

# HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2

## COUNTY OF EL PASO, STATE OF COLORADO STREET IMPROVEMENT PLAN

SEPTEMBER 2022

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE ENGINEERING 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

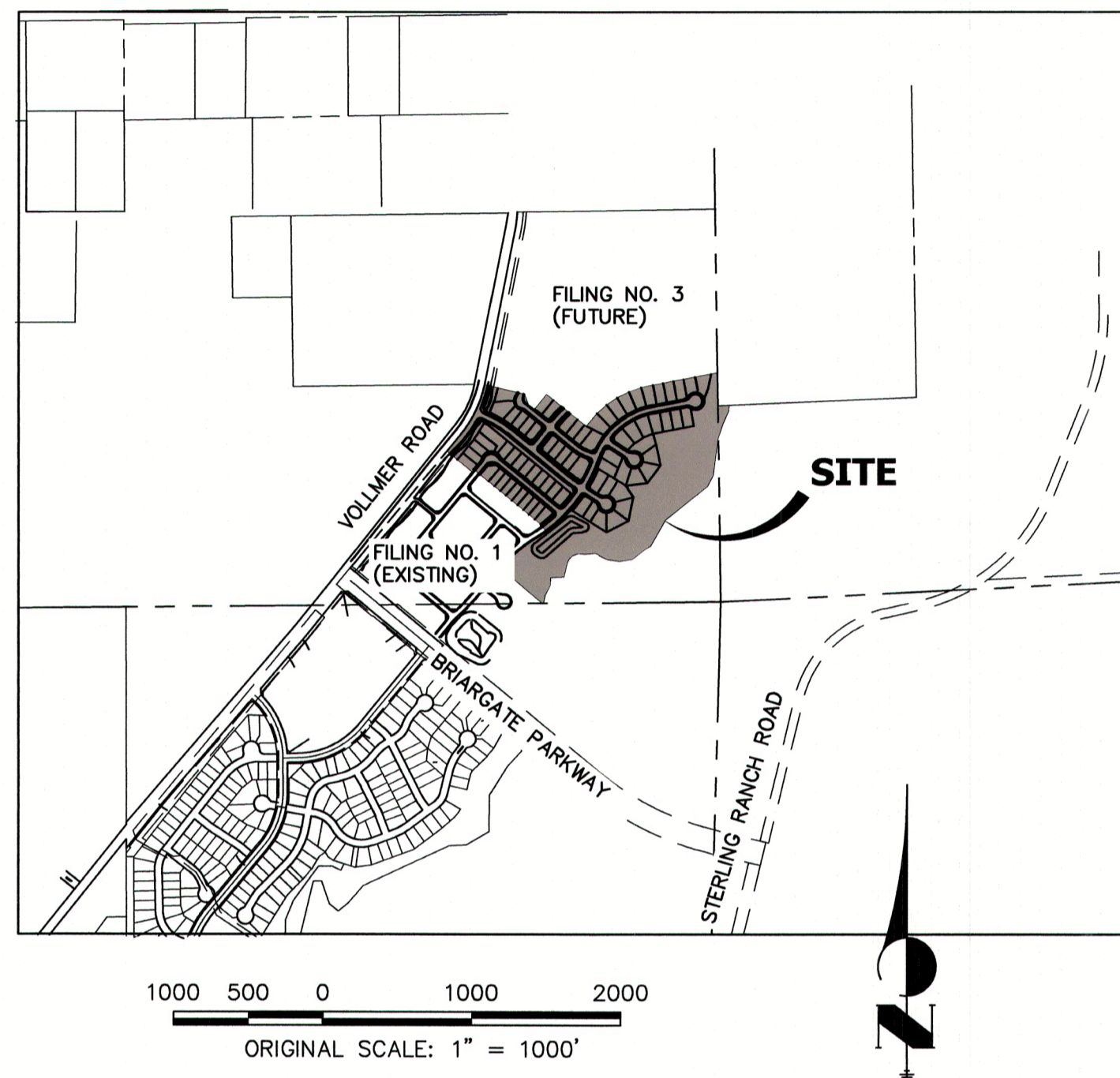
**JR ENGINEERING**  
A Western Company  
Centennial 303-740-8888 • Colorado Springs 719-550-2658  
Fort Collins 970-491-9888 • www.jrengineering.com

### SHEET INDEX

- 1 : COVER SHEET
- 2 : GENERAL NOTES
- 3 : LEGEND
- 4 : HORIZONTAL CONTROL
- 5 - 14 : ROADWAY PLAN AND PROFILE
- 16 : SIGNAGE
- 17 : DETAIL SHEET

### 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 (U.N.C.C. LOCATORS) (800) 922-1987 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 3275 AKERS DRIVE (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 639-3674
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		

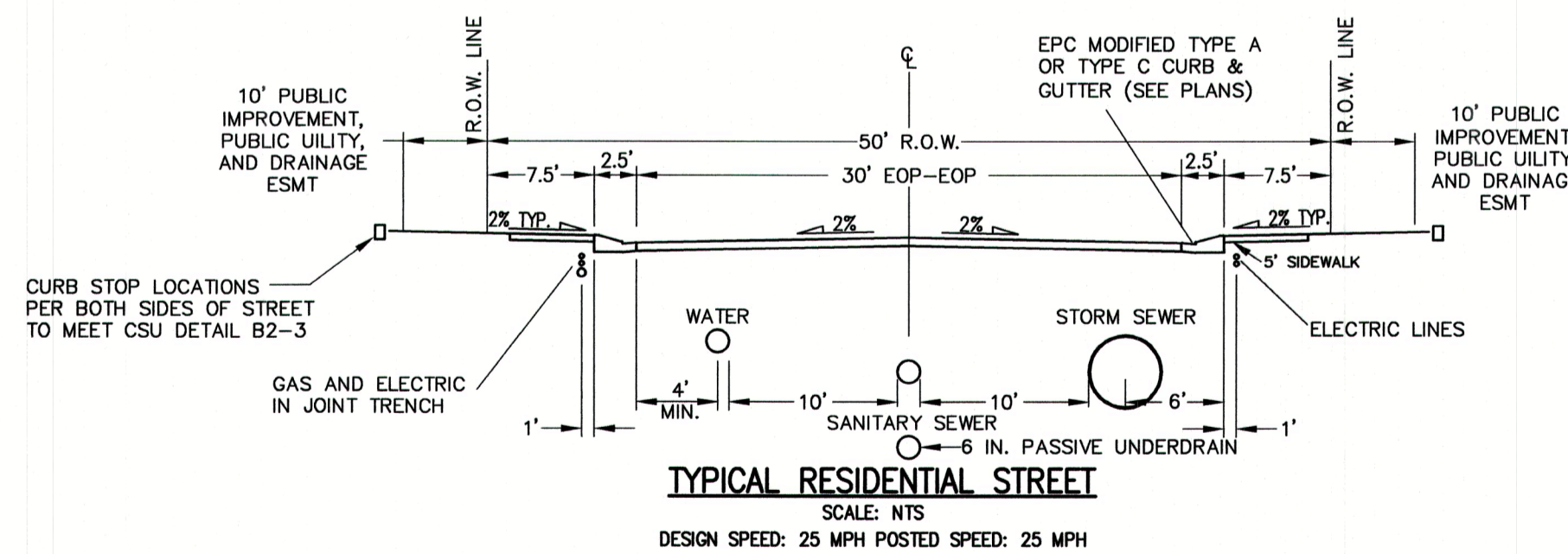


### BASIS OF BEARINGS

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 PAWNEE RANCHEROS SUBDIVISION  
NORTHING = 410095.404  
EASTING = 235052.131  
ELEVATION = 7000.40
3. THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "38141", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK 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  
DATE 9/9/22

### 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

HOMESTEAD NORTH AT  
STERLING RANCH FILING NO. 2  
COVER SHEET

SHEET 1 OF 17

JOB NO. 25188.10



Know what's below.  
Call before you dig.



**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:**

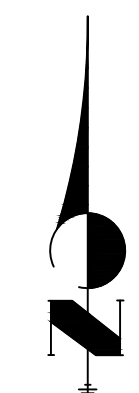
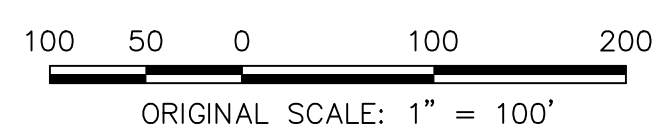
- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT 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-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS 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'



**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: 9/9/22

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 <b>SR LAND, LLC</b> 20 BOULDER CRESCENT SUITE 200 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742
	<b>J.R. ENGINEERING</b> A Westman Company  Centennial 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com
BY: _____ DATE: _____	No. _____ REVISION: _____
H-SCALE: 1"=100' V-SCALE: N/A DATE: 9/9/22 DESIGNED BY: QNL DRAWN BY: QNL CHECKED BY: _____	H-SCALE: 1"=100' V-SCALE: N/A DATE: 9/9/22 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



**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	X --- X
CHAIN LINK FENCE	o --- o	o --- o
WOOD FENCE	d --- d	d --- d
MASONRY FENCE	□ --- □	□ --- □
GUARDRAIL	o --- o	o --- o
CONC. BARRIER	□ --- □	□ --- □
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	---	---
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	---	---
DEPRESSION CONT. (INDEX)	6100 ---	6100 ---
DEPRESSION CONT. (INTER)	---	---
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	---	---

**UTILITIES LEGEND**

	EXISTING	PROPOSED
<b>STORM SEWER</b>		
MANHOLE	⊙	●
STORM INLET	⊠	■
AREA INLET - SQUARE	□	■
AREA INLET - ROUND	○	●
FLARED END SECTION	▷	▷
RIPRAP	⊠	⊠
<b>SANITARY SEWER</b>		
LINE MARKER	Mkr S <sup>so</sup>	
SERVICE MARKER	△	
CLEAN-OUT	o	
MANHOLE W/ DIRECTIONAL FLOW ARROW	⊙	●
<b>WATER LINE</b>		
LINE MARKER	Mkr W <sup>o</sup>	
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	⊕	⊕
<b>GAS LINE</b>		
MARKER	Mkr G <sup>o</sup>	
SERVICE MARKER	△	
METER	⊕	⊕
VALVE	⊕	⊕
PLUG	⊕	⊕
TEE	⊕	⊕
<b>DRY UTILITIES</b>		
CABLE TV MARKER	Mkr TV <sup>o</sup>	
CABLE TELEVISION PEDESTAL	⊠	
ELECTRIC MARKER	Mkr E <sup>o</sup>	
ELECTRIC SERVICE MARKER	△	
ELECTRICAL PEDESTAL	⊠	
ELECTRICAL METER	⊕	
ELECTRICAL MANHOLE	⊕	
FIBER-OPTIC MARKER	Mkr FO <sup>o</sup>	
IRRIGATION PEDESTAL	⊠	
TELEPHONE MARKER	Mkr T <sup>o</sup>	
TELEPHONE PEDESTAL	⊠	
TELEPHONE MANHOLE	⊕	
UTILITY POLE	⊕	⊕
GUY ANCHOR	o	o
GUY POLE	o	o
<b>MISC. UTILITIES</b>		
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	FP	FP

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

No.	REVISION	BY	DATE

H-SCALE	N/A	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				9/9/22			

**LEGEND**

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2



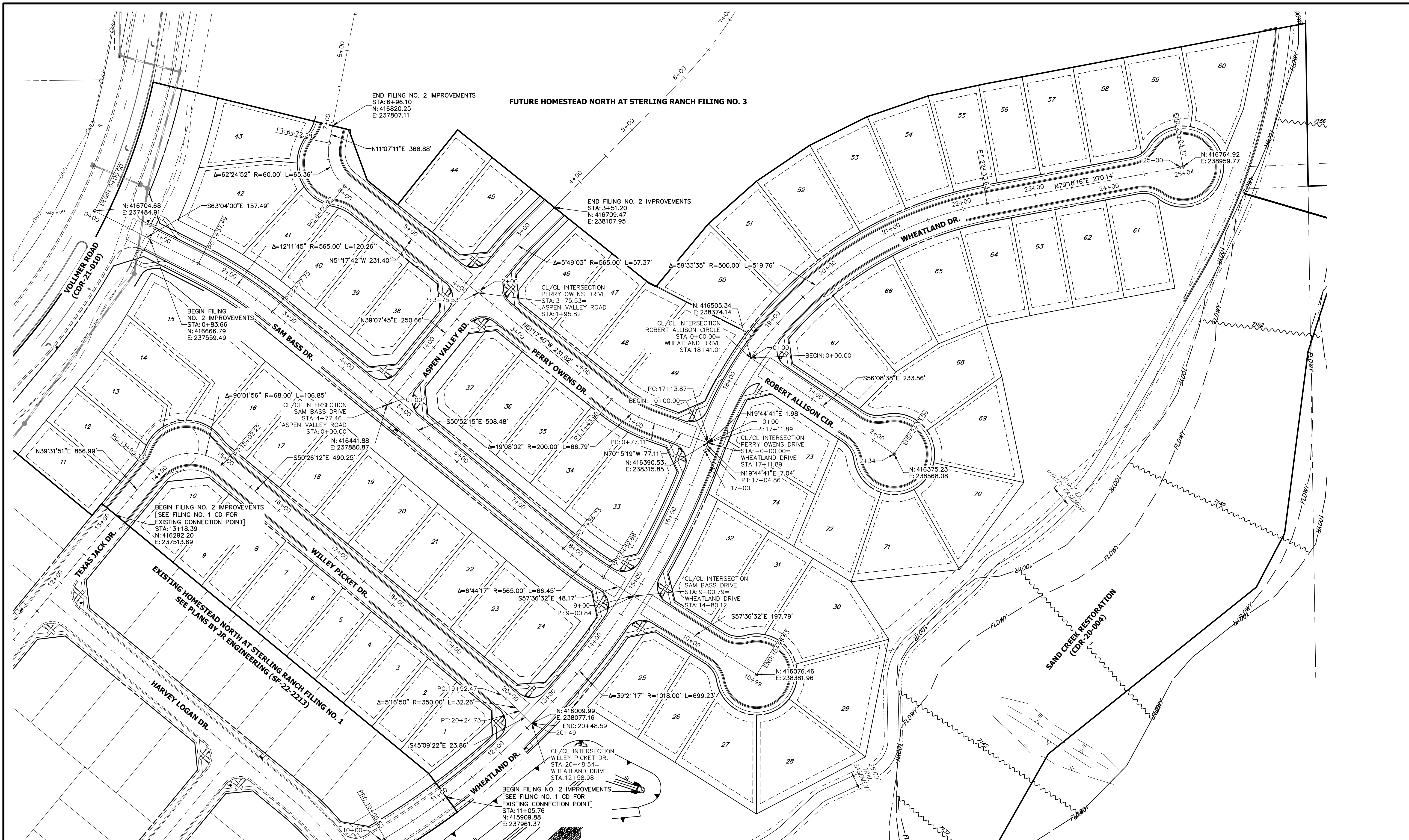
**ENGINEER'S STATEMENT**  
STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT.

Mike Bramlett  
32314  
9/9/22

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

X:\2518810\Drawings\Sheet\Drawings\Sheet Plans\2518810 STERLING - COVER.dwg, 9/2/2022 9:25:28 AM, CS





Know what's below.  
Call before you dig.



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR 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  
  
Central 303-740-9888 • Colorado Springs 719-583-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=60'	N/A	9/9/22	QNL	QNL	

**HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2**  
HORIZONTAL CONTROL

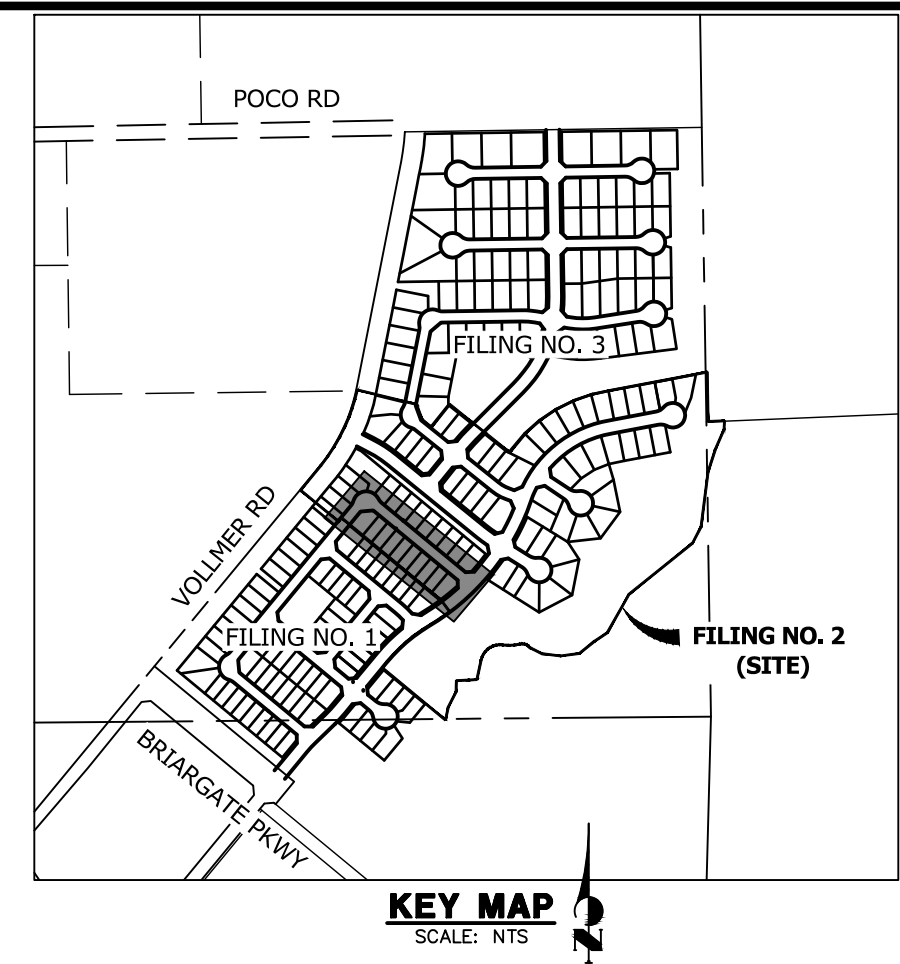
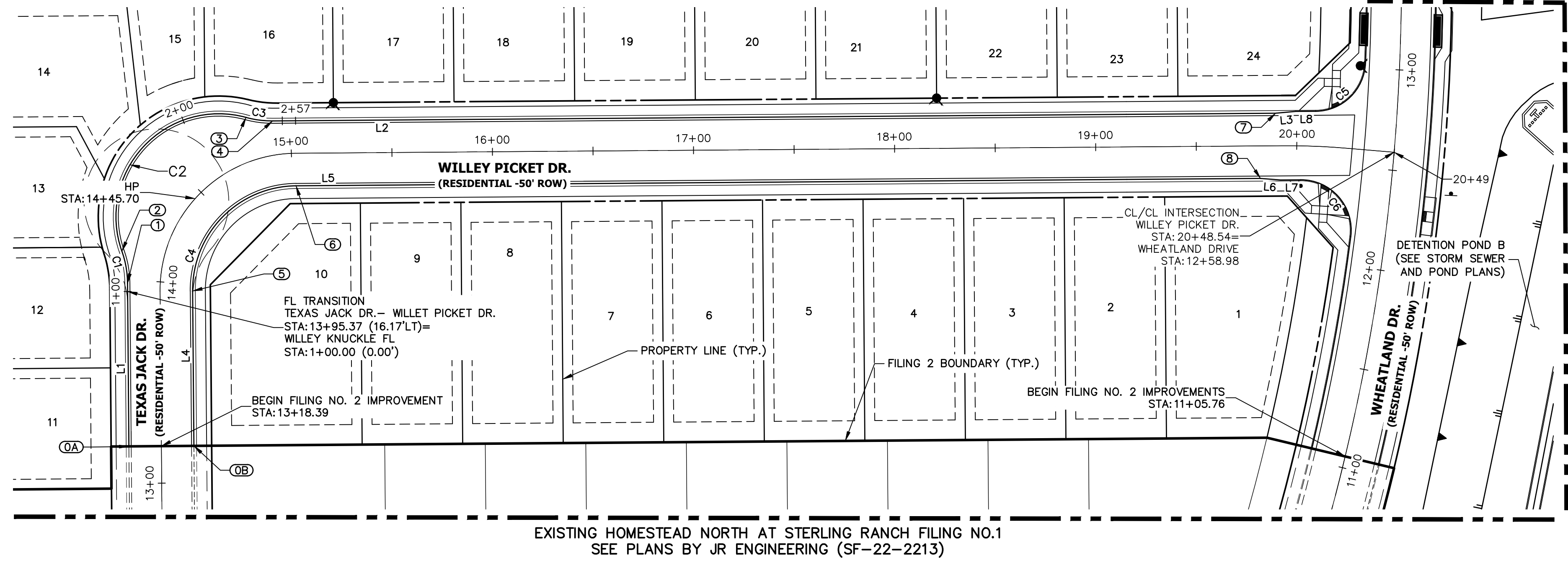
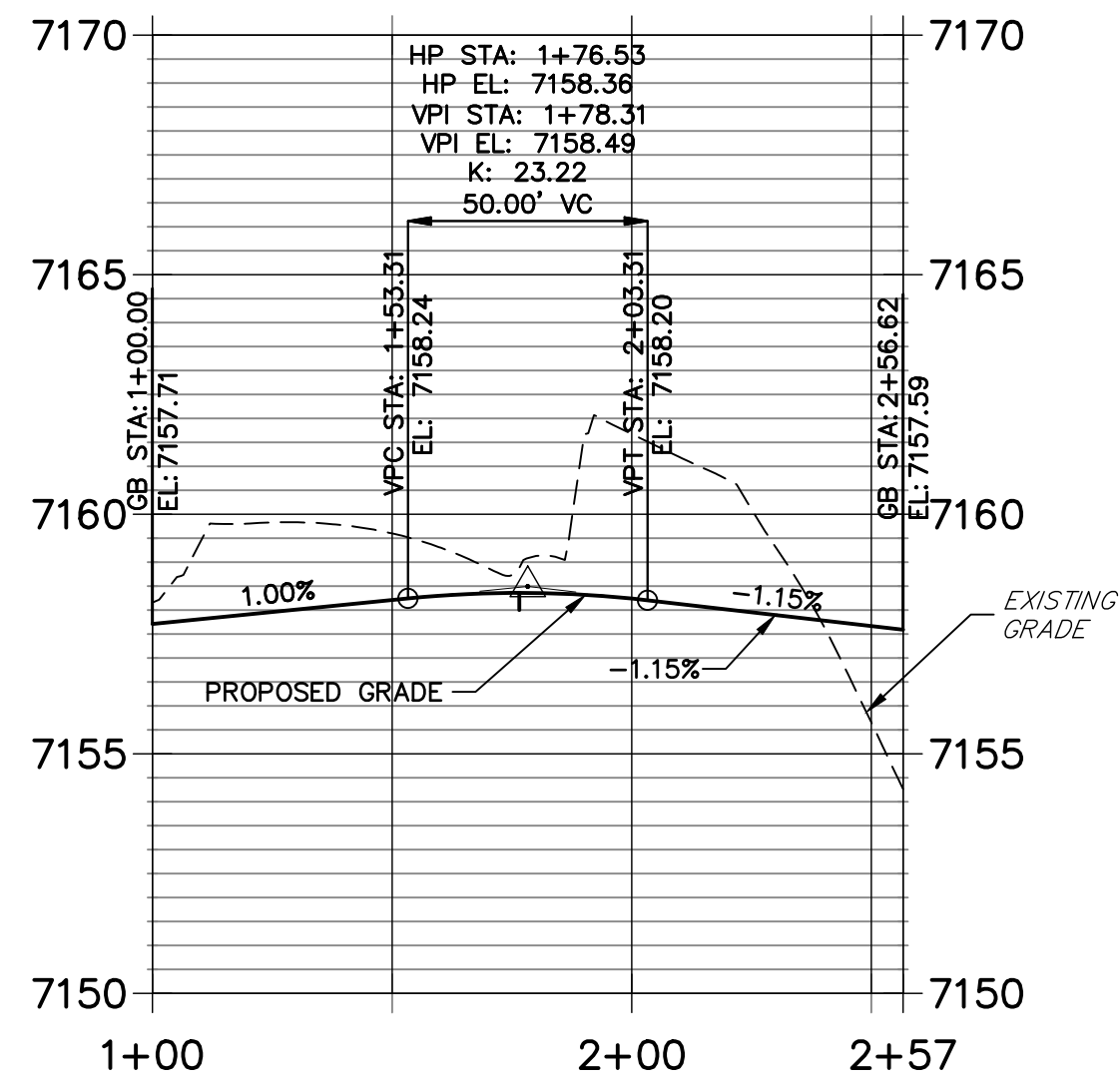
**ENGINEER'S STATEMENT**

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: 9/9/22

X:\25188\10\Drawings\Sheet\Drawings\Sheet\25188.10 STERLING RANCH FILING NO. 2 CD 9/22/22 9:27:21 AM CS

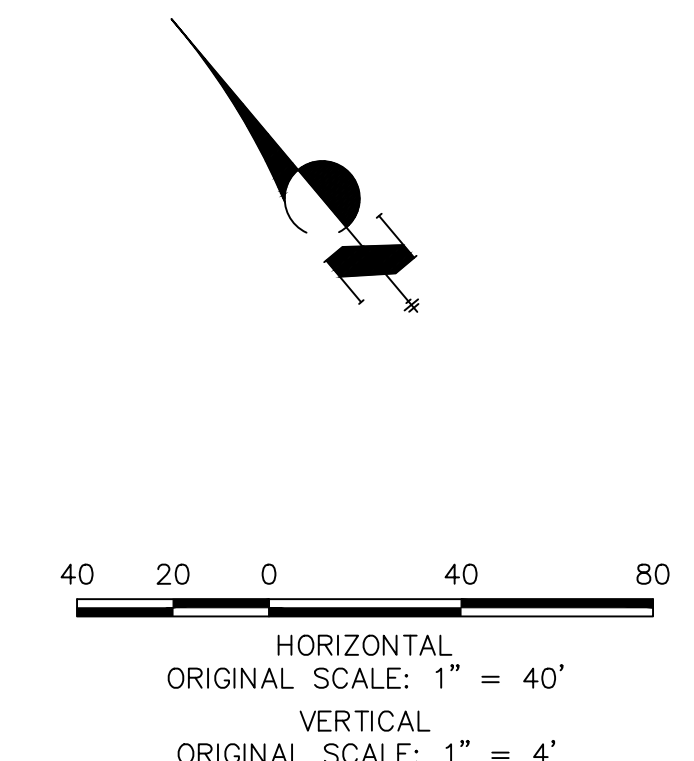


### WILLEY KNUCKLE FL PROFILE STA 1+00.00 TO 2+56.62



Know what's below.  
Call before you dig.

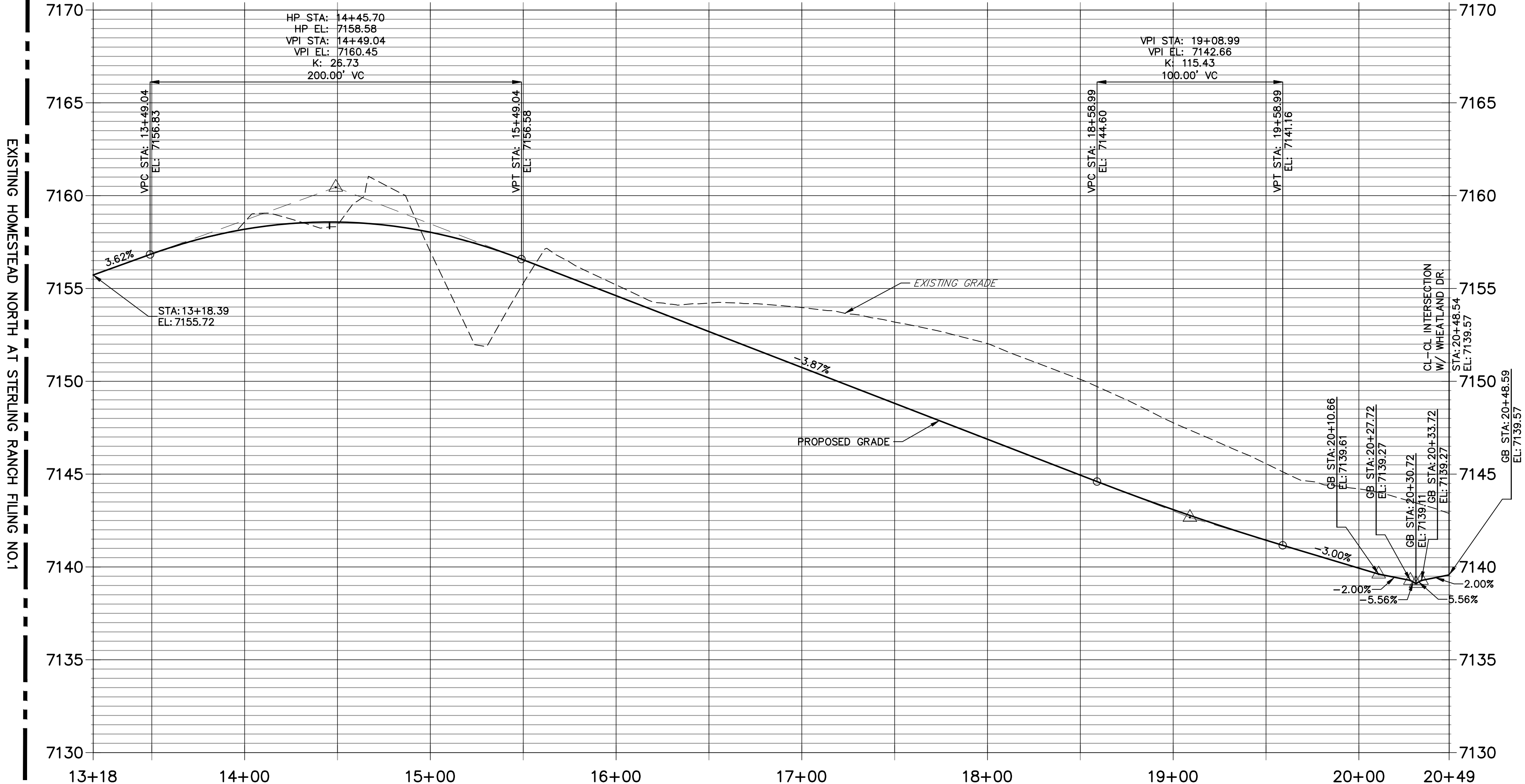
POINT TABULATION				
POINT NUMBER	STATION	OFFSET	ALIGNMENT	DESCRIPTION
0A	13+18.39	16.17' (LT)	Willey Picket Dr.	CONNECT TO EX FL
0B	13+18.39	16.17' (RT)	Willey Picket Dr.	CONNECT TO EX FL
1	13+98.67	16.27' (LT)	Willey Picket Dr.	FL-PC
2	14+10.79	21.13' (LT)	Willey Picket Dr.	FL-PRC
3	14+83.23	21.45' (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 A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING, INC. LOCAL ENGINEER  
 DATE: 9/9/22

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**  
 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

No.	REVISION	BY	DATE

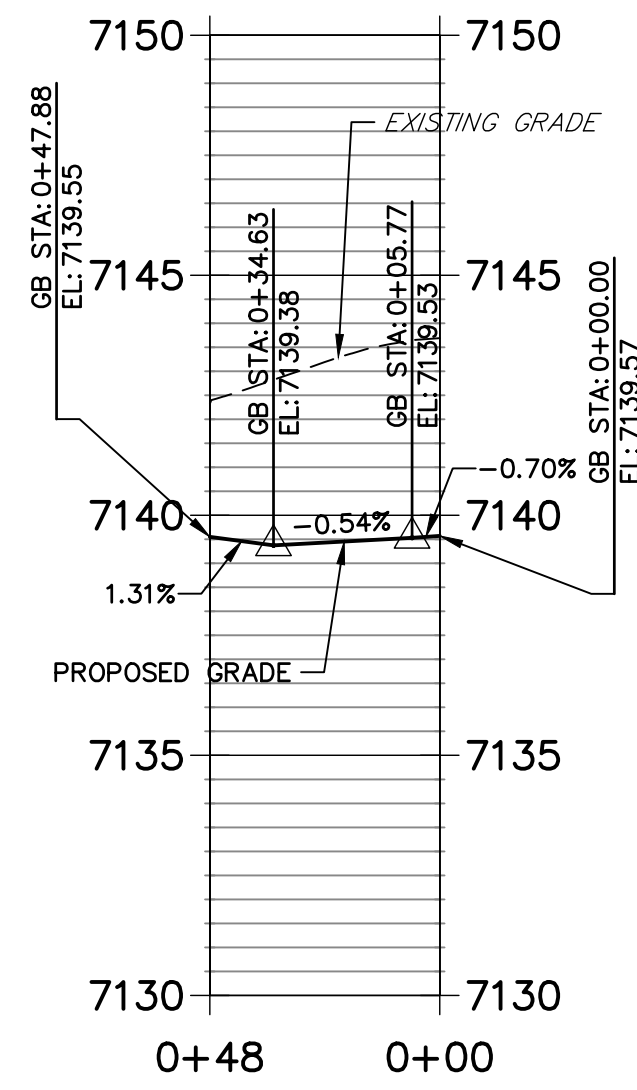
H-SCALE 1"=40'  
 V-SCALE 1"=4'  
 DATE 9/9/22  
 DESIGNED BY QNL  
 DRAWN BY QNL  
 CHECKED BY

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

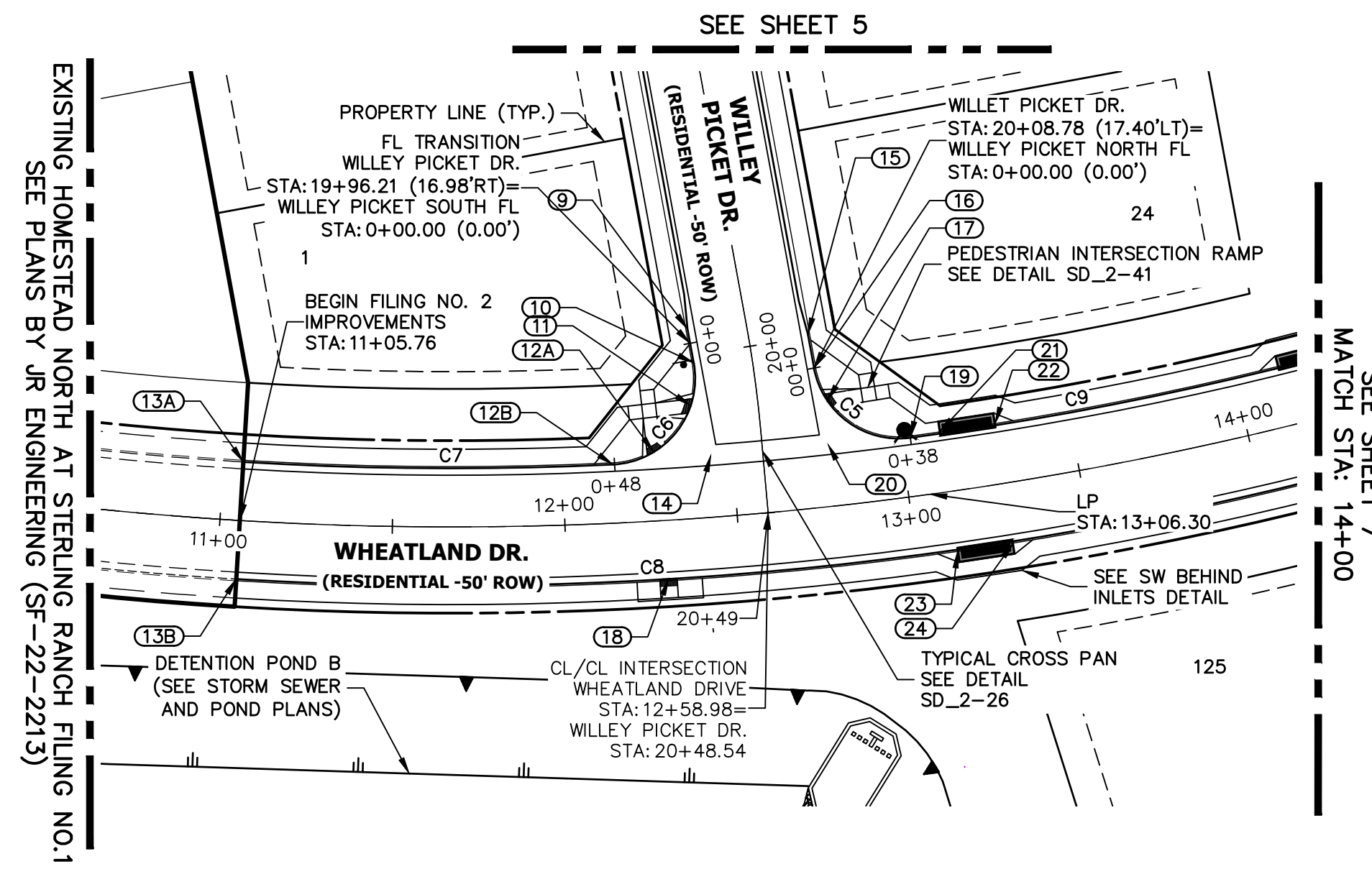
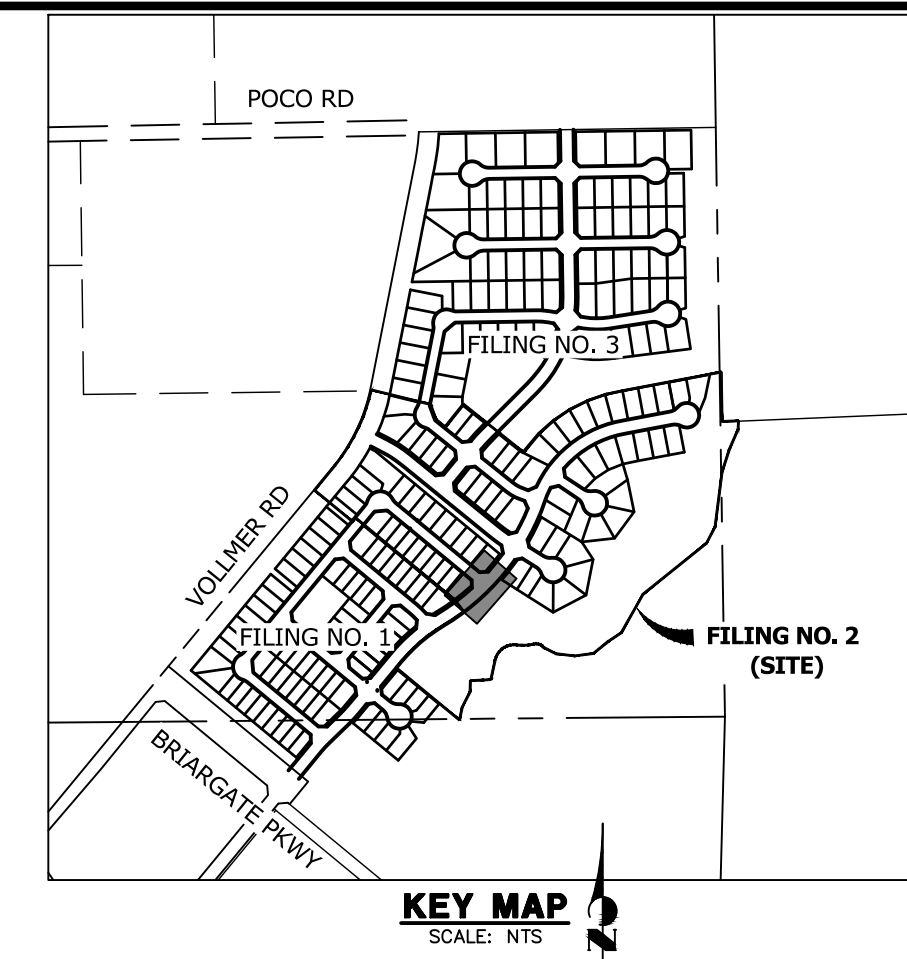
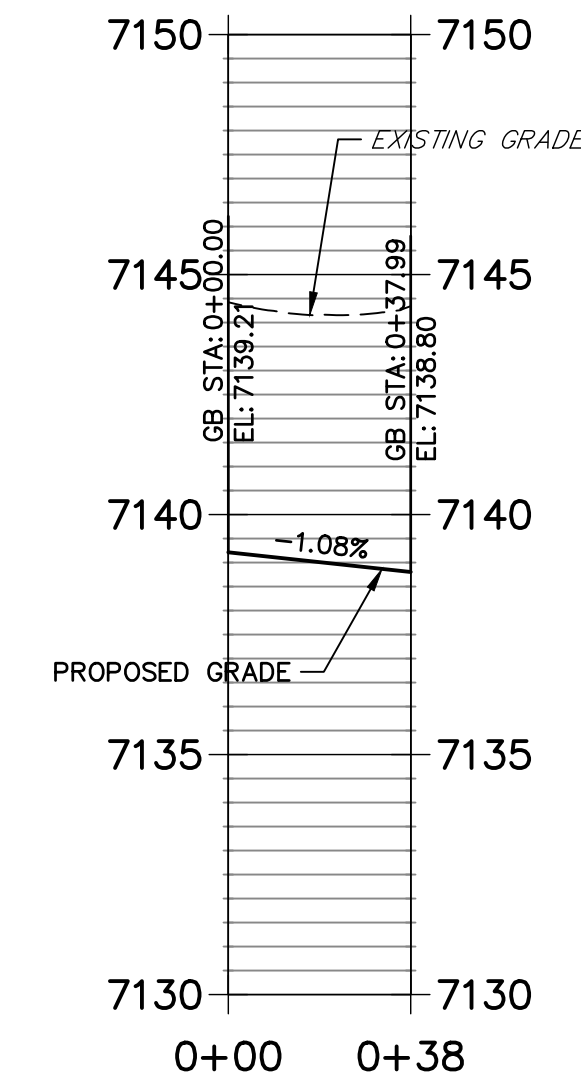
SHEET 5 OF 17  
 JOB NO. 25188.10



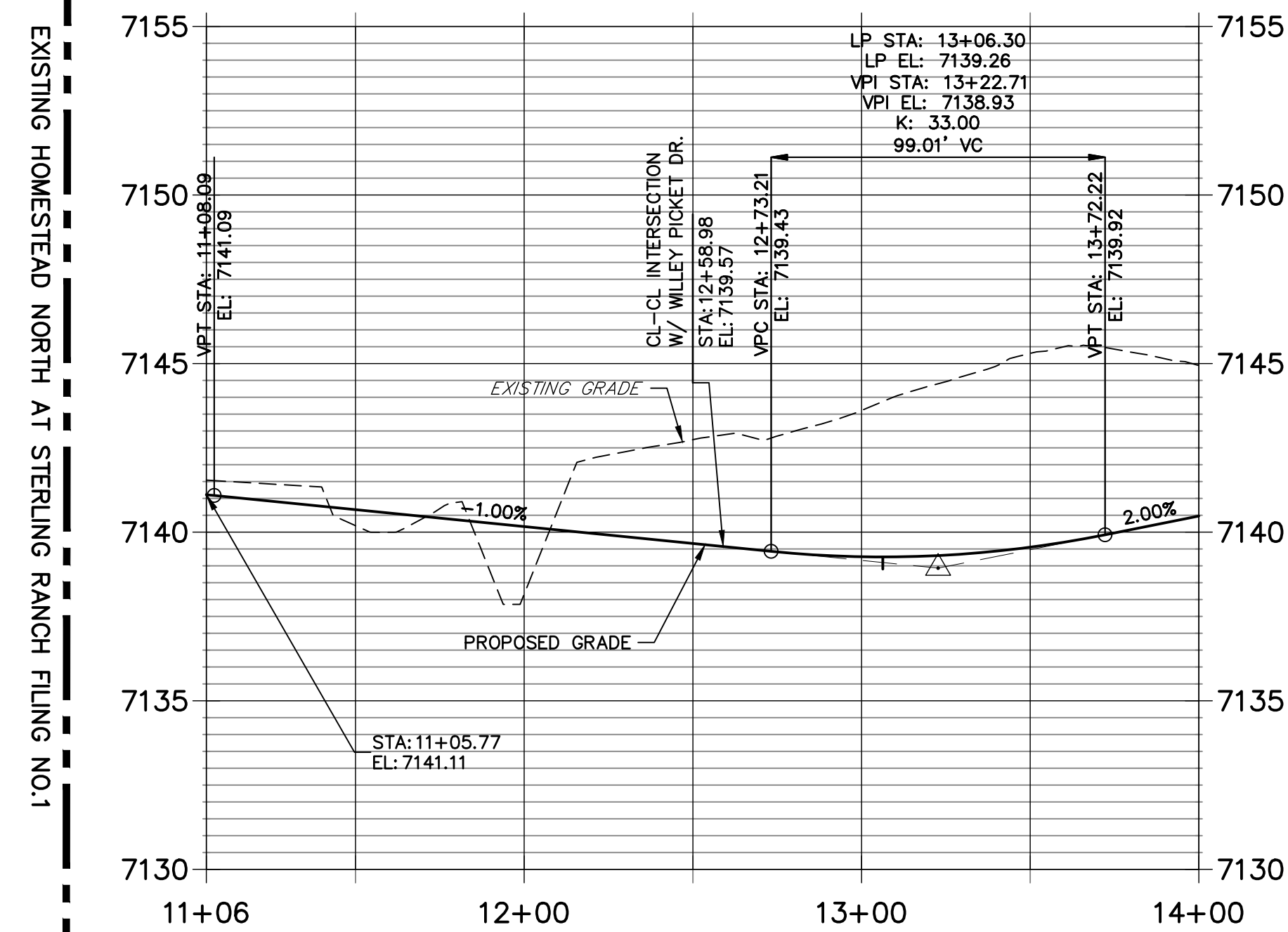
### WILLEY PICKET SOUTH FL PROFILE STA 0+00.00 TO 0+47.88



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

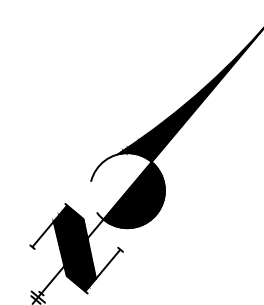
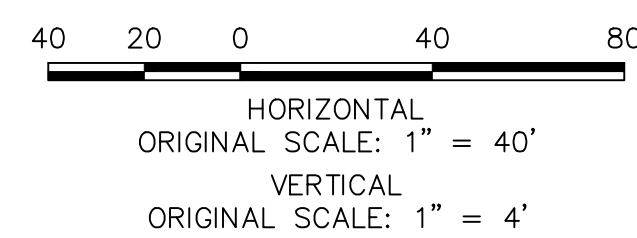


### WHEATLAND DRIVE PROFILE STA 11+05.76 TO 14+00.00



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  
 9/9/22  
 32314  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING

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

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

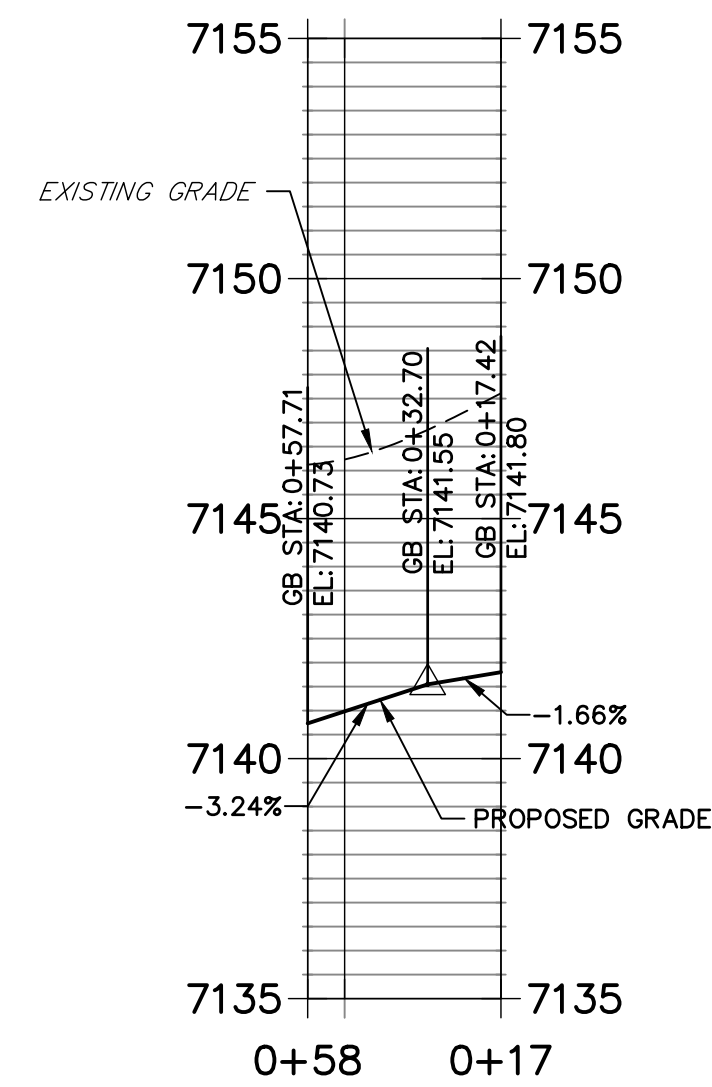
**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 303-740-9888 • Colorado Springs 719-583-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE				
				H-SCALE	V-SCALE	DATE	DESIGNED BY
1"	4"	9/9/22	QNL	QNL			

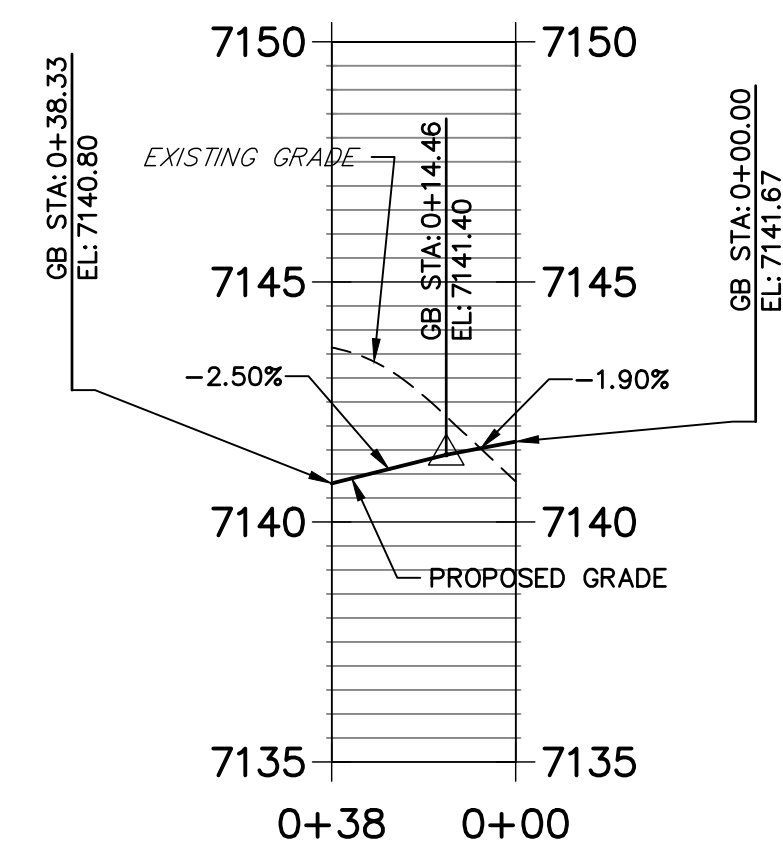
HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2  
 ROADWAY PLAN AND PROFILE  
 SHEET 6 OF 17  
 JOB NO. 25188.10



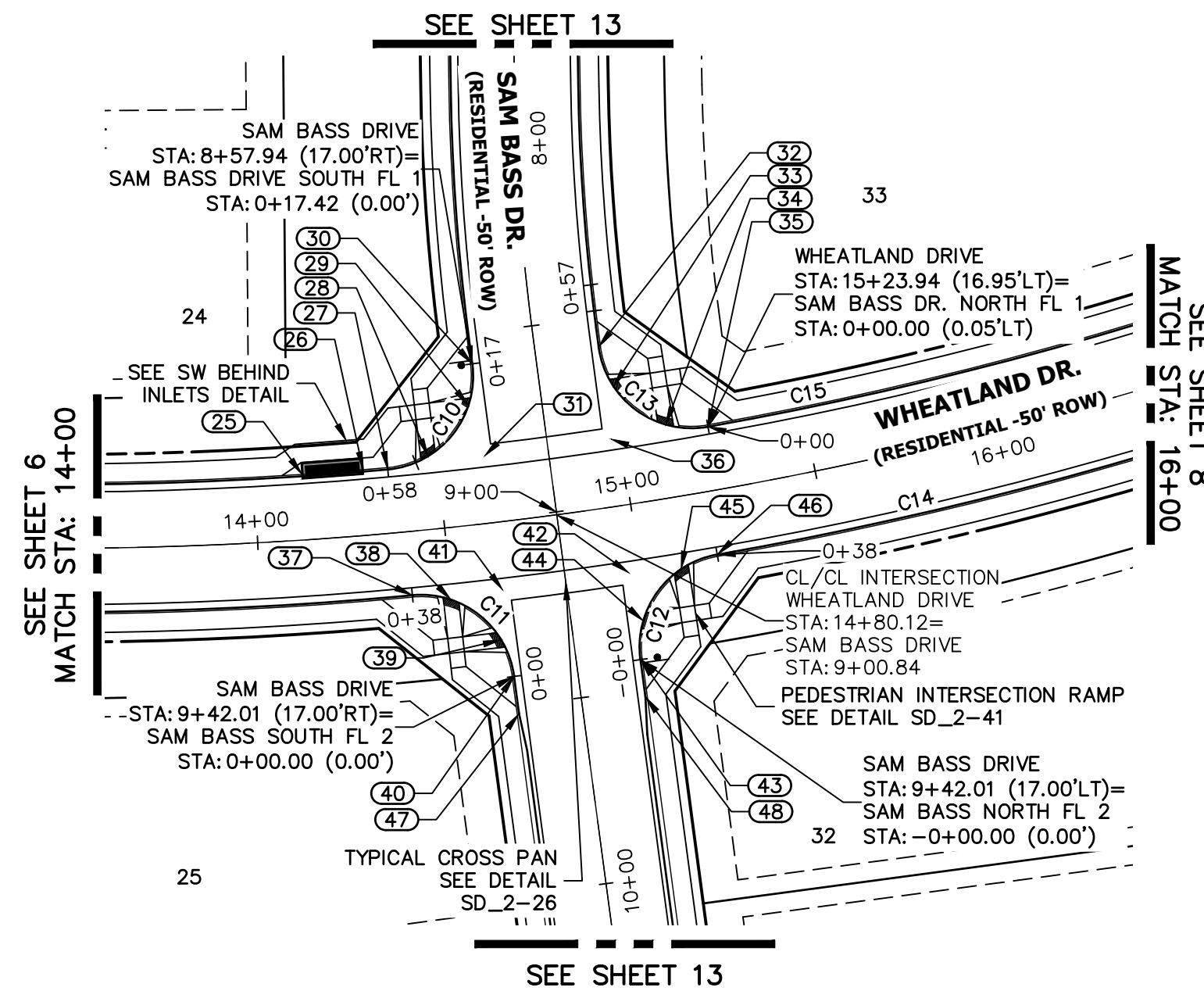
**SAM BASS DRIVE SOUTH FL 1 PROFILE  
STA 0+17.42 TO 0+57.71**



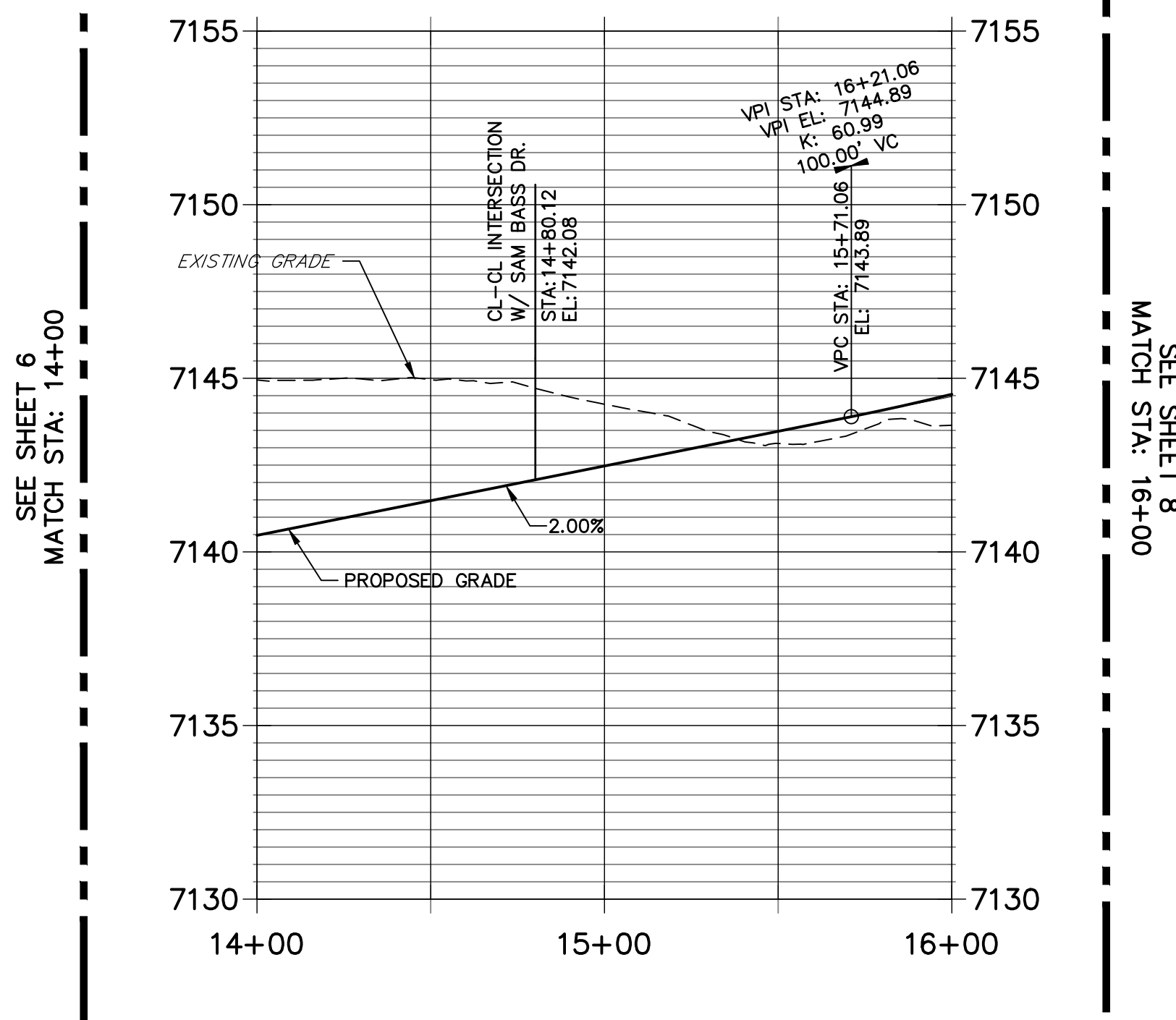
**SAM BASS SOUTH FL 2 PROFILE  
STA 0+00.00 TO 0+38.33**



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'



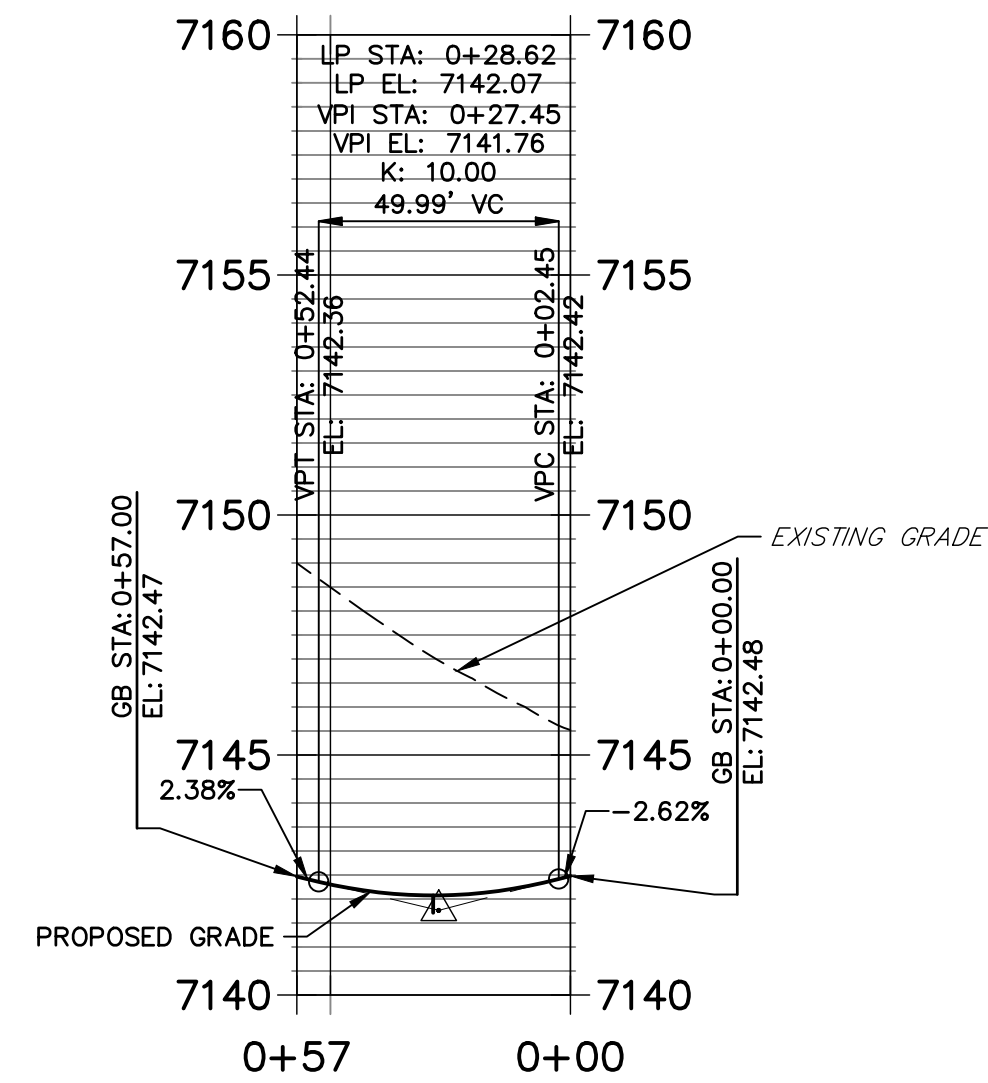
**WHEATLAND DRIVE PROFILE (1)  
STA 14+00.00 TO 16+00.00**



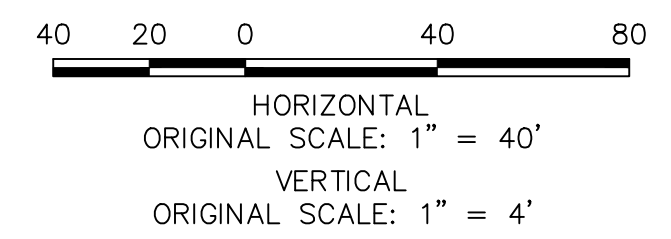
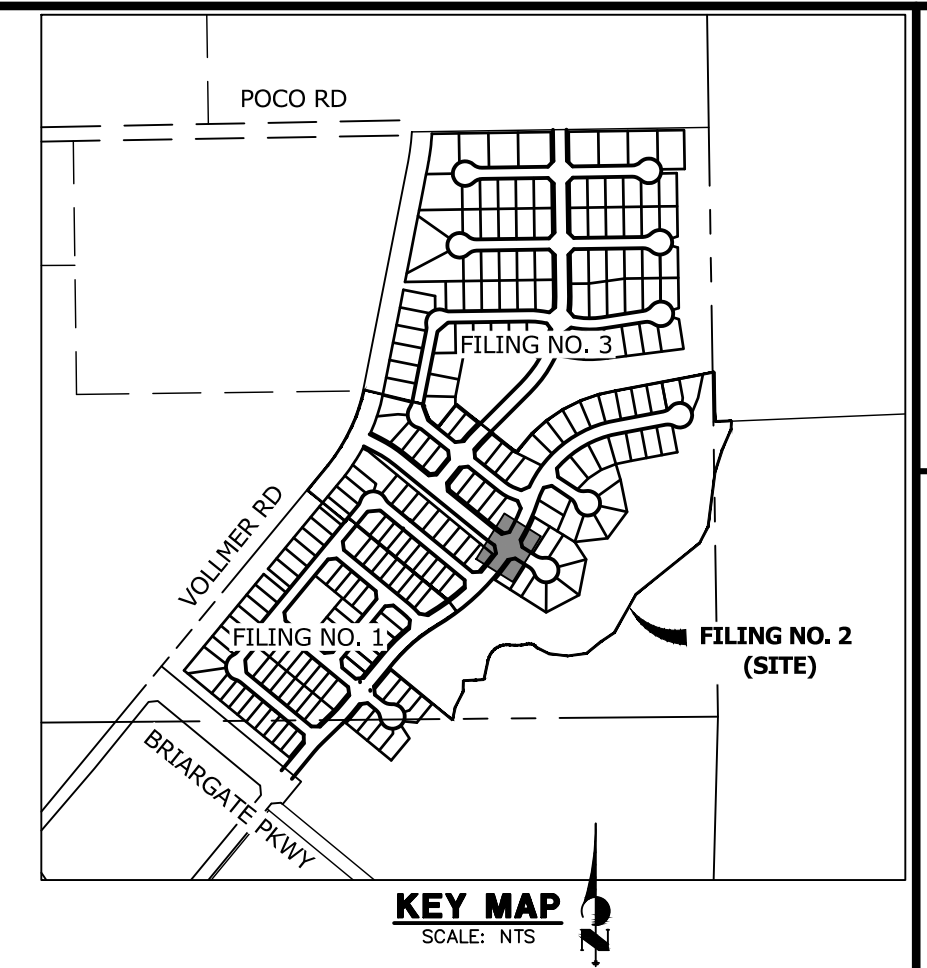
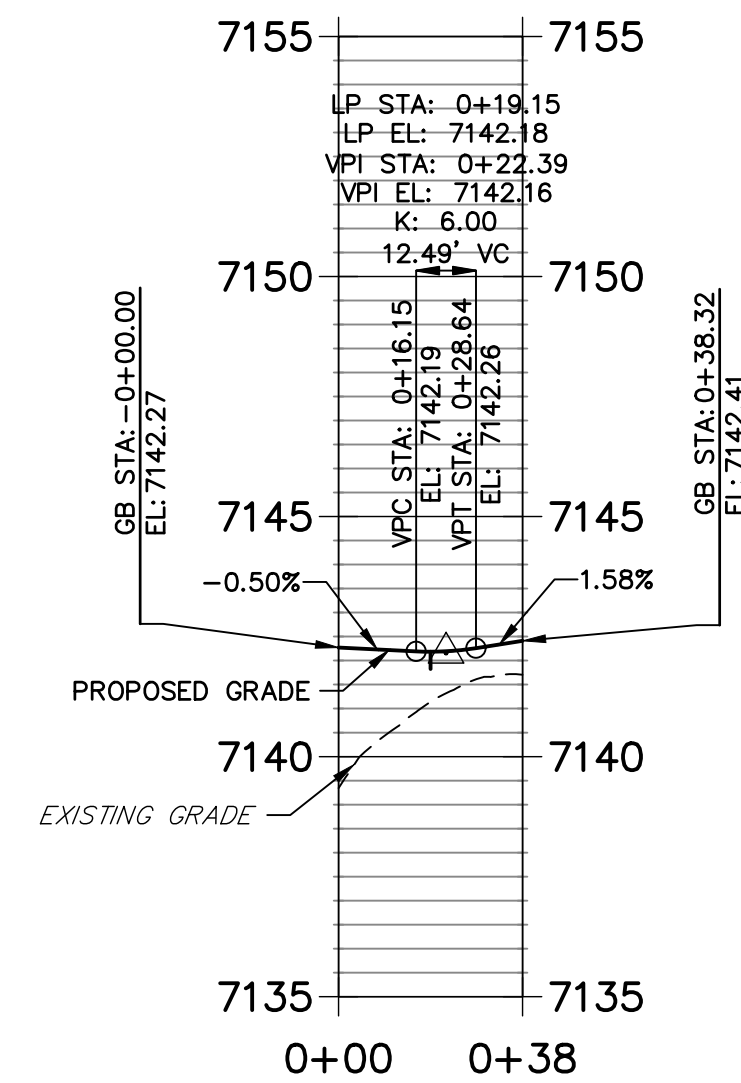
POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
25	14+13.01	17.50' (LT)	Wheatland Drive	7140.70	INLET SIDE TBC
26	14+29.63	17.50' (LT)	Wheatland Drive	7141.10	INLET SIDE TBC
27	14+36.30	17.00' (LT)	Wheatland Drive	7140.74	FL-PCR
28	14+47.53	19.49' (LT)	Wheatland Drive	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

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



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



**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 Mike Bramlett  
 COLORADO P.E. 32314  
 DATE 9/9/22  
 FOR AND ON BEHALF OF JR ENGINEERING

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

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

No.	REVISION	BY	DATE

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

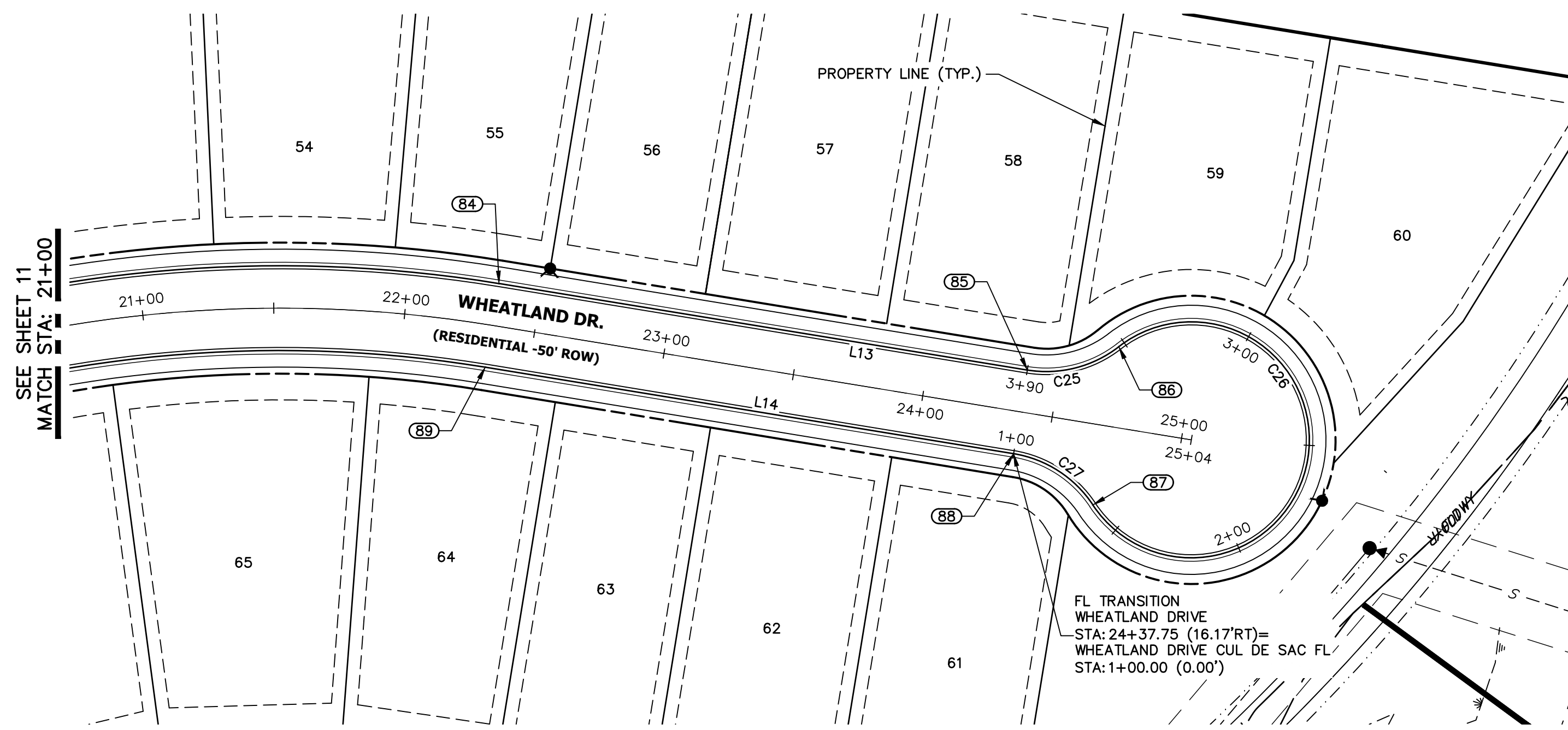




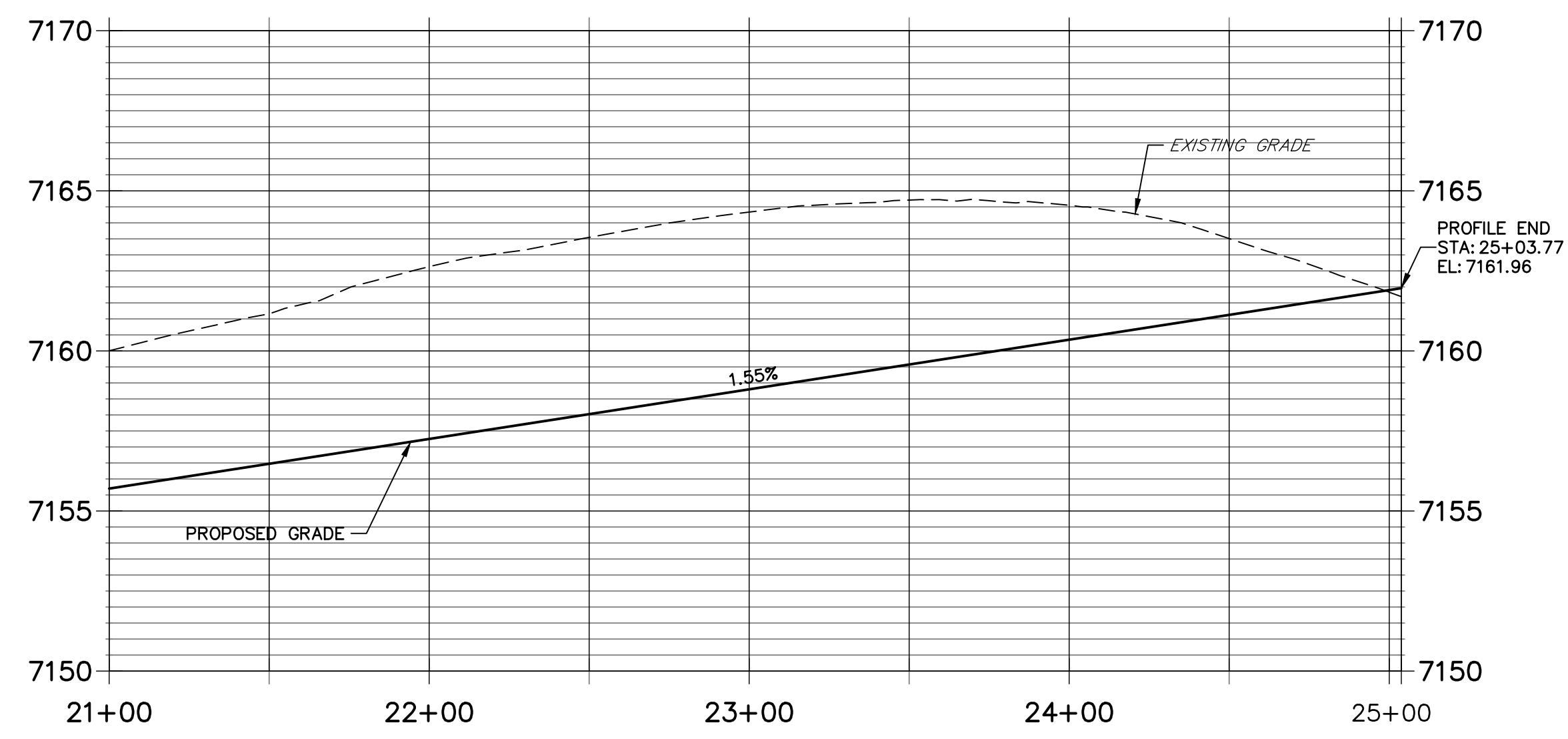








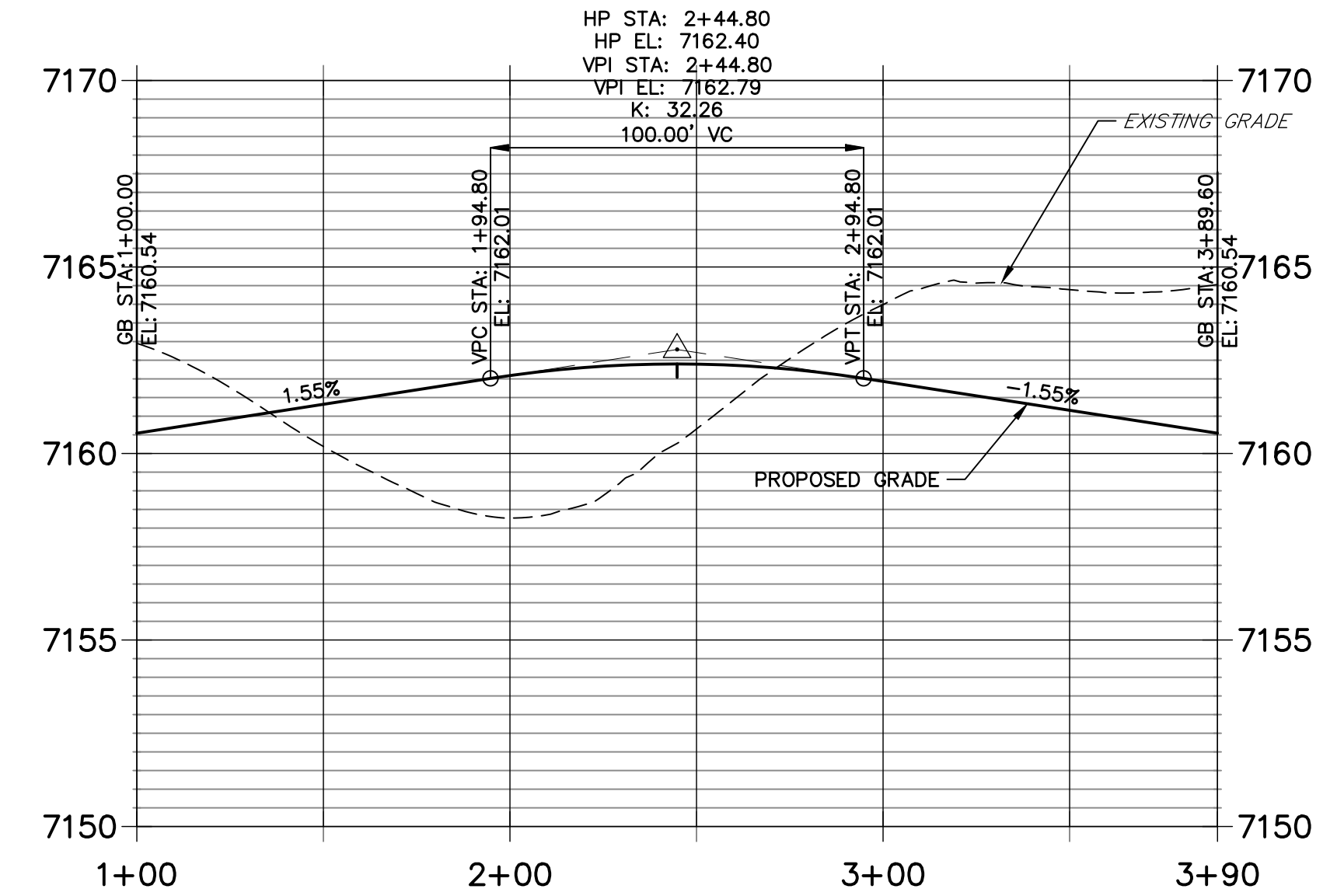
**WHEATLAND DRIVE PROFILE (4)  
STA 21+00.00 TO 25+03.77**



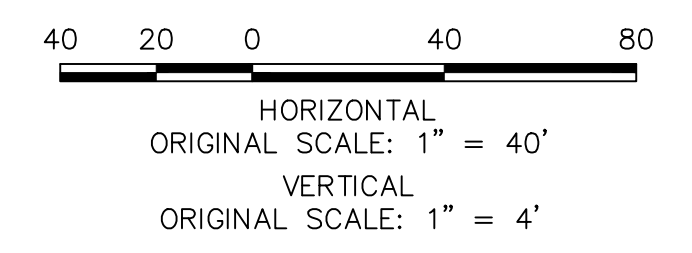
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C25	47°10'57"	45.00'	37.06'
C26	274°21'53"	45.00'	215.49'
C27	47°10'57"	45.00'	37.06'

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

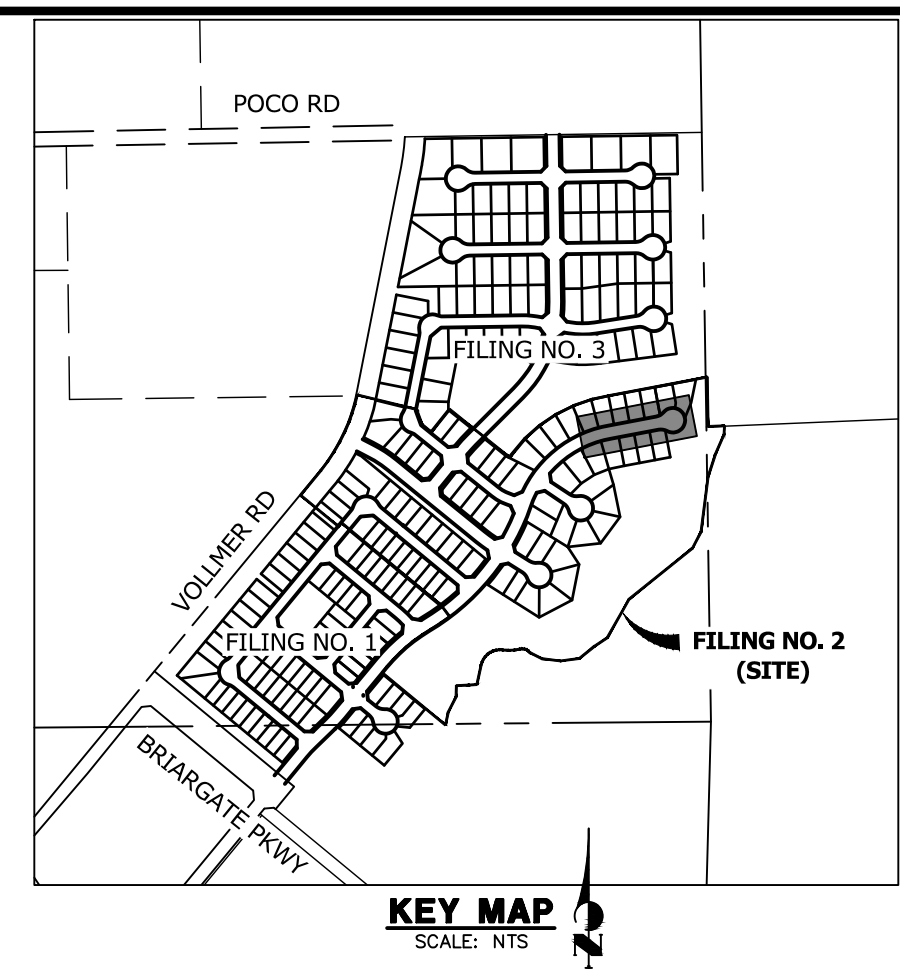
**WHEATLAND DRIVE CUL DE SAC FL PROFILE  
STA 1+00.00 TO 3+89.60**



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



Know what's below.  
Call before you dig.



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

No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=40'	1"=4'	9/9/22	QNL	QNL	

**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

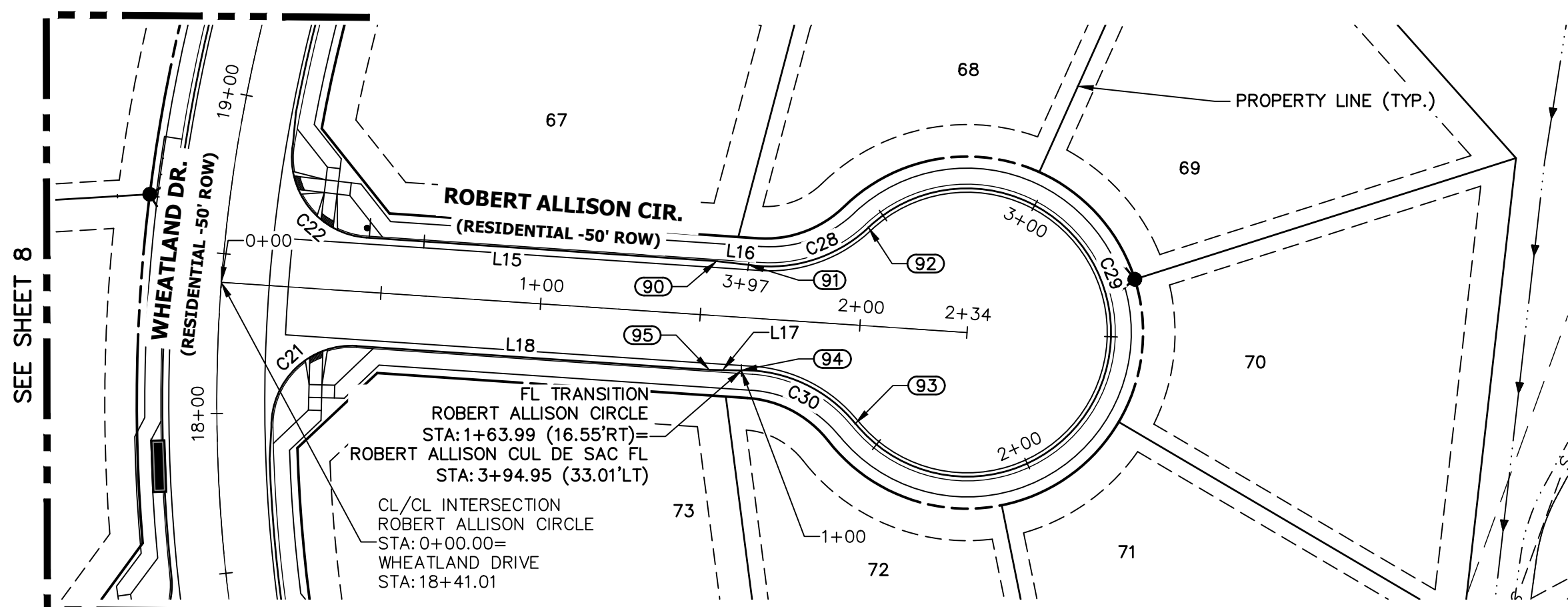
*Mike Bramlett*  
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING

DATE: 9/9/22

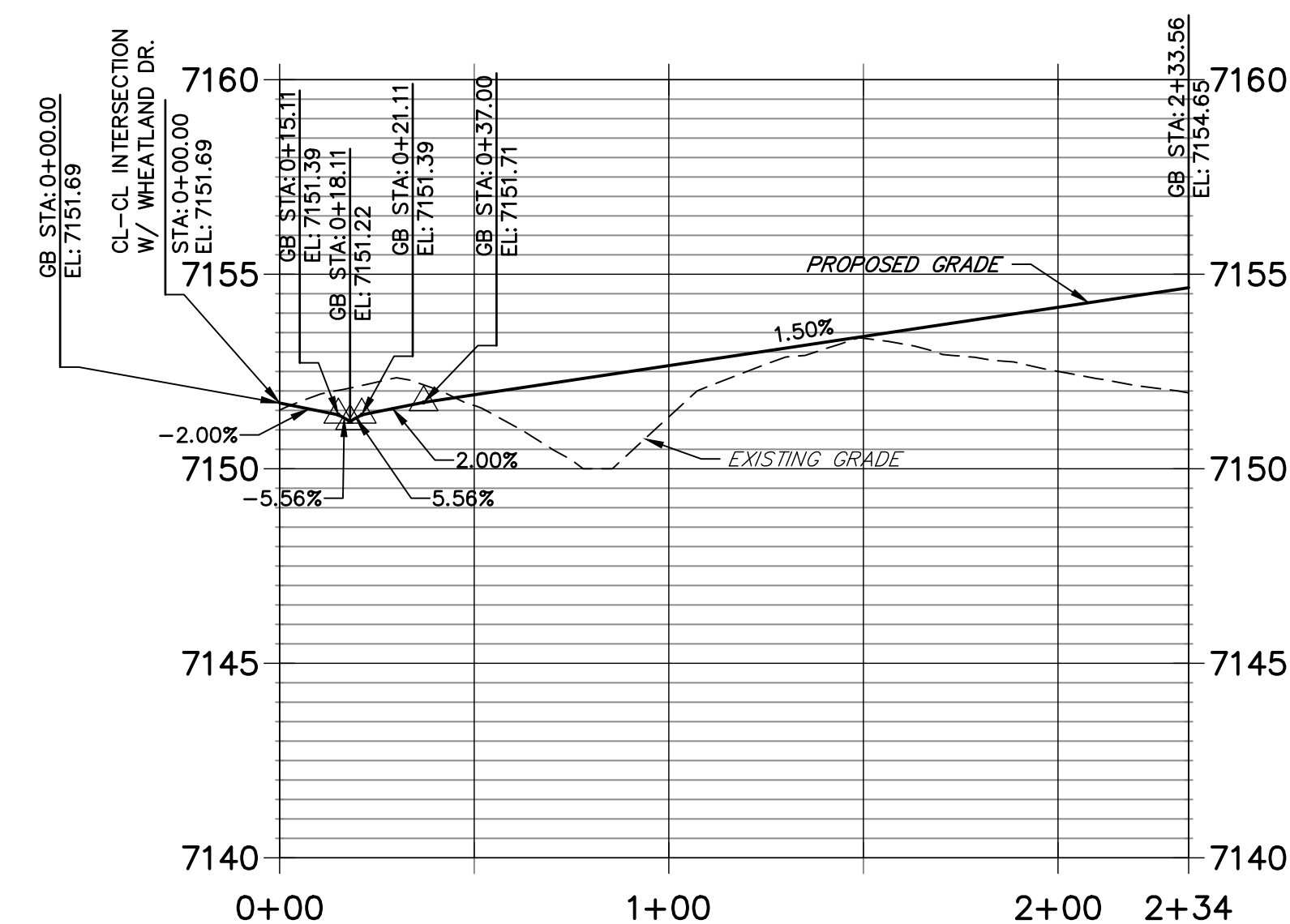
HOMESTEAD NORTH AT  
STERLING RANCH FILING NO. 2  
ROADWAY PLAN AND PROFILE

SHEET 10 OF 17  
JOB NO. 25188.10





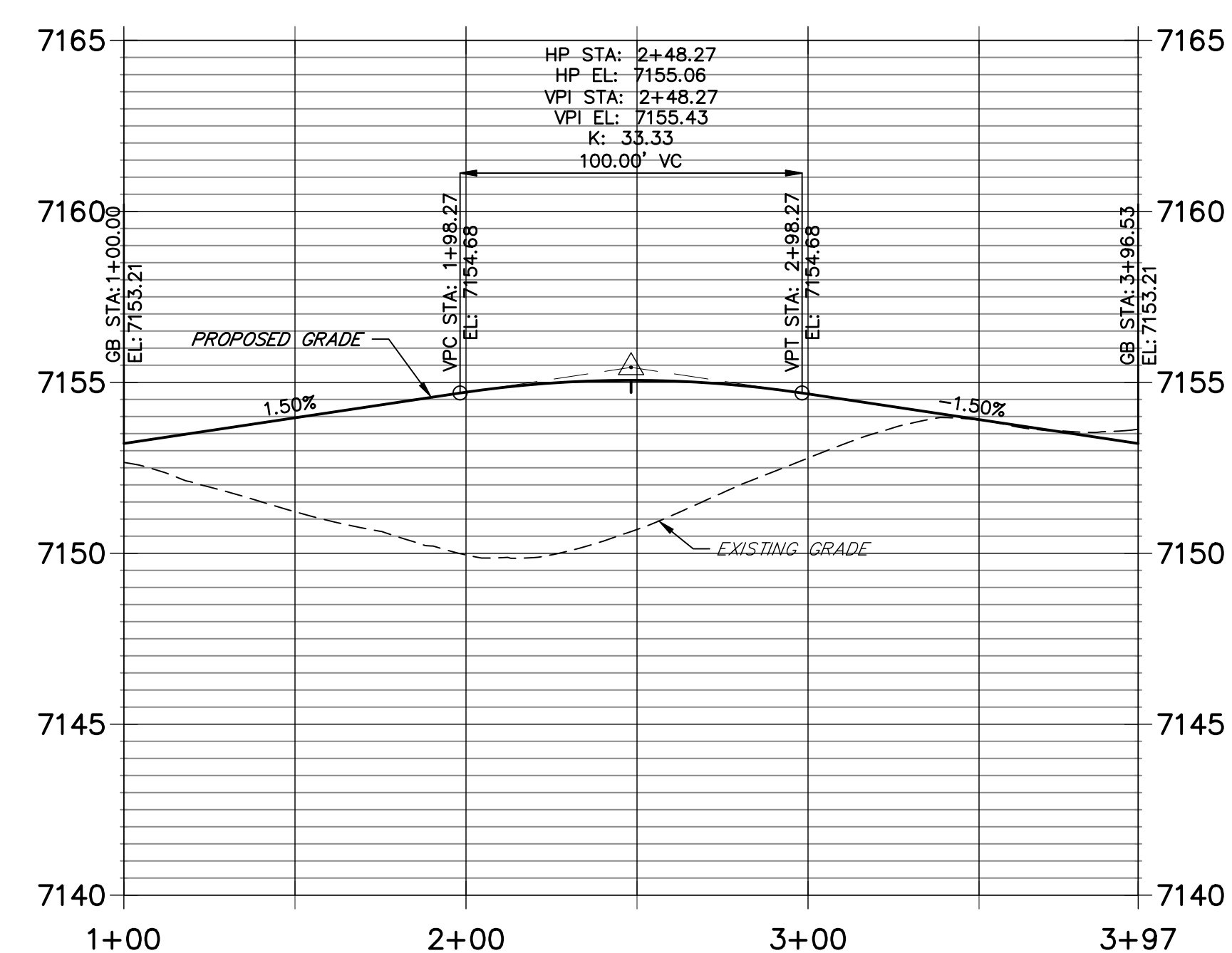
**ROBERT ALLISON CIRCLE PROFILE  
STA 0+00.00 TO 2+33.56**



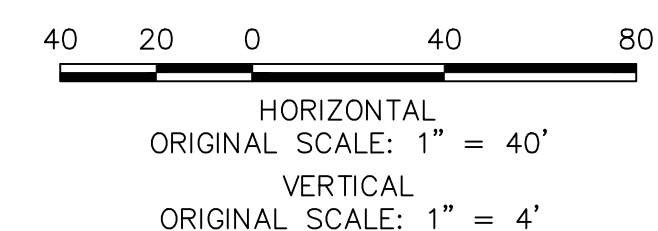
LINE	BEARING	DISTANCE
L15	N56°08'38"W	109.69'
L16	N53°26'16"W	10.01'
L17	S58°51'00"E	10.01'
L18	S56°08'38"E	110.43'

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'

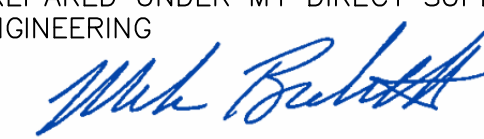
**ROBERT ALLISON CUL DE SAC FL PROFILE  
STA 1+00.00 TO 3+96.53**

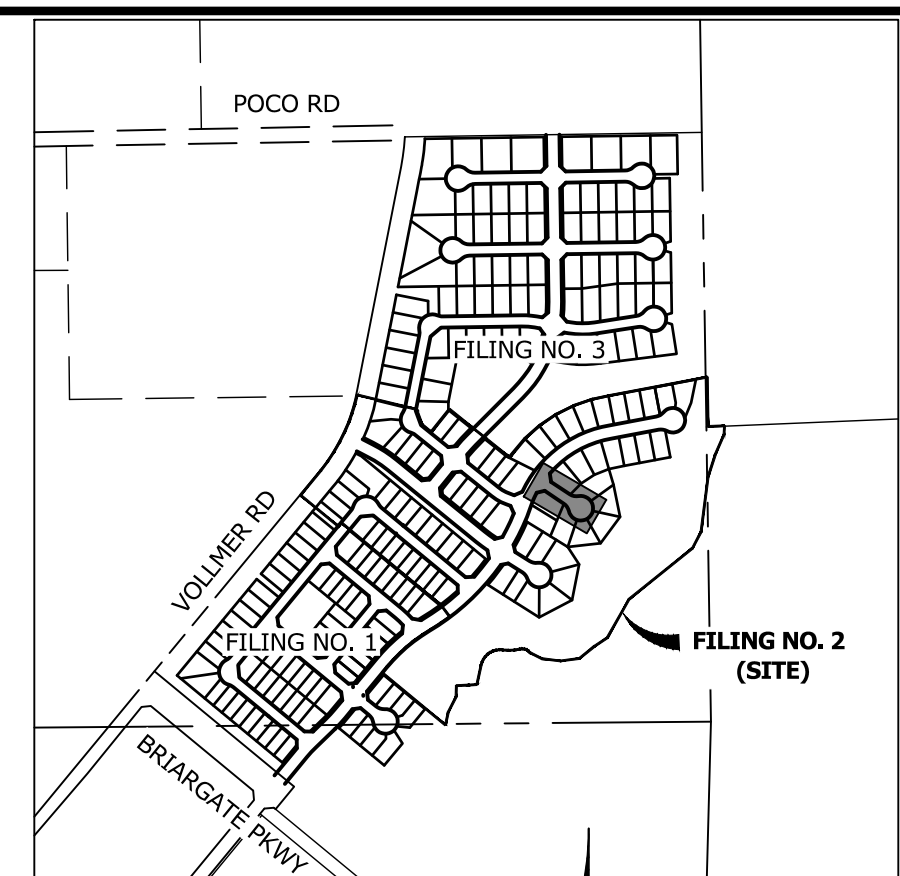


POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
90	1+53.99	17.00' (LT)	Robert Allison Circle	7152.99	C&G TRANSITION
91	1+63.99	16.53' (LT)	Robert Allison Circle	7153.21	FL-PT
92	2+00.64	30.69' (LT)	Robert Allison Circle	7153.82	FL-PRC
93	2+00.64	30.69' (RT)	Robert Allison 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 A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING, INC.  
 DATE: 9/9/22



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

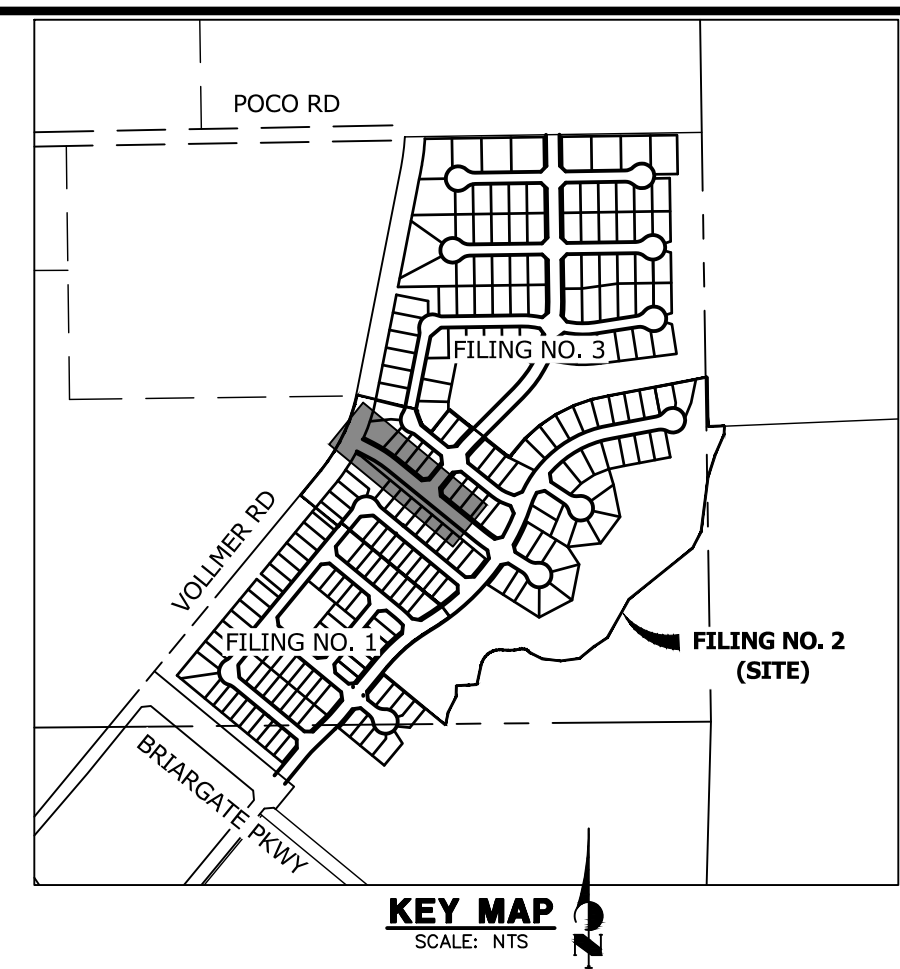
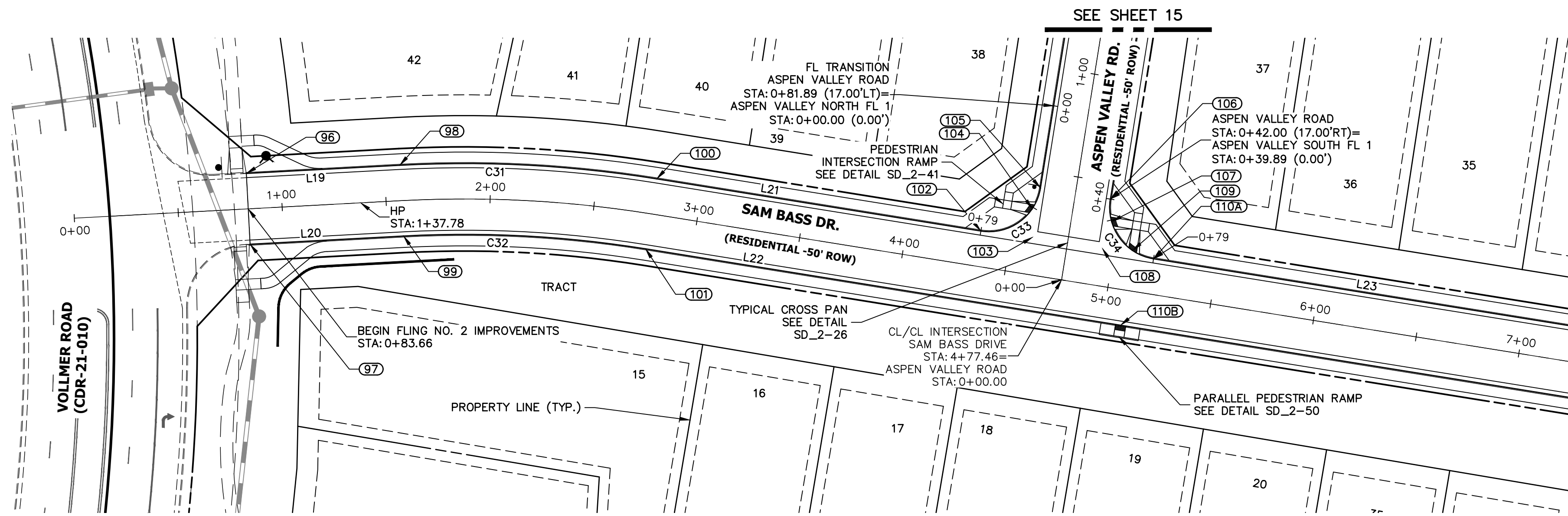
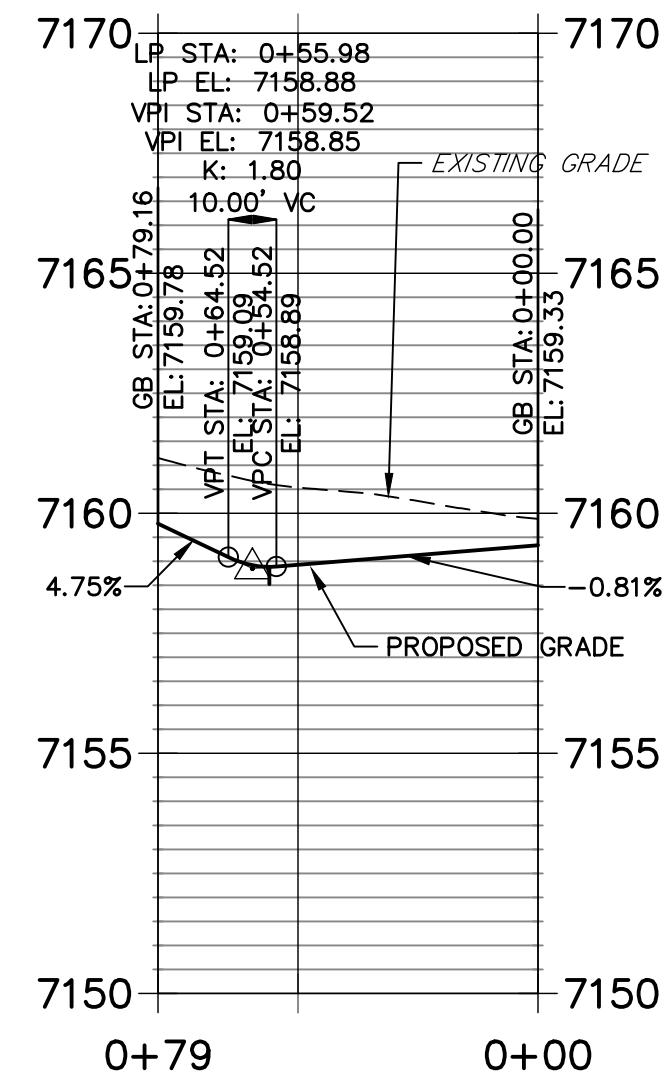
No.	REVISION	BY	DATE

HOMESTEAD NORTH AT  
 STERLING RANCH FILING NO. 2  
 ROADWAY PLAN AND PROFILE  
 SHEET 11 OF 17  
 JOB NO. 25188.10

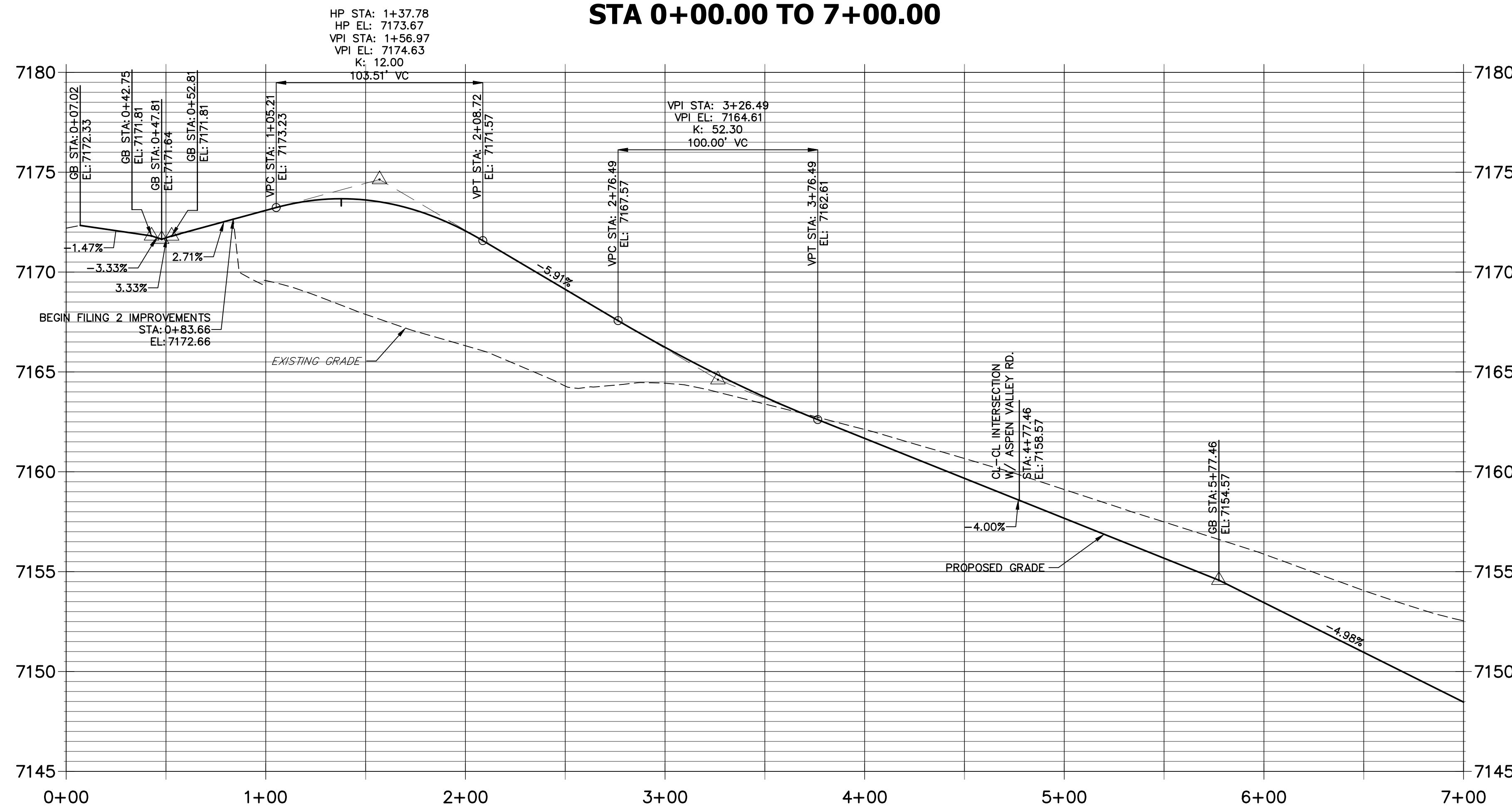
X:\2518810\Drawings\Sheet\Drawings\Sheet Plans\2518810\_STREET01-SI.dwg, STREET01-SI.dwg, 9/12/2022, 8:34:41 AM, CS



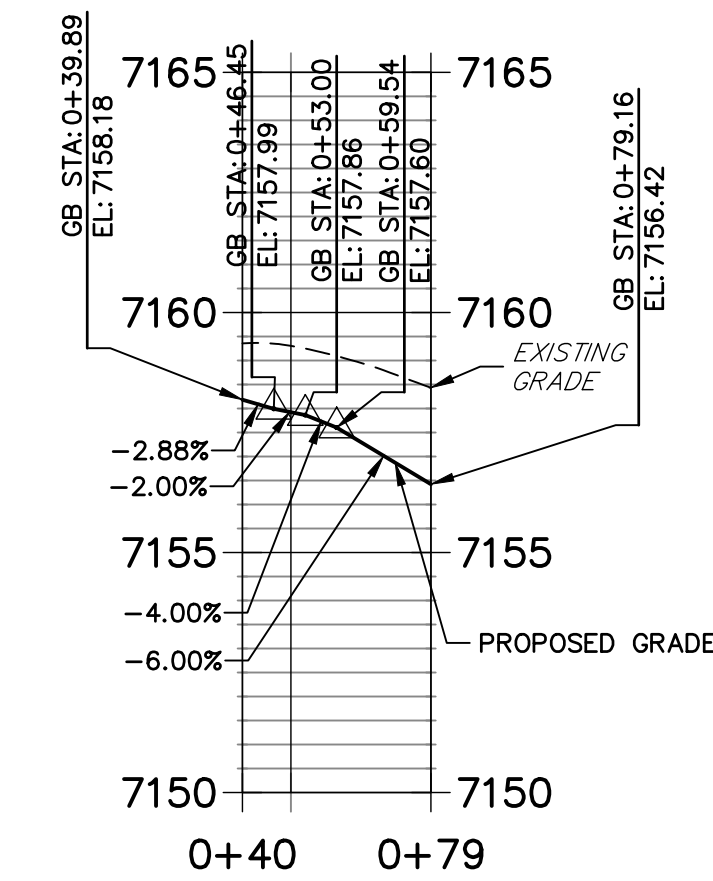
**ASPEN VALLEY NORTH FL 1 PROFILE  
STA 0+00.00 TO 0+79.16**



**SAM BASS DRIVE PROFILE  
STA 0+00.00 TO 7+00.00**



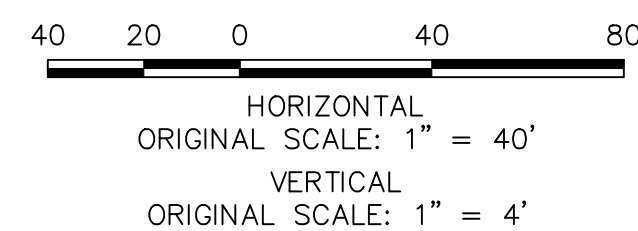
**ASPEN VALLEY SOUTH FL 1 PROFILE  
STA 0+39.89 TO 0+79.16**



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
110A	5+19.46	17.00' (LT)	Sam Bass Drive	7156.42	FL-PCR
110B	5+08.93	17.00' (RT)	Sam Bass Drive	7156.85	RAMP MID PT

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 Beckett  
 9/9/22  
 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, 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 300-740-9383 • Colorado Springs 719-583-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

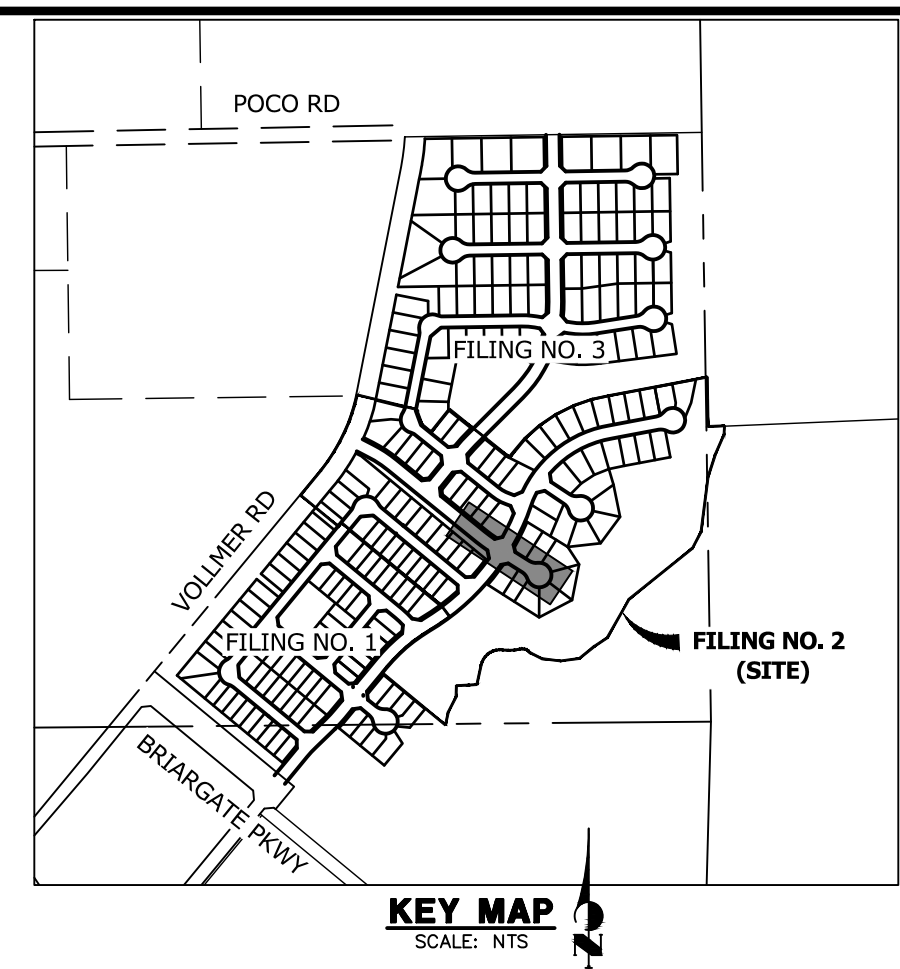
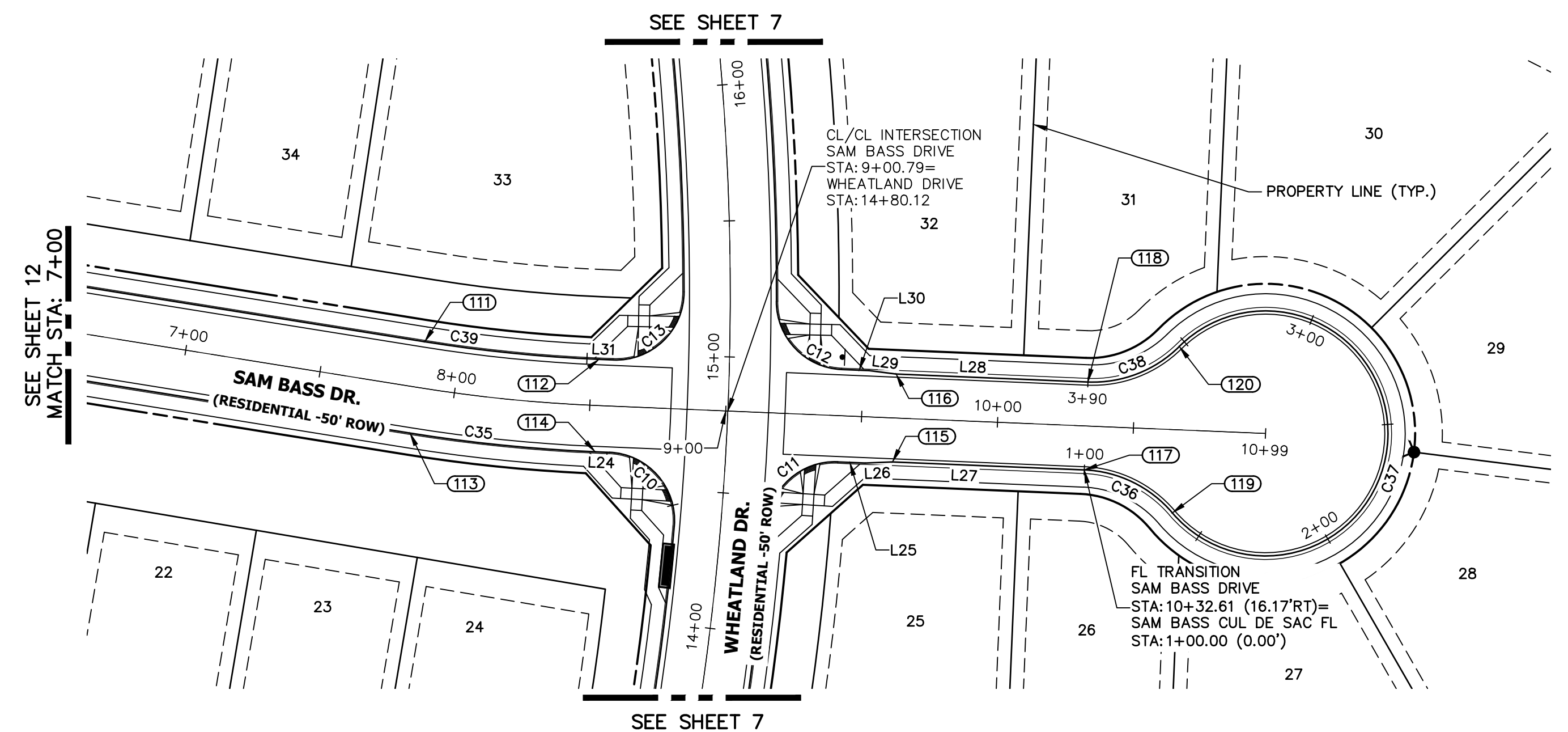
No.	REVISION	BY	DATE

H-SCALE 1"=40'  
 V-SCALE 1"=4'  
 DATE 9/9/22  
 DESIGNED BY QNL  
 DRAWN BY QNL  
 CHECKED BY

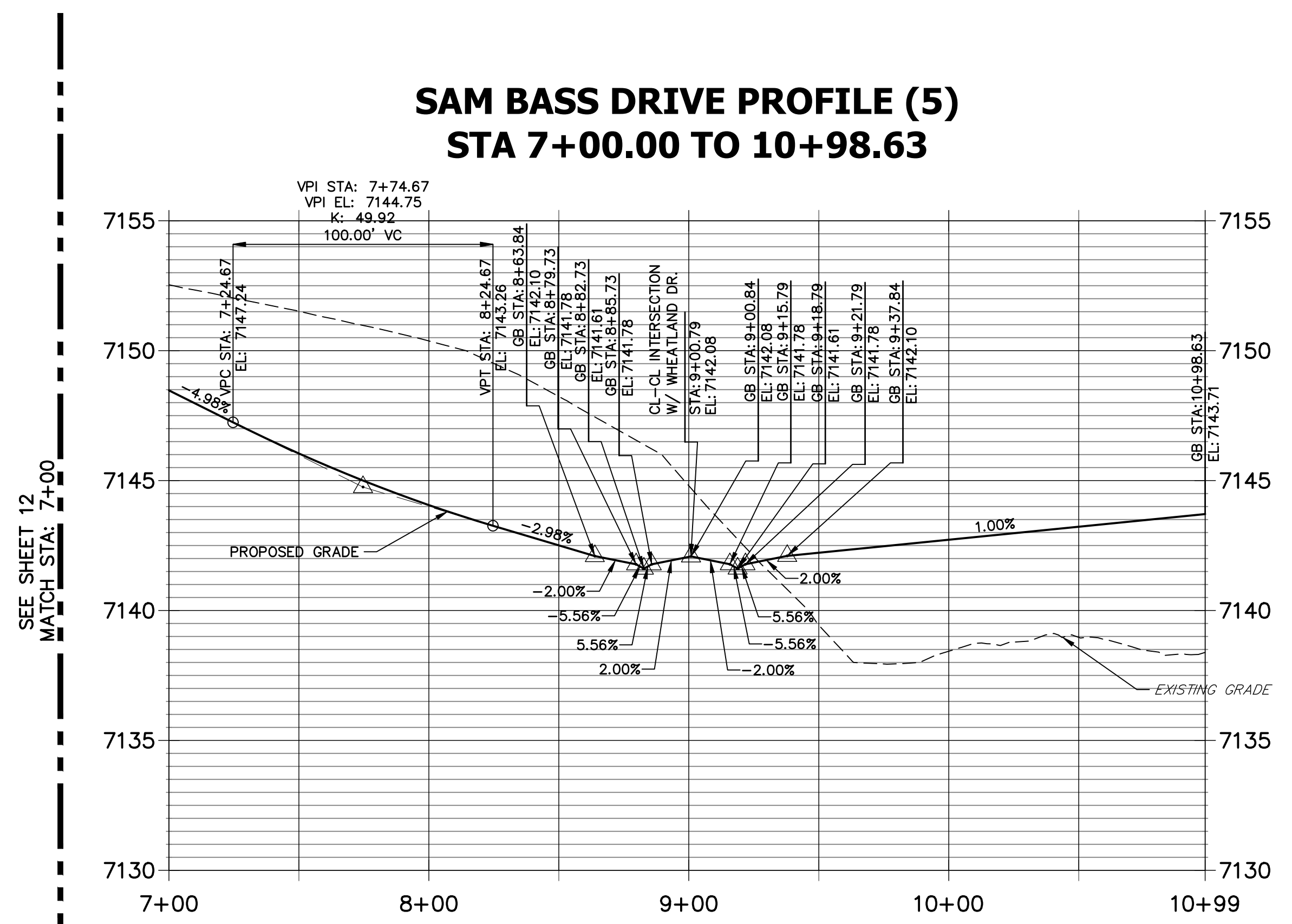
**HOMESTEAD NORTH AT  
 STERLING RANCH FILING NO. 2  
 ROADWAY PLAN AND PROFILE**

SHEET 12 OF 17  
 JOB NO. 25188.10

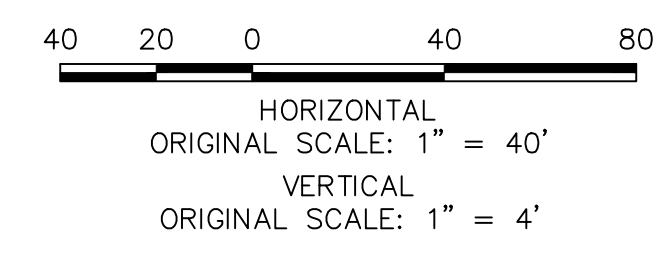
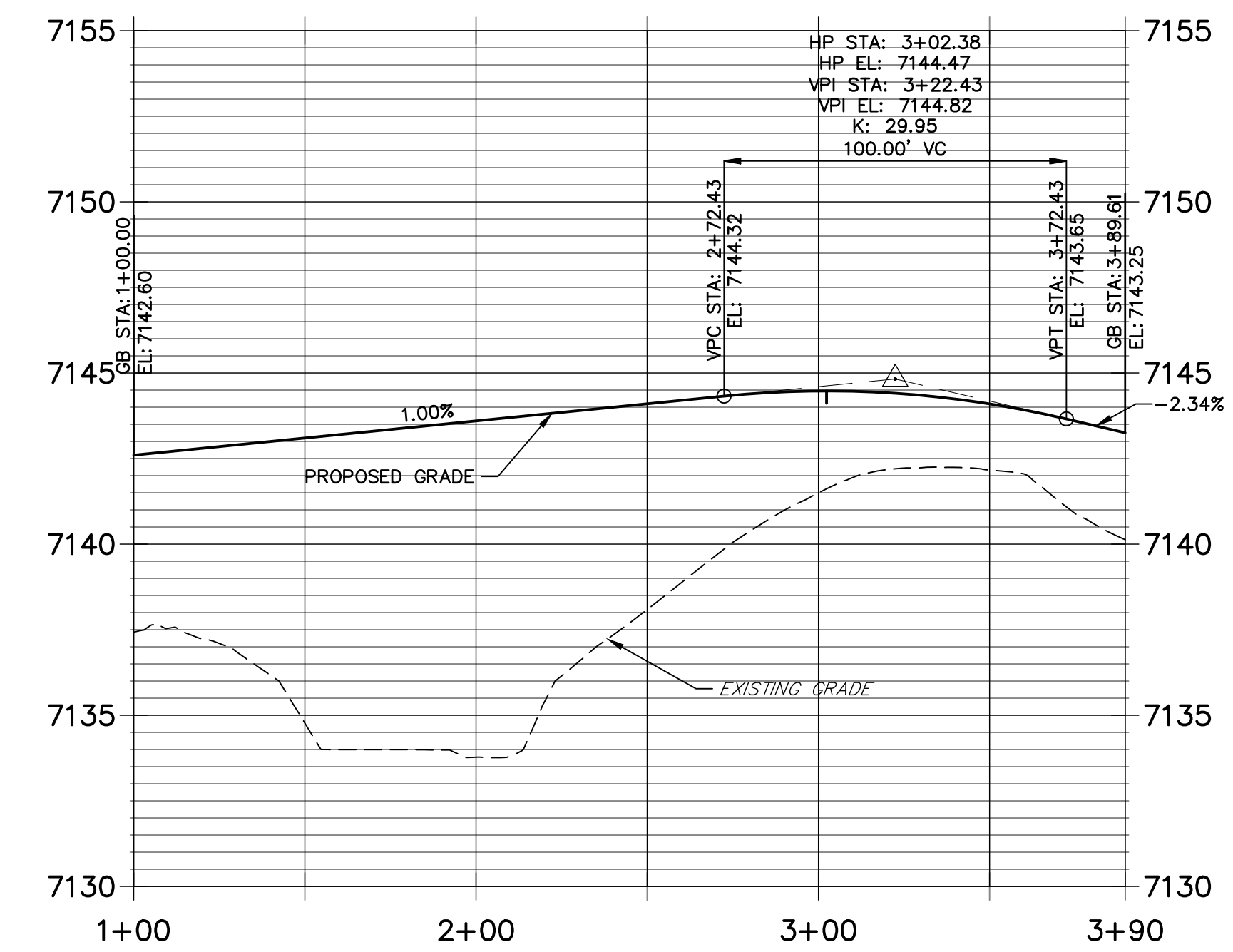




**SAM BASS DRIVE PROFILE (5)  
STA 7+00.00 TO 10+98.63**



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



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'
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 TABLE		
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'

POINT TABULATION					
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-PC
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 A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING

*Mike Bramlett*  
 9/9/22

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE 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 303-740-9888 • Colorado Springs 719-583-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

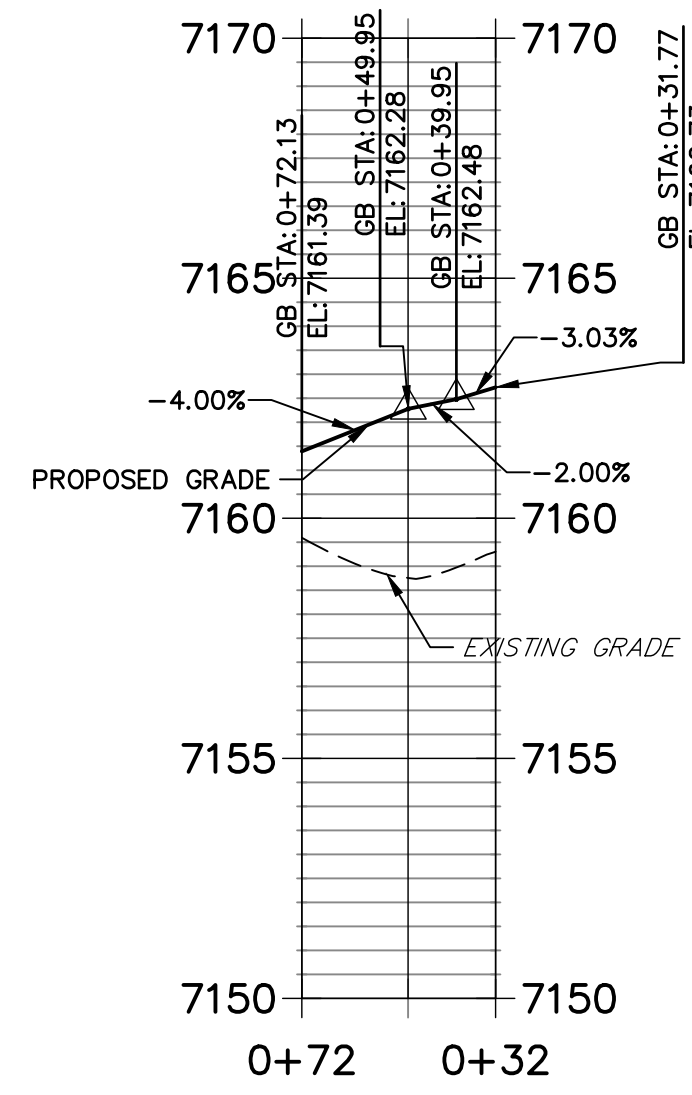
H-SCALE 1"=40'  
 V-SCALE 1"=4'  
 DATE 9/9/22  
 DESIGNED BY QNL  
 DRAWN BY QNL  
 CHECKED BY QNL

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

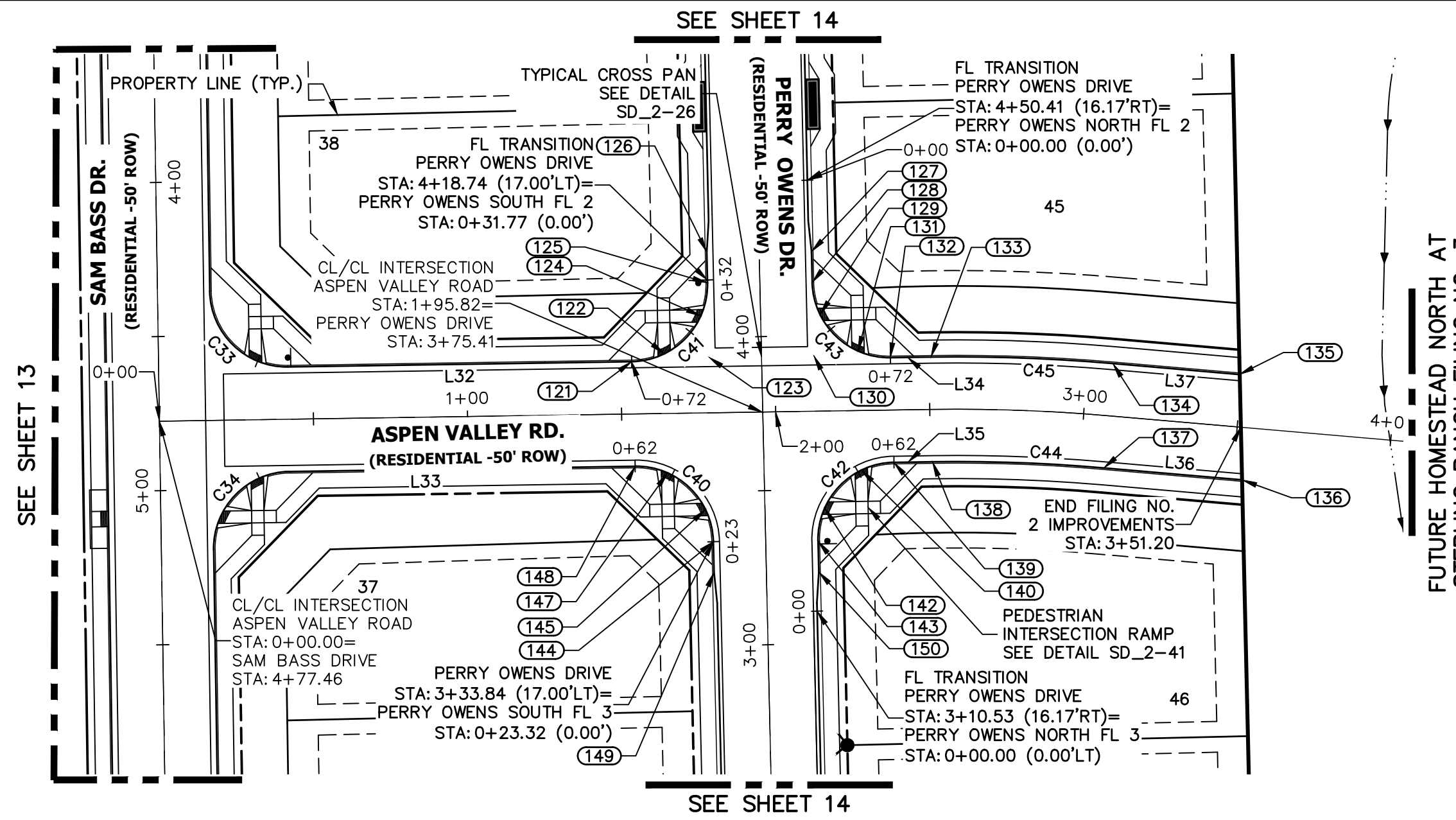
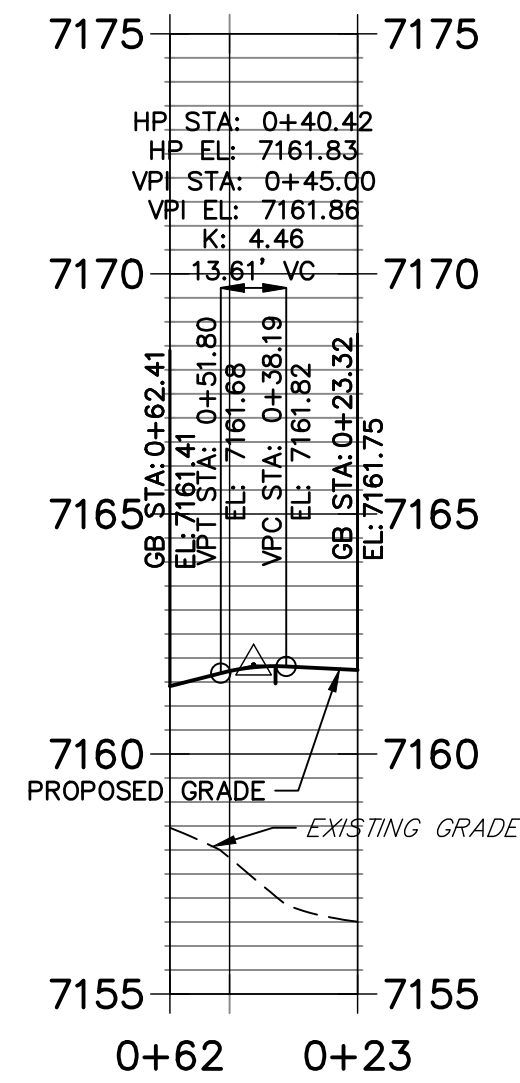
SHEET 13 OF 17  
 JOB NO. 25188.10



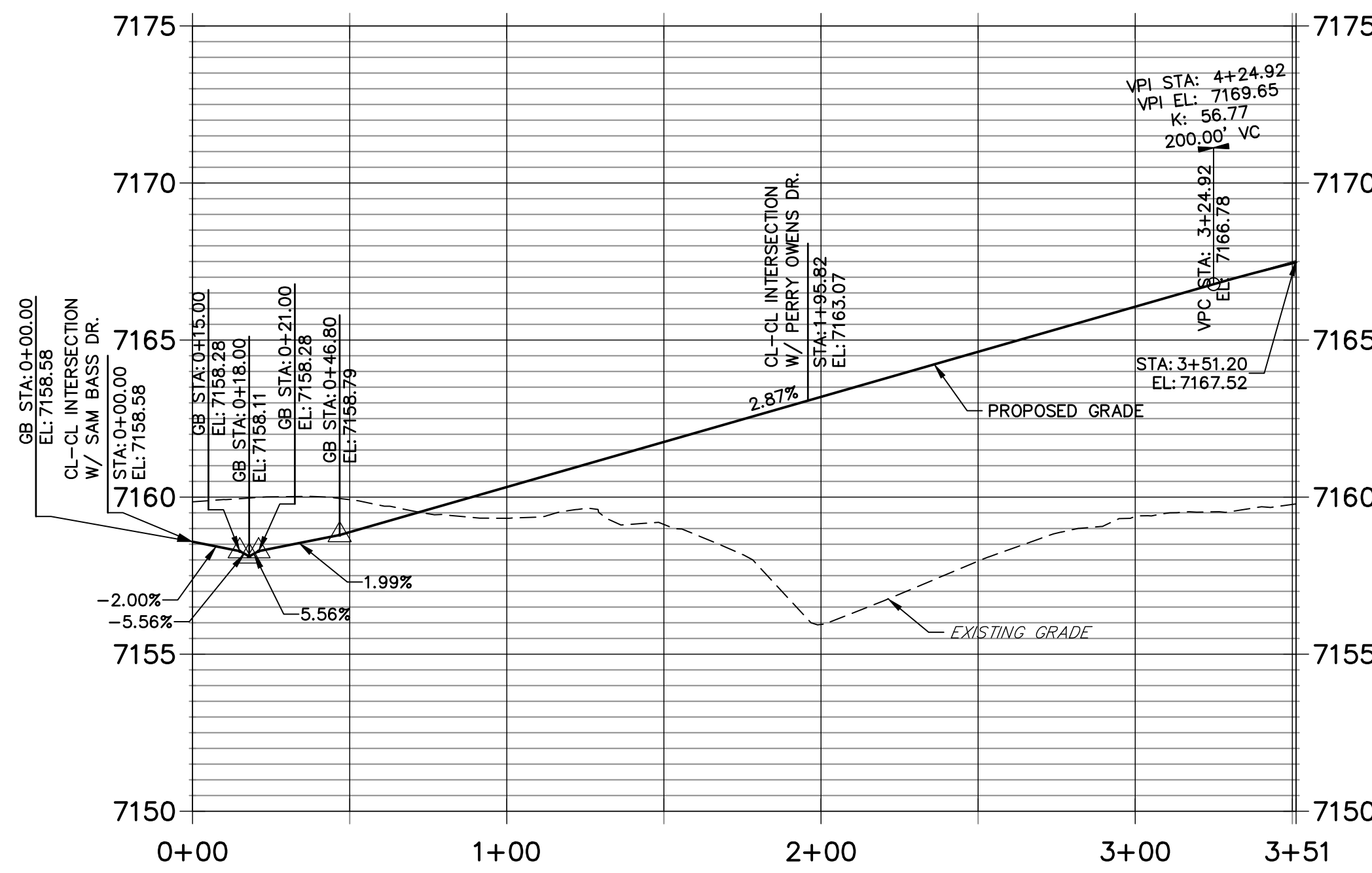
**PERRY OWENS SOUTH FL 2 PROFILE**  
STA 0+31.77 TO 0+72.13



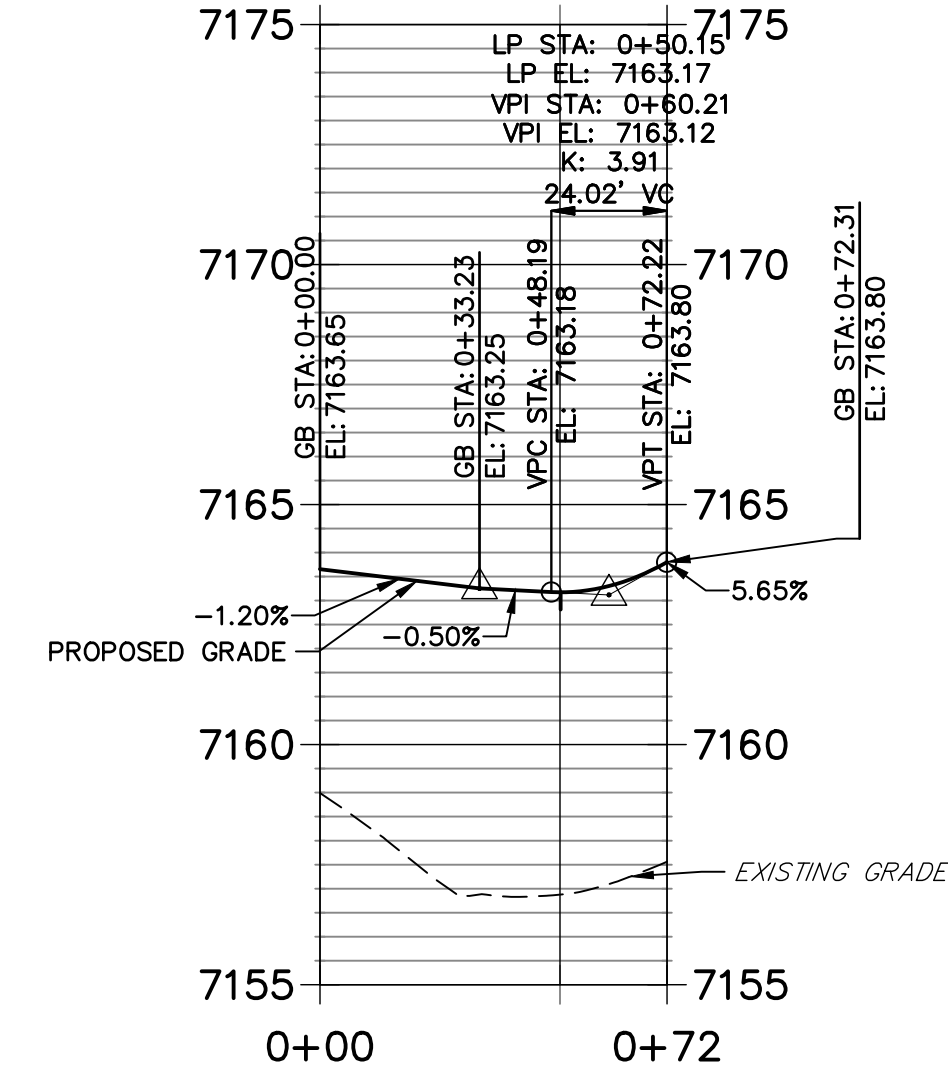
**PERRY OWENS SOUTH FL 3 PROFILE**  
STA 0+23.32 TO 0+62.41



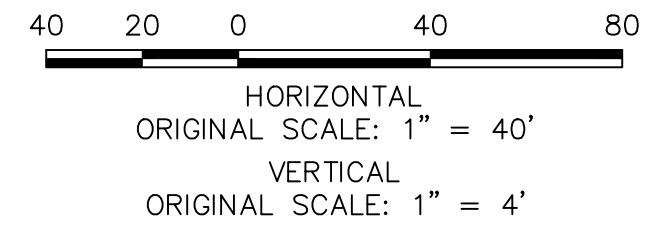
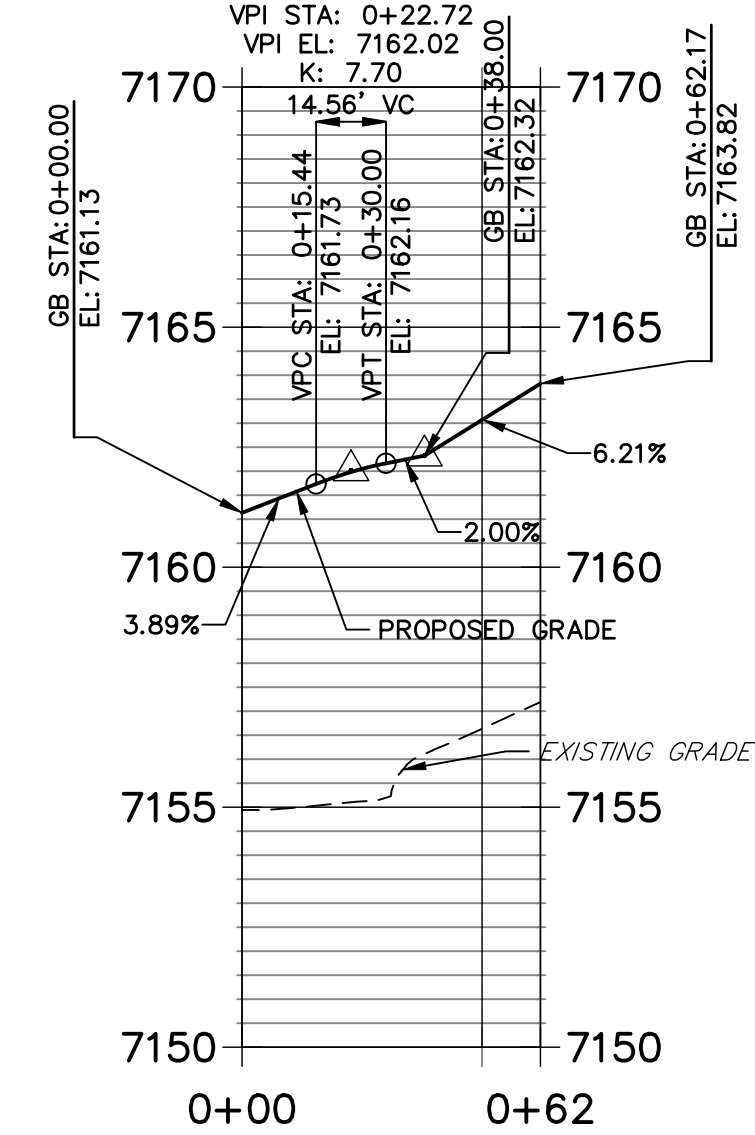
**ASPEN VALLEY ROAD PROFILE**  
STA 0+00.00 TO 3+51.20



**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



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

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'



**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  
 9/9/22

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 303-740-9888 • Colorado Springs 719-588-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

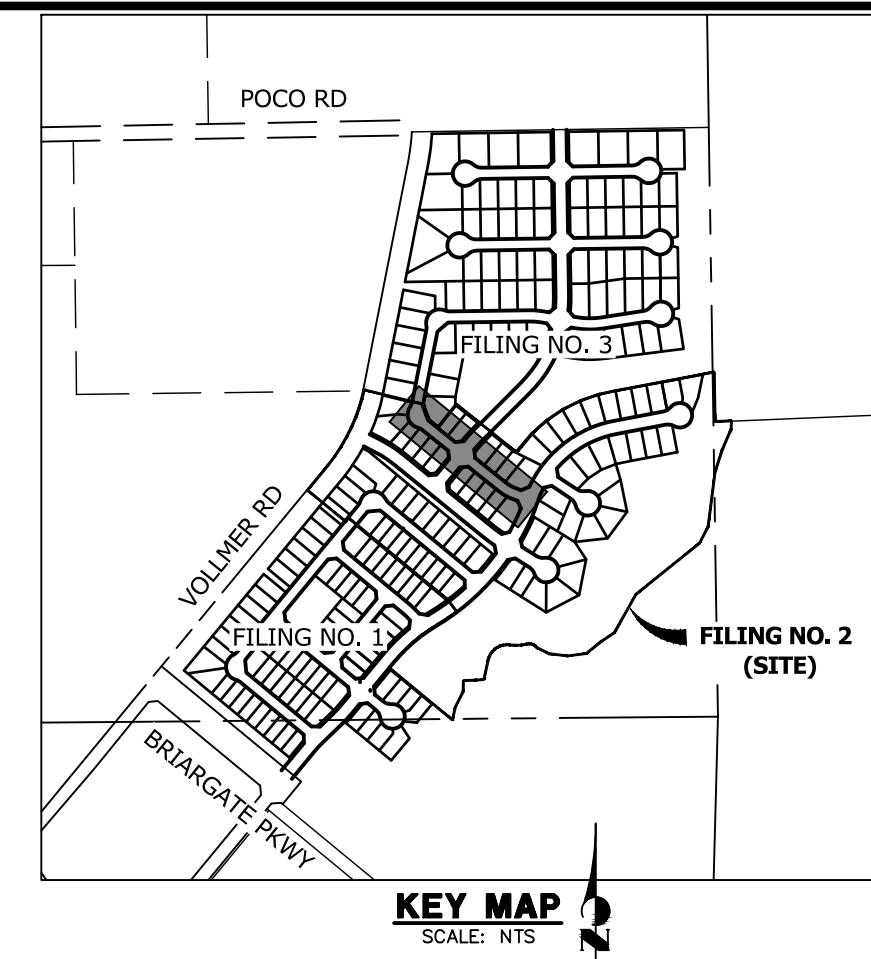
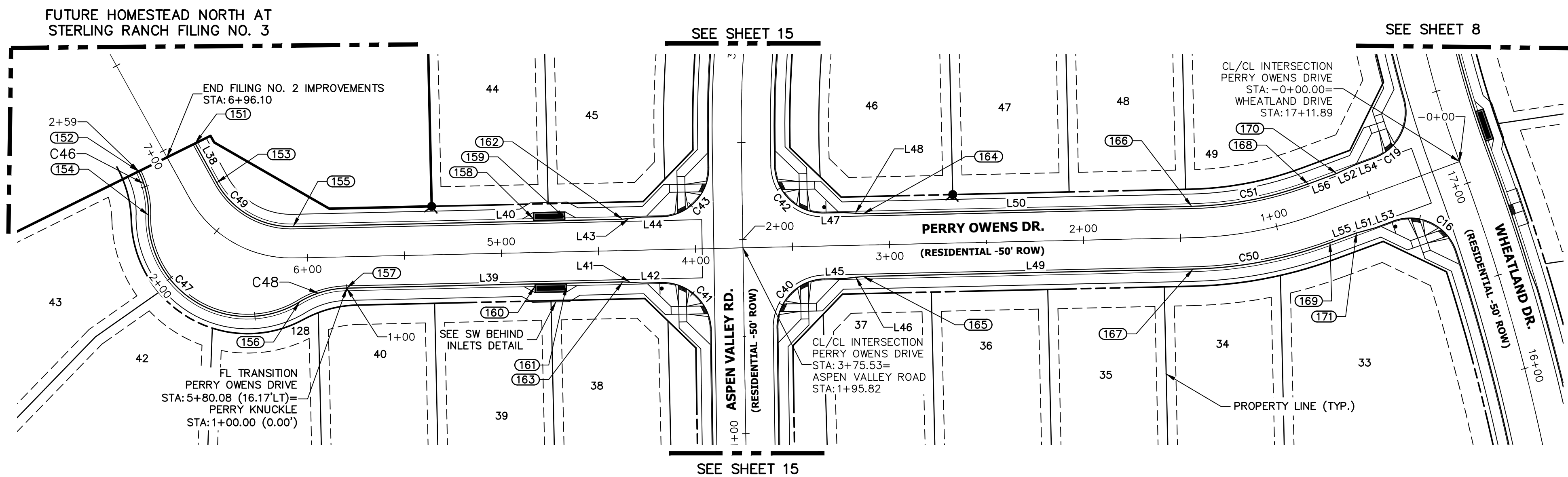
HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2  
 ROADWAY PLAN AND PROFILE

NO. REVISION  
 BY DATE

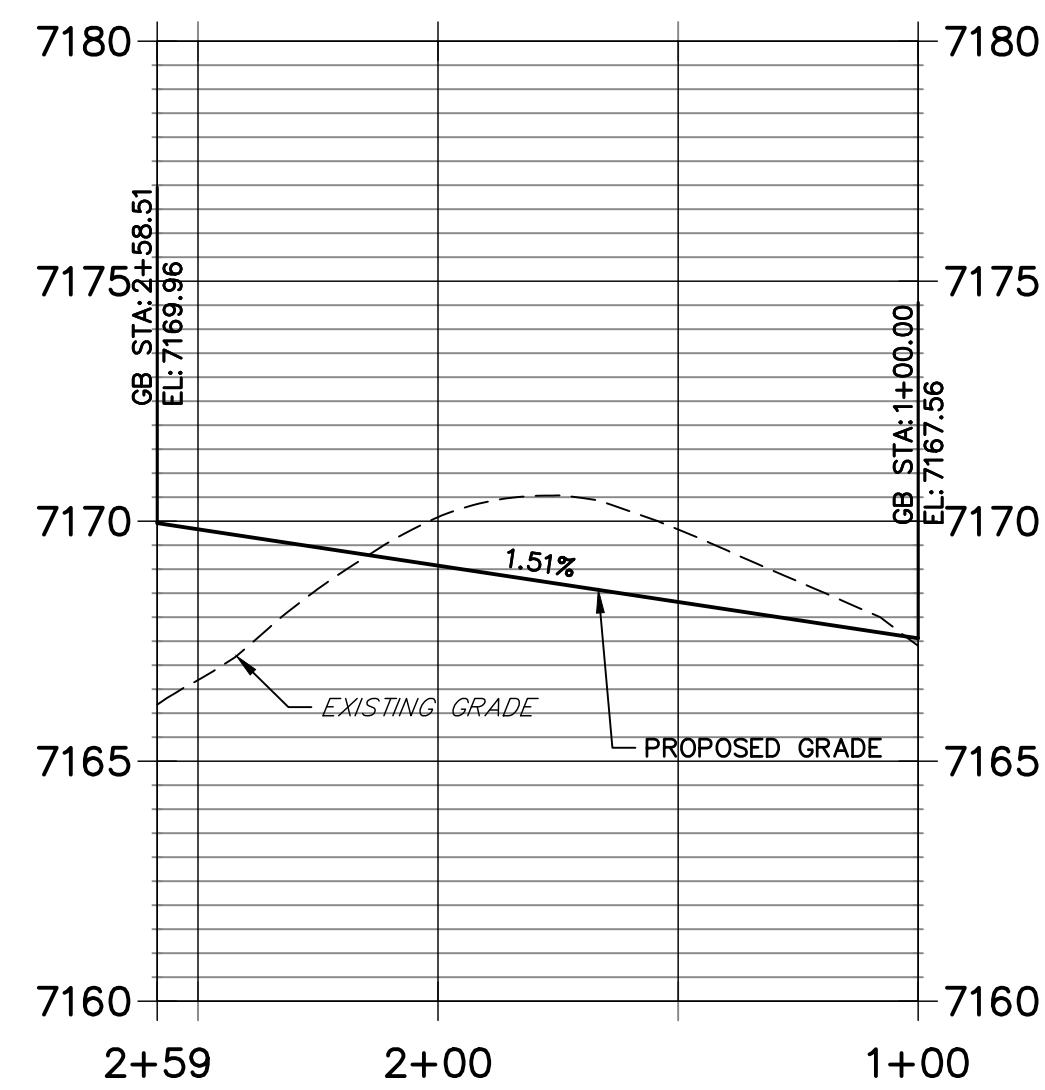
H-SCALE 1"=40'  
 V-SCALE 1"=4'  
 DATE 9/9/22  
 DESIGNED BY QNL  
 DRAWN BY QNL  
 CHECKED BY

SHEET 14 OF 17  
 JOB NO. 25188.10





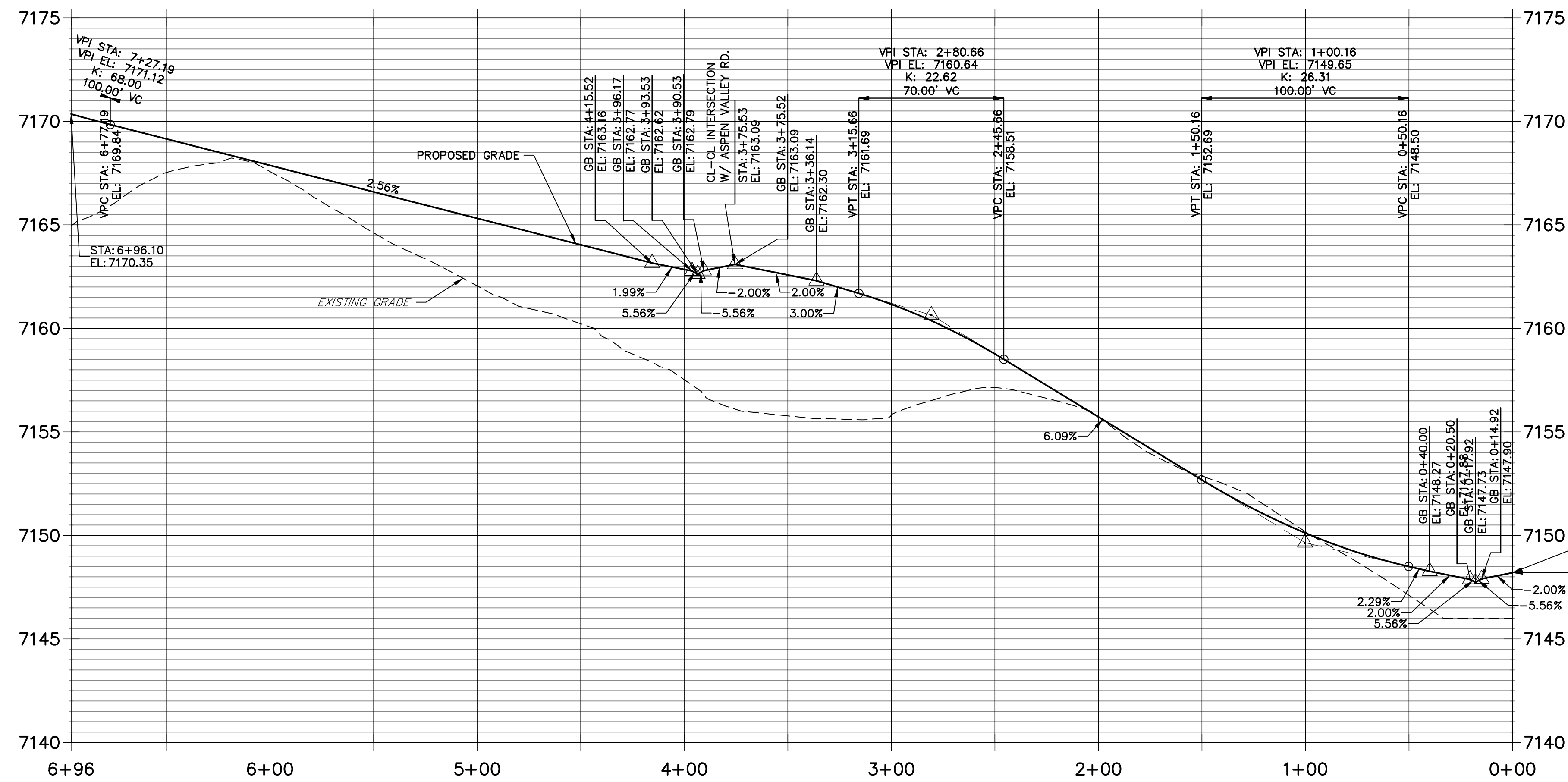
**PERRY KNUCKLE PROFILE  
STA 1+00.00 TO 2+58.51**



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



**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
*Mike Bramlett*  
 32314  
 9/9/22  
 MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING

No.	REVISION	BY	DATE

HOMESTEAD NORTH AT  
 STERLING RANCH FILING NO. 2  
 ROADWAY PLAN AND PROFILE  
 SHEET 15 OF 17  
 JOB NO. 25188.10

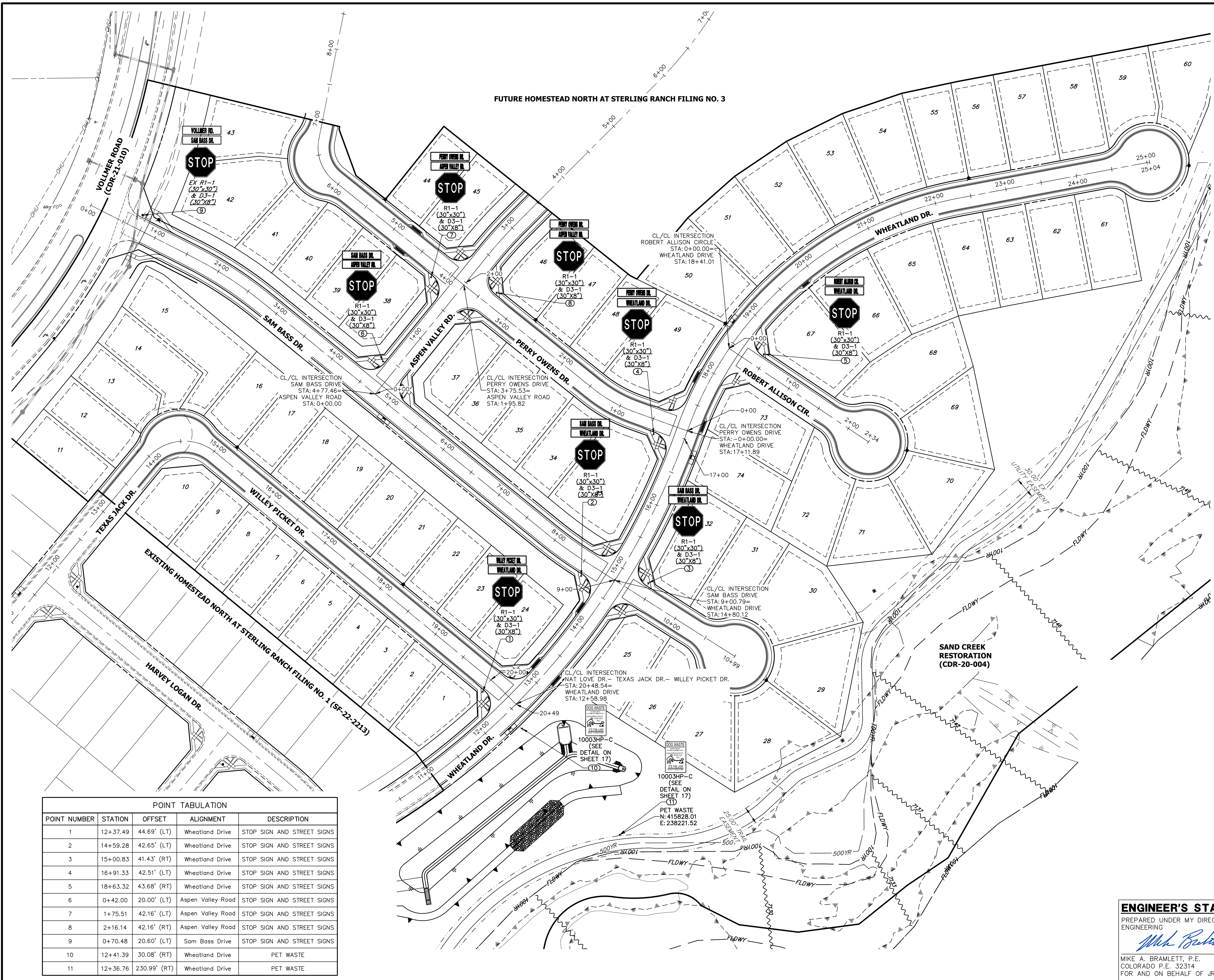
**J.R. ENGINEERING**  
 A Westman Company  
 Central 303-740-9888 • Colorado Springs 719-583-2593  
 Fort Collins 970-491-9888 • www.jrengineering.com

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

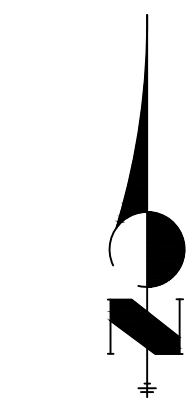
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE DESIGNATED BY WRITTEN AUTHORIZATION.

X:\25188\10\Drawings\Sheet\Plan\25188.10.STREETS1-SI.dwg STRREETS1-SI\_11\_9/12/2022 8:37:24 AM, CS





FUTURE HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3



Know what's below.  
Call before you dig.

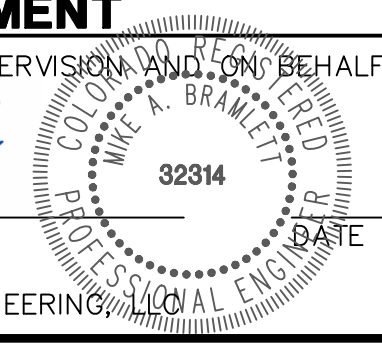


POINT TABULATION				
POINT NUMBER	STATION	OFFSET	ALIGNMENT	DESCRIPTION
1	12+37.49	44.69' (LT)	Wheatland Drive	STOP SIGN AND STREET SIGNS
2	14+59.28	42.65' (LT)	Wheatland Drive	STOP SIGN AND STREET SIGNS
3	15+00.83	41.43' (RT)	Wheatland Drive	STOP SIGN AND STREET SIGNS
4	16+91.33	42.51' (LT)	Wheatland 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	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 Bramlett*



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

9/9/22

HOMESTEAD NORTH AT  
STERLING RANCH FILING NO. 2  
SIGNAGE

SHEET 16 OF 17

JOB NO. 25188.10

BY DATE

No. REVISION

H-SCALE 1"=60'

V-SCALE N/A

DATE 9/9/22

DESIGNED BY QNL

DRAWN BY QNL

CHECKED BY

PREPARED FOR

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

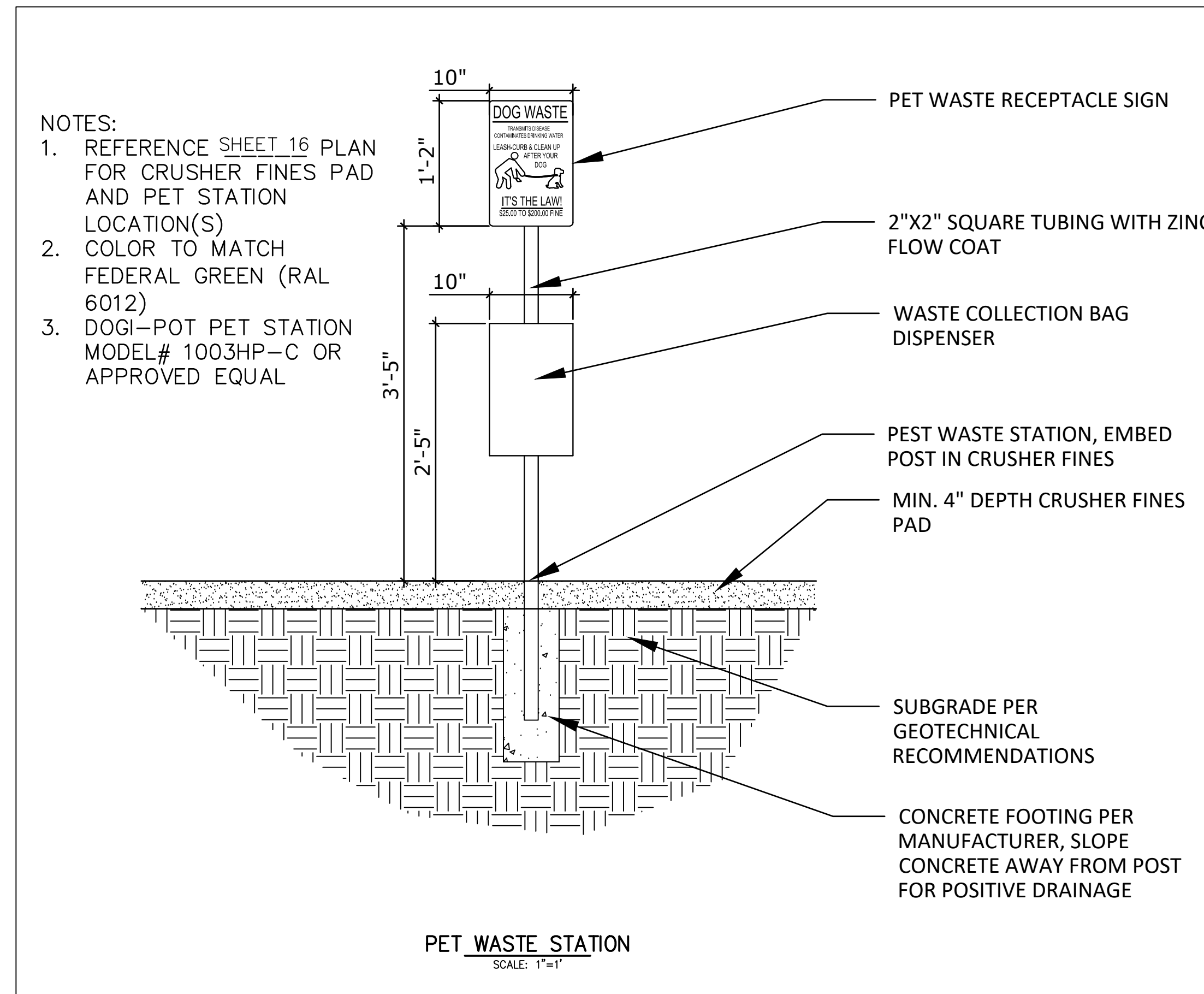
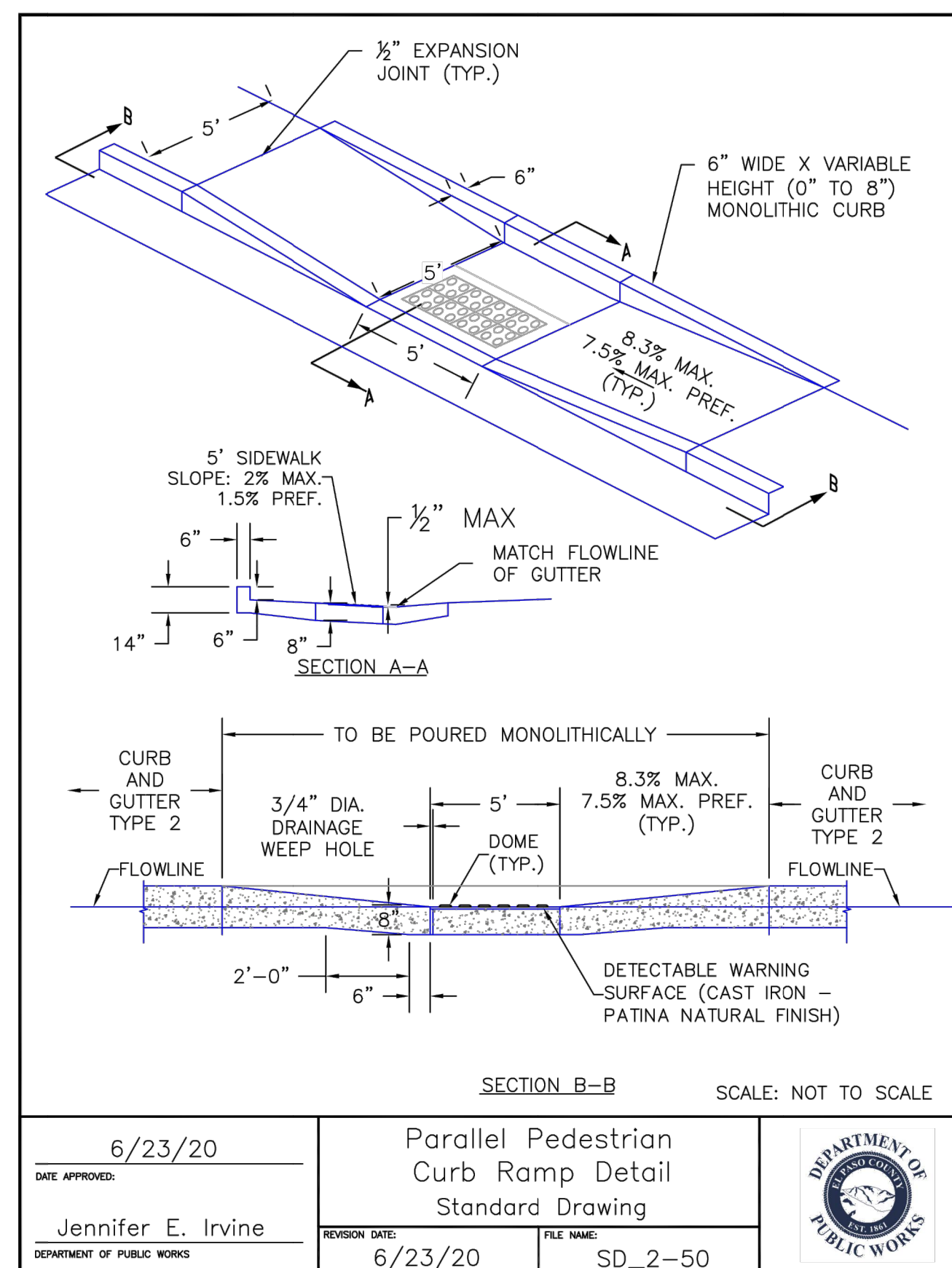
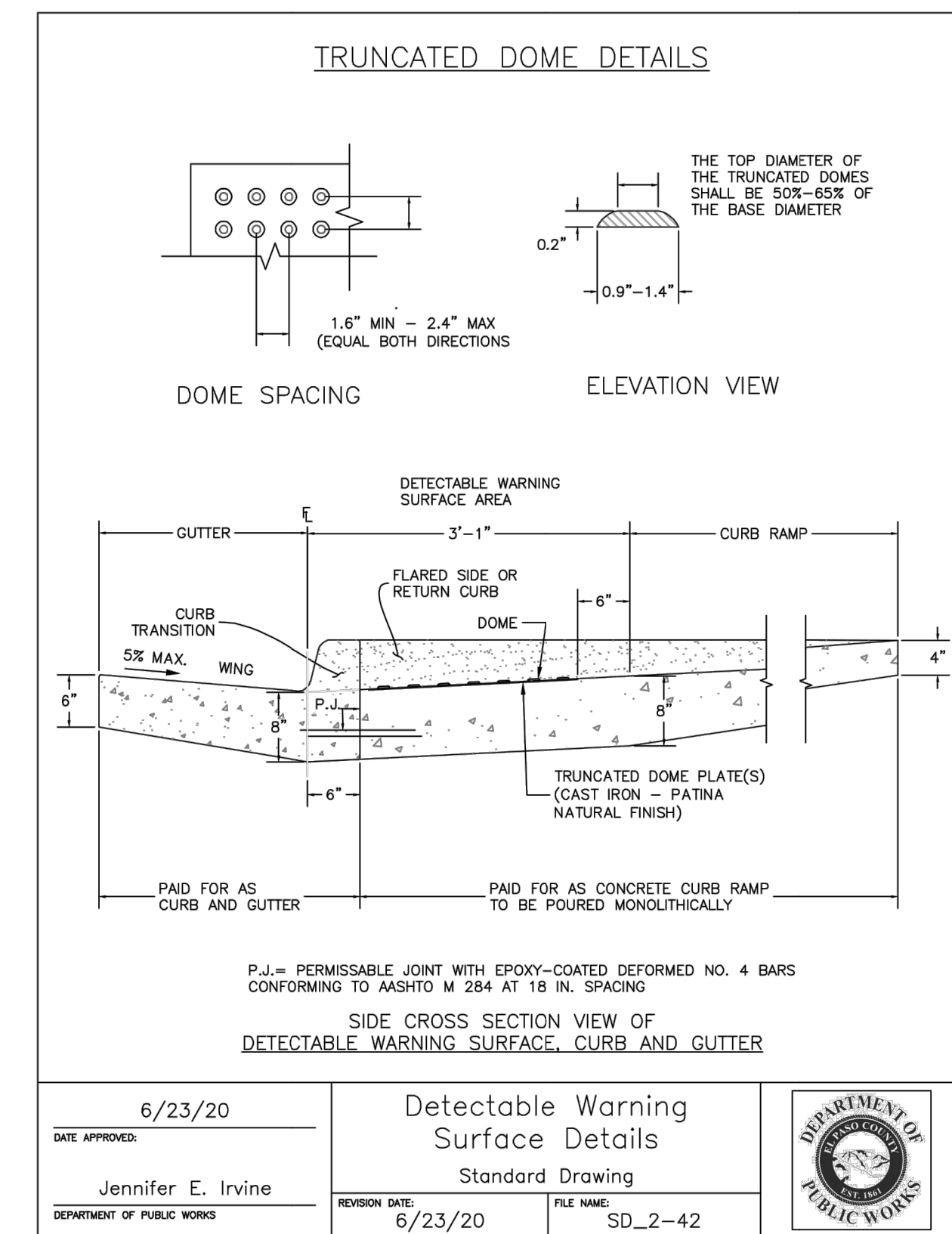
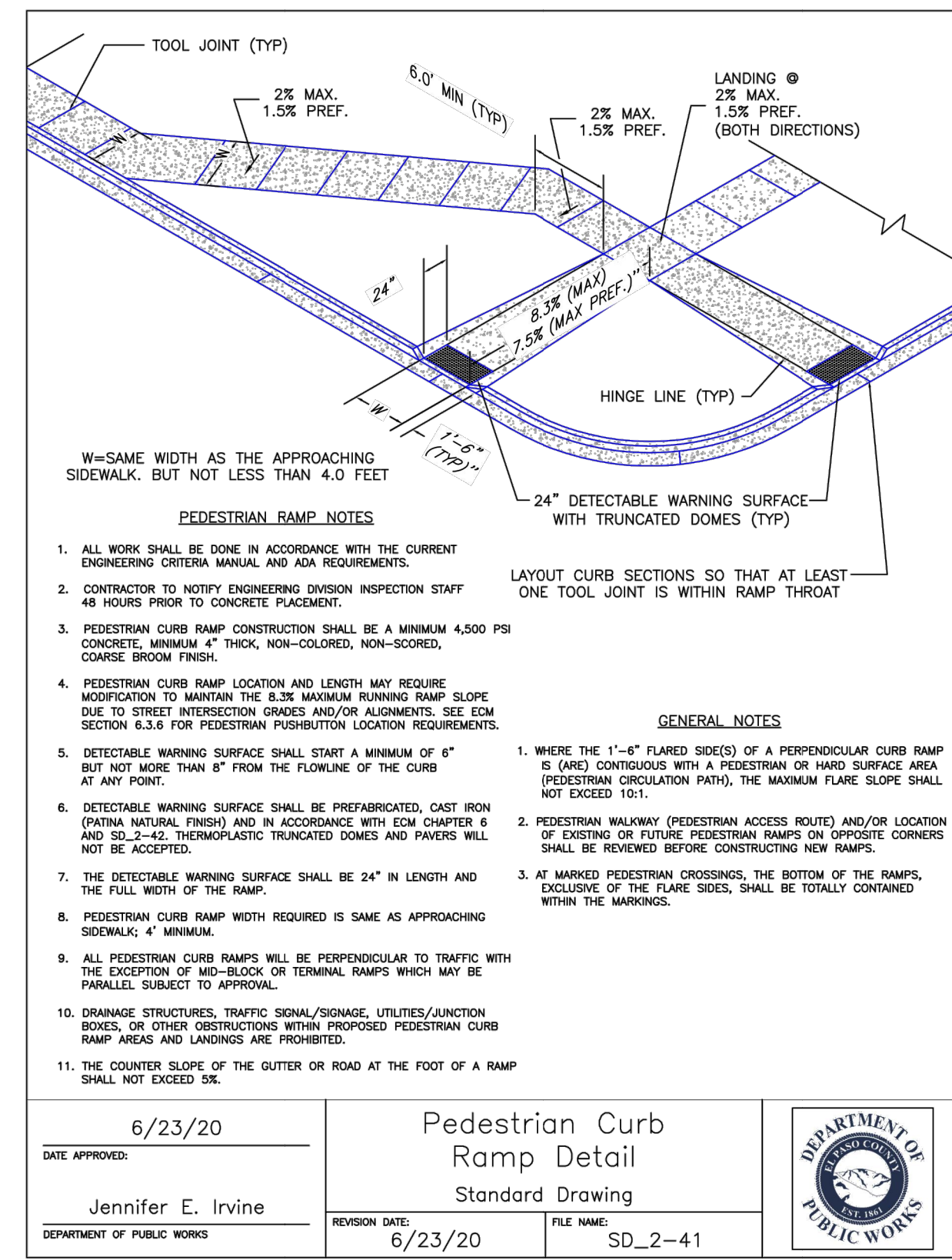
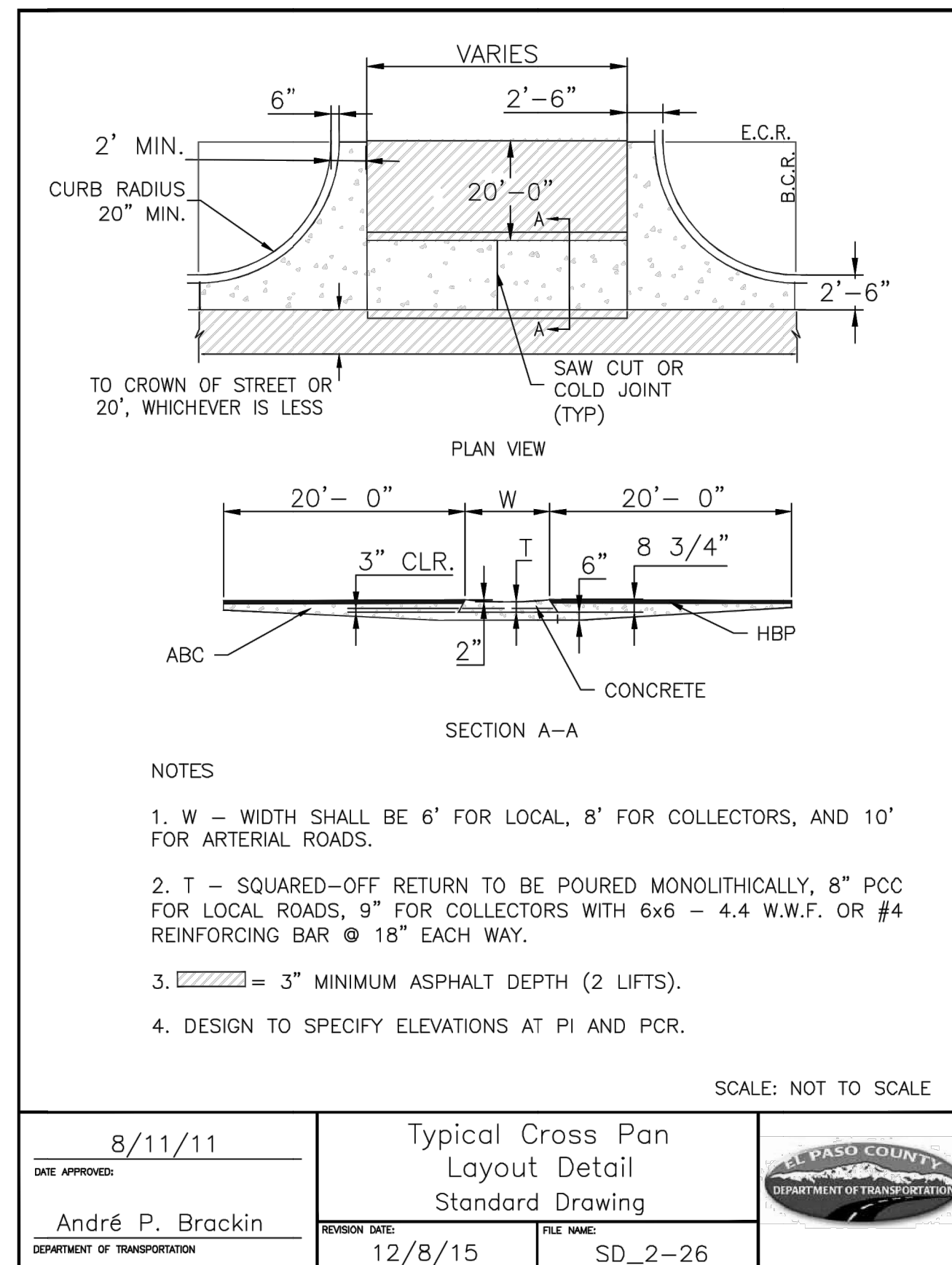
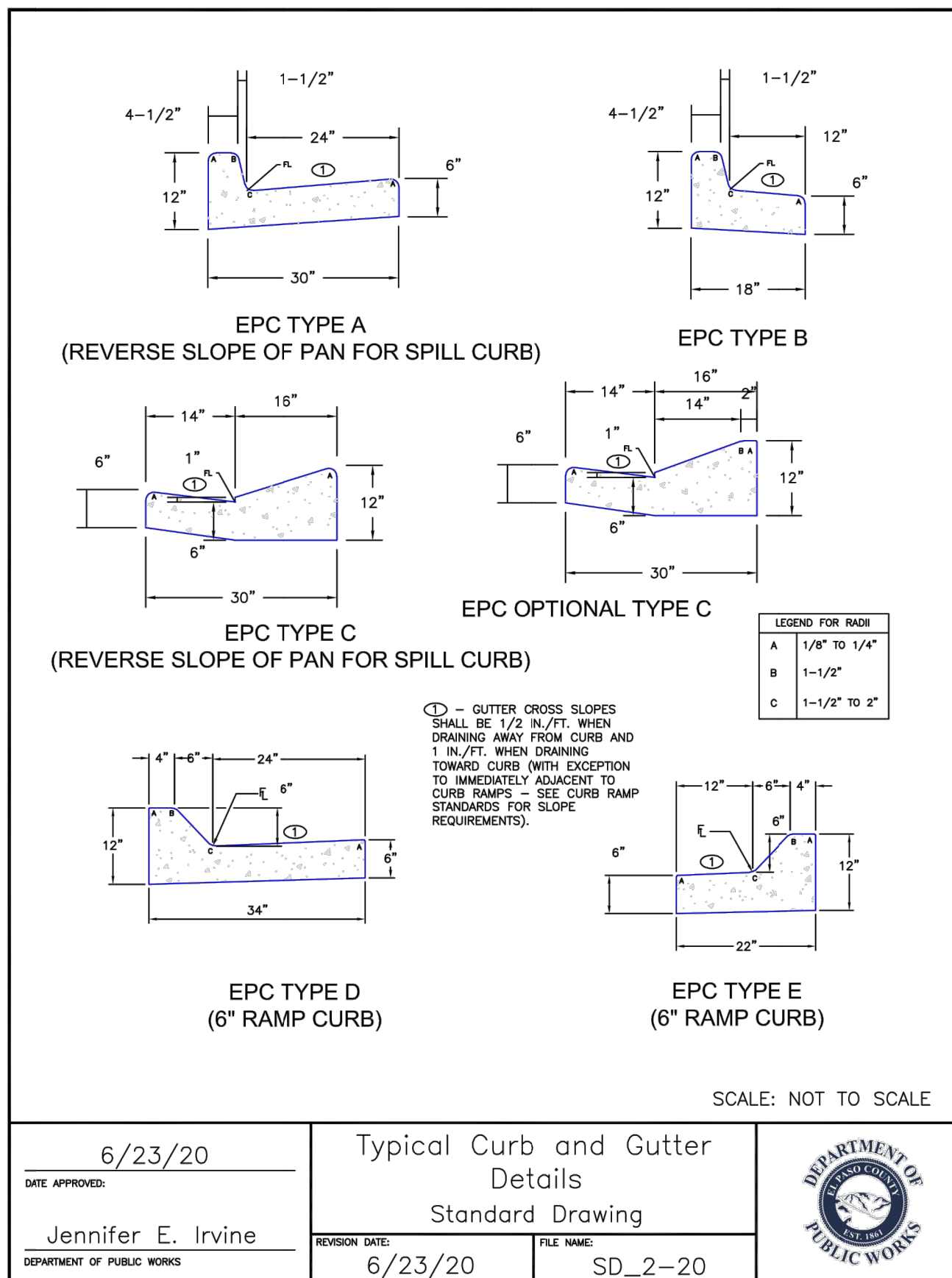
J.R. ENGINEERING  
A Westman Company



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

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.





**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

9/9/22

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.	PREPARED FOR	SR LAND, LLC 20 BOULDER CRESCENT SUITE 200 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742
	PREPARED BY	JR ENGINEERING A Westman Company Central 303-740-9383 • Colorado Springs 719-583-2593 Fort Collins 970-491-9888 • www.jrengineering.com
BY	DATE	
No.	REVISION	
H-SCALE	N/A	
V-SCALE	N/A	
DATE	DESIGNED BY	QNL
9/9/22	DRAWN BY	QNL
	CHECKED BY	
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.

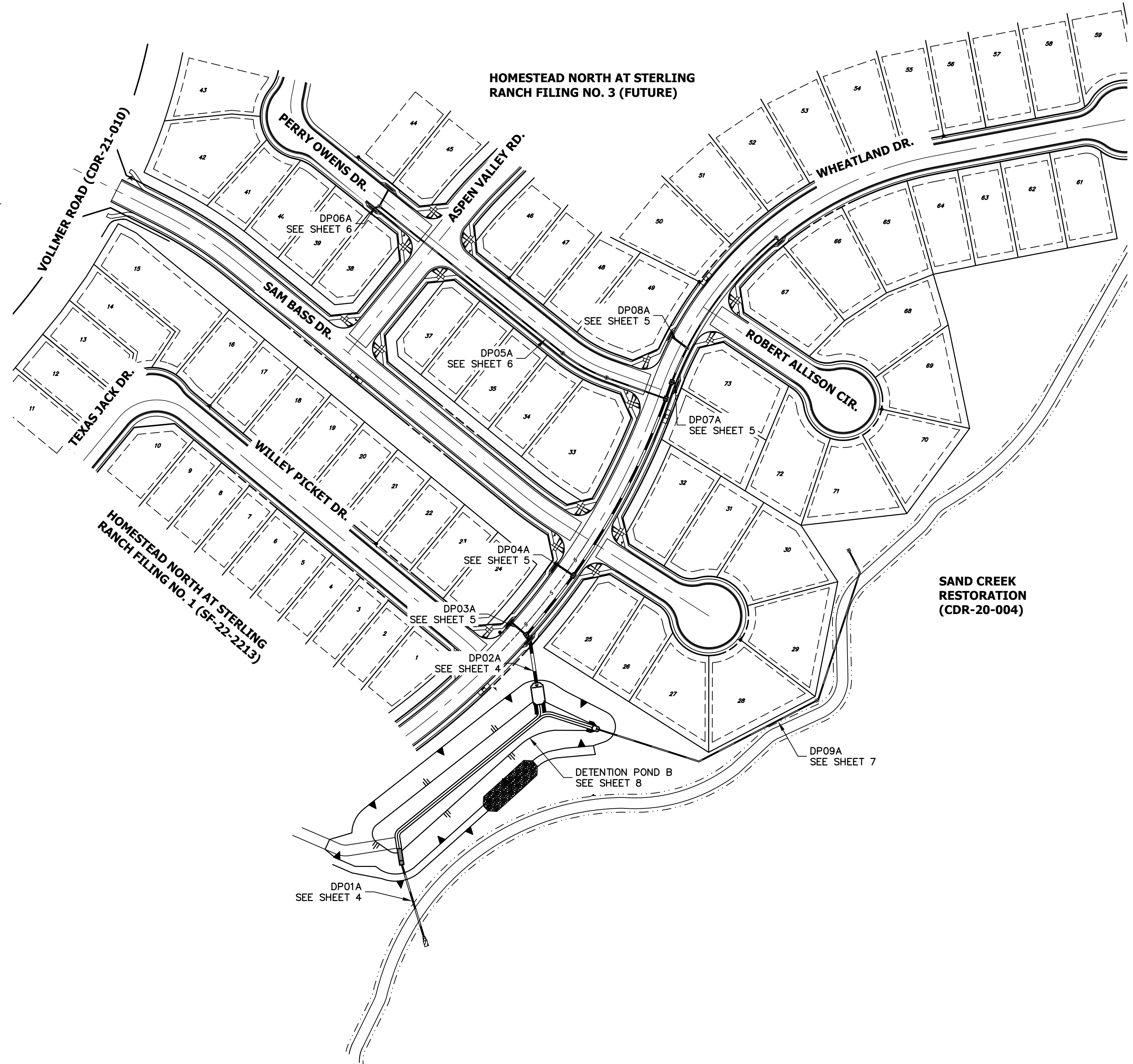
**STRUCTURAL CONCRETE NOTES:**

- 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

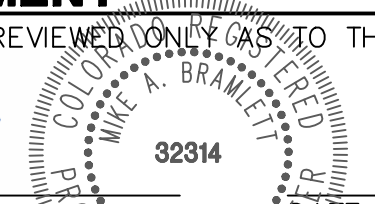


Know what's below.  
Call before you dig.

**ENGINEER'S STATEMENT**

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

*Mike A. 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 <b>SR LAND, LLC</b> 20 BOULDER CRESCENT SUITE 200 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	<b>J.R. ENGINEERING</b> 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: 100 V-SCALE: N/A DATE: 9/9/22 DESIGNED BY: QNL DRAWN BY: QNL CHECKED BY: _____	HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2 GENERAL NOTES
		SHEET 2 OF 15 JOB NO. 25188.10			

X:\2518810\Drawings\Sheet\Drawings\CD\Utility\Storm Plans\2518810 STORM01 - COVER.dwg, c:\n1, 9/22/2022 6:29:41 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	---	---
CENTERLINE	---	---
CITY LIMITS		
WIRE FENCE	-x-x-	-x-x-
CHAIN LINK FENCE	-o-o-	-o-o-
WOOD FENCE	-◇-◇-	-◇-◇-
MASONRY FENCE	-□-□-	-□-□-
GUARDRAIL	-u-u-	-u-u-
CONC. BARRIER	-□-□-	-□-□-
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	-SD-SD-	-SD-SD-
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	-V-V-	-V-V-
TOE OF SLOPE	-V-V-	-V-V-
EDGE OF WATER	-~>-~>-	-~>-~>-
INDEX CONTOUR	-6100-6100-	-6100-6100-
INTERMEDIATE CONTOUR	-6100-6100-	-6100-6100-
DEPRESSION CONT. (INDEX)	-6100-6100-	-6100-6100-
DEPRESSION CONT. (INTER)	-6100-6100-	-6100-6100-
TOP OF CUTS	-V-V-	-V-V-
TOE OF FILLS	-V-V-	-V-V-
CUT AND FILL LINE	-SF-SF-	-C/F-C/F-
SILT FENCE	-SF-SF-	-SF-SF-
100 YEAR FLOODPLAIN	-100YR-100YR-	-100YR-100YR-
500 YEAR FLOODPLAIN	-500YR-500YR-	-500YR-500YR-
FLOODWAY	-FLDWY-FLDWY-	-FLDWY-FLDWY-
BASE FLOOD ELEVATION	-~>-~>-	-~>-~>-
EDGE OF WETLANDS	-~>-~>-	-~>-~>-
STONE WALL	-o-o-o-	-o-o-o-

**UTILITIES LEGEND**

	EXISTING	PROPOSED
<b>STORM SEWER</b>		
MANHOLE	⊙	●
STORM INLET	□	■
AREA INLET - SQUARE	□	■
AREA INLET - ROUND	○	●
FLARED END SECTION	▷	▷
RIPRAP	⊞	⊞
<b>SANITARY SEWER</b>		
LINE MARKER	Mkr San <sup>o</sup>	
SERVICE MARKER	△	
CLEAN-OUT	o	+
MANHOLE W/ DIRECTIONAL FLOW ARROW	⊙	●
<b>WATER LINE</b>		
LINE MARKER	Mkr W <sup>o</sup>	
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	⊙	●
<b>GAS LINE</b>		
MARKER	Mkr G <sup>o</sup>	
SERVICE MARKER	△	
METER	⊙	●
VALVE	⊙	●
PLUG	⊙	●
TEE	⊙	●
<b>DRY UTILITIES</b>		
CABLE TV MARKER	Mkr TV <sup>o</sup>	
CABLE TELEVISION PEDESTAL	⊞	
ELECTRIC MARKER	Mkr E <sup>o</sup>	
ELECTRIC SERVICE MARKER	△	
ELECTRICAL PEDESTAL	⊞	
ELECTRICAL METER	⊙	●
ELECTRICAL MANHOLE	⊙	●
FIBER-OPTIC MARKER	Mkr FO <sup>o</sup>	
IRRIGATION PEDESTAL	⊞	
TELEPHONE MARKER	Mkr T <sup>o</sup>	
TELEPHONE PEDESTAL	⊞	
TELEPHONE MANHOLE	⊙	●
UTILITY POLE	⊙	●
GUY ANCHOR	⊙	●
GUY POLE	⊙	●
<b>MISC. UTILITIES</b>		
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  
Central 303-740-9888 • Colorado Springs 719-588-2683  
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	N/A	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				9/9/22			

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 Bramlett*  
32314  
9/9/22  
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING





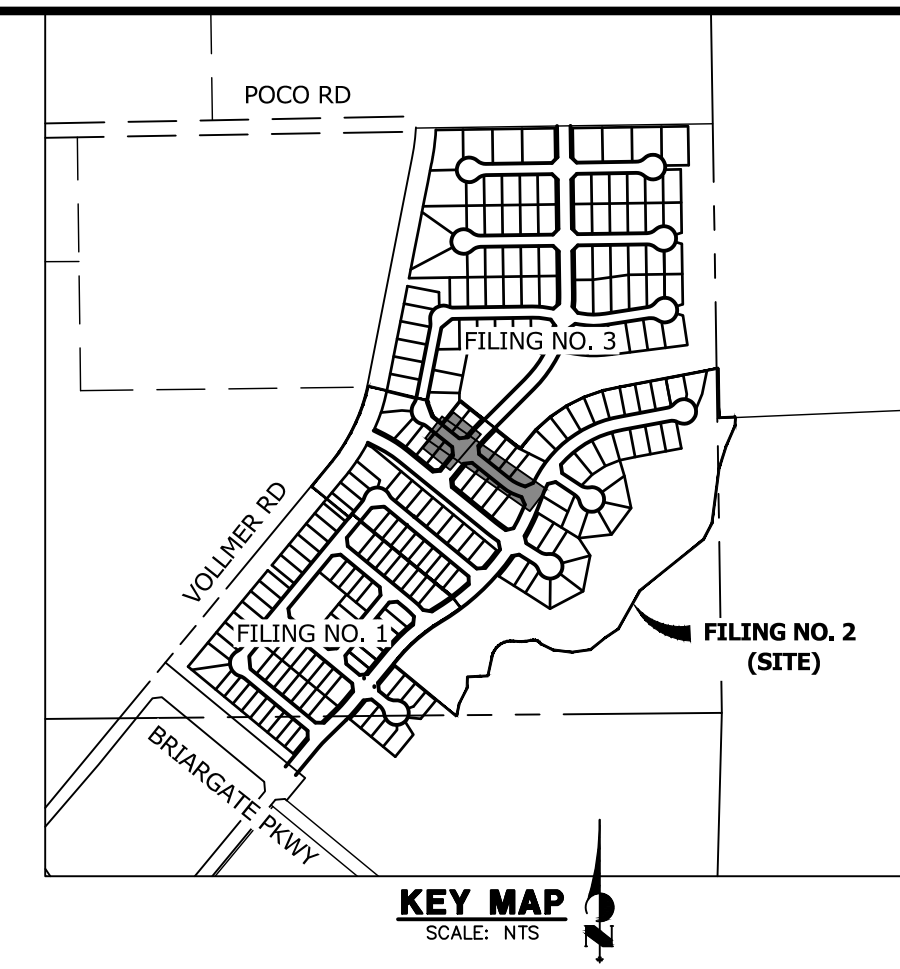
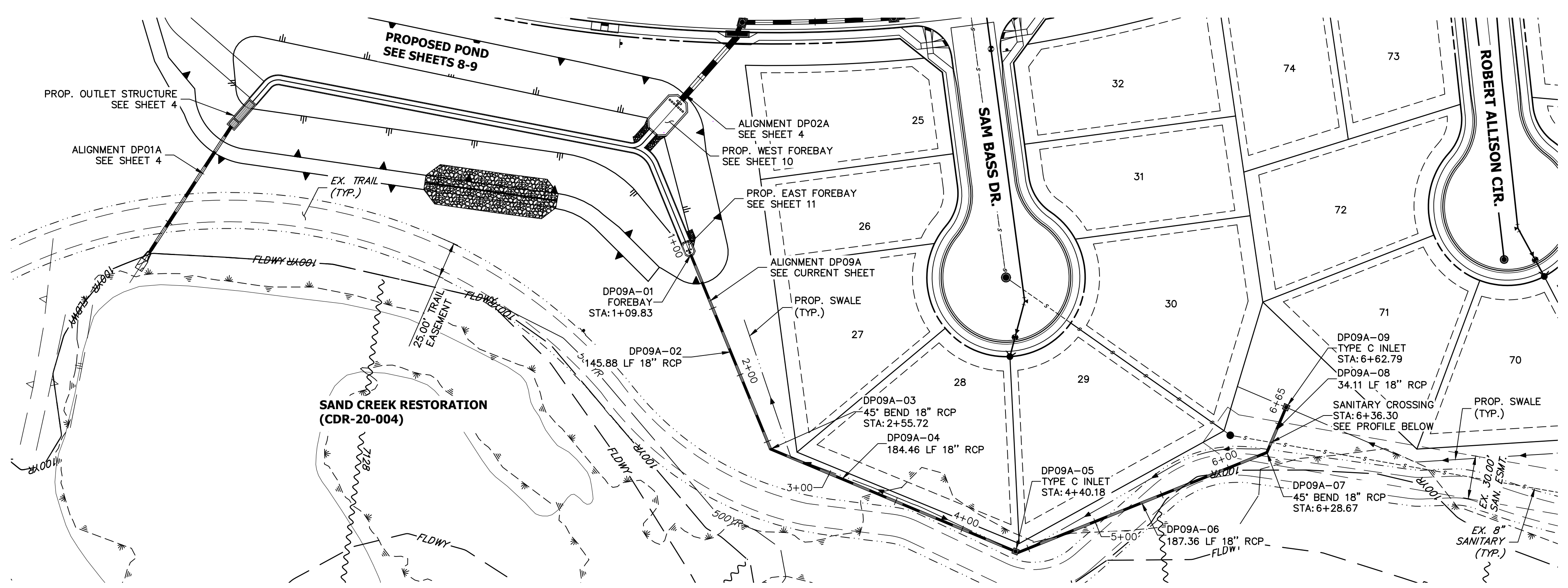










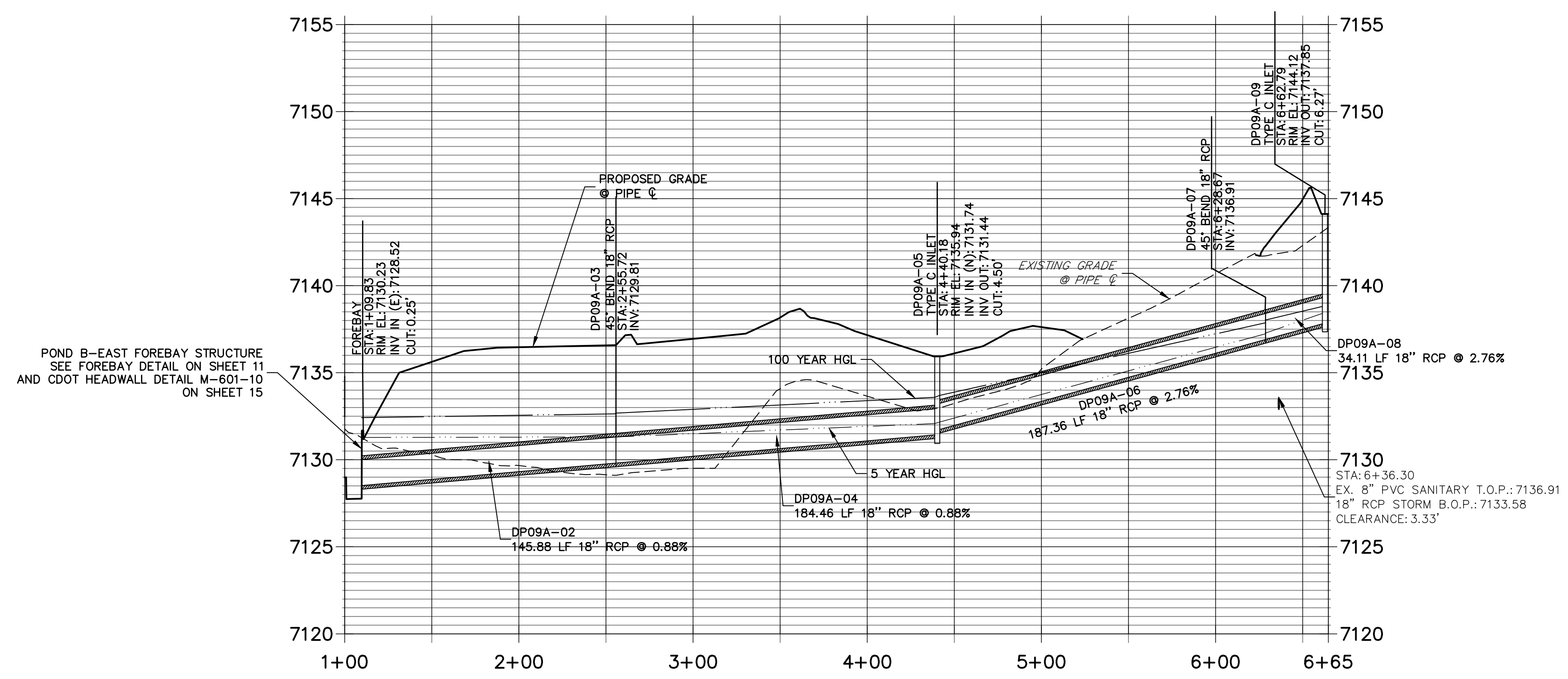


UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

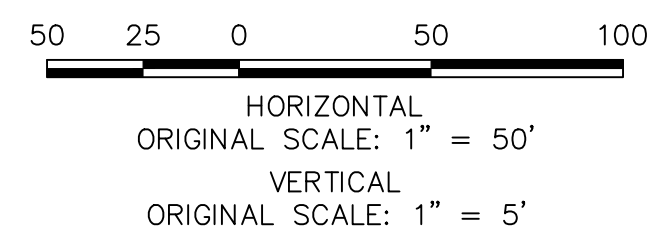
PREPARED FOR  
**SR LAND, LLC**  
 20 BOULDER CRESCENT  
 SUITE 200  
 COLORADO SPRINGS, CO 80903  
 JAMES F. MORLEY  
 (719) 471-1742

- NOTES**
- SEE SHEET 1 FOR BENCHMARK. SEE SHEET 3 FOR LEGEND.
  - ALL STATIONING IS PIPE CENTERLINE UNLESS OTHERWISE NOTED.
  - ALL RCP STORM SEWER SHALL BE CLASS III UNLESS OTHERWISE NOTED.
  - PIPE LENGTHS ARE FROM INSIDE INLET WALL TO INSIDE INLET WALL, OR FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. PIPE LENGTHS INCLUDE FES OR HEADWALL.
  - ALL MANHOLE COVERS SHALL BE ORIENTED TO AVOID CURB, GUTTER, SIDEWALK AND CROSSPANS UNLESS OTHERWISE NOTED.
  - ALL MANHOLES ARE EL PASO COUNTY TYPE II UNLESS OTHERWISE SPECIFIED.
  - ALL MANHOLES HAVE AN ECCENTRIC CONE UNLESS OTHERWISE SPECIFIED.
  - ALL ON-GRADE INLETS ARE TO MATCH TBC ELEVATIONS AT EACH END, FOLLOWING STREET GRADES. SEE ROADWAY PLANS FOR REQUIRED ELEVATIONS.
  - INLET STATIONING IS TO CENTER OF INLET.
  - PIPES SHALL HAVE JOINT RESTRAINTS ON LAST 3 JOINTS AT PIPE OUTFALL.
  - ALL CURVED PIPES SHALL BE BUILT IN ACCORDANCE WITH THE AMERICAN CONCRETE PIPE ASSOCIATION (ACPA) DESIGN DATA 21. PIPE MANUFACTURER TO BE USED MUST BE ABLE TO MEET LENGTH AND JOINT OPENING CRITERIA PER ACPA & ALL APPLICABLE EL PASO COUNTY CRITERIA AND STANDARDS.
  - ALL STORM SEWER PIPES, INLETS, MANHOLES, AND APPURTENANCES WITHIN THE R.O.W. ARE PUBLIC. STORM FACILITIES OUTSIDE OF THE PUBLIC R.O.W. ARE PRIVATE, UNLESS OTHERWISE NOTED.
  - WHERE PIPES ENTER STRUCTURES ON A SKEW, CONTRACTOR IS REQUIRED TO EXTEND PIPE TO ENSURE THAT BOTH EDGES OF THE PIPE EXTEND INTO THE STRUCTURE. CONTRACTOR WILL THEN BE REQUIRED TO CUT PIPE FLUSH WITH THE INSIDE FACE OF THE STRUCTURE AND GROUT IN PLACE. UNLESS OTHERWISE NOTED.
  - ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH MANUFACTURERS SPECIFICATIONS AND EL PASO COUNTY STANDARDS AND SPECIFICATION.
  - SEE DETAIL SHEETS 13-15 FOR APPLICABLE DETAILS.
  - ALL INLETS REQUIRE A CURB TYPE AND FL TRANSITION (LOCAL DEPRESSION) DETAILED PER CDOT (M-604-12) TYPE R INLET DETAIL. SEE JR ROADWAY PLAN SHEETS AND DETAIL SHEET.
  - CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL EL PASO COUNTY TYPE I MANHOLES PRIOR TO CONSTRUCTION OR ORDERING MATERIALS.

**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



**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: 9/9/22

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.

HOMESTEAD NORTH AT  
 STERLING RANCH FILING NO. 2

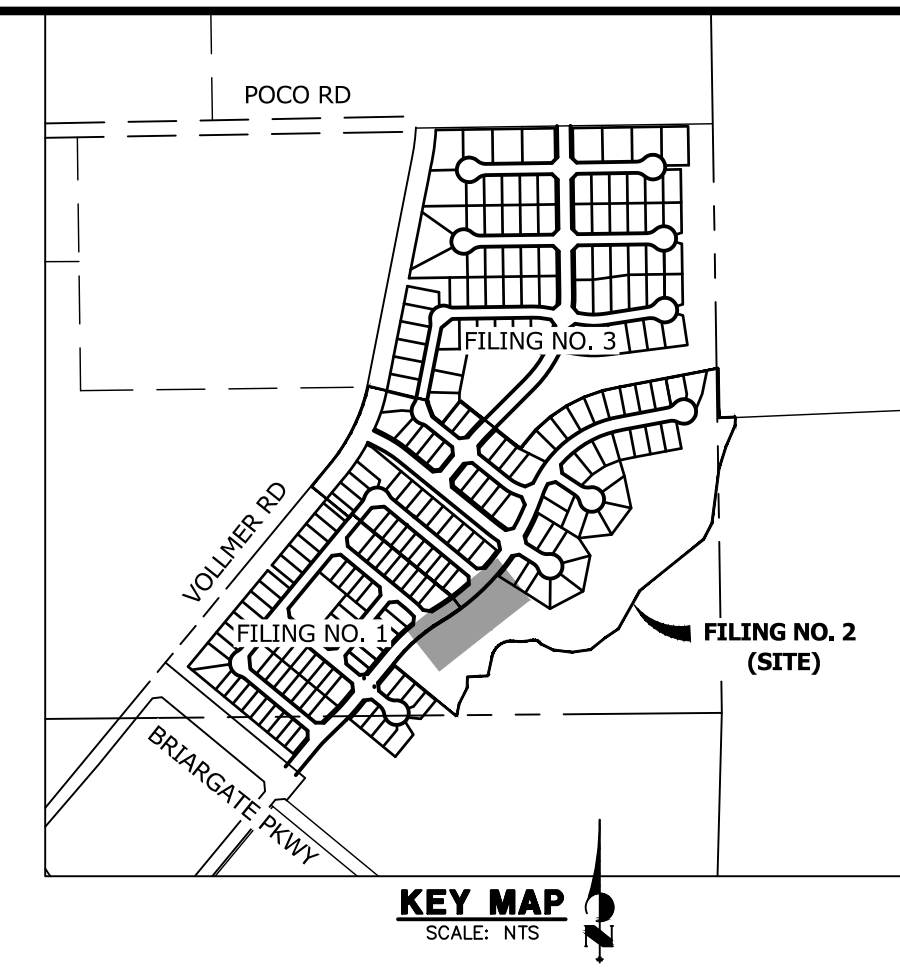
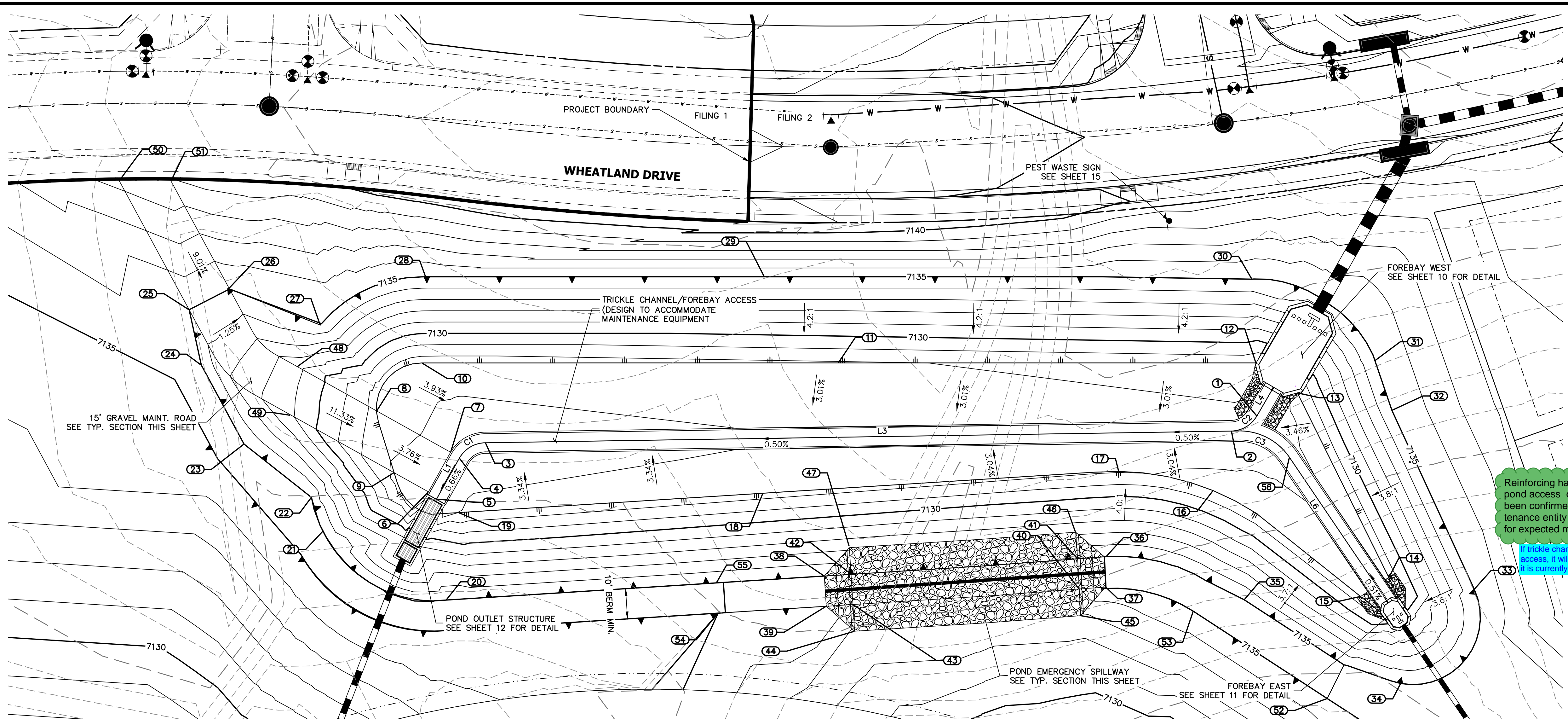
DESIGNED BY QNL  
 DRAWN BY QNL  
 CHECKED BY

STORM PLANS

SHEET 7 OF 15  
 JOB NO. 25188.10

X:\25188.10\Drawings\Sheet\Drawings\Storm Plans\25188.10 STORM07.dwg, DP09A, 01/13/2022, 10:56:22 AM, CS





**LINE TABLE**

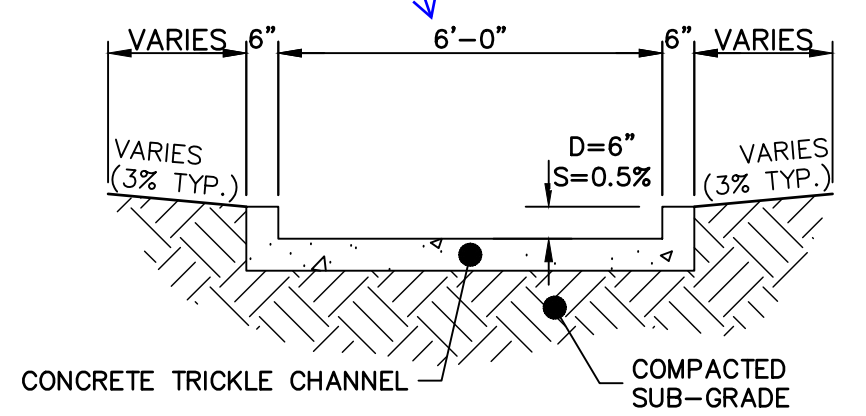
LINE	BEARING	DISTANCE
L1	N09°01'10"W	15.48'
L3	N50°54'45"E	249.09'
L4	N08°05'30"W	10.96'
L6	N72°19'38"W	57.20'

**CURVE TABLE**

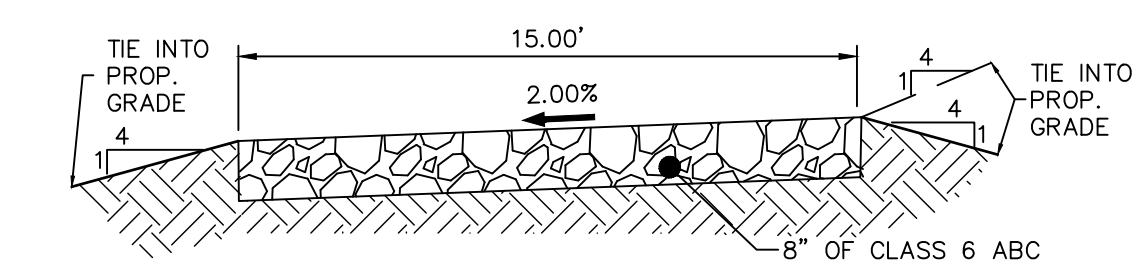
LINE	TA	RADIUS	LENGTH
L1	55°	10.00'	10.46'
L3	14°	10.00'	10.30'
L6	37°	20.00'	19.81'

Reinforcing has been added. Private pond access of 6' to forebays has been confirmed with owner and maintenance entity to be a sufficient width for expected maintenance equipment.

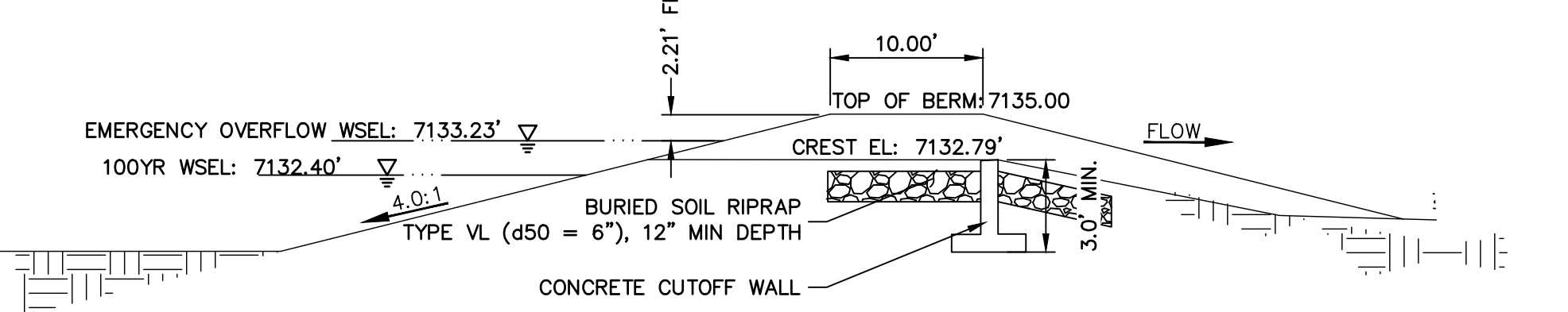
If trickle channel is also used to provide access, it will need to be reinforced and it is currently not wide enough.



**POND TRICKLE CHANNEL & FOREBAY ACCESS**  
SCALE: 1"=3'



**15' GRAVEL MAINTENANCE ACCESS ROAD TYPICAL SECTION**  
N.T.S.



**DETENTION POND SPILLWAY PROFILE**  
SCALE: N.T.S.

**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: 237953.18	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**

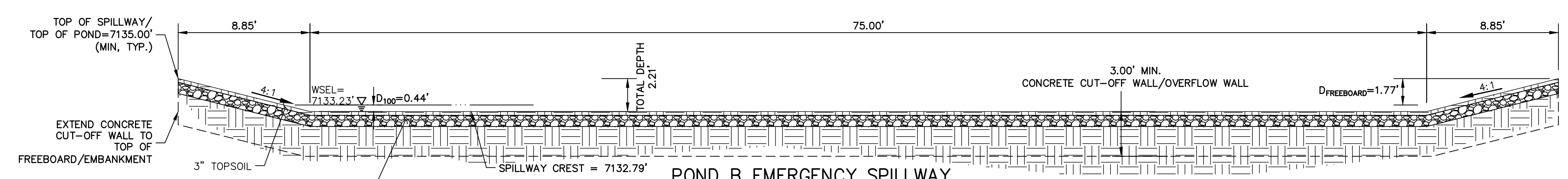
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
16	TOE	N: 415914.97 E: 238152.13	7128.13
17	TOE	N: 415900.72 E: 238123.72	7127.91
18	TOE	N: 415822.26 E: 238035.68	7127.51
19	TOE	N: 415754.95 E: 237960.46	7127.01
20	TOP	N: 415729.70 E: 237975.12	7135.00
21	TOP	N: 415722.49 E: 237929.10	7135.00
22	TOP	N: 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: 237855.01	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



**POND B EMERGENCY SPILLWAY TYP. SECTION**  
SCALE: 1"=5'

TYPE VL SOIL RIPRAP (12" MIN. DEPTH, D50=6") 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.



**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

DATE: 9/9/22

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

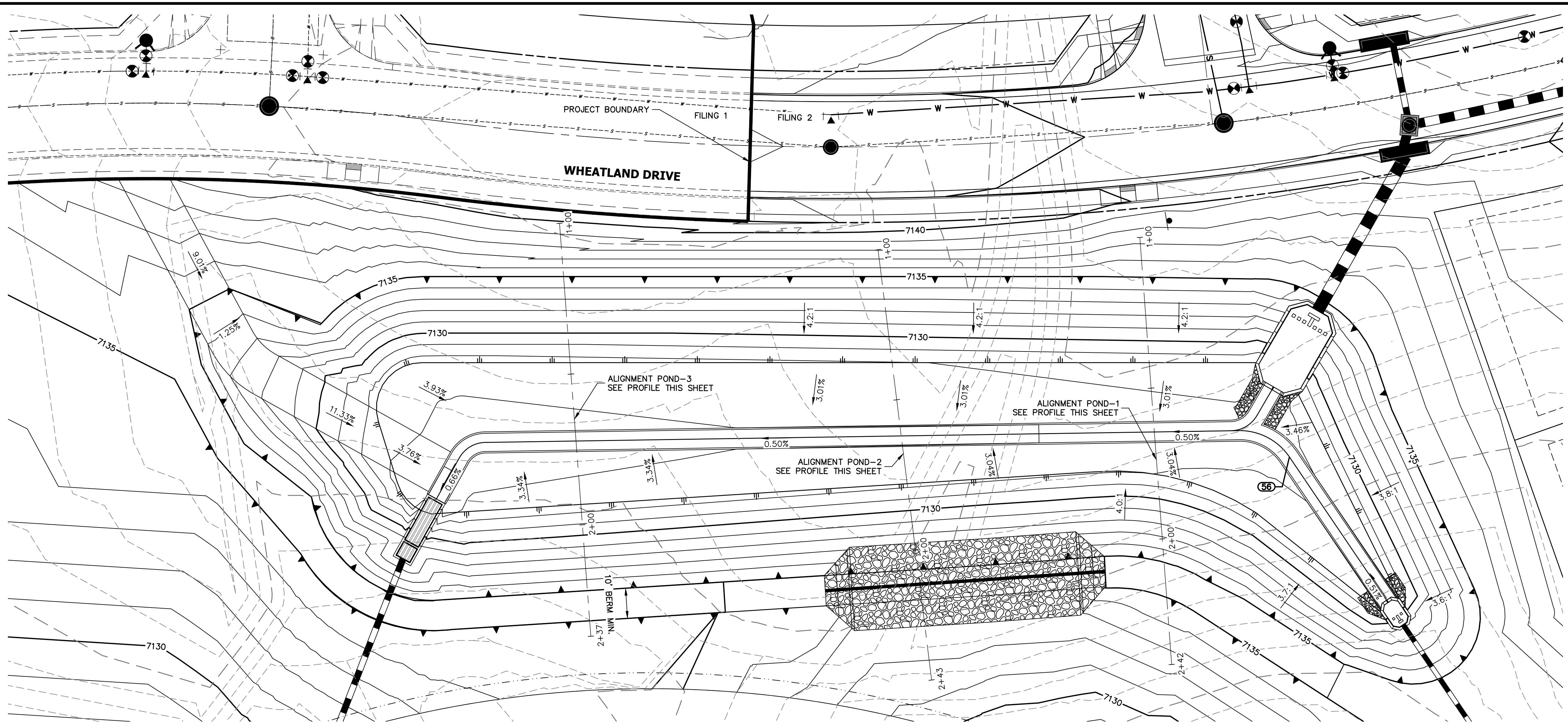
**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9383 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

BY: DATE: No. REVISION: H-SCALE: 1"=20' V-SCALE: N/A DATE: 9/9/22 DESIGNED BY: APL DRAWN BY: APL CHECKED BY:

**HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2**  
POND PLANS

SHEET 8 OF 15  
JOB NO. 25188.10

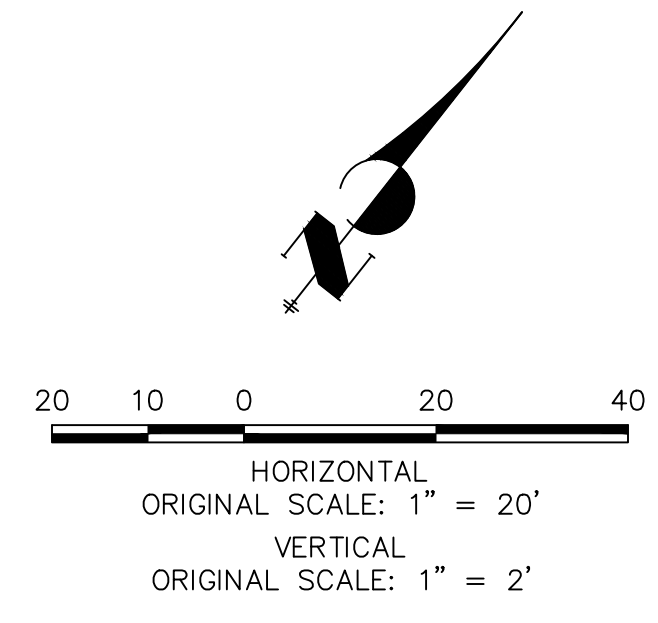
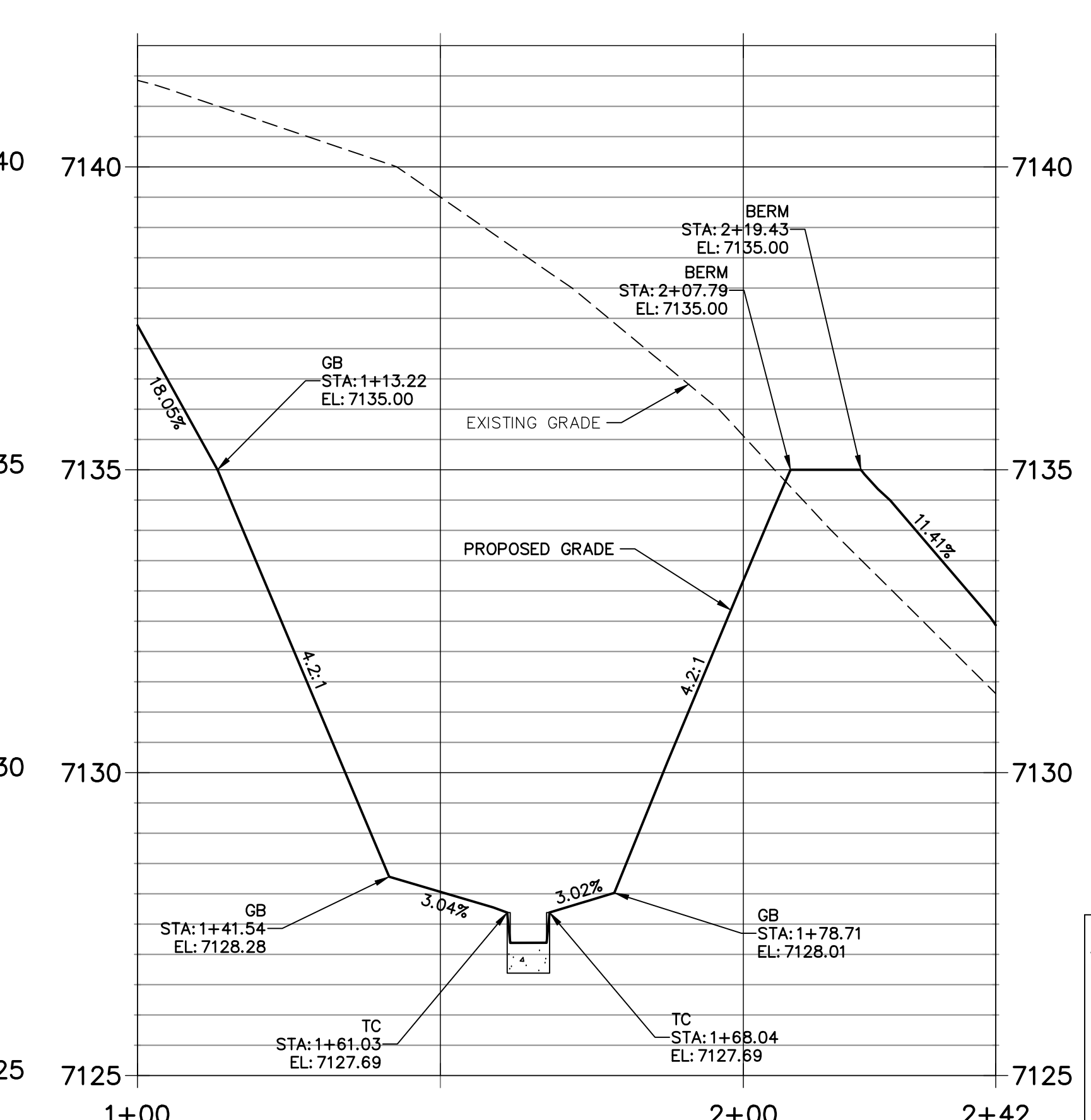
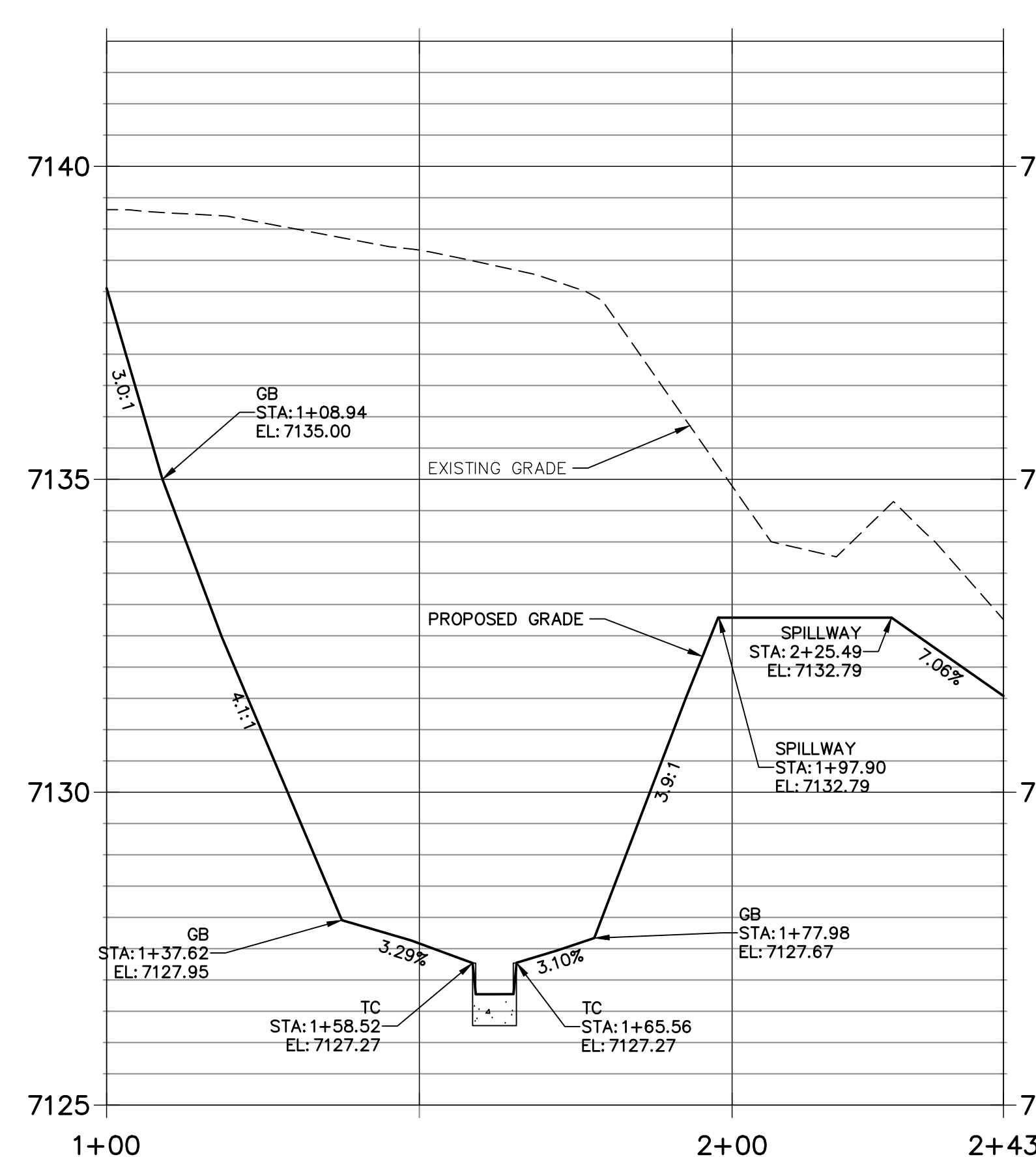
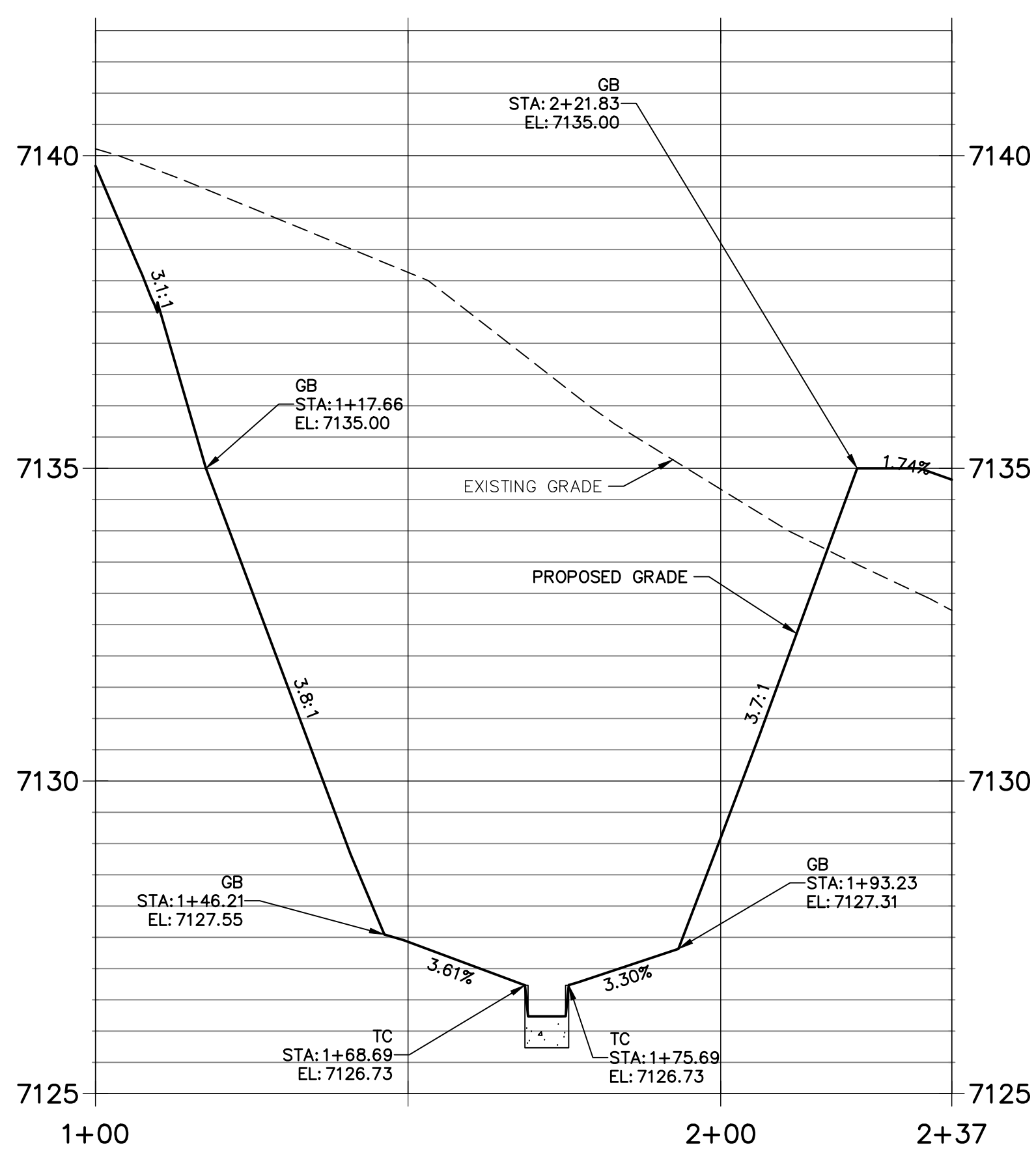




**POND-3 PROFILE**  
STA 1+00.00 TO 2+36.96

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

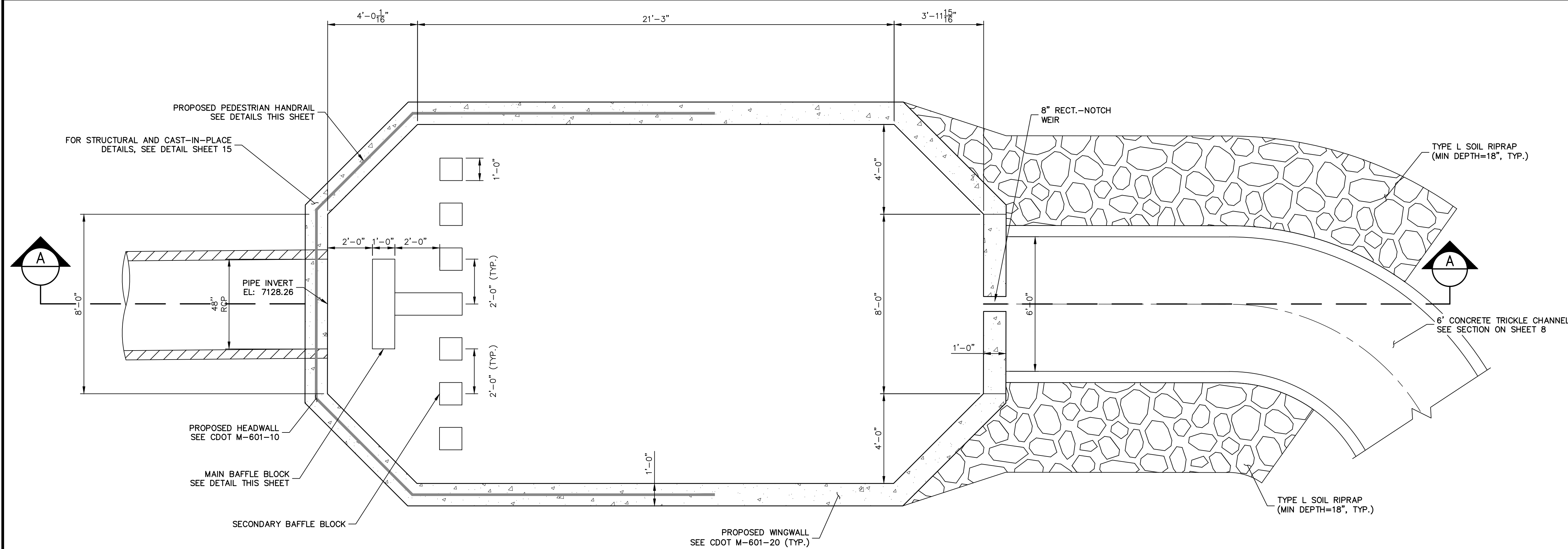
**POND-1 PROFILE**  
STA 1+00.00 TO 2+41.67



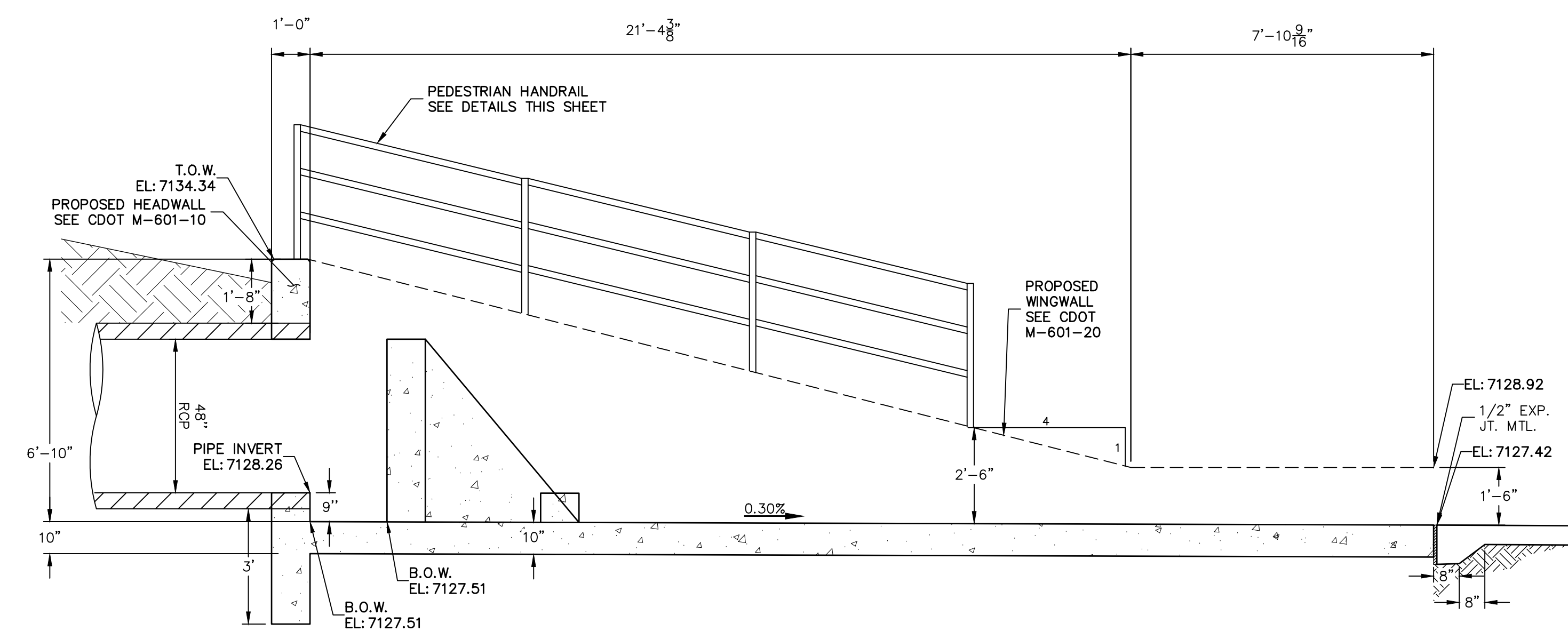
**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 Mike Bramlett  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING, INC.  
 DATE 9/9/22

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	Central 303-740-9383 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com
BY	DATE
No.	REVISION
H-SCALE 1"=20'	V-SCALE 1"=2'
DATE 9/9/22	DESIGNED BY APL
DRAWN BY APL	CHECKED BY
HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2	
POND PLANS	
SHEET 9	OF 15
JOB NO. 25188.10	

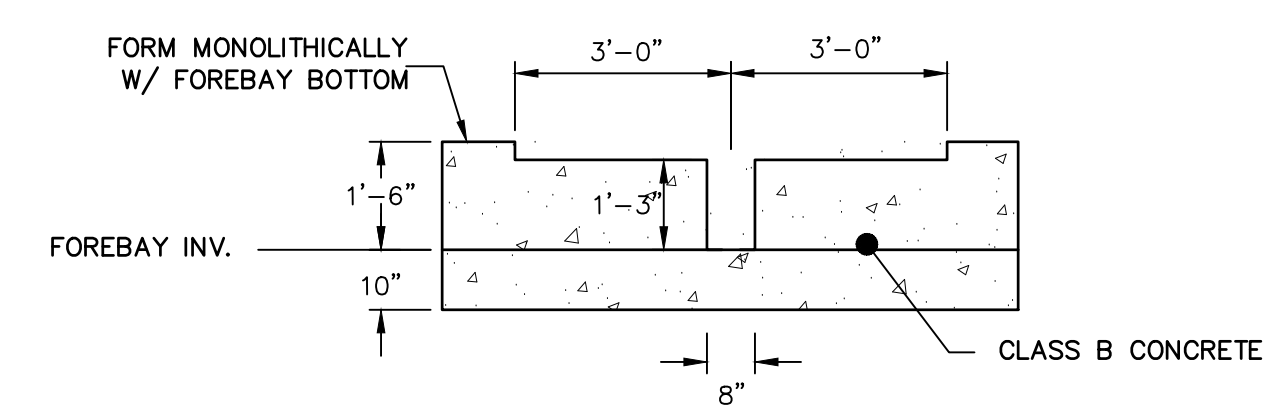




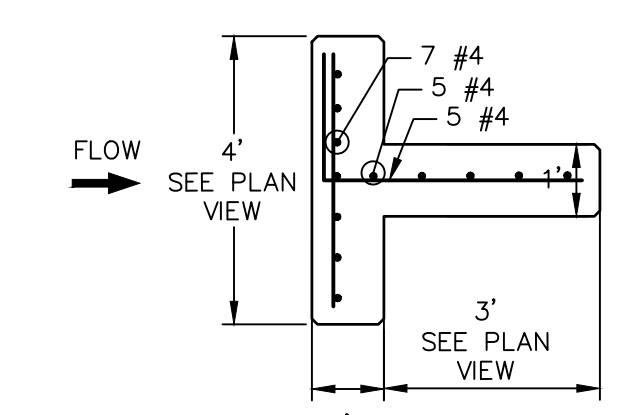
**POND B-WEST FOREBAY  
PLAN VIEW**  
SCALE: 3/8"=1'



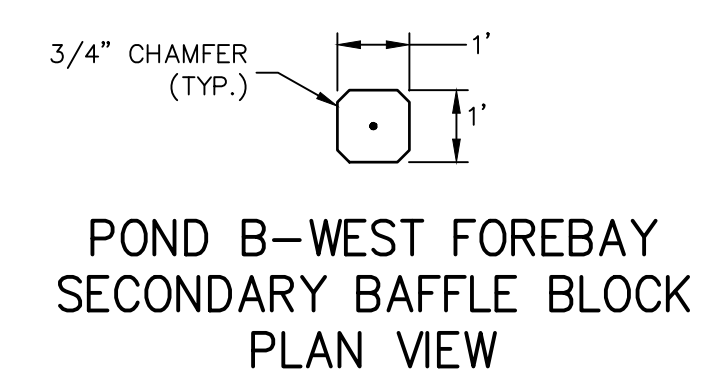
**POND B-WEST FOREBAY  
CROSS SECTION A-A**  
SCALE: 3/8"=1'



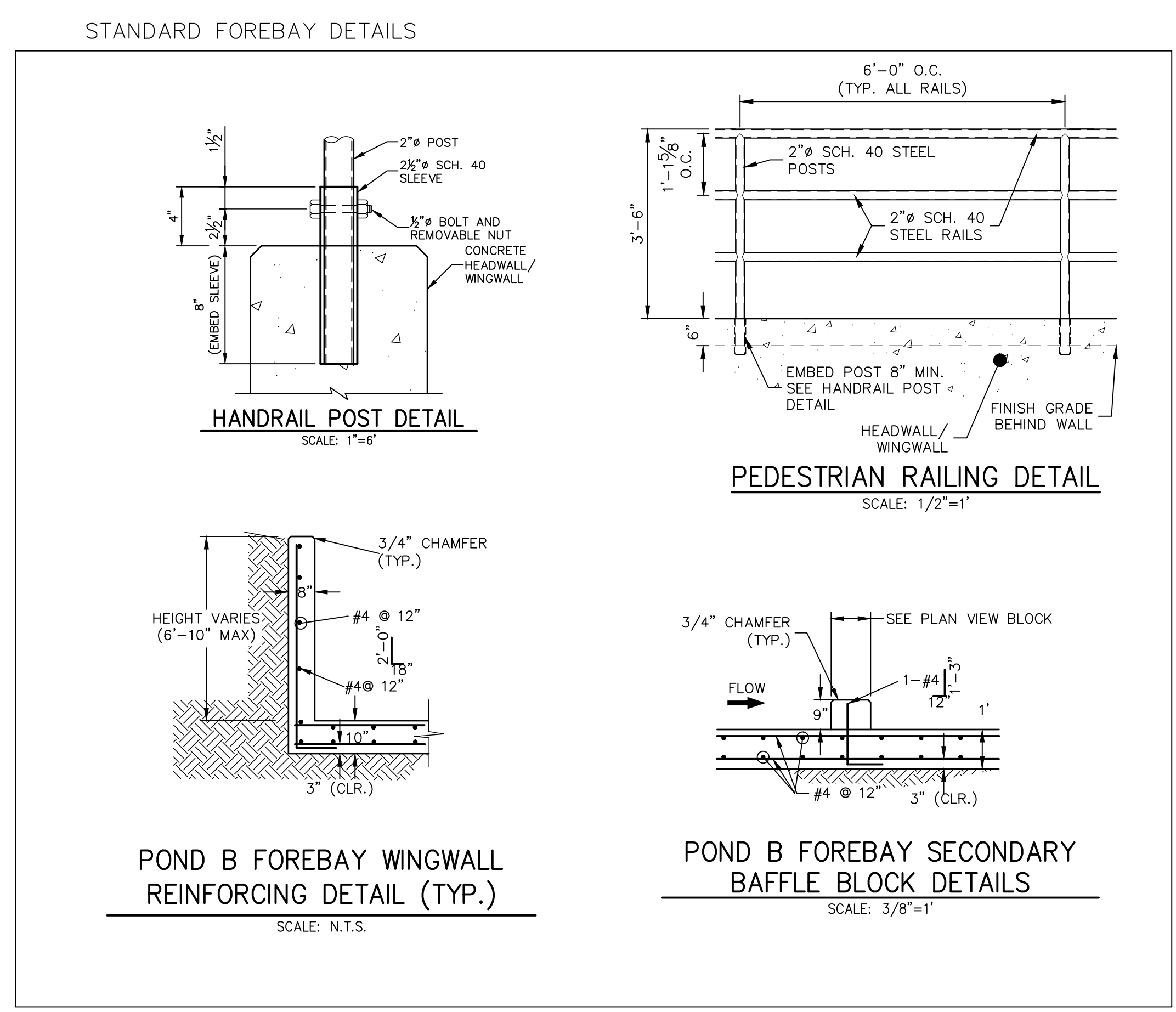
**POND B-WEST FOREBAY  
SECTION AT WEIR**  
SCALE: 3/8"=1'



**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: 9/9/22

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
J.R. ENGINEERING A Western Company	Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com
BY	DATE
No.	REVISION
H-SCALE	V-SCALE
DATE	DESIGNED BY
9/9/22	APL
DRAWN BY	CHECKED BY
HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2	
POND PLANS	
SHEET 10	OF 15
JOB NO.	25188.10

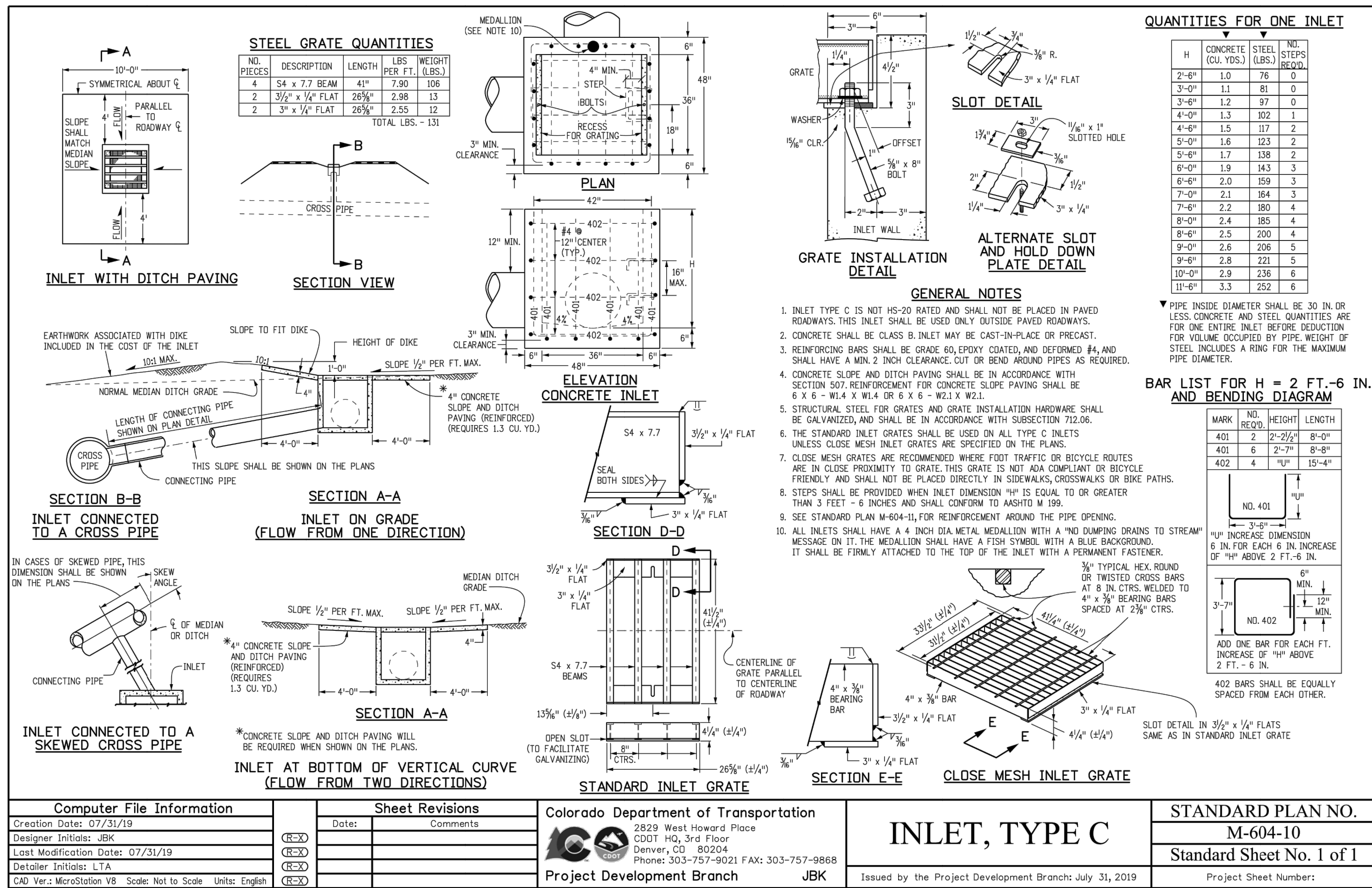
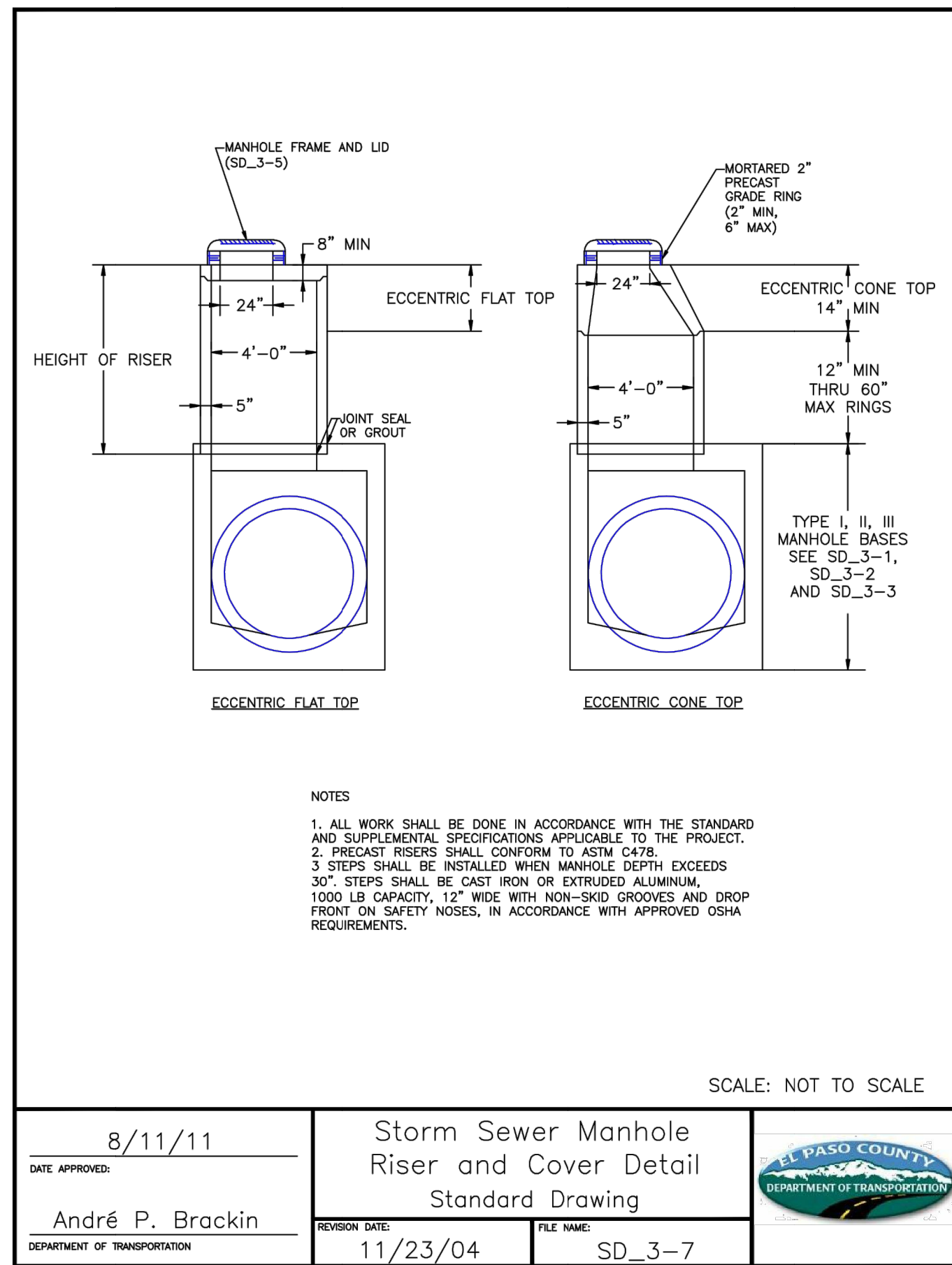
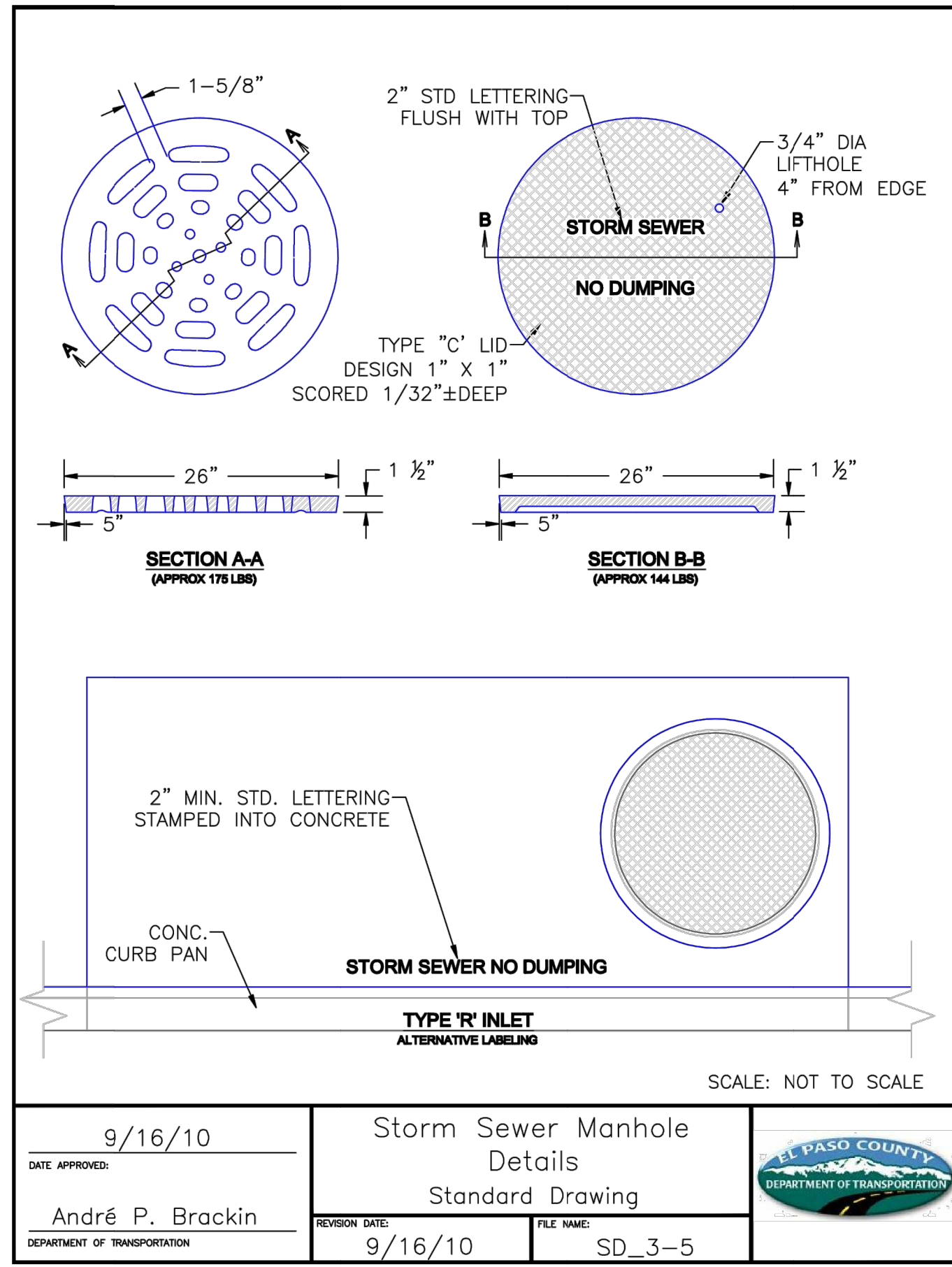
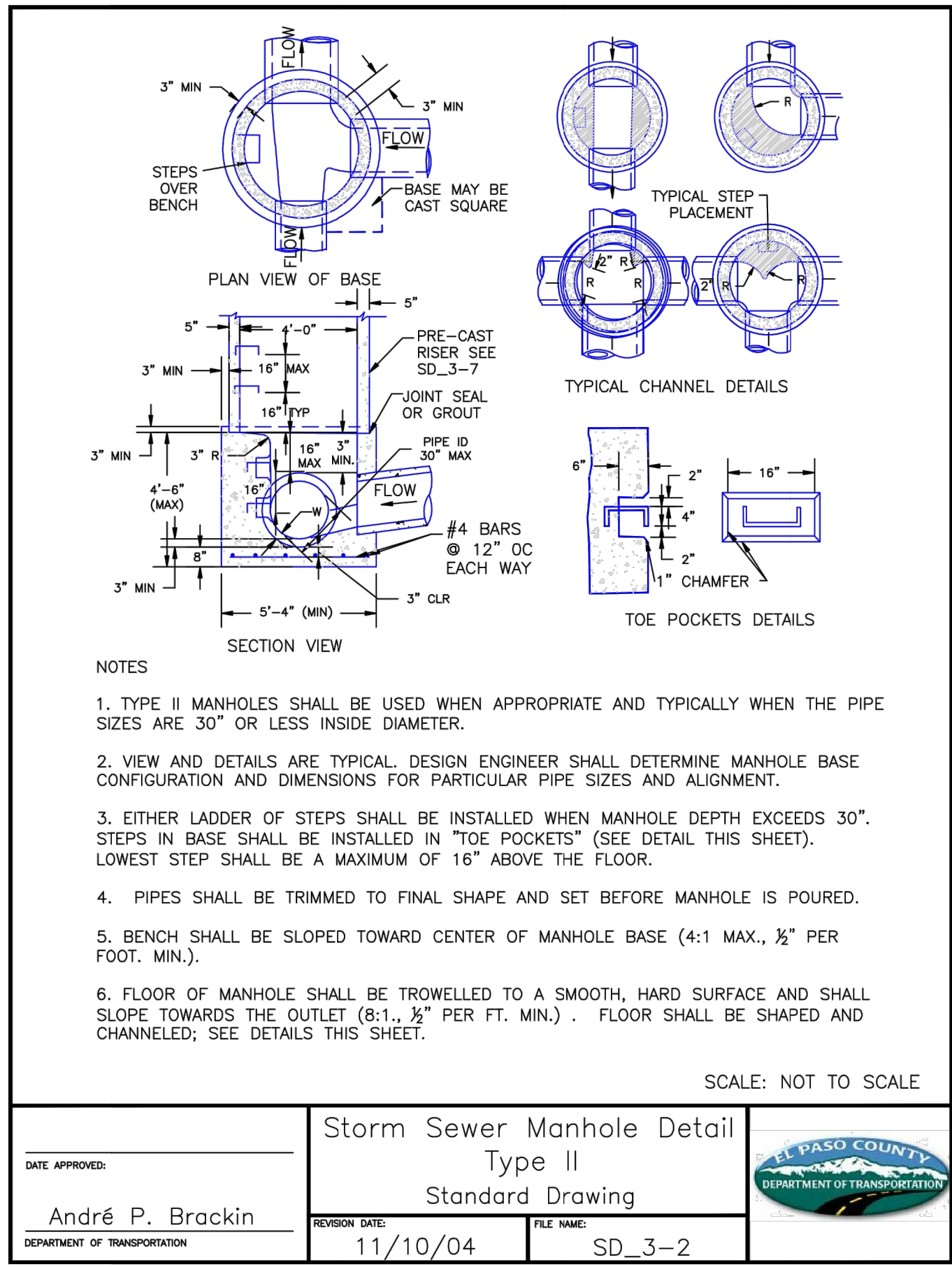
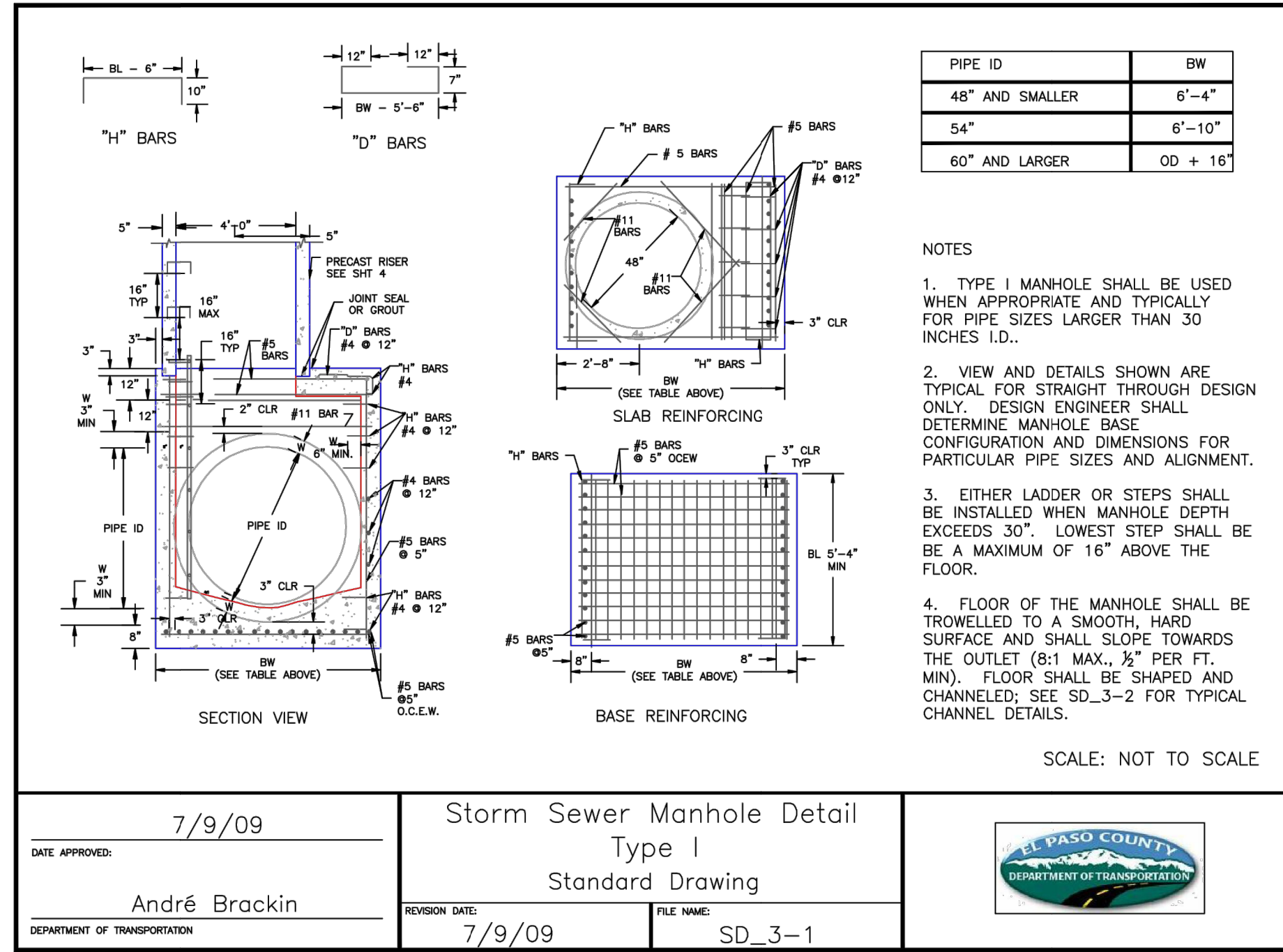












UNLIT SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE. THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

BY: [Signature] DATE: 9/19/22

DESIGNED BY: GAG  
 DRAWN BY: GAG  
 CHECKED BY:

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2  
 DETAIL SHEET

SHEET 13 OF 15  
 JOB NO. 25188.10

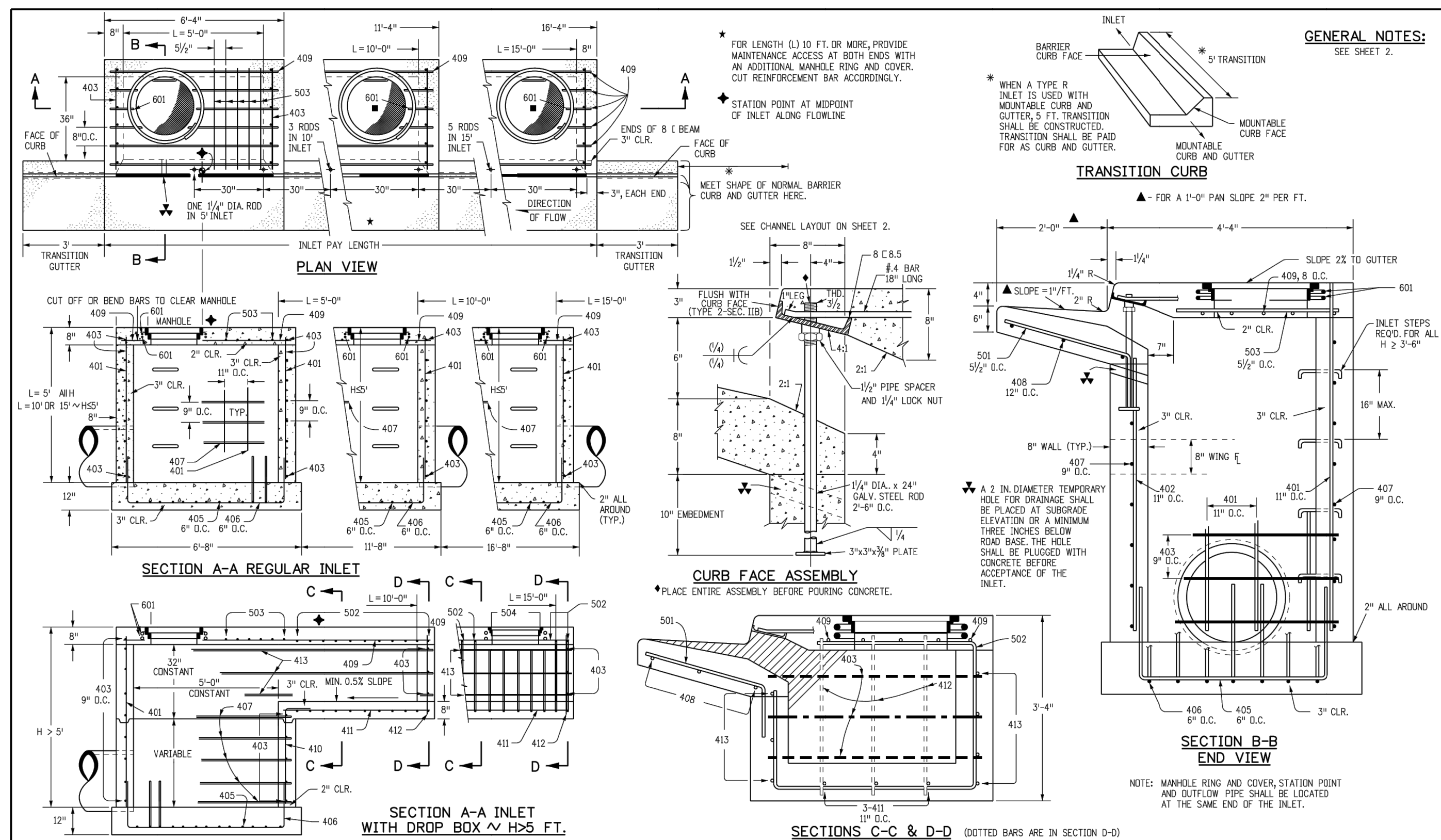


ENGINEER'S STATEMENT  
 STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

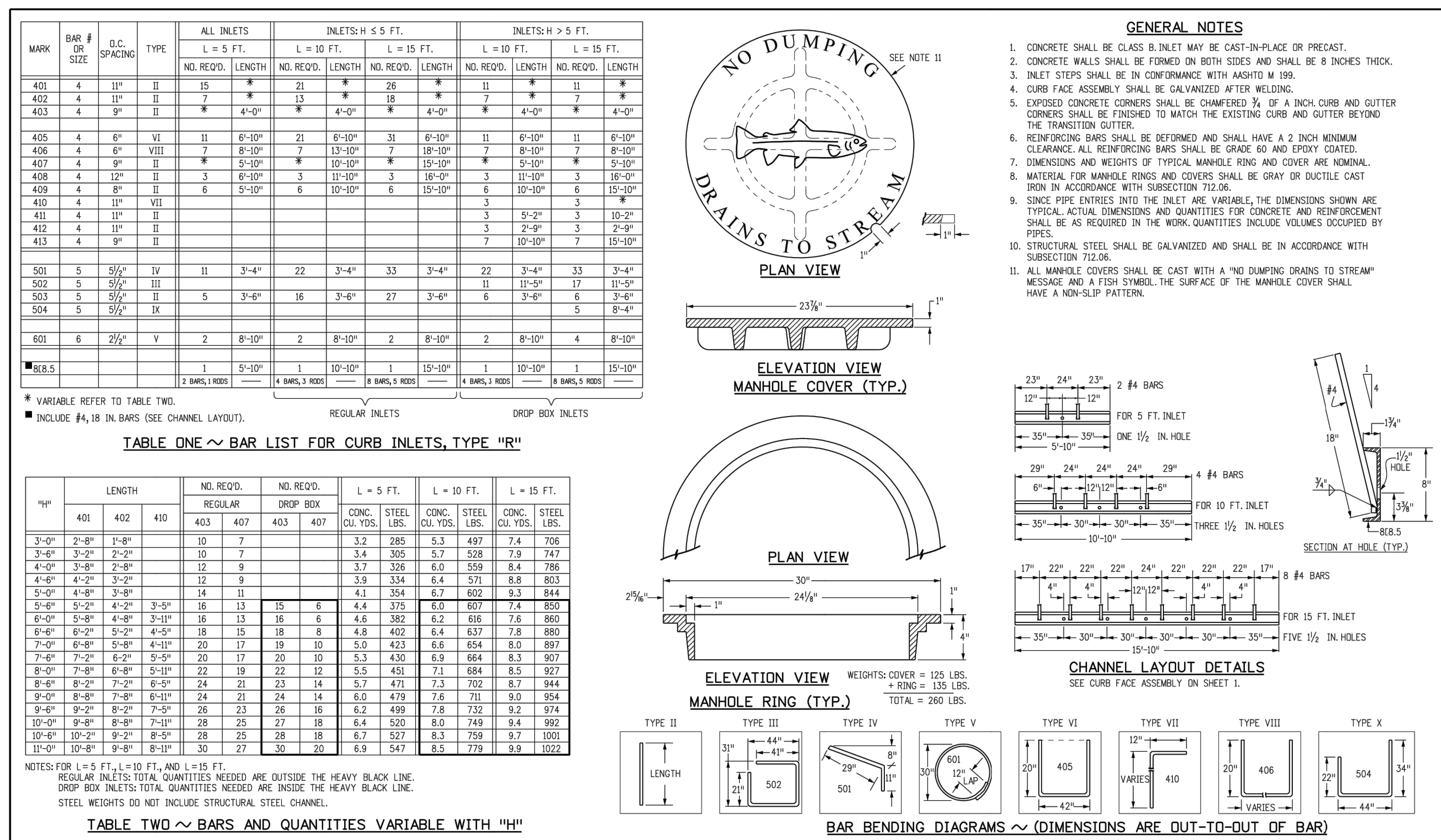
Mike A. Bramlett, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING

9/19/22

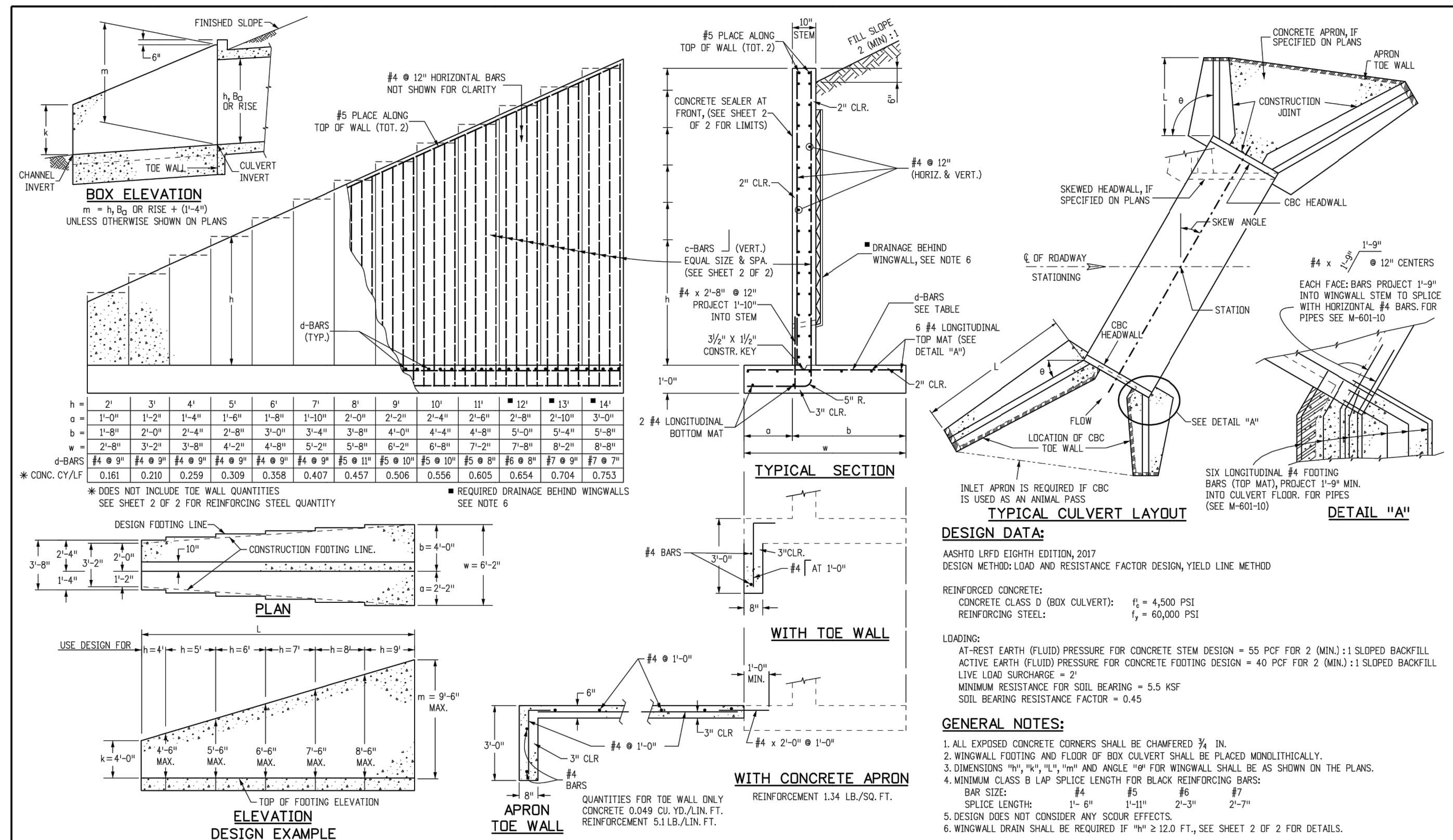




<b>Computer File Information</b>	<b>Sheet Revisions</b>	<b>Colorado Department of Transportation</b>	<b>CURB INLET TYPE R</b>	<b>STANDARD PLAN NO. M-604-12</b>
Creation Date: 07/31/19	Date: [ ]	2829 West Howard Place		
Designer Initials: JBK	Comments: [ ]	COOT #40, 3rd Floor		
Last Modification Date: 07/31/19	Project Development Branch	Denver, CO 80204		
Detailer Initials: LTA	JBK	Phone: 303-757-9021 FAX: 303-757-9868		
CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English	Issued by the Project Development Branch July 31, 2019	Project Sheet Number:



<b>Computer File Information</b>	<b>Sheet Revisions</b>	<b>Colorado Department of Transportation</b>	<b>CURB INLET TYPE R</b>	<b>STANDARD PLAN NO. M-604-12</b>
Creation Date: 07/31/19	Date: [ ]	2829 West Howard Place		
Designer Initials: JBK	Comments: [ ]	COOT #40, 3rd Floor		
Last Modification Date: 07/31/19	Project Development Branch	Denver, CO 80204		
Detailer Initials: LTA	JBK	Phone: 303-757-9021 FAX: 303-757-9868	Issued by the Project Development Branch July 31, 2019	Project Sheet Number:



<b>Computer File Information</b>	<b>Sheet Revisions</b>	<b>Colorado Department of Transportation</b>	<b>WINGWALLS FOR PIPE OR BOX CULVERTS</b>	<b>STANDARD PLAN NO. M-601-20</b>
Creation Date: 07/31/19	Date: [ ]	2829 West Howard Place		
Designer Initials: JBK	Comments: [ ]	COOT #40, 3rd Floor		
Last Modification Date: 07/31/19	Project Development Branch	Denver, CO 80204		
Detailer Initials: LTA	JBK	Phone: 303-757-9021 FAX: 303-757-9868	Issued by the Project Development Branch July 31, 2019	Project Sheet Number:

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

\* REINFORCING STEEL QUANTITY INCLUDES STEM AND FOOTING QUANTITIES, BUT DOES NOT INCLUDE THE WALL QUANTITIES.

L (MULTIPLE OF) m (FT)	≤ 1.0 m (x m)		≤ 1.5 m (x m)		≤ 2.0 m (x m)		≤ 2.25 m (x m)		≤ 2.5 m (x m)		≤ 2.75 m (x m)		≤ 3.0 m (x m)		≤ 3.25 m (x m)		≤ 3.5 m (x m)	
	c-BARS	REINFORCING STEEL QUANTITY (LB./LF.)	c-BARS	REINFORCING STEEL QUANTITY (LB./LF.)	c-BARS	REINFORCING STEEL QUANTITY (LB./LF.)	c-BARS	REINFORCING STEEL QUANTITY (LB./LF.)	c-BARS	REINFORCING STEEL QUANTITY (LB./LF.)	c-BARS	REINFORCING STEEL QUANTITY (LB./LF.)	c-BARS	REINFORCING STEEL QUANTITY (LB./LF.)	c-BARS	REINFORCING STEEL QUANTITY (LB./LF.)	c-BARS	REINFORCING STEEL QUANTITY (LB./LF.)
14	4	53.60	57.95	57.10	60.22	62.43	62.09	65.38	65.16	68.16	67.30	70.17	69.31	72.00	70.90	73.50	72.30	74.80
13	4	52.11	56.46	55.61	58.73	60.94	60.60	63.89	63.67	66.88	66.66	69.89	69.67	72.90	72.68	75.90	75.68	78.90
12	4	50.62	54.97	54.12	57.39	59.60	59.26	62.55	62.33	65.64	65.42	68.75	68.53	71.75	71.53	74.75	74.53	77.75

<b>Computer File Information</b>	<b>Sheet Revisions</b>	<b>Colorado Department of Transportation</b>	<b>WINGWALLS FOR PIPE OR BOX CULVERTS</b>	<b>STANDARD PLAN NO. M-601-20</b>
Creation Date: 07/31/19	Date: [ ]	2829 West Howard Place		
Designer Initials: JBK	Comments: [ ]	COOT #40, 3rd Floor		
Last Modification Date: 07/31/19	Project Development Branch	Denver, CO 80204		
Detailer Initials: LTA	JBK	Phone: 303-757-9021 FAX: 303-757-9868	Issued by the Project Development Branch July 31, 2019	Project Sheet Number:

**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, INC.

9/19/22

32314

PROFESSIONAL ENGINEER

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

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

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 303-740-0888 • Colorado Springs 719-583-2883  
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION
N/A	N/A	N/A
N/A	9/19/22	GAG
N/A		GAG
H-SCALE	DESIGNED BY	CHECKED BY
V-SCALE	DRAWN BY	





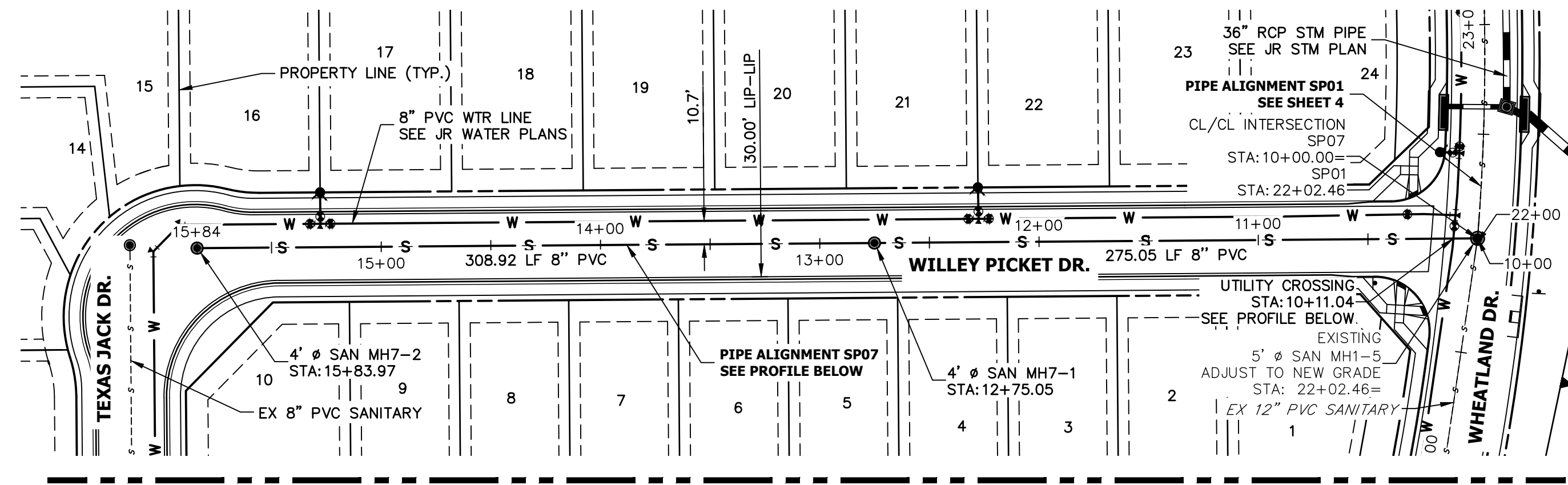




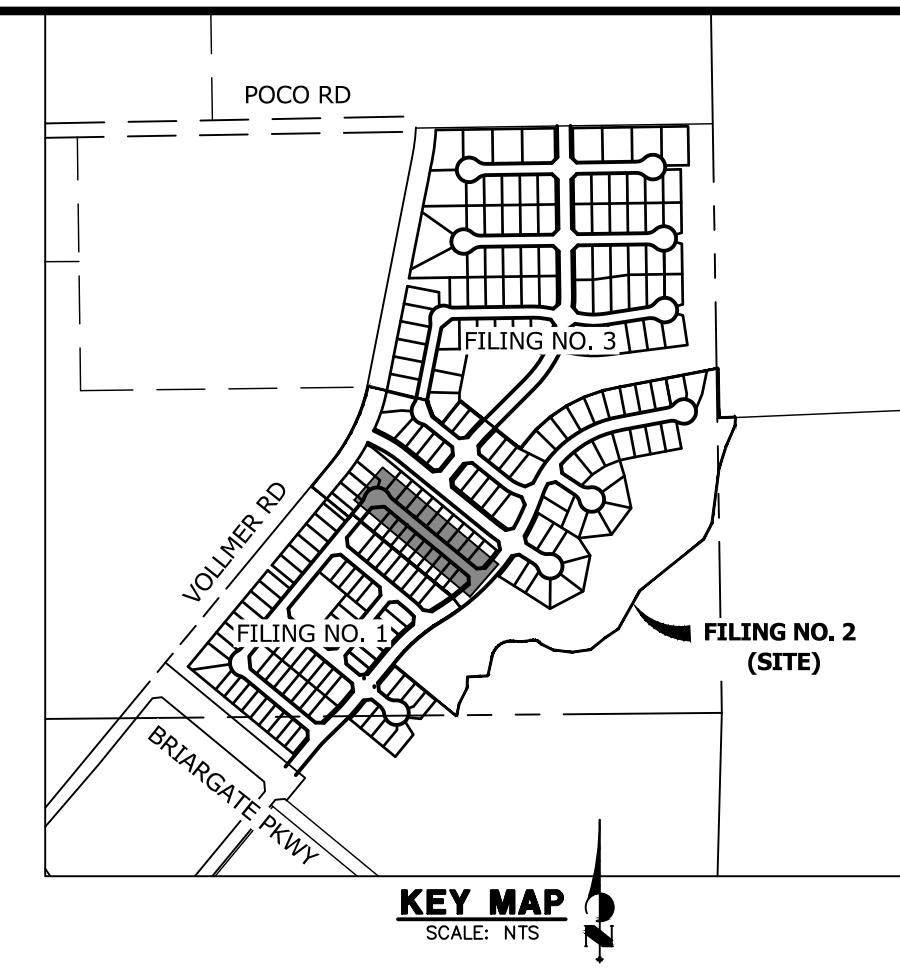




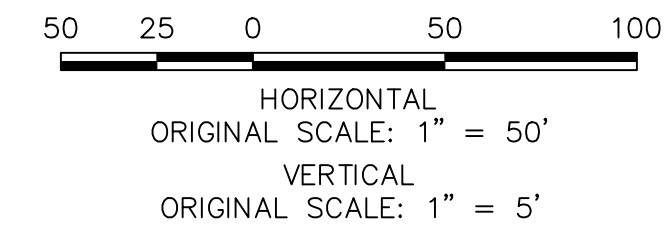
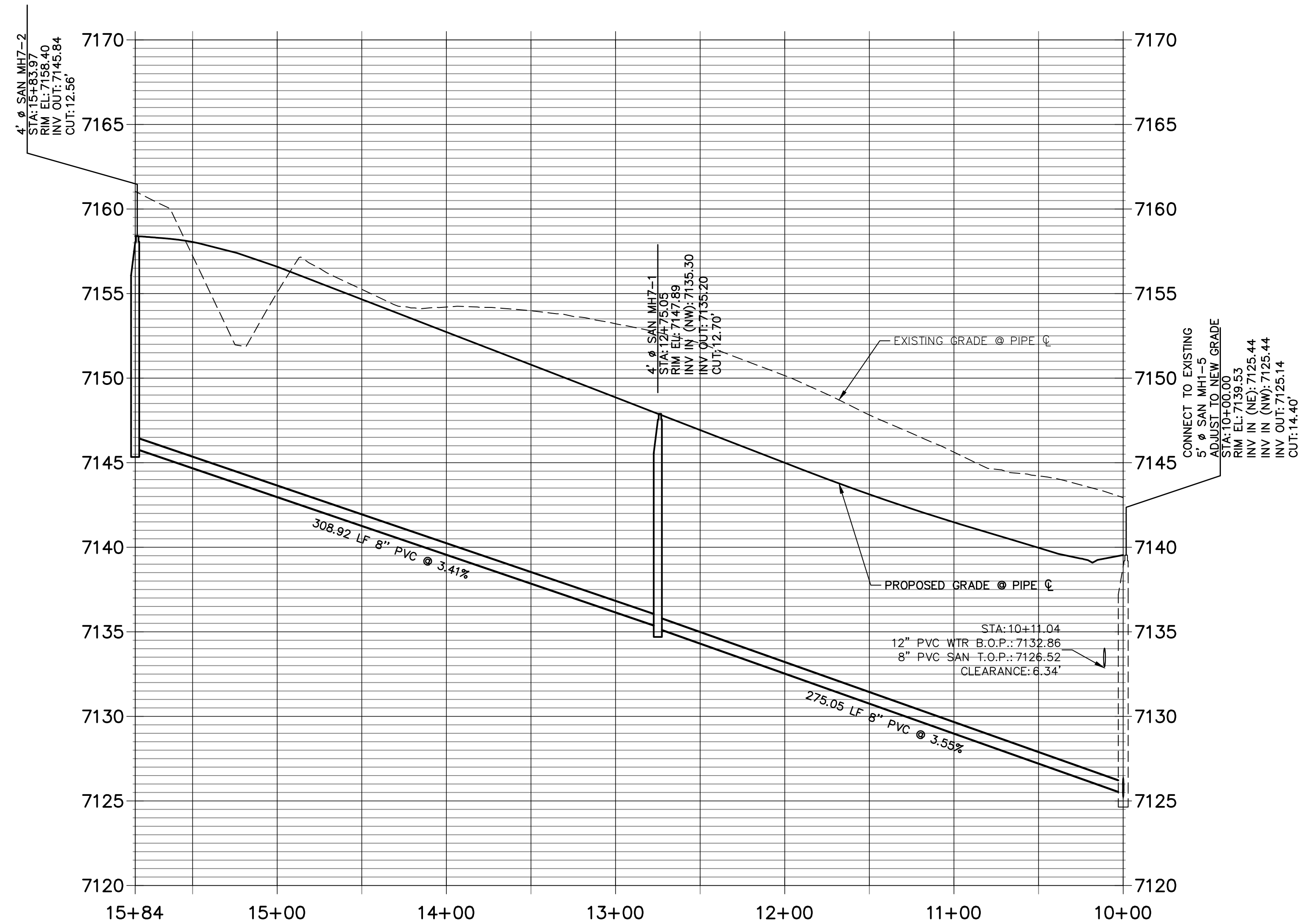




SEE EX HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1



### SP07 PROFILE STA 10+00.00 TO 15+83.97



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* 9/9/22

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, JR ENGINEERING APPROVES THEIR USE 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 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

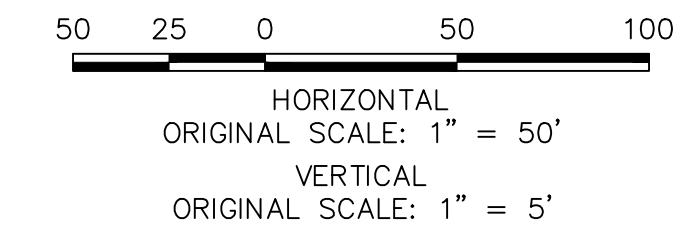
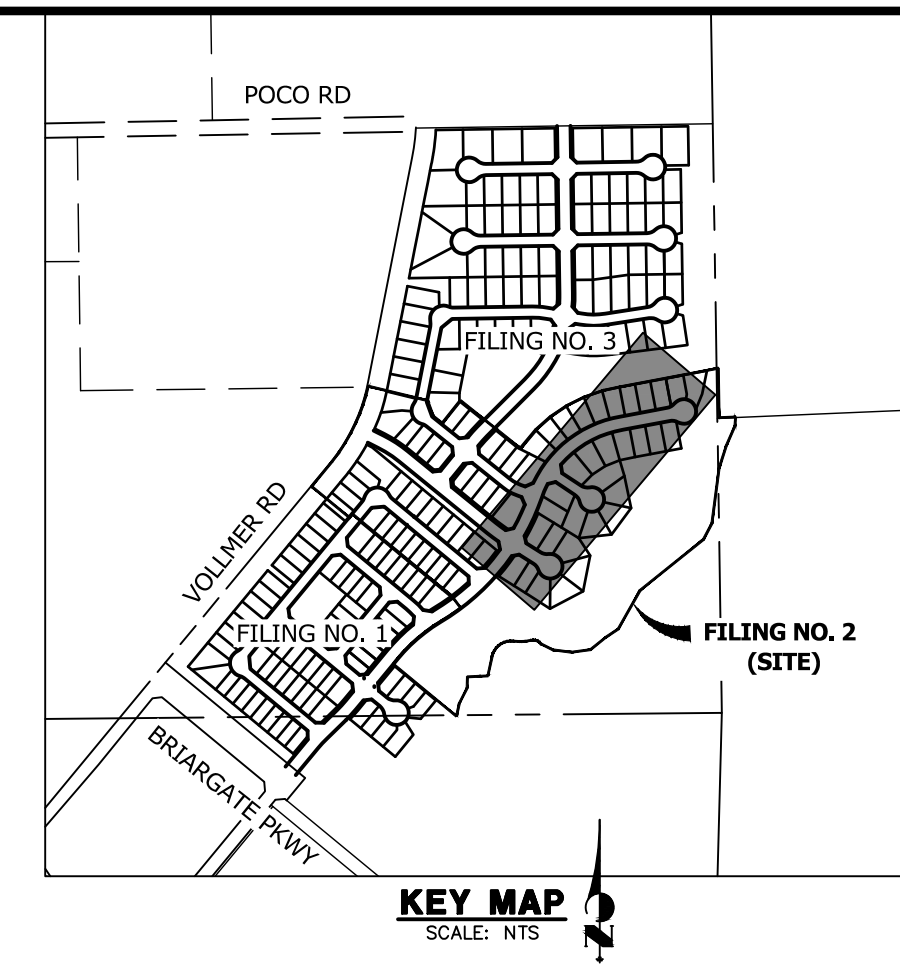
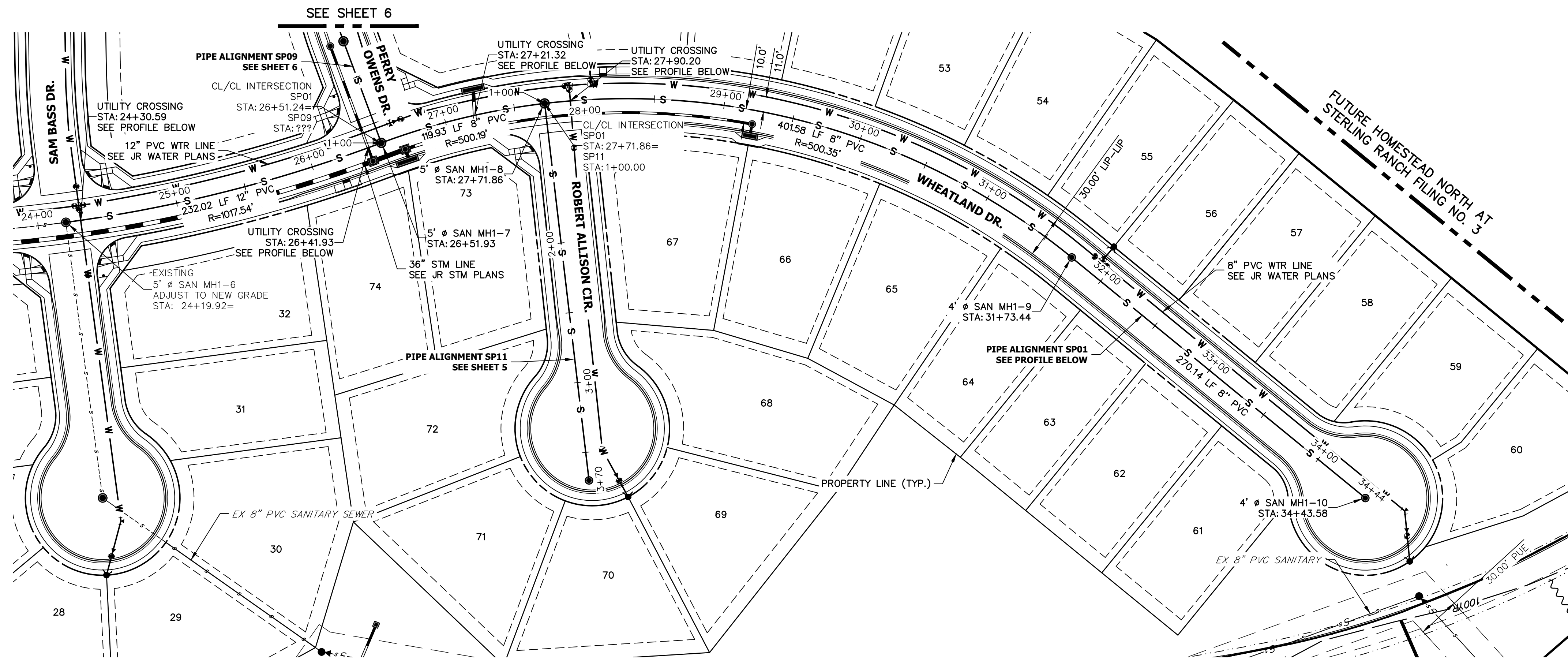
BY	DATE	No.	REVISION

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2  
SANITARY SEWER PLANS

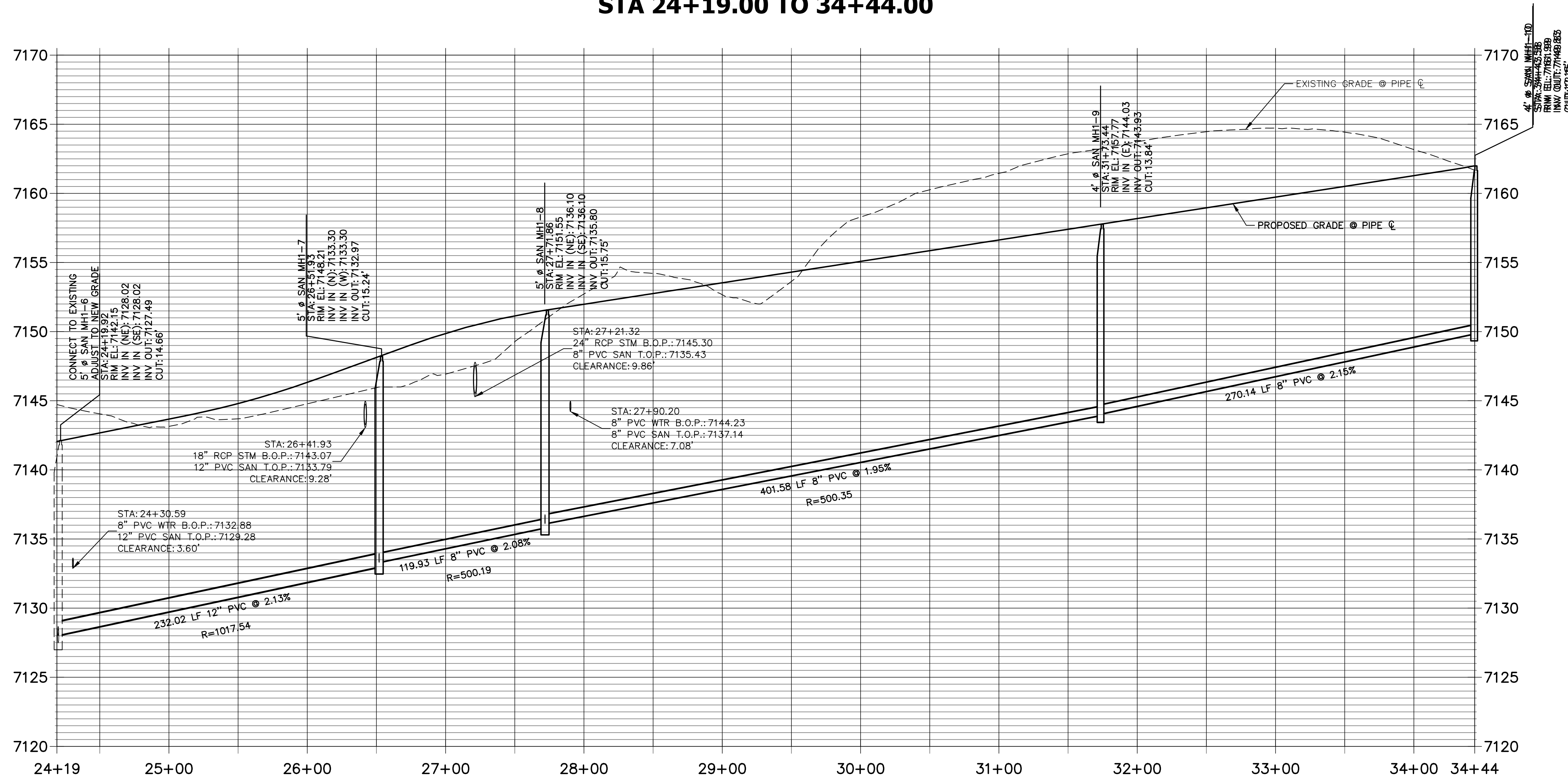
H-SCALE	1"=50'
V-SCALE	1"=5'
DESIGNED BY	QNL
DRAWN BY	QNL
CHECKED BY	

SHEET 3 OF 8  
JOB NO. 25188.10





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



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  
 COLORADO P.E. 32314  
 DATE 9/9/22

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

**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 303-740-9383 • Colorado Springs 719-583-2593  
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

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













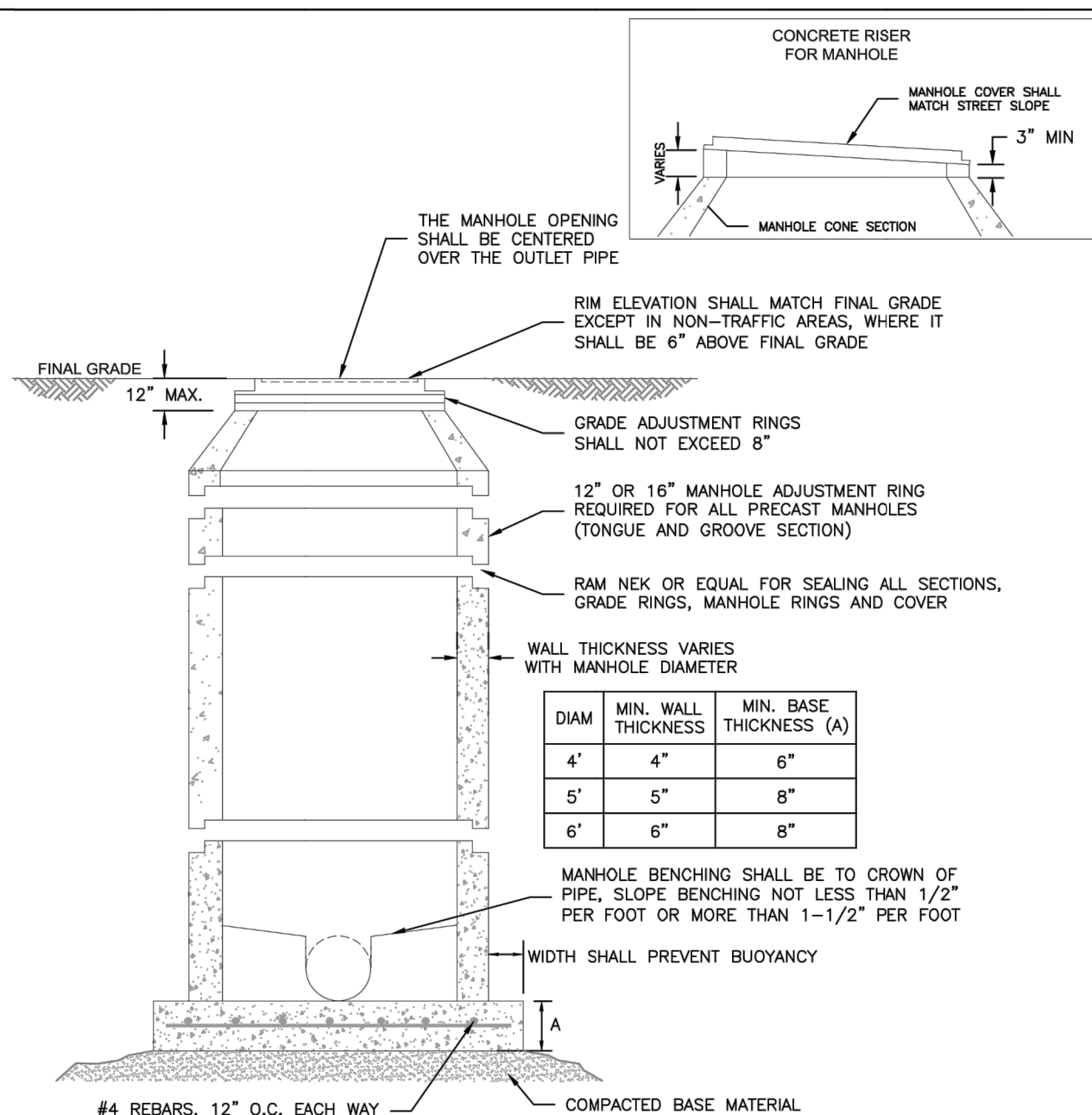


PIPE SIZE AND MATERIAL	ALLOWABLE DEFLECTION	PIPE LENGTH AND CORRESPONDING RADIUS									
		20'	18'	16'	14'	12'	10'	8'	6'	4'	
4" - 12" DIP	4"00'	286'	256'	229'	200'	172'	143'	115'	100'	100'	
14" - 16" DIP	3"12'	358'	322'	287'	251'	215'	179'	143'	107'	100'	
16" - 36" DIP	2"24'	477'	430'	382'	334'	286'	238'	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'.

	MINIMUM RADIUS FOR DIP AND PVC PIPE	C2-2
---	-------------------------------------	------

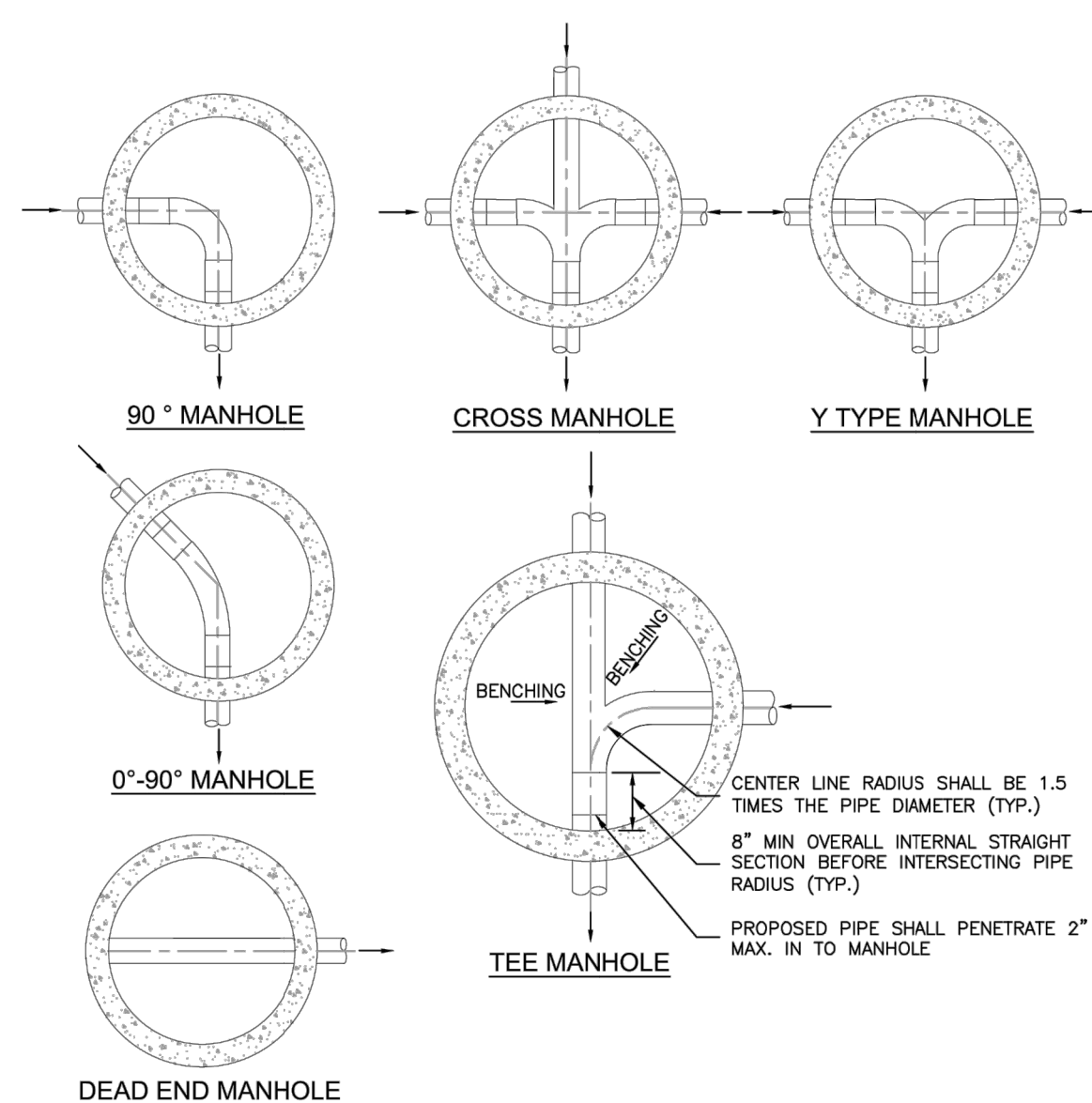


**NOTES:**

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

	STANDARD CONCRETE MANHOLE	C3-1
---	---------------------------	------

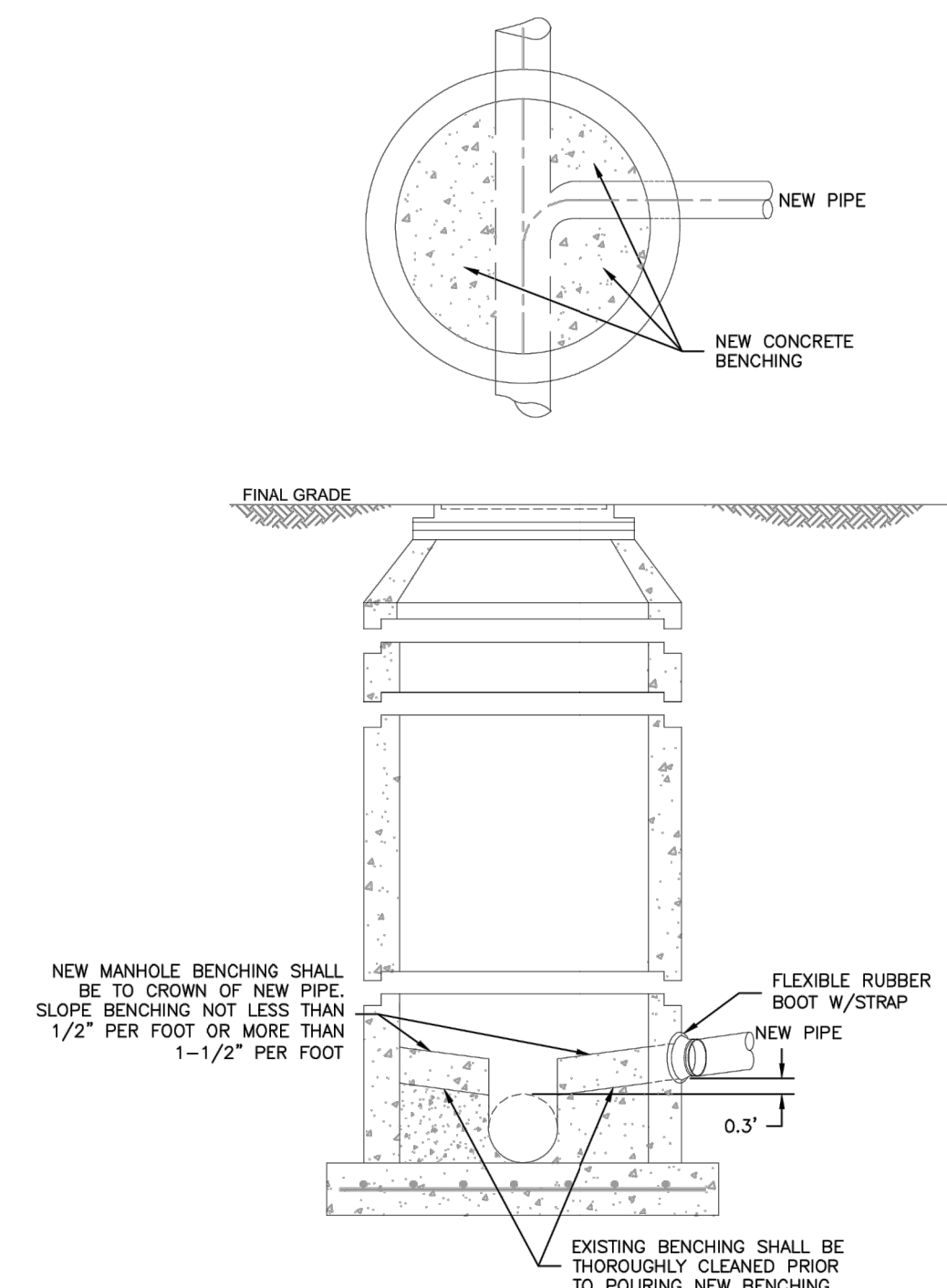
**TYPICAL INTERSECTING PIPE MANHOLE LAYOUTS**



**NOTES:**

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

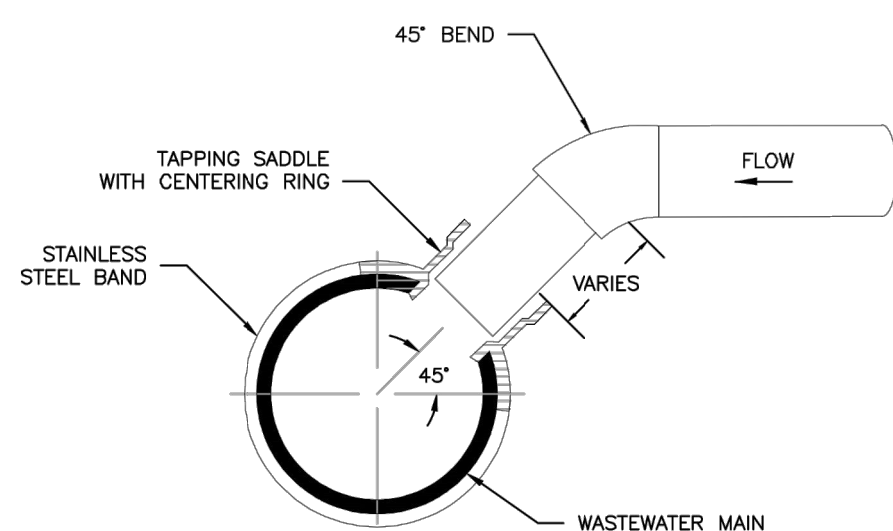
	TYPICAL MANHOLE LAYOUTS AND INTERSECTIONS	C3-2
---	---	------



**NOTES:**

- SEE DETAIL DRAWING C3-1 FOR MANHOLE REQUIREMENTS.

	CORE DRILLING INTO AN EXISTING MANHOLE	C3-3
---	--	------



**TYPICAL WASTEWATER SERVICE TAPPING SADDLE**

**NOTES:**

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

	TYPICAL WASTEWATER SERVICE LINE TAPPING METHOD	D1-6
---	--	------



Know what's below.  
Call before you dig.

**ENGINEER'S STATEMENT**

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

MIKE A. BRAMLETT, P.E.  
32314  
9/9/22

FOR AND ON BEHALF OF JR ENGINEERING

BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A	N/A	9/9/22	QNL	QNL	QNL
<p>HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2 DETAIL SHEET</p> <p>SHEET 8 OF 8 JOB NO. 25188.10</p>									

**J.R. ENGINEERING**  
A Westman Company

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

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

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

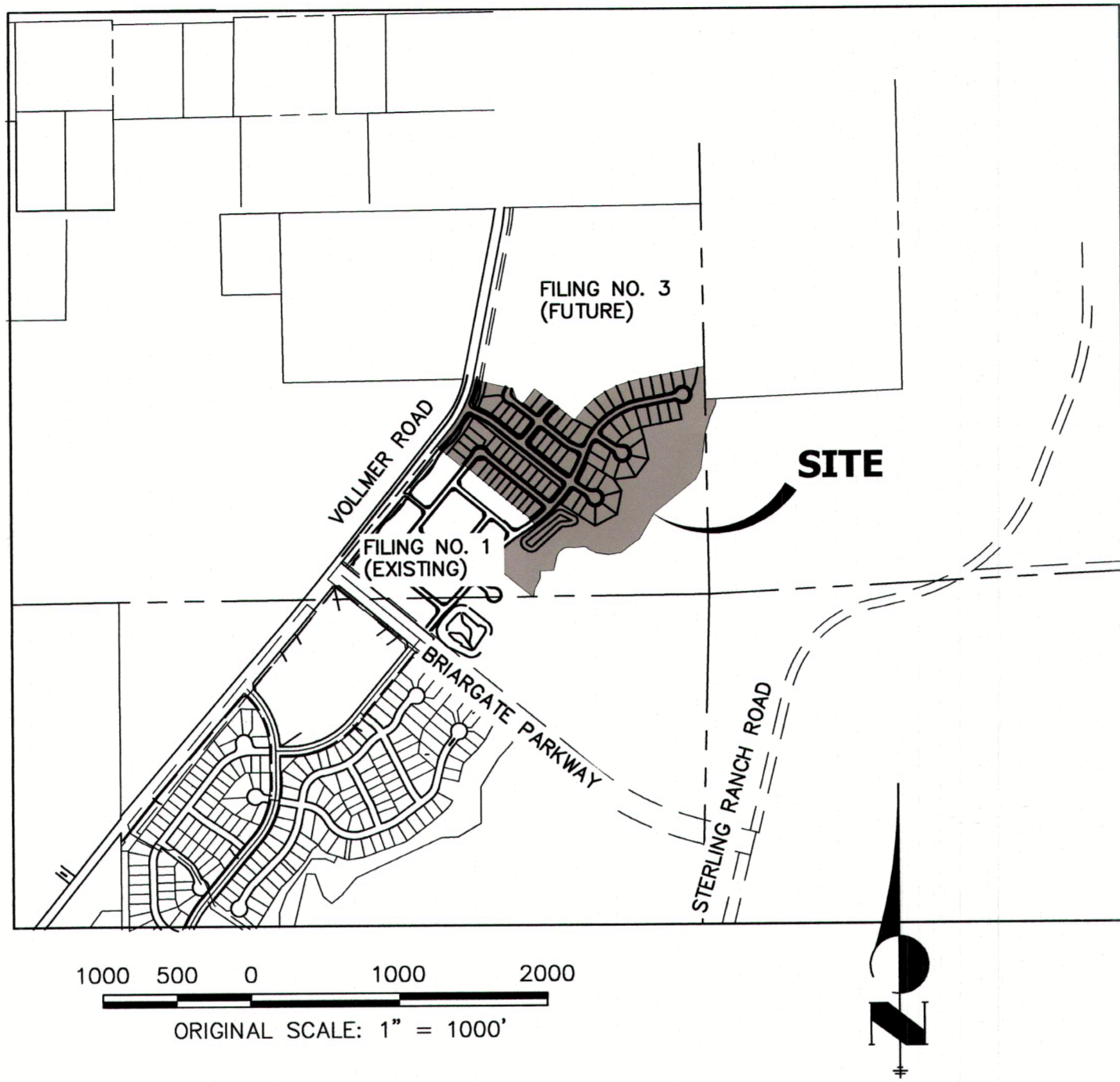


# HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2

## COUNTY OF EL PASO, STATE OF COLORADO WATER SYSTEM PLAN SEPTEMBER 2022

### GENERAL NOTES

- ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT STERLING RANCH METROPOLITAN DISTRICT (SRMD, THE DISTRICT) SPECIFICATIONS.
- ALL PLANS ON THE JOB SITE SHALL BE SIGNED BY THE DISTRICT AND THE DISTRICT'S ENGINEER. ANY REVISION TO THE PLANS SHALL BE SO NOTED WITH THE OLD DRAWING MARKED NOT VALID.
- ALL STATIONING IS CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE NOTED.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DISTRICT. THE DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- ALL WATER AND SEWER SERVICE LOCATIONS SHALL BE CLEARLY MARKED ON EITHER THE CURB HEAD OR THE FACE OF THE CURB, WITH AN "S" FOR SEWER AND A "W" FOR WATER.
- DUCTILE IRON PIPES, INCLUDING FITTINGS, VALVES AND FIRE HYDRANTS, SHALL BE WRAPPED WITH POLYETHYLENE TUBING, DOUBLE BONDED AT EACH JOINT AND ELECTRICALLY ISOLATED. BONDING AND ANODE CONNECTIONS SHALL BE THOROUGHLY COATED WITH BITUMINOUS COATINGS.
- ALL DUCTILE IRON PIPE LESS THAN 12 INCHES AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WIRES WITH 17 LB MAGNESIUM ANODES EVERY 400 FEET AND 9 LB MAGNESIUM ANODES AT EACH FITTING. ALL DUCTILE IRON PIPE 12 INCHES AND GREATER AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WIRES WITH 17 LB MAGNESIUM ANODES EVERY 300 FEET AND 9 LB MAGNESIUM ANODES AT EACH FITTING.
- ALL PIPE MATERIAL, BACKFILL AND INSTALLATION SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS, COLORADO DEPARTMENT OF TRANSPORTATION, EL PASO COUNTY DEPARTMENT OF TRANSPORTATION, COLORADO SPRINGS UTILITIES AND THE GEOTECHNICAL ENGINEER.
- COMPACTION TESTS SHALL BE 95% STANDARD PROCTOR AS DETERMINED BY ASTM D698, UNLESS OTHERWISE APPROVED BY THE DISTRICT OR HIGHER STANDARD AS IMPOSED BY ANOTHER AGENCIES HAVING RIGHT-OF-WAY JURISDICTION. THIS SHALL INCLUDE ALL VALVES, FIRE HYDRANT RUNS, WATER & SEWER SERVICE LINES AND MANHOLES. ALL REPORTS SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
- THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY. THE LOCATION OF ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE DISTRICT SHALL BE NOTIFIED OF ANY DEVIATIONS TO THE LINE AND/OR GRADE AS DEPICTED ON THE PLANS. CONTRACTOR SHALL SUBMIT TO THE DISTRICT AND THE ENGINEER OF RECORD A REPORT OF THE FIELD VERIFIED INFORMATION PRIOR TO THE START OF CONSTRUCTION.
- ALL BENDS SHALL BE FIELD STAKED PRIOR TO THE START OF CONSTRUCTION.
- BENDS, DEFLECTION & CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO NO MORE THAN 0.5' FROM THE DESIGNED ALIGNMENT. CONSTRUCTION STAKES TO BE AT 25' INTERVALS ALONG CURVES TO ASSURE LOCATION OF PIPE LINE CONSTRUCTION.
- AT ALL LOCATIONS WHERE CAP AND STUB IS NOTED ON DRAWINGS, PROVIDE A PLUG AT THE END OF THE PIPE JOINT NEAREST THE SPECIFIED STATION. PROVIDE A REVERSE ANCHOR AT ALL WATER LINE PLUGS.
- ALL UNUSED SALVAGED WATER UTILITY MATERIAL SHALL BE RETURNED TO THE METROPOLITAN DISTRICT AS REQUESTED.
- AT THE CONTRACTOR'S EXPENSE, ALL UTILITY MAINS SHALL BE SUPPORTED AND PROTECTED SUCH THAT THEY SHALL FUNCTION CONTINUOUSLY DURING CONSTRUCTION OPERATIONS. SHOULD A UTILITY MAIN FAIL AS A RESULT OF THE CONTRACTOR'S OPERATION, IT SHALL BE REPLACED IMMEDIATELY BY THE CONTRACTOR OR BY THE DISTRICT AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR/DEVELOPER.
- PUMPING OR BYPASS OPERATIONS SHALL BE REVIEWED AND APPROVED BY BOTH THE DISTRICT AND THE DISTRICT ENGINEER PRIOR TO EXECUTION.
- THE CONTRACTOR SHALL REPLACE OR REPAIR DAMAGE TO ALL SURFACE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FENCES, LANDSCAPING, CURB AND GUTTER AND/OR ASPHALT THAT MAY BE CAUSED DURING CONSTRUCTION.
- ALL CONTRACTORS WORKING ON OR NEAR A WATER OR SEWER FACILITY (TO INCLUDE SERVICE LINE) SHALL HAVE LIABILITY INSURANCE NAMING THE DISTRICT AS AN ADDITIONAL INSURED AND SHALL PROVIDE A CURRENT COPY OF WORKERS COMPENSATION INSURANCE ON FILE WITH THE DISTRICT. NO WORK CAN PROCEED WITHOUT CURRENT CERTIFICATES ON FILE AT THE DISTRICT'S OFFICE.
- THE CONTRACTOR SHALL NOTIFY THE DISTRICT AND ALL AFFECTED UTILITY COMPANIES ADJACENT TO THE PROPOSED UTILITY CONSTRUCTION A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A WEEKLY CONSTRUCTION MEETING SHALL BE REQUIRED WITH THE CONTRACTOR, DISTRICT ENGINEER AND ALL OTHER PARTIES AS DEEMED NECESSARY BY THE DISTRICT.
- COMMENCEMENT OF CONSTRUCTION OF WATER/SEWER SYSTEMS WITHIN THE METROPOLITAN DISTRICT:
  - PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING IS REQUIRED A MINIMUM OF 48 HOURS IN ADVANCE OF COMMENCEMENT OF WORK. A REPRESENTATIVE OF THE OWNER OR DEVELOPER, A REPRESENTATIVE OF THE CONTRACTOR AND DESIGN ENGINEER ARE REQUIRED TO ATTEND. CONTACT THE DISTRICT TO SCHEDULE THE PRE-CONSTRUCTION MEETING. NO PRE-CONSTRUCTION MEETING CAN BE SCHEDULED PRIOR TO FOUR (4) SIGNED/ APPROVED PLAN SETS ARE RECEIVED BY THE DISTRICT.
  - THE CONTRACTOR IS REQUIRED TO NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 2 WEEKS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY AFFECTED UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION ADJACENT TO THE KNOWN UTILITY LINES.
- TESTING OF FACILITIES:
  - THE CONTRACTOR SHALL NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF ANY TESTING.
  - ALL SECTIONS OF WATER LINE ARE TO MEET THE FOLLOWING PRESSURE TESTING REQUIREMENTS:
    - TEST 100% OF ALL LINES
    - MUST PASS PRESSURE TEST TO 200 PSI FOR TWO HOURS (UNLESS OTHERWISE APPROVED ON THE PLANS).
  - ALL SANITARY SEWER FACILITIES ARE TO MEET THE FOLLOWING TESTING REQUIREMENTS:
    - ALL LINES SHALL BE JET CLEANED PRIOR TO VACUUM OR PRESSURE TESTING
    - ALL MANHOLES SHALL BE VACUUM TESTED WITH DISTRICT STAFF PRESENT PRIOR TO CCTV INSPECTION.
    - SEWER MAINS TO BE PRESSURE TEST PRIOR TO CCTV INSPECTION
    - ALL LINES SHALL BE CCTV INSPECTED AND VIDEO SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
- PRELIMINARY ACCEPTANCE SHALL BE DEFINED AS THE POINT IN TIME THAT THE DISTRICT ACCEPTS THE FACILITY FOR USE. ALL SURFACE IMPROVEMENTS AND RESTORATION SHALL BE COMPLETED WITHIN 30 DAYS OF COMMENCEMENT. SHOULD THE CONTRACTOR FAIL TO COMPLETE ALL SURFACE IMPROVEMENTS AND RESTORATION WITHIN 30 DAYS OF COMMENCEMENT OF SERVICE, THE DISTRICT, AT THEIR DISCRETION, MAY ELECT TO COMPLETE THE IMPROVEMENTS AT THE CONTRACTOR'S COST.
- FINAL ACCEPTANCE BY THE DISTRICT OF ANY LINE OR SYSTEM SHALL NOT OCCUR UNTIL COMPLETION OF FINAL ASPHALT LAYERS AND/OR FINAL COMPLETION AND/OR RESTORATION OF ALL SURFACE IMPROVEMENTS. THE WARRANTY PERIOD FOR ALL FACILITIES PRIOR TO FINAL ACCEPTANCE SHALL BE 24 MONTHS COMMENCING AFTER PRELIMINARY ACCEPTANCE.
- ACCEPTANCE:
  - THE DISTRICT MAY GIVE PRELIMINARY ACCEPTANCE ONCE ALL OF THE TESTS ON ALL THE LINES HAVE BEEN COMPLETED AND A WALK-THRU HAS OCCURRED.
  - A SECOND ACCEPTANCE MAY OCCUR ONCE FIRST LIFT OF ASPHALT GOES DOWN AND A SECOND WALK-THRU OF THE SYSTEM OCCURS. IF ALL FACILITIES ARE CLEAN AND ACCESSIBLE, A FINAL ACCEPTANCE MAY OCCUR (THE DISTRICT MAY REQUIRE CLEANING AND RE-VIDEO OF THE SYSTEM, DEPENDING ON THE SEVERITY OF THE CONTAMINATION).
- ALL WATER AND SEWER MAINS, INCLUDING SERVICE LINES, SHALL HAVE "AS-BUILT" DRAWINGS PREPARED AND APPROVED PRIOR TO PRELIMINARY ACCEPTANCE BY THE DISTRICT.
- ALL COMMERCIAL/BUSINESS DEVELOPMENTS SHALL HAVE AN EIGHT INCH (MIN.) WATER MAIN LOOPED THROUGH THE PROPOSED PROPERTY WITH GATE VALVES LOCATED WHERE THE MAIN ENTERS THE PROPERTY LINE. AN EIGHT INCH SEWER MAIN SHALL BE INSTALLED FOR SERVICE TO COMMERCIAL/BUSINESS DEVELOPMENTS, AND A MANHOLE SHALL BE LOCATED WHERE THE MAIN ENTERS THE PROPERTY. THE END OF THE MAINS SHALL BE MARKED WITH THE APPROPRIATE COLORED CARSONITE MARKER ALONG WITH TRACER WIRE.
- AFTER REVIEW AND APPROVAL OF PLANS FOR THE EXTENSION OF LINES, FACILITIES AND/OR SERVICES, CONSTRUCTION MUST BE COMMENCED WITHIN 18 MONTHS FOR RESIDENTIAL SUBDIVISIONS AND 12 MONTHS FOR ANY COMMERCIAL INSTALLATIONS.
- INSPECTION FEES: CALL THE DISTRICT (719-495-2500) FOR FEE SCHEDULE.



### 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

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

### WATER SYSTEM INSTALLATION NOTES

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

### AGENCIES

- OWNER/DEVELOPER:** SR LAND, LLC  
20 BOULDER CRESCENT, SUITE 201  
COLORADO SPRINGS, CO 80903  
JAMES F. MORLEY (719) 471-1742
- CIVIL ENGINEER:** JR ENGINEERING, LLC  
5475 TECH CENTER DRIVE  
COLORADO SPRINGS, CO 80919  
MIKE BRAMLETT P.E. (303) 267-6240
- COUNTY ENGINEERING:** EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT  
2880 INTERNATIONAL CIRCLE, SUITE 110  
COLORADO SPRINGS, CO 80910  
JEFF RICE, P.E. (719) 520-6300
- TRAFFIC ENGINEERING:** EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS  
3275 AKERS DRIVE  
COLORADO SPRINGS, CO 80922  
JENNIFER IRVINE, P.E. (719) 520-6460
- WATER RESOURCES:** STERLING RANCH METRO DISTRICT ENGINEERS  
JDS-HYDRO CONSULTANTS  
545 E. PIKES PEAK AVE., SUITE 300  
COLORADO SPRINGS, CO 80903  
JOHN MCGINN (719) 668-8769

- FIRE DISTRICT:** BLACK FOREST FIRE PROTECTION DISTRICT  
11445 TEAGHOUT ROAD  
COLORADO SPRINGS, CO 80908  
CHIEF BRYAN JACK (719) 495-4300
- GAS DEPARTMENT:** COLORADO SPRINGS UTILITIES  
7710 DURANT DR.  
COLORADO SPRINGS, CO 80947  
TIM WENDT (719) 668-3556
- ELECTRIC DEPARTMENT:** MOUNTAIN VIEW ELECTRIC  
11140 E. WOODMEN ROAD  
FALCON, CO 80831  
(719) 495-2283
- COMMUNICATIONS:** QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987  
AT&T (LOCATORS) (719) 635-3674

### SHEET INDEX

- COVER PAGE
- LEGEND
- WATER OVERVIEW
- WATER PLANS
- WATER LOWERINGS
- WATER SERVICE PLAN
- DETAIL SHEET

### 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.

DATE \_\_\_\_\_

JOSHUA PALMER, P.E. \_\_\_\_\_

INTERIM COUNTY ENGINEER/ECM ADMINISTRATOR

### WATER & SEWER MAIN EXTENSIONS

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

SIGNED *James F. Morley* DATE 9/9/2022  
JAMES F. MORLEY  
SR LAND, LLC  
20 BOULDER CRESCENT, SUITE 201  
COLORADO SPRINGS, CO 80903  
(719) 471-1742

### DISTRICT APPROVALS

THE STERLING RANCH METROPOLITAN DISTRICT RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN AND HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

STERLING RANCH METROPOLITAN DISTRICT  
WATER DESIGN APPROVAL

DATE: 9/9/2022 BY: *Janet H. Deeg*

PROJECT NO. \_\_\_\_\_

IN CASE OF ERRORS OR OMISSIONS WITH THE WATER DESIGN AS SHOWN ON THIS DOCUMENT THE STANDARDS AS DEFINED IN THE "RULES AND REGULATIONS FOR INSTALLATION OF WATER MAINS AND SERVICES" SHALL RULE.

APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL.

### FIRE AUTHORITY APPROVAL

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

FIRE PROTECTION DISTRICT: *Black Forest Fire Reserve Protection District*

SIGNED \_\_\_\_\_ DATE 9/9/22

### ENGINEER'S STATEMENT

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

*Mike Bramlett* DATE 9/9/22

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 ENGINEERING AGENCIES, 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 Western Company  
Central 303-740-5888 • Colorado Springs 719-590-2888  
Fort Collins 970-491-8888 • www.jrengineering.com

BY	DATE	NO.	REVISION

HOMESTEAD NORTH AT  
STERLING RANCH FILING NO. 2  
COVER SHEET

SHEET 1 OF 7  
JOB NO. 25188.10



X:\25188.10\25188.10\Drawings\Sheet\_Dwg\CD\JRM\Water\_Plan\25188.10\_C101.dwg, WPS1 Cover Page, 9/2/2022 4:33:38 PM, CS







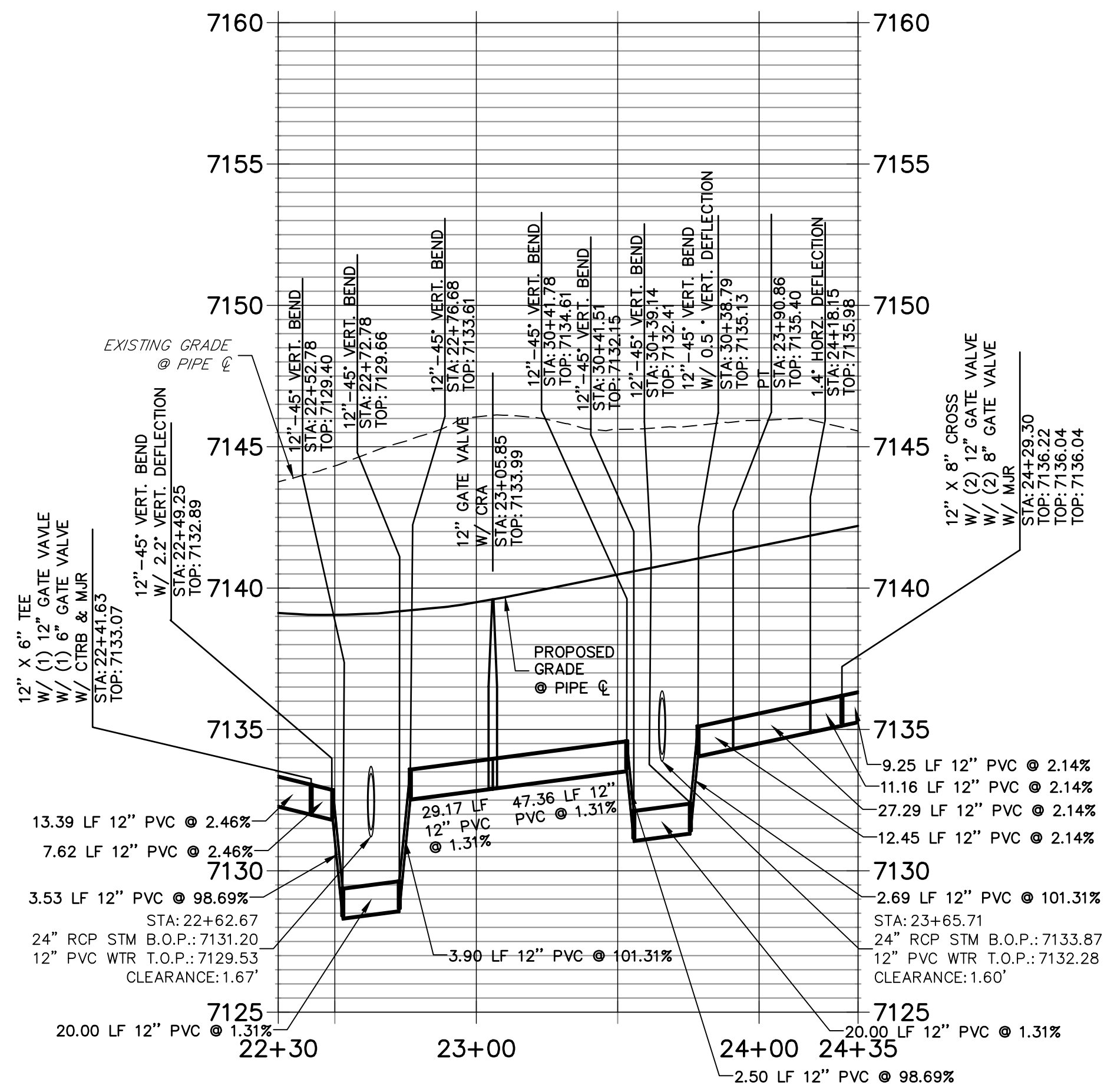




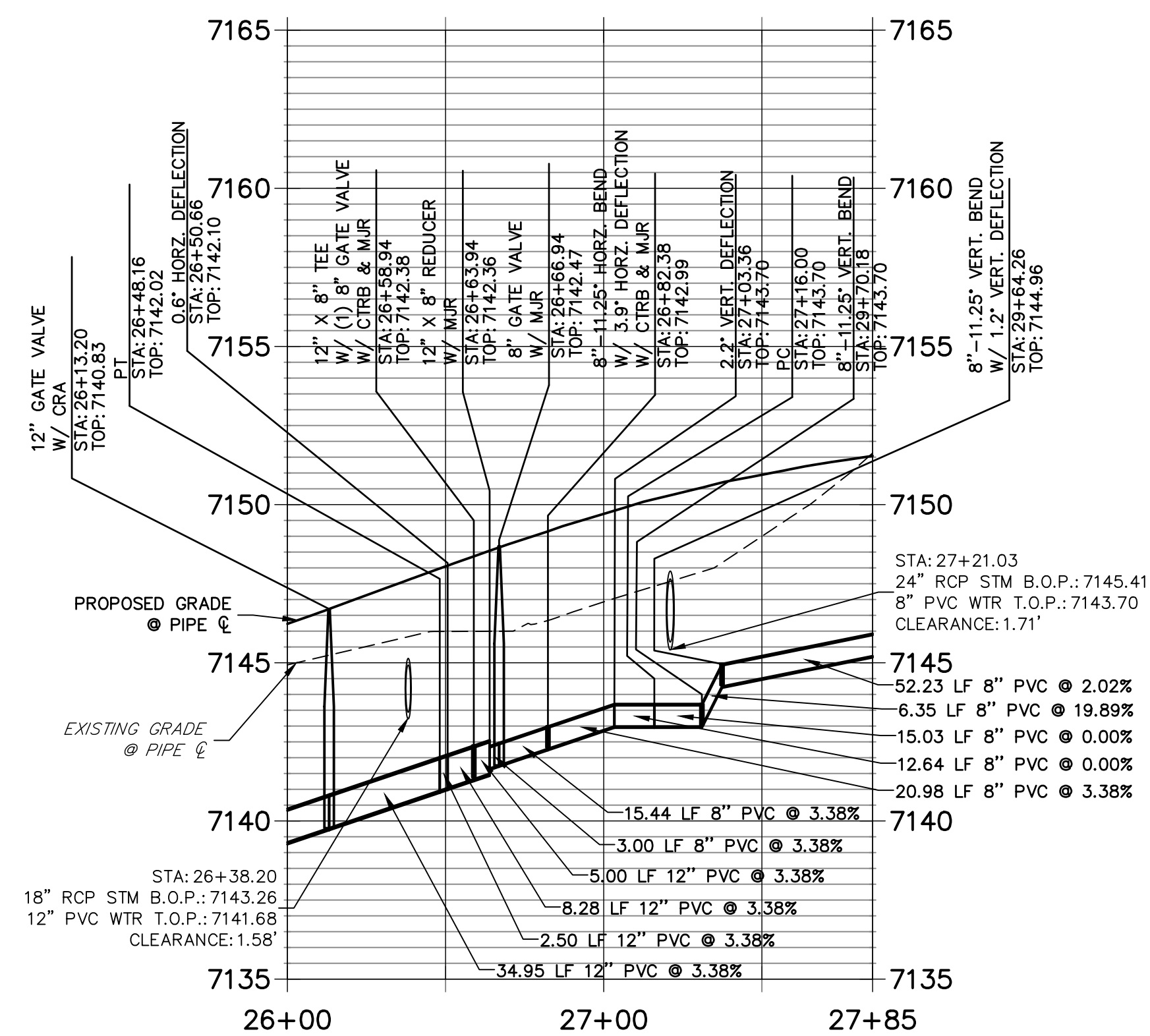




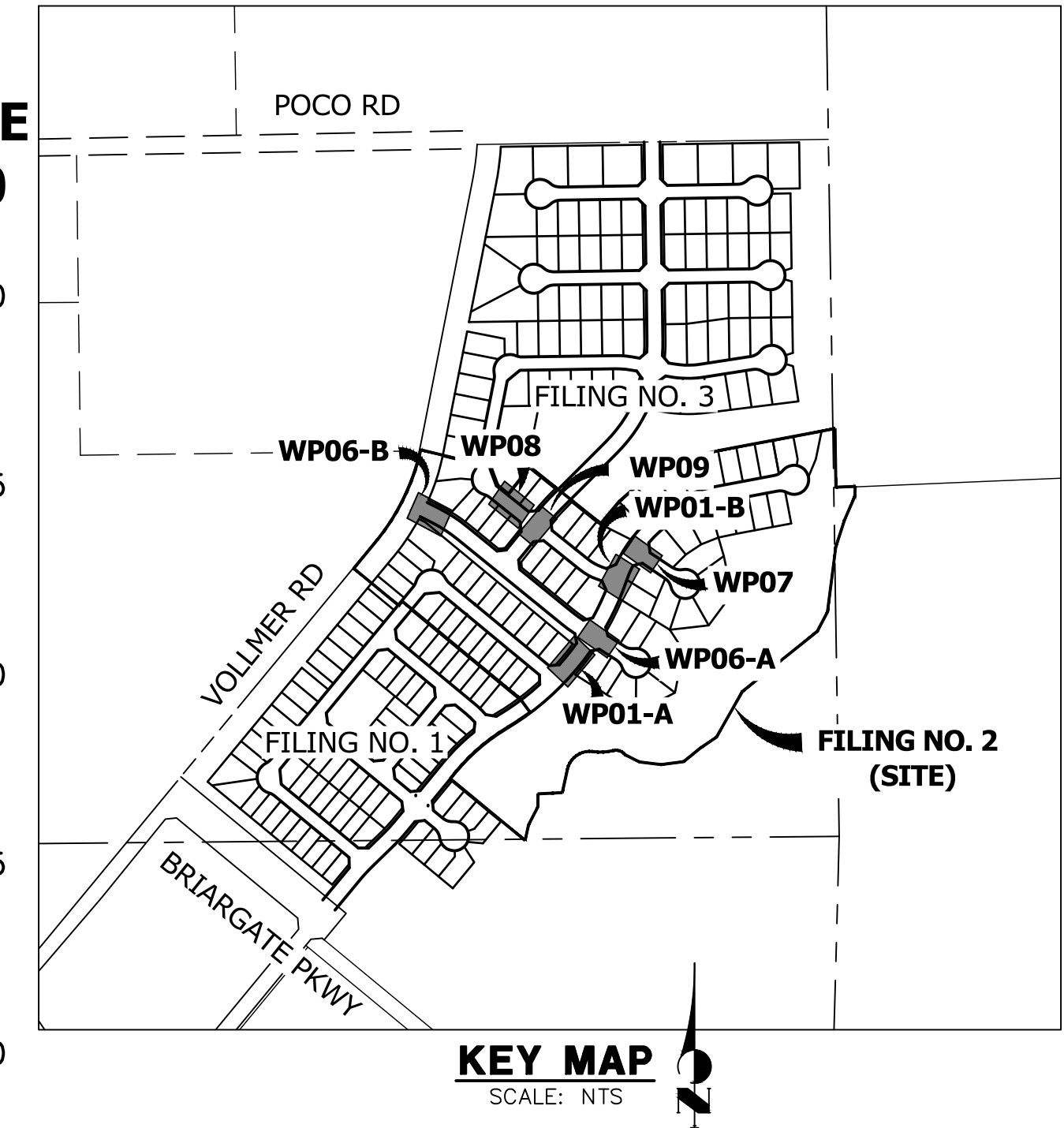
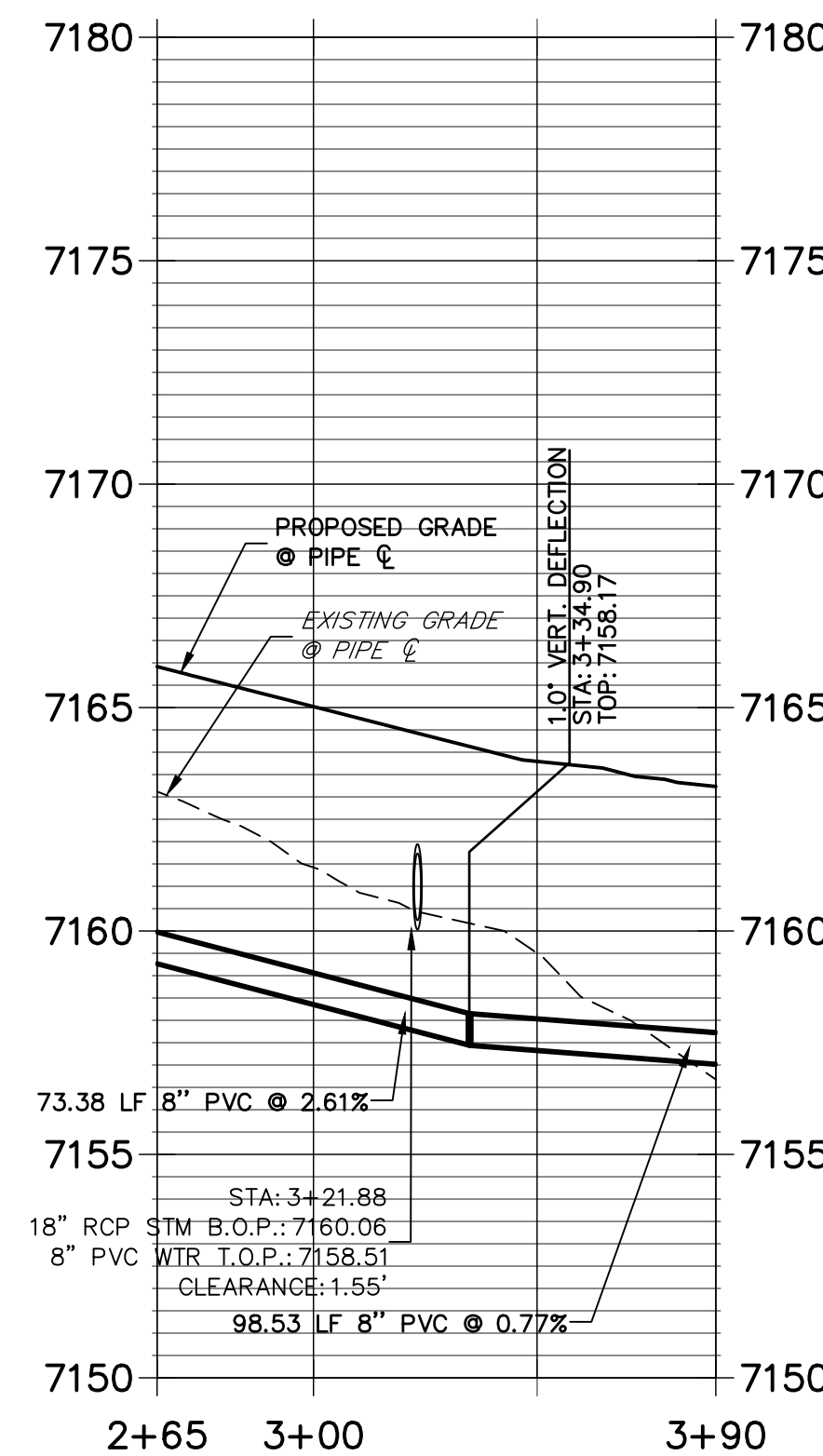
**WP01 LOWERING PROFILE - A  
STA 22+30.00 TO 24+35.00**



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



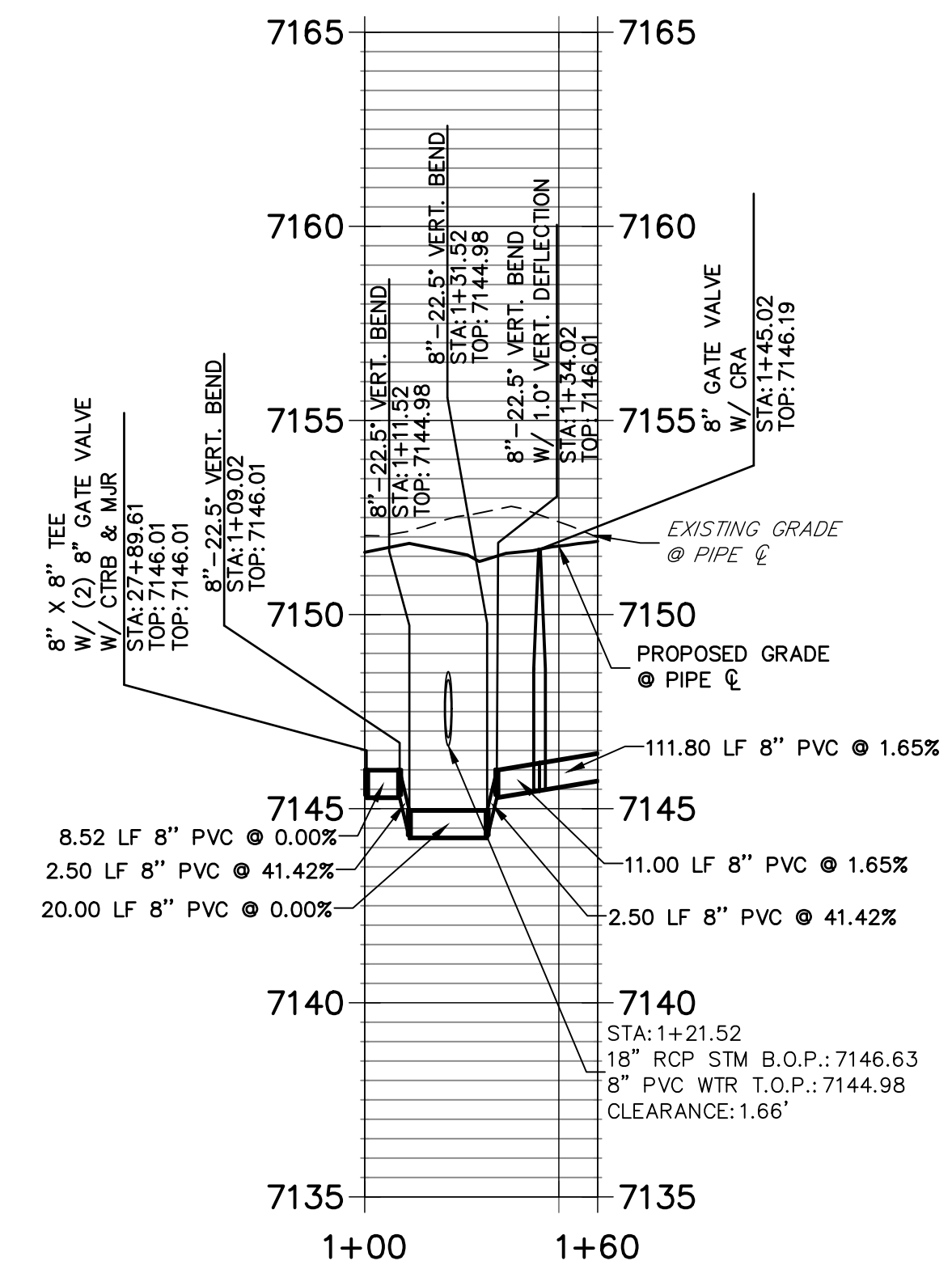
**WP08 LOWERING PROFILE  
STA 2+65.00 TO 3+90.00**



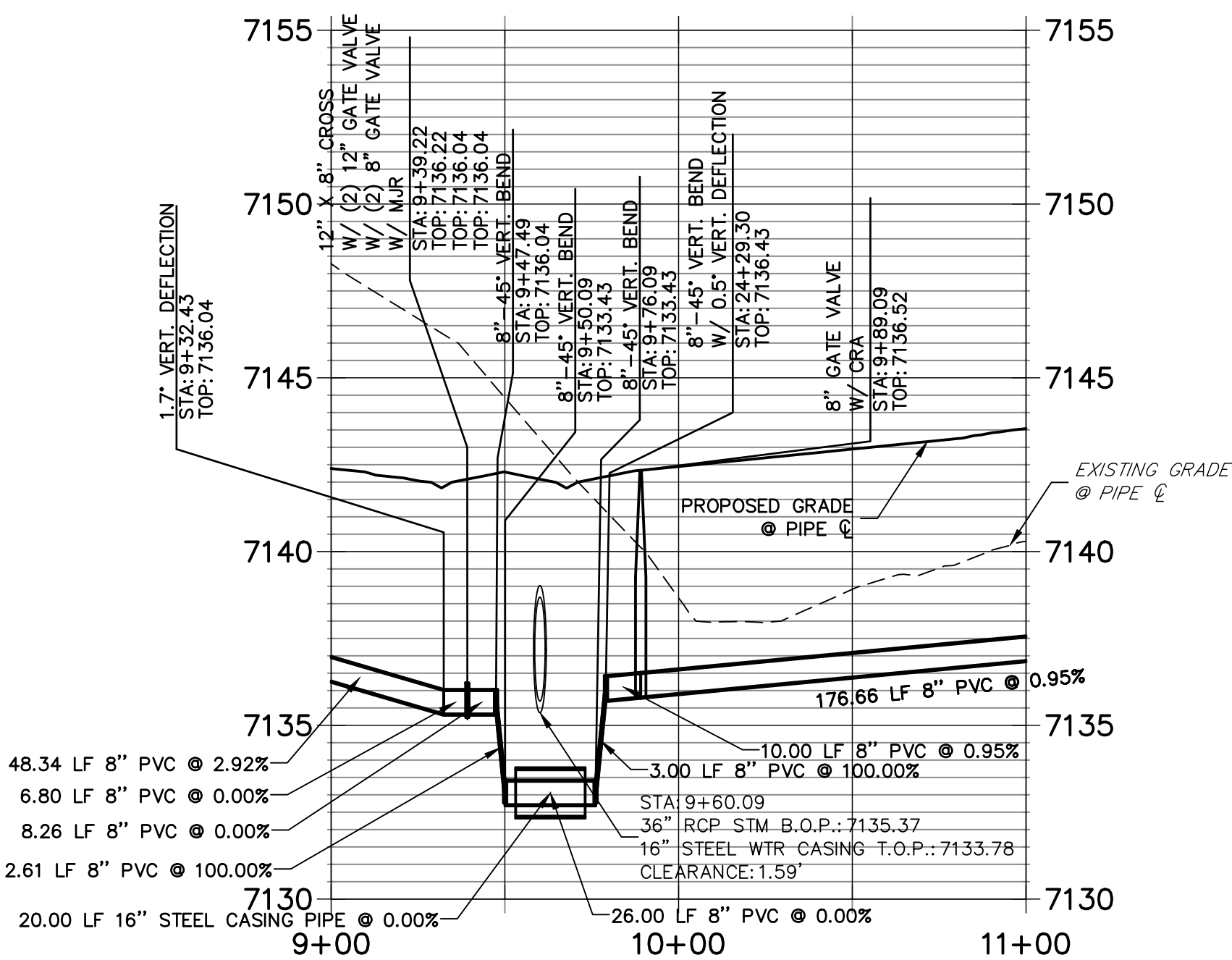
**WATER NOTE**

- 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.

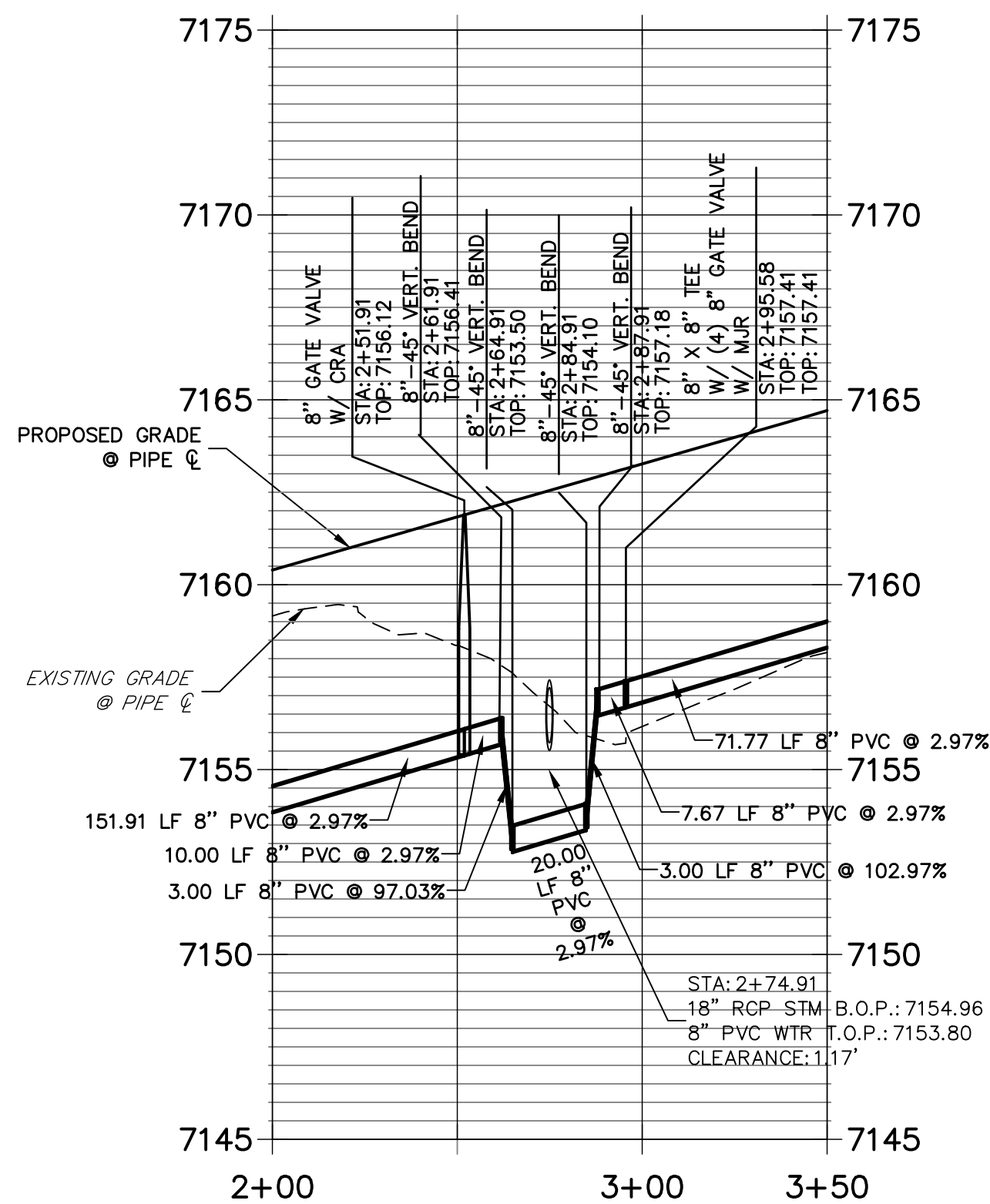
**WP07 LOWERING PROFILE  
STA 1+00.00 TO 1+60.00**



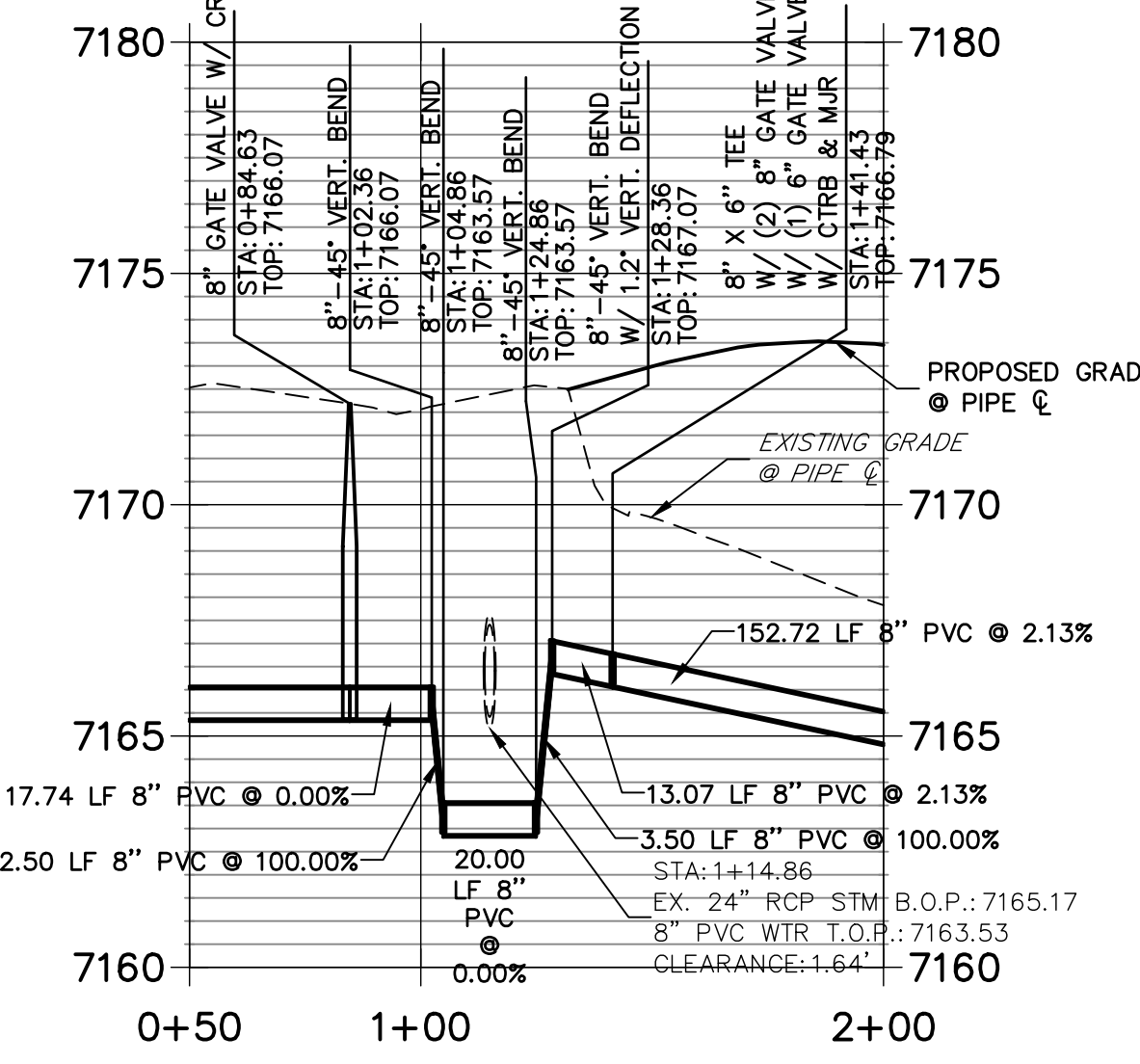
**WP06 LOWERING PROFILE - A  
STA 9+00.00 TO 11+00.00**



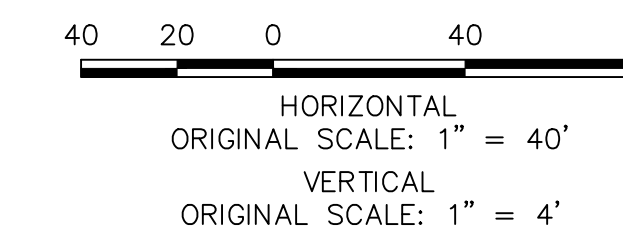
**WP09 PROFILE  
STA 2+00.00 TO 3+50.00**



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



Know what's below.  
Call before you dig.



**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 Mike Bramlett  
 9/9/22  
 32314  
 MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING

NO.	REVISION	BY	DATE

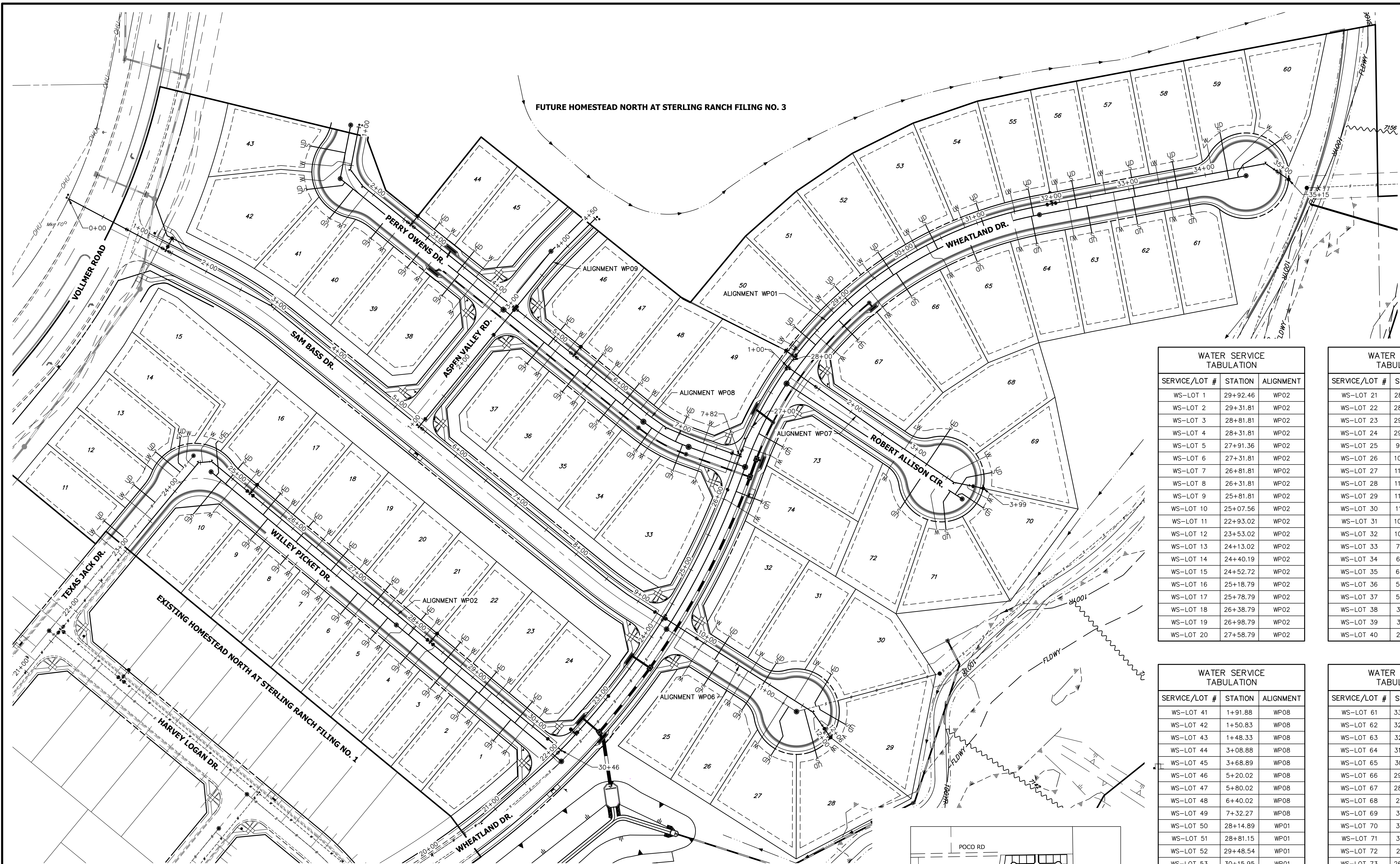
HOMESTEAD NORTH AT  
 STERLING RANCH FILING NO. 2  
 WATER LOWERINGS  
 SHEET 5 OF 7  
 JOB NO. 25188.10

**J.R. ENGINEERING**  
 A Westman Company  
 20 BOULDER CRESCENT  
 SUITE 200  
 COLORADO SPRINGS, CO 80903  
 (719) 471-1742  
 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  
 (719) 471-1742

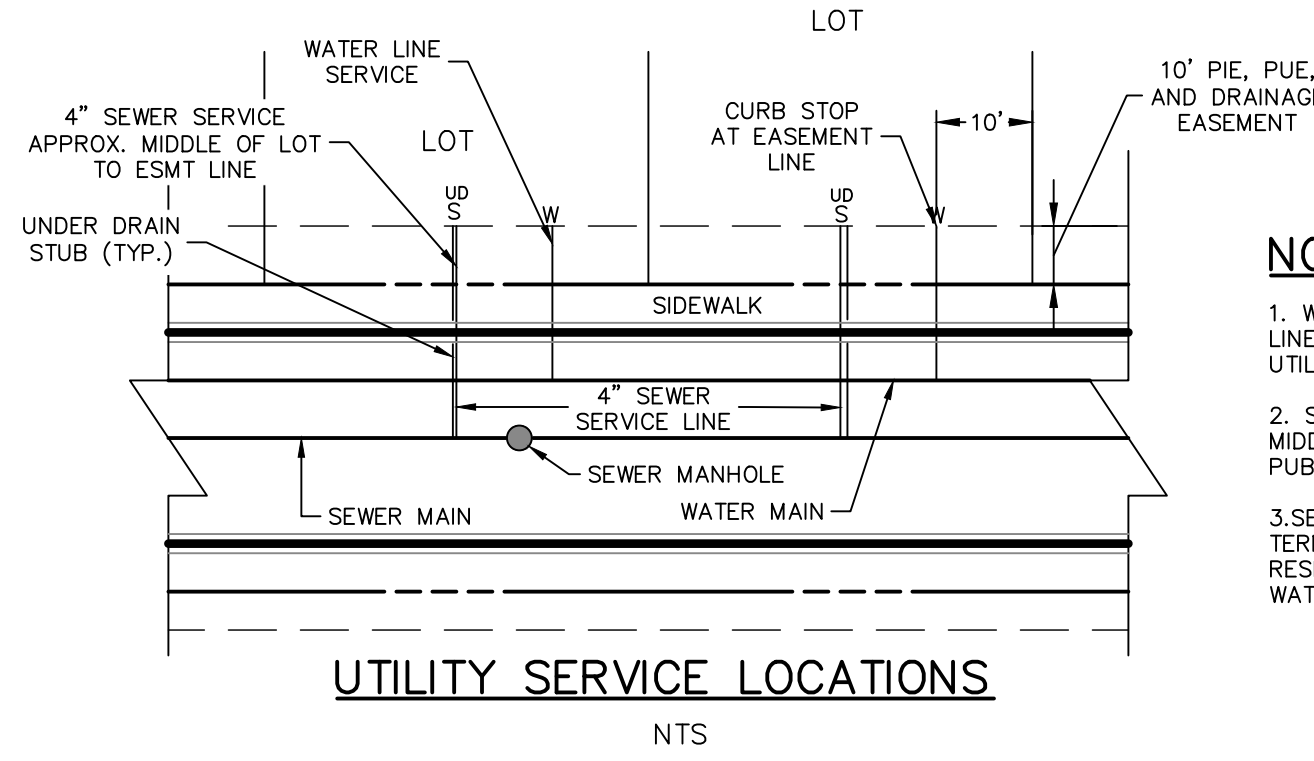
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. REVISES DESIGNATED BY WRITTEN AUTHORIZATION.





FUTURE HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3

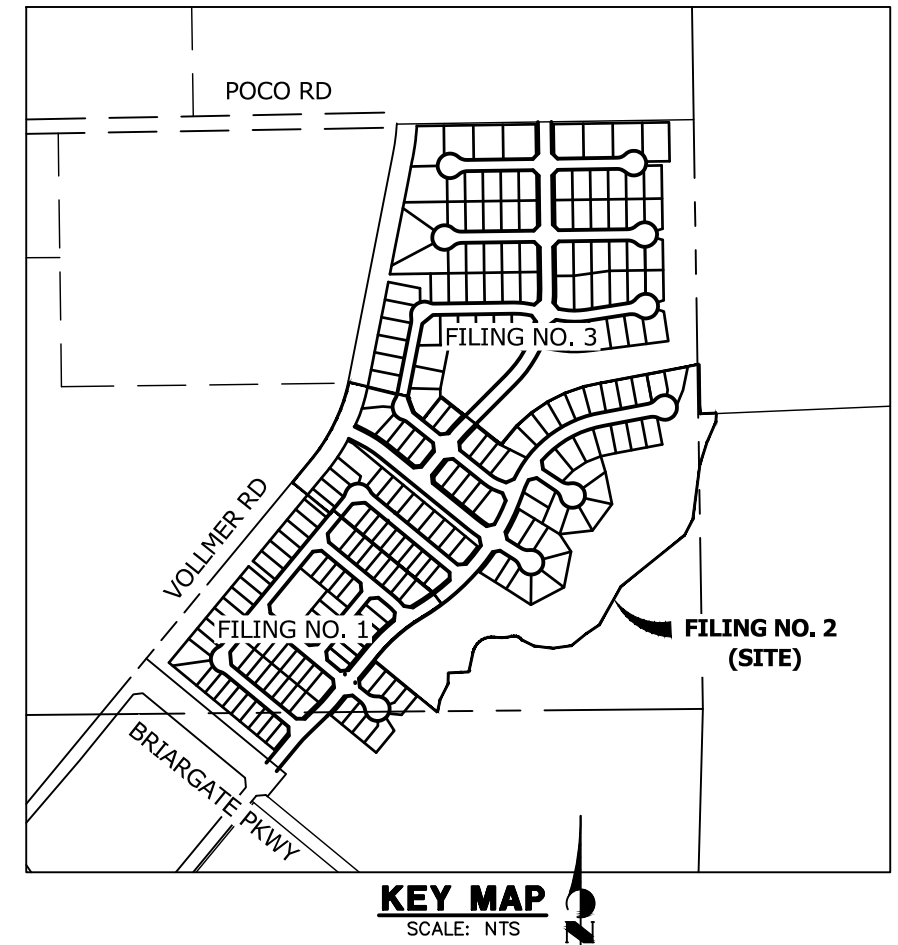
EXISTING HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1



- 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'



**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 Bramlett*  
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, INC.  
DATE: 9/9/22

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

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

**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9383 • Colorado Springs 719-583-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

BY DATE

No. REVISION

H-SCALE 1"=60'  
V-SCALE N/A  
DATE 9/9/22  
DESIGNED BY QNL  
DRAWN BY QNL  
CHECKED BY

**HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2 SERVICE PLAN**

SHEET 6 OF 7  
JOB NO. 25188.10





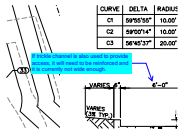


# Construction Drawings (Plans-Profiles)\_v3.pdf Markup Summary

---

## Callout (1)

---



**Subject:** Callout  
**Page Label:** [17] 17 STREET01 DT01  
**Author:** CDurham  
**Date:** 10/17/2022 5:30:30 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

If trickle channel is also used to provide access, it will need to be reinforced and it is currently not wide enough.