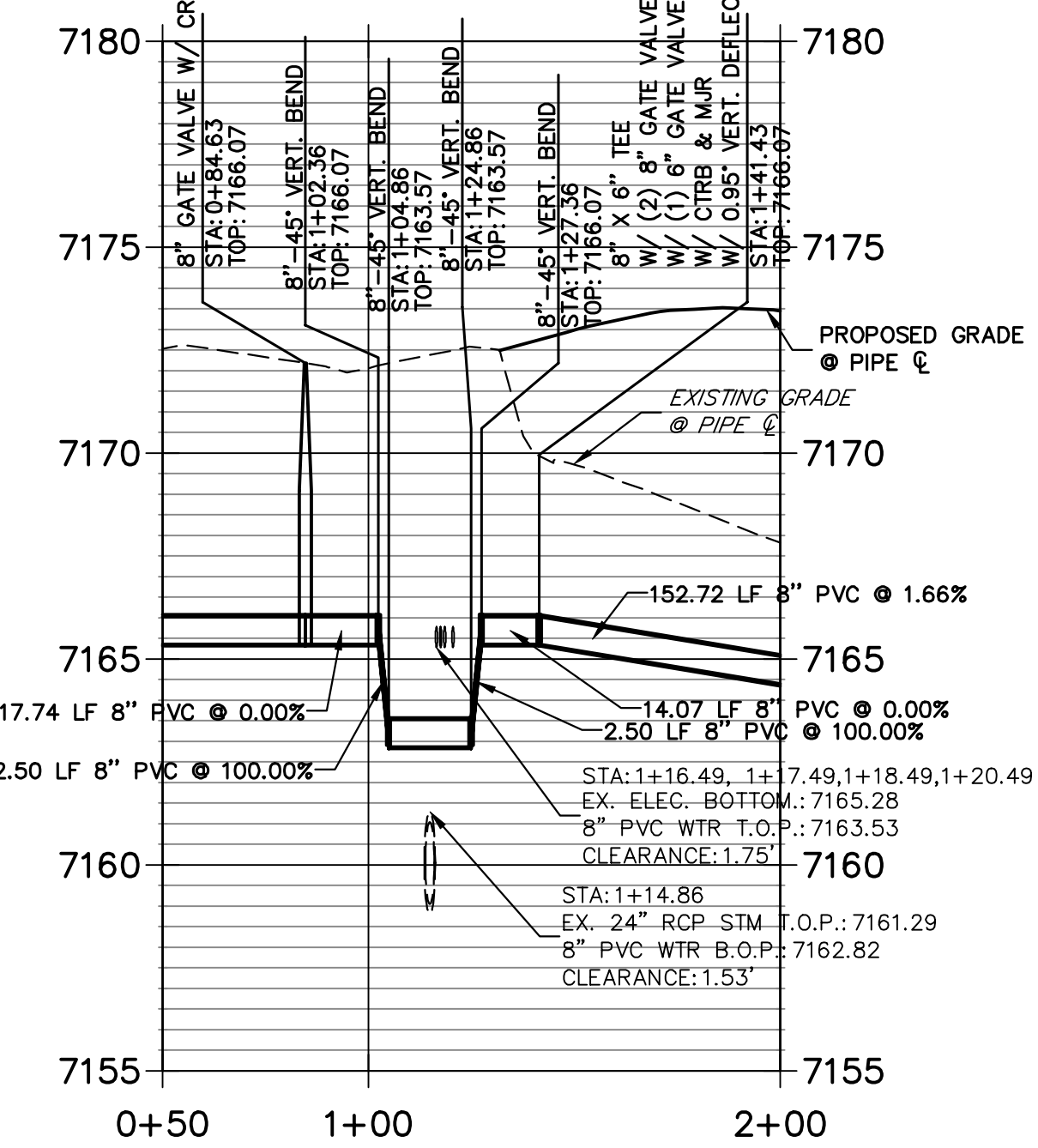
WP06 LOWERING PROFILE - A STA 9+00.00 TO 11+00.00



WP09 PROFILE STA 2+00.00 TO 3+50.00



WP06 LOWERING PROFILE - B STA 0+50.00 TO 2+00.00

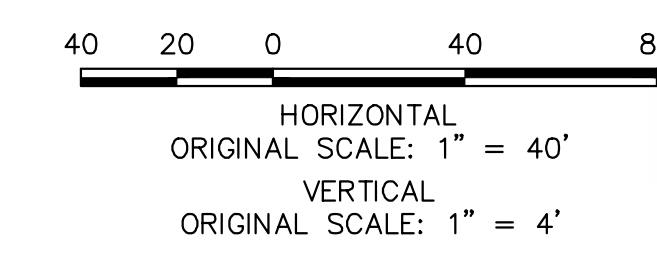


ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike Bramlett
32314
DATE: 11/10/22

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



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

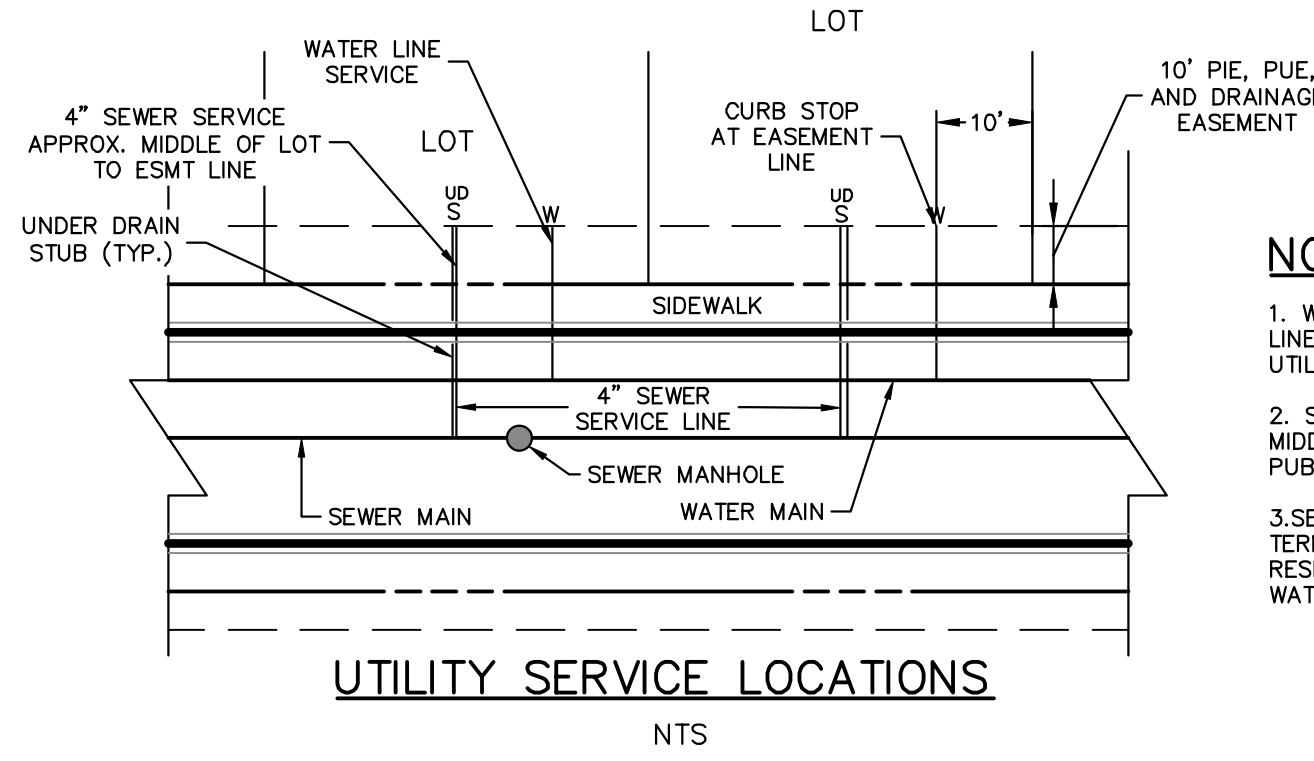
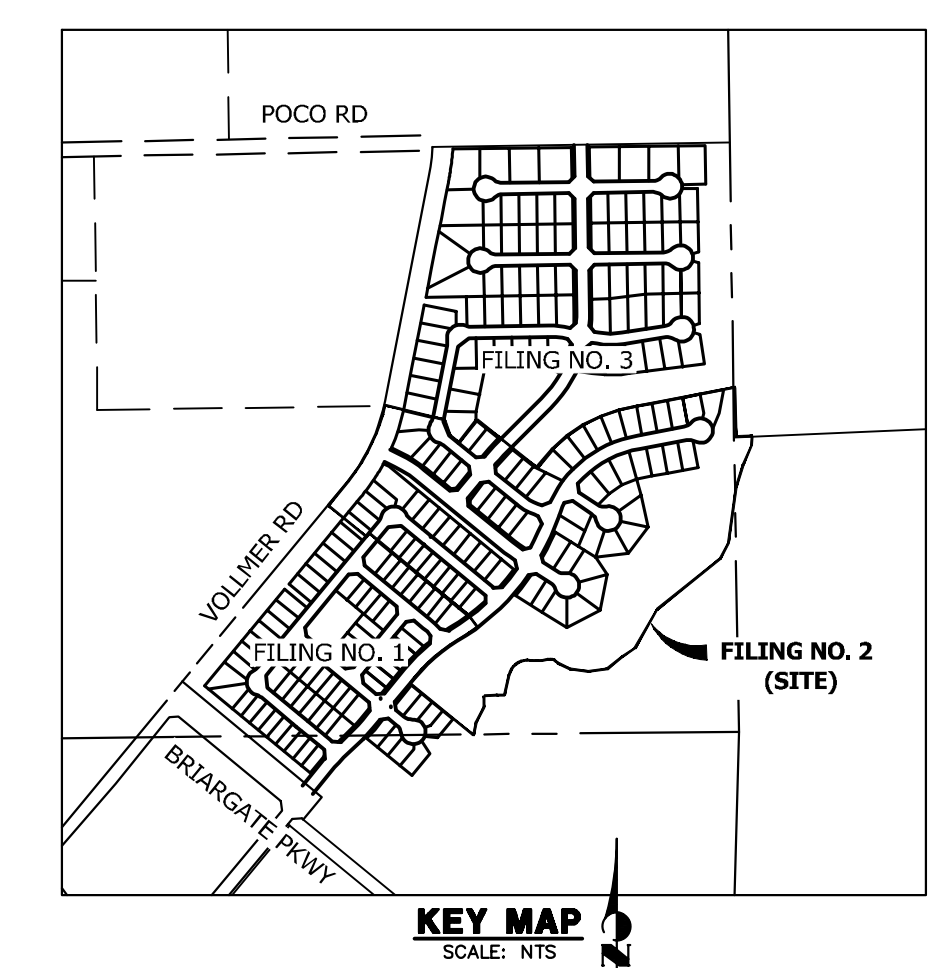
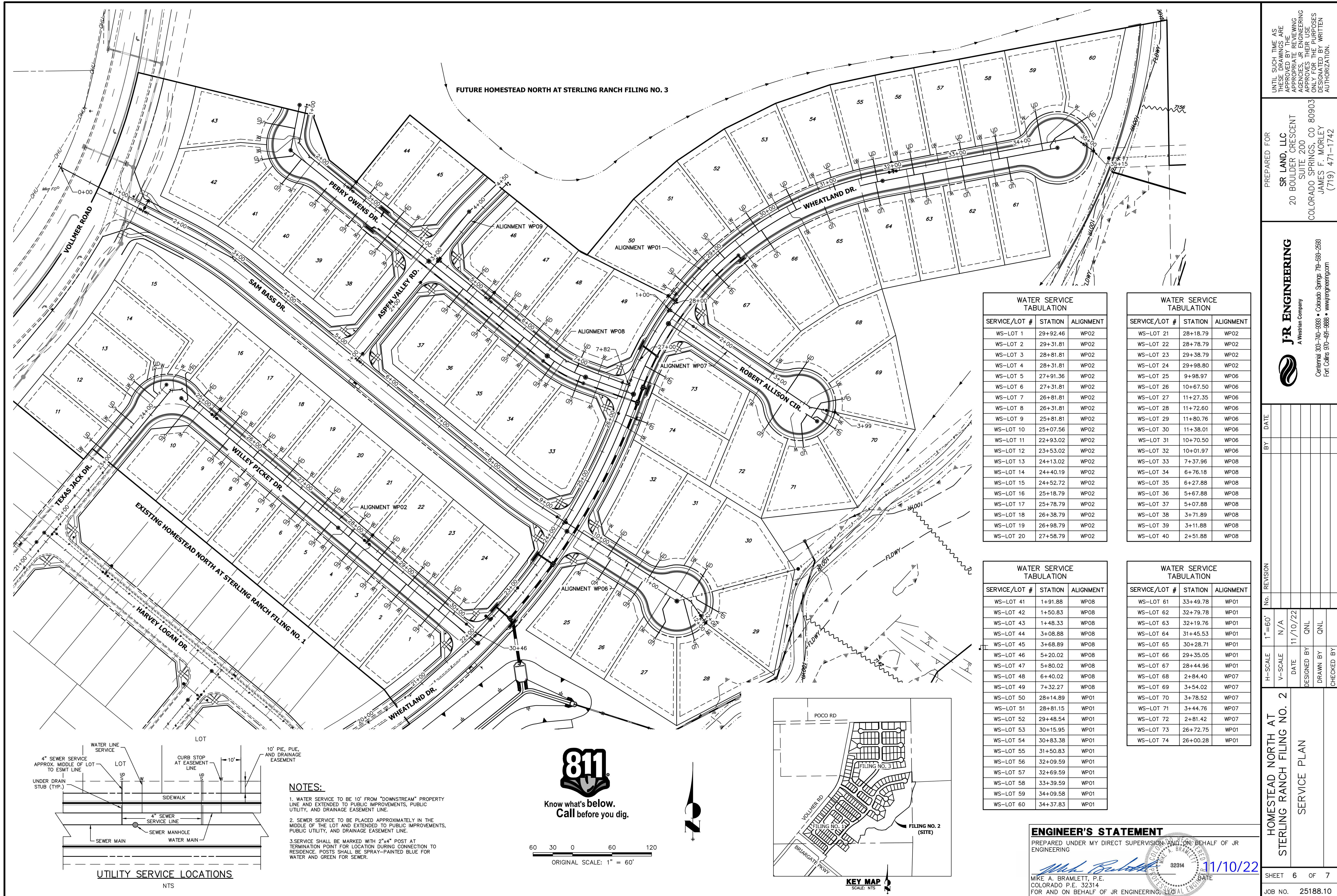
J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-588-2583
Fort Collins 970-497-9888 • www.jrengineering.com

No.	REVISION	DATE

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2	H-SCALE	1"=40'	DESIGNED BY	QNL	CHECKED BY	QNL
	V-SCALE	1"=4'	DATE	11/10/22	DRAWN BY	QNL
	WATER LOWERINGS					



X:\25188.10\Drawings\Sheet\Drawings\Water Lowerings.dwg, WP01 Water Lowerings, 11/10/2022 2:56:56 PM, CS



NOTES:

1. WATER SERVICE TO BE 10' FROM "DOWNSTREAM" PROPERTY LINE AND EXTENDED TO PUBLIC IMPROVEMENTS, PUBLIC UTILITY, AND DRAINAGE EASEMENT LINE.

2. SEWER SERVICE TO BE PLACED APPROXIMATELY IN THE MIDDLE OF THE LOT AND EXTENDED TO PUBLIC IMPROVEMENTS, PUBLIC UTILITY, AND DRAINAGE 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.

WATER SERVICE TABULATION

SERVICE/LOT #	STATION	ALIGNMENT
WS-LOT 1	29+92.46	WP02
WS-LOT 2	29+31.81	WP02
WS-LOT 3	28+81.81	WP02
WS-LOT 4	28+31.81	WP02
WS-LOT 5	27+91.36	WP02
WS-LOT 6	27+31.81	WP02
WS-LOT 7	26+81.81	WP02
WS-LOT 8	26+31.81	WP02
WS-LOT 9	25+81.81	WP02
WS-LOT 10	25+07.56	WP02
WS-LOT 11	22+93.02	WP02
WS-LOT 12	23+53.02	WP02
WS-LOT 13	24+13.02	WP02
WS-LOT 14	24+40.19	WP02
WS-LOT 15	24+52.72	WP02
WS-LOT 16	25+18.79	WP02
WS-LOT 17	25+78.79	WP02
WS-LOT 18	26+38.79	WP02
WS-LOT 19	26+98.79	WP02
WS-LOT 20	27+58.79	WP02

WATER SERVICE TABULATION

SERVICE/LOT #	STATION	ALIGNMENT
WS-LOT 21	28+18.79	WP02
WS-LOT 22	28+78.79	WP02
WS-LOT 23	29+38.79	WP02
WS-LOT 24	29+98.80	WP02
WS-LOT 25	9+98.97	WP06
WS-LOT 26	10+67.50	WP06
WS-LOT 27	11+27.35	WP06
WS-LOT 28	11+72.60	WP06
WS-LOT 29	11+80.76	WP06
WS-LOT 30	11+38.01	WP06
WS-LOT 31	10+70.50	WP06
WS-LOT 32	10+01.97	WP06
WS-LOT 33	7+37.96	WP08
WS-LOT 34	6+76.18	WP08
WS-LOT 35	6+27.88	WP08
WS-LOT 36	5+67.88	WP08
WS-LOT 37	5+07.88	WP08
WS-LOT 38	3+71.89	WP08
WS-LOT 39	3+11.88	WP08
WS-LOT 40	2+51.88	WP08

WATER SERVICE TABULATION

SERVICE/LOT #	STATION	ALIGNMENT
WS-LOT 41	1+91.88	WP08
WS-LOT 42	1+50.83	WP08
WS-LOT 43	1+48.33	WP08
WS-LOT 44	3+08.88	WP08
WS-LOT 45	3+68.89	WP08
WS-LOT 46	5+20.02	WP08
WS-LOT 47	5+80.02	WP08
WS-LOT 48	6+40.02	WP08
WS-LOT 49	7+32.27	WP08
WS-LOT 50	28+14.89	WP01
WS-LOT 51	28+81.15	WP01
WS-LOT 52	29+48.54	WP01
WS-LOT 53	30+15.95	WP01
WS-LOT 54	30+83.38	WP01
WS-LOT 55	31+50.83	WP01
WS-LOT 56	32+09.59	WP01
WS-LOT 57	32+69.59	WP01
WS-LOT 58	33+39.59	WP01
WS-LOT 59	34+09.58	WP01
WS-LOT 60	34+37.83	WP01

WATER SERVICE TABULATION

SERVICE/LOT #	STATION	ALIGNMENT
WS-LOT 61	33+49.78	WP01
WS-LOT 62	32+79.78	WP01
WS-LOT 63	32+19.76	WP01
WS-LOT 64	31+45.53	WP01
WS-LOT 65	30+28.71	WP01
WS-LOT 66	29+35.05	WP01
WS-LOT 67	28+44.96	WP01
WS-LOT 68	2+84.40	WP07
WS-LOT 69	3+54.02	WP07
WS-LOT 70	3+78.52	WP07
WS-LOT 71	3+44.76	WP07
WS-LOT 72	2+81.42	WP07
WS-LOT 73	26+72.75	WP01
WS-LOT 74	26+00.28	WP01

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike A. Bramlett 11/10/22
MIKE A. BRAMLETT, P.E. 32314
 COLORADO P.E. 32314 DATE
 FOR AND ON BEHALF OF JR ENGINEERING

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

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

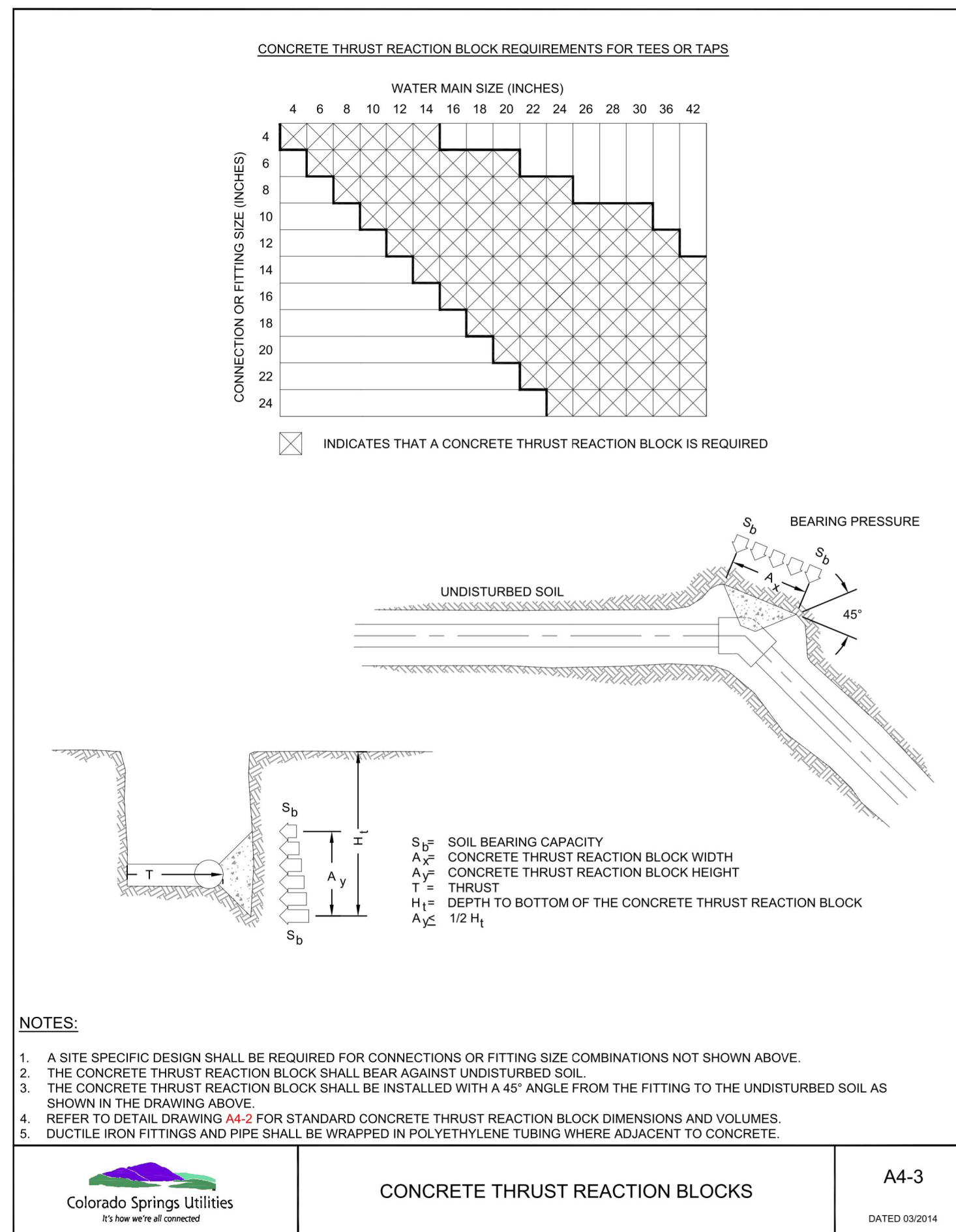
J.R. ENGINEERING
 A Westman Company
 Central 303-740-8888 • Colorado Springs 719-588-2693
 Fort Collins 970-491-9888 • www.jr-engineering.com

NO.	REVISION	DATE	BY

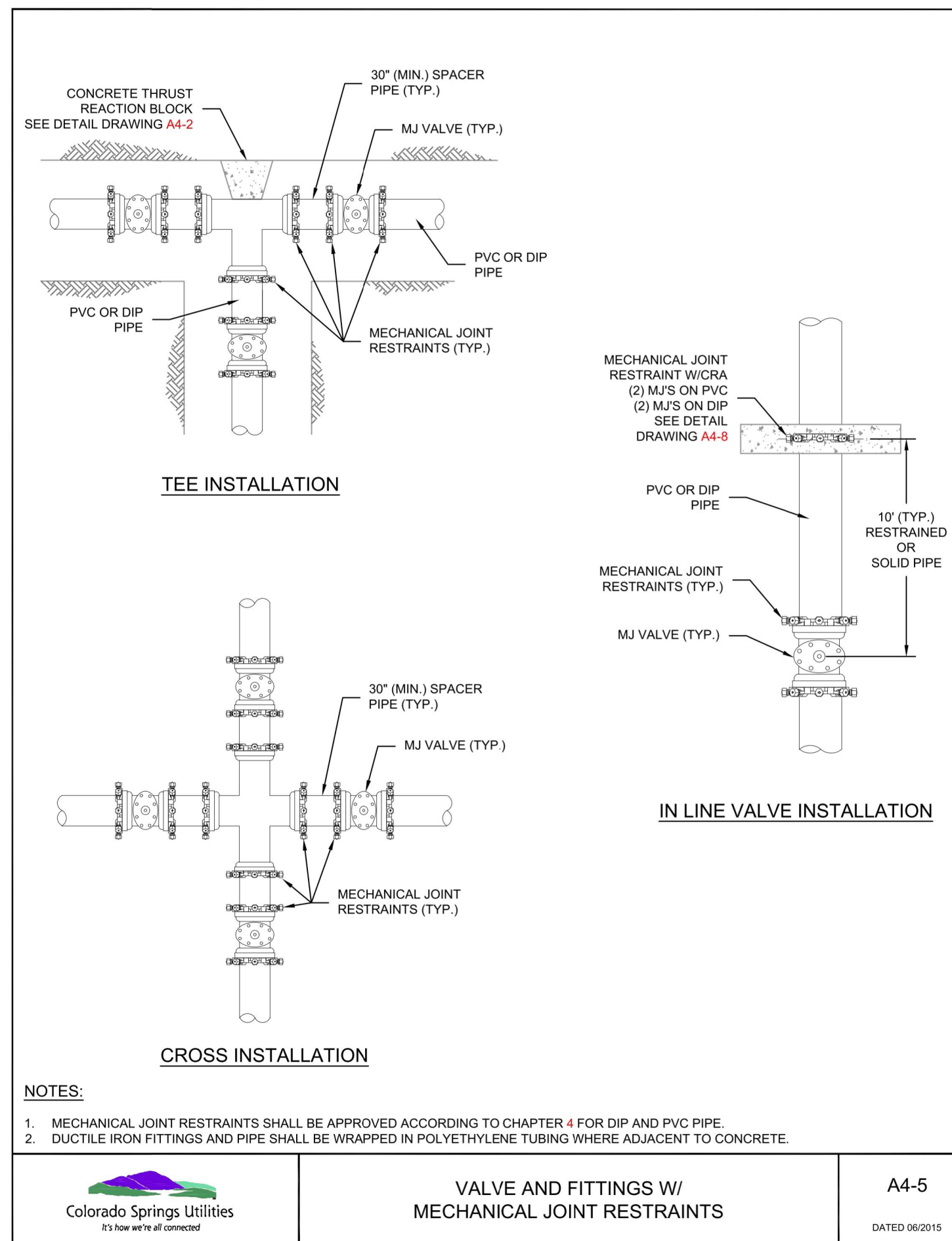
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 V-SCALE N/A
 DATE 11/10/22
 DESIGNED BY QNL
 DRAWN BY QNL
 CHECKED BY

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SERVICE PLAN

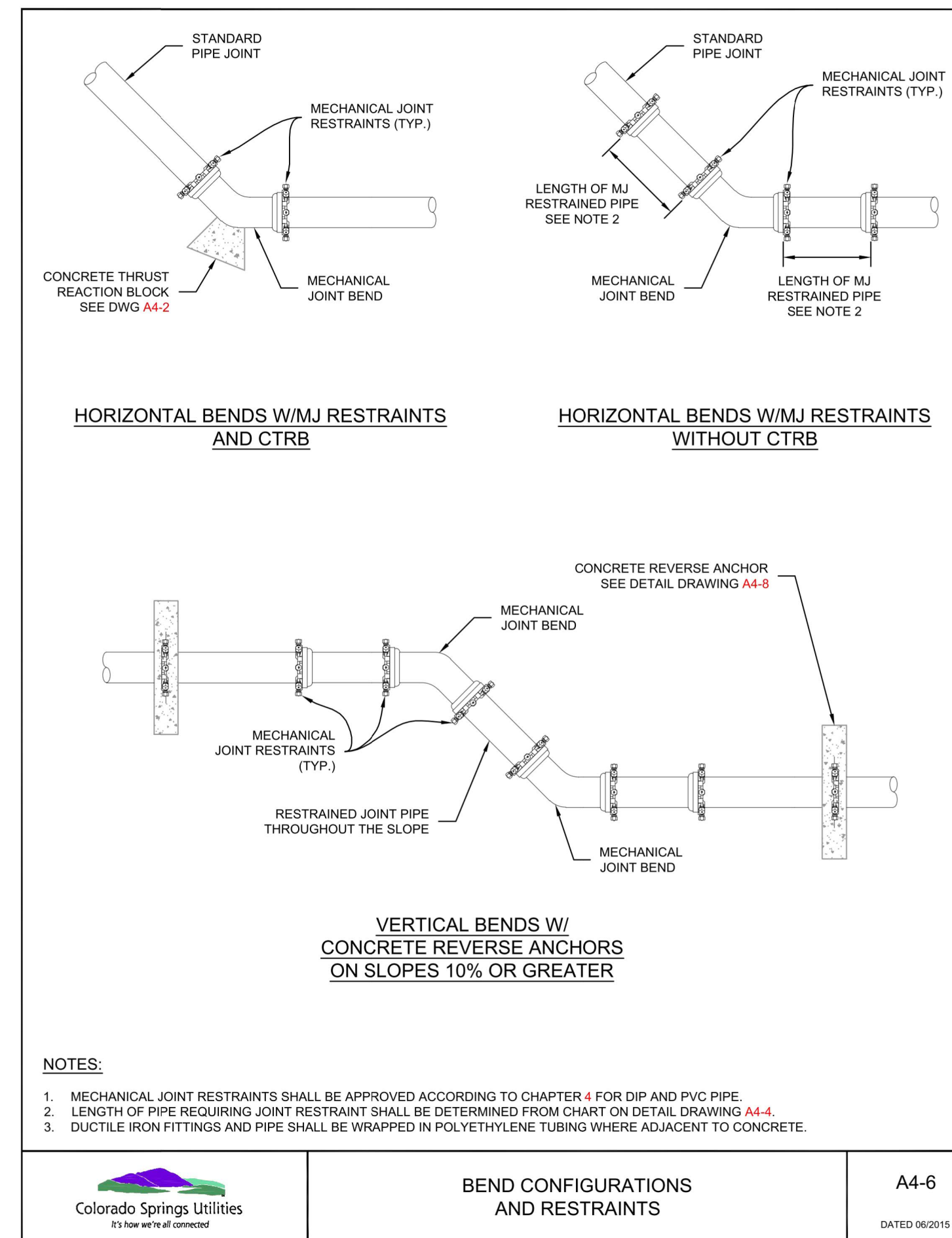
SHEET 6 OF 7
 JOB NO. 25188.10



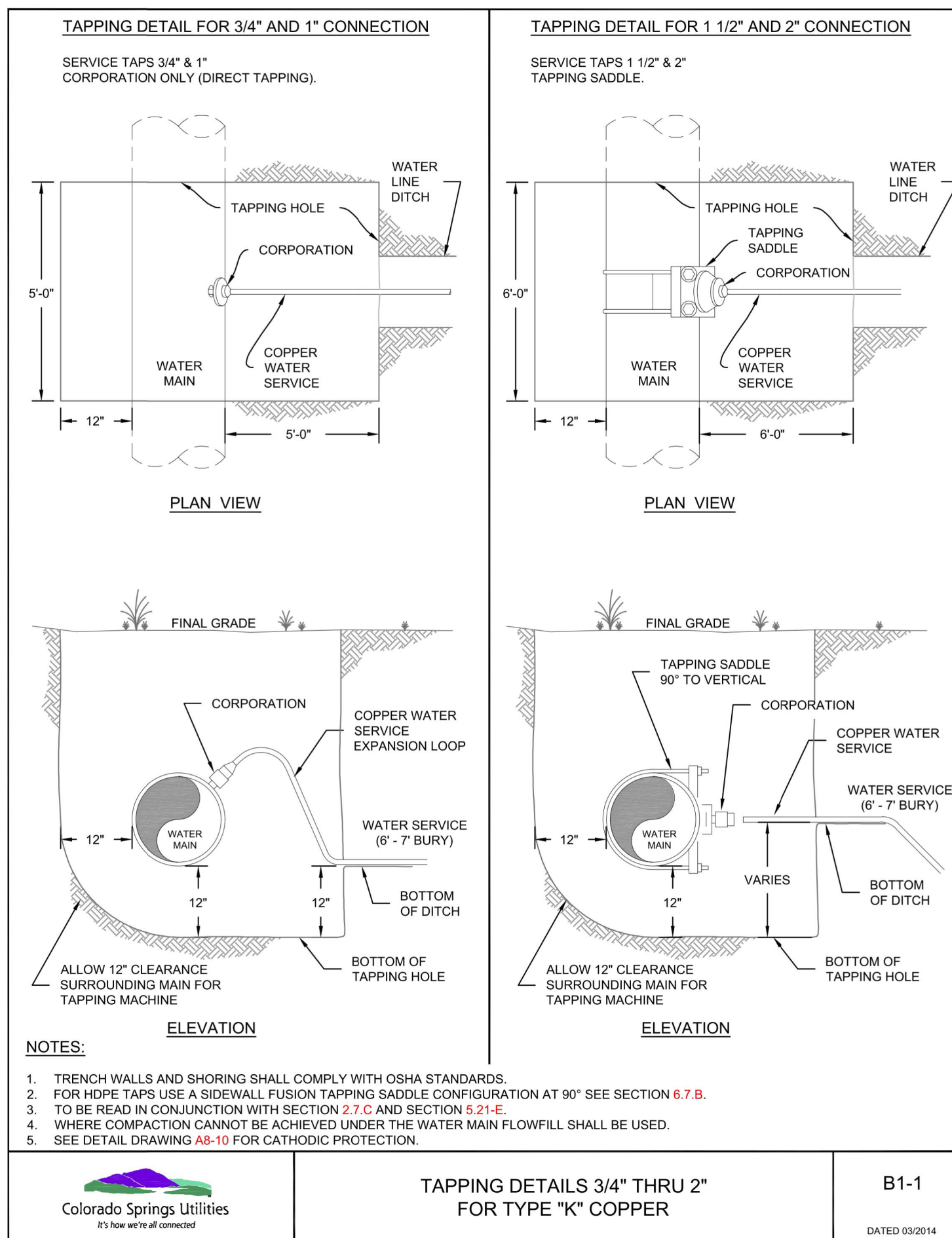
Colorado Springs Utilities
CONCRETE THRUST REACTION BLOCKS
A4-3
DATED 03/2014



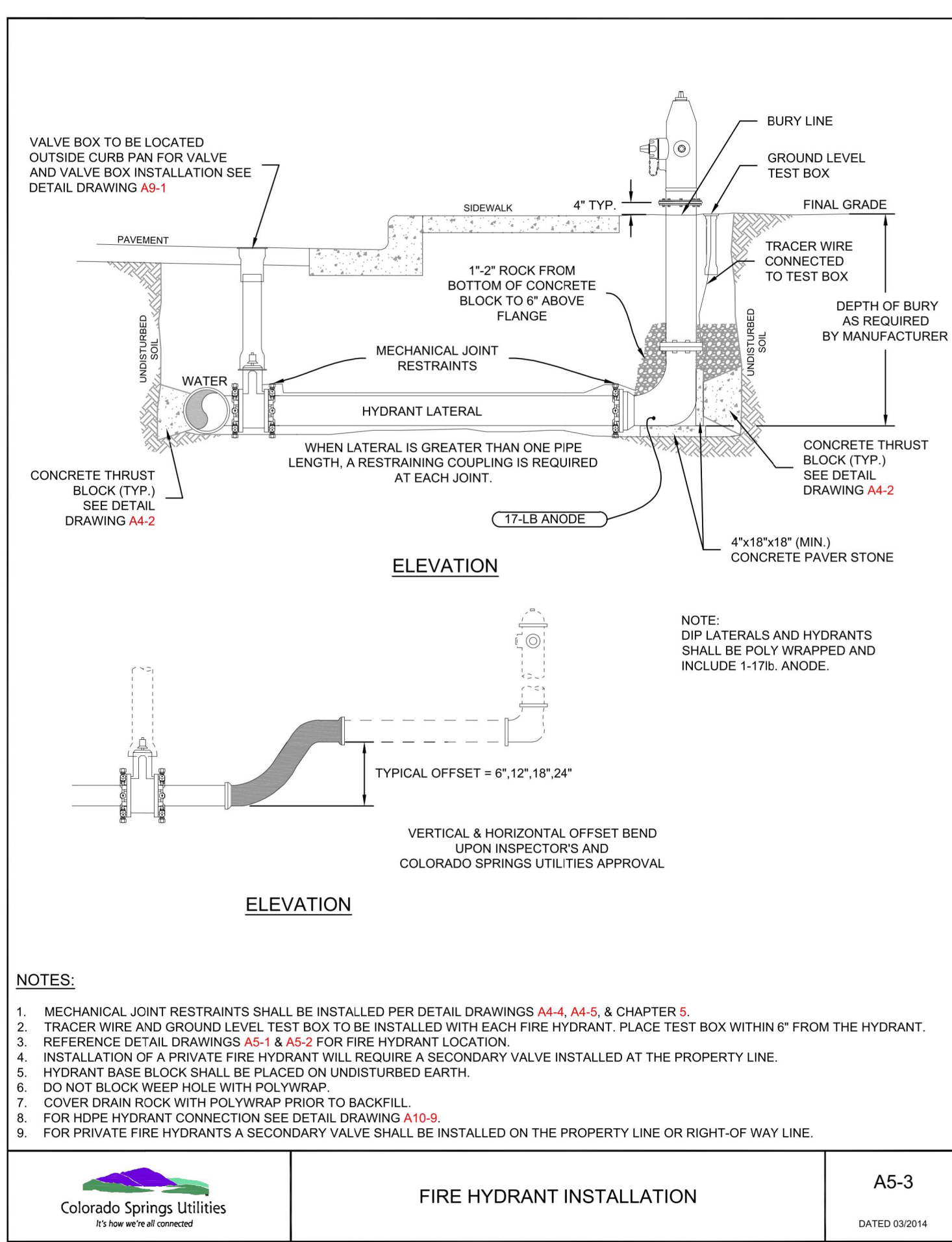
Colorado Springs Utilities
**VALVE AND FITTINGS W/
MECHANICAL JOINT RESTRAINTS**
A4-5
DATED 06/2015



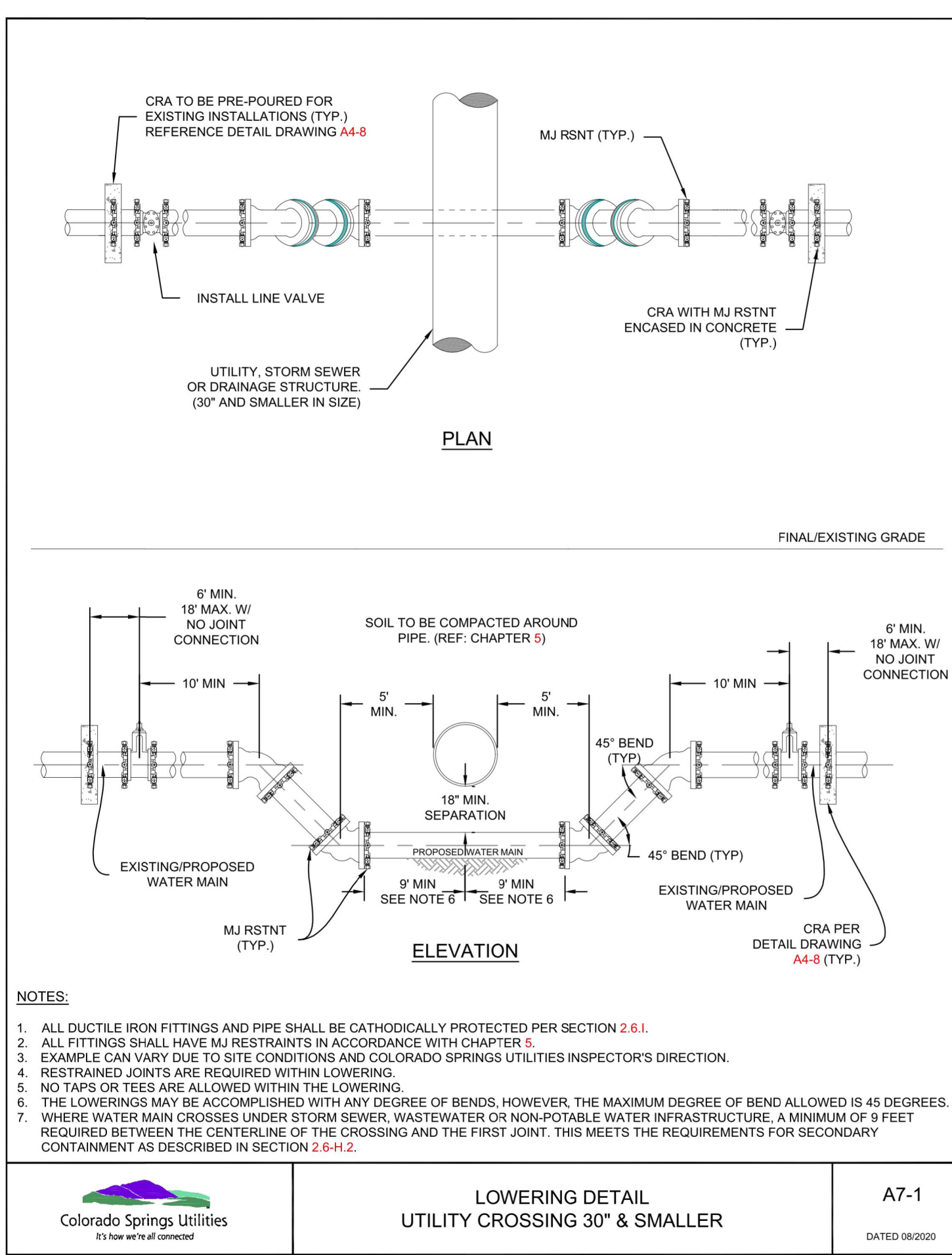
Colorado Springs Utilities
**BEND CONFIGURATIONS
AND RESTRAINTS**
A4-6
DATED 06/2015



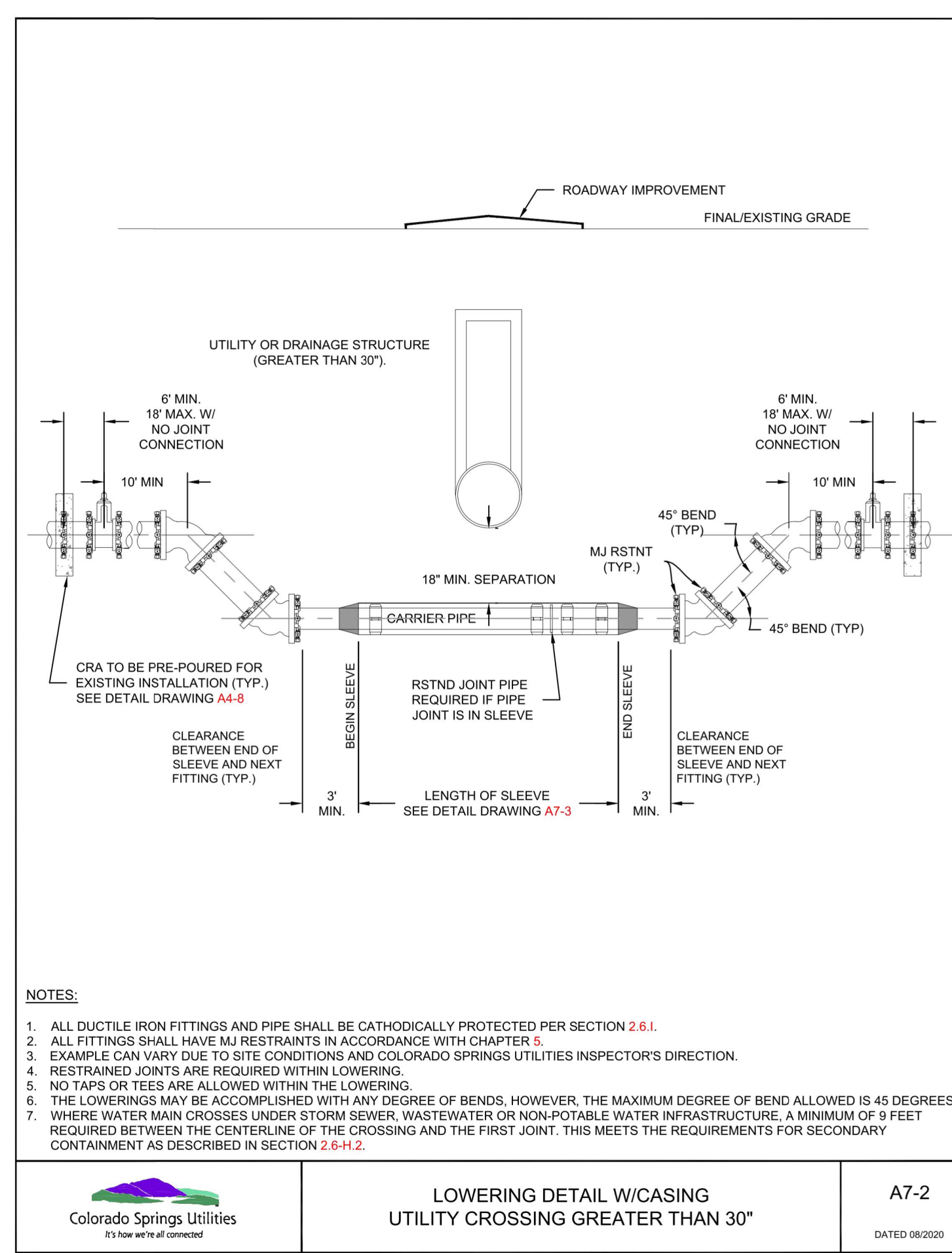
Colorado Springs Utilities
**TAPPING DETAILS 3/4" THRU 2"
FOR TYPE "K" COPPER**
B1-1
DATED 03/2014



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

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

32314
DATE 11/10/22

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 303-740-9383 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com		HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2 DETAIL SHEET	
BY	DATE	NO.	REVISION
H-SCALE	N/A		
V-SCALE	N/A		
DATE	11/10/22	DESIGNED BY	QNL
		DRAWN BY	QNL
		CHECKED BY	
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		811 Know what's below. Call before you dig.	
SHEET 7 OF 7		JOB NO. 25188.10	