

STERLING RANCH FILING 3

COUNTY OF EL PASO, STATE OF COLORADO

STREET IMPROVEMENT PLAN

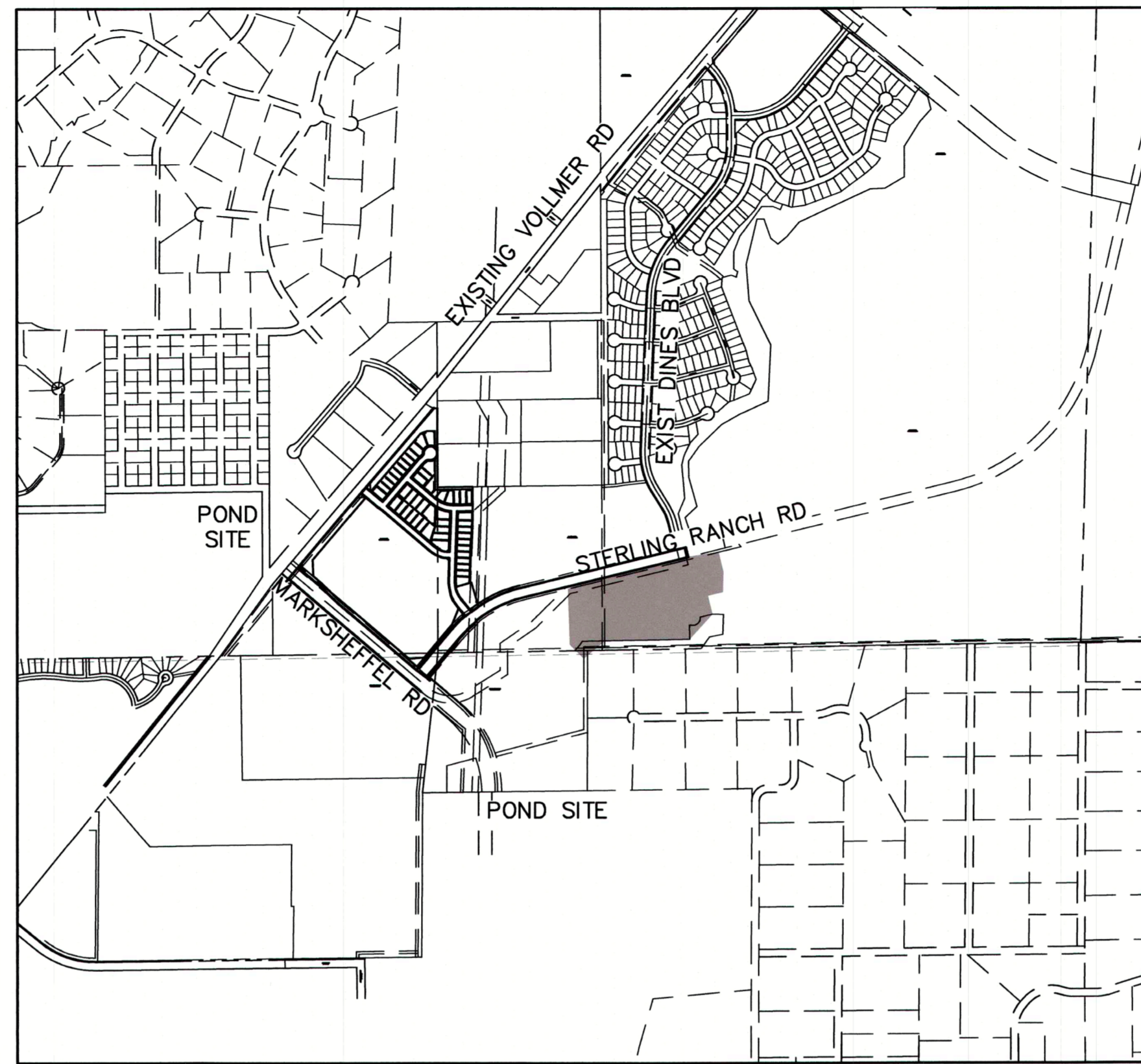
APRIL 2022

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 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300
ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMAN ROAD FALCON, CO 80831 (719) 495-2283
COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674
GAS DEPARTMENT:	COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556
STORMWATER:	STORMWATER ENTERPRISE 30 S. NEVADA AVENUE, SUITE 401 COLORADO SPRINGS, CO 80903 (719)-385-5918
ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMAN ROAD FALCON, CO 80831 (719)-495-2283
COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674
STORMWATER:	STORMWATER ENTERPRISE 30 S. NEVADA AVENUE, SUITE 401 COLORADO SPRINGS, CO 80903 (719)-385-5980
TRAFFIC:	TRAFFIC AND TRANSPORTATION ENGINEERING 30 S. NEVADA AVE. COLORADO SPRINGS, CO 80903 (719)-385-5908
GAS:	STEPHEN BACON SR. ROW AGENT II COLORADO INTERSTATE GAS CO. (KINDER MORGAN) 2 N. NEVADA AVE. COLORADO SPRINGS, CO 80903 (719)-659-5936
GAS:	CRAIG KEIRSEY REAL ESTATE MAGELLAN MIDSTREAM PARTNERS, L.P. ONE WILLIAMS CENTER, OTC-8, TULSA, OK 74172 (918)-574-7986

BENCHMARKS

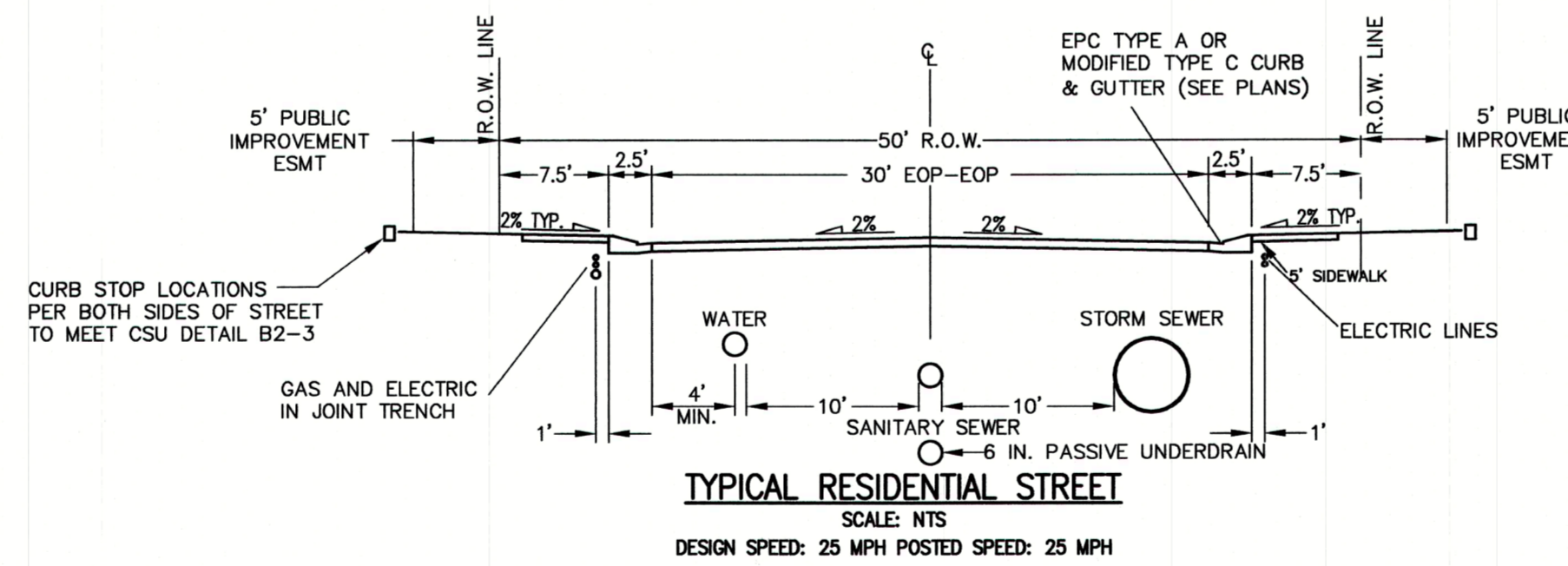
1. THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION
NORTHING = 411416.273
EASTING = 235167.071
ELEVATION = 7023.42
2. THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PAWNEE RANCHEROS SUBDIVISION
NORTHING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



VICINITY MAP
SCALE: 1"=1,000'

SHEET INDEX

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OWNER/DEVELOPER STATEMENT

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

James F. Morley 4/12/2022
JAMES F. MORLEY DATE

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

EL PASO COUNTY STATEMENT

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

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

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

APPROVED Engineering Department

06/09/2022 2:28:59 PM
dsdmjkamp
EPC Planning & Community Development Department
COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

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

Mike A. Bramlett 4/12/2022
MIKE A. BRAMLETT, P.E. 4/12/2022 DATE
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DISTRICT APPROVALS

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

James F. Morley 4/12/2022
FOR AND ON BEHALF OF THE STERLING RANCH METRO DISTRICT DATE

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

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

JR ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-589-2888
Fort Collins 970-491-8888 • www.jrengineering.com

BY	DATE	NO.	REVISION

H-SCALE	N/A	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				4/22/22	RAB	RAB	

STERLING RANCH FILING 3
COVER SHEET



GENERAL CONSTRUCTION NOTES:

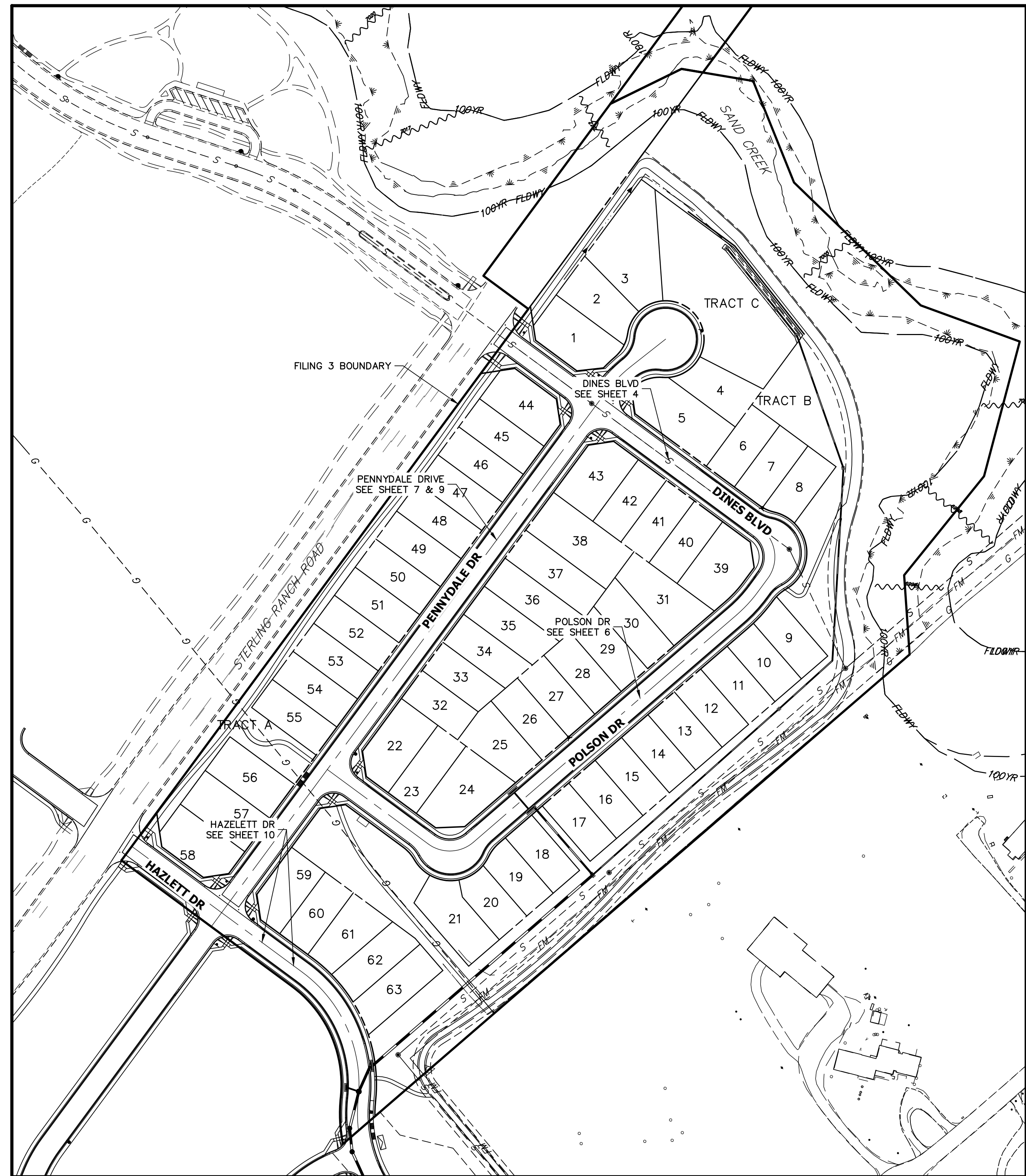
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND 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:

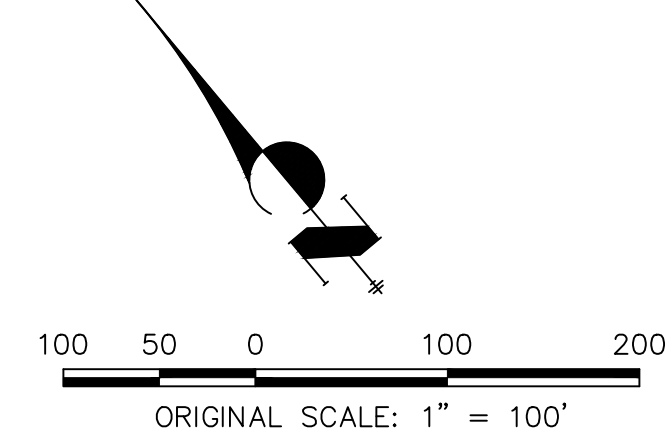
- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT 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 PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

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



KEY MAP



Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE 4/11/22
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 PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

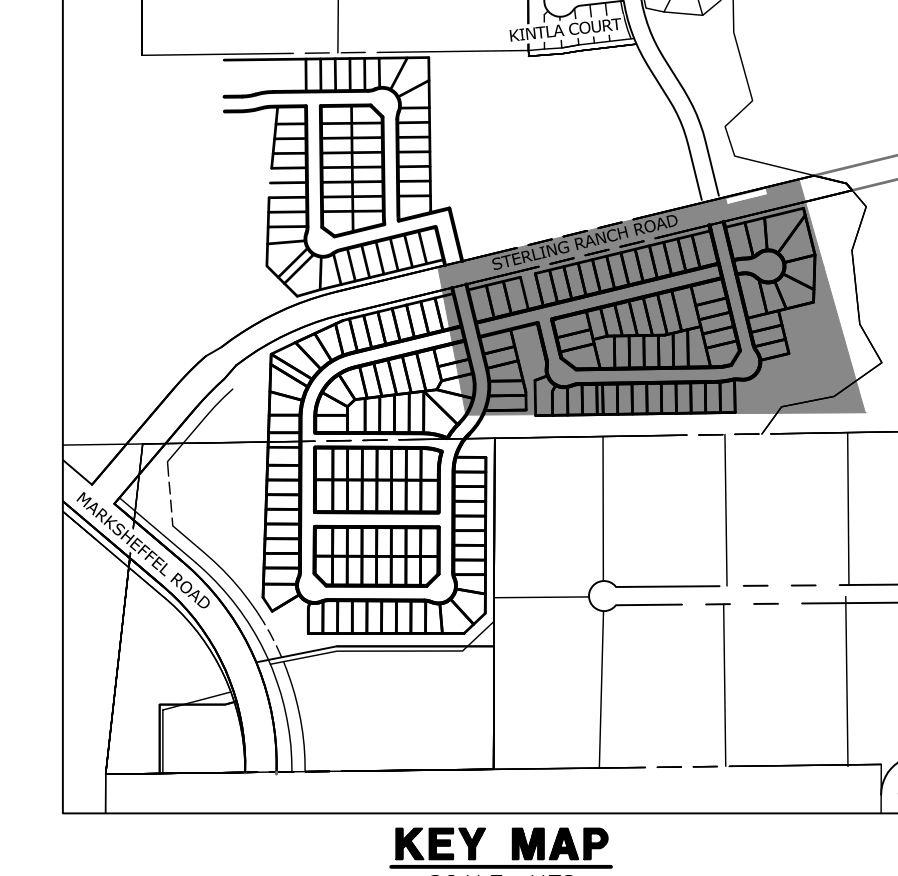
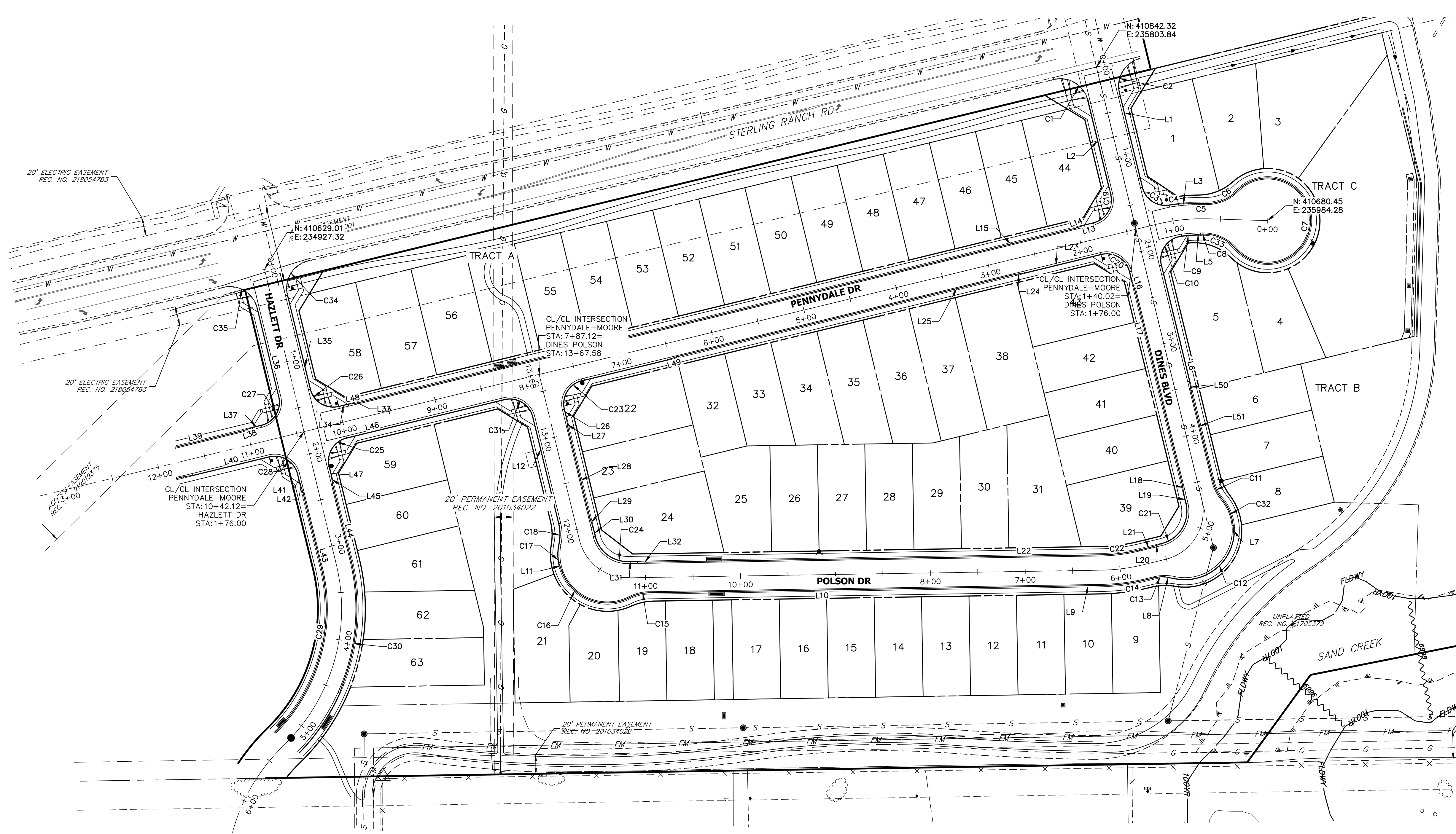
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BY	DATE	No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
N/A	N/A	4/22/22	AJH	CGV	

STERLING RANCH
FILING 3
GENERAL NOTES



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

PREPARED FOR
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 JAMES F. MORLEY
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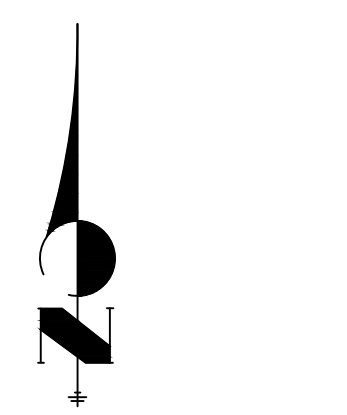
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H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=60'	N/A	4/22/22	ARJ	ARJ	

STERLING RANCH
 FILING 3
 HORIZONTAL CONTROL

SHEET 3 OF 13
 JOB NO. 25188.00

LINE AND CURVE TABLE				LINE AND CURVE TABLE				LINE AND CURVE TABLE				LINE AND CURVE TABLE			
LINE/CURVE	BEARING/Delta	LENGTH	RADIUS	LINE/CURVE	BEARING/Delta	LENGTH	RADIUS	LINE/CURVE	BEARING/Delta	LENGTH	RADIUS	LINE/CURVE	BEARING/Delta	LENGTH	RADIUS
C1	90°00'00"	47.12'	30.00'	C23	90°00'00"	39.27'	25.00'	L11	S19°58'22"E	10.10'	10.03'	L33	N81°05'03"E	10.03'	
C2	90°00'00"	47.12'	30.00'	C24	77°14'51"	47.19'	35.00'	L12	S13°40'40"E	115.70'	10.00'	L34	N76°19'20"E	10.00'	
C3	85°29'41"	37.30'	25.00'	C25	90°00'00"	39.27'	25.00'	L13	S76°19'20"W	10.00'	102.00'	L35	S13°40'40"E	102.00'	
C4	2°38'25"	10.00'	217.00'	C26	90°00'00"	39.27'	25.00'	L14	N71°33'38"E	10.03'	10.03'	L36	S13°40'40"E	96.00'	
C5	4°59'37"	18.84'	216.17'	C27	90°00'00"	39.27'	25.00'	L15	N76°19'20"E	778.10'	10.00'	L37	N76°19'20"E	10.00'	
C6	46°36'19"	36.60'	45.00'	C28	90°00'00"	39.27'	25.00'	L16	S18°26'22"E	10.03'	10.03'	L38	S71°33'38"W	10.03'	
C7	274°21'38"	215.48'	45.00'	C29	59°37'12"	191.29'	183.83'	L17	S13°40'40"E	211.38'	350.69'	L39	N76°19'20"E	350.69'	
C8	1°08'23"	3.66'	183.83'	C30	35°09'37"	132.65'	216.17'	L18	N08°54'57"W	10.03'	83.00'	L40	N76°19'20"E	83.00'	
C9	3°07'00"	9.95'	183.00'	C31	90°00'00"	39.27'	25.00'	L19	N13°40'40"W	10.00'	10.00'	L41	S13°40'40"E	10.00'	
C10	96°54'35"	42.28'	25.00'	C32	31°45'54"	28.37'	51.17'	L20	N71°33'38"E	10.03'	10.03'	L42	S18°26'22"E	10.03'	
C11	25°50'31"	22.02'	48.83'	C33	48°15'43"	37.90'	45.00'	L21	N76°19'20"E	14.34'	81.67'	L43	S13°40'40"E	81.67'	
C12	96°17'35"	87.39'	52.00'	C34	90°00'00"	47.12'	30.00'	L22	N89°04'30"W	478.39'	81.67'	L44	S13°40'40"E	81.67'	
C13	12°55'16"	11.01'	48.83'	C35	90°00'00"	47.12'	30.00'	L23	N76°19'20"E	83.00'	83.00'	L45	S08°54'57"E	10.03'	
C14	12°45'09"	48.11'	216.17'	L1	S13°40'40"E	102.75'		L24	S81°05'03"W	10.03'	10.03'	L46	N76°19'20"E	171.00'	
C15	25°50'32"	22.02'	48.83'	L2	S13°40'40"E	102.00'		L25	N76°19'20"E	367.10'	10.00'	L47	S13°40'40"E	10.00'	
C16	95°54'15"	85.65'	51.17'	L3	S89°32'42"W	10.05'		L26	S13°40'40"E	10.00'	10.03'	L48	N81°05'03"E	10.03'	
C17	21°49'47"	19.81'	52.00'	L5	N83°08'09"E	10.01'		L27	S08°54'57"E	10.03'	10.03'	L49	S71°33'38"W	10.03'	
C18	25°50'31"	21.65'	48.00'	L6	S13°40'40"E	125.80'		L28	S13°40'40"E	97.72'	10.03'	L50	N08°54'57"W	10.03'	
C19	90°00'00"	39.27'	25.00'	L7	N04°44'43"W	9.94'		L29	S18°26'22"E	10.03'	10.03'	L51	S13°40'40"E	93.48'	
C20	90°00'00"	39.27'	25.00'	L8	N79°54'56"W	11.22'		L30	S13°40'40"E	10.00'	10.00'				
C21	90°00'00"	54.98'	35.00'	L9	S89°04'30"W	476.37'		L31	S89°04'30"W	10.00'	10.00'				
C22	12°45'09"	40.92'	183.83'	L10	S89°04'30"W	476.37'		L32	S86°09'48"E	10.03'	10.03'				



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

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

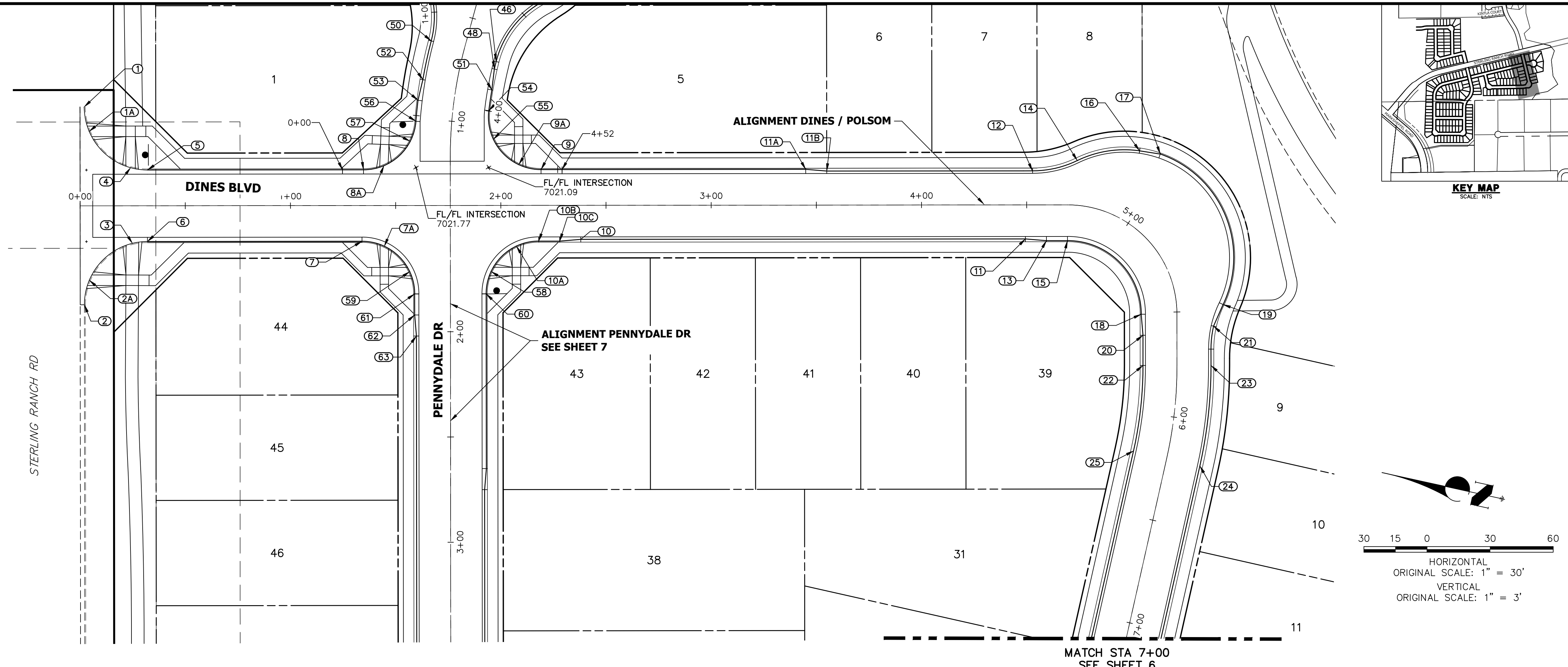
Mike Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING

DATE 4/11/22

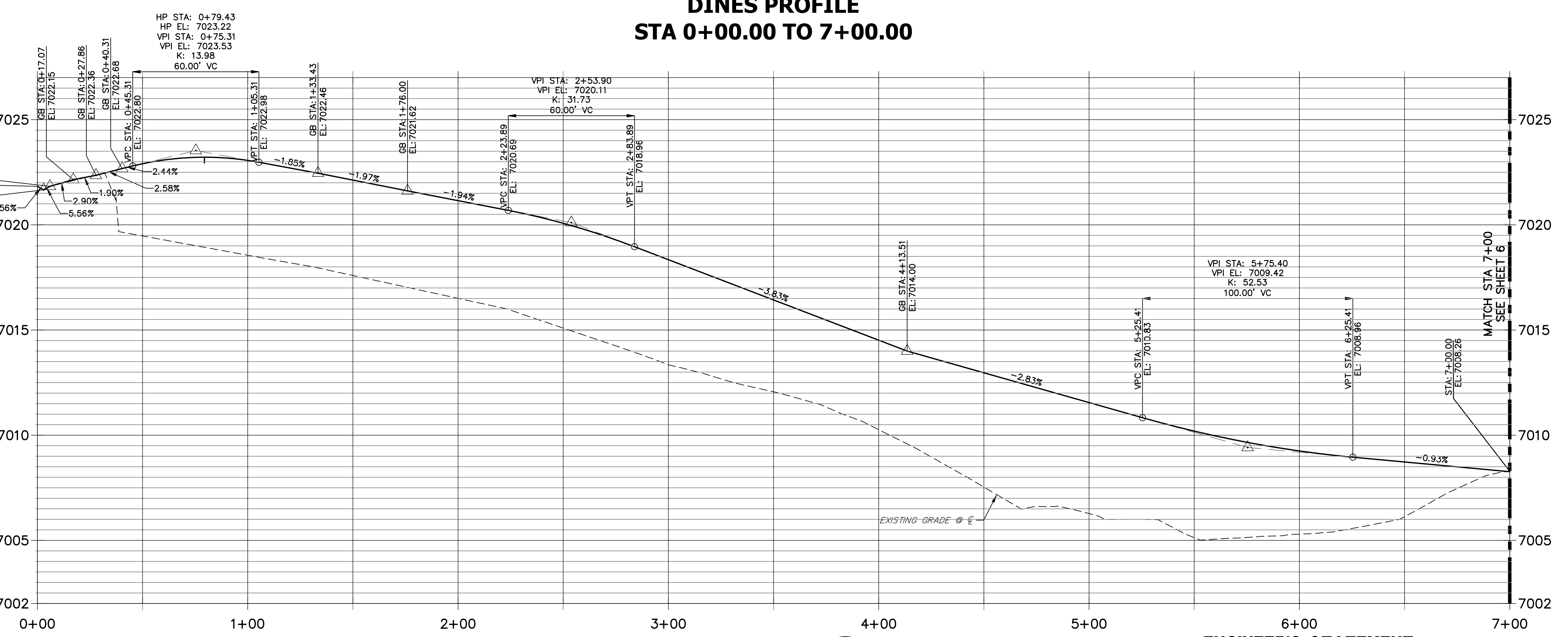
32314

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POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
1	0+02.00	47.00' (LT)	DINES POLSON	7022.00	PCR
1A	0+04.35	35.36' (LT)	DINES POLSON	7022.15	HC RAMP MID PT
2	0+02.00	47.00' (RT)	DINES POLSON	7021.23	PCR
2A	0+04.35	35.36' (RT)	DINES POLSON	7021.53	HC RAMP MID PT
3	0+24.86	17.86' (RT)	DINES POLSON	7021.97	HC RAMP MID PT
4	0+24.02	18.08' (LT)	DINES POLSON	7022.47	HC RAMP MID PT
5	0+32.00	17.00' (LT)	DINES POLSON	7022.56	BEGIN C&G
6	0+32.00	17.00' (RT)	DINES POLSON	7022.07	PCR
7	1+34.00	17.00' (RT)	DINES POLSON	7021.98	PCR
7A	1+44.60	19.36' (RT)	DINES POLSON	7021.57	HC RAMP MID PT
8	1+34.75	17.00' (LT)	DINES POLSON	7021.98	PCR
8A	1+44.45	18.96' (LT)	DINES POLSON	7021.96	HC RAMP MID PT
9	2+19.15	17.00' (LT)	DINES POLSON	7020.37	CURB TRANSITIONS
9A	2+08.55	19.36' (LT)	DINES POLSON	7020.59	HC RAMP MID PT
10	2+38.00	16.17' (RT)	DINES POLSON	7020.00	CURB TRANSITION
10A	2+07.40	19.36' (RT)	DINES POLSON	7020.72	HC RAMP MID PT
10B	2+18.00	17.00' (RT)	DINES POLSON	7020.50	PCR
10C	2+28.00	17.00' (RT)	DINES POLSON	7020.25	CURB TRANSITION
11	4+49.38	16.17' (RT)	DINES POLSON	7012.59	CURB TRANSITIONS
11A	3+44.95	17.00' (LT)	DINES POLSON	7016.16	CURB TRANSITIONS
11B	3+54.95	16.17' (LT)	DINES POLSON	7015.84	CURB TRANSITIONS
12	4+52.72	16.17' (LT)	DINES POLSON	7012.53	PCR
13	4+59.38	17.00' (RT)	DINES POLSON	7012.24	CURB TRANSITIONS
14	4+72.72	21.20' (LT)	DINES POLSON	7012.11	PCR
15	4+69.38	17.00' (RT)	DINES POLSON	7011.95	PCR
16	4+91.02	32.88' (LT)	DINES POLSON	7011.56	CURB TRANSITION
17	4+96.71	35.97' (LT)	DINES POLSON	7011.31	CURB TRANSITION
18	5+51.06	17.00' (RT)	DINES POLSON	7009.70	CURB TRANSITION
19	5+47.83	22.07' (LT)	DINES POLSON	7009.76	CURB TRANSITION
20	5+61.06	16.17' (RT)	DINES POLSON	7009.55	CURB TRANSITION
21	5+56.73	17.41' (LT)	DINES POLSON	7009.62	CURB TRANSITIONS
22	5+75.40	16.17' (RT)	DINES POLSON	7009.26	PCR
23	5+75.40	16.17' (LT)	DINES POLSON	7009.26	PCR
24	6+19.91	16.17' (LT)	DINES POLSON	7008.61	PCR
25	6+19.91	16.17' (RT)	DINES POLSON	7008.61	PCR



**DINES PROFILE
STA 0+00.00 TO 7+00.00**



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
46	0+67.17	16.17' (LT)	PENNYDALE-MOORE	7021.58	PCR
47	0+33.00	30.60' (LT)	PENNYDALE-MOORE	7022.10	PCR
48	0+71.15	16.17' (LT)	PENNYDALE-MOORE	7021.52	CURB TRANSITION
49	0+33.02	30.58' (RT)	PENNYDALE-MOORE	7022.65	PCR
50	0+65.40	16.17' (RT)	PENNYDALE-MOORE	7022.33	PCR
51	0+82.03	17.00' (LT)	PENNYDALE-MOORE	7021.37	CURB TRANSITION
52	0+82.83	16.09' (RT)	PENNYDALE-MOORE	7022.13	CURB TRANSITION
53	0+92.08	17.00' (RT)	PENNYDALE-MOORE	7022.02	CURB TRANSITION
54	0+92.91	17.00' (LT)	PENNYDALE-MOORE	7021.22	PCR
55	1+07.66	20.31' (LT)	PENNYDALE-MOORE	7020.94	HC RAMP MID PT
56	1+01.30	17.00' (RT)	PENNYDALE-MOORE	7021.92	PCR
57	1+10.15	19.17' (RT)	PENNYDALE-MOORE	7021.93	HC RAMP MID PT
58	1+71.42	19.36' (LT)	PENNYDALE-MOORE	7020.83	HC RAMP MID PT
59	1+71.42	19.36' (RT)	PENNYDALE-MOORE	7021.01	HC RAMP MID PT
60	1+82.02	17.00' (LT)	PENNYDALE-MOORE	7020.66	PCR
61	1+82.02	17.00' (RT)	PENNYDALE-MOORE	7020.73	PCR
62	1+92.02	17.00' (RT)	PENNYDALE-MOORE	7020.57	CURB TRANSITION
63	2+02.02	16.17' (RT)	PENNYDALE-MOORE	7020.36	CURB TRANSITION

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

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

H-Scale: 1"=30'
V-Scale: 1"=3'
DATE: 4/22/22
DESIGNED BY: JRM
DRAWN BY: JRM
CHECKED BY: JRM

**STERLING RANCH
FILING 3
STREET IMPROVEMENT PLAN**

SHEET 4 OF 13
JOB NO. 25188.00

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

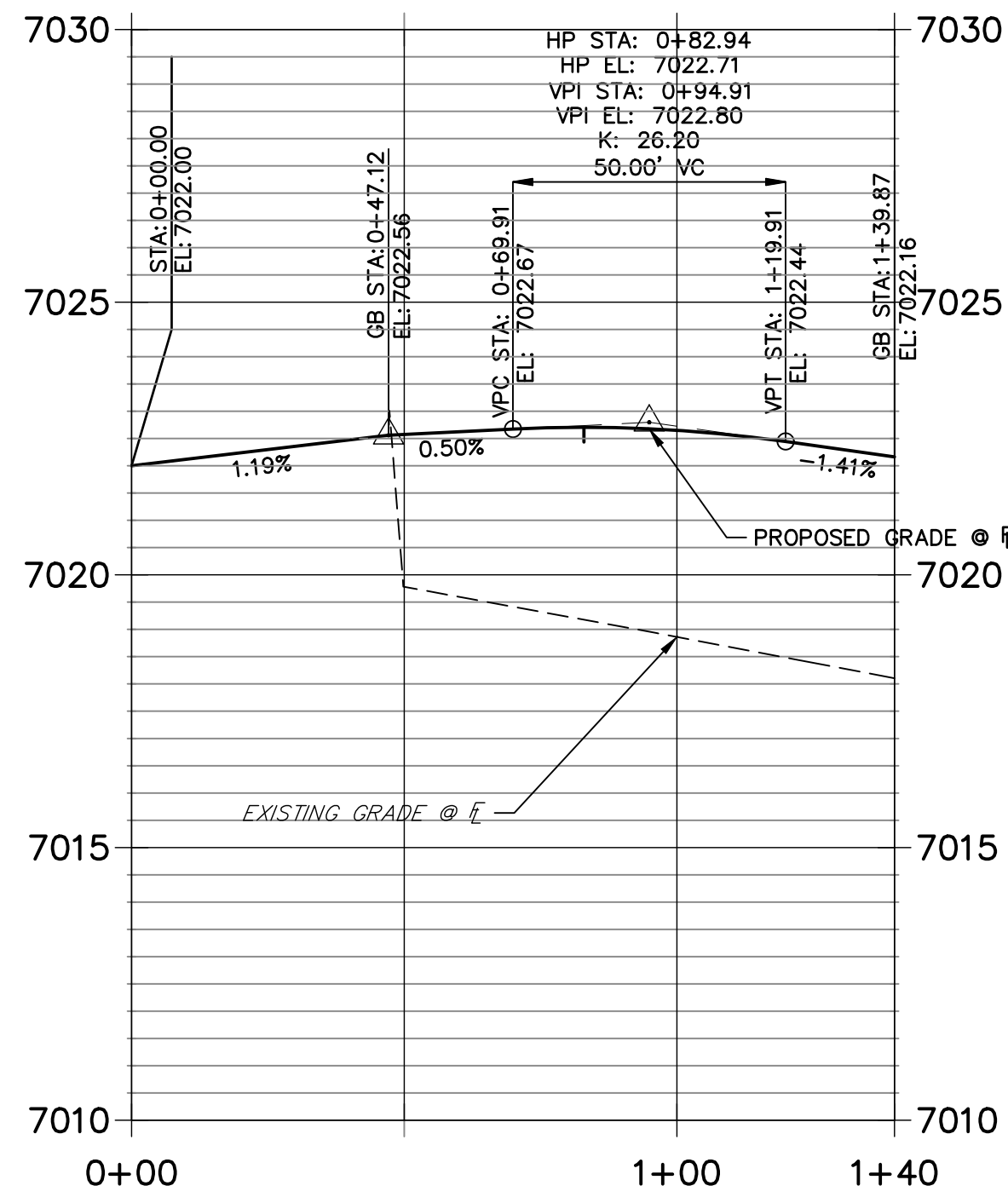
Mike A. Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

DATE: 4/11/22

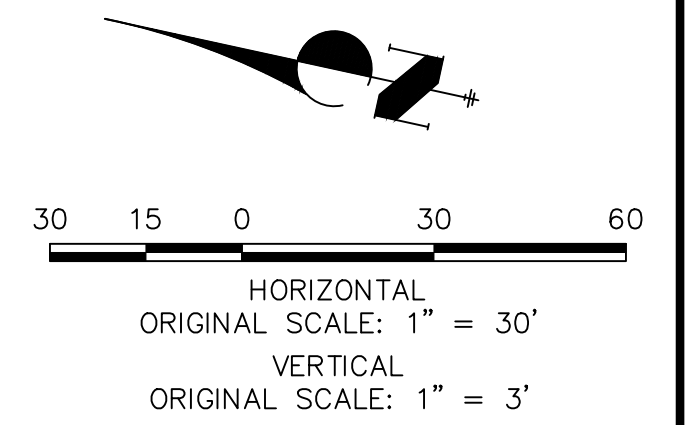
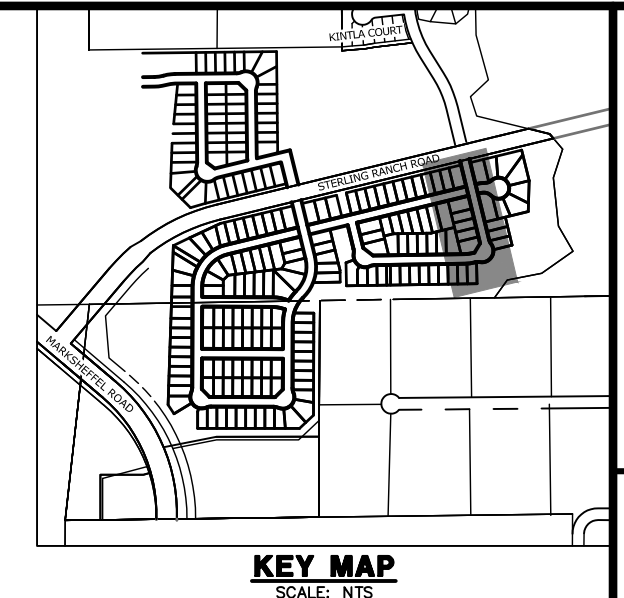
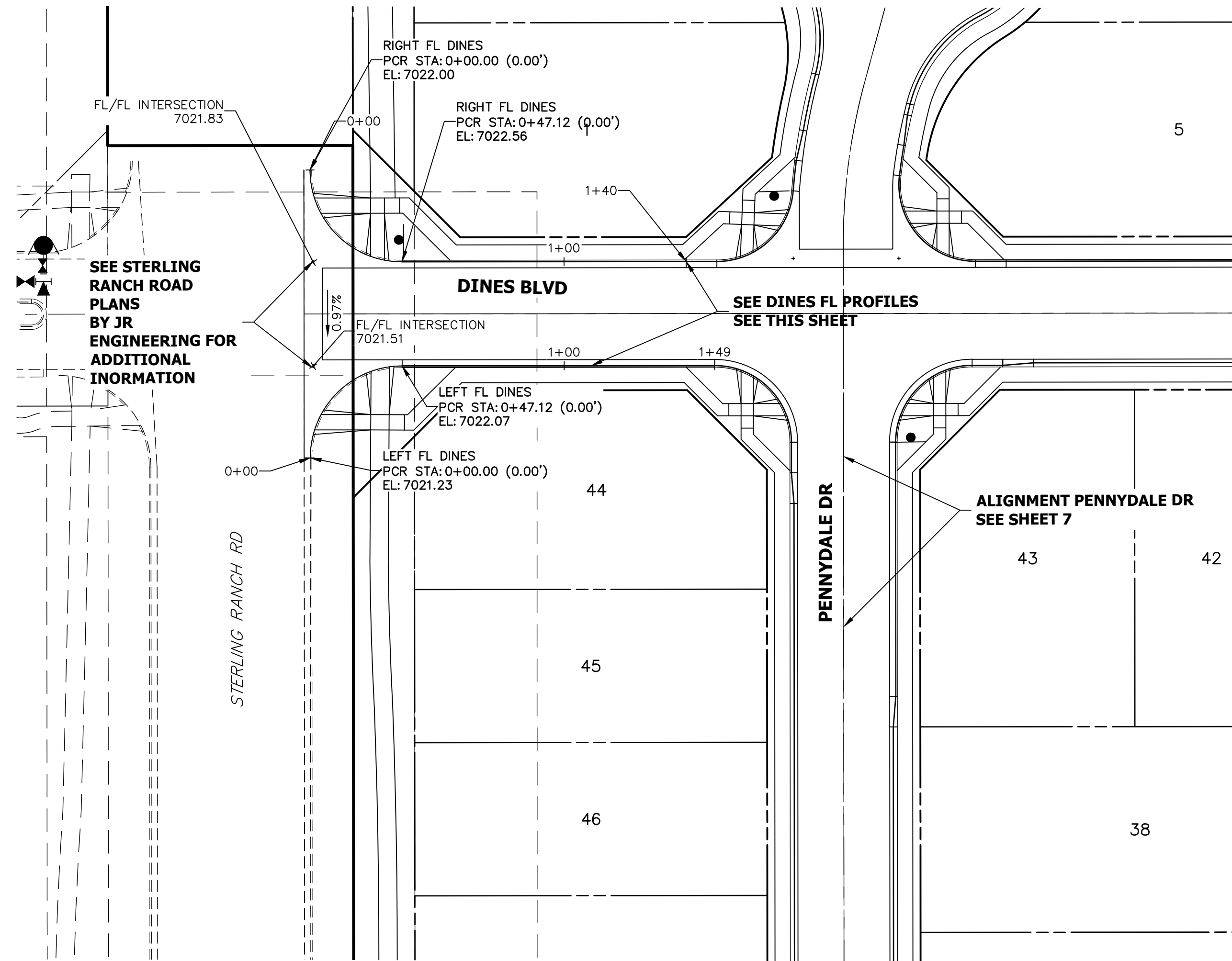
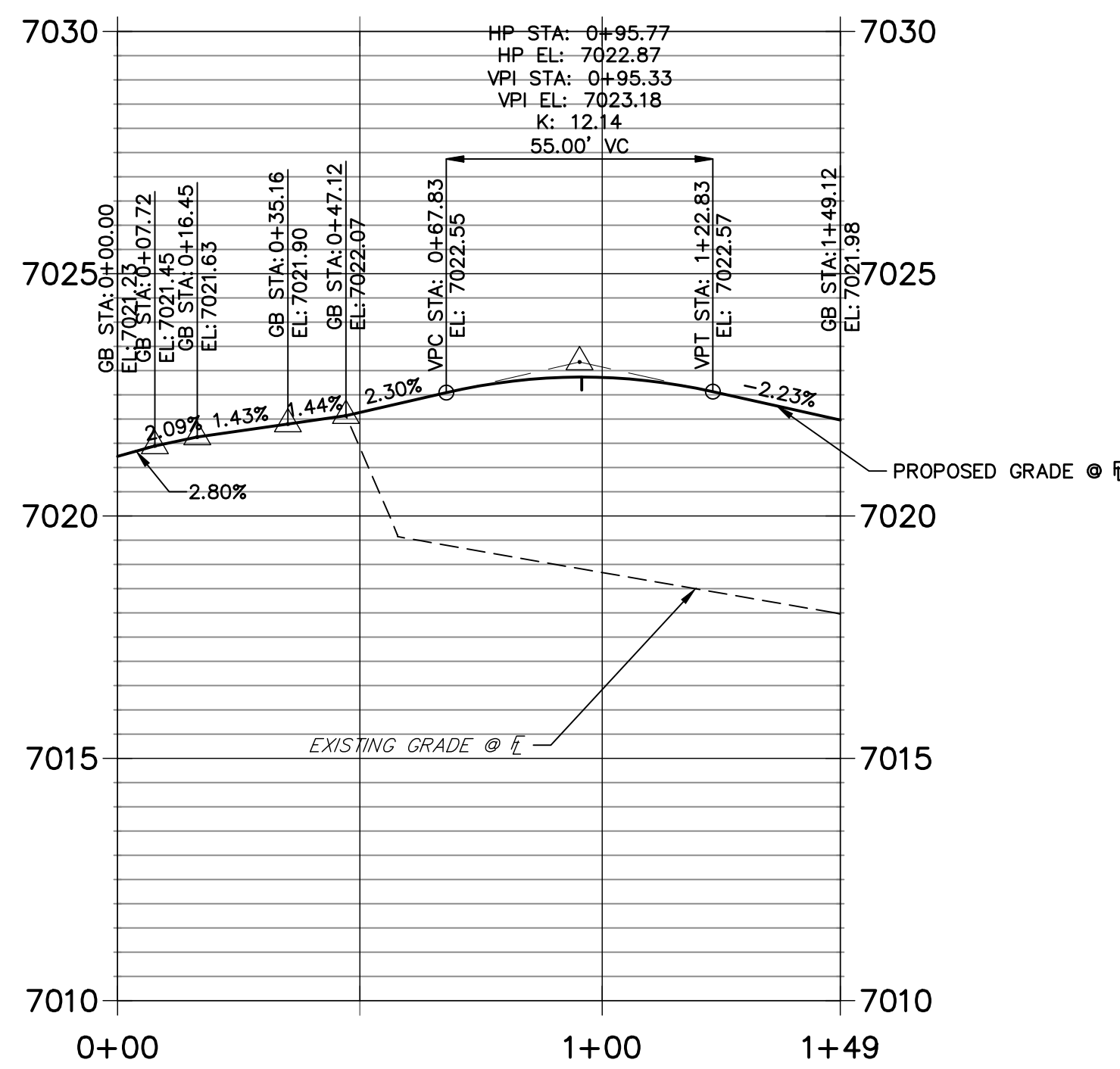
811
Know what's below.
Call before you dig.

FILE NO. SF-21-XXX

**RIGHT FL - DINES PROFILE
STA 0+00.00 TO 1+39.87**



**LEFT FL - DINES PROFILE
STA 0+00.00 TO 1+49.12**



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 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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

BY	DATE

No.	REVISION

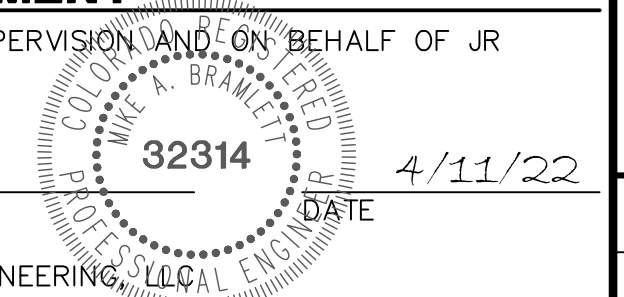
H-SCALE 1"=30'	V-SCALE 1"=3'	DATE 4/22/22	DESIGNED BY JRM	DRAWN BY JRM	CHECKED BY
STERLING RANCH FILING 3 STREET IMPROVEMENT PLAN					
SHEET 5 OF 13					
JOB NO. 25188.00					

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

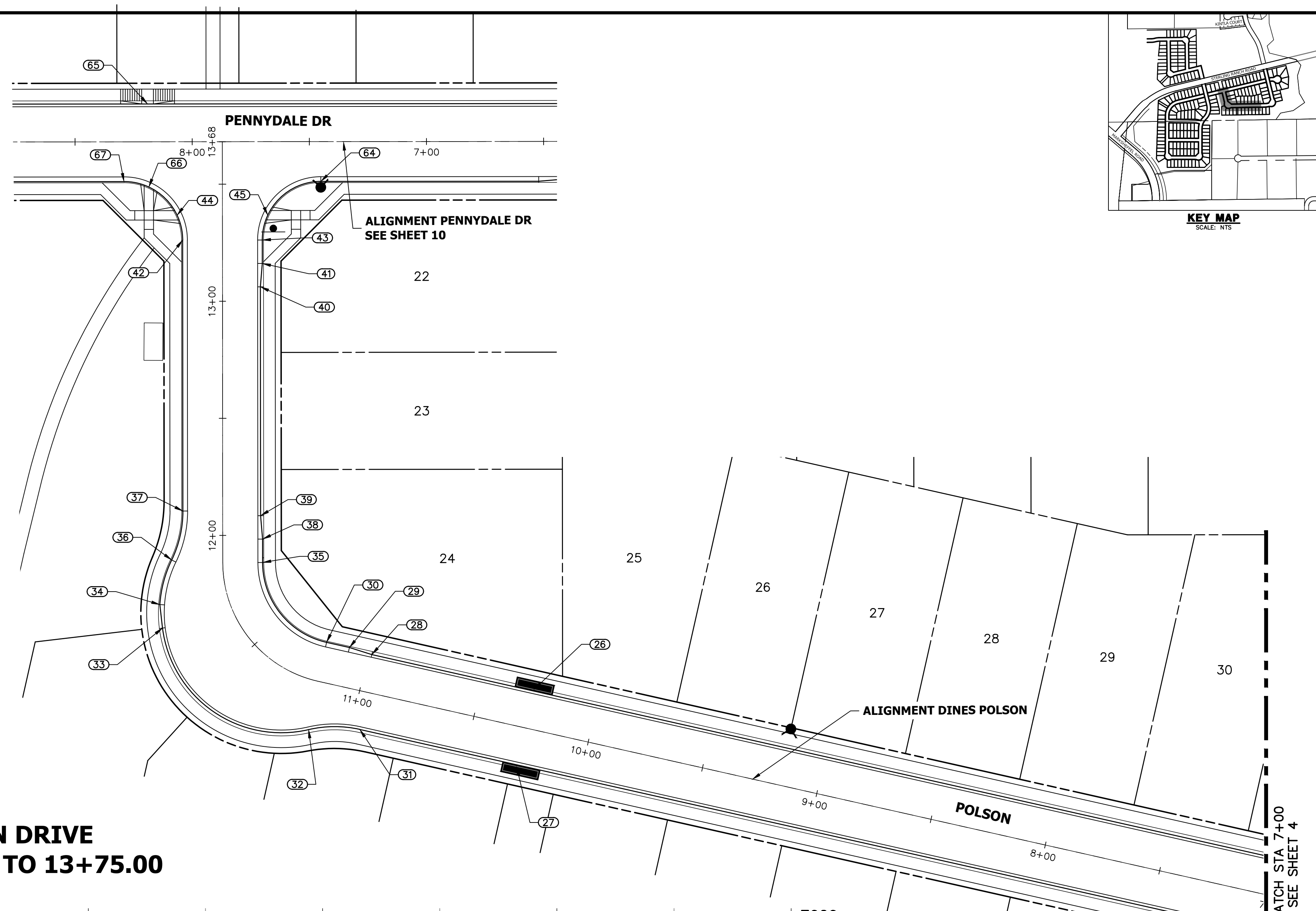
Mike A. Bramlett

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

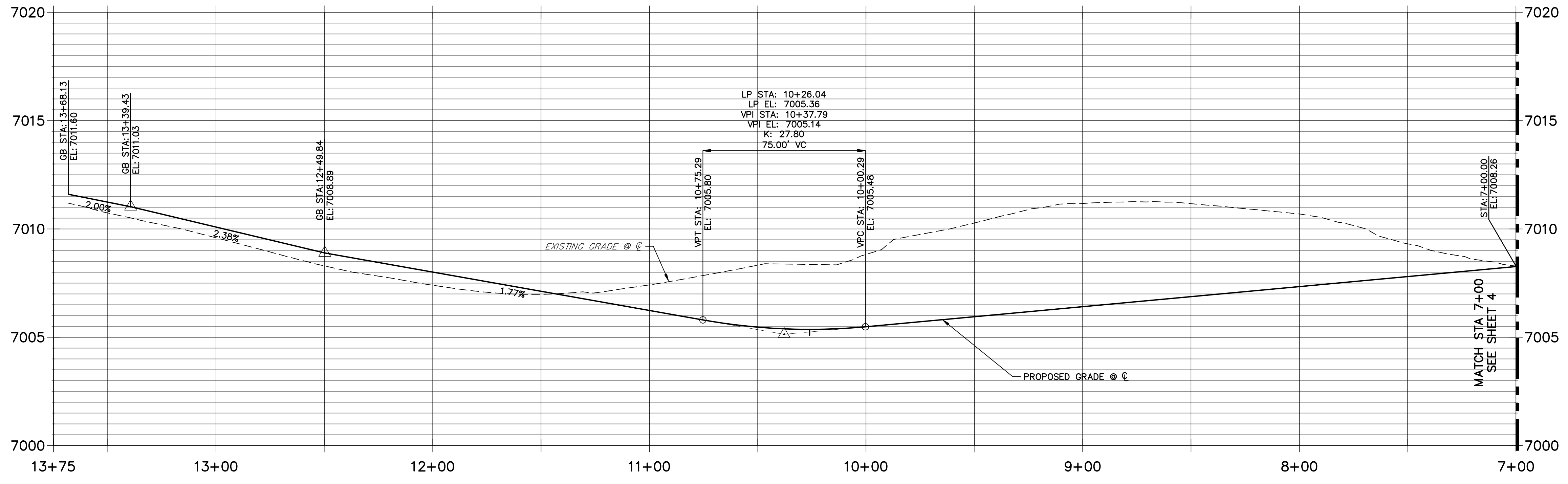


FILE NO. SF-21-XXX

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
26	10+27.53	16.83' (RT)	DINES POLSON	7005.37	LOW POINT
27	10+27.51	16.99' (LT)	DINES POLSON	7005.46	LOW POINT
28	10+98.31	16.17' (RT)	DINES POLSON	7005.80	CURB TRANSITION
29	11+08.31	17.00' (RT)	DINES POLSON	7005.95	CURB TRANSITION
30	11+18.31	17.00' (RT)	DINES POLSON	7006.10	PCR
31	10+96.29	16.17' (LT)	DINES POLSON	7005.69	PCR
32	11+17.57	21.05' (LT)	DINES POLSON	7005.98	PCR
33	11+70.46	30.64' (LT)	DINES POLSON	7007.14	CURB TRANSITION
34	11+76.79	28.89' (LT)	DINES POLSON	7007.24	CURB TRANSITION
35	11+88.41	17.00' (RT)	DINES POLSON	7007.41	PCR
36	11+89.51	21.80' (LT)	DINES POLSON	7007.51	PCR
37	12+10.43	17.00' (LT)	DINES POLSON	7007.80	PCR
38	11+98.41	17.00' (RT)	DINES POLSON	7007.58	CURB TRANSITION
39	12+08.41	16.17' (RT)	DINES POLSON	7007.76	CURB TRANSITION
40	13+06.13	16.25' (RT)	DINES POLSON	7009.89	CURB TRANSITION
41	13+16.13	17.00' (RT)	DINES POLSON	7010.07	CURB TRANSITION
42	13+26.13	17.00' (LT)	DINES POLSON	7010.22	PCR
43	13+26.13	17.00' (RT)	DINES POLSON	7010.31	PCR
44	13+36.72	19.36' (LT)	DINES POLSON	7010.28	HC RAMP MID PT
45	13+36.72	19.36' (RT)	DINES POLSON	7010.66	HC RAMP MID PT



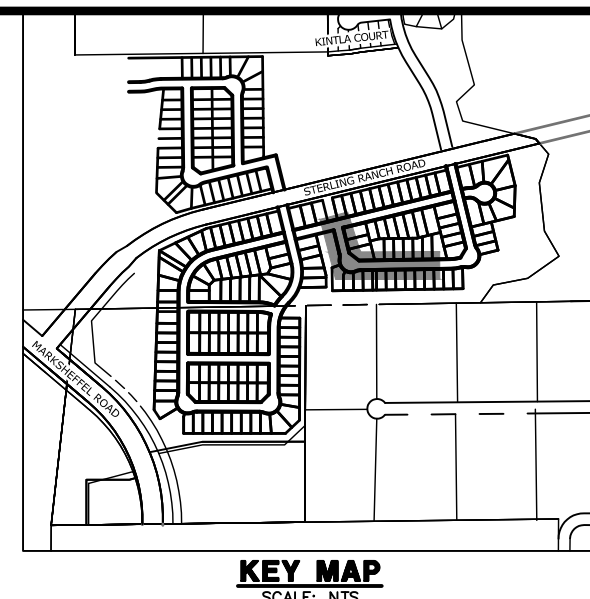
**POLSON DRIVE
STA 7+00.00 TO 13+75.00**



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

ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 Mike A. Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING
 DATE: 4/11/22

FILE NO. SF-21-XXX



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

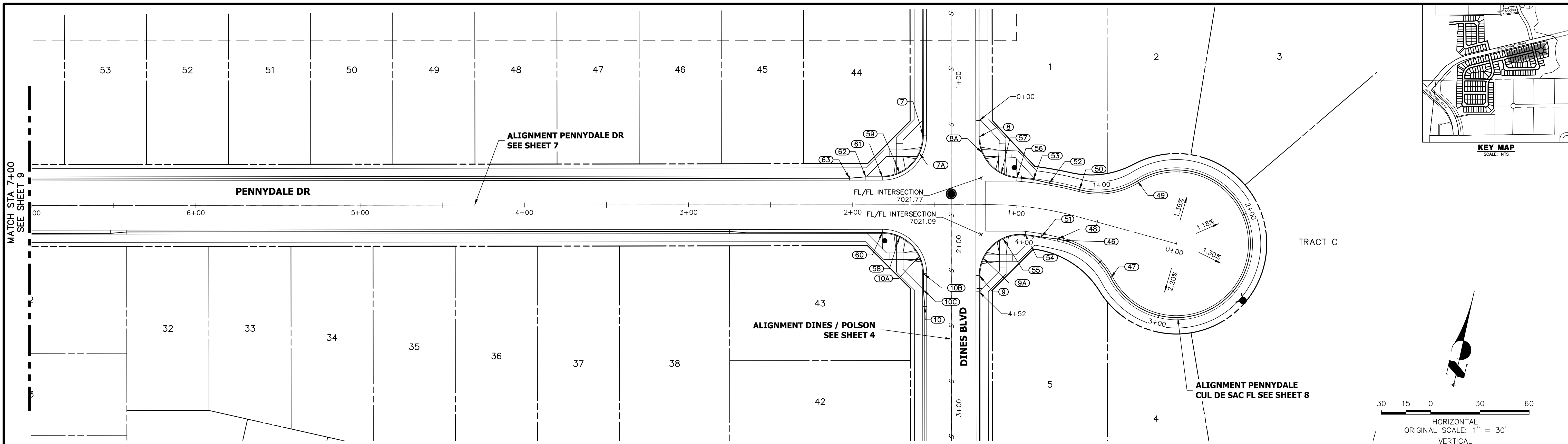
PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT
 SUITE 201
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 471-1742

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

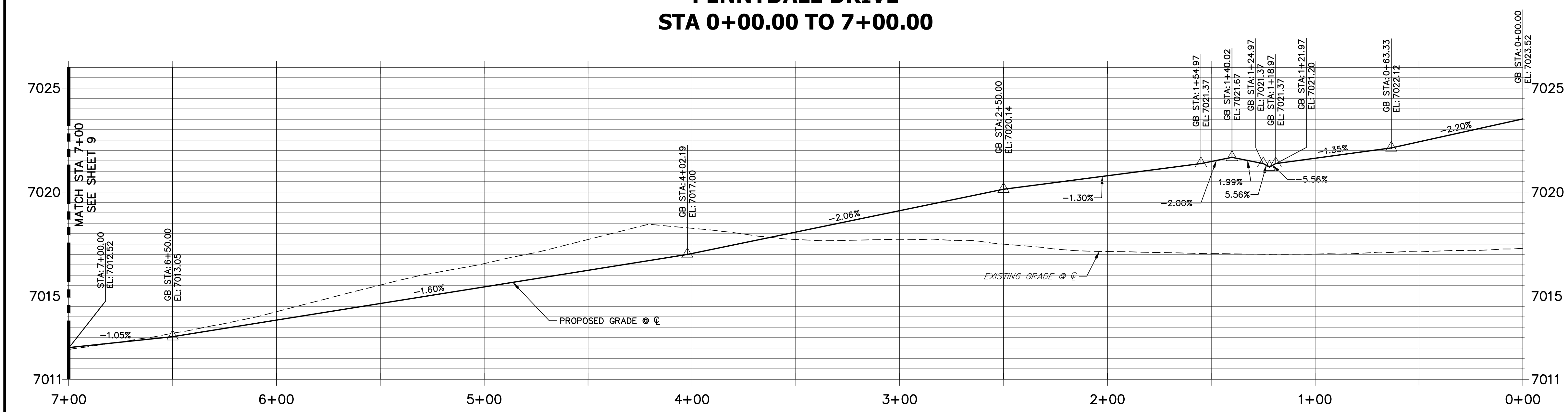
No.	REVISION	BY	DATE

H-SCALE	1"=30'
V-SCALE	1"=3'
DATE	4/22/22
DESIGNED BY	JRM
DRAWN BY	CJD
CHECKED BY	

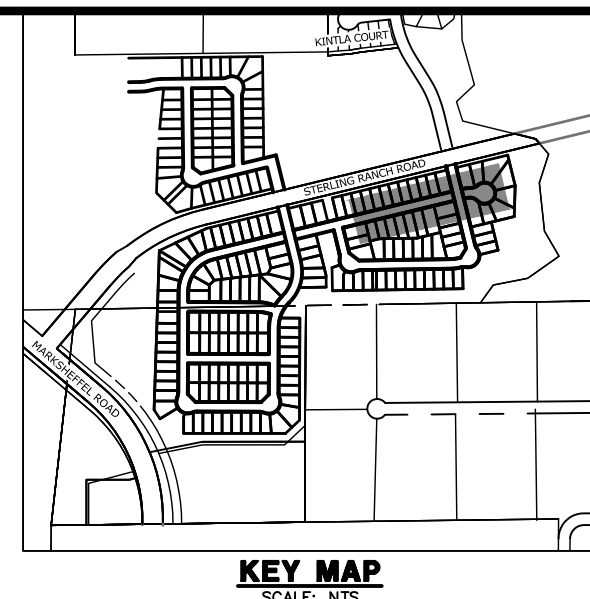
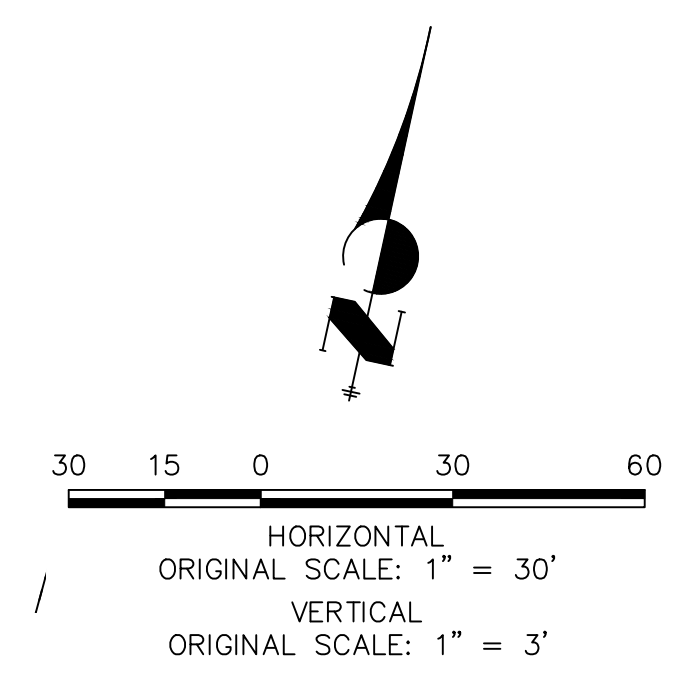
STERLING RANCH
 FILING 3
 STREET IMPROVEMENT PLAN
 SHEET 6 OF 13
 JOB NO. 25188.00



**PENNYDALE DRIVE
STA 0+00.00 TO 7+00.00**



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
46	0+67.17	16.17' (LT)	PENNYDALE-MOORE	7021.58	PCR
47	0+33.00	30.60' (LT)	PENNYDALE-MOORE	7022.10	PCR
48	0+71.15	16.17' (LT)	PENNYDALE-MOORE	7021.52	CURB TRANSITION
49	0+33.02	30.58' (RT)	PENNYDALE-MOORE	7022.65	PCR
50	0+65.40	16.17' (RT)	PENNYDALE-MOORE	7022.33	PCR
51	0+82.03	17.00' (LT)	PENNYDALE-MOORE	7021.37	CURB TRANSITION
52	0+82.83	16.09' (RT)	PENNYDALE-MOORE	7022.13	CURB TRANSITION
53	0+92.08	17.00' (RT)	PENNYDALE-MOORE	7022.02	CURB TRANSITION
54	0+92.91	17.00' (LT)	PENNYDALE-MOORE	7021.22	PCR
55	1+07.66	20.31' (LT)	PENNYDALE-MOORE	7020.94	HC RAMP MID PT
56	1+01.30	17.00' (RT)	PENNYDALE-MOORE	7021.92	PCR
57	1+10.15	19.17' (RT)	PENNYDALE-MOORE	7021.93	HC RAMP MID PT
58	1+71.42	19.36' (LT)	PENNYDALE-MOORE	7020.83	HC RAMP MID PT
59	1+71.42	19.36' (RT)	PENNYDALE-MOORE	7021.01	HC RAMP MID PT
60	1+82.02	17.00' (LT)	PENNYDALE-MOORE	7020.66	PCR
61	1+82.02	17.00' (RT)	PENNYDALE-MOORE	7020.73	PCR
62	1+92.02	17.00' (RT)	PENNYDALE-MOORE	7020.57	CURB TRANSITION
63	2+02.02	16.17' (RT)	PENNYDALE-MOORE	7020.36	CURB TRANSITION



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 201
COLORADO SPRINGS, CO 80903
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No.	REVISION	BY	DATE

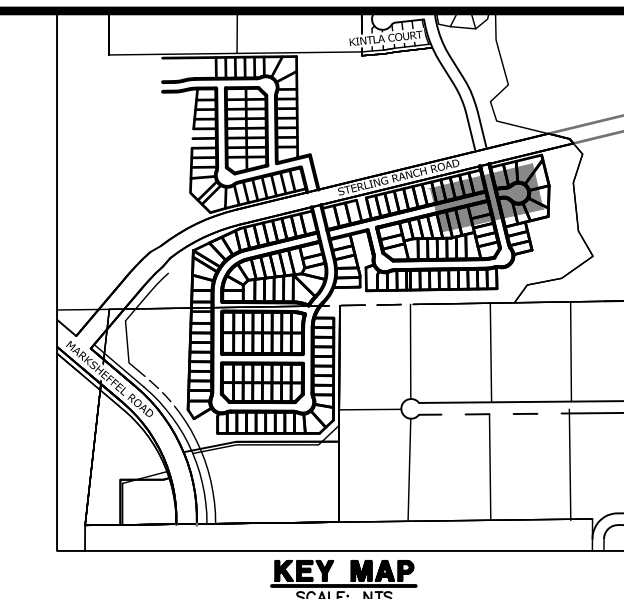
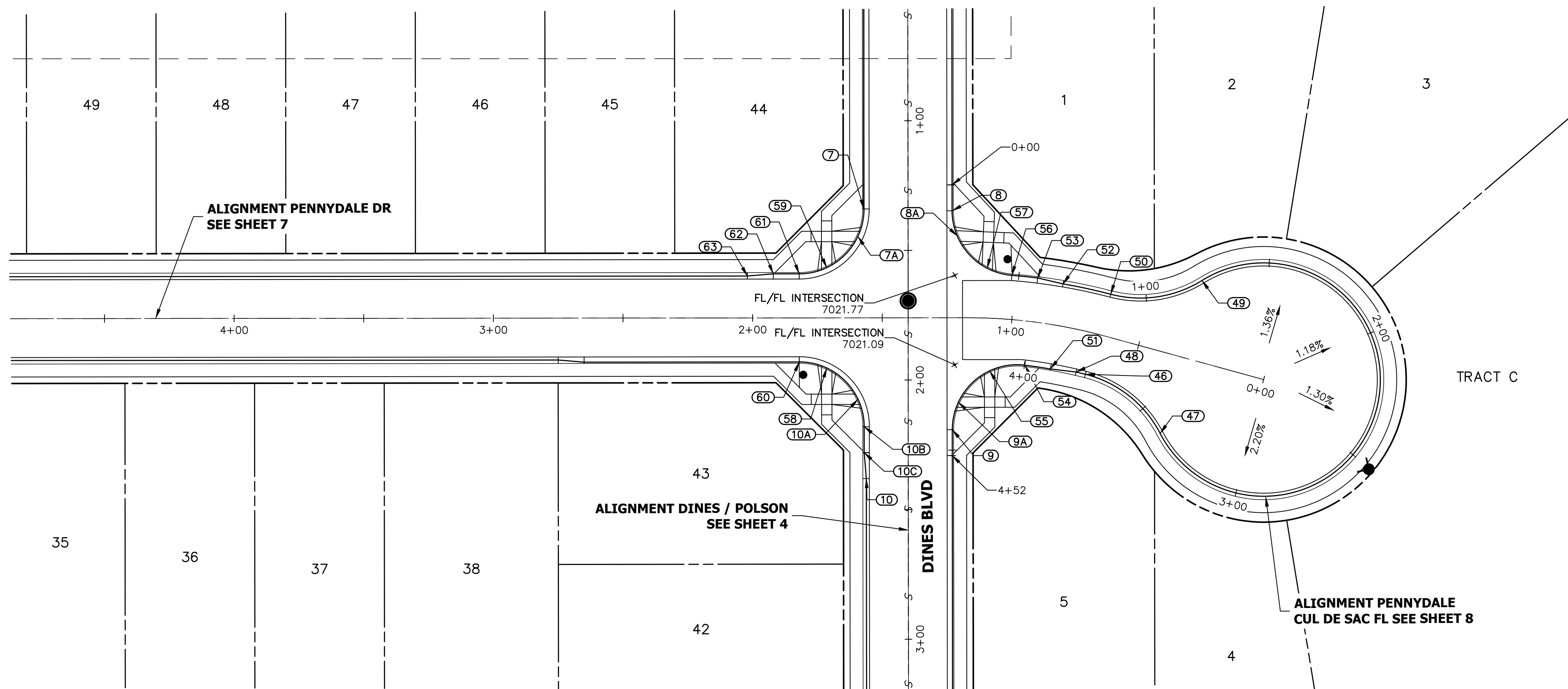
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1"=30'	1"=3'	4/22/22	JRM	JRM	JRM



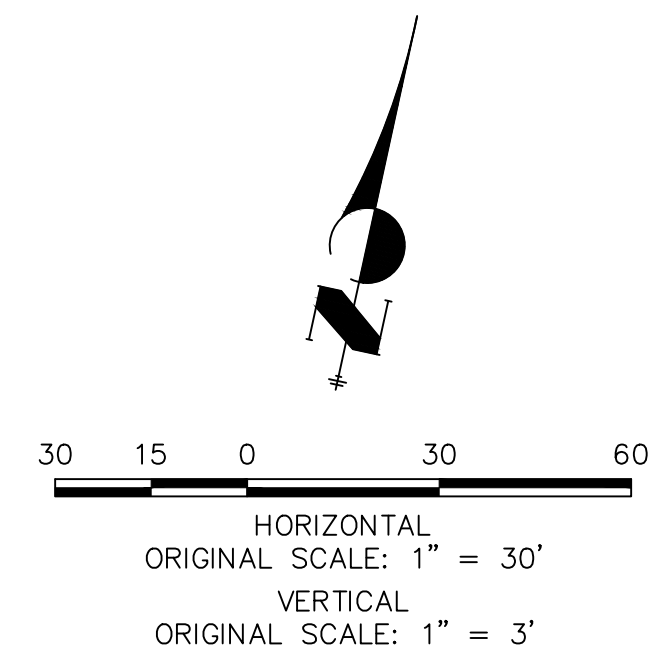
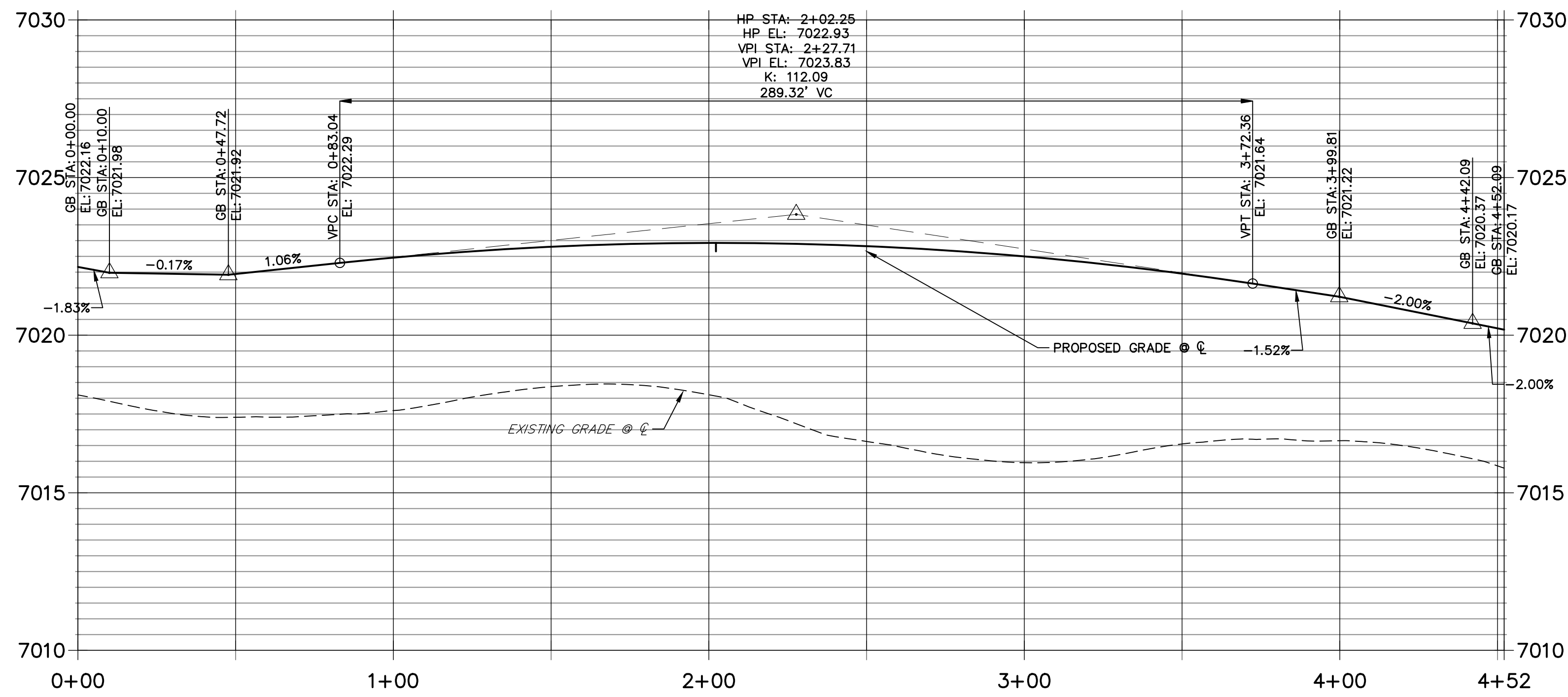
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike A. Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING
DATE: 4/11/22

FILE NO. SF-21-XXX

STERLING RANCH
FILING 3
STREET IMPROVEMENT PLAN
SHEET 7 OF 13
JOB NO. 25188.00



**FL - PENNYDALE CUL DE SAC PROFILE
STA 0+00.00 TO 4+52.09**



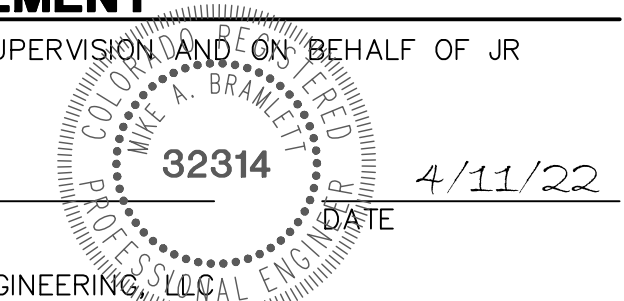
POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
46	0+67.17	16.17' (LT)	PENNYDALE-MOORE	7021.58	PCR
47	0+33.00	30.60' (LT)	PENNYDALE-MOORE	7022.10	PCR
48	0+71.15	16.17' (LT)	PENNYDALE-MOORE	7021.52	CURB TRANSITION
49	0+33.02	30.58' (RT)	PENNYDALE-MOORE	7022.65	PCR
50	0+65.40	16.17' (RT)	PENNYDALE-MOORE	7022.33	PCR
51	0+82.03	17.00' (LT)	PENNYDALE-MOORE	7021.37	CURB TRANSITION
52	0+82.83	16.09' (RT)	PENNYDALE-MOORE	7022.13	CURB TRANSITION
53	0+92.08	17.00' (RT)	PENNYDALE-MOORE	7022.02	CURB TRANSITION
54	0+92.91	17.00' (LT)	PENNYDALE-MOORE	7021.22	PCR
55	1+07.66	20.31' (LT)	PENNYDALE-MOORE	7020.94	HC RAMP MID PT
56	1+01.30	17.00' (RT)	PENNYDALE-MOORE	7021.92	PCR
57	1+10.15	19.17' (RT)	PENNYDALE-MOORE	7021.93	HC RAMP MID PT
58	1+71.42	19.36' (LT)	PENNYDALE-MOORE	7020.83	HC RAMP MID PT
59	1+71.42	19.36' (RT)	PENNYDALE-MOORE	7021.01	HC RAMP MID PT
60	1+82.02	17.00' (LT)	PENNYDALE-MOORE	7020.66	PCR
61	1+82.02	17.00' (RT)	PENNYDALE-MOORE	7020.73	PCR
62	1+92.02	17.00' (RT)	PENNYDALE-MOORE	7020.57	CURB TRANSITION
63	2+02.02	16.17' (RT)	PENNYDALE-MOORE	7020.36	CURB 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



FILE NO. SF-21-XXX

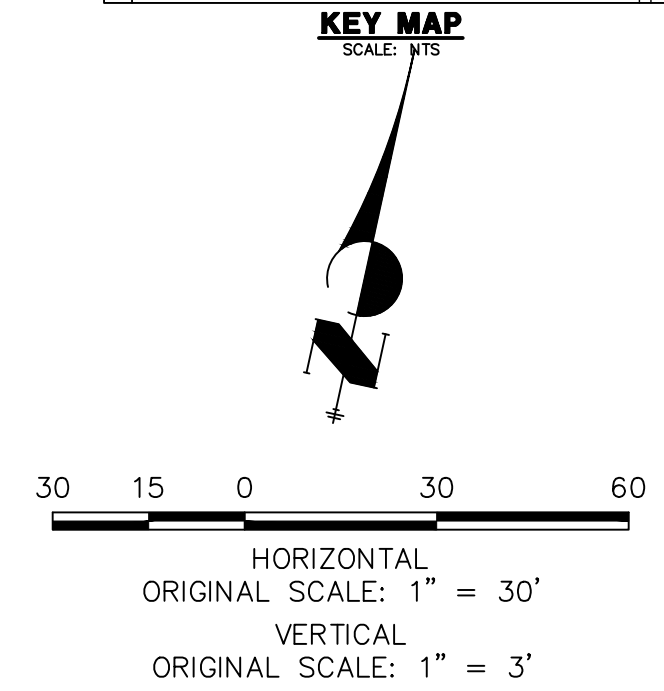
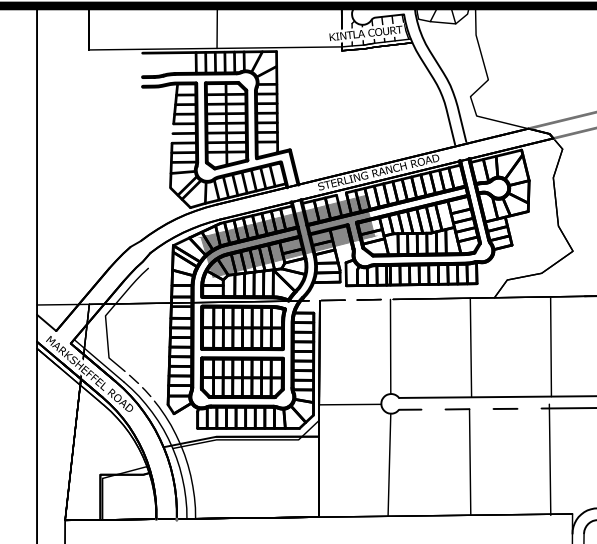
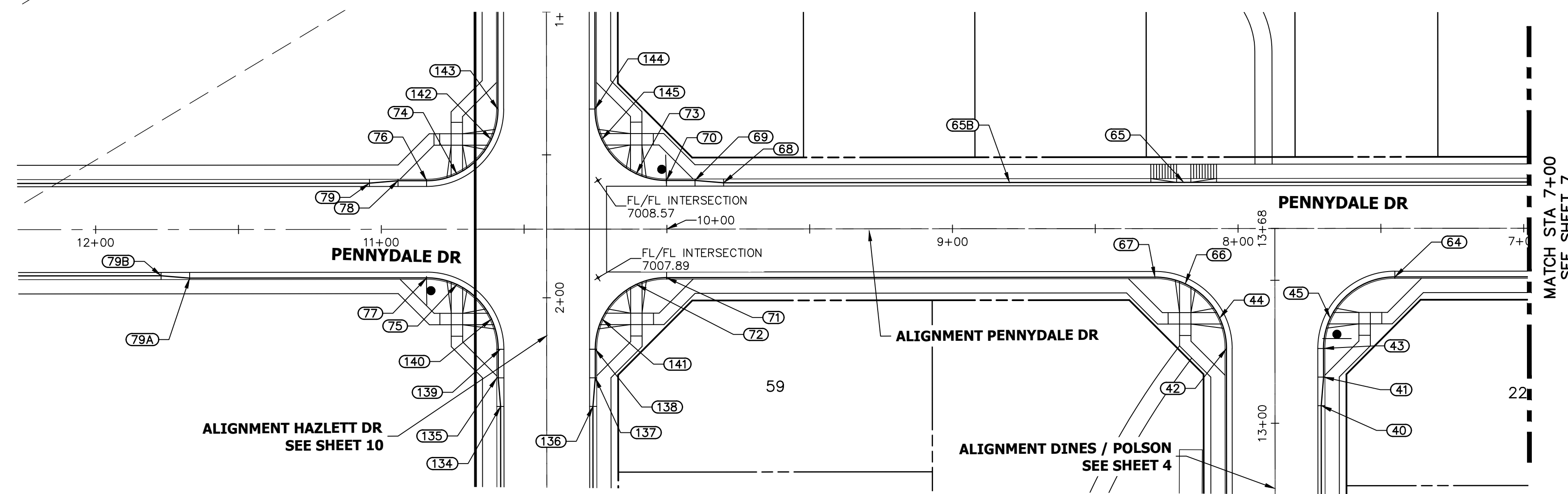
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE AS DESIGNATED BY WRITTEN AUTHORIZATION.

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

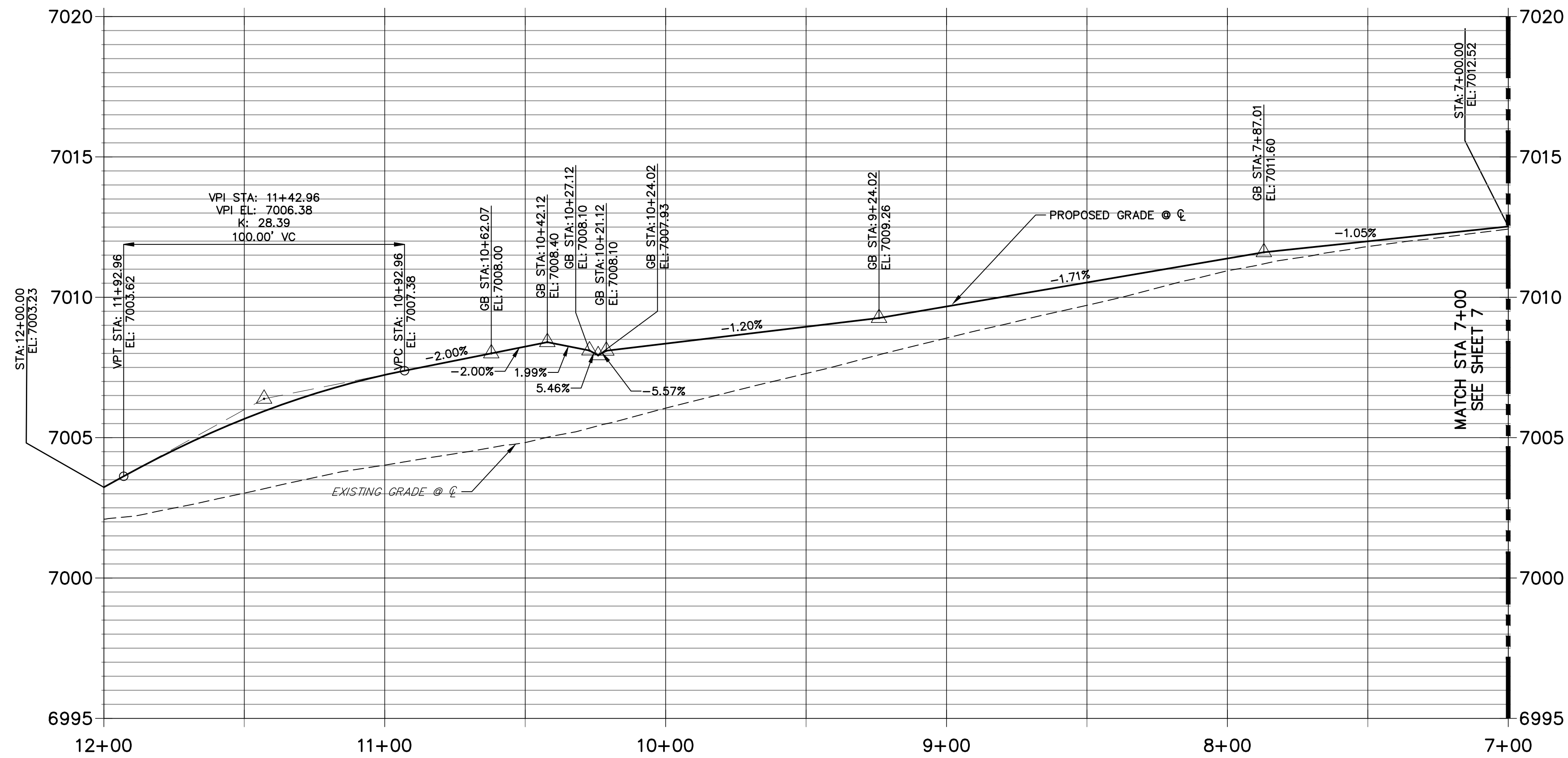
J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

STERLING RANCH
 FILING 3
 STREET IMPROVEMENT PLAN
 SHEET 8 OF 13
 JOB NO. 25188.00



**PENNYDALE DR
STA 7+00.00 TO 12+00.00**



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
64	7+45.12	17.00' (LT)	PENNYDALE-MOORE	7011.58	PCR
65	8+19.02	16.17' (RT)	PENNYDALE-MOORE	7010.66	HC RAMP MID PT
66	8+18.52	19.36' (LT)	PENNYDALE-MOORE	7010.37	HC RAMP MID PT
67	8+29.12	17.00' (LT)	PENNYDALE-MOORE	7010.42	PCR
68	9+80.12	16.17' (RT)	PENNYDALE-MOORE	7008.82	CURB TRANSITION
69	9+90.12	17.00' (RT)	PENNYDALE-MOORE	7008.76	CURB TRANSITION
70	10+00.12	17.00' (RT)	PENNYDALE-MOORE	7008.71	PCR
71	10+00.12	17.00' (LT)	PENNYDALE-MOORE	7007.78	PCR
72	10+10.71	19.36' (LT)	PENNYDALE-MOORE	7007.60	HC RAMP MID PT
73	10+10.71	19.36' (RT)	PENNYDALE-MOORE	7008.77	HC RAMP MID PT
74	10+73.52	19.36' (RT)	PENNYDALE-MOORE	7007.75	HC RAMP MID PT
75	10+73.52	19.36' (LT)	PENNYDALE-MOORE	7006.91	HC RAMP MID PT
76	10+84.12	17.00' (RT)	PENNYDALE-MOORE	7007.44	PCR

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
77	10+84.12	17.00' (LT)	PENNYDALE-MOORE	7006.77	PCR
78	10+94.12	17.00' (RT)	PENNYDALE-MOORE	7007.04	CURB TRANSITION
79	11+04.12	16.17' (RT)	PENNYDALE-MOORE	7006.74	CURB TRANSITION
79A	13+51.13	380.00' (LT)	DINES POLSON	7004.47	CURB TRANSITION
79B	13+51.96	390.00' (LT)	DINES POLSON	7004.06	CURB TRANSITION



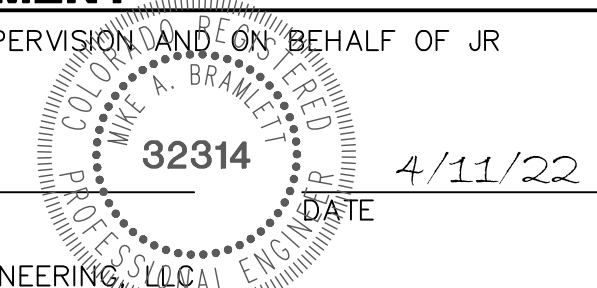
Know what's below.
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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike A. Bramlett

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



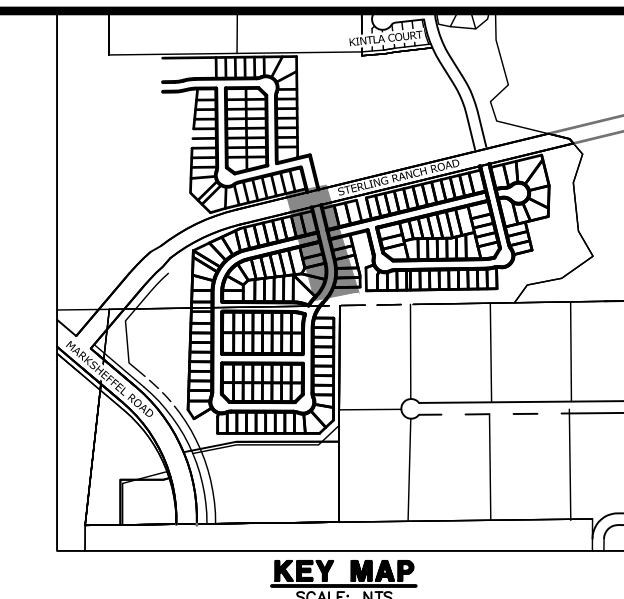
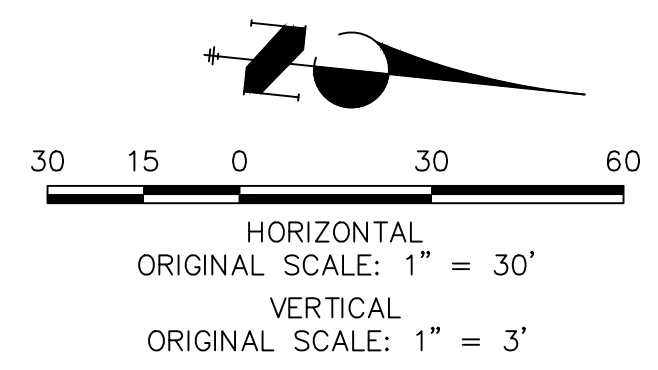
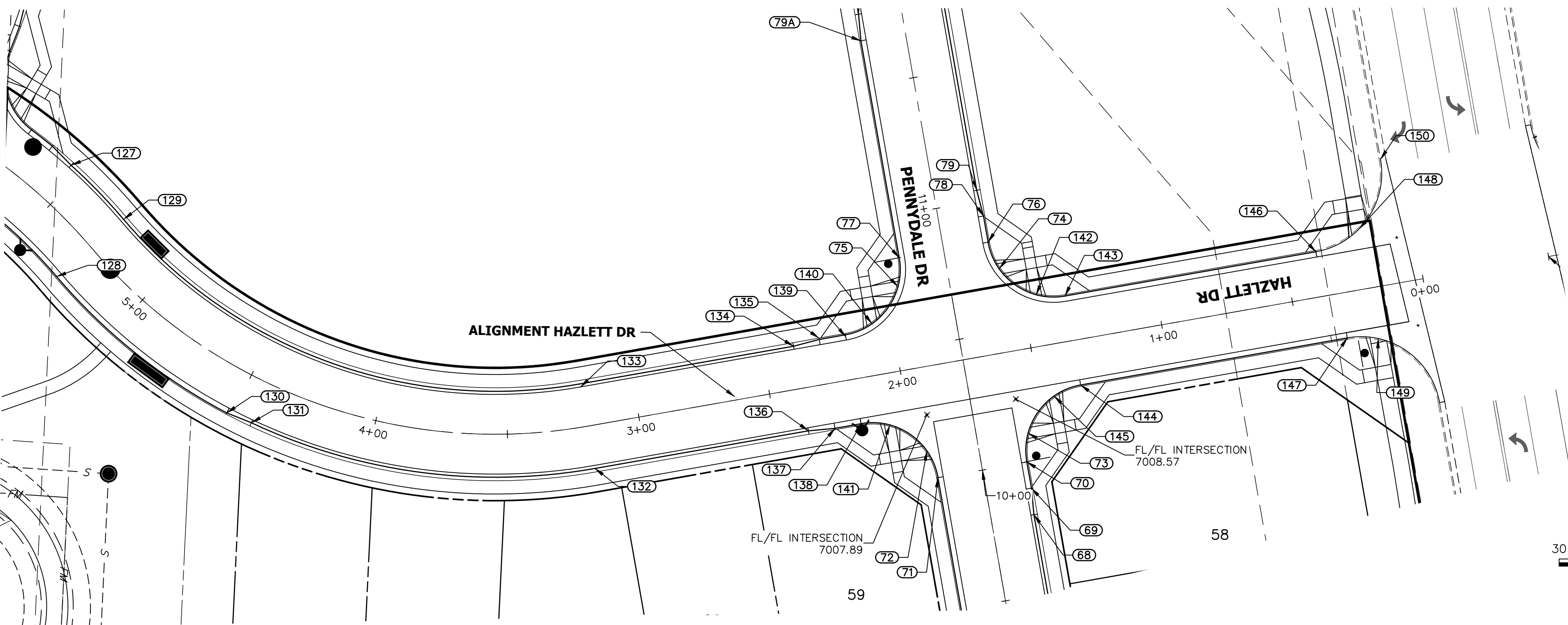
FILE NO. SF-21-XXX

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

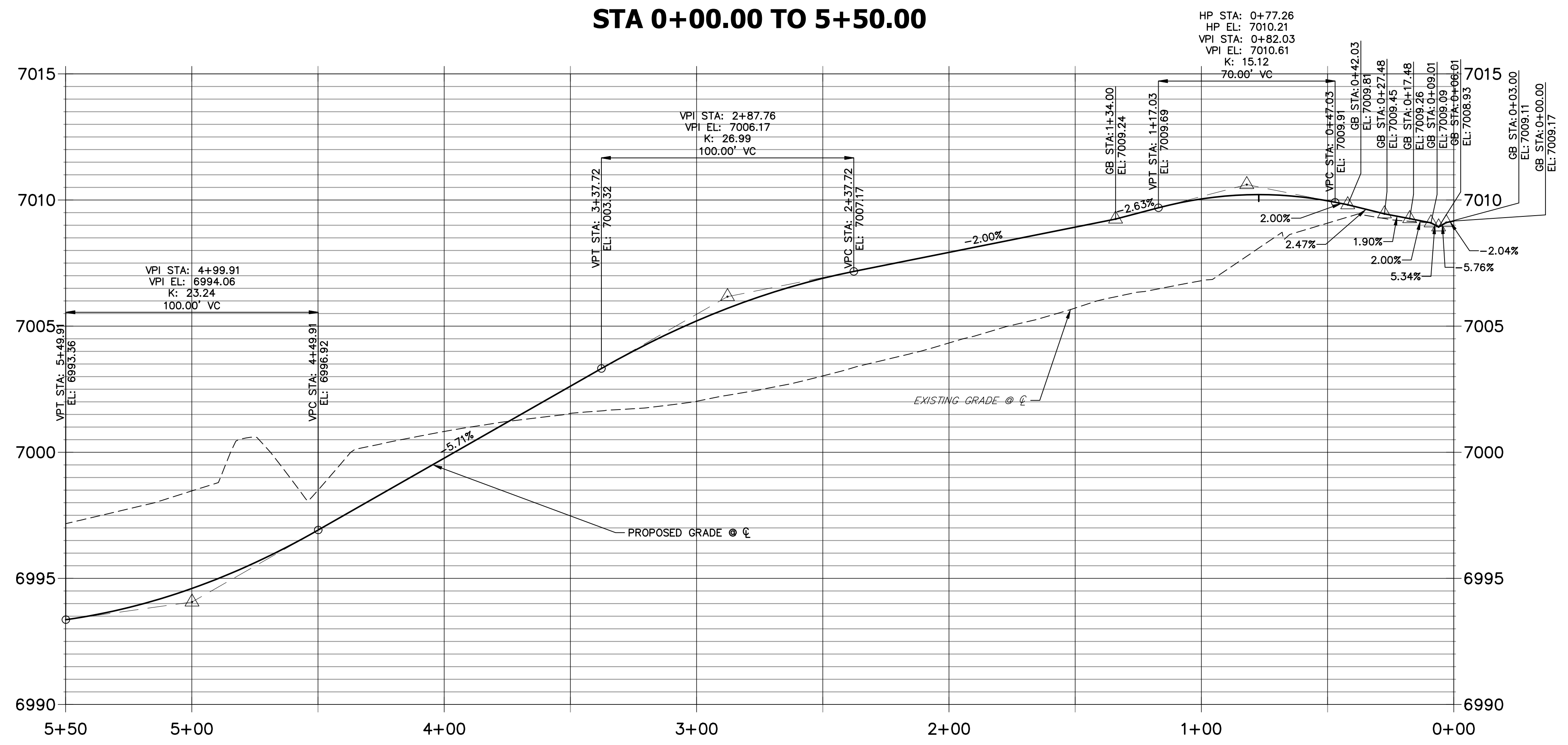
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REVISION	DATE	BY

STERLING RANCH
FILING 3
STREET IMPROVEMENT PLAN
SHEET 9 OF 13
JOB NO. 25188.00



HAZLETT DR PROFILE STA 0+00.00 TO 5+50.00



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
127	5+54.08	16.25' (RT)	HAZLETT DR	6992.96	CURB TRANSITION
128	5+27.78	17.00' (LT)	HAZLETT DR	6993.31	PCR
129	5+27.78	16.17' (RT)	HAZLETT DR	6993.38	PCR
130	4+51.62	17.00' (LT)	HAZLETT DR	6996.36	CURB TRANSITION
131	4+42.40	16.17' (LT)	HAZLETT DR	6996.95	CURB TRANSITION
132	3+19.67	16.17' (LT)	HAZLETT DR	7003.89	PCR
133	3+19.67	15.00' (RT)	HAZLETT DR	7003.99	PCR
134	2+38.00	16.17' (RT)	HAZLETT DR	7006.77	CURB TRANSITION
135	2+28.00	17.50' (RT)	HAZLETT DR	7007.42	CURB TRANSITION
136	2+38.00	16.17' (LT)	HAZLETT DR	7006.77	CURB TRANSITION
137	2+28.00	17.00' (LT)	HAZLETT DR	7006.94	CURB TRANSITION
138	2+18.00	17.00' (LT)	HAZLETT DR	7007.11	PCR
139	2+18.00	16.25' (RT)	HAZLETT DR	7007.05	PCR
140	2+07.40	19.36' (RT)	HAZLETT DR	7007.04	HC RAMP MID PT
141	2+07.40	19.36' (LT)	HAZLETT DR	7007.31	HC RAMP MID PT
142	1+44.60	19.36' (RT)	HAZLETT DR	7008.22	HC RAMP MID PT

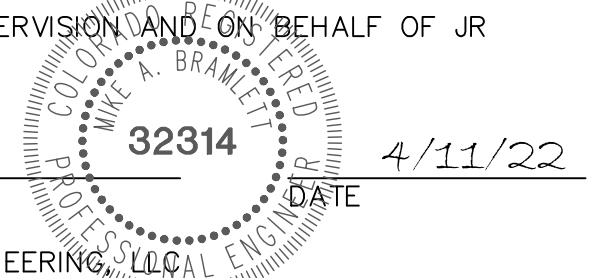
POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
143	1+34.00	17.00' (RT)	HAZLETT DR	7008.51	PCR
144	1+34.00	17.00' (LT)	HAZLETT DR	7008.84	PCR
145	1+44.60	19.36' (LT)	HAZLETT DR	7008.83	HC RAMP MID PT
146	0+38.00	17.00' (RT)	HAZLETT DR	7008.89	PCR
147	0+32.00	17.00' (LT)	HAZLETT DR	7009.62	PCR
148	0+20.55	22.60' (RT)	HAZLETT DR	7008.62	HC RAMP MID PT
149	0+20.56	19.27' (LT)	HAZLETT DR	7009.58	HC RAMP HC RAMP
150	0+08.00	47.00' (RT)	HAZLETT DR	7007.40	PCR



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



FILE NO. SF-21-XXX

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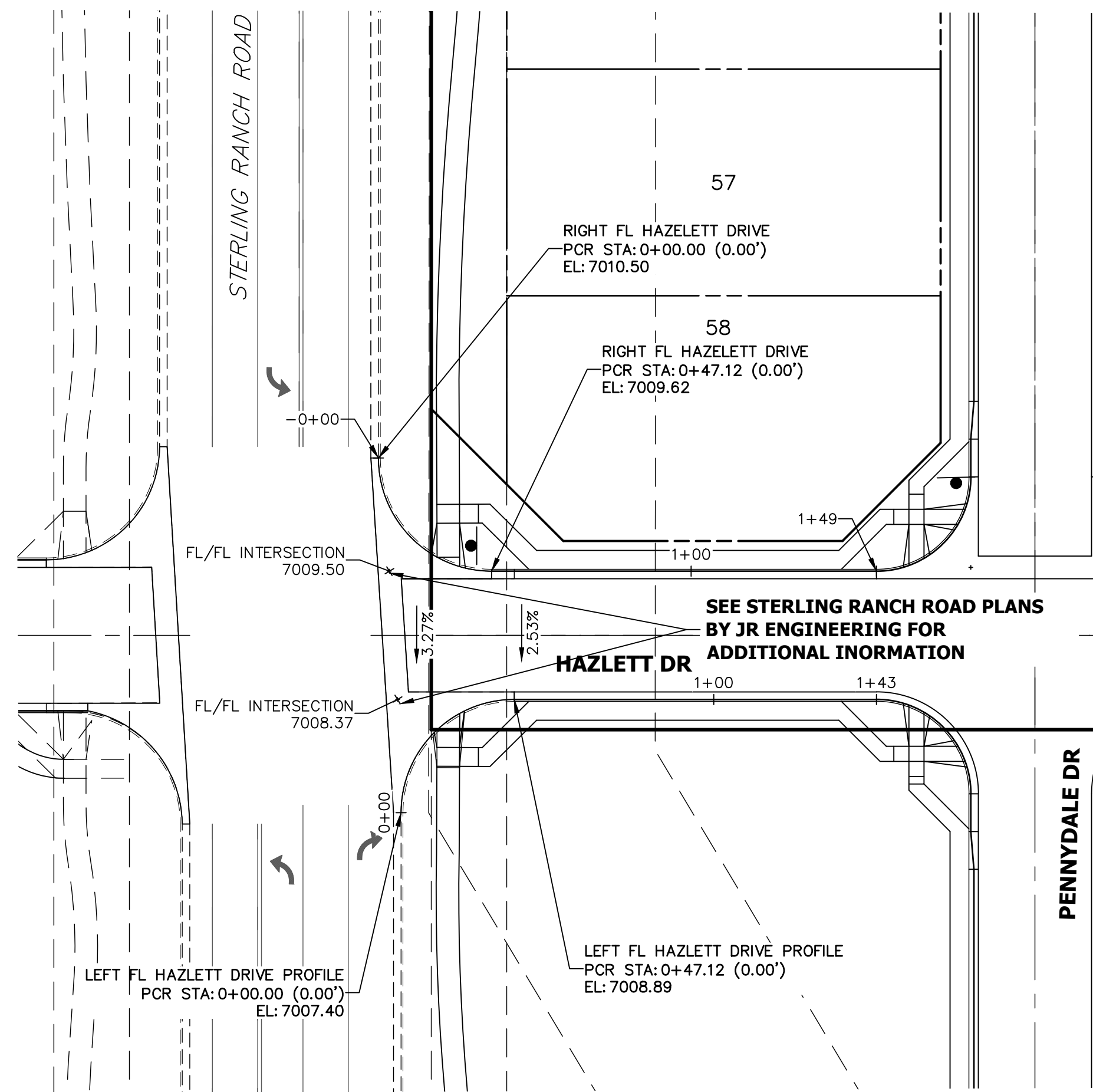
PREPARED FOR
 SR LAND, LLC
 20 BOULDER CRESCENT
 SUITE 201
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 471-1742

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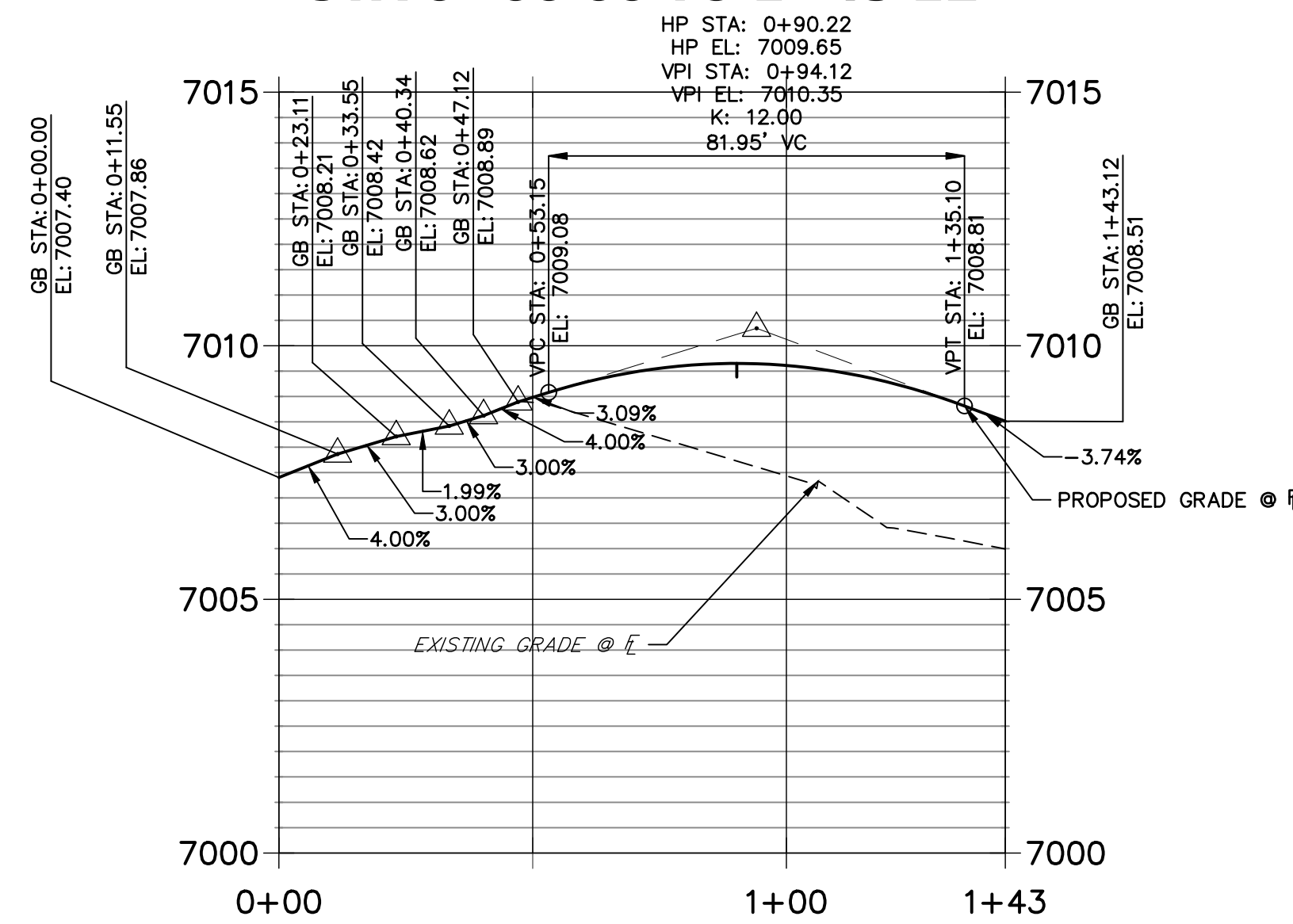
No.	REVISION	BY	DATE

H-SCALE	1"=30'
V-SCALE	1"=3'
DATE	4/22/22
DESIGNED BY	JRM
DRAWN BY	JRM
CHECKED BY	

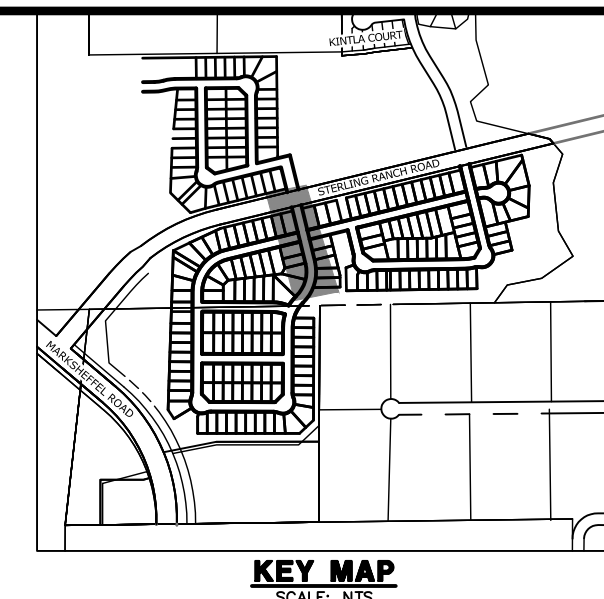
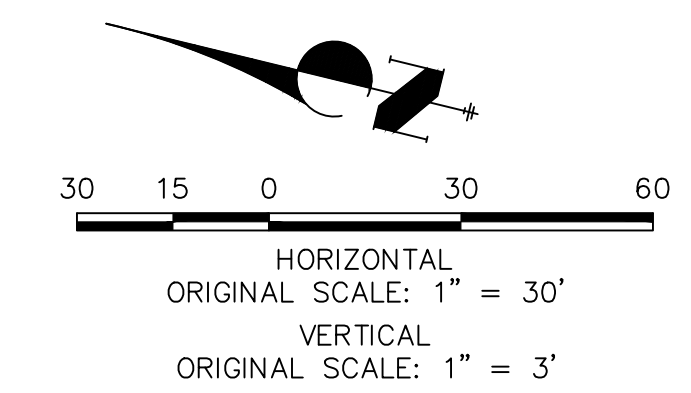
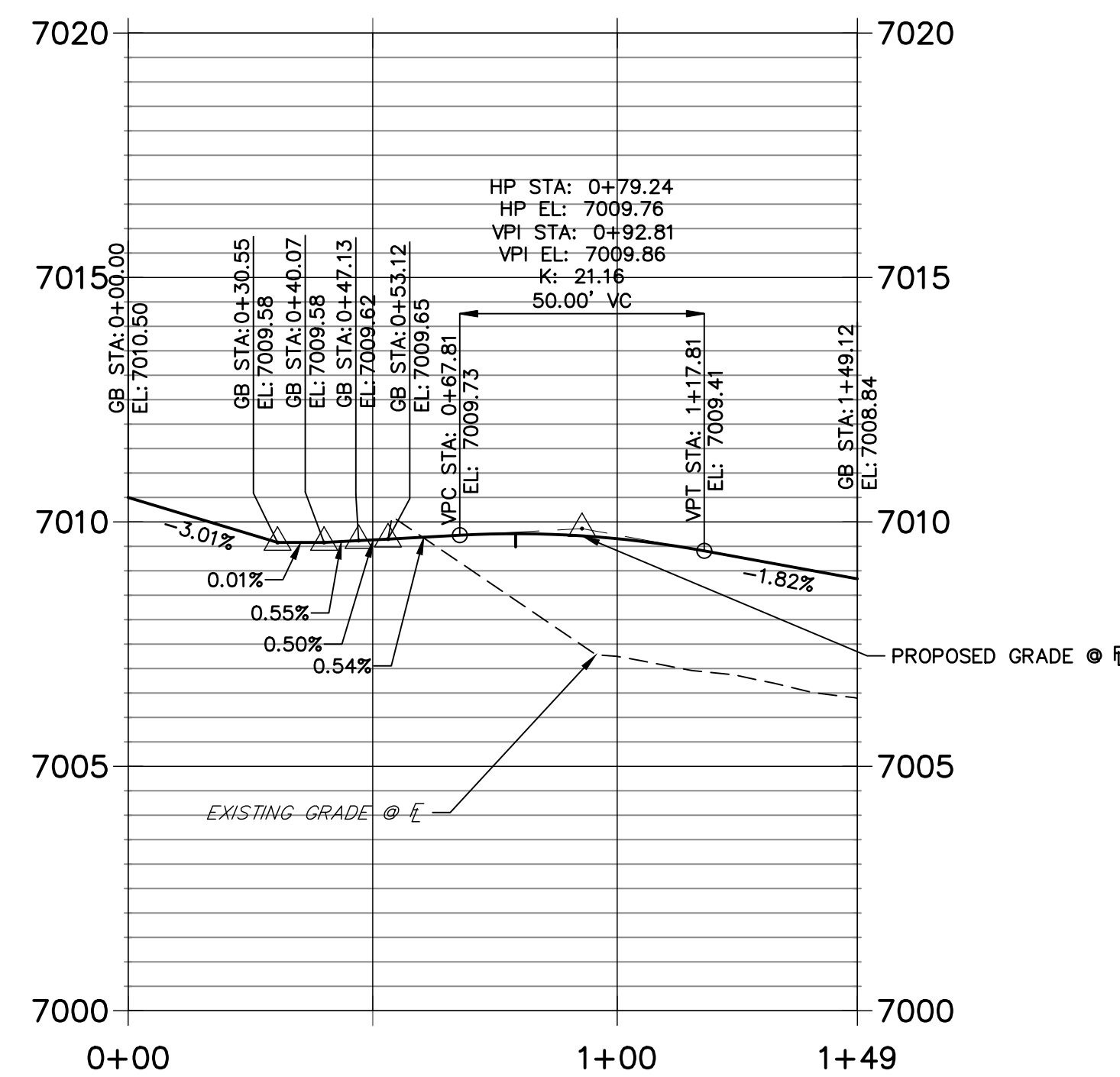
STERLING RANCH
 FILING 3
 STREET IMPROVEMENT PLAN
 SHEET 10 OF 13
 JOB NO. 25188.00



LEFT FL - HAZLETT DRIVE PROFILE STA 0+00.00 TO 1+43.12



RIGHT FL - HAZLETT DRIVE PROFILE STA 0+00.00 TO 1+49.12



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SR LAND, LLC
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No.	REVISION	BY	DATE

H-SCALE 1" = 30'	DESIGNED BY JRM
V-SCALE 1" = 3'	CHECKED BY JRM
DATE 4/22/22	



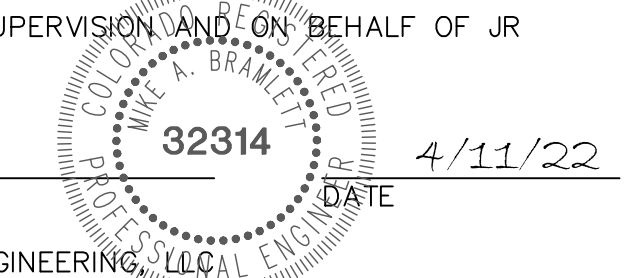
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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike A. Bramlett

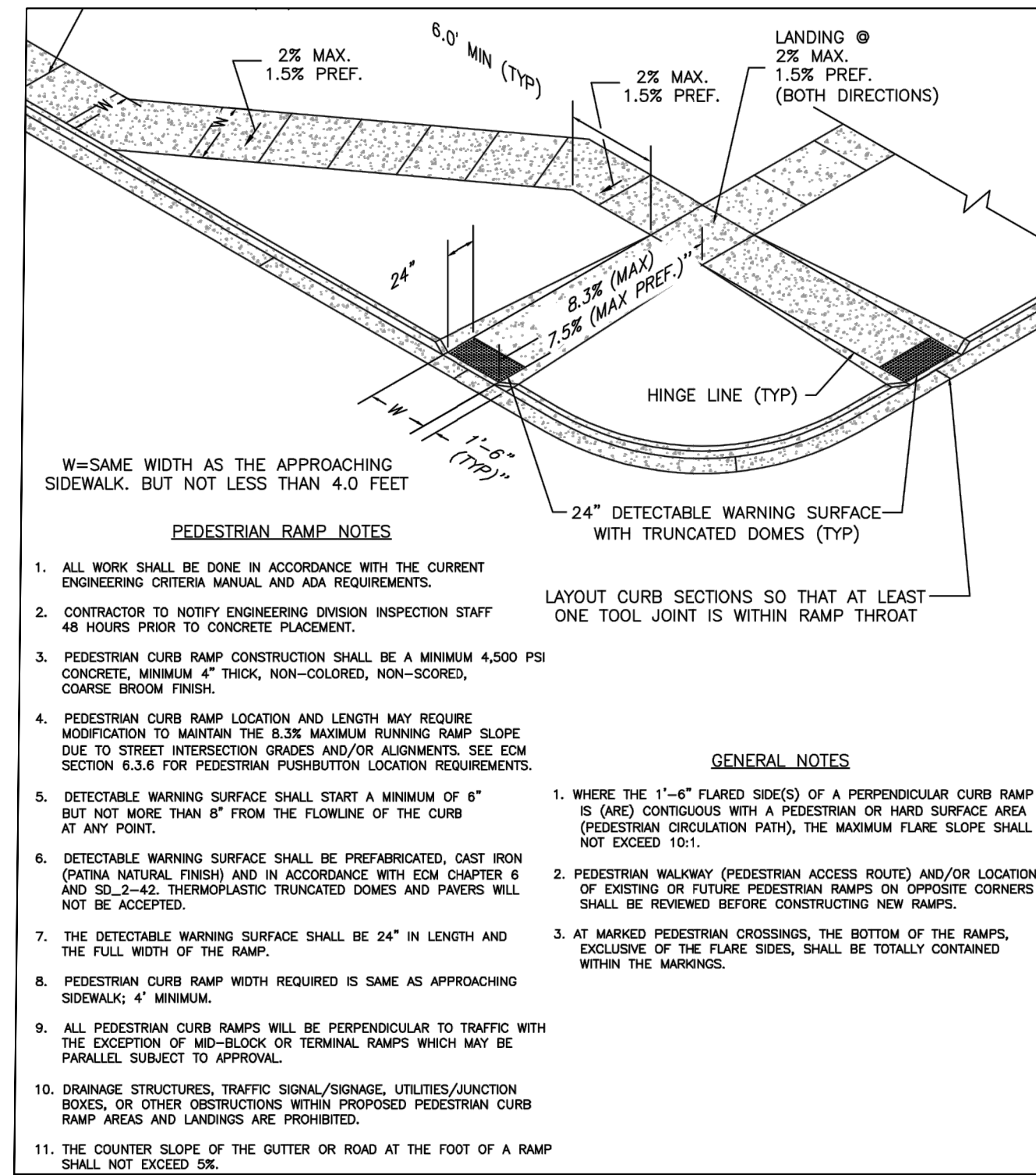
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314



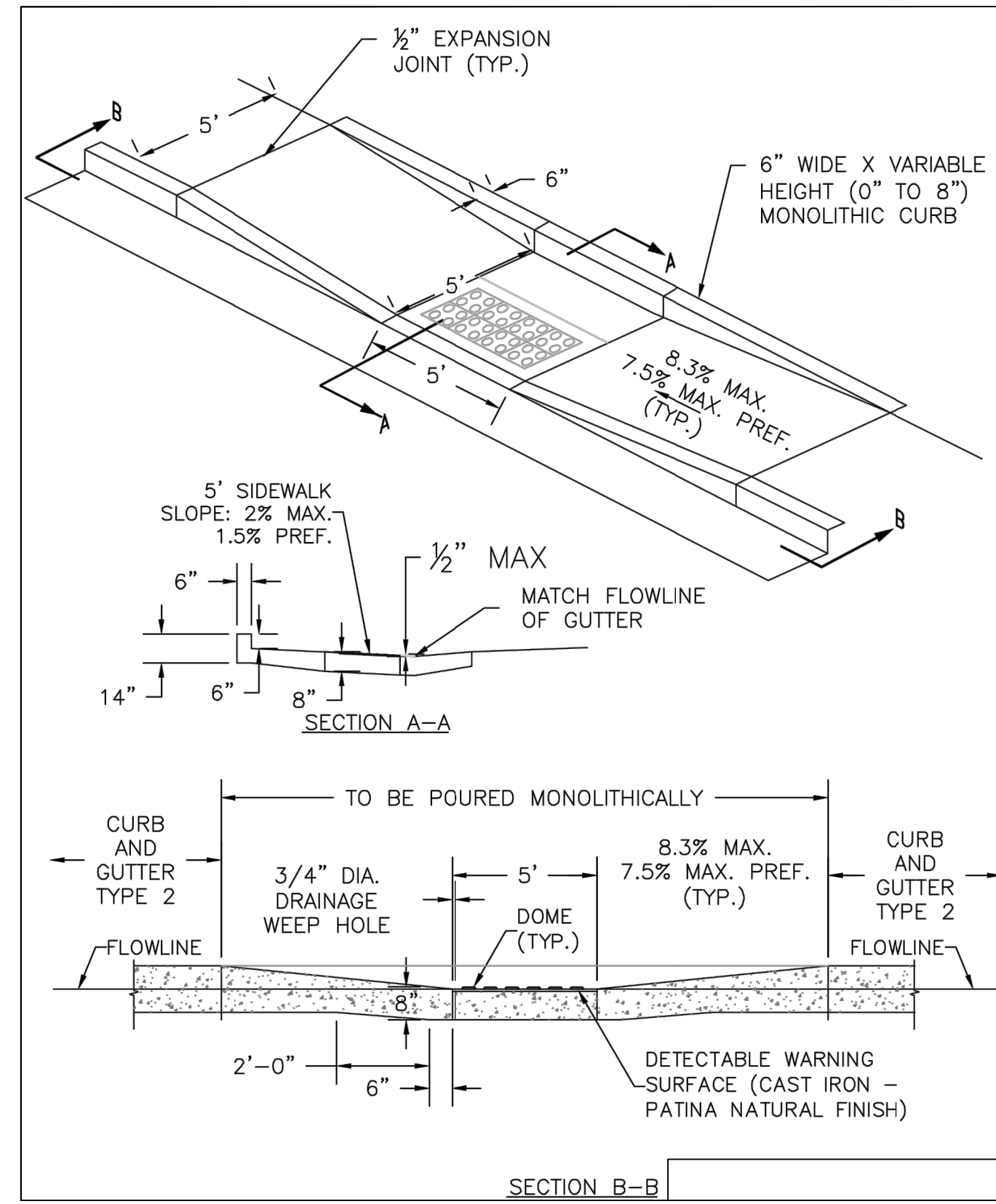
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4/11/22

FILE NO. SF-21-XXX

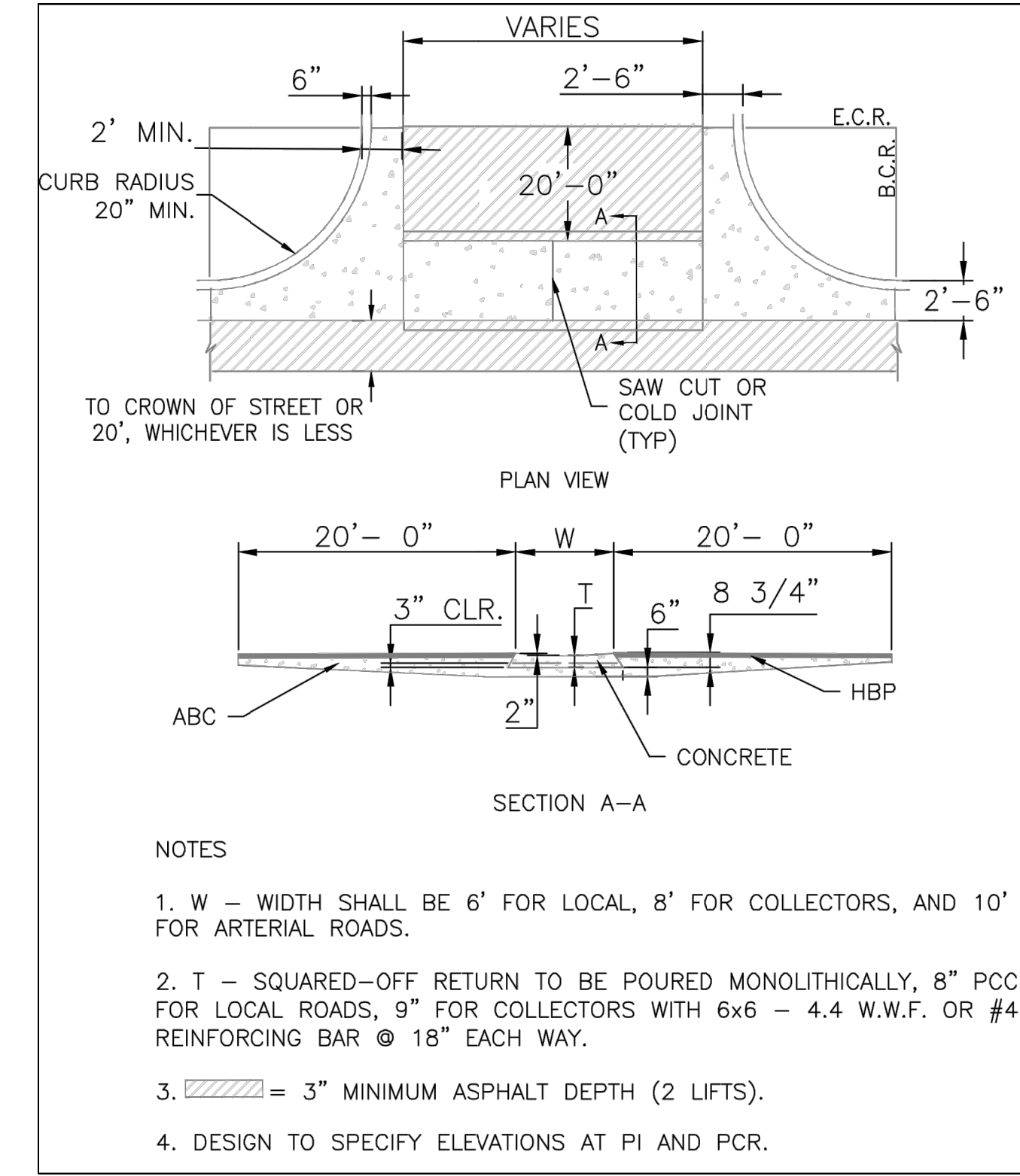
STERLING RANCH FILING 3 STREET IMPROVEMENT PLAN	SHEET 11 OF 13
JOB NO. 25188.00	



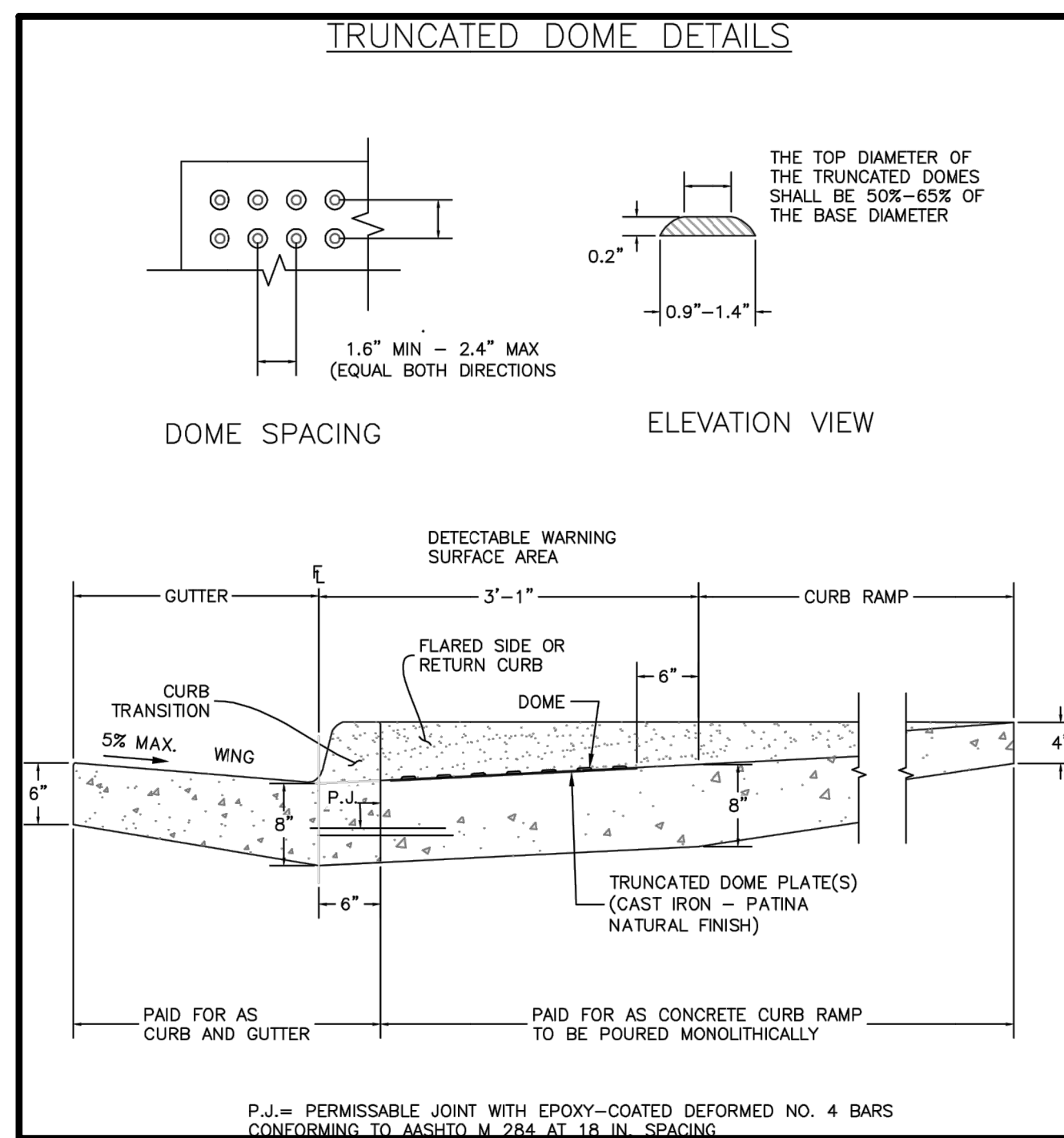
PEDESTRIAN INTERSECTION RAMP (SD 2-41)
SCALE: NTS



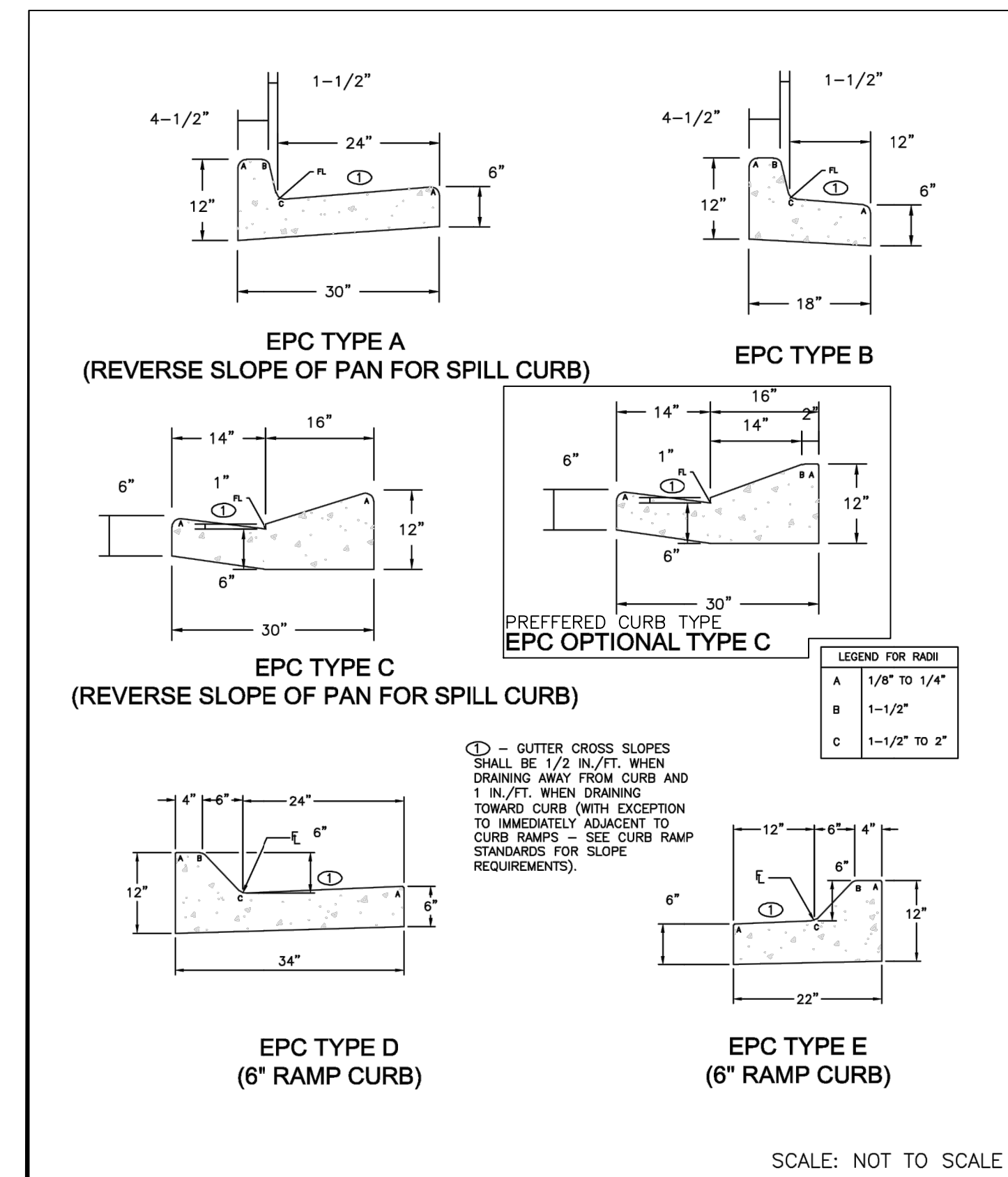
PARALLEL PEDESTRIAN RAMP DETAIL (SD 2-50)
SCALE: NTS



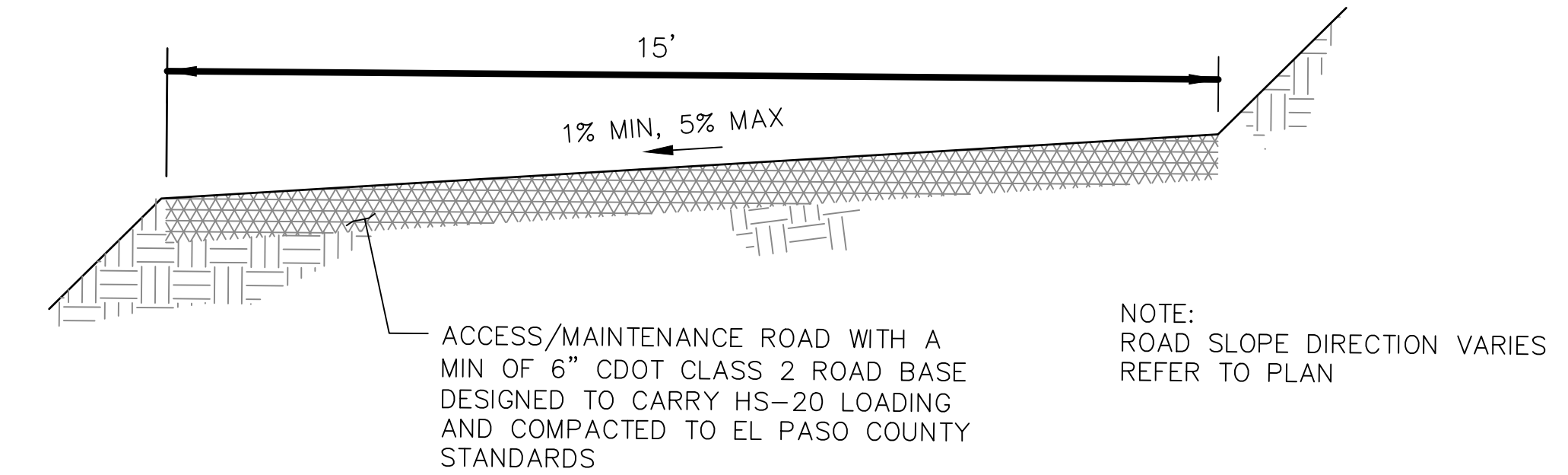
TYPICAL CROSS PAN LAYOUT DETAIL (SD 2-26)
SCALE: NTS



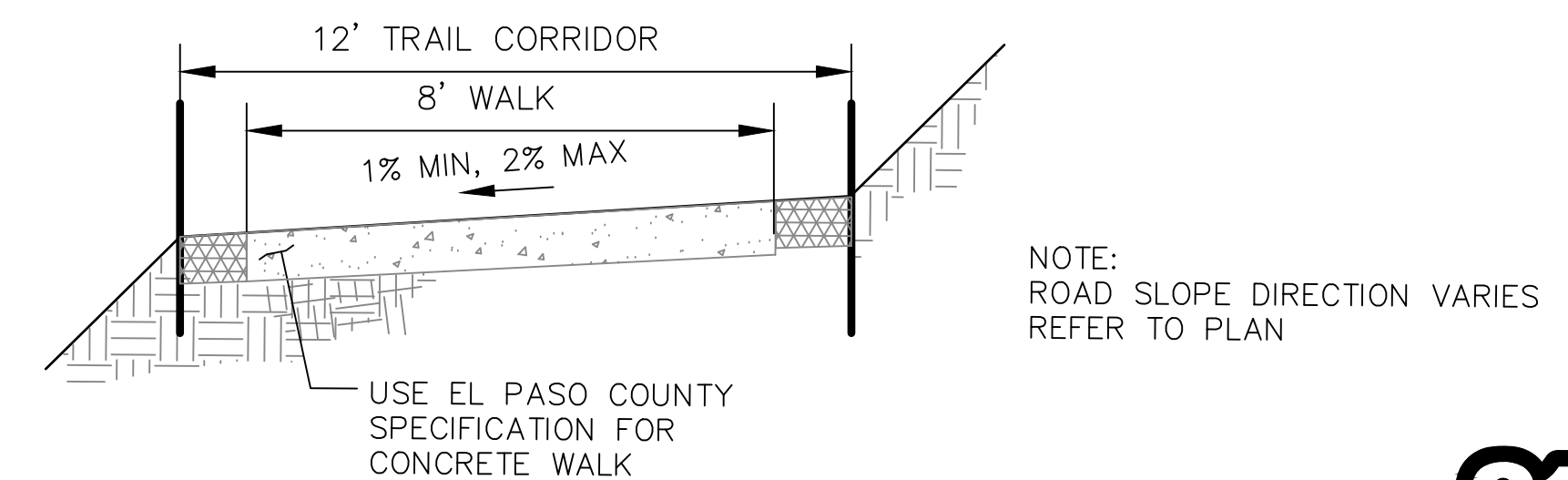
DETECTABLE WARNING SURFACE DETAILS (SD 2-42)
SCALE: NTS



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



SAND CREEK - MAINTENANCE & ACCESS ROAD
NOT TO SCALE



SAND CREEK - MAINTENANCE & ACCESS ROAD W/ WALK
NOT TO SCALE

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

DATE: 4/11/22



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

J.R. ENGINEERING
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Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	DATE	BY	DATE

STERLING RANCH FILING 3

DESIGNED BY: AJH
DRAWN BY: CGV
CHECKED BY:

H-SCALE: N/A
V-SCALE: N/A
DATE: 4/22/22

DETAILS

SHEET 13 OF 9

JOB NO. 25188.00

STERLING RANCH FILING 3

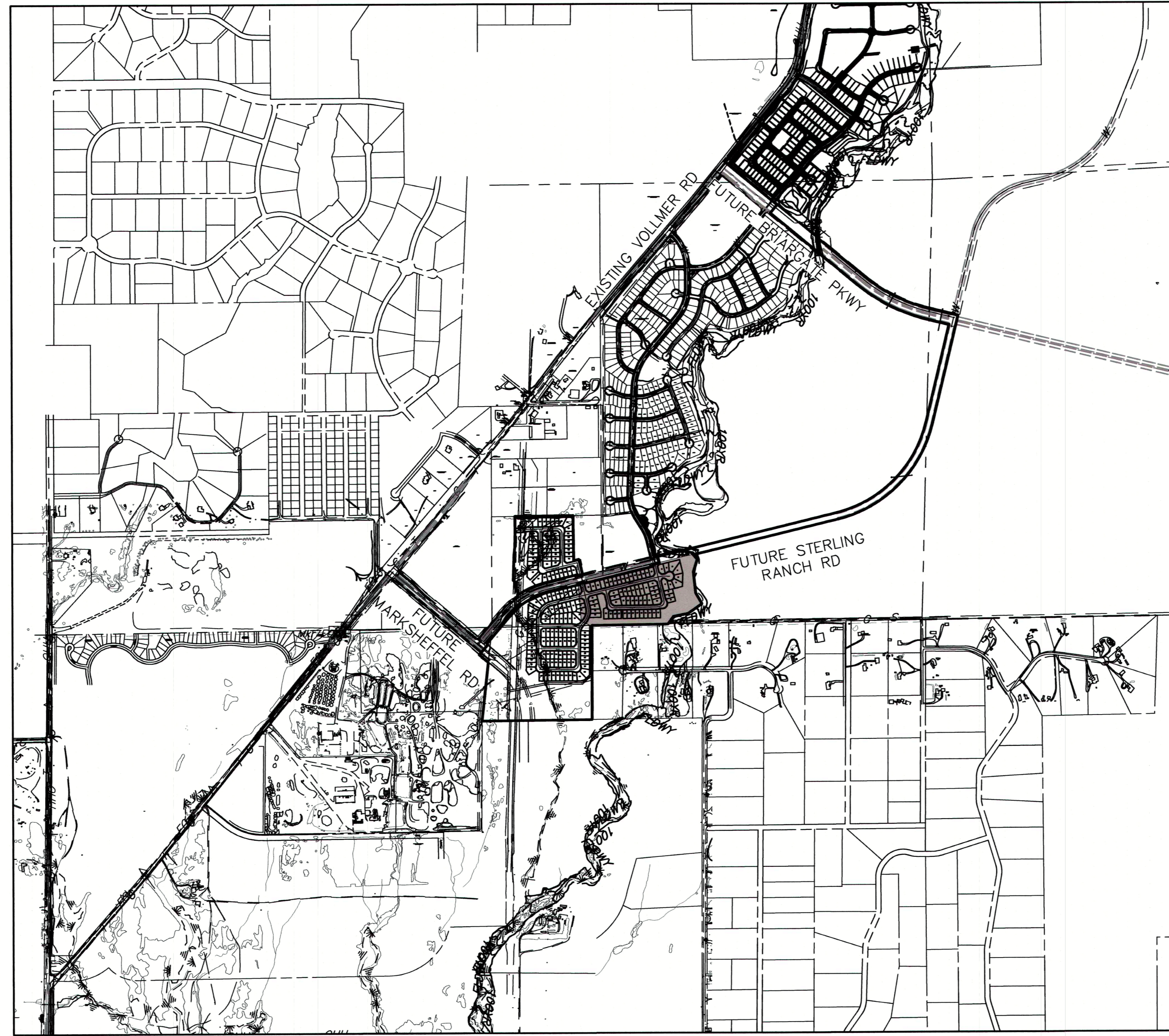
COUNTY OF EL PASO, STATE OF COLORADO

STORM SEWER PLANS

APRIL 2022

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 TEACHOUT ROAD
COLORADO SPRINGS, CO 80908
CHIEF BRYAN JACK (719) 495-4300
- GAS DEPARTMENT:** COLORADO SPRINGS UTILITIES
7710 DURANT DR.
COLORADO SPRINGS, CO 80947
TIM WENDT (719) 668-3556
- ELECTRIC DEPARTMENT:** MOUNTAIN VIEW ELECTRIC
11140 E. WOODMEN ROAD
FALCON, CO 80831
(719) 495-2283
- COMMUNICATIONS:** QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987
AT&T (LOCATORS) (719) 635-3674
- STORMWATER:** STORMWATER ENTERPRISE
30 S. NEVADA AVENUE, SUITE 401
COLORADO SPRINGS, CO 80903
- COMMUNICATIONS:** QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987
AT&T (LOCATORS) (719) 635-3674
- STORMWATER:** STORMWATER ENTERPRISE
30 S. NEVADA AVENUE, SUITE 401
COLORADO SPRINGS, CO 80903
(719) 385-5980
- TRAFFIC:** TRAFFIC AND TRANSPORTATION ENGINEERING
30 S. NEVADA AVE.
COLORADO SPRINGS, CO 80903
(719)-385-5908
- GAS:** STEPHEN BACON
SR. ROW AGENT II
COLORADO INTERSTATE GAS CO. (KINDER MORGAN)
2 N. NEVADA AVE.
COLORADO SPRINGS, CO 80903
719-659-5936
- GAS:** CRAIG KEIRSEY
REAL ESTATE | MACELLAN MIDSTREAM PARTNERS, L.P.
ONE WILLIAMS CENTER, OTC-8, TULSA, OK 74172
918-574-7986



VICINITY MAP
SCALE : 1"=1,000'

SHEET INDEX

- 1 COVER SHEET
- 2 NOTES
- 3-4 STORM SEWER PLANS
- 6-7 DETAIL SHEET

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

OWNER/DEVELOPER STATEMENT

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

James F. Morley 4/12/2022
JAMES F. MORLEY DATE

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

EL PASO COUNTY STATEMENT

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

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

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

APPROVED
Engineering Department

06/09/2022 2:29:49 PM

Ednikam

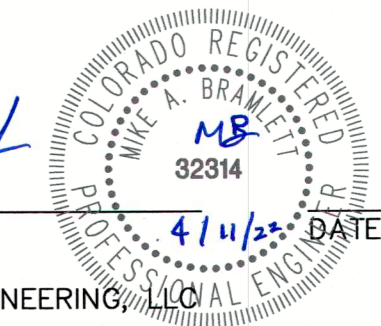
EPC Planning & Community Development Department

COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

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

Mike Bramlett 4/11/22
MIKE A. BRAMLETT, P.E. DATE
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, INC.



DISTRICT APPROVALS

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

James Morley 4/12/2022
FOR AND ON BEHALF OF THE STERLING RANCH METRO DISTRICT DATE

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

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

JR ENGINEERING
A Wetland Company



Central 303-740-5938 • Colorado Springs 719-559-2698
Fort Collins 970-691-8888 • www.jrengineering.com

BY	DATE	REVISION

STERLING RANCH FILING 3

COVER SHEET

SHEET 1 OF 7

JOB NO. 25188.00



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 ̢ 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 (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

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

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BY	DATE

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				XXX	4/22/22	XXX	XXX

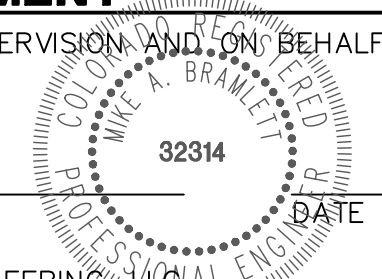
STERLING RANCH FILING 3

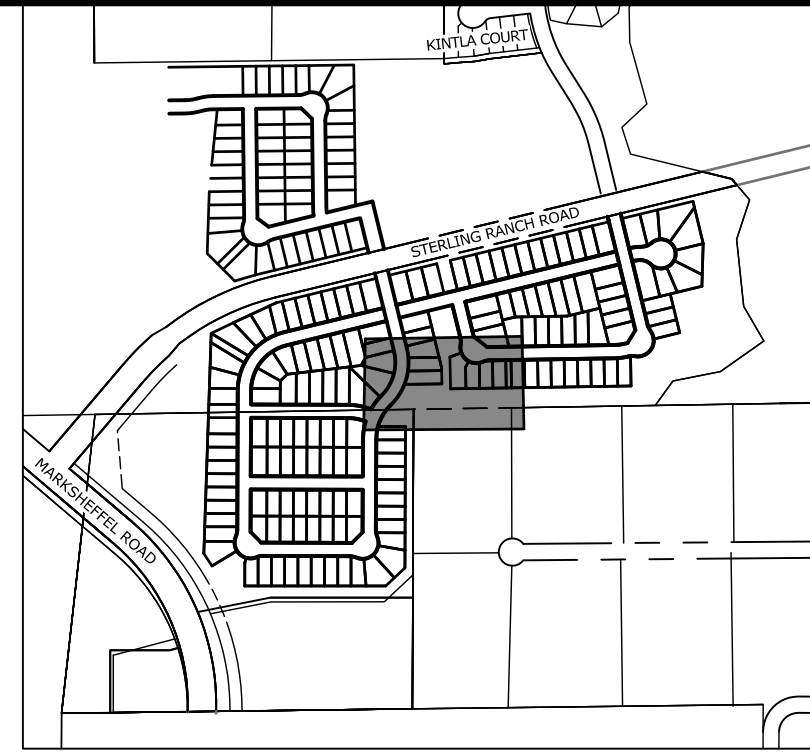
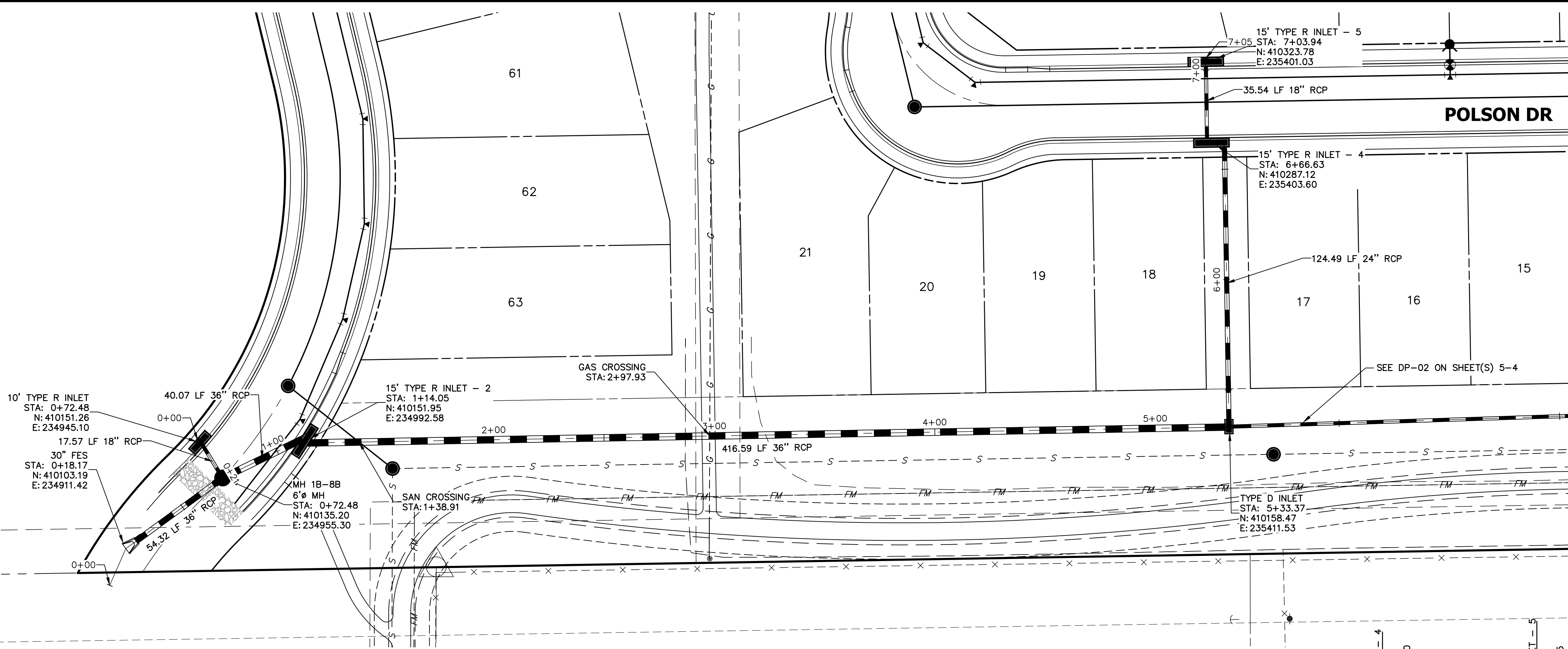
GENERAL NOTES

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

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

DATE 4/11/22





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

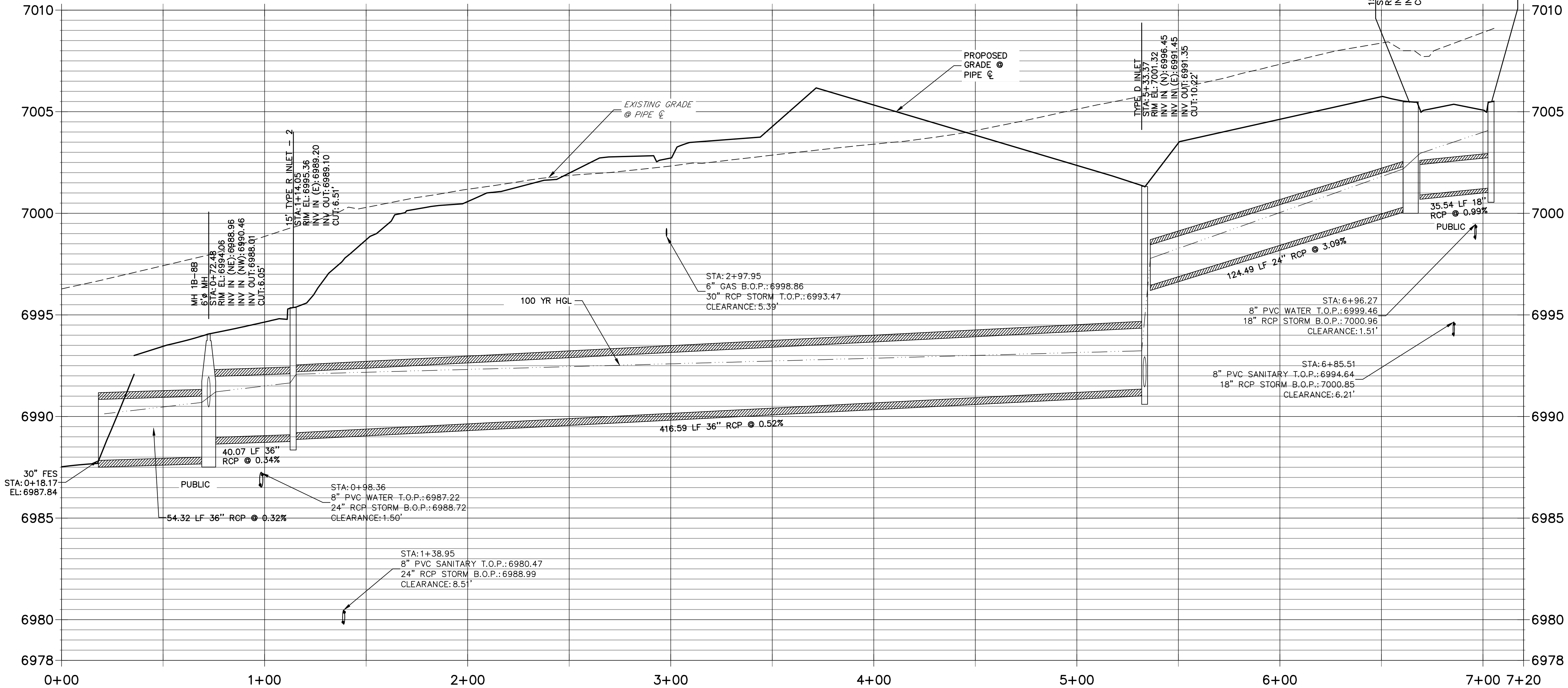
NOTE:
ADD WATER TIGHT JOINT
WHEN 100 YR HGL SHOWS
PIPE FULLY INUNDATED

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

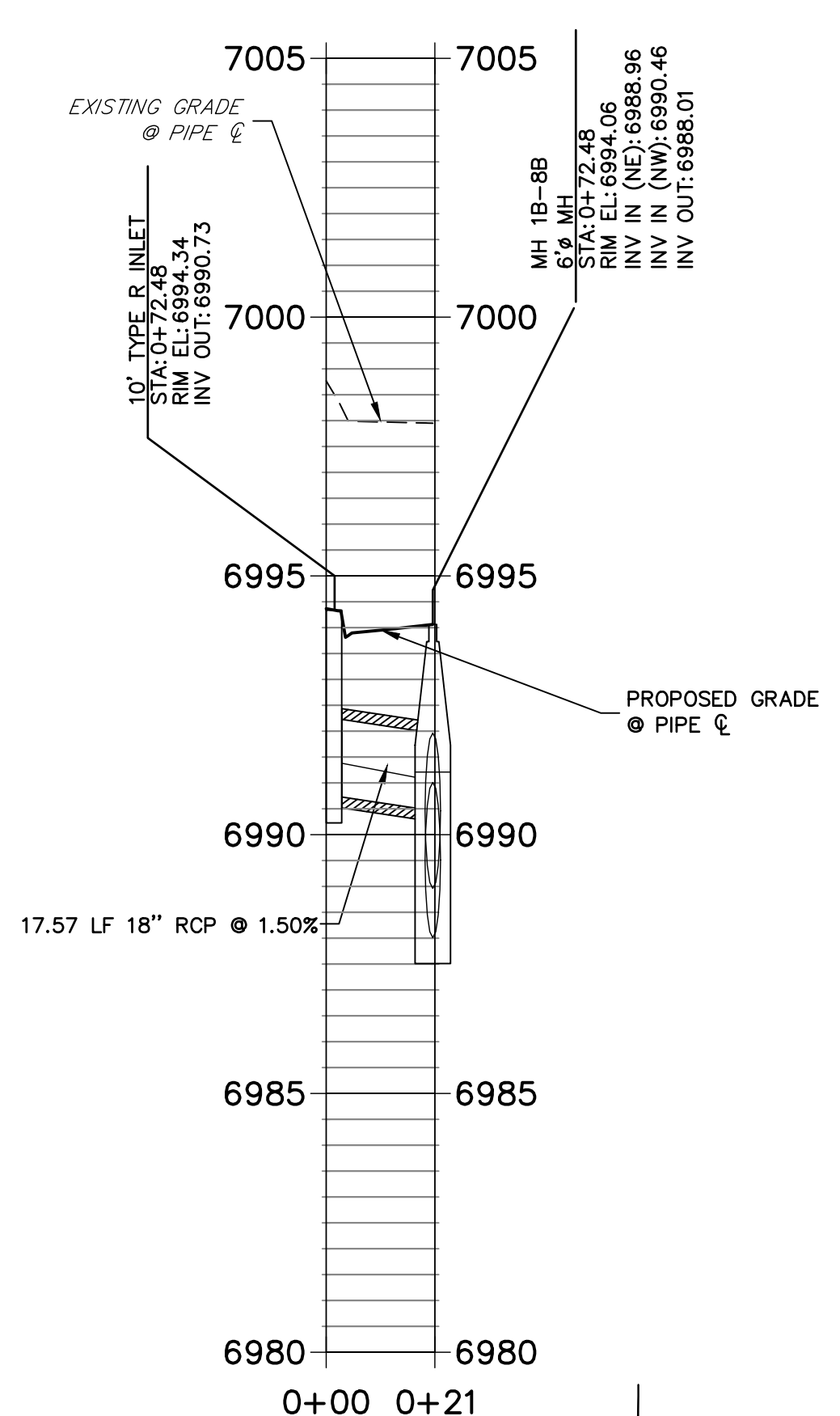
Mike A. Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

32314 DATE 4/11/22

DP-01 PROFILE
STA 0+00.00 TO 7+20.00
(SRMD) - OWNED EXCEPT WHERE NOTED



DP01A PROFILE
STA 0+00.00 TO 0+21.00



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

30 15 0 30 60

FILE NO. SF-21-XXX

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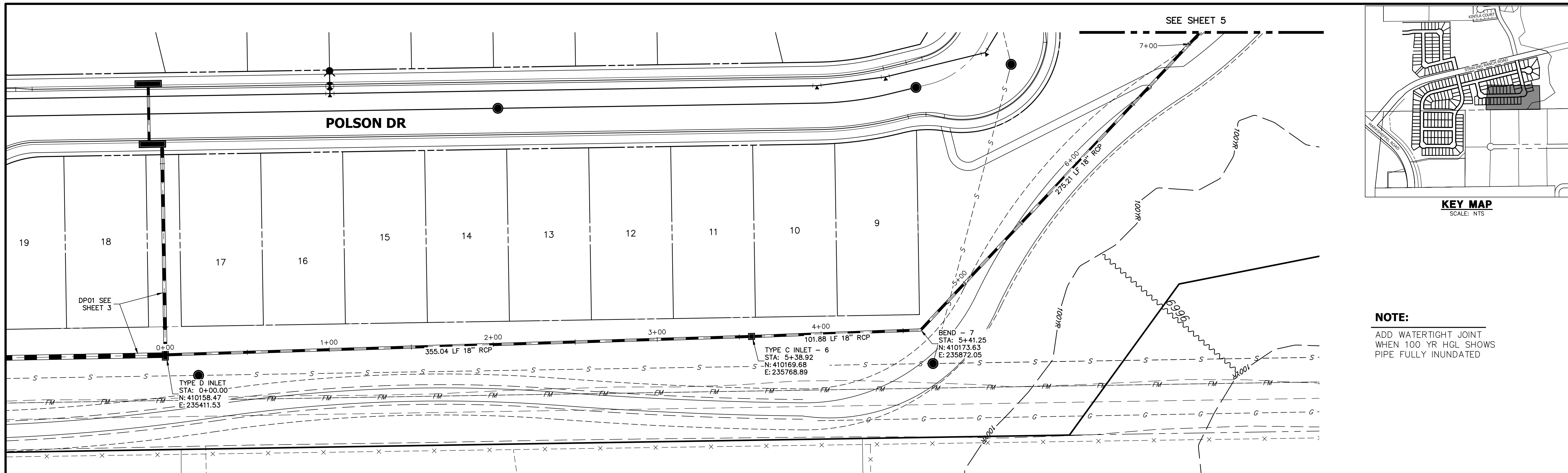
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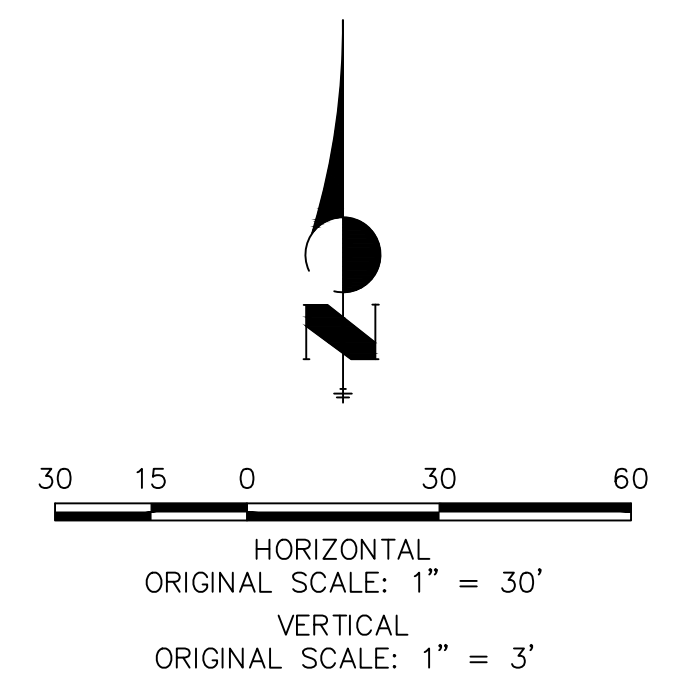
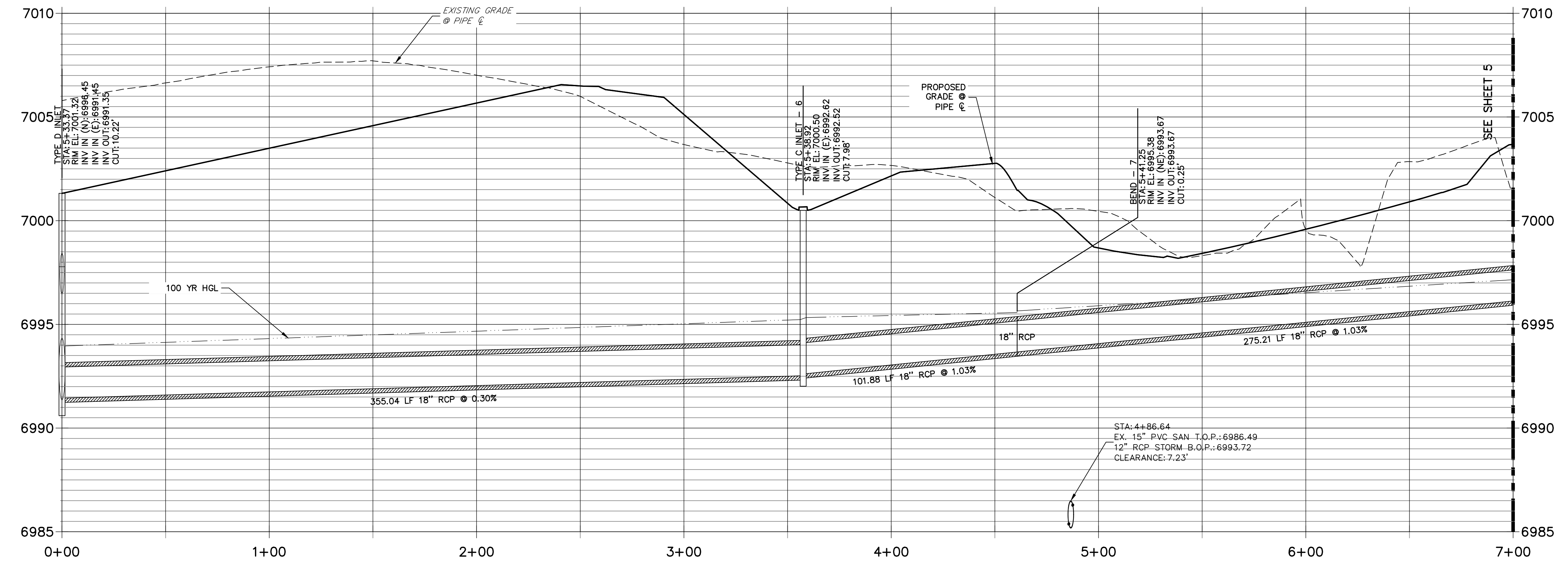
H-SCALE 1"=30'
V-SCALE 1"=3'
DATE 4/22/22
DESIGNED BY ARJ
DRAWN BY ARJ
CHECKED BY

STERLING RANCH FILING 3
STORM SEWER PLAN

SHEET 3 OF 7
JOB NO. 25188.00



DP-02 PROFILE (1)
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(SRMD)



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STERLING RANCH FILING 3

STORM SEWER PLAN

SHEET 4 OF 7

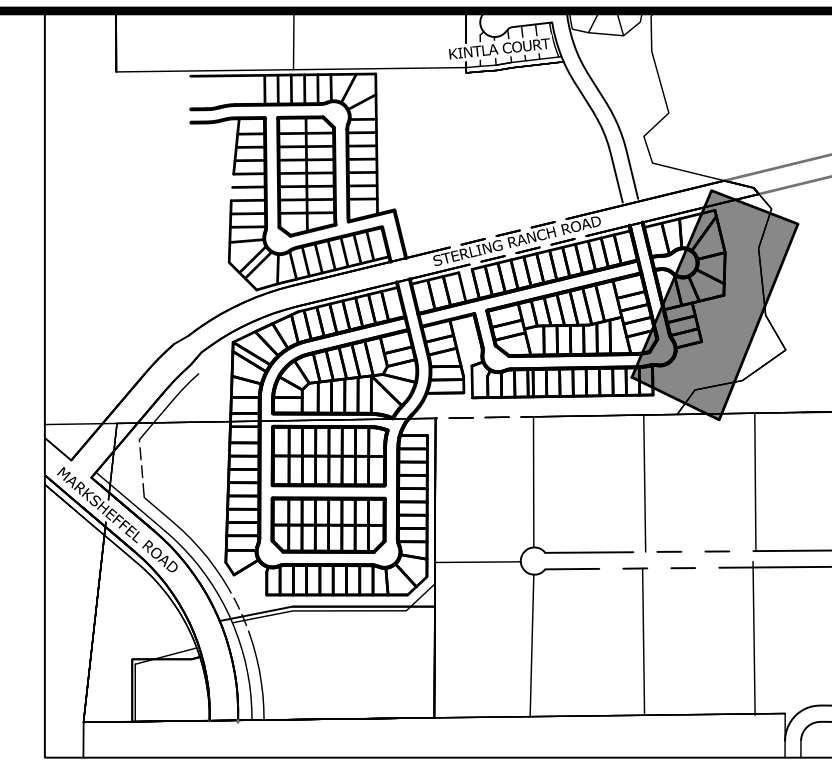
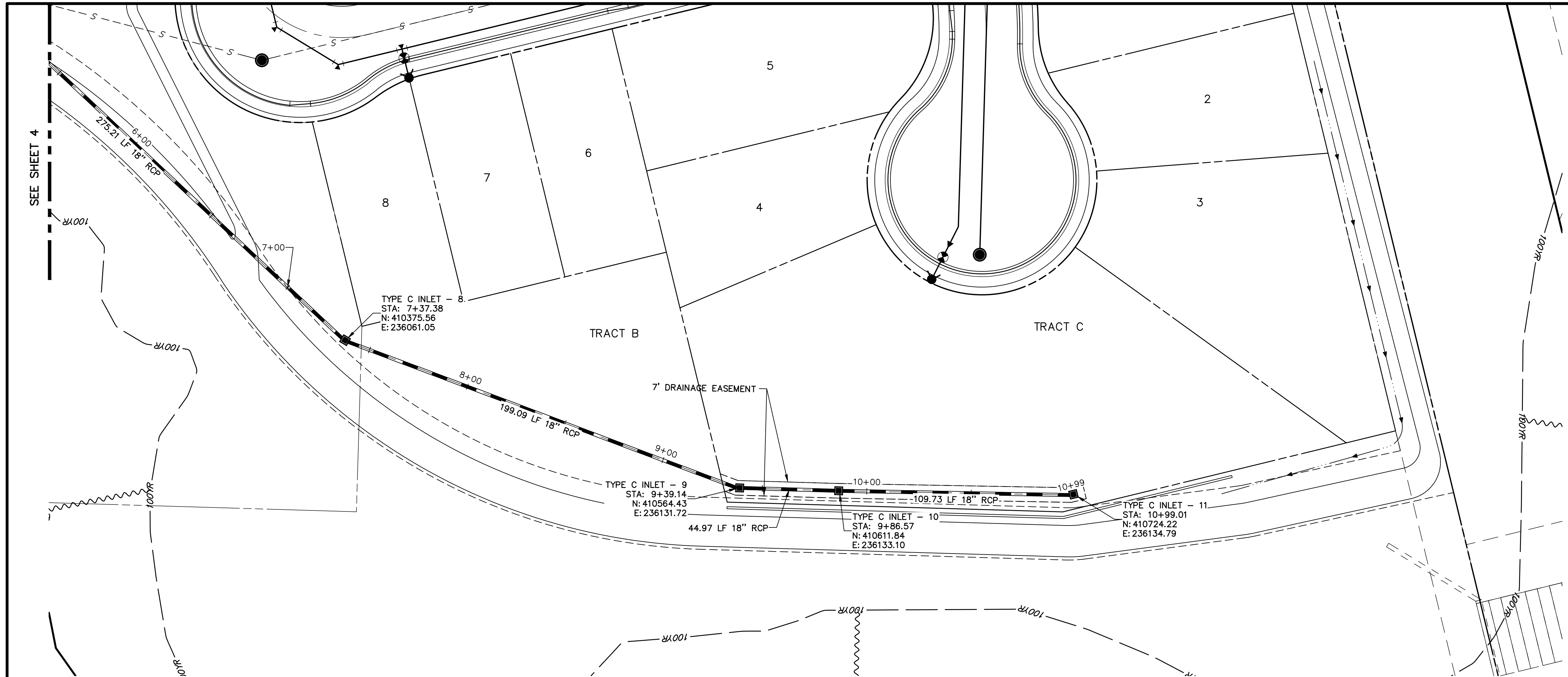
JOB NO. 25188.00

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, A LOCAL ENGINEERING FIRM

DATE: 4/11/22

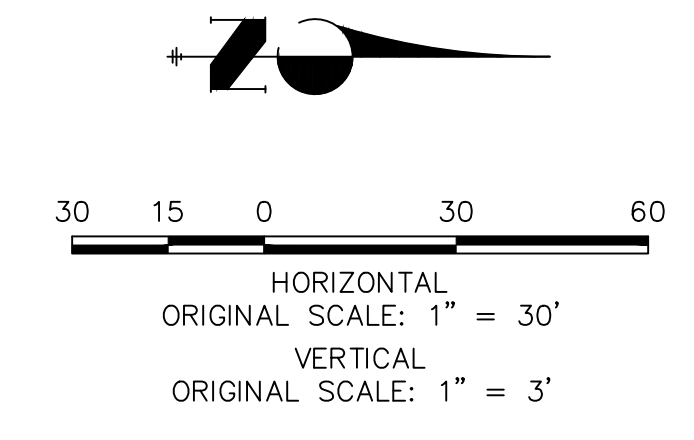
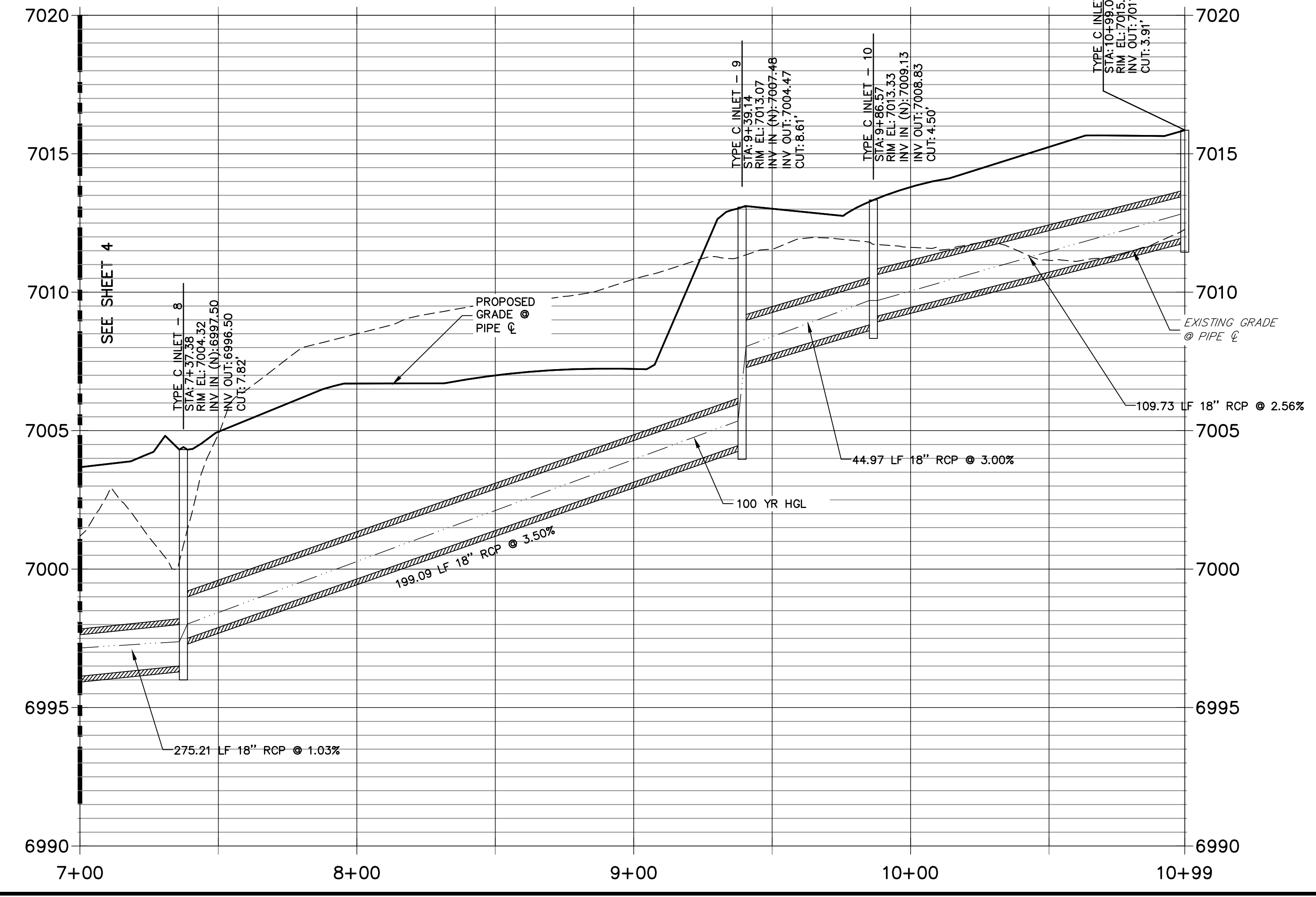




NOTE:
ADD WATERTIGHT JOINT
WHEN 100 YR HGL SHOWS
PIPE FULLY INUNDATED



DP-02 PROFILE (2)
STA 7+00.00 TO 10+99.01
(SRMD)



ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike A. Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEER
DATE 4/11/22

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STERLING RANCH FILING 3	STORM SEWER PLAN
SHEET 5 OF 7	JOB NO. 25188.00

FILE NO. SF-21-XXX

GENERAL NOTES:
SEE SHEET 2.

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

STATION POINT AT MIDPOINT OF INLET ALONG FLOWLINE.

ENDS OF 8 I.B.C. FACE OF CURB

MEET SHAPE OF NORMAL BARRIER CURB AND GUTTER HERE.

SEE CHANNEL LAYOUT ON SHEET 2.

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

MOUNTABLE CURB FACE

TRANSITION CURB

FOR A 1'-0" PAN SLOPE 2" PER FT.

FLUSH WITH CURB FACE

1/2" DIA. x 24" GALV. STEEL ROD

2" ALL AROUND

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

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Sheet Revisions

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Project Development Branch JBK

CURB INLET TYPE R

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

Issued by the Project Development Branch: July 31, 2019 Project Sheet Number:

GENERAL NOTES:
SEE NOTE 11

NO DUMPING
DRAINS TO STREAM

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

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CURB INLET TYPE R

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

Issued by the Project Development Branch: July 31, 2019 Project Sheet Number:

GENERAL NOTES:

1. 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.

2. THE PRECAST FLAT TOP MAY BE USED ON ANY MANHOLE. THE ECCENTRIC CONE MAY BE USED WHEN THE MANHOLE "H" HEIGHT IS AT LEAST 8 FT.

3. THE MANHOLE RING FRAME SHALL BE SET IN A BED OF GROUT. THE FRAME SHALL BE SURROUNDED WITH A CEMENT GROUT IN UNPAVED AREA, OR A CONCRETE COLLAR IN PAVED AREA. SEE DETAILS ON SHEETS 2 AND 3.

4. DESIGN OF BOX BASE IS BASED ON STRAIGHT RUNS OF PIPE OR CHANGE IN DIRECTION OF LESS THAN 45°. SPECIAL DESIGN IS REQUIRED FOR 45° OR GREATER.

5. PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO ASHTO M 199 (ASTM C 478).

6. CAST-IN-PLACE MANHOLES SHALL BE CLASS B CONCRETE.

7. STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 3 FT.-6 IN. AND SHALL CONFORM TO ASHTO M 199.

8. ALL REINFORCING STEEL SHALL BE GRADE 60 AND EPOXY COATED. VERTICAL STEEL SHALL BE PLACED AT CENTERLINE OF WALL. ALL BARS SHALL HAVE A 2 IN. MINIMUM CLEARANCE.

9. ALL PIPE ENTRIES INTO THE BASE OF MANHOLE SHALL BE CONNECTED BY OPEN CHANNELIZATION ADJUSTED FOR PIPE SIZE, SHAPE, SLOPE, AND DIRECTION OF FLOW. DETAILS SHOWN ARE TYPICAL FOR INSTALLATIONS WITH ALL INVERTS OF SAME RELATIVE ELEVATION. FOR EXCESSIVE ELEVATION DIFFERENCE BETWEEN INVERTS, SPECIAL BASE CHANNEL DETAILS WILL BE SHOWN ON THE PLANS.

10. FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING WITH CLASS B CONCRETE OR APPROVED GROUT.

11. STUB-OUTS SHALL EXTEND 2 FT. MINIMUM BEYOND OUTSIDE WALL SURFACE OF MANHOLE AND BE SATISFACTORILY PLUGGED.

12. THE SLOPE OF THE MANHOLE COVER SHALL MATCH THE ROADWAY PROFILE AND CROSS SLOPE.

WHEN FINAL GRADE IS PAVEMENT SURFACE, RECESS MANHOLE RING AND COVER 1/2" MIN. TO 1/2" MAX.

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MANHOLES

STANDARD PLAN NO. M-604-20
Standard Sheet No. 1 of 3

Issued by the Project Development Branch: July 31, 2019 Project Sheet Number:

GENERAL NOTES:

1. THE BASE SLAB SHALL BE POURED MONOLITHICALLY WITH BOTTOM RISER SECTION.

2. PRECAST MANHOLE BASES SHALL FIT THE CONDITIONS AND LOCATIONS FOR WHICH THEY ARE INTENDED WITHOUT ANY FIELD MODIFICATIONS. ANY MANHOLE BASE WHICH REQUIRES FIELD CUTTING OR MODIFICATION IN ORDER TO FIT THE LOCATIONS INTENDED WILL BE REJECTED BY THE ENGINEER AND REMOVED AND REPLACED BY THE CONTRACTOR AT NO COST TO THE DEPARTMENT.

3. PRECAST MANHOLE BASES SHALL BE BEDDED ON AN APPROVED GRANULAR BEDDING MATERIAL AS SHOWN ABOVE.

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MANHOLES

STANDARD PLAN NO. M-604-20
Standard Sheet No. 2 of 3

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MANHOLES

STANDARD PLAN NO. M-604-20
Standard Sheet No. 2 of 3

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MANHOLES

STANDARD PLAN NO. M-604-20
Standard Sheet No. 2 of 3

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BY: DATE:

NO. REVISION:

H-SCALE: 1"=XX'
V-SCALE: 1"=X'

DATE: 4/22/22
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX

STERLING RANCH FILING 3
DATE: 4/22/22
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX

FILE NO. SF-21-XXX

