

# STERLING RANCH FILING 4

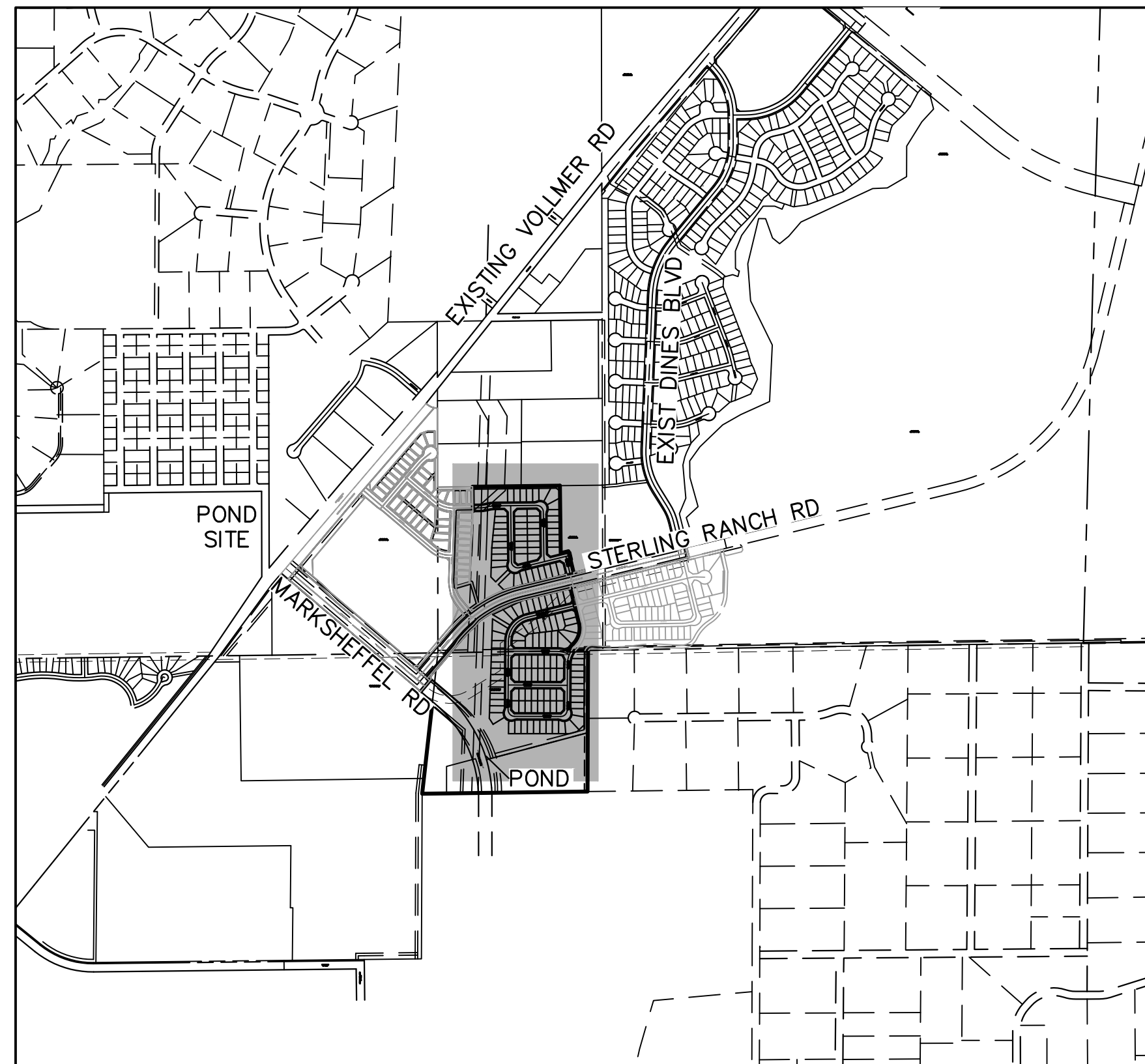
## COUNTY OF EL PASO, STATE OF COLORADO

### STREET IMPROVEMENT PLAN

#### NOVEMBER 2022

### AGENCIES

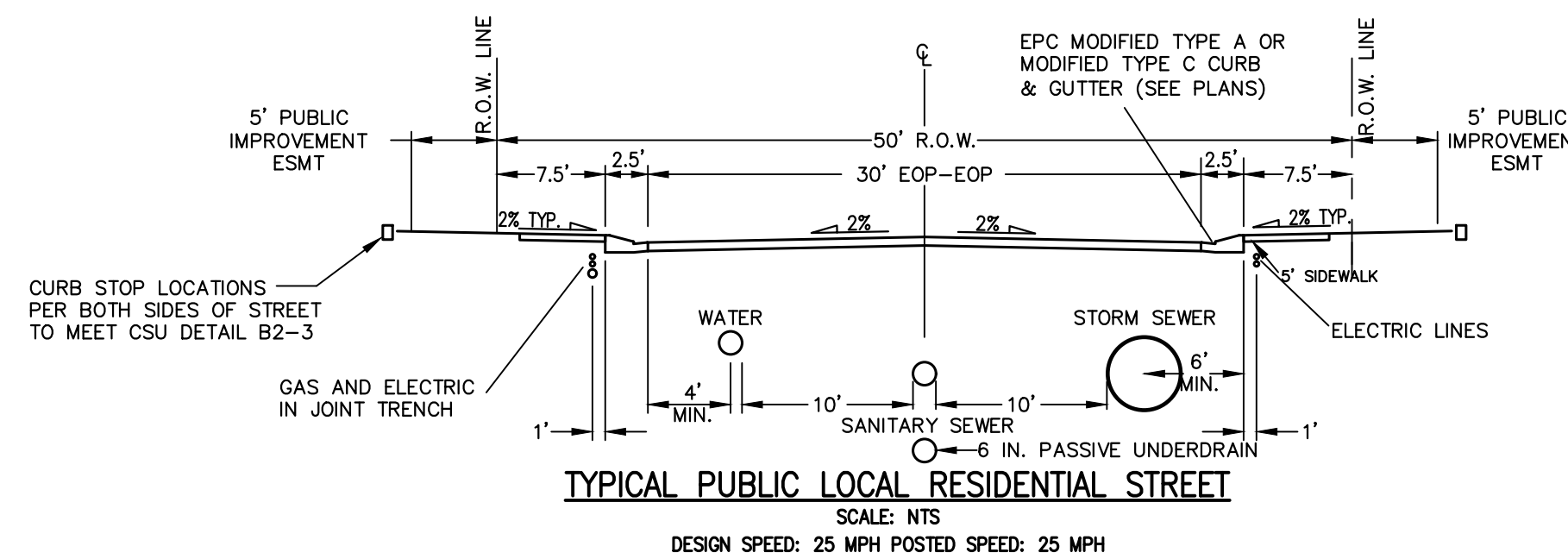
- OWNER/DEVELOPER:** SR LAND, LLC  
20 BOULDER CRESCENT, SUITE 201  
COLORADO SPRINGS, CO 80903  
JAMES F. MORLEY (719) 471-1742
- CIVIL ENGINEER:** JR ENGINEERING, LLC  
5475 TECH CENTER DRIVE  
COLORADO SPRINGS, CO 80919  
MIKE BRAMLETT P.E. (303) 267-6240
- COUNTY ENGINEERING:** EL PASO COUNTY PLANNING 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  
JOSHUA PALMER, P.E. (719) 520-6460
- WATER RESOURCES:** STERLING RANCH METRO DISTRICT ENGINEERS  
JDS-HYDRO CONSULTANTS  
545 E. PIKES PEAK AVE., SUITE 300  
COLORADO SPRINGS, CO 80903  
JOHN MCGINN (719) 668-8769
- FIRE DISTRICT:** BLACK FOREST FIRE PROTECTION DISTRICT  
11445 TEACHOUT ROAD  
COLORADO SPRINGS, CO 80908  
CHIEF BRYAN JACK (719) 495-4300
- ELECTRIC DEPARTMENT:** MOUNTAIN VIEW ELECTRIC  
11140 E. WOODMEN ROAD  
FALCON, CO 80831  
(719) 495-2283
- COMMUNICATIONS:** QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987  
AT&T (LOCATORS) (719) 635-3674
- GAS DEPARTMENT:** COLORADO SPRINGS UTILITIES  
7710 DURANT DR.  
COLORADO SPRINGS, CO 80947  
TIM WENDT (719) 668-3556
- STORMWATER:** STORMWATER ENTERPRISE  
30 S. NEVADA AVENUE, SUITE 401  
COLORADO SPRINGS, CO 80903  
(719)-385-5918
- ELECTRIC DEPARTMENT:** MOUNTAIN VIEW ELECTRIC  
11140 E. WOODMEN ROAD  
FALCON, CO 80831  
(719)-495-2283
- COMMUNICATIONS:** QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987  
AT&T (LOCATORS) (719) 635-3674
- STORMWATER:** STORMWATER ENTERPRISE  
30 S. NEVADA AVENUE, SUITE 401  
COLORADO SPRINGS, CO 80903  
(719)-385-5980
- TRAFFIC:** TRAFFIC AND TRANSPORTATION ENGINEERING  
30 S. NEVADA AVE.  
COLORADO SPRINGS, CO 80903  
(719)-385-5908
- GAS:** STEPHEN BACON  
SR ROW AGENT II  
COLORADO INTERSTATE GAS CO. (KINDER MORGAN)  
2 N. NEVADA AVE.  
COLORADO SPRINGS, CO 80903  
(719)-659-5936
- GAS:** CRAIG KEIRSEY  
REAL ESTATE | MAGELLAN MIDSTREAM PARTNERS, L.P.  
ONE WILLIAMS CENTER, OTC-8, TULSA, OK 74172  
(918)-574-7986



**VICINITY MAP**  
SCALE : 1"=1,000'

### SHEET INDEX

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



**TYPICAL PUBLIC LOCAL RESIDENTIAL STREET**  
SCALE: NTS  
DESIGN SPEED: 25 MPH POSTED SPEED: 25 MPH

### 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

Revise back to the standard signature block:

I, the owner/developer have read and will comply with the requirements of the grading and erosion control plan and all of the requirements specified in these detailed plans and specifications.

### OWNER/DEVELOPER STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

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.

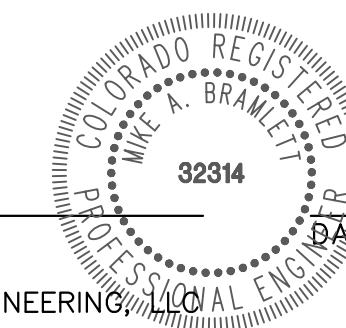
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF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

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

COUNTY ENGINEER/ECM ADMINISTRATOR

### ENGINEER'S STATEMENT

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



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

### DISTRICT APPROVALS

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

FOR AND ON BEHALF OF THE STERLING RANCH METRO DISTRICT \_\_\_\_\_ DATE \_\_\_\_\_

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

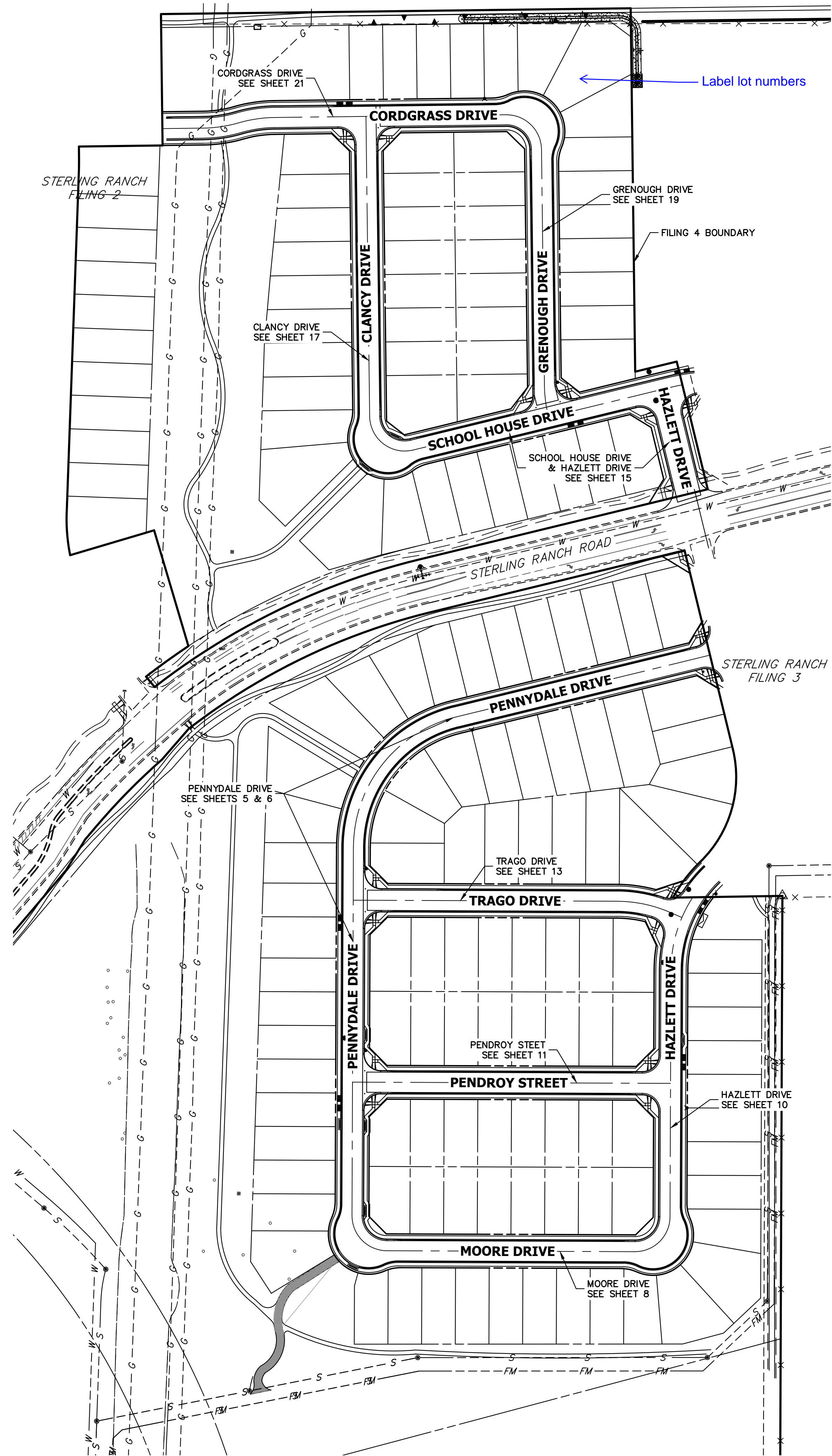
PREPARED FOR  
**SR LAND, LLC**  
20 BOULDER CRESCENT  
SUITE 200  
COLORADO SPRINGS, CO 80903  
JAMES F. MORLEY  
(719) 471-1742

**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



Know what's below.  
Call before you dig.



**KEY MAP**

**GENERAL CONSTRUCTION NOTES:**

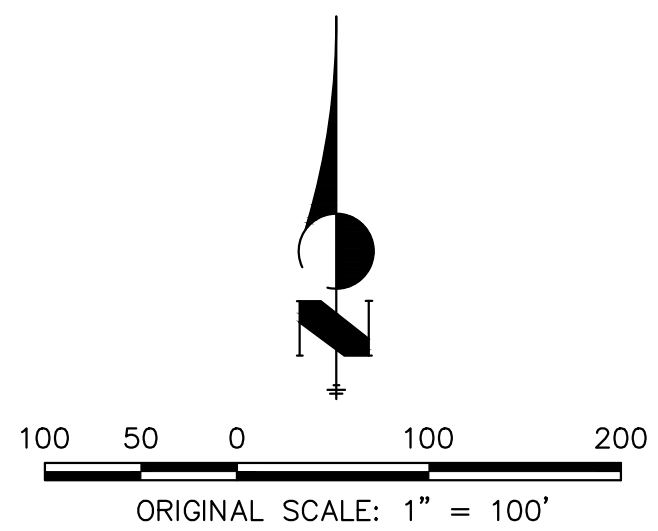
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND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

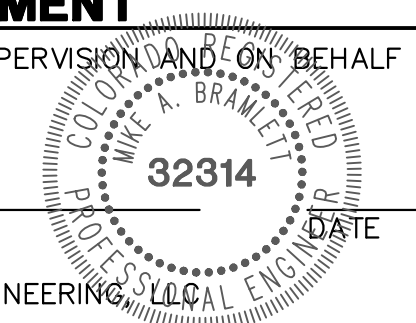
- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION 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.




**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

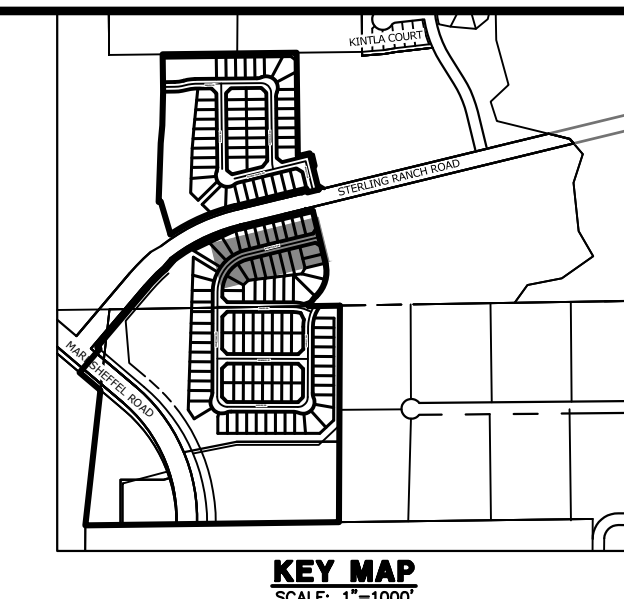
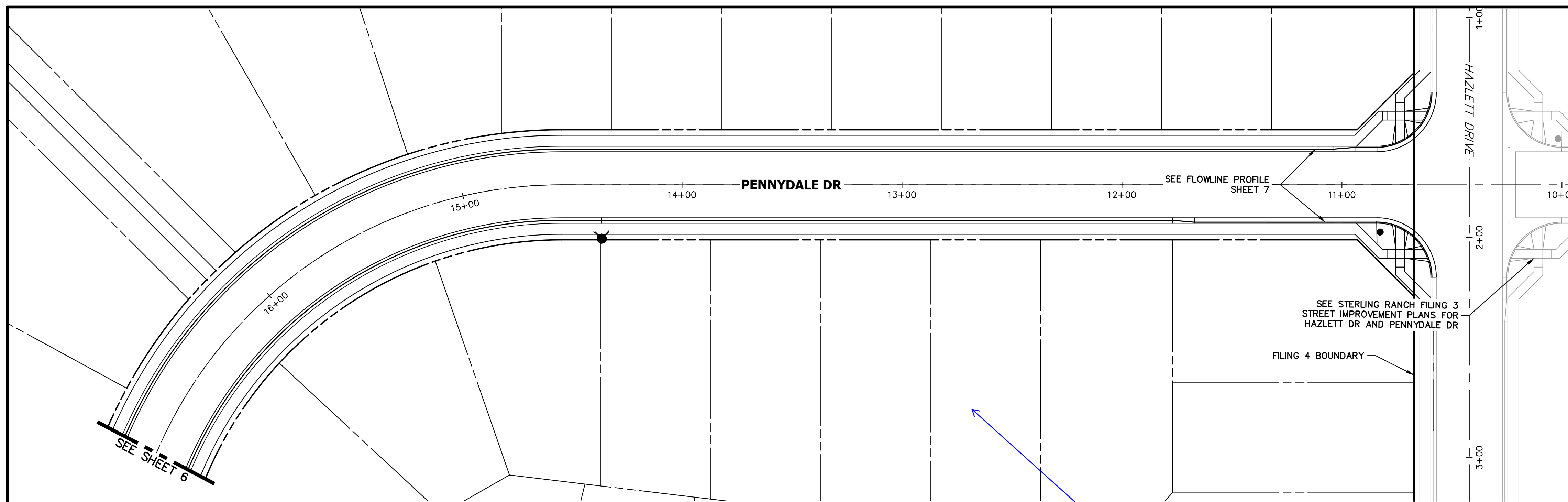
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. THESE USES ARE DESIGNATED BY WRITTEN AUTHORIZATION.	PREPARED FOR <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'	N/A	DESIGNED BY	XXX
V-SCALE	N/A	11/18/22	DRAWN BY	WKN
DATE	11/18/22		CHECKED BY	
STERLING RANCH FILING 4				
GENERAL NOTES				
SHEET 2 OF 25				
JOB NO. 25188.11				



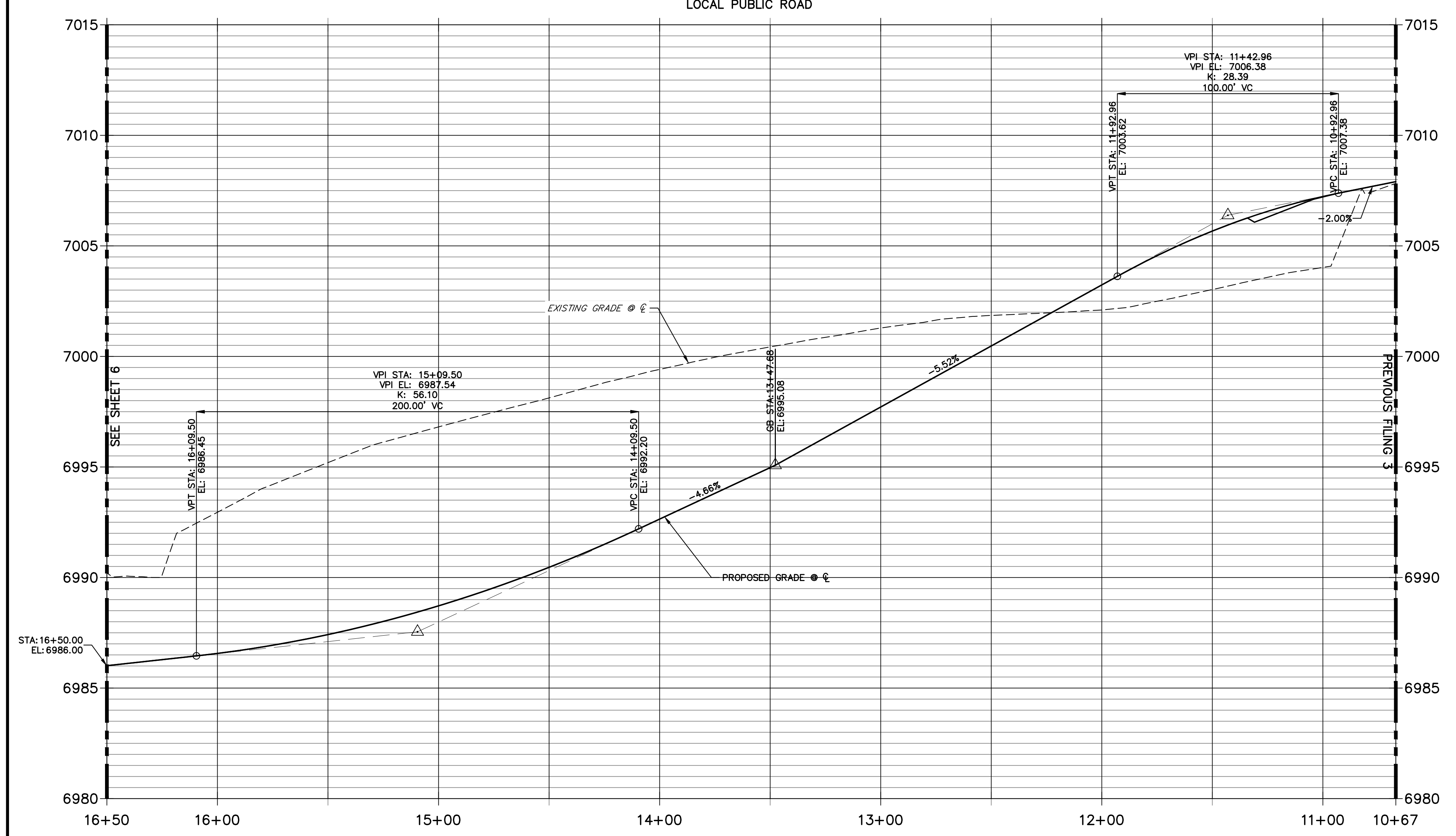




POINT TABULATION

POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
1	10+73.52	19.36' (RT)	PENNYDALE-MOORE	7007.95	HC RAMP MID PT
2	10+73.52	19.36' (LT)	PENNYDALE-MOORE	7007.07	HC RAMP MID PT
3	10+84.12	17.00' (RT)	PENNYDALE-MOORE	7007.73	PCR
4	10+84.12	17.00' (LT)	PENNYDALE-MOORE	7007.01	PCR
5	10+94.12	17.00' (RT)	PENNYDALE-MOORE	7007.43	CURB TRANSITION
6	11+04.12	16.17' (RT)	PENNYDALE-MOORE	7007.04	CURB TRANSITION
7	11+67.12	17.00' (LT)	PENNYDALE-MOORE	7004.47	CURB TRANSITION
8	11+77.12	16.17' (LT)	PENNYDALE-MOORE	7004.06	CURB TRANSITION
9	14+54.81	16.17' (LT)	PENNYDALE-MOORE	6989.88	PC
10	14+54.81	16.17' (RT)	PENNYDALE-MOORE	6989.88	PC

**PENNYDALE DRIVE**  
**STA 10+67.00 TO 16+50.00**



**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.

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

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

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 A Westman Company  
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 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

H-SCALE 1"=30'  
 V-SCALE 1"=3'  
 DATE 11/18/22  
 DESIGNED BY XXX  
 DRAWN BY WKN  
 CHECKED BY

**STERLING RANCH FILING 4**  
**STREET IMPROVEMENT PLAN**

SHEET 5 OF 25  
 JOB NO. 25188.11

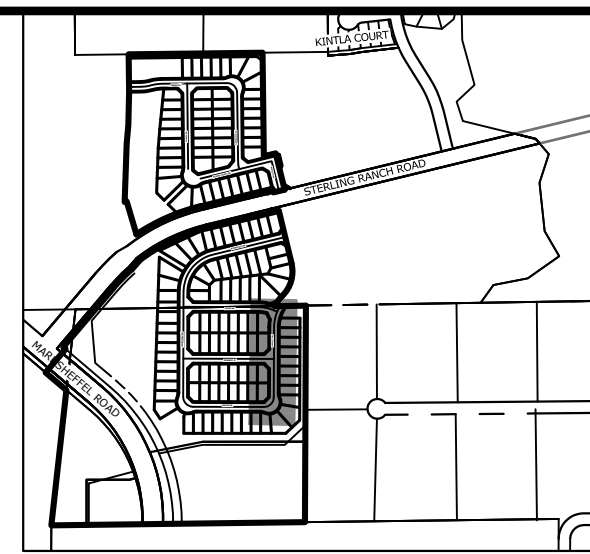








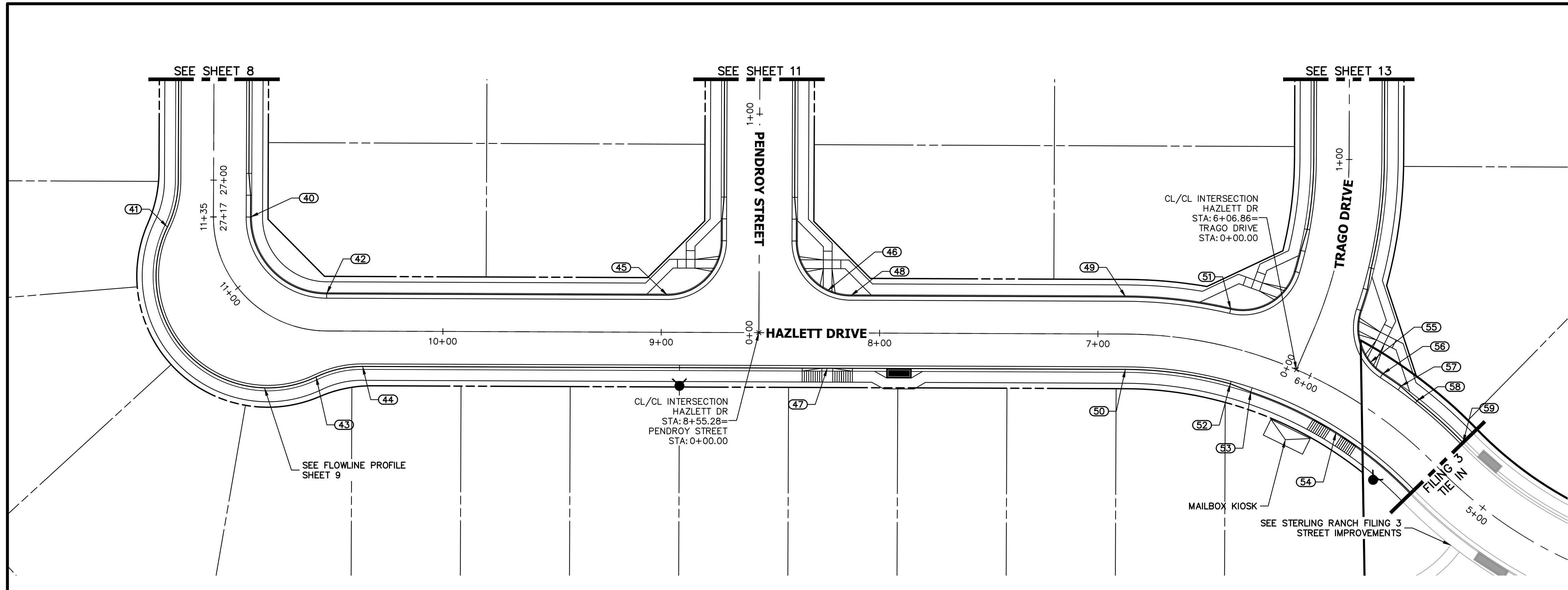




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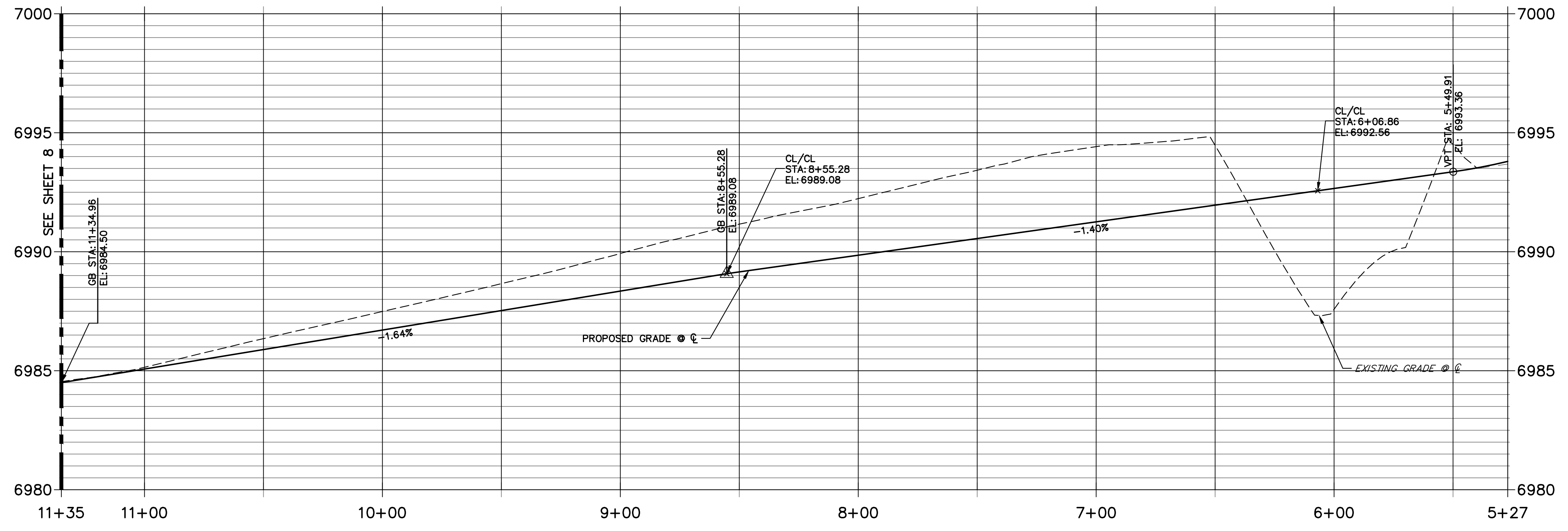
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POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
40	27+16.83	17.00' (LT)	PENNYDALE-MOORE	6984.60	PC
41	11+31.62	21.20' (LT)	HAZLETT DR	6984.16	PRC
42	10+53.28	17.00' (RT)	HAZLETT DR	6985.94	PT
43	10+56.61	21.20' (LT)	HAZLETT DR	6985.42	PRC
44	10+36.69	16.17' (LT)	HAZLETT DR	6985.64	PT
45	21+10.97	455.17' (LT)	PENNYDALE-MOORE	6987.81	PCR
46	20+37.57	452.82' (LT)	PENNYDALE-MOORE	6988.68	HC RAMP MID PT
47	20+37.57	488.34' (LT)	PENNYDALE-MOORE	6989.28	HC RAMP MID PT
48	20+26.98	455.18' (LT)	PENNYDALE-MOORE	6988.90	PCR
49	12+50.48	436.63' (LT)	PENNYDALE-MOORE	6990.97	PC
50	12+18.28	444.59' (LT)	PENNYDALE-MOORE	6991.04	PC
51	12+33.67	391.20' (LT)	PENNYDALE-MOORE	6991.38	PCR
52	12+00.50	399.42' (LT)	PENNYDALE-MOORE	6991.78	CURB TRANSITION
53	11+94.68	391.22' (LT)	PENNYDALE-MOORE	6991.87	CURB TRANSITION
54	11+67.48	357.62' (LT)	PENNYDALE-MOORE	6992.53	HC RAMP MID PT
55	11+94.82	334.97' (LT)	PENNYDALE-MOORE	6992.26	HC RAMP MID PT
56	11+88.42	330.60' (LT)	PENNYDALE-MOORE	6992.41	PCR
57	11+80.94	323.89' (LT)	PENNYDALE-MOORE	6992.61	CURB TRANSITION
58	11+72.66	318.20' (LT)	PENNYDALE-MOORE	6992.81	CURB TRANSITION
59	11+49.15	302.26' (LT)	PENNYDALE-MOORE	6993.38	MATCH EX C&G
60	11+32.38	330.87' (LT)	PENNYDALE-MOORE	6993.31	MATCH EX C&G

**HAZLETT DRIVE**  
 STA 5+27.00 TO 11+34.96  
 LOCAL PUBLIC ROAD



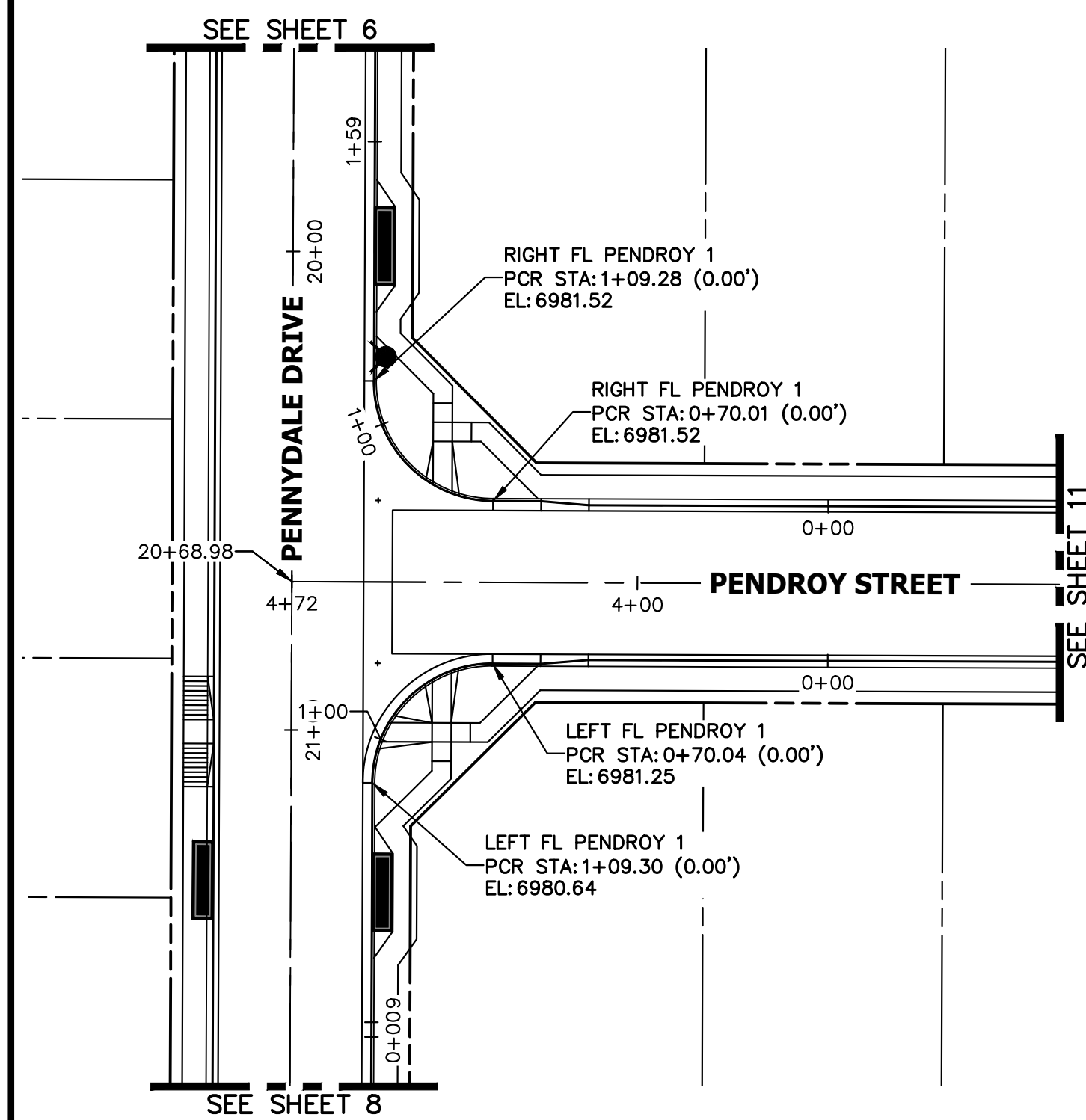
**811**  
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**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

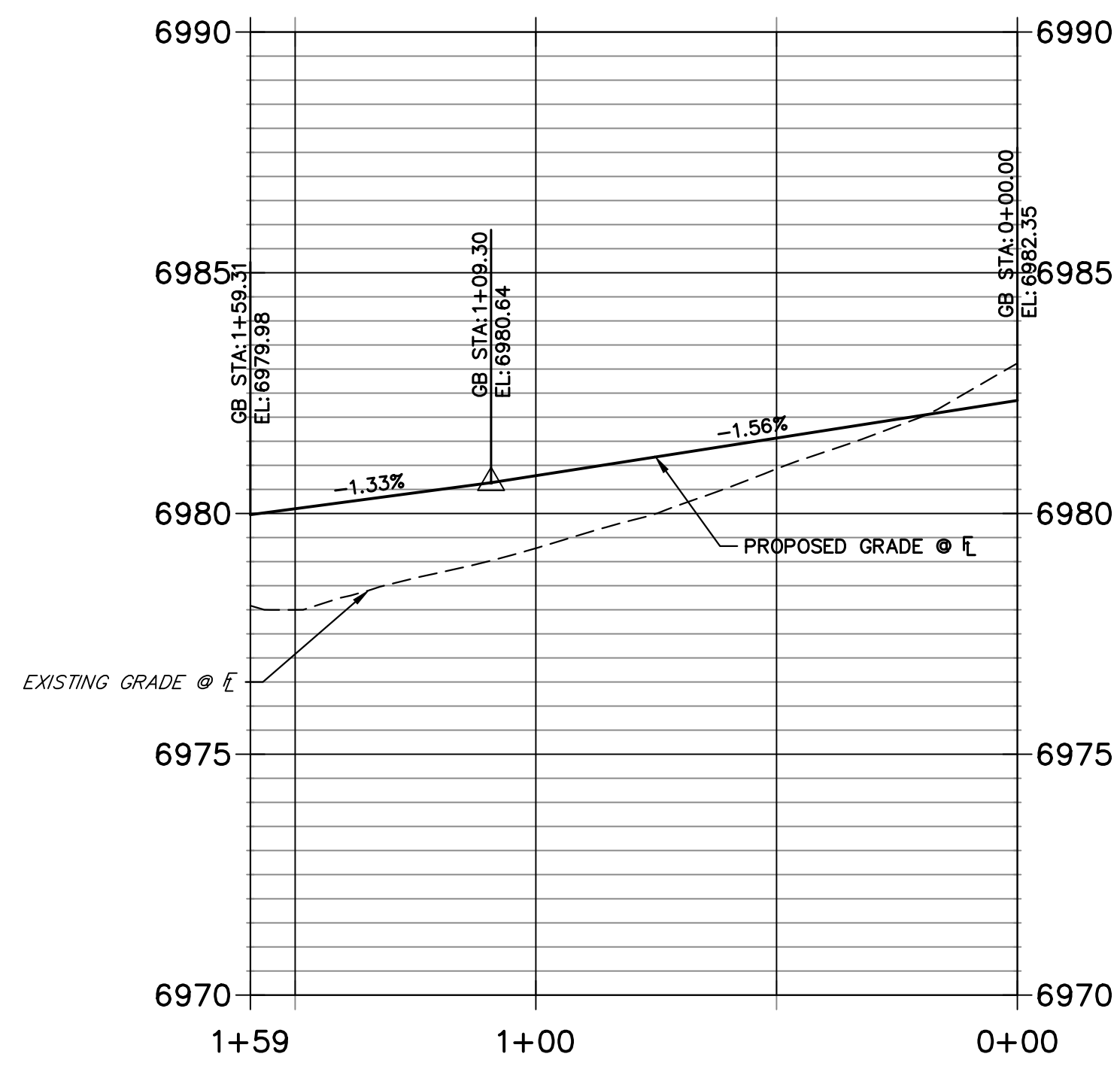
MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=30'	1"=3'	11/18/22	XXX	WKN	
STERLING RANCH FILING 4									
STREET IMPROVEMENT PLAN									
SHEET 10 OF 25									
JOB NO. 25188.11									

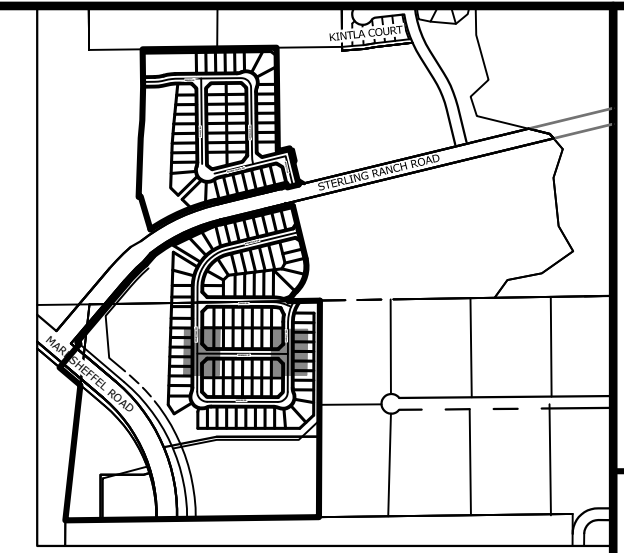
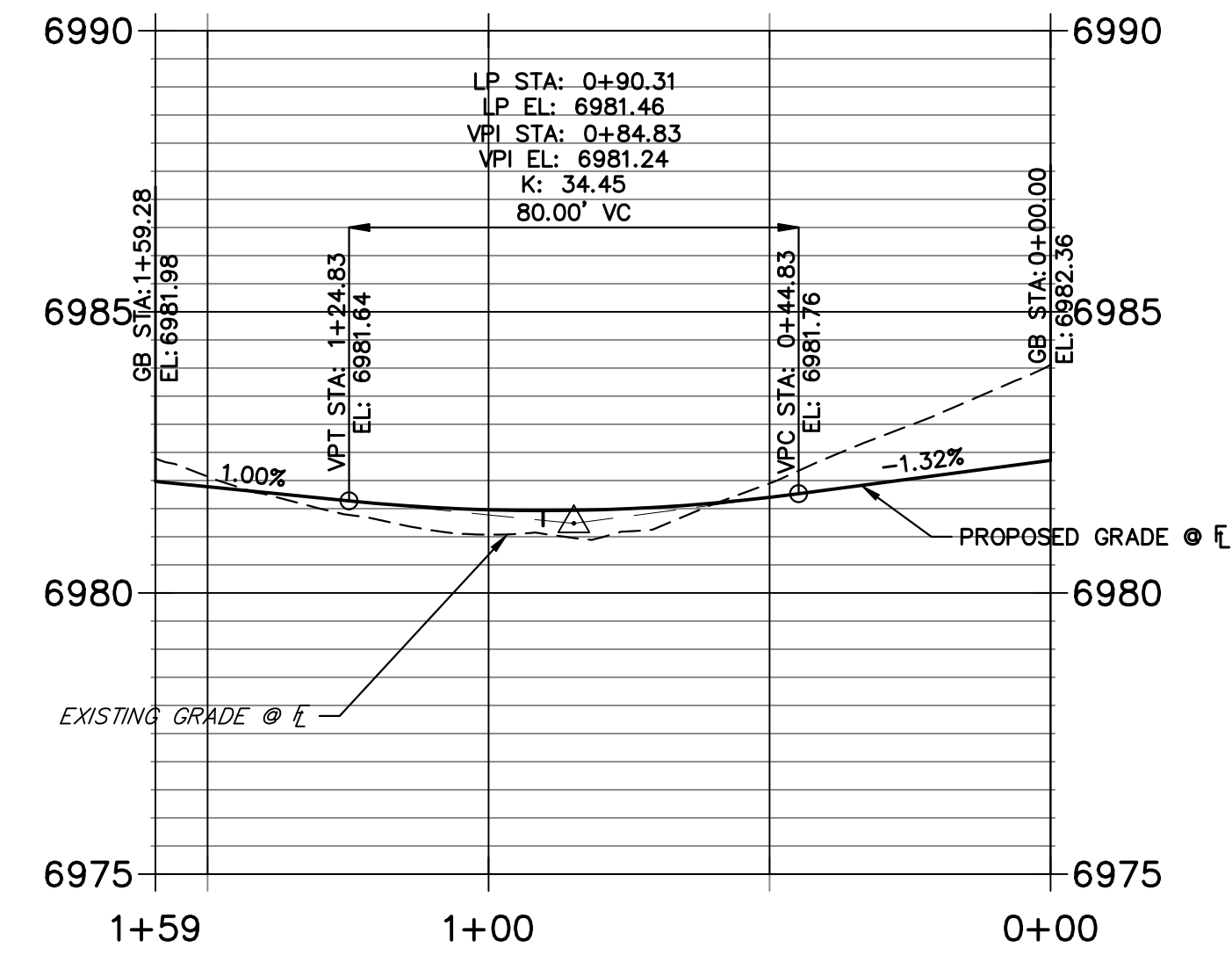




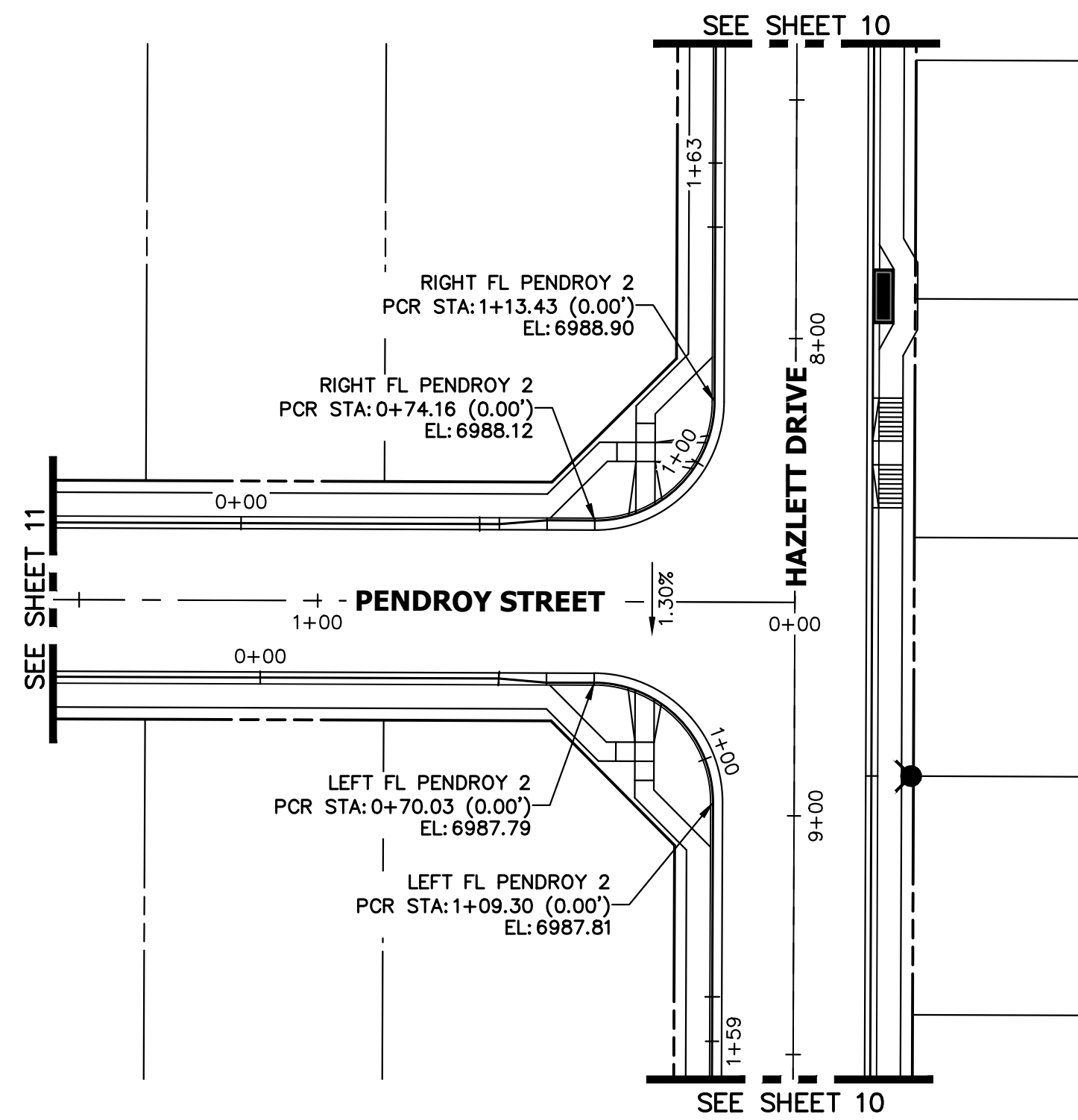
**LEFT FL PENDROY 1 PROFILE  
STA 0+00.00 TO 1+59.31**



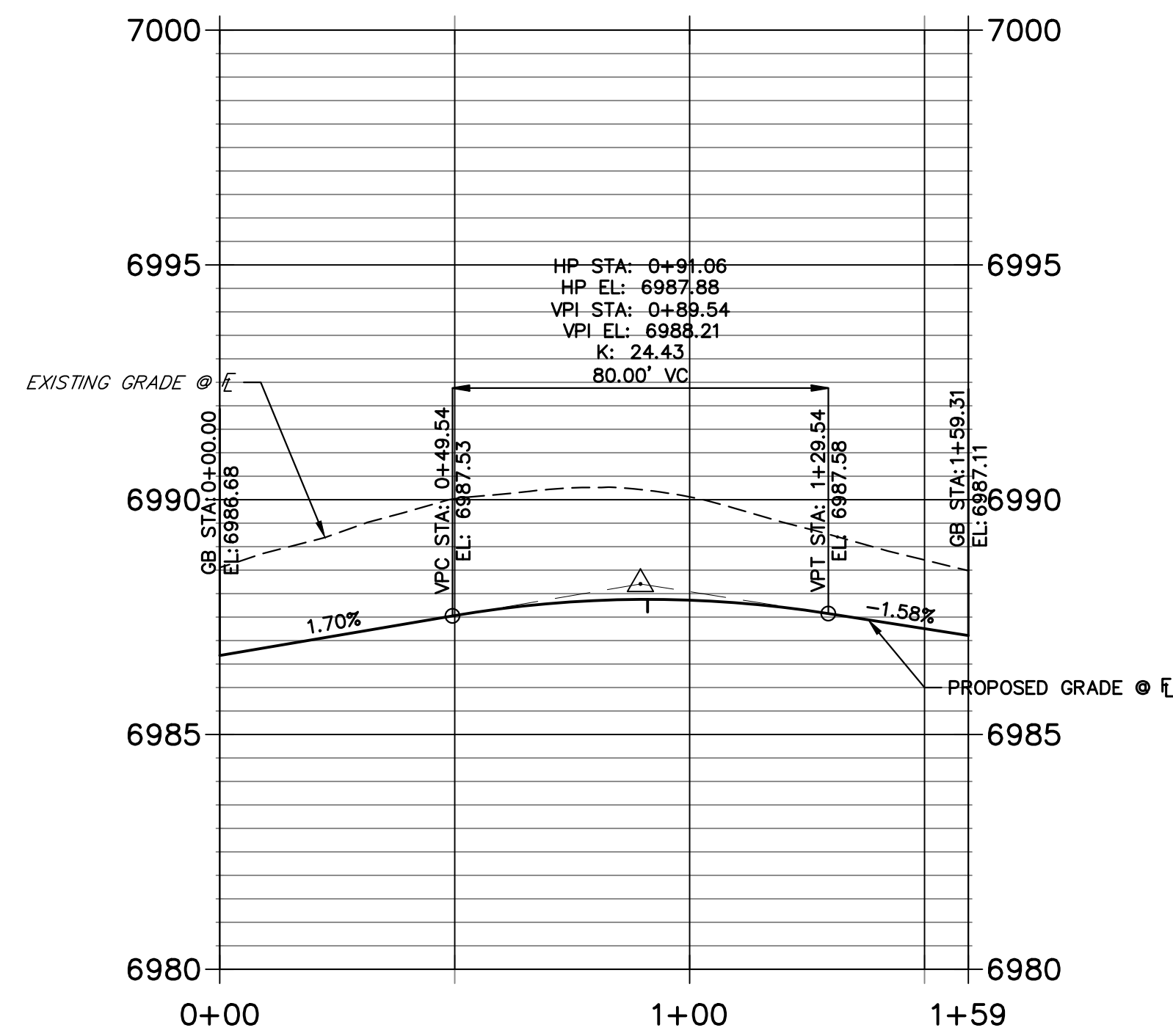
**RIGHT FL PENDROY 1 PROFILE  
STA 0+00.00 TO 1+59.28**



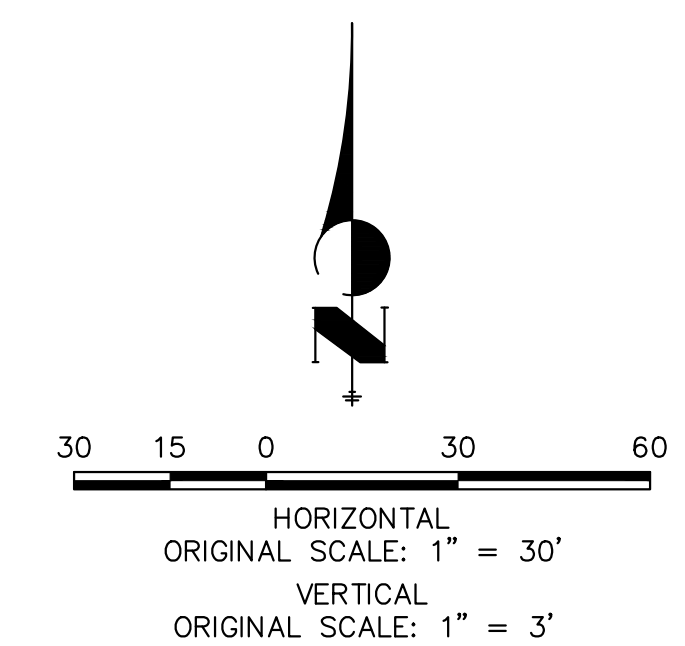
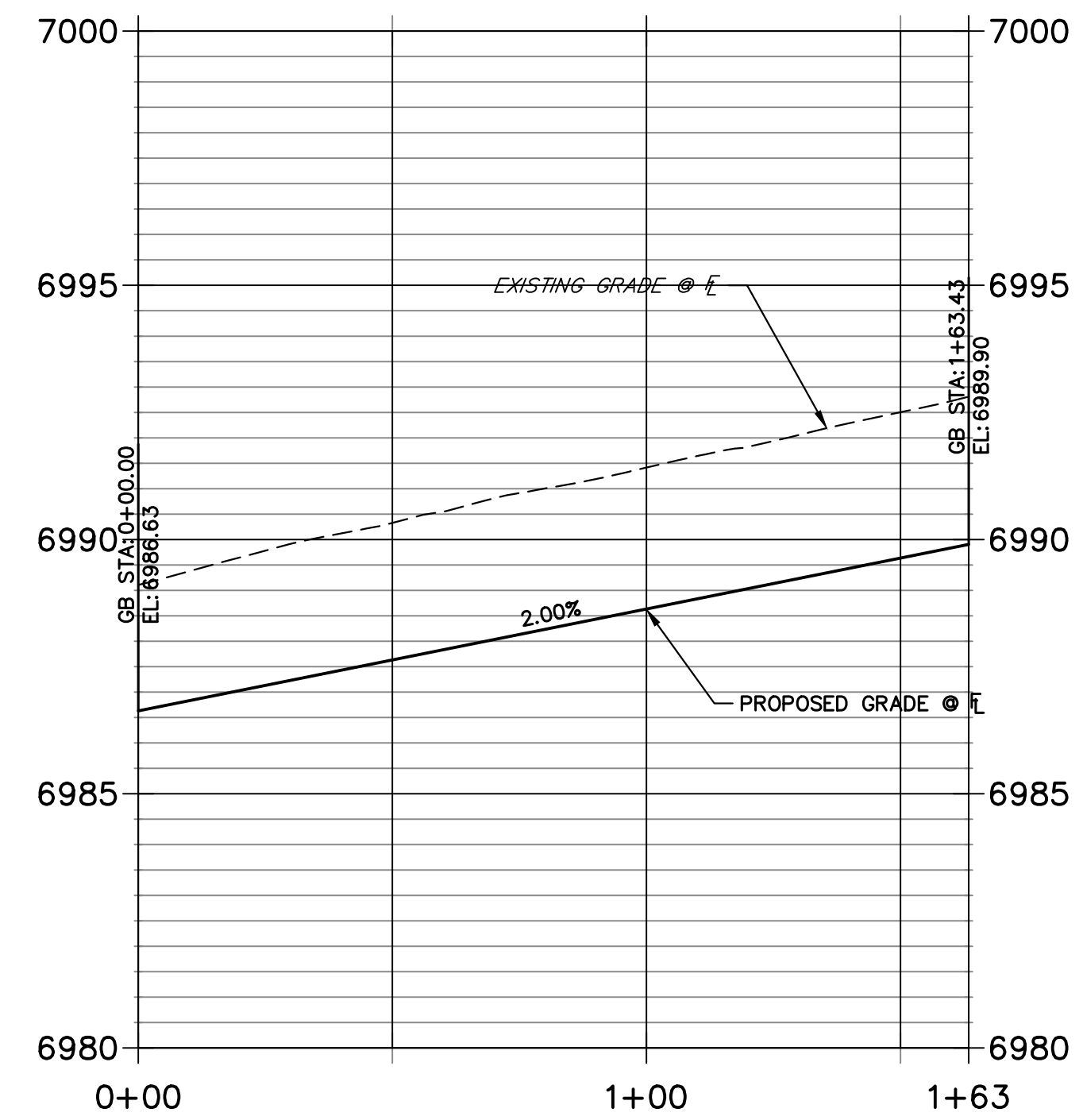
KEY MAP  
SCALE: 1"=1000'



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



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



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

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

**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-583-2583  
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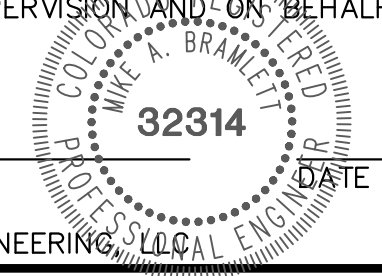
BY	DATE	REVISION

H-SCALE	1"=30'
V-SCALE	1"=3'
DATE	11/18/22
DESIGNED BY	XXX
DRAWN BY	WKN
CHECKED BY	

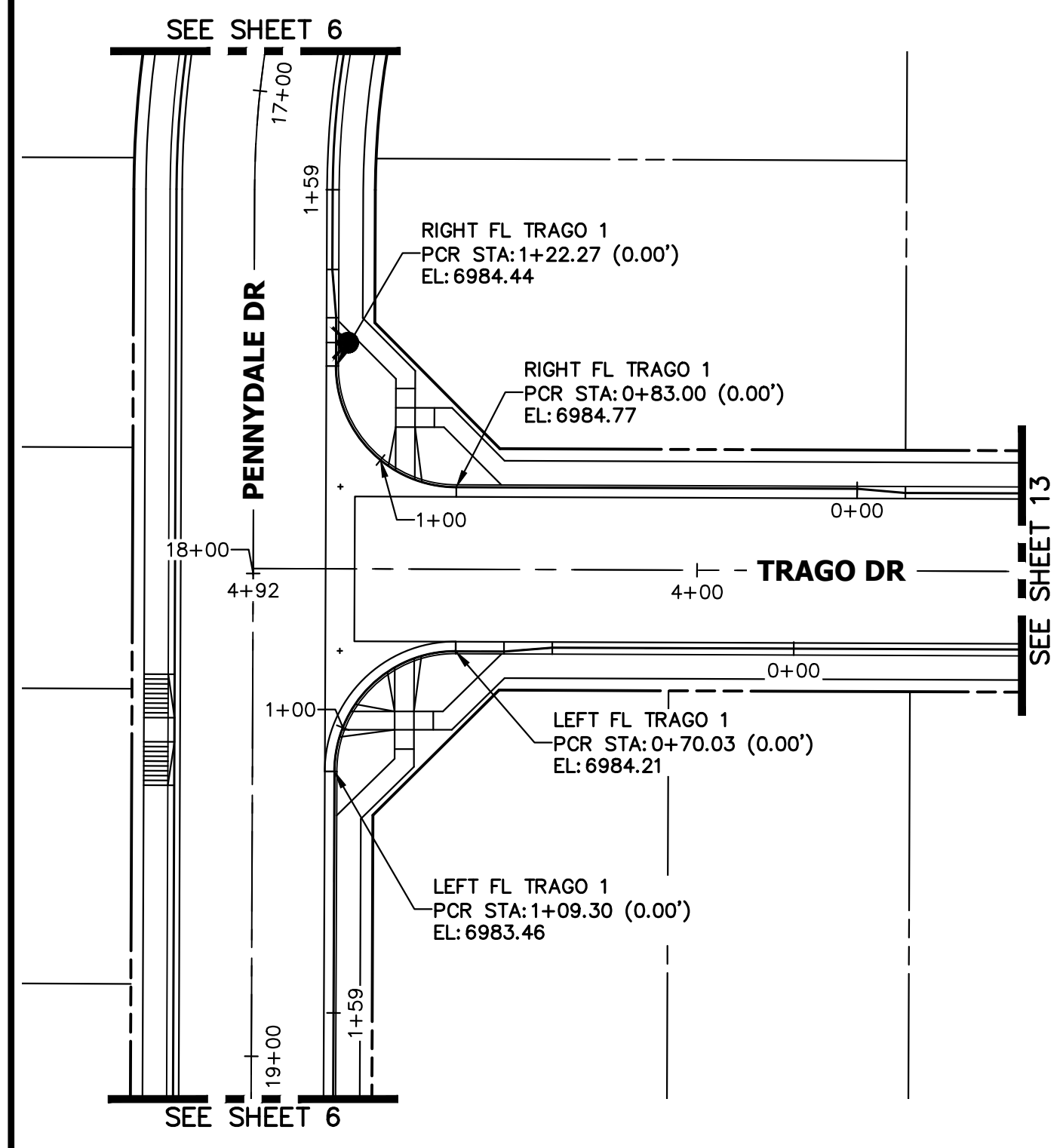
STERLING RANCH FILING 4  
STREET IMPROVEMENT PLAN  
SHEET 12 OF 25  
JOB NO. 25188.11



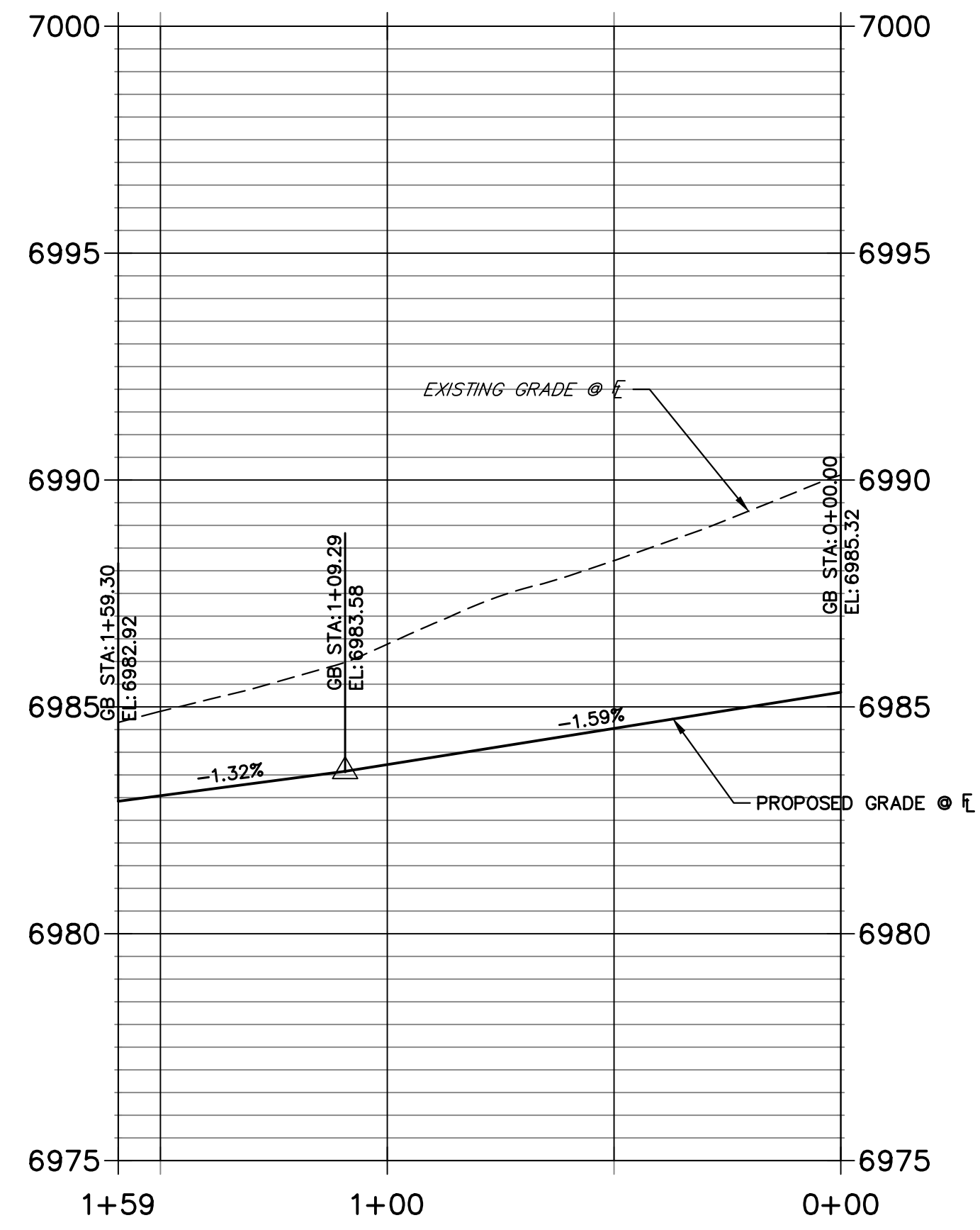
**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
**MIKE A. BRAMLETT, P.E.**  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, LLC



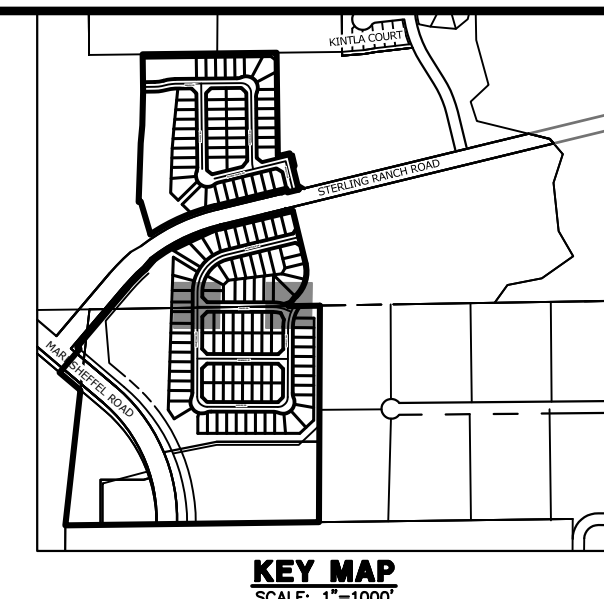
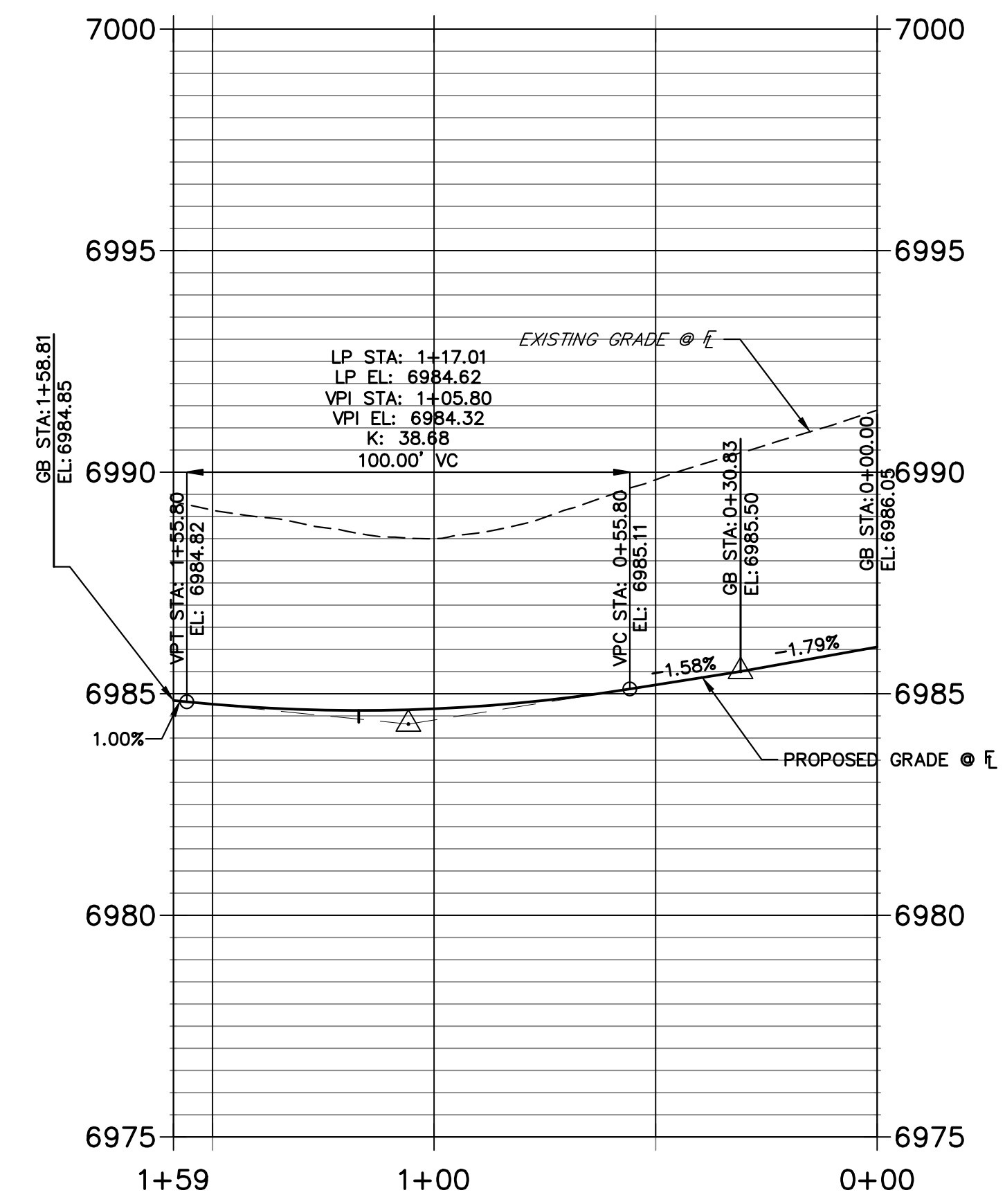




**LEFT FL TRAGO 1 PROFILE  
STA 0+00.00 TO 1+59.30**



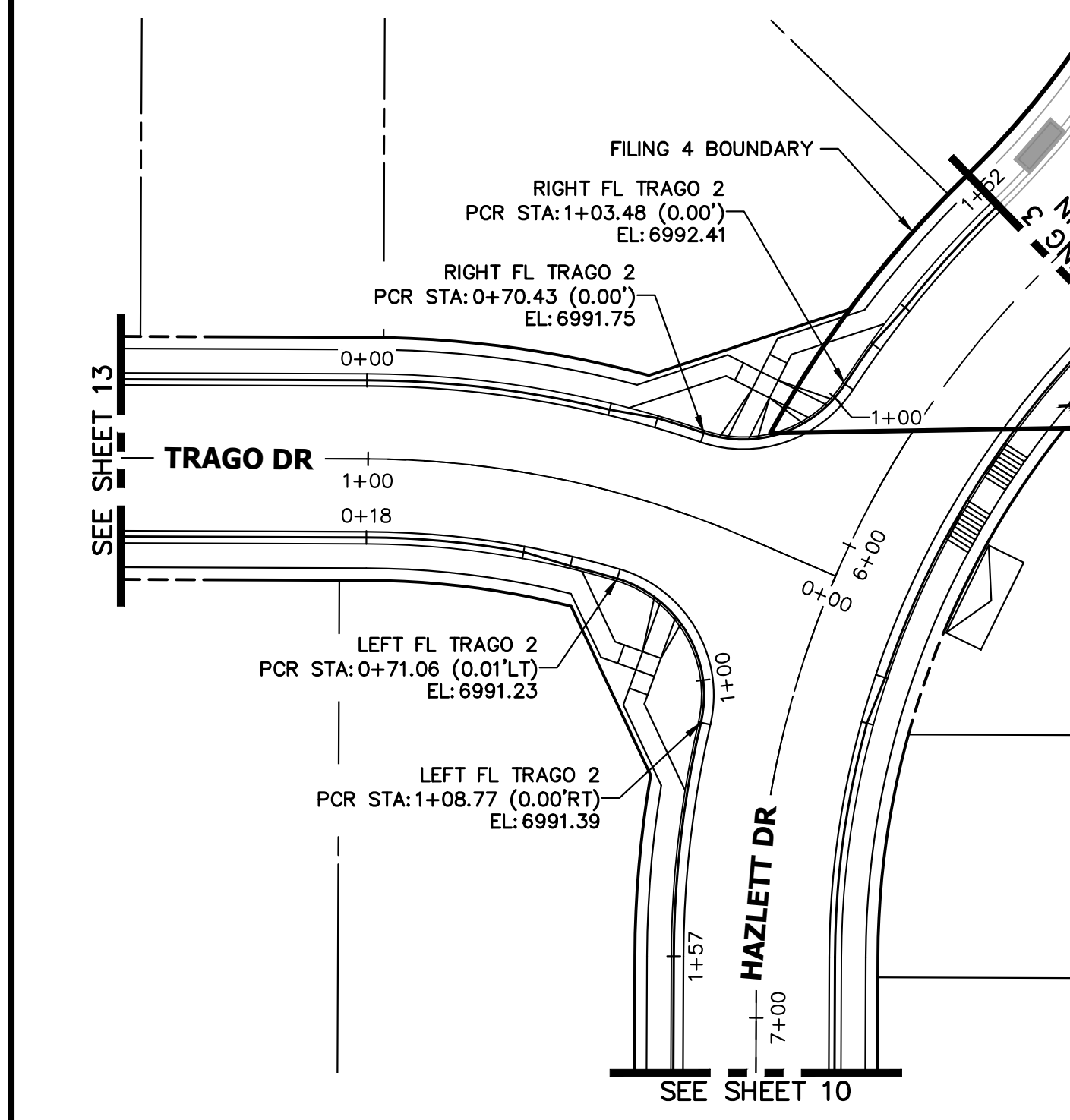
**RIGHT FL TRAGO 1 PROFILE  
STA 0+00.00 TO 1+58.81**



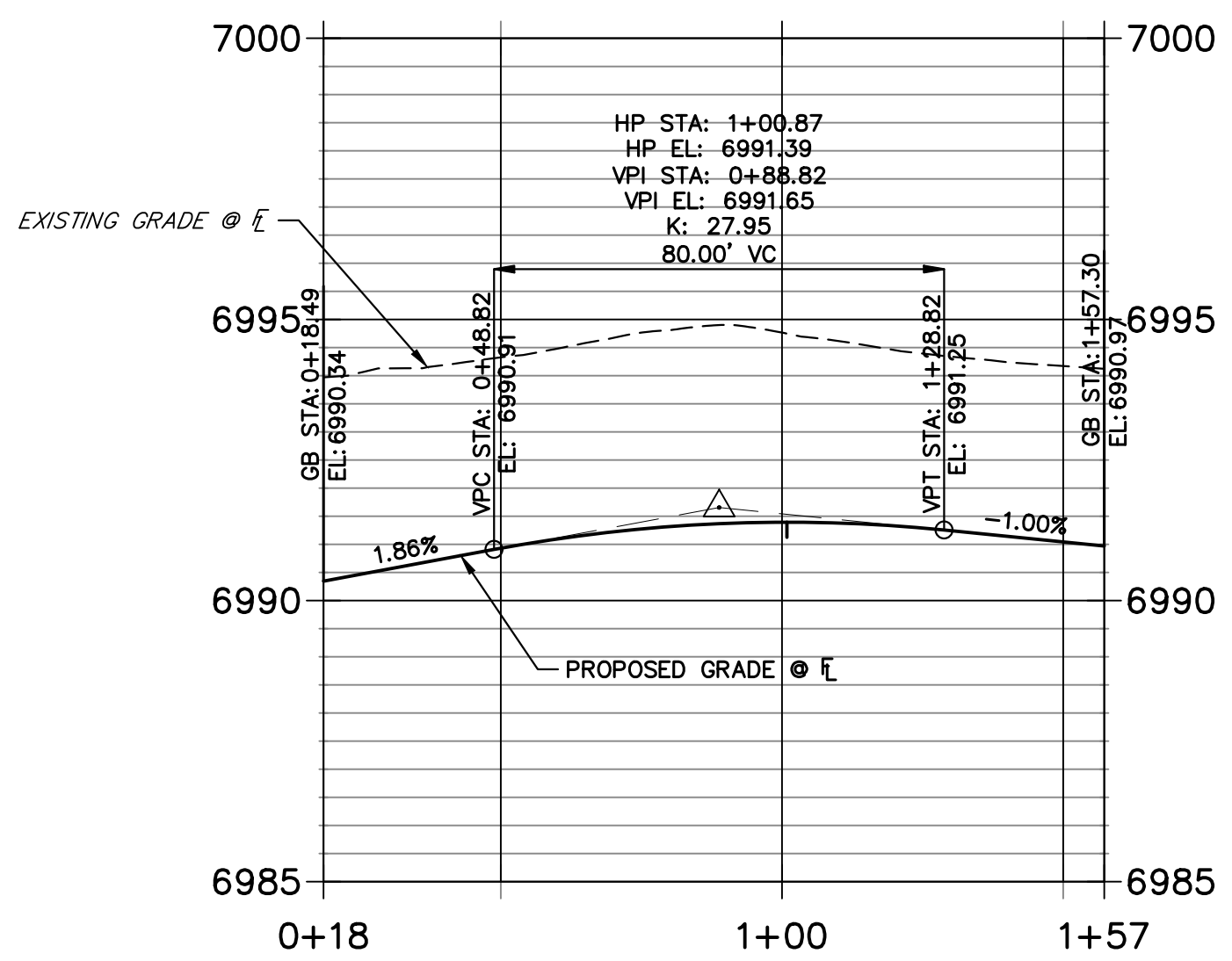
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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

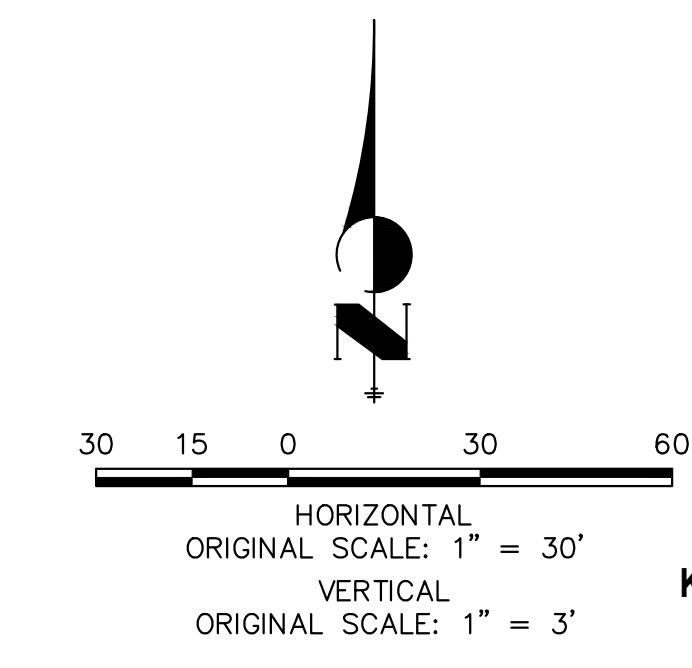
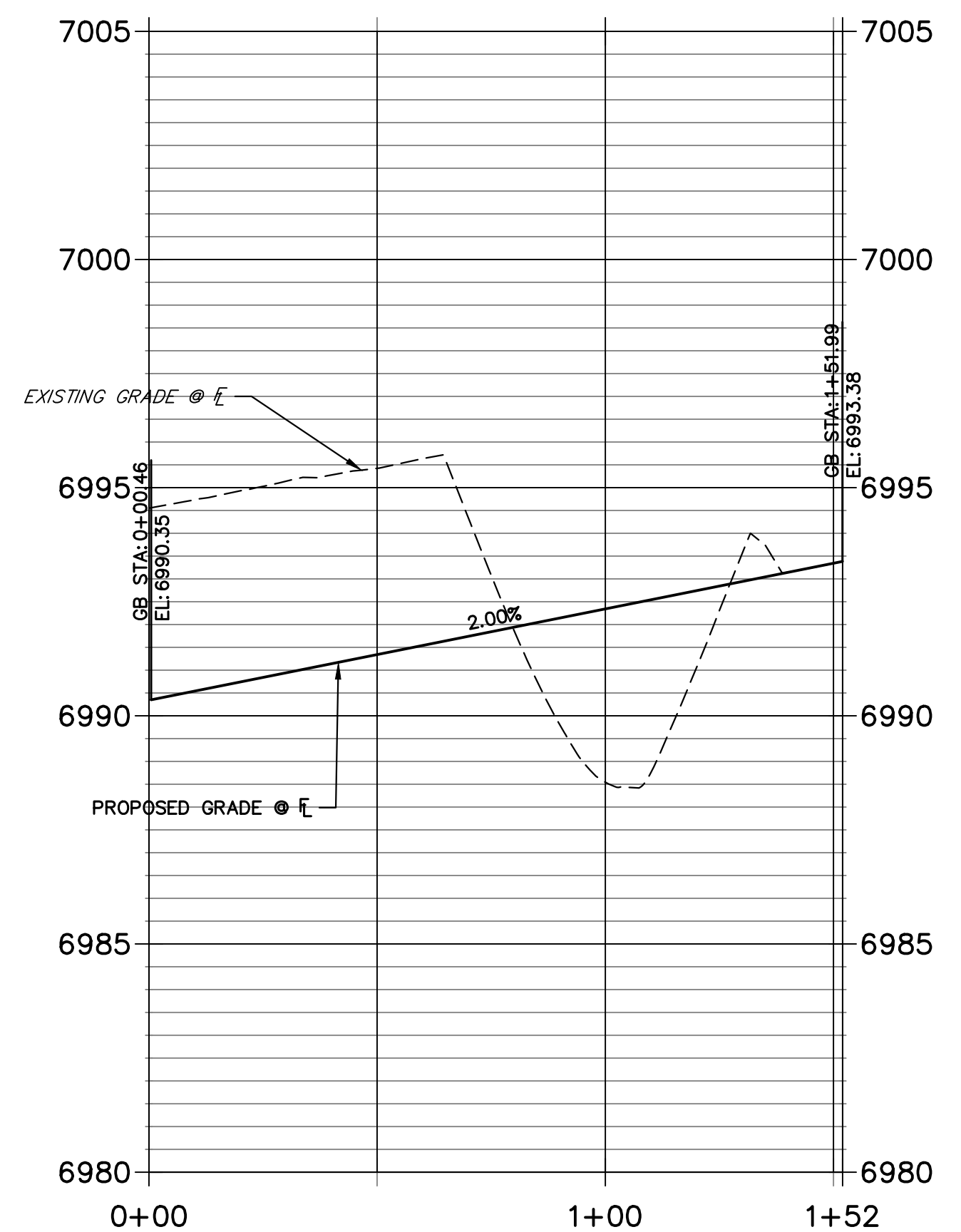
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**LEFT FL TRAGO 2 PROFILE  
STA 0+18.49 TO 1+57.30**



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



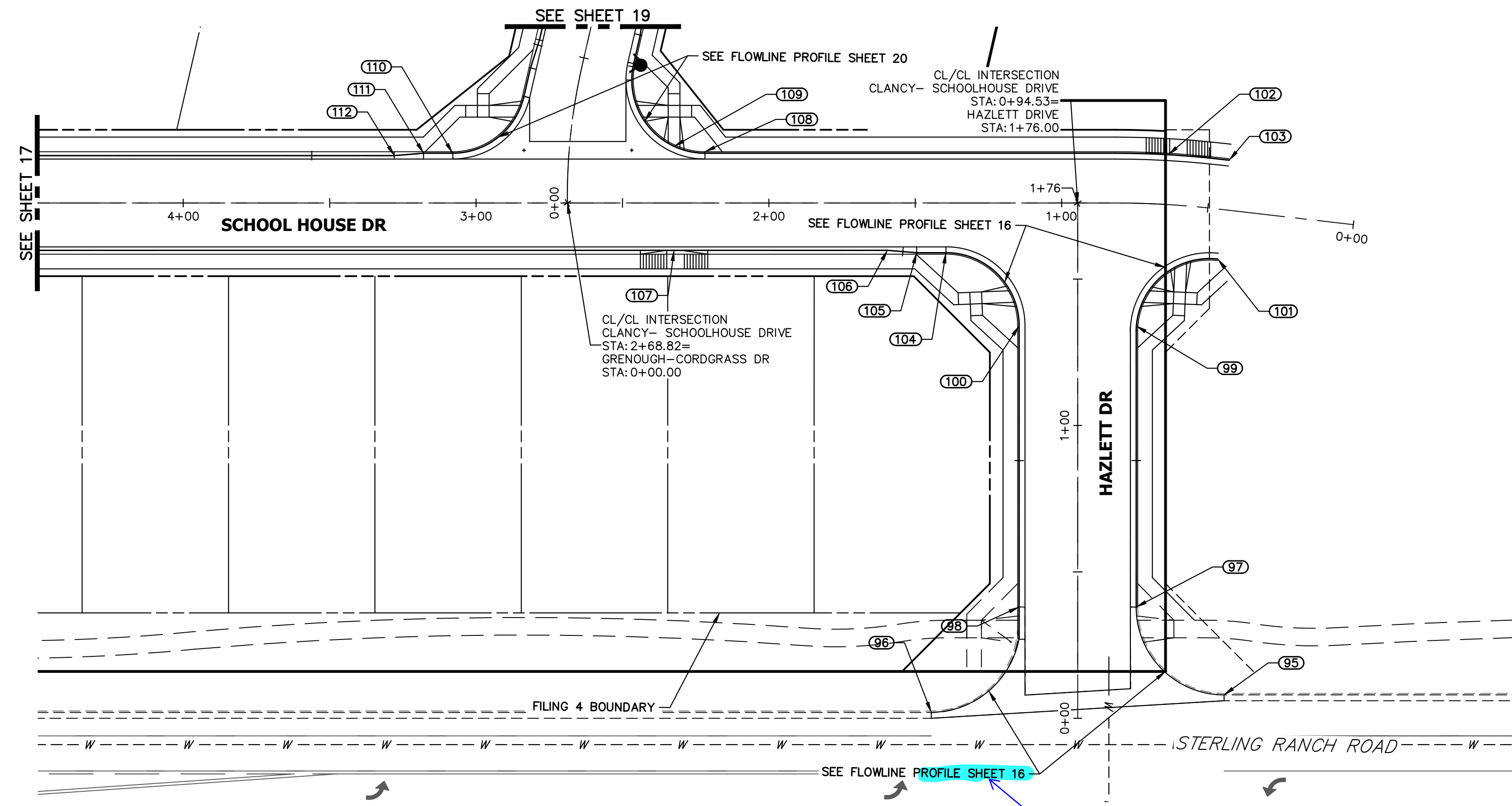
**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

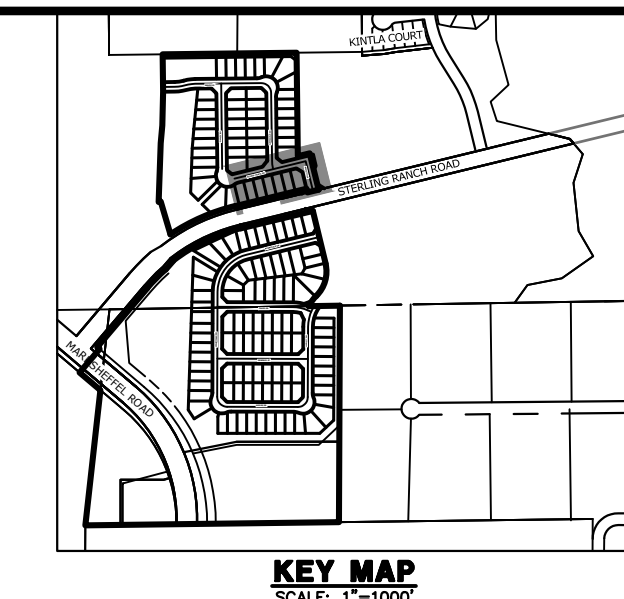
No.	REVISION	BY	DATE	SCALE		DESIGNED BY	DRAWN BY	CHECKED BY
				1"=30'	1"=3'			
						XXX	WKN	

STERLING RANCH FILING 4  
STREET IMPROVEMENT PLAN

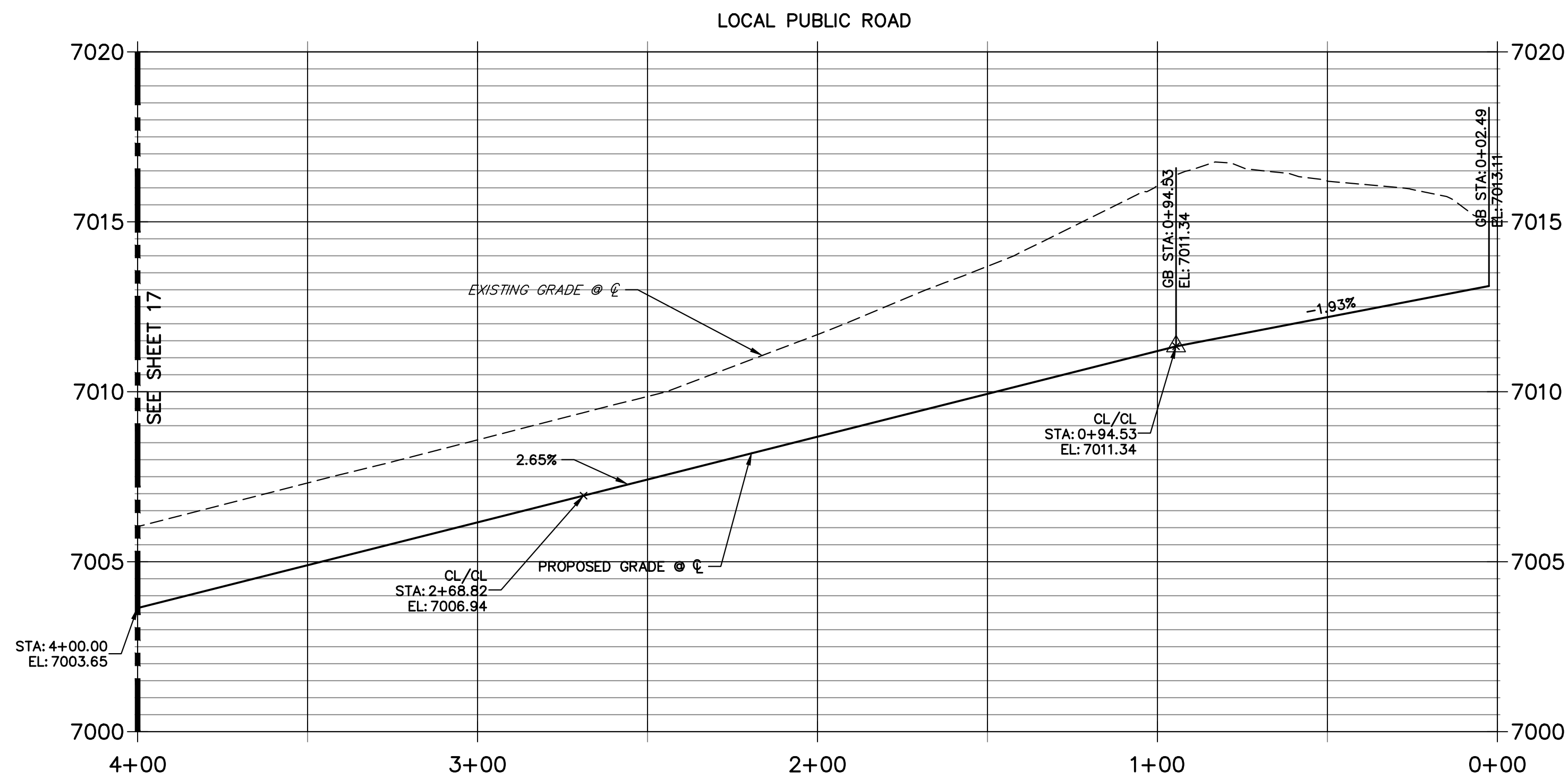
SHEET 14 OF 25  
JOB NO. 25188.11



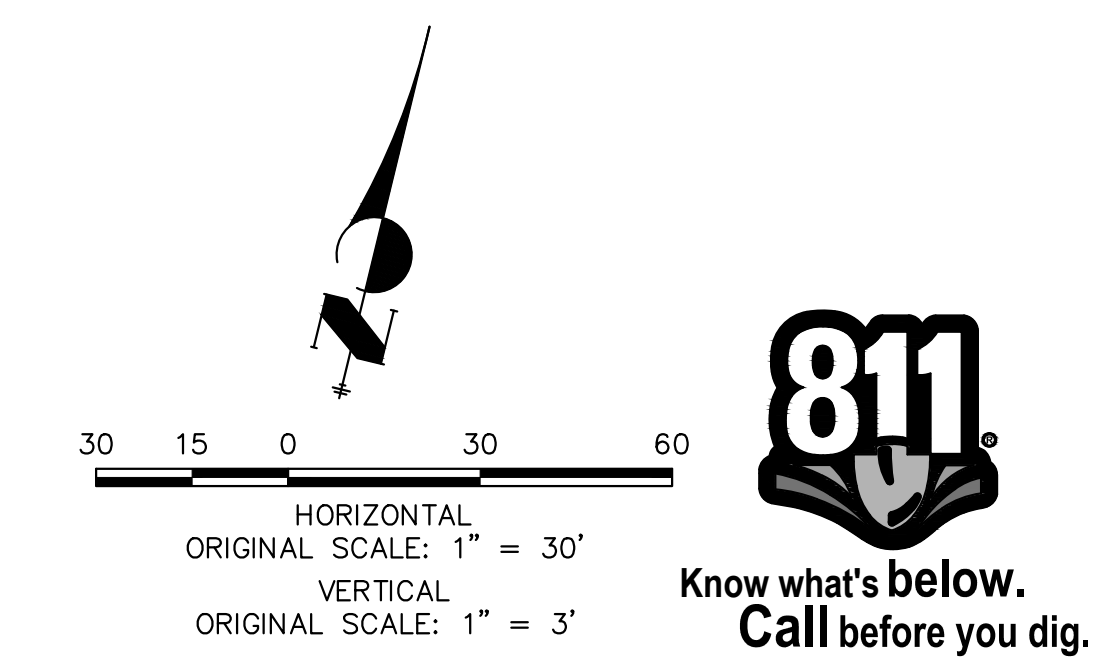
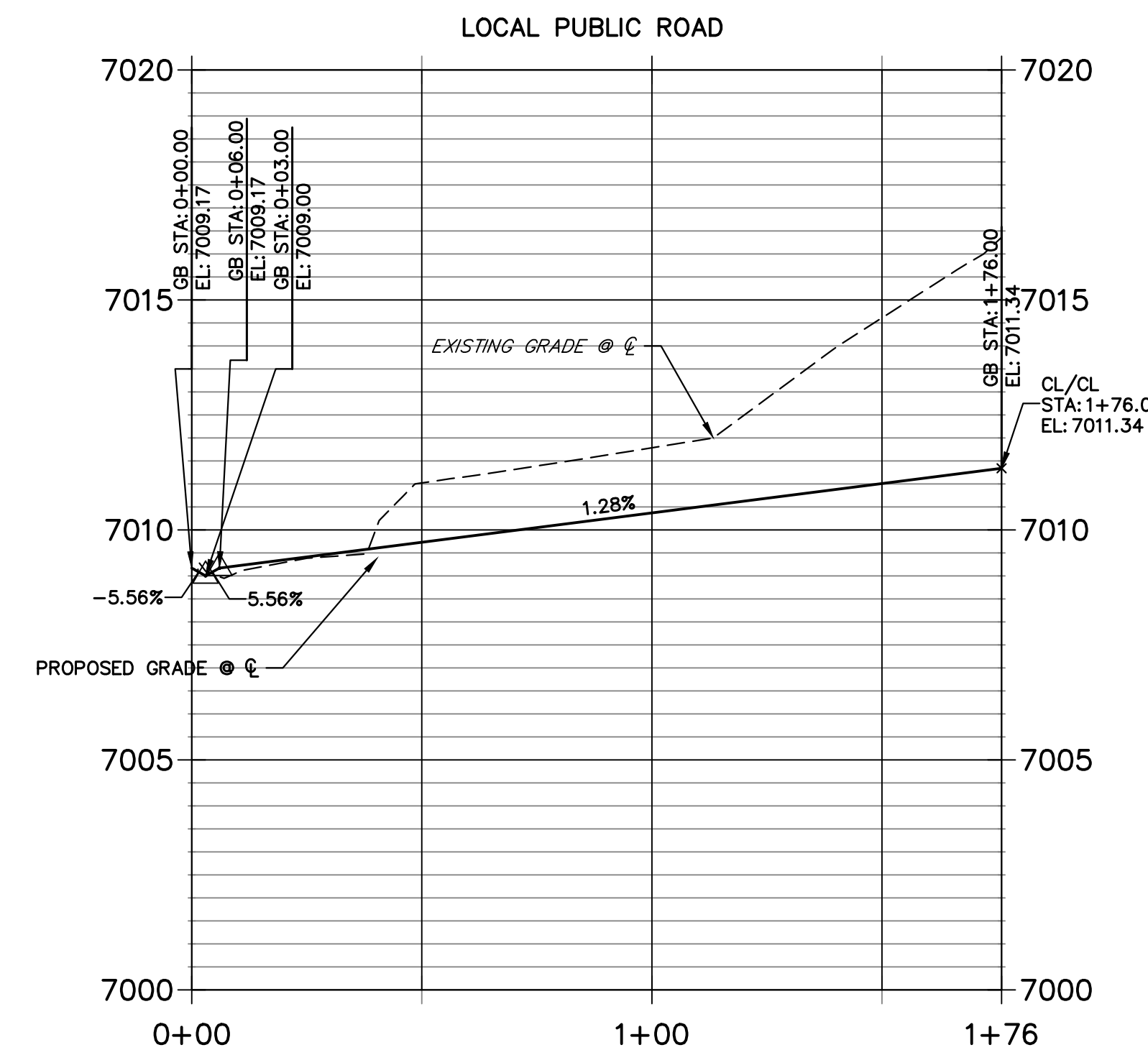
POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
95	0+08.00	50.00' (RT)	HAZLETT DRIVE	7010.48	PCR
96	0+02.00	50.00' (LT)	HAZLETT DRIVE	7007.42	PCR
97	0+38.00	20.00' (RT)	HAZLETT DRIVE	7009.70	PCR
98	0+38.00	20.00' (LT)	HAZLETT DRIVE	7008.94	PCR
99	1+34.00	20.00' (RT)	HAZLETT DRIVE	7011.04	PCR
100	1+34.00	20.00' (LT)	HAZLETT DRIVE	7009.79	PCR
101	0+44.63	17.00' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7011.83	BEGIN C&G
102	0+64.55	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7011.47	PT
103	0+44.63	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7011.83	BEGIN C&G
104	1+39.53	17.00' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7009.65	PCR
105	1+49.53	17.00' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7009.50	CURB TRANSITION
106	1+59.53	16.17' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7009.31	CURB TRANSITION
107	2+32.38	16.17' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7007.46	HC RAMP MID PT
108	2+21.81	17.50' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7008.49	PCR
109	2+32.38	19.34' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7008.01	HC RAMP MID PT
110	3+08.01	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7005.92	PCR
111	3+17.95	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7005.61	CURB TRANSITION
112	3+27.95	16.17' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7005.29	CURB TRANSITION



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



**HAZLETT DRIVE PROFILE**  
STA 0+00.00 TO 1+76.00



Reference separate plans

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  
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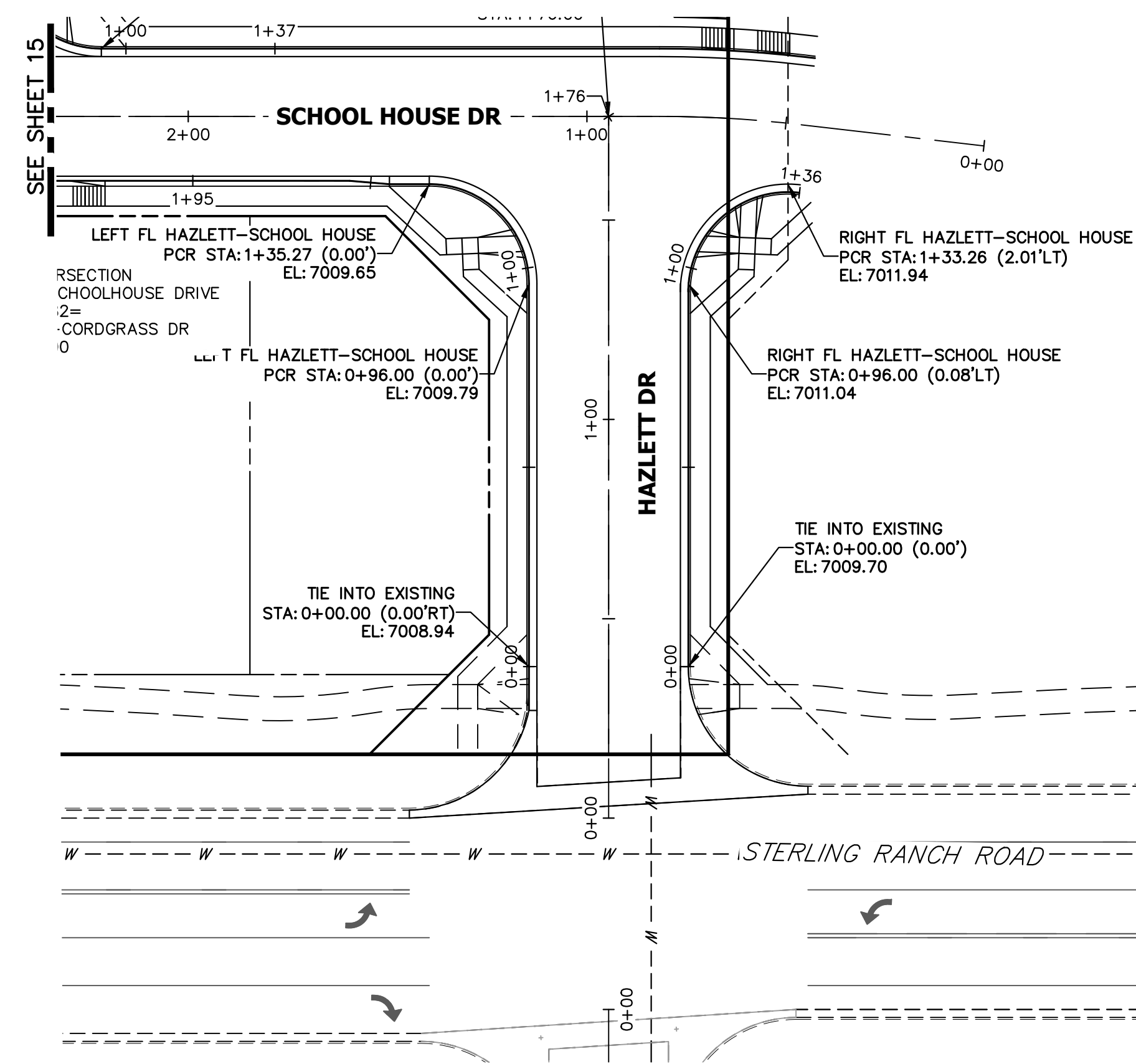
No.	REVISION	BY	DATE

H-SCALE	1"=30'
V-SCALE	1"=3'
DATE	11/18/22
DESIGNED BY	XXX
DRAWN BY	WKN
CHECKED BY	

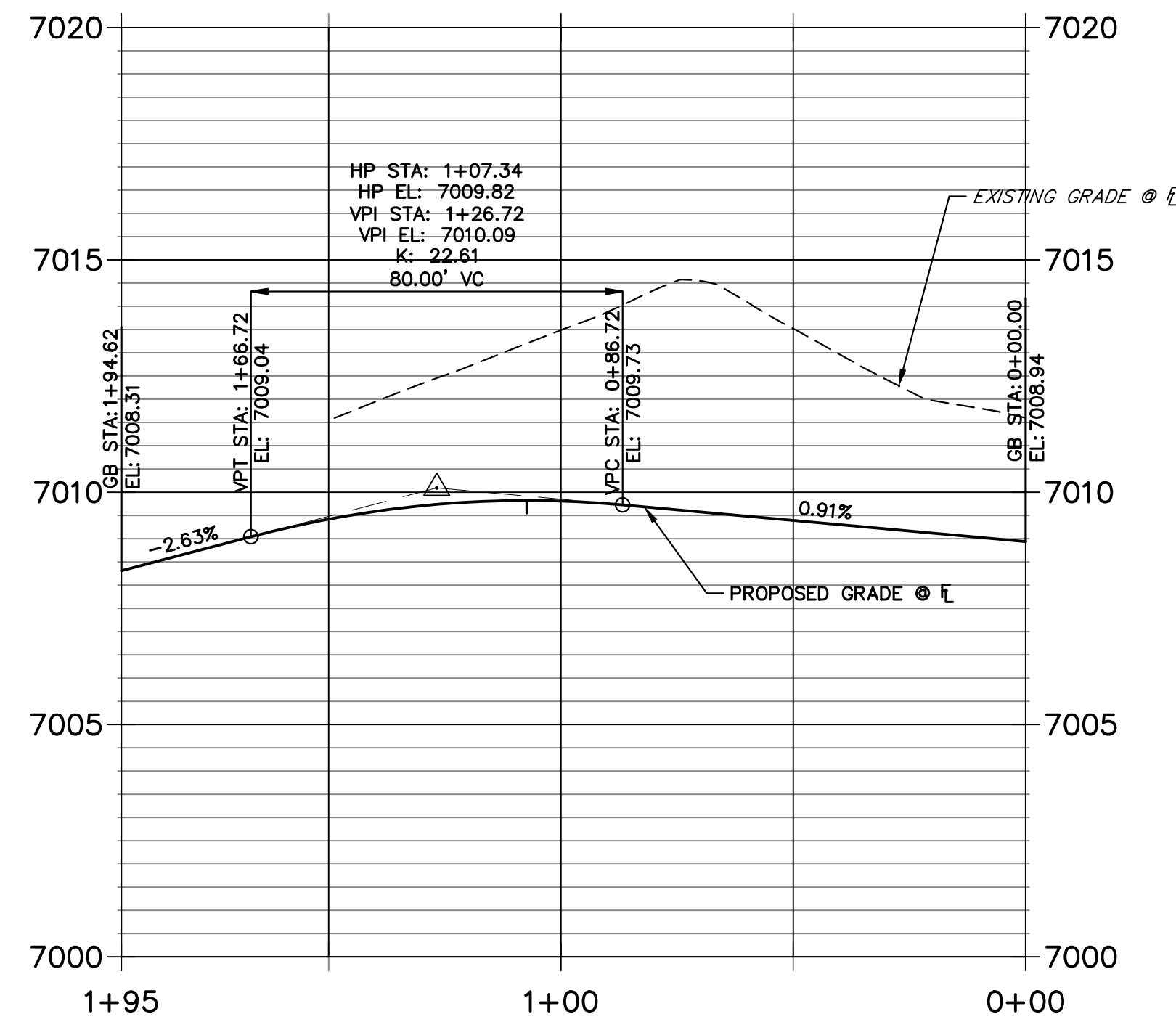
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PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

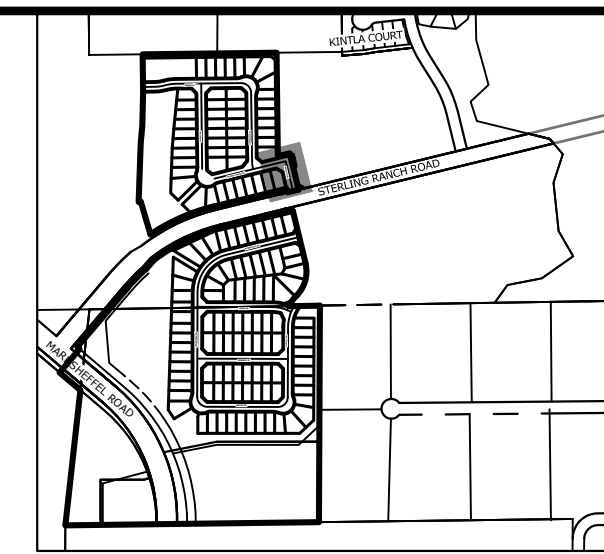
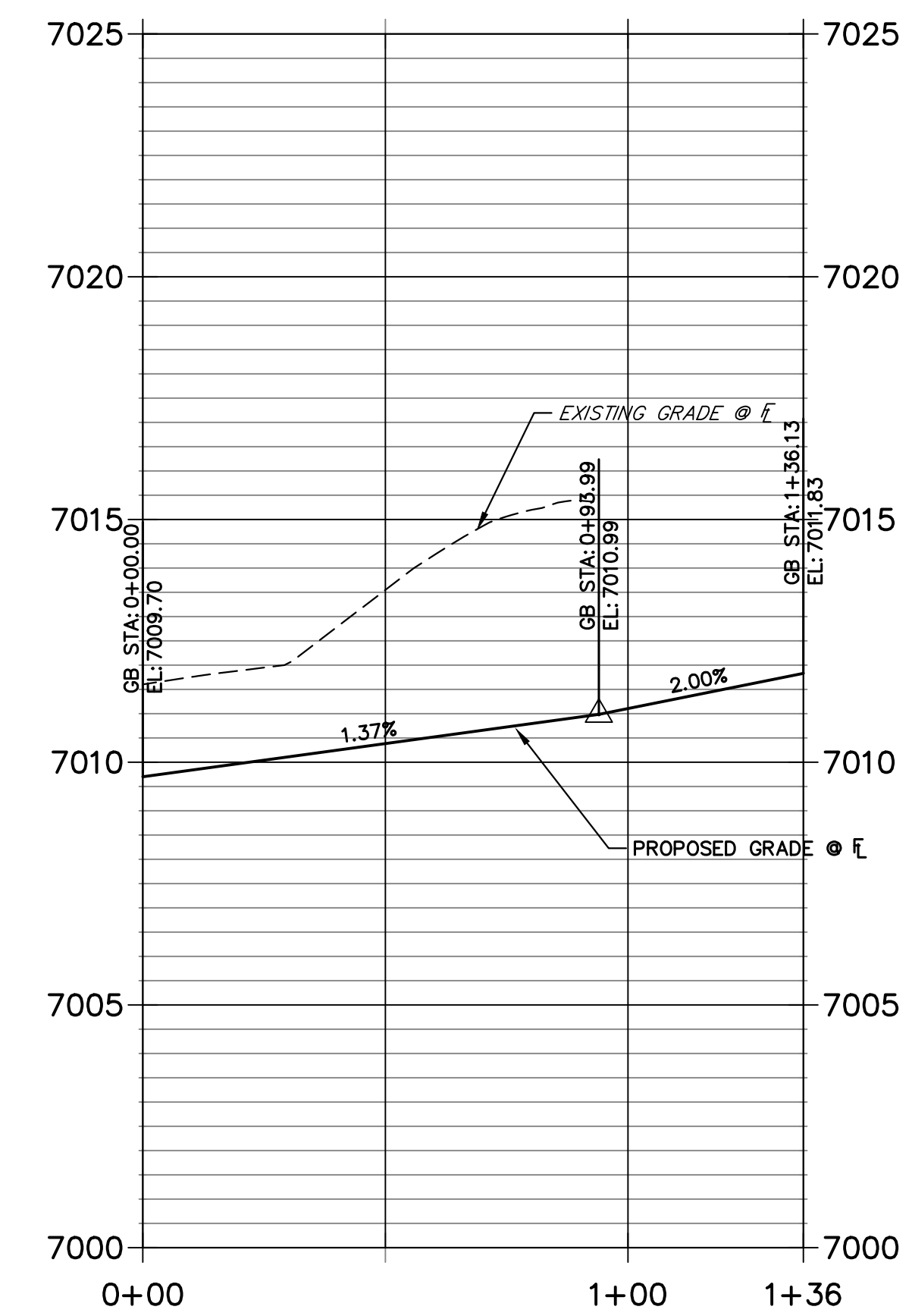




**LEFT FL HAZLETT-SCHOOL HOUSE PROFILE  
STA 0+00.00 TO 1+94.62**



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



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BY	DATE	No.	REVISION

H-SCALE	1"=30'
V-SCALE	1"=3'
DATE	11/18/22
DESIGNED BY	XXX
DRAWN BY	WKN
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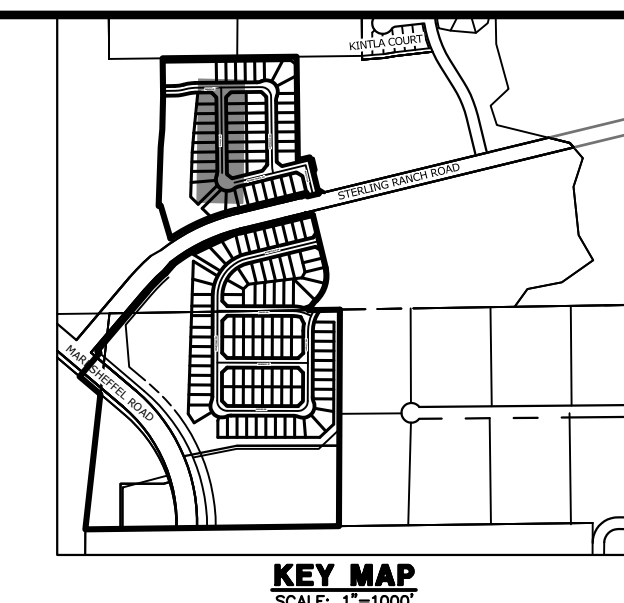
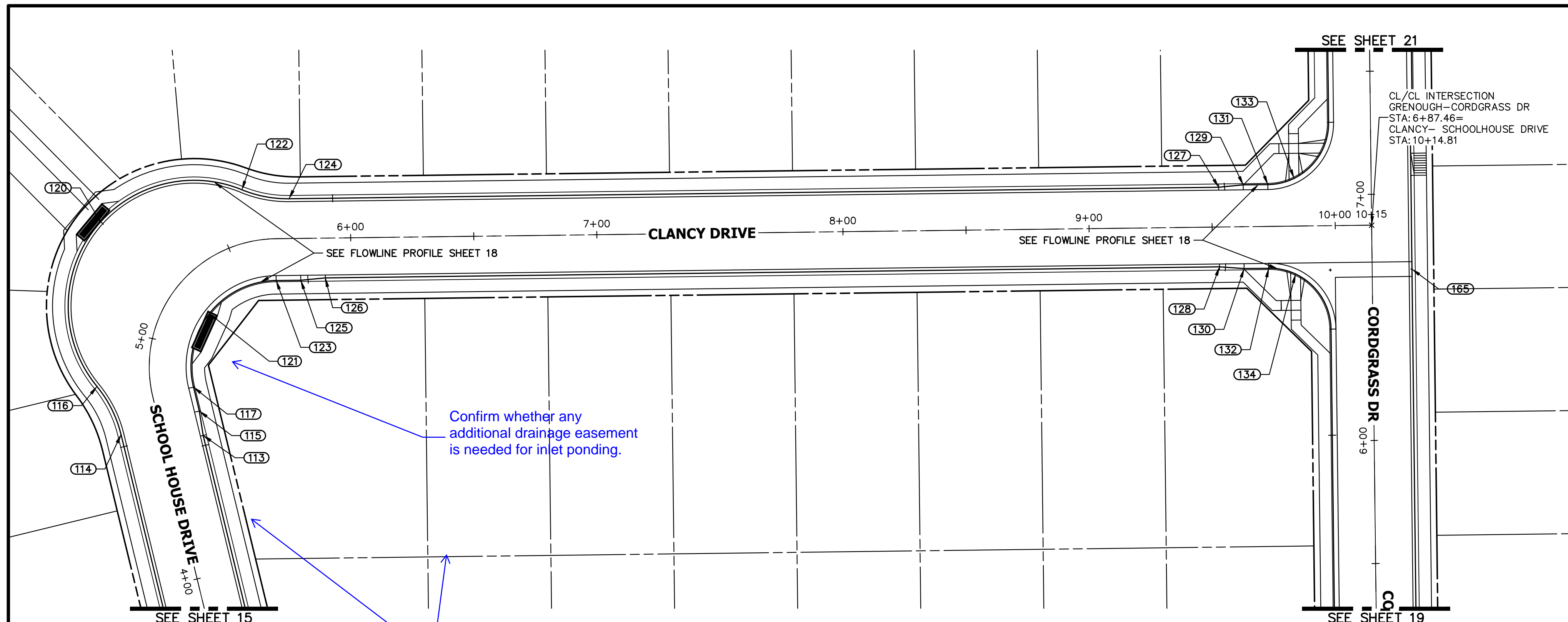
STERLING RANCH FILING 4  
STREET IMPROVEMENT PLAN  
SHEET 16 OF 25  
JOB NO. 25188.11

**ENGINEER'S STATEMENT**  
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MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

32314





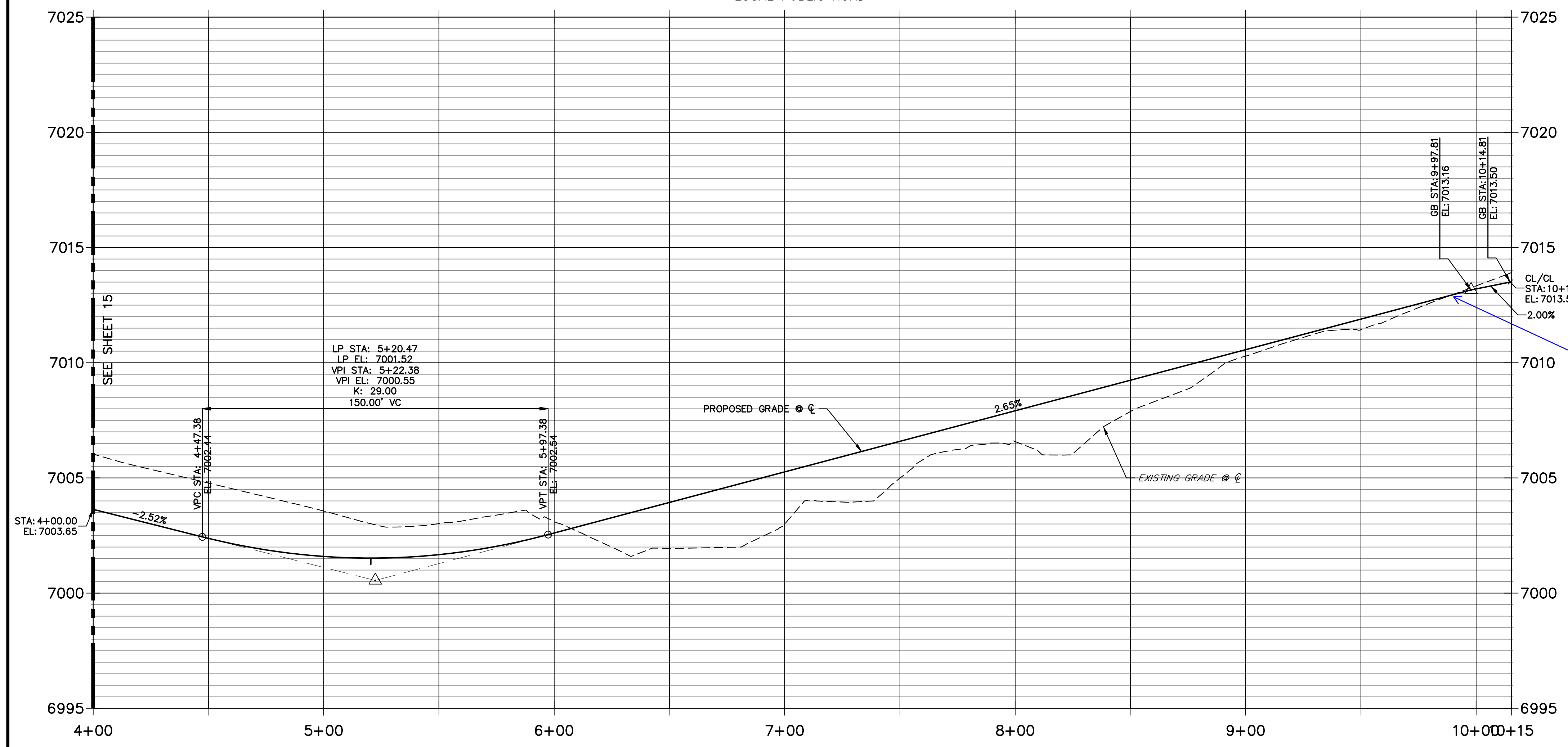
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 20 BOULDER CRESCENT  
 SUITE 200  
 COLORADO SPRINGS, CO 80903  
 JAMES F. MORLEY  
 (719) 471-1742

Confirm whether any additional drainage easement is needed for inlet ponding.

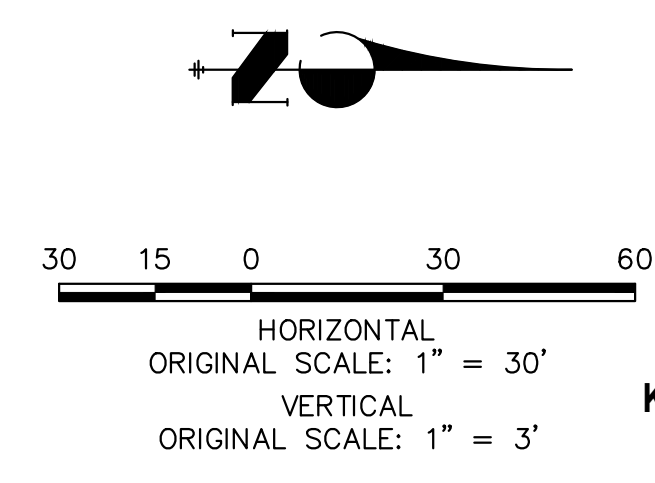
show drainage, utility, and public improvements easements (all P&P sheets)

**CLANCY- SCHOOLHOUSE DRIVE PROFILE**  
**STA 4+00.00 TO 10+15.28**  
 LOCAL PUBLIC ROAD



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
113	4+56.05	16.17' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7001.84	CURB TRANSITION
114	4+64.30	16.17' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7001.67	PC
115	4+66.05	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7001.57	CURB TRANSITION
116	4+82.80	21.67' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7001.13	PRC
117	4+76.05	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7001.39	PC
120	5+24.20	40.78' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7000.29	LOW PT
121	5+23.06	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7001.06	LOW PT
122	5+59.91	21.30' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7000.98	PRC
123	5+69.50	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7001.47	PT
124	5+75.15	16.17' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7001.64	PT
125	5+79.50	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7002.17	CURB TRANSITION
126	5+89.50	16.17' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7001.95	CURB TRANSITION
127	9+52.84	16.17' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7011.74	CURB TRANSITION
128	9+52.78	16.17' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7011.73	CURB TRANSITION
129	9+62.84	17.00' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7012.04	CURB TRANSITION
130	9+62.78	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7012.03	CURB TRANSITION
131	9+72.84	17.00' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7012.34	PCR
132	9+72.78	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7012.33	PCR
133	9+83.51	19.39' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7012.56	HC RAMP MID PT
134	9+83.66	19.49' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7012.56	HC RAMP MID PT

verify ped crossing will meet cross-slope requirements



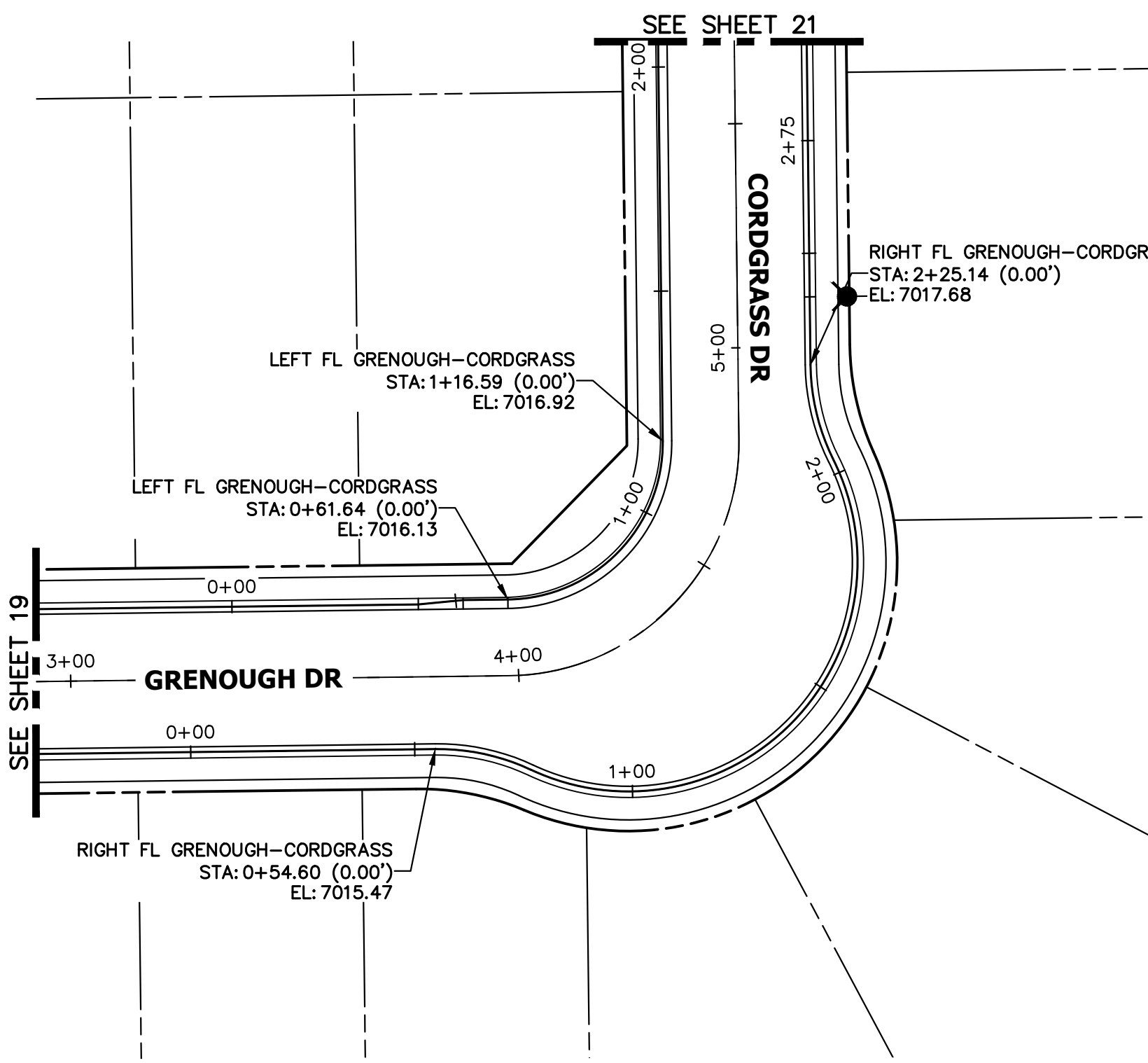
**ENGINEER'S STATEMENT**  
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MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING

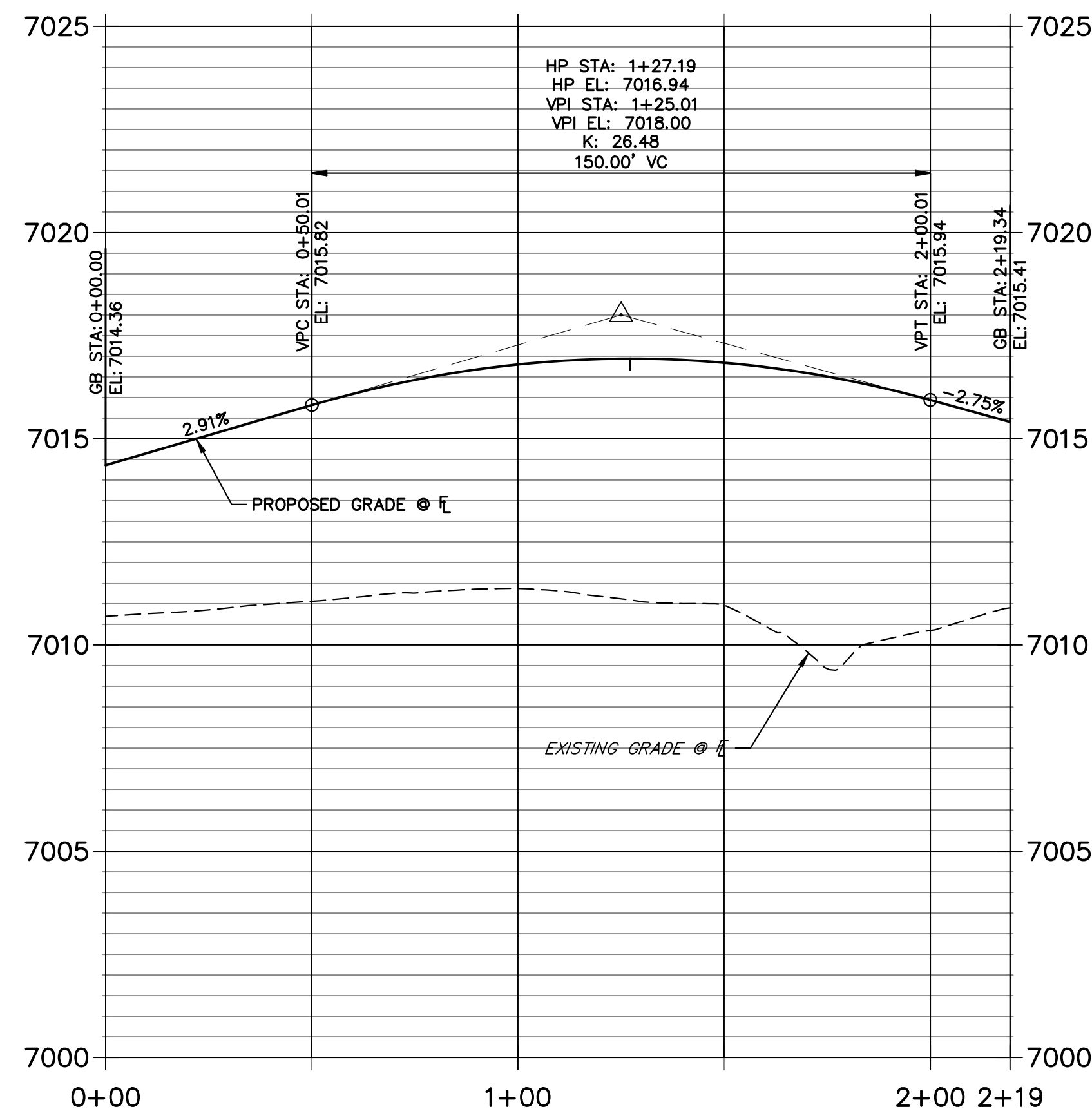
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				1"=30'	1"=3'	11/18/22	XXX	WKN	
STERLING RANCH FILING 4									
STREET IMPROVEMENT PLAN									
SHEET 17 OF 25									
JOB NO. 25188.11									



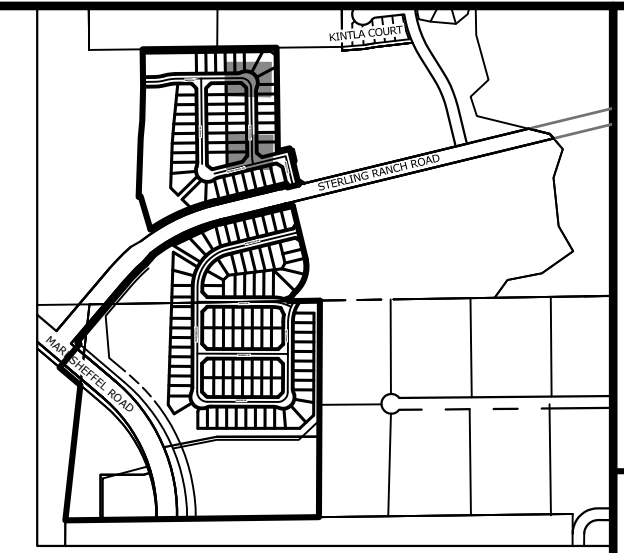
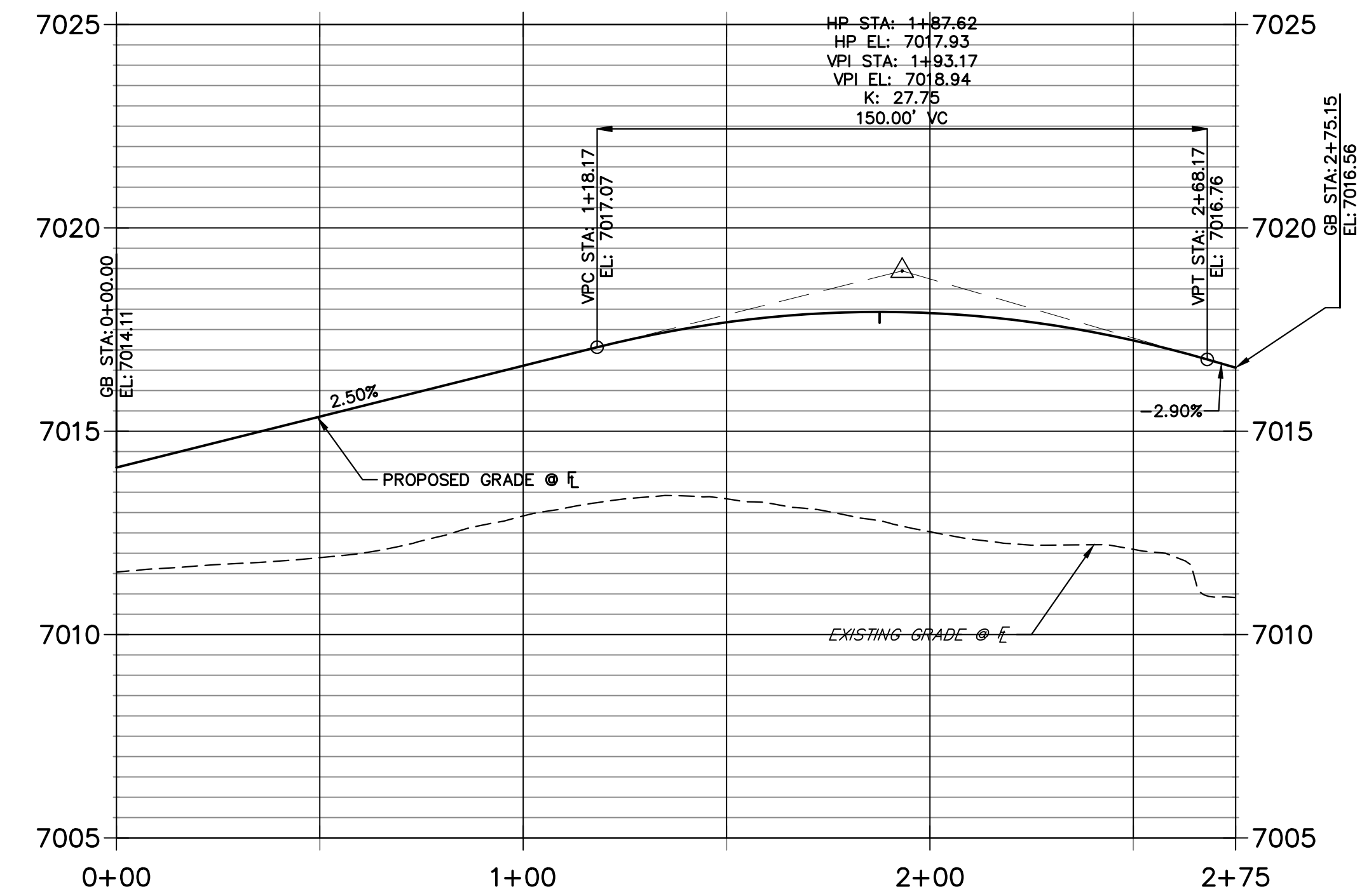




**LEFT FL GRENOUGH-CORDGRASS PROFILE  
STA 0+00.00 TO 2+19.34**



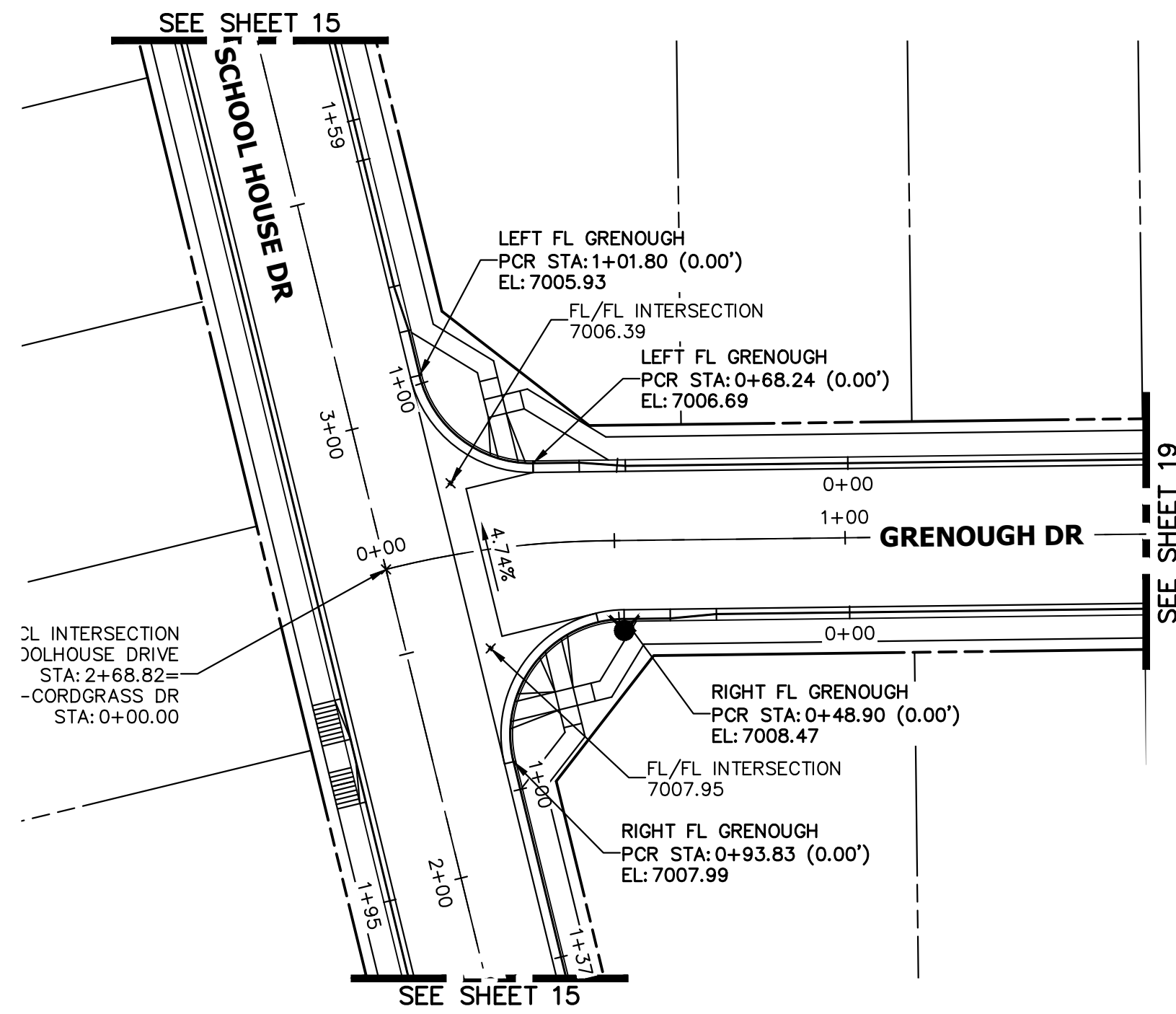
**RIGHT FL GRENOUGH-CORDGRASS PROFILE  
STA 0+00.00 TO 2+75.15**



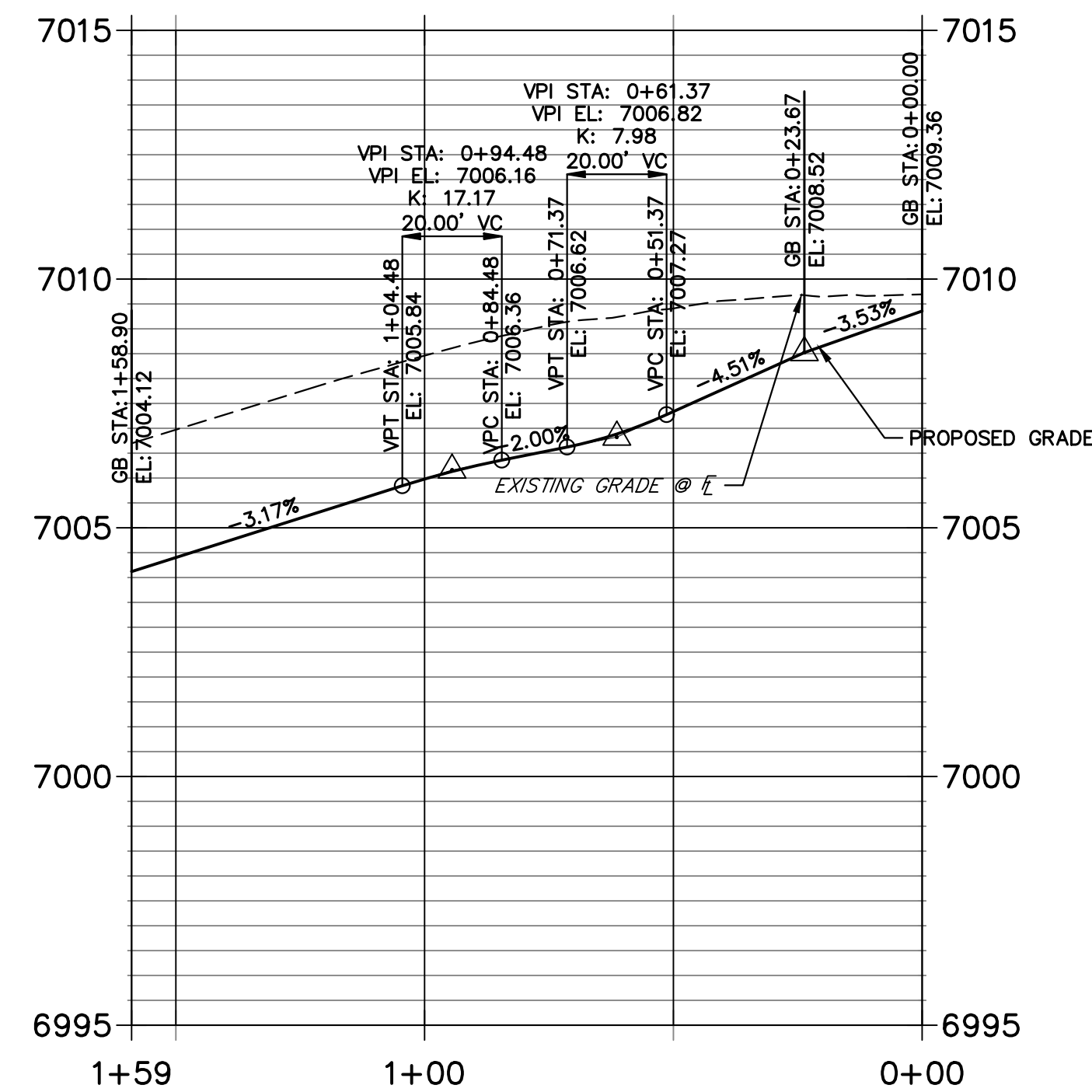
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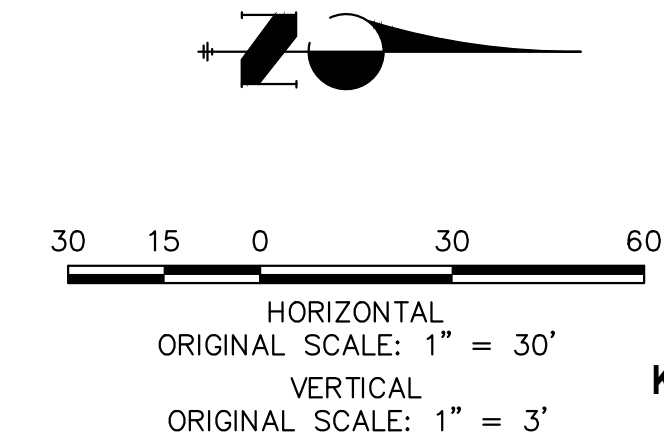
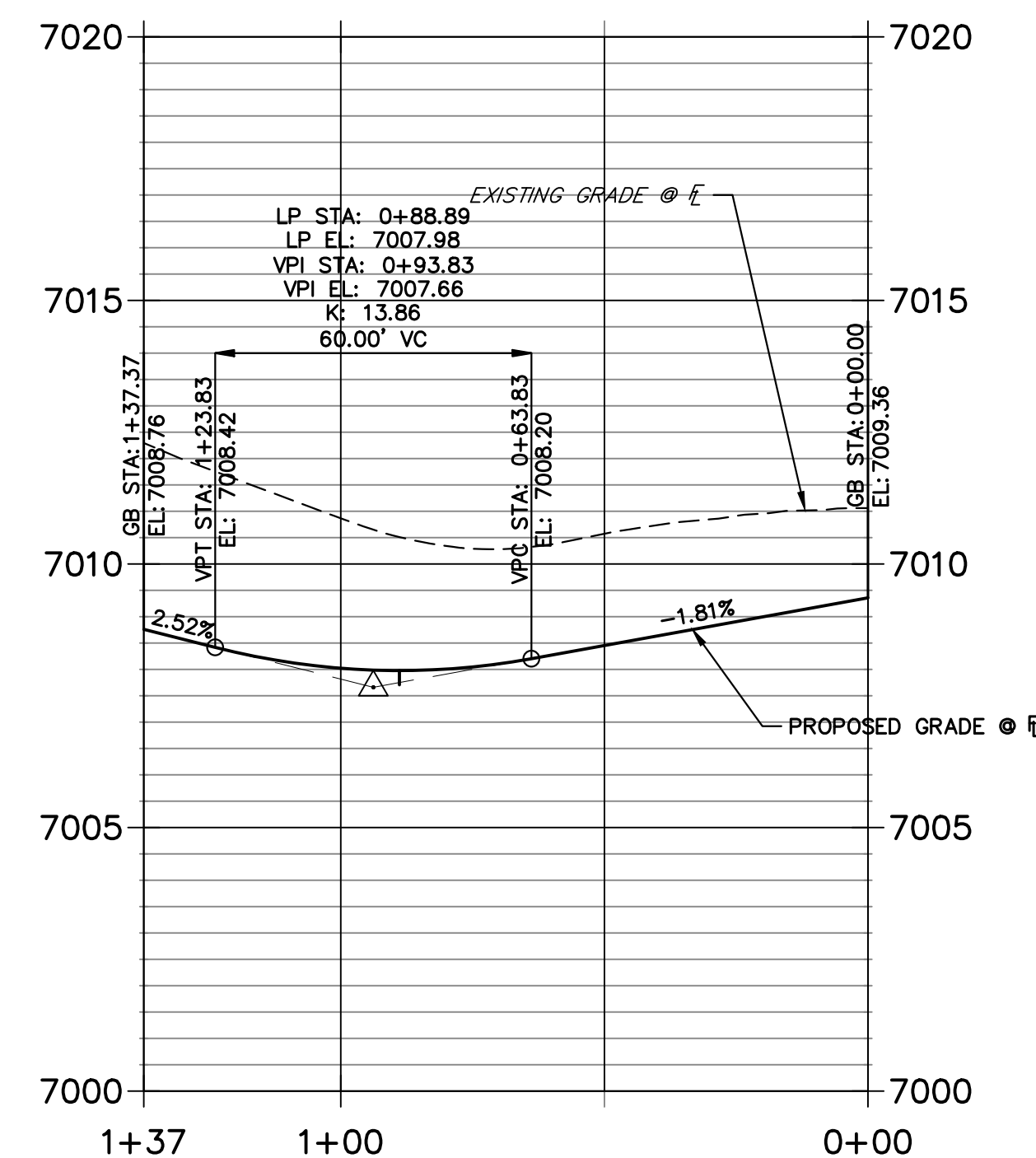
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**LEFT FL GRENOUGH PROFILE  
STA 0+00.00 TO 1+58.90**



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



**811**  
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**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



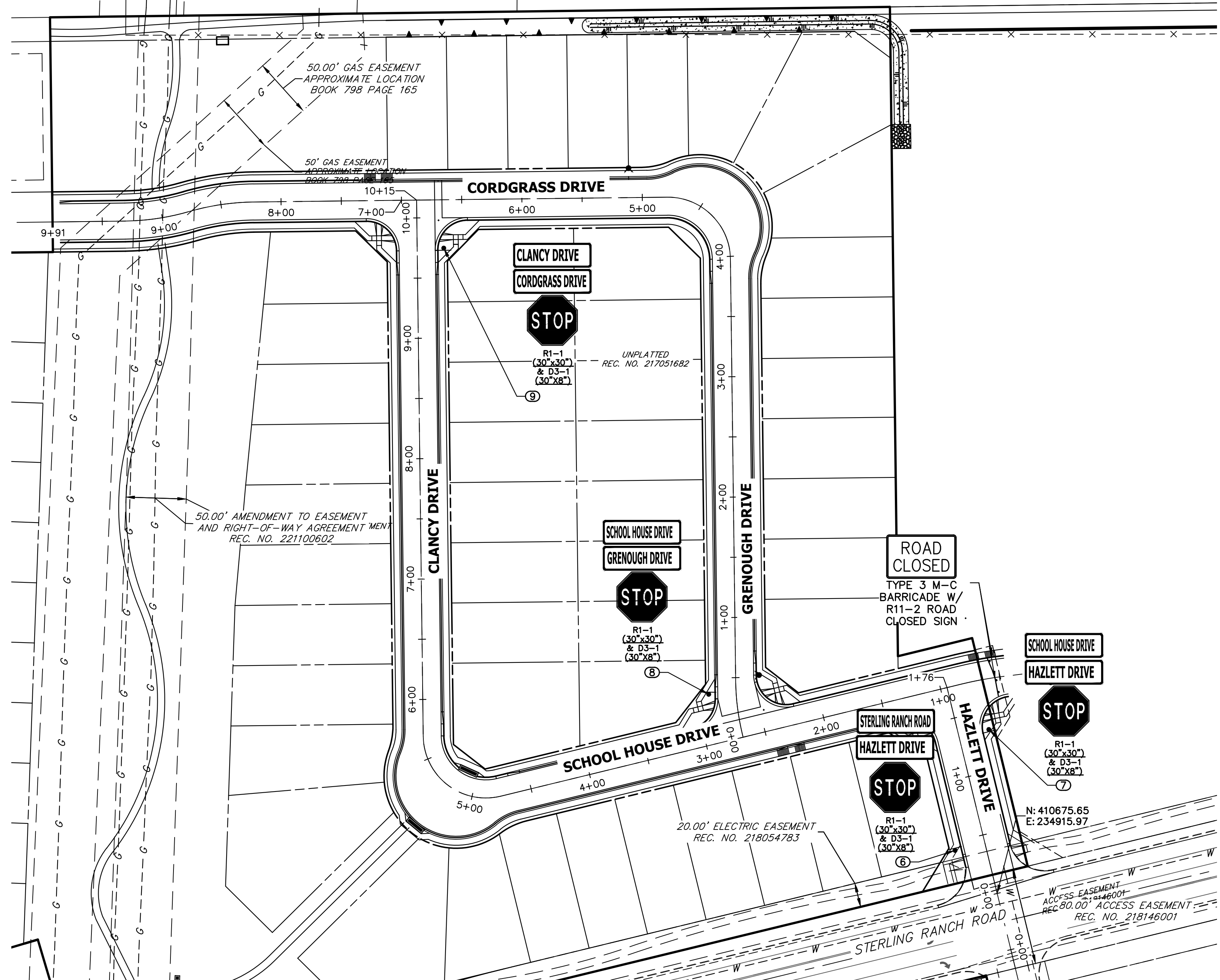
BY	DATE	REVISION

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1"=30'	1"=3'	11/18/22	XXX	WKN	

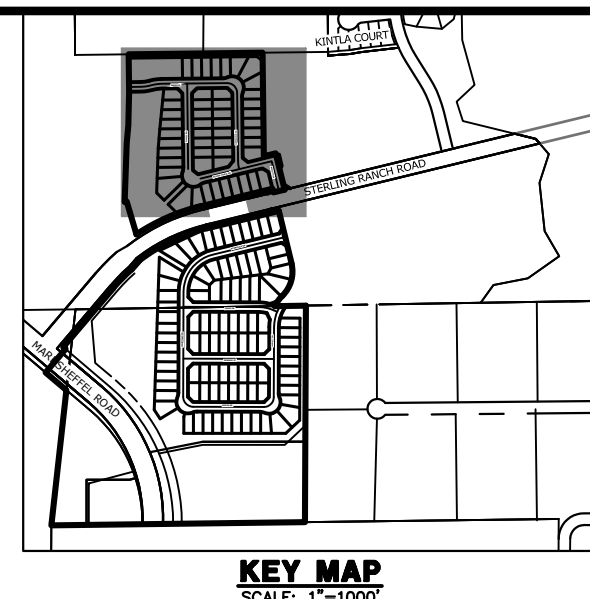
STERLING RANCH FILING 4  
STREET IMPROVEMENT PLAN







POINT TABULATION				
POINT NUMBER	STATION	OFFSET	ALIGNMENT	DESCRIPTION
6	0+43.00	25.50' (LT)	HAZLETT DRIVE	STOP SIGN AND STREET SIGNS
7	1+34.00	25.50' (RT)	HAZLETT DRIVE	STOP SIGN AND STREET SIGNS
8	0+37.56	22.77' (LT)	GRENOUGH-ENNIS DR	STOP SIGN AND STREET SIGNS
9	9+74.66	22.07' (RT)	CLANCY- SCHOOLHOUSE DRIVE	STOP SIGN AND STREET SIGNS



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

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

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

No.	REVISION	BY	DATE

H-SCALE	1"=60'
V-SCALE	N/A
DATE	11/18/22
DESIGNED BY	XXX
DRAWN BY	WKN
CHECKED BY	

ORIGINAL SCALE: 1" = 60'

Know what's below.  
Call before you dig.

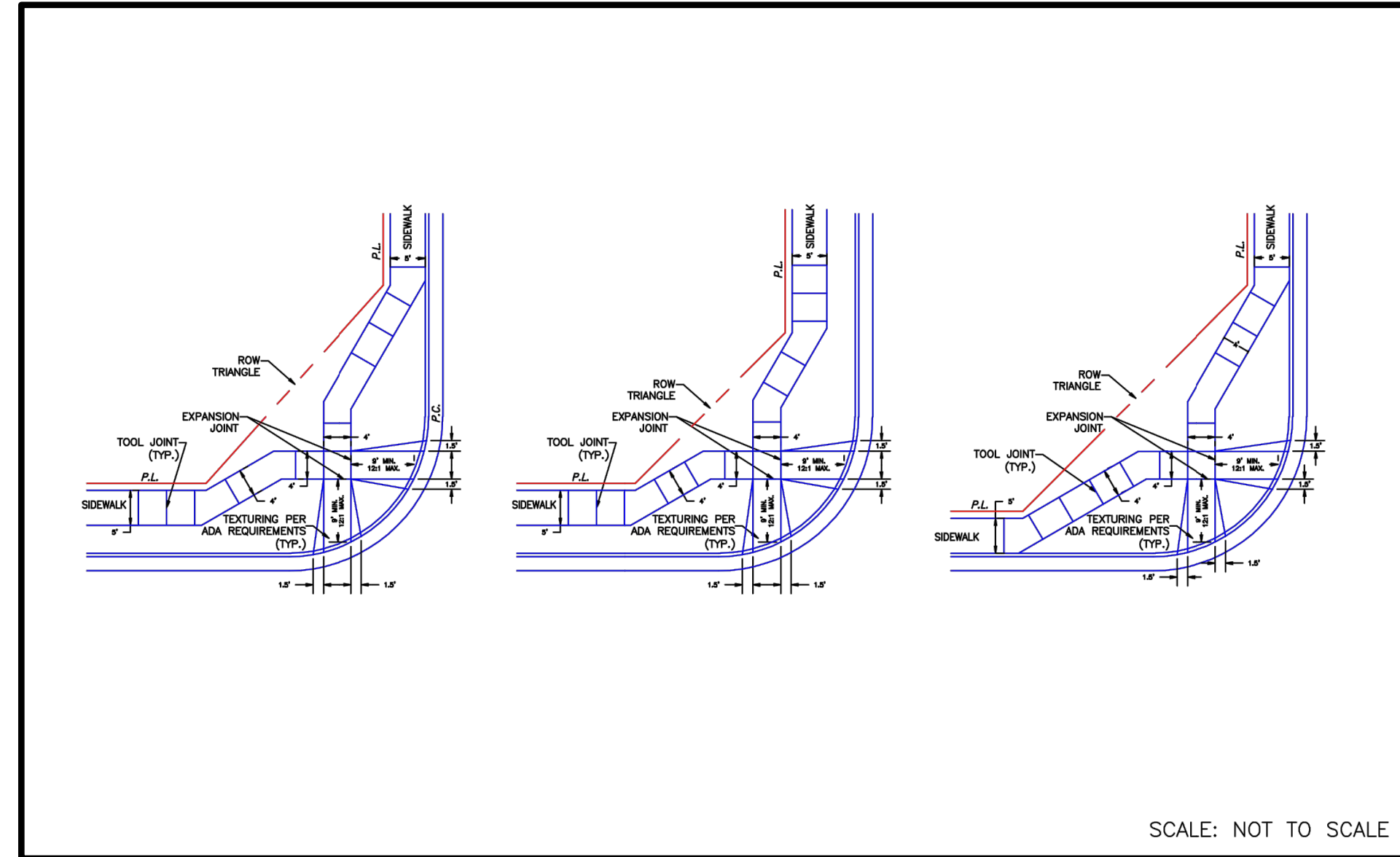
**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

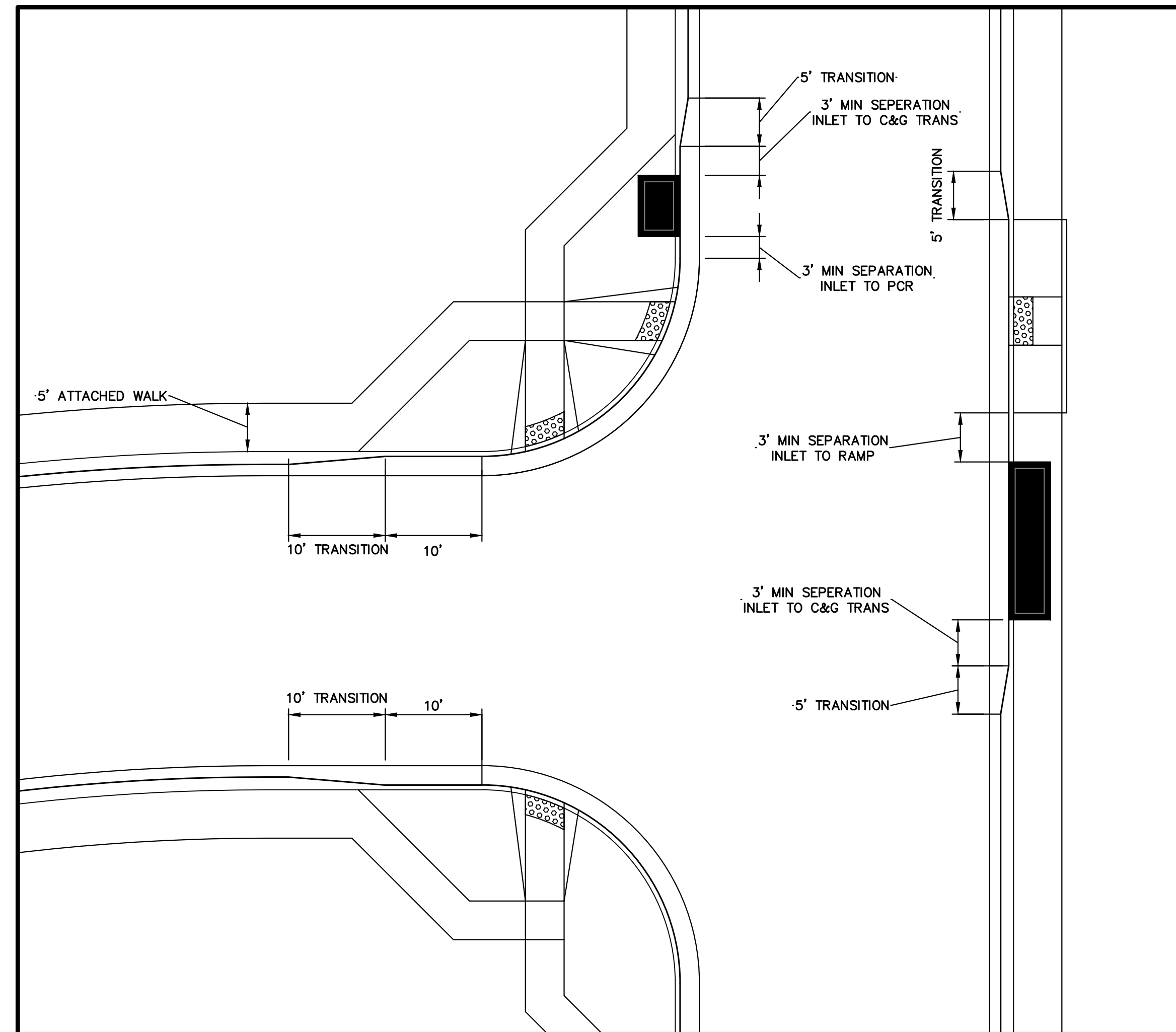
32314  
DATE







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



CURB RETURN TRANSITION DETAIL  
SCALE: NTS



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



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PREPARED FOR  
**SR LAND, LLC**  
20 BOULDER CRESCENT  
SUITE 200  
COLORADO SPRINGS, CO 80903  
JAMES F. MORLEY  
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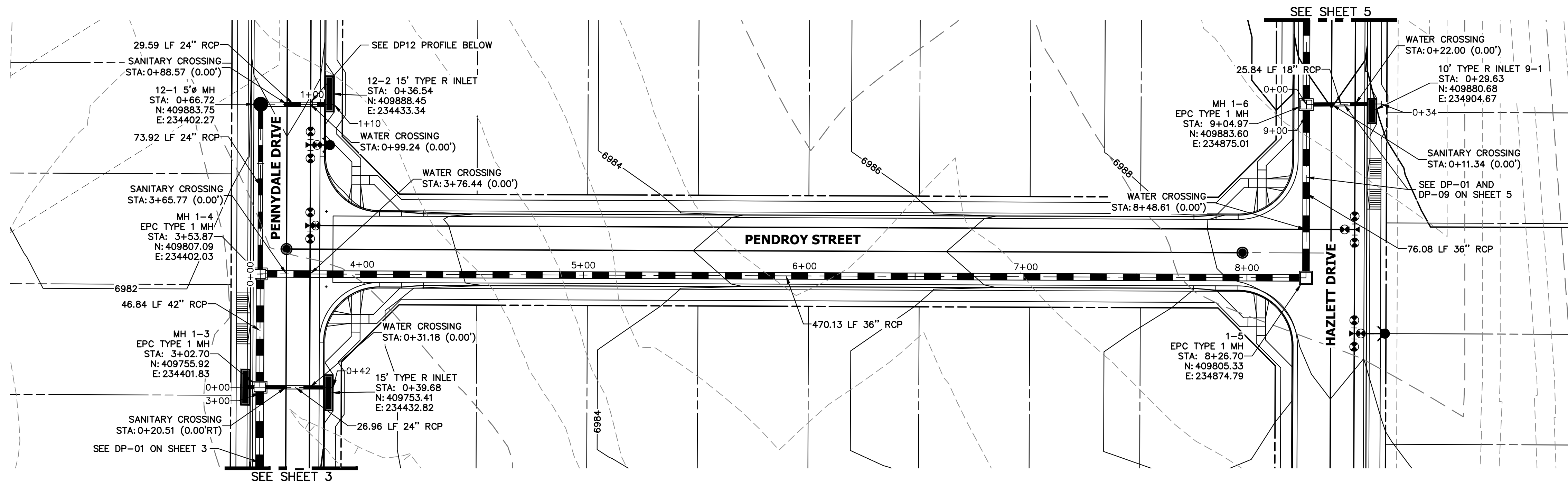
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		N/A	
		DATE	11/18/22
		DESIGNED BY	AJH
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		CHECKED BY	

STERLING RANCH FILING 4	
DETAILS	
SHEET 25 OF 25	
JOB NO. 25188.11	

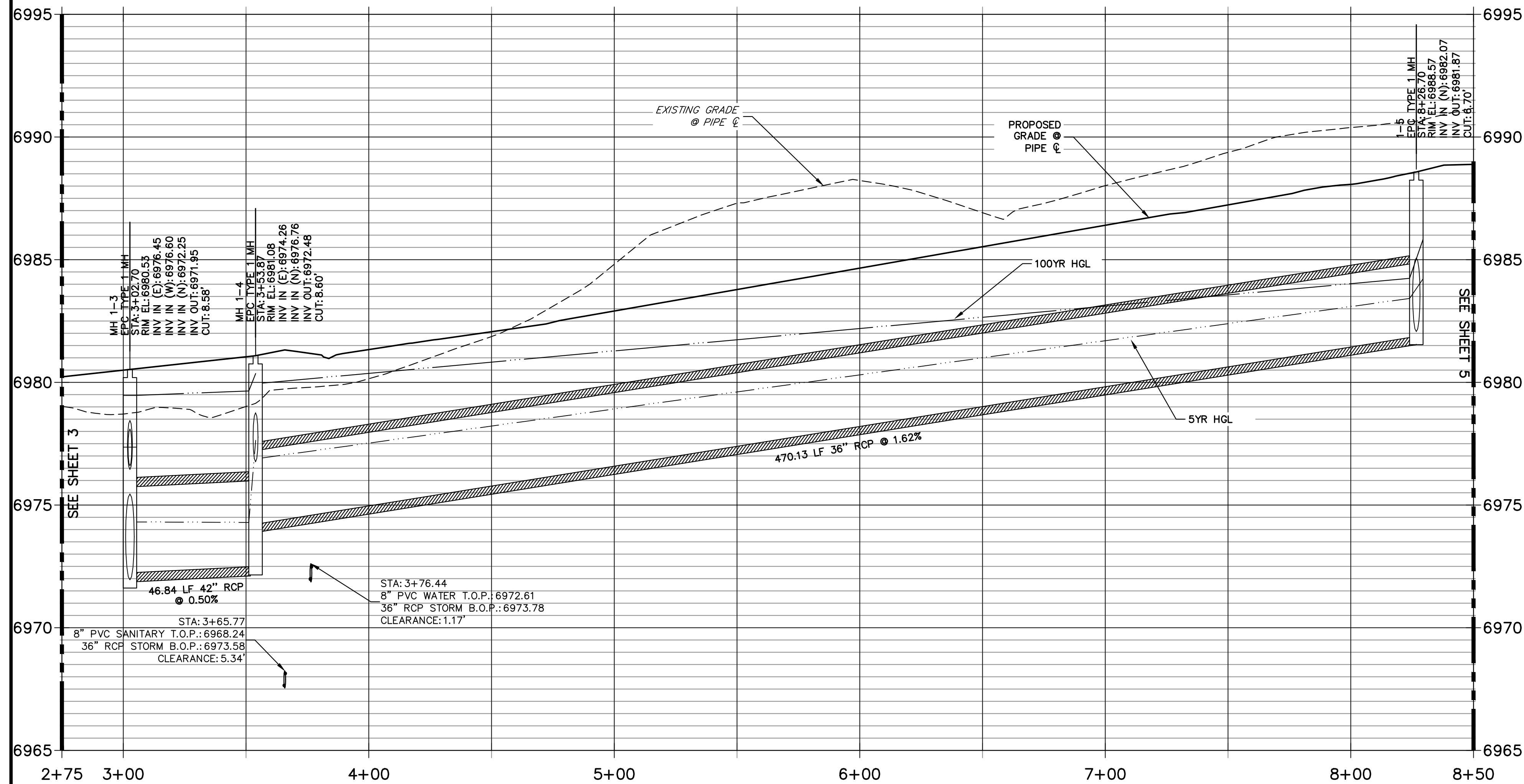




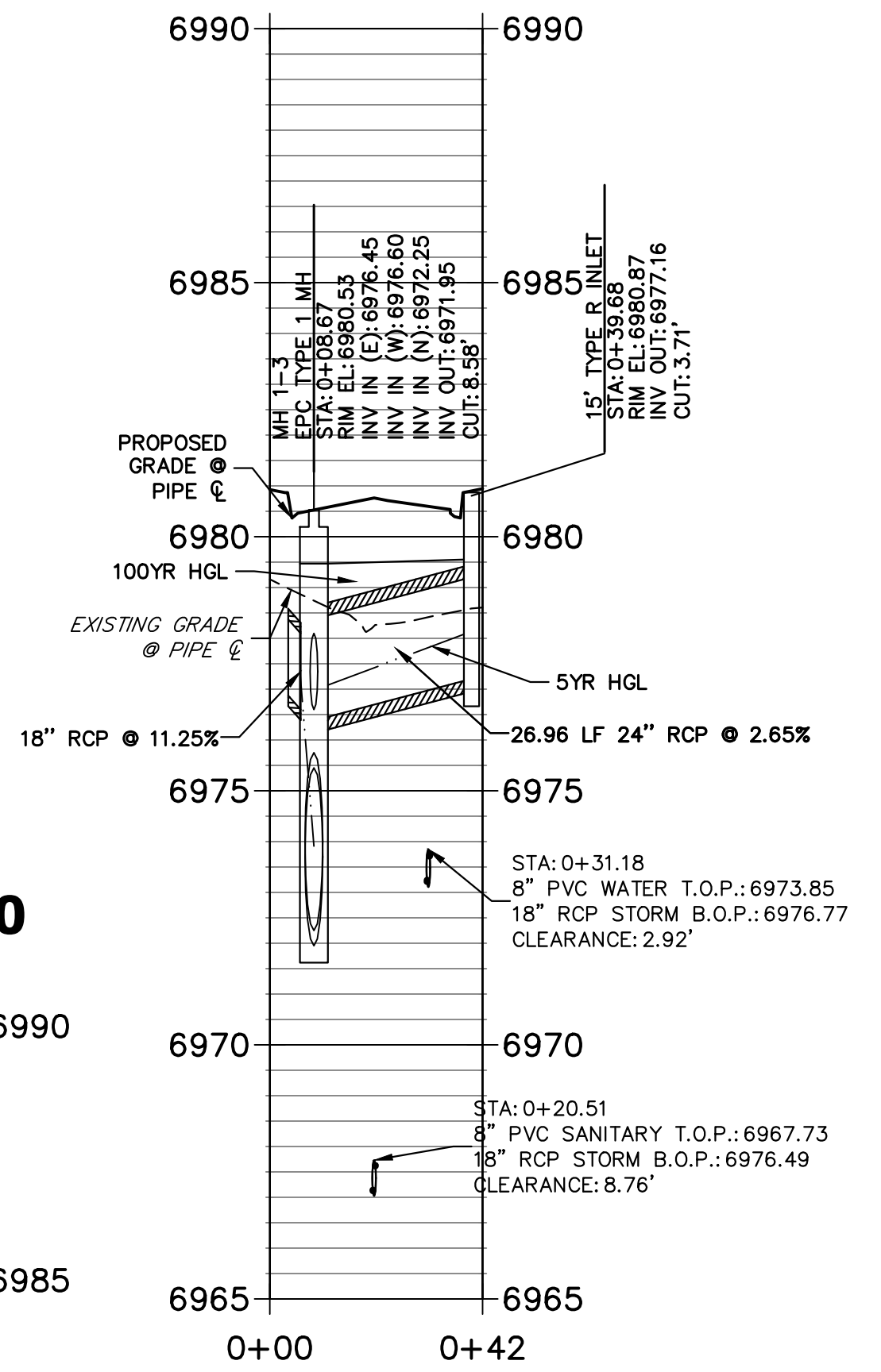




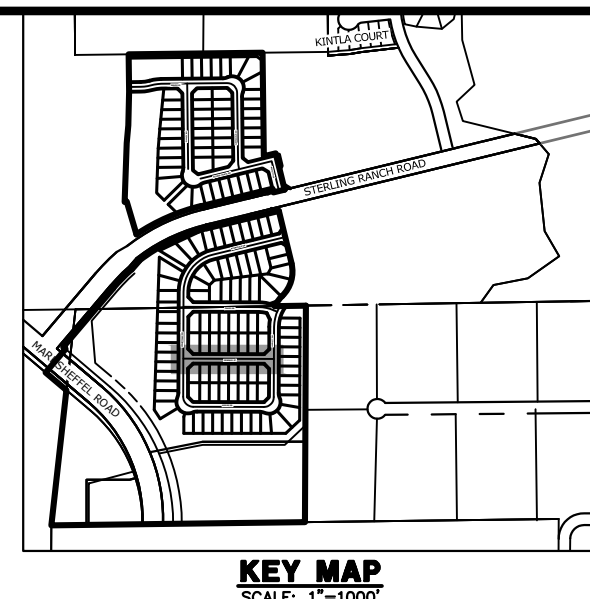
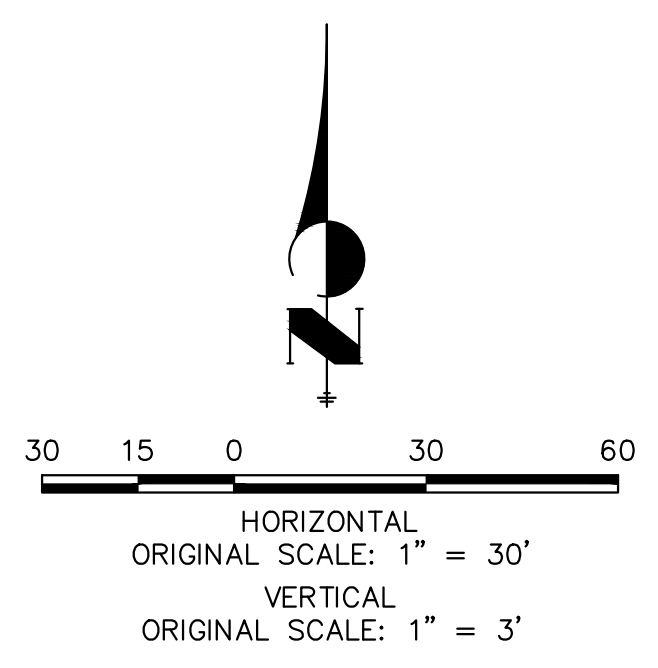
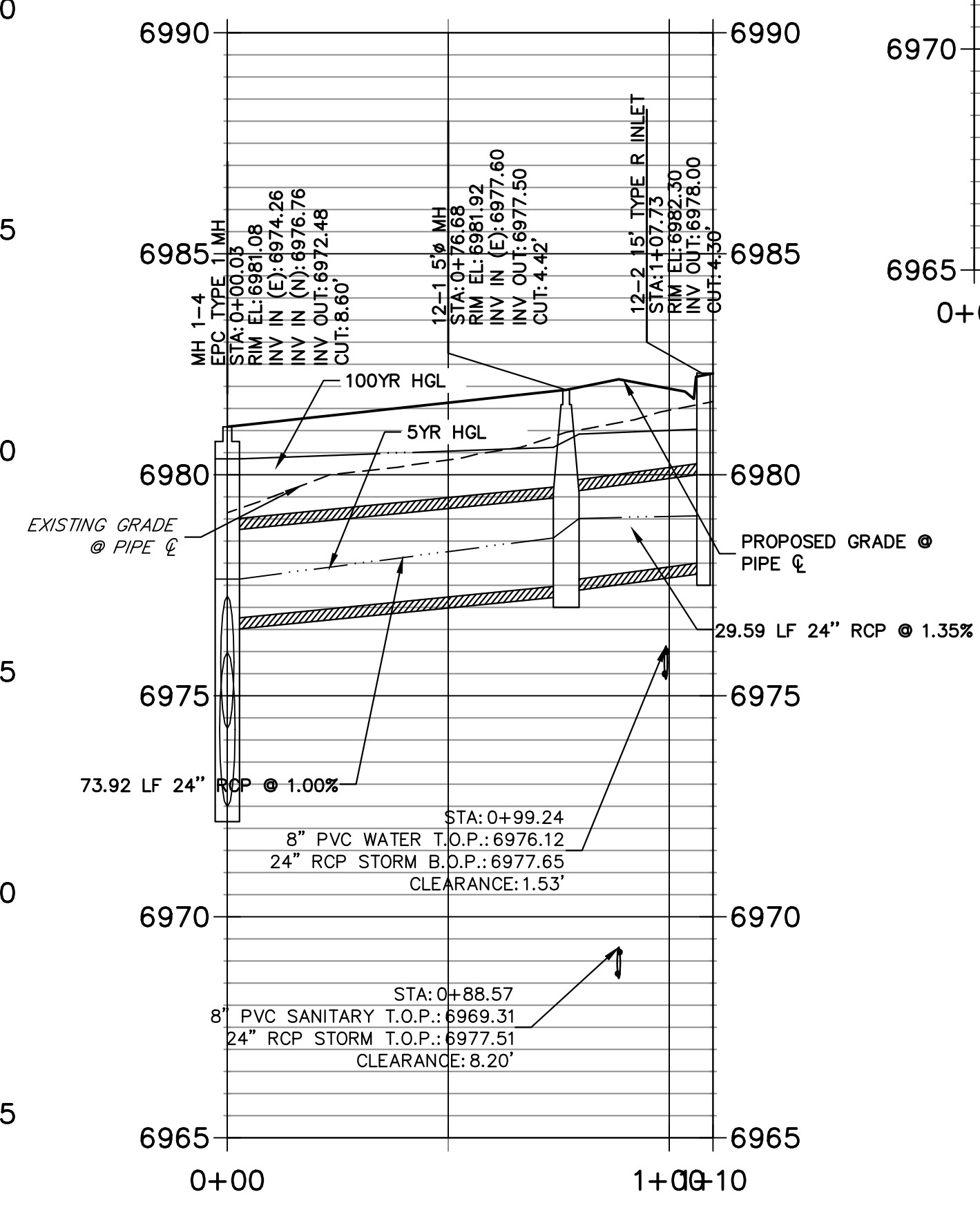
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 PUBLIC



**DP-02 PROFILE**  
**STA 0+00.00 TO 0+41.83**  
 PUBLIC



**DP12 PROFILE**  
**STA 0+00.00 TO 1+09.90**  
 PUBLIC



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

**J.R. ENGINEERING**  
 A Westman Company  
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 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE

No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	1"=3'	11/18/22	XXX	WKN	

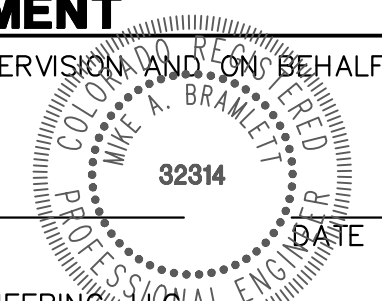
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**STORM SEWER PLAN**  
 SHEET 4 OF 13  
 JOB NO. 25188.11

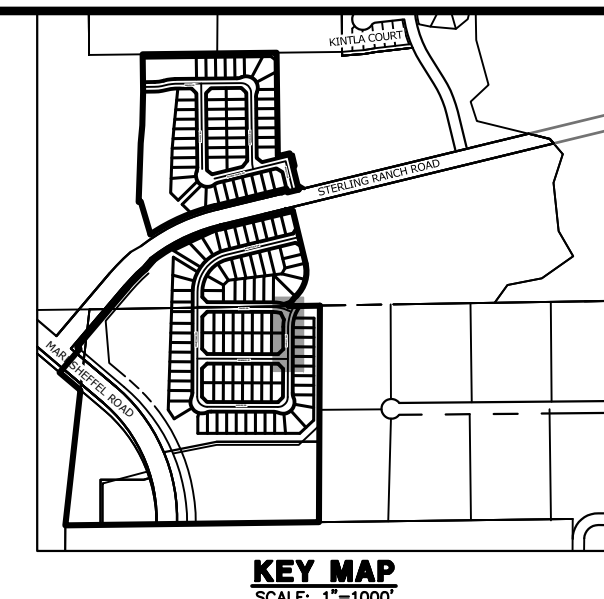
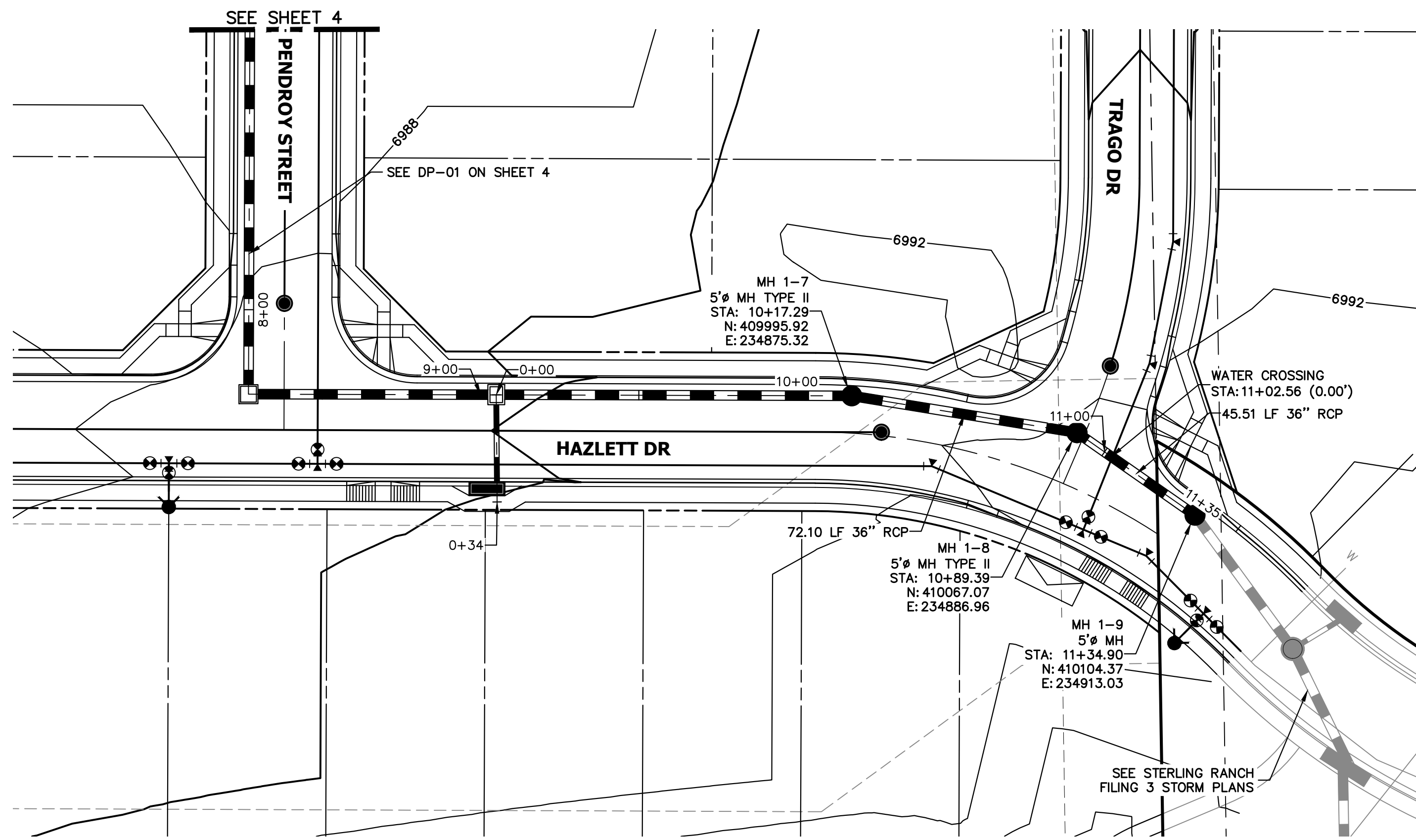
**NOTE:**  
 ADD WATER TIGHT JOINT WHEN 100 YR HGL SHOWS PIPE FULLY INUNDATED



**ENGINEER'S STATEMENT**

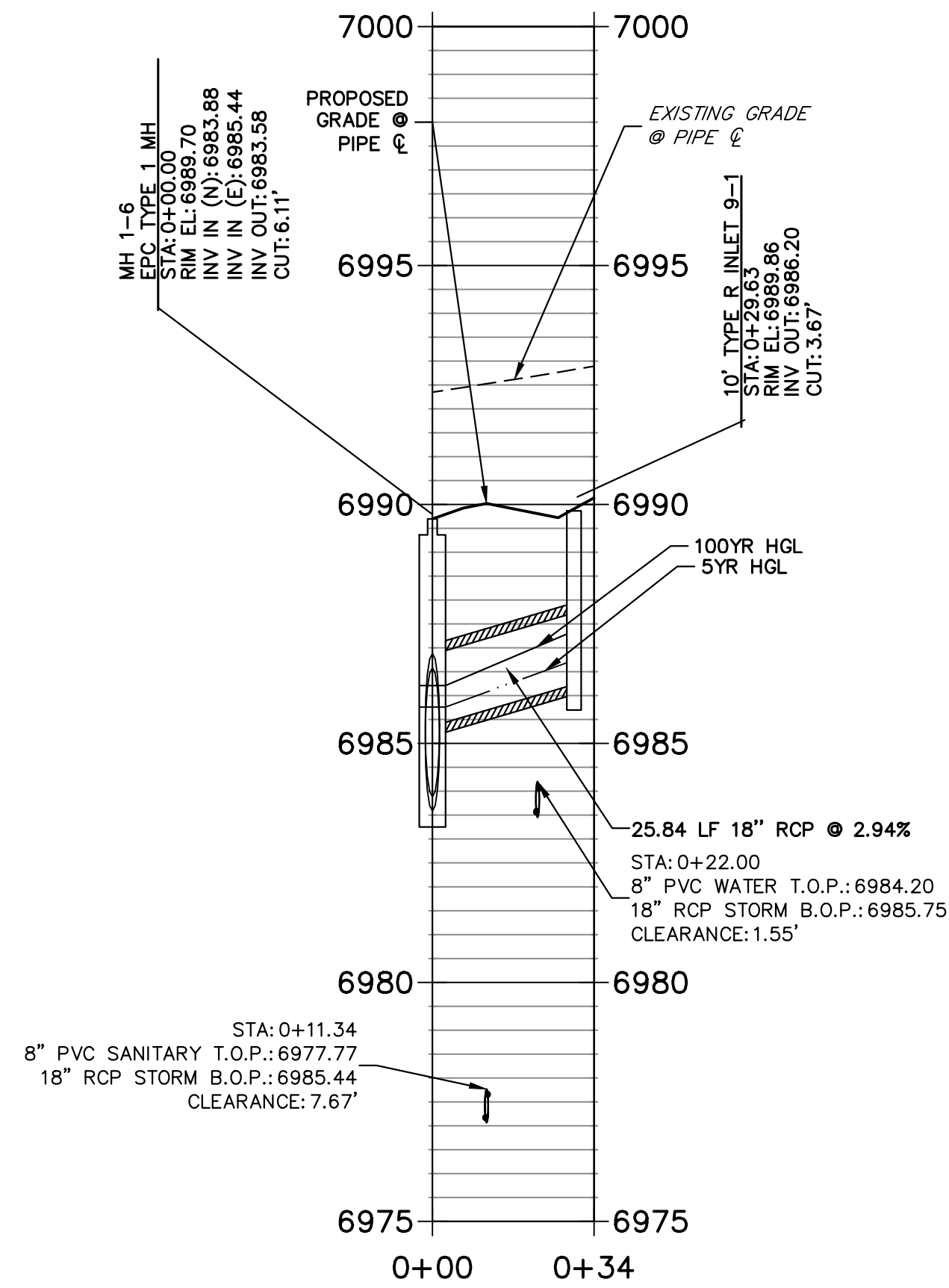
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING, A LOCAL ENGINEERING FIRM



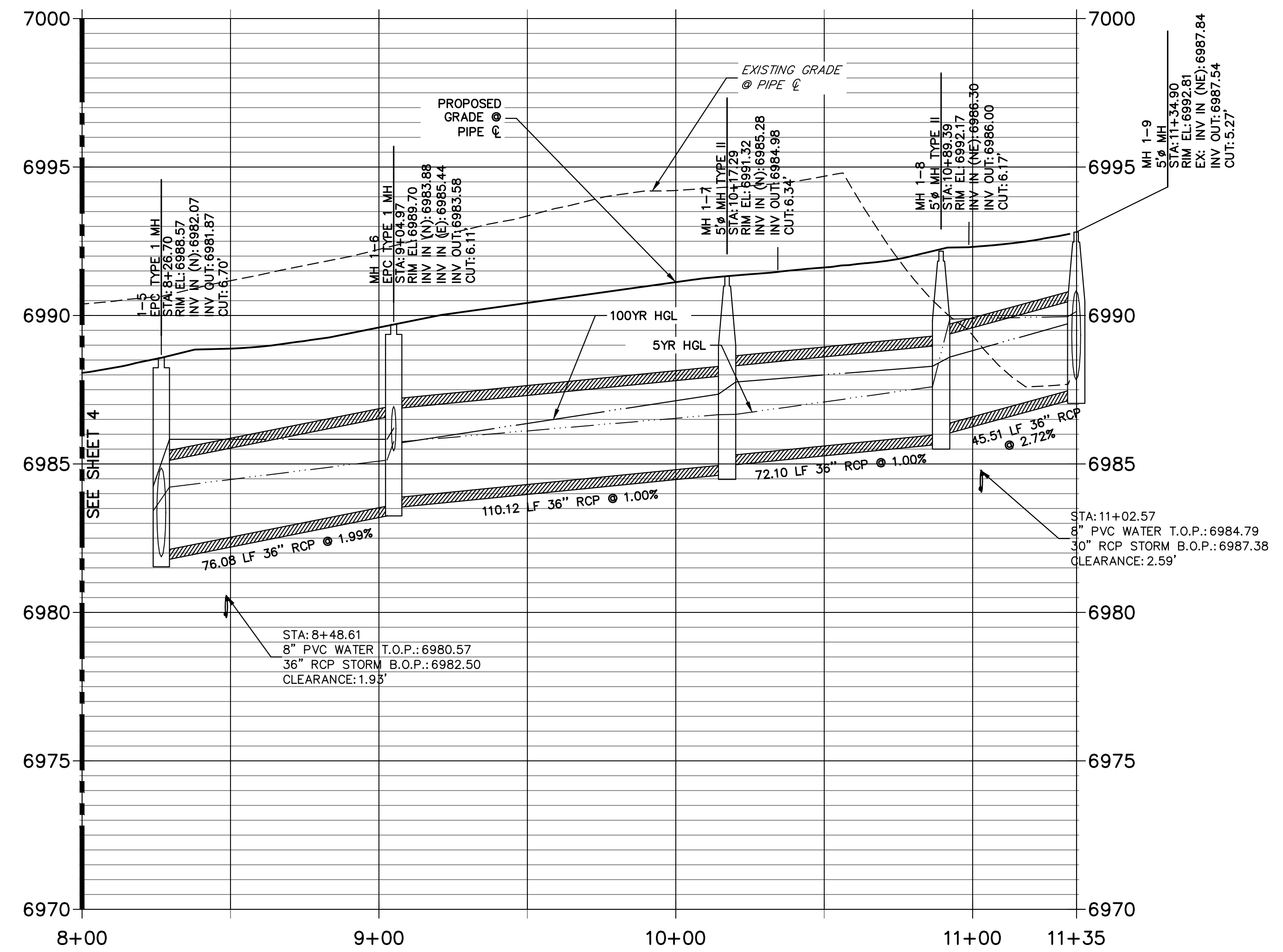


UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 PREPARED FOR  
**SR LAND, LLC**  
 20 BOULDER CRESCENT  
 SUITE 201  
 COLORADO SPRINGS, CO 80903  
 JAMES F. MORLEY  
 (719) 471-1742

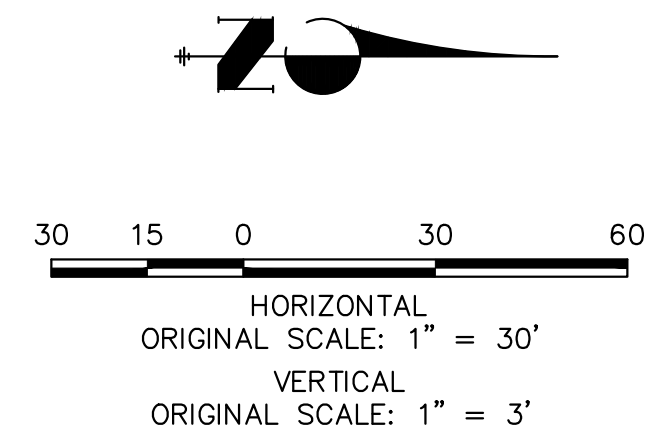
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 PUBLIC



**DP-01 PROFILE**  
**STA 8+00.00 TO 11+35.00**  
 PUBLIC



**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, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEER

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY DATE	
1"=30'	1"=3'	11/18/22	XXX	WKN					

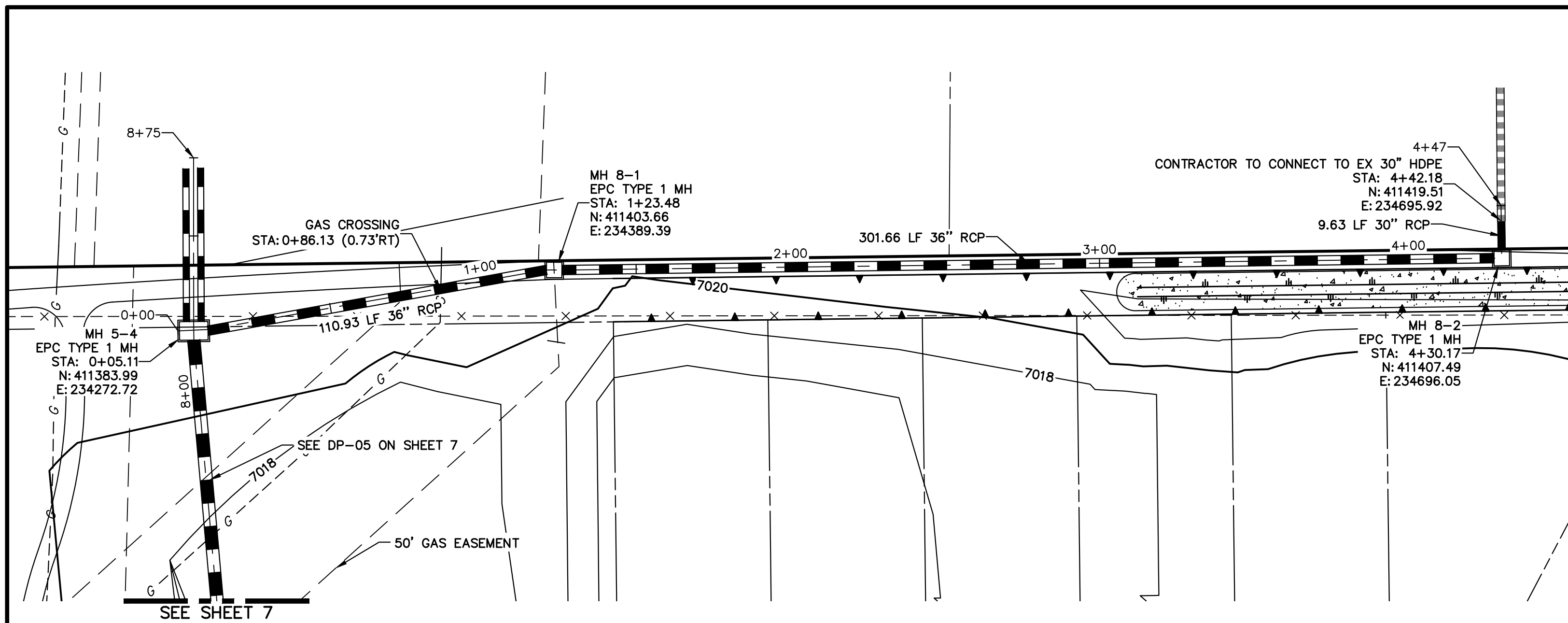
STERLING RANCH FILING 4  
 STORM SEWER PLAN  
 SHEET 5 OF 13  
 JOB NO. 25188.11

**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 300-740-9888 • Colorado Springs 719-588-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

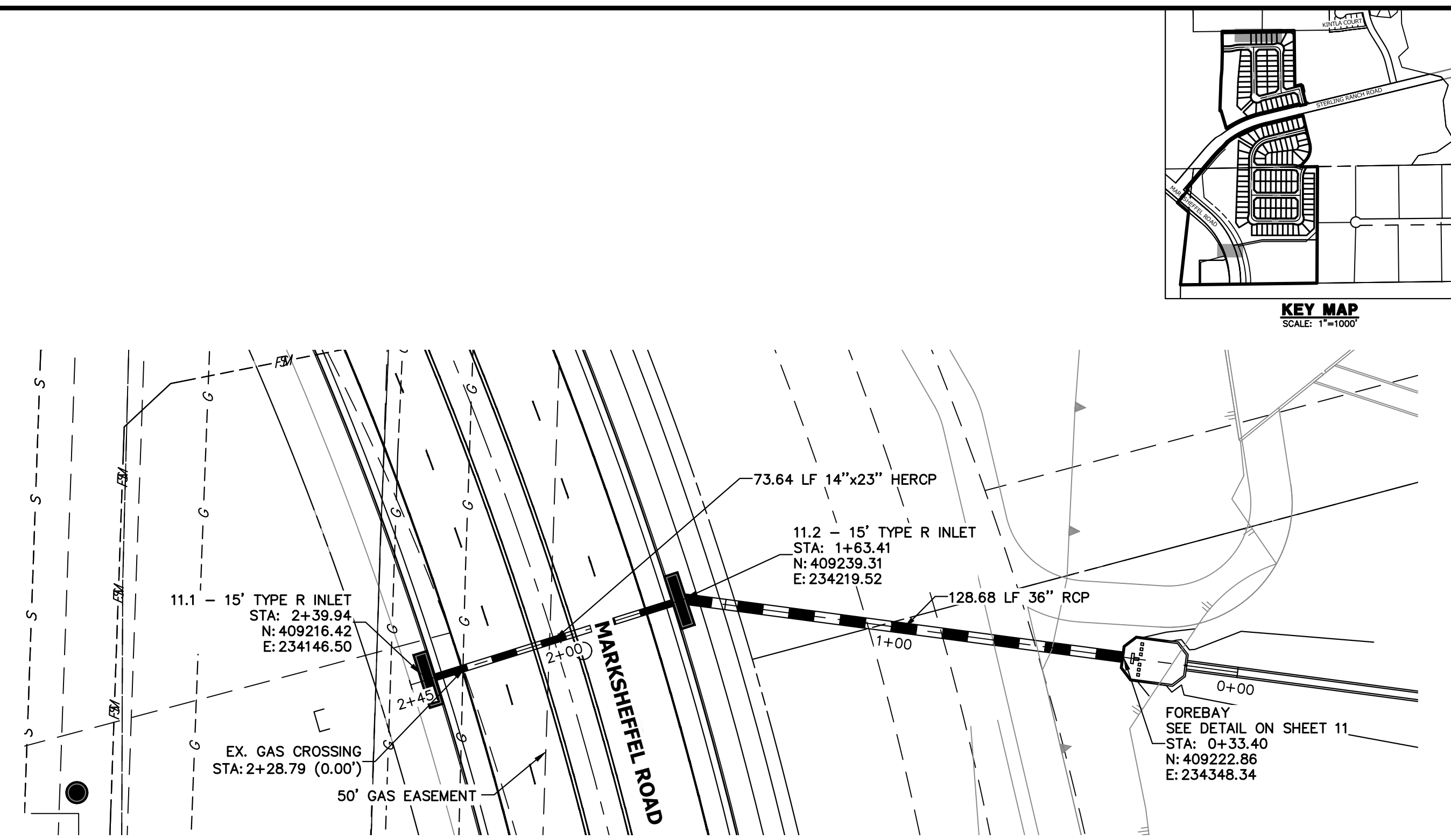
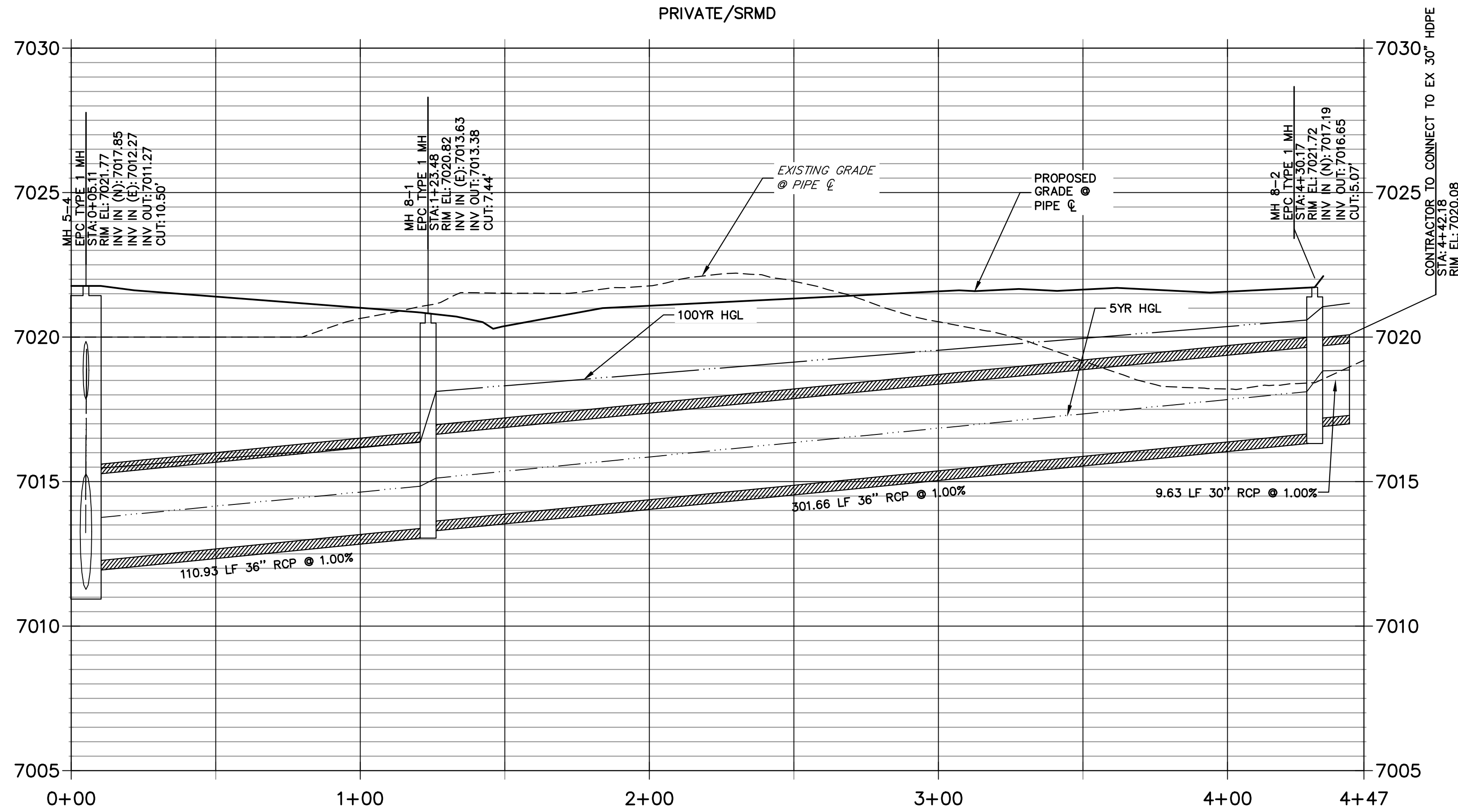




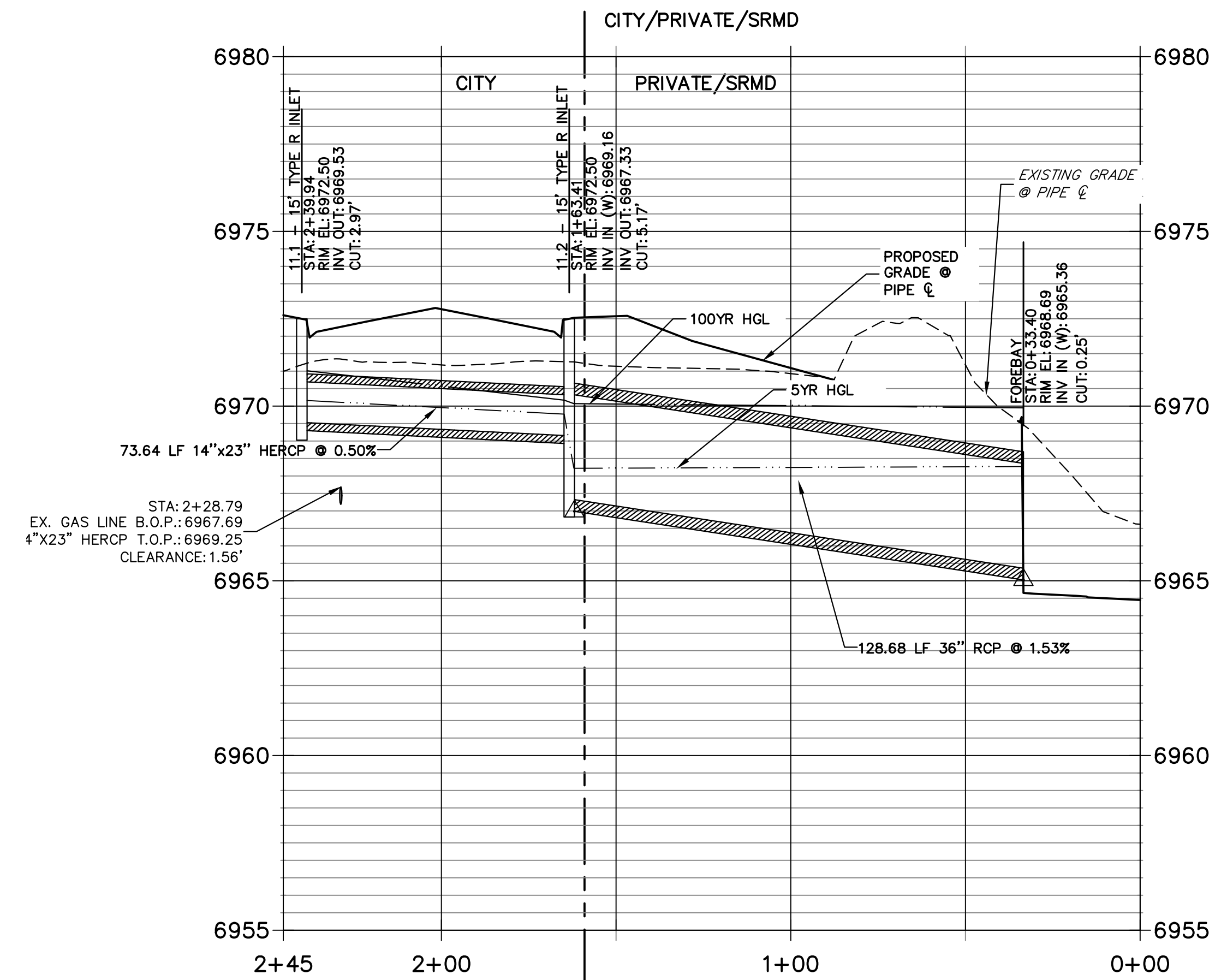




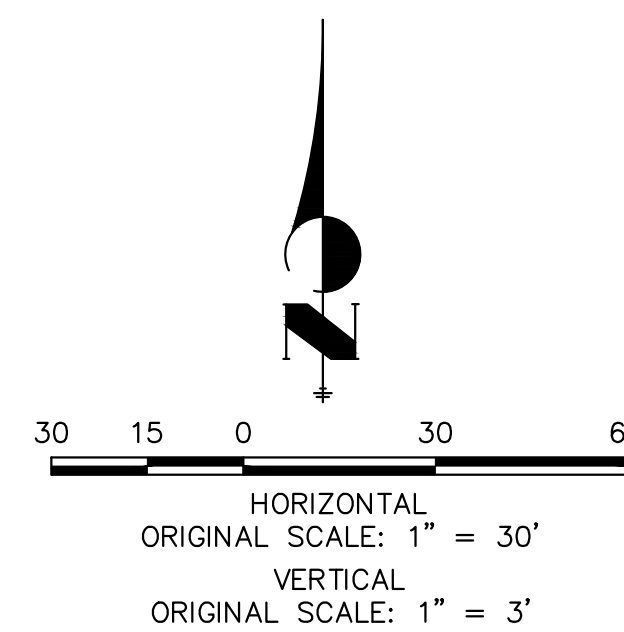
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 PRIVATE/SRMD



**DP11 PROFILE**  
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 CITY/PRIVATE/SRMD



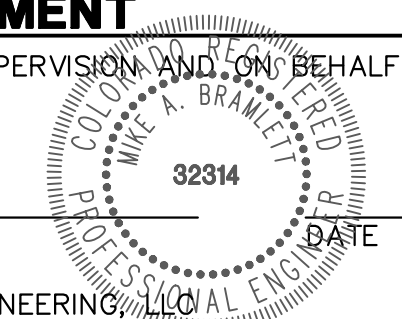
**NOTE:**  
 ADD WATER TIGHT JOINT  
 WHEN 100 YR HGL SHOWS  
 PIPE FULLY INUNDATED



**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



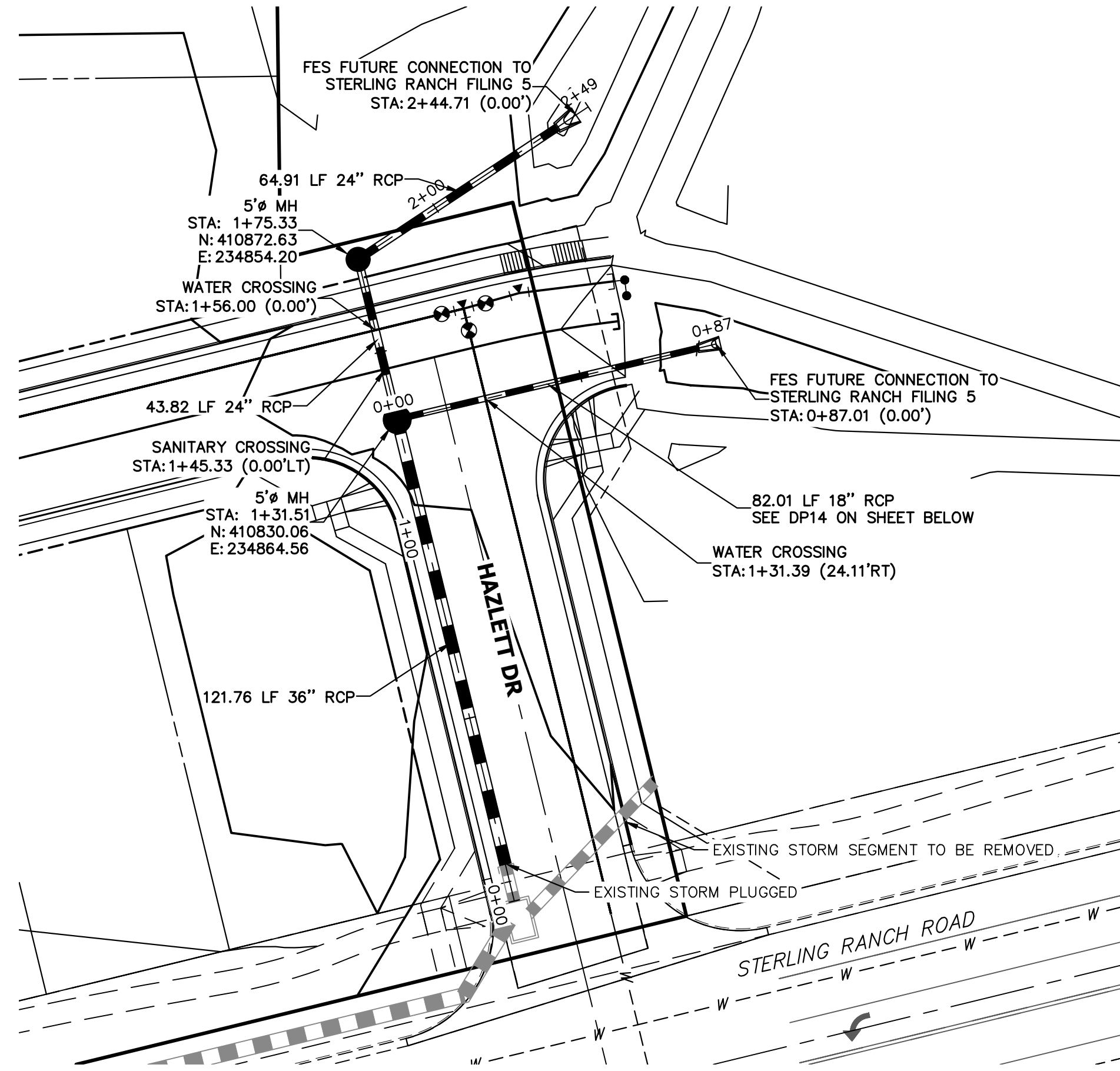
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE AS DESIGNATED BY WRITTEN AUTHORIZATION.

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

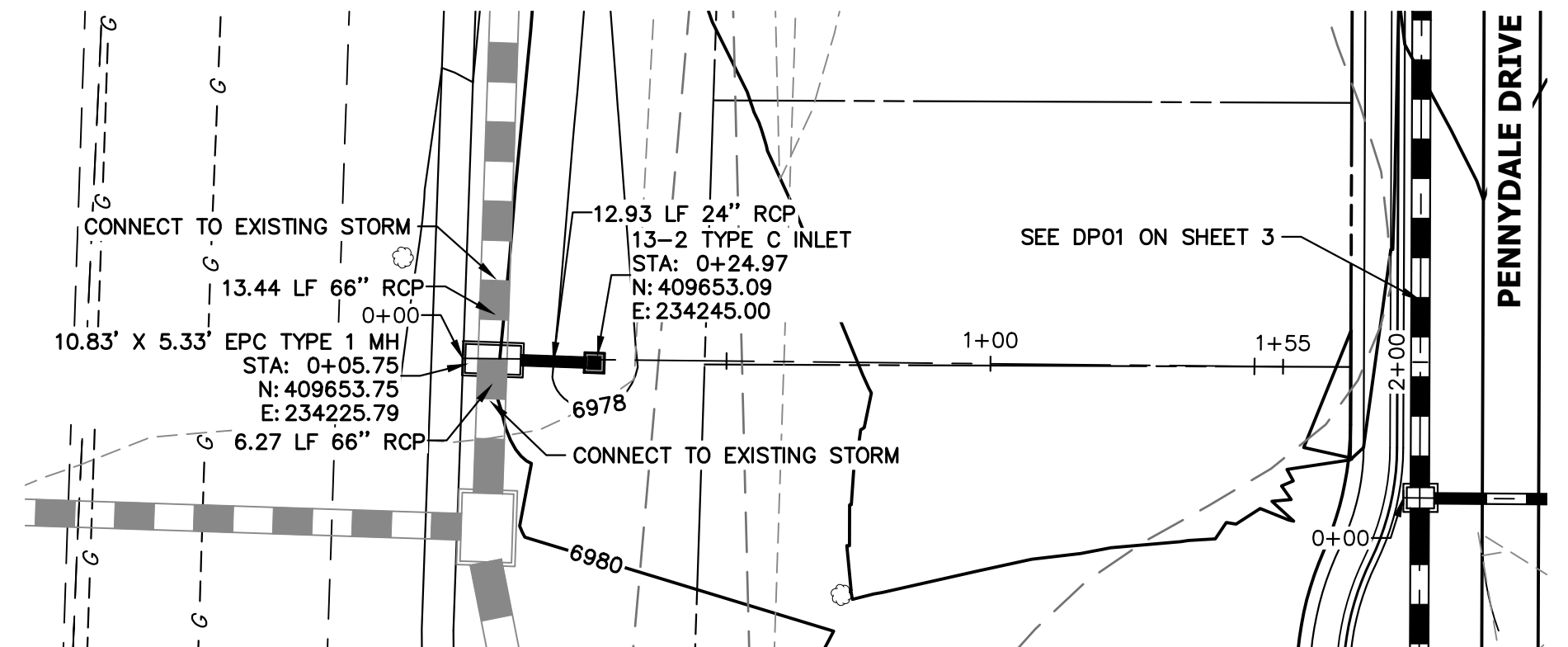
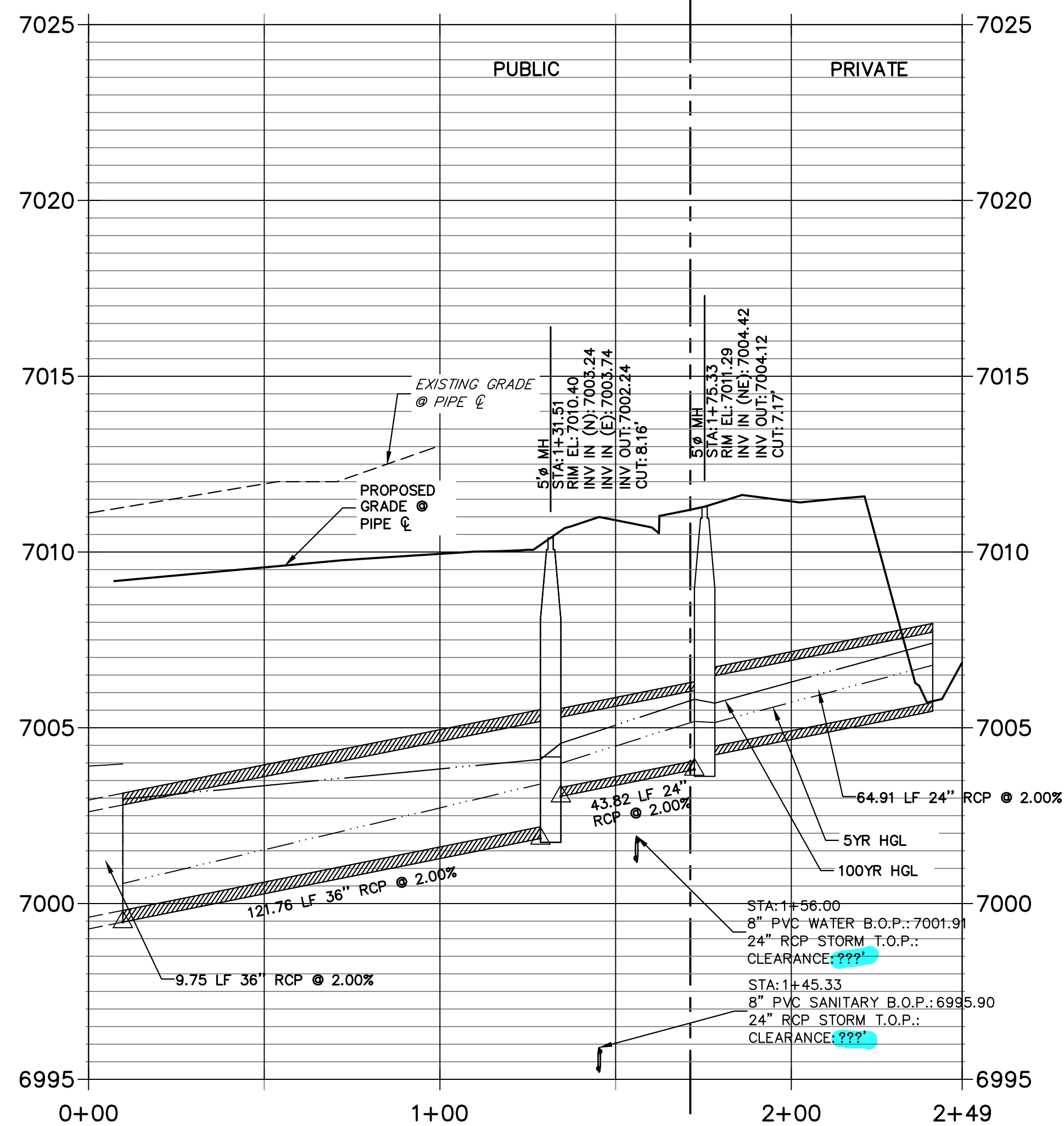
**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 303-740-9888 • Colorado Springs 719-583-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

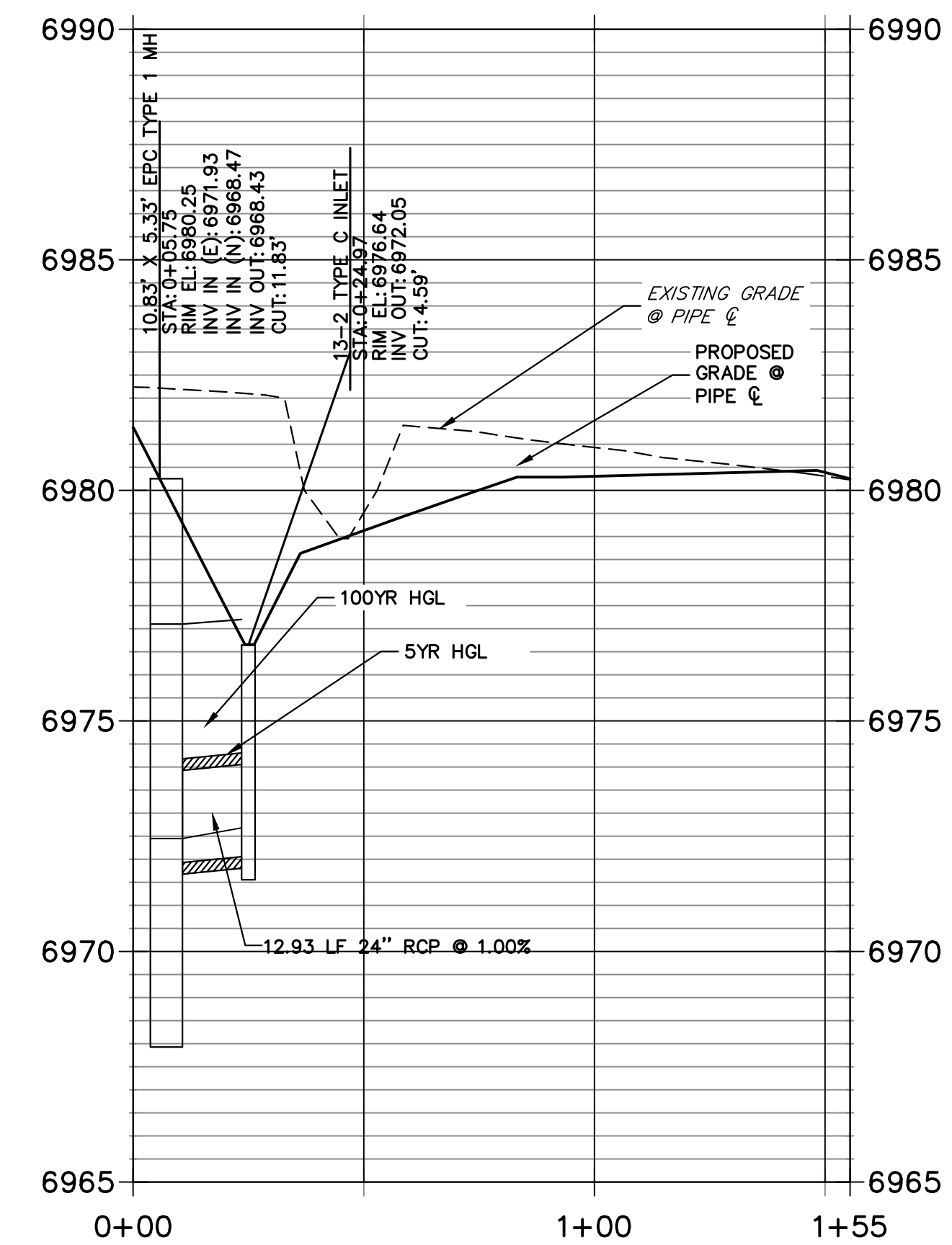
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V-SCALE	1"=3'
DATE	11/18/22
DESIGNED BY	XXX
DRAWN BY	WKN
CHECKED BY	



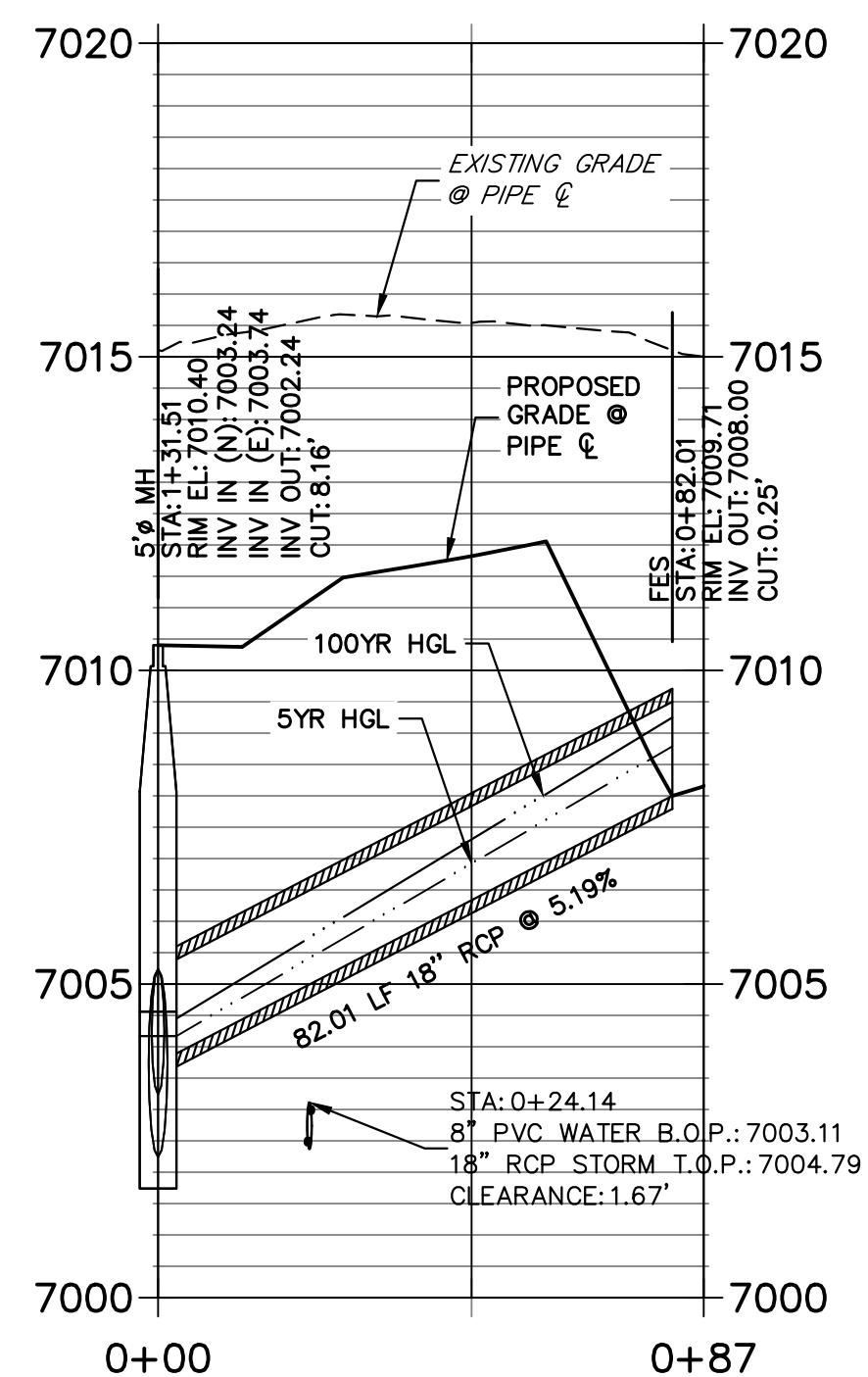
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 PUBLIC/PRIVATE



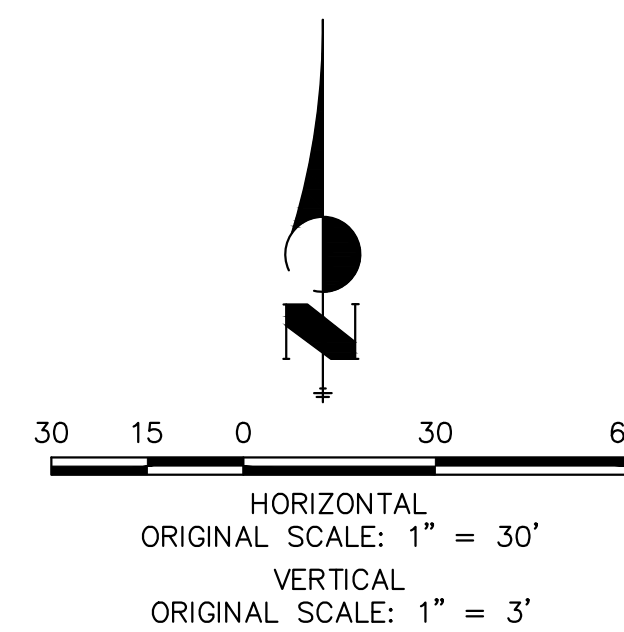
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 PRIVATE



**DP14 PROFILE**  
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 PUBLIC



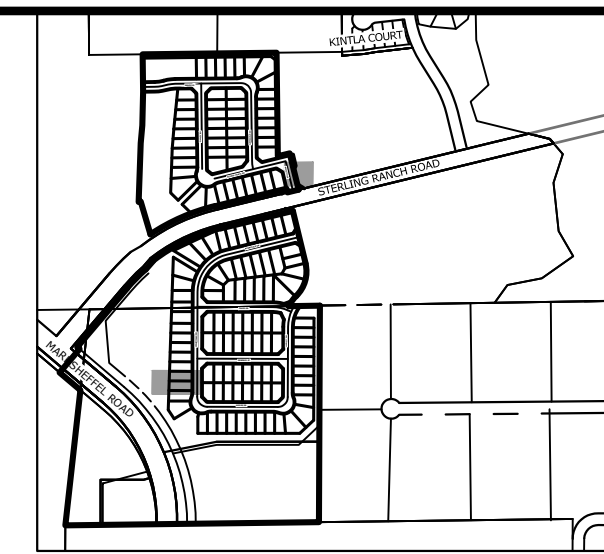
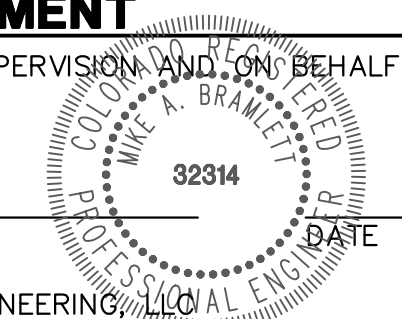
**NOTE:**  
 ADD WATER TIGHT JOINT WHEN 100 YR HGL SHOWS PIPE FULLY INUNDATED



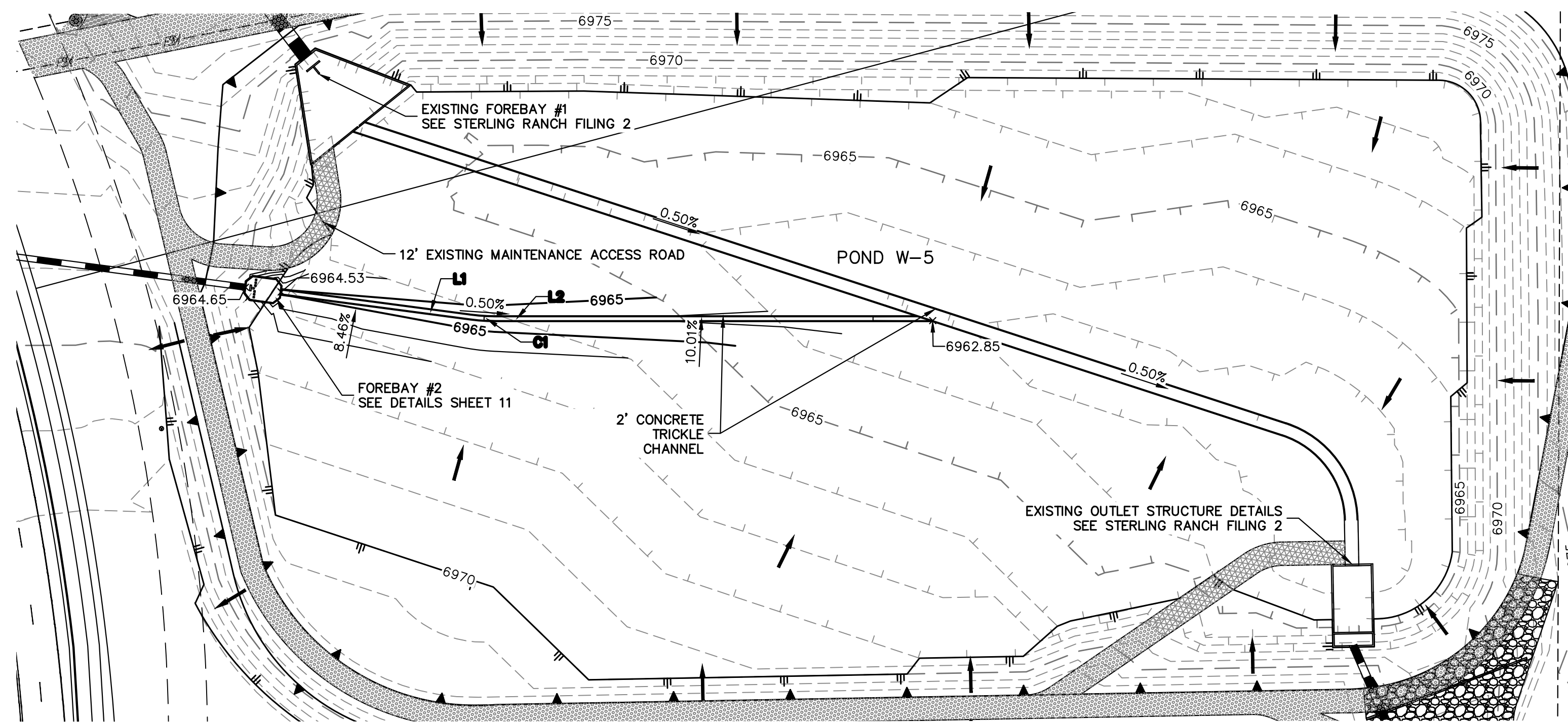
**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

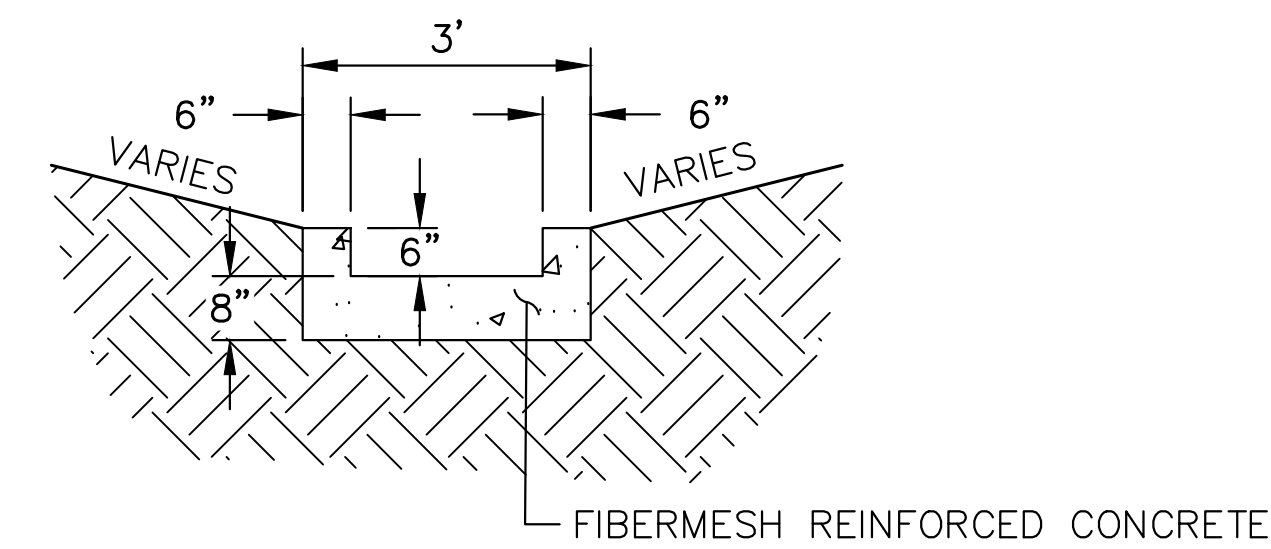
MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING



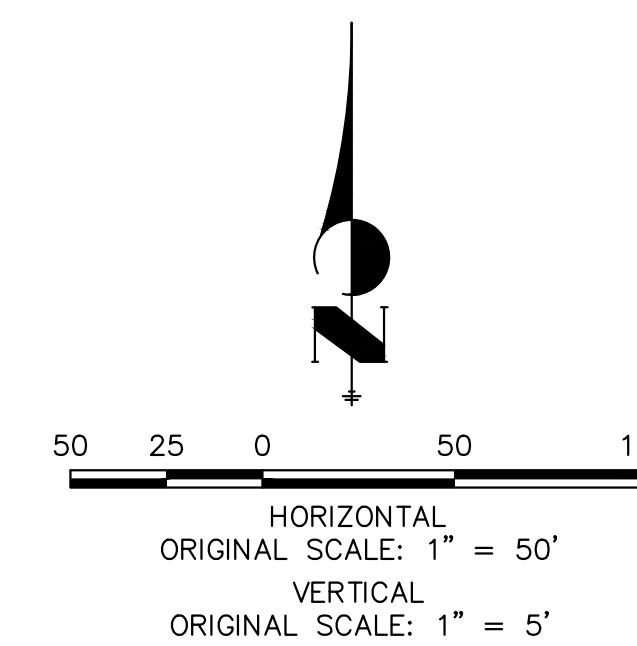
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR <b>SR LAND, LLC</b> 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	<b>J.R. ENGINEERING</b> A Westman Company Centennial 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com
No. REVISION H-SCALE 1"=30' V-SCALE 1"=3' DATE 11/18/22 DESIGNED BY XXX DRAWN BY WKN CHECKED BY	BY DATE
<b>STERLING RANCH FILING 4</b> <b>STORM SEWER PLAN</b>	SHEET 9 OF 13 JOB NO. 25188.11



LINE AND CURVE TABLE			
LINE/CURVE	BEARING/DELTA	LENGTH	RADIUS
L1	S82°27'11"E	98.02'	
C1	6°43'07"	12.59'	107.34'
L2	S89°58'03"E	225.23'	



POND TRICKLE CHANNEL (ALL PONDS)  
N.T.S.



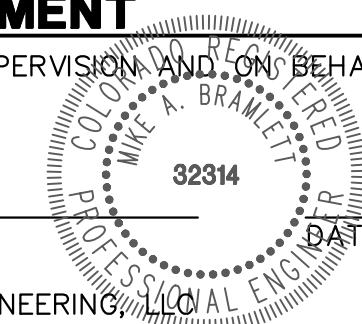
**GRADING NOTES:**

- ALL PROPOSED CONTOURS ARE TO FINISHED GRADE.
- EARTHEN CUT AND FILL SLOPES SHALL BE 3:1 MAXIMUM. SLOPES IN EXCESS OF 4:1 AND AREAS OTHERWISE INDICATED BY WITHIN THESE PLANS, SHALL BE COVERED WITH SOIL RETENTION BLANKET OVER 4" MIN. THICKNESS OF TOPSOIL AND SEEDED.
- IF THE PROJECT IS CONSTRUCTED DURING THE SUMMER WHEN SEEDING IS NOT ALLOWED, APPLY 1-1/2 TONS OF CERTIFIED WEED FREE MULCH PER ACRE MECHANICALLY CRIMPED INTO THE SOIL IN COMBINATION WITH AN ORGANIC MULCH TACKIFIER.
- PRIOR TO ANY CONSTRUCTION ACTIVITIES THE PROPOSED SILT FENCE SHOWN ON THE EROSION CONTROL SHEET SHALL BE CONSTRUCTED. THE FENCE SHALL BE REMOVED UPON THE LATER OF STABILIZATION OF THE SITE OR COMPLETION OF CONSTRUCTION.
- TO REDUCE THE POTENTIAL FOR CLOGGING OF DEBRIS GRATES, NO STRAW MULCH SHALL BE USED WITHIN THE EURV OR WOCV OF A DETENTION BASIN. INSTEAD, EROSION CONTROL BLANKETS SHALL BE INSTALLED FOR A WIDTH OF AT LEAST 6 FEET ON EITHER SIDE OF CONCRETE LOW-FLOW CHANNELS. THE BLANKETS SHALL COMPLY WITH THE MATERIALS AND INSTALLATION REQUIREMENTS FOR EROSION CONTROL BLANKETS (STRAW COCONUT OR 100 PERCENT COCONUT). SITE-SPECIFIC CONDITIONS MAY REQUIRE ADDITIONAL BLANKET OR OTHER EROSION CONTROL MEASURES.

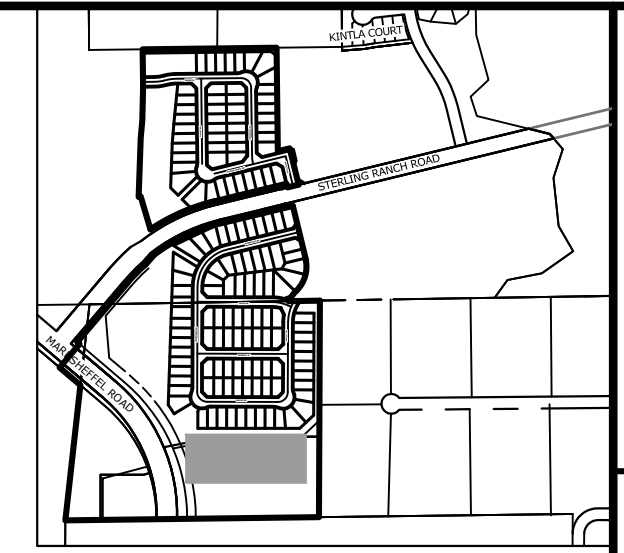
**ENGINEER'S STATEMENT**

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-22-030



KEY MAP  
SCALE: 1"=1000'

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

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

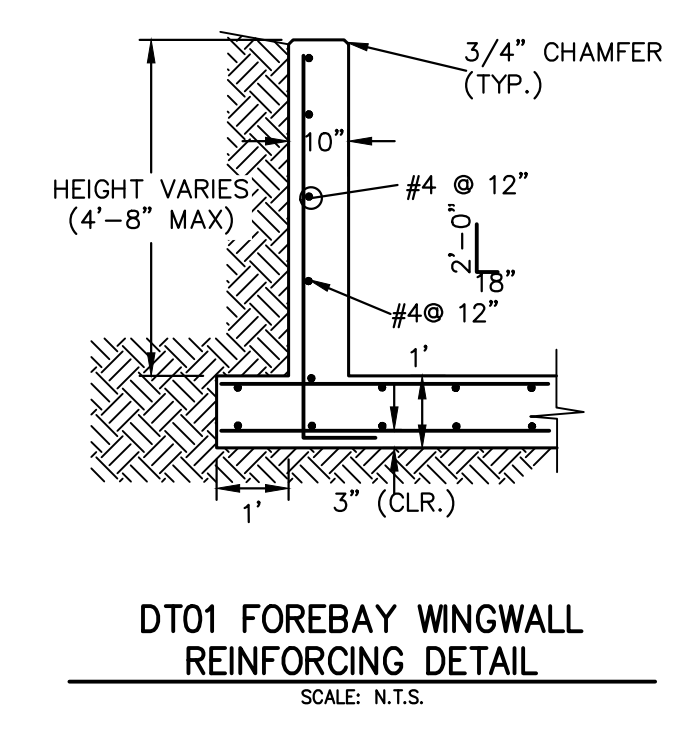
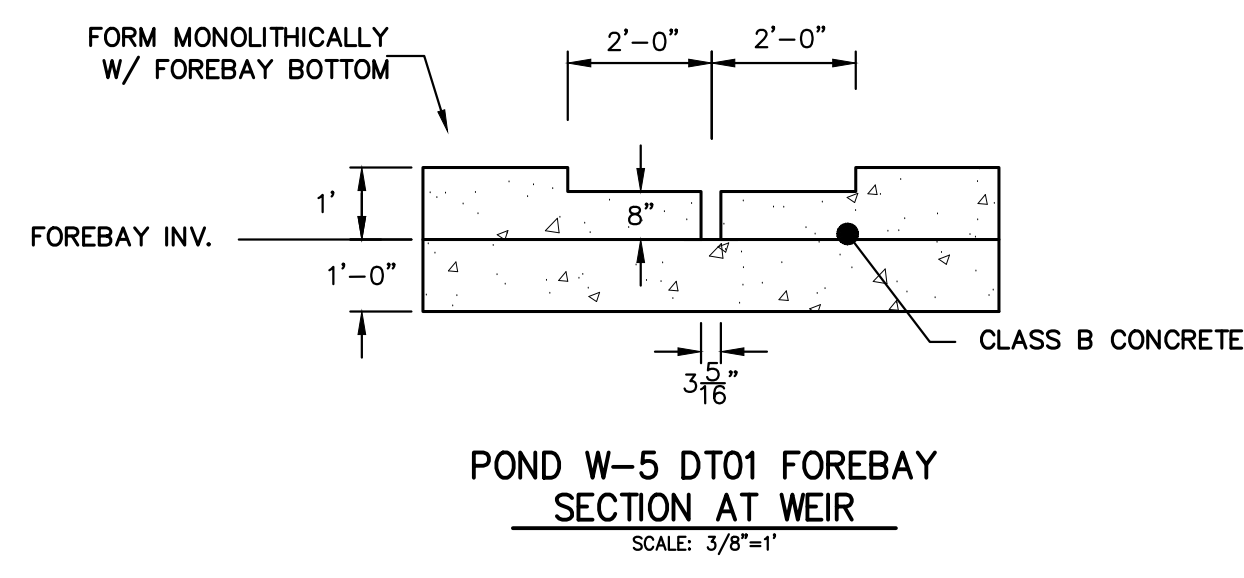
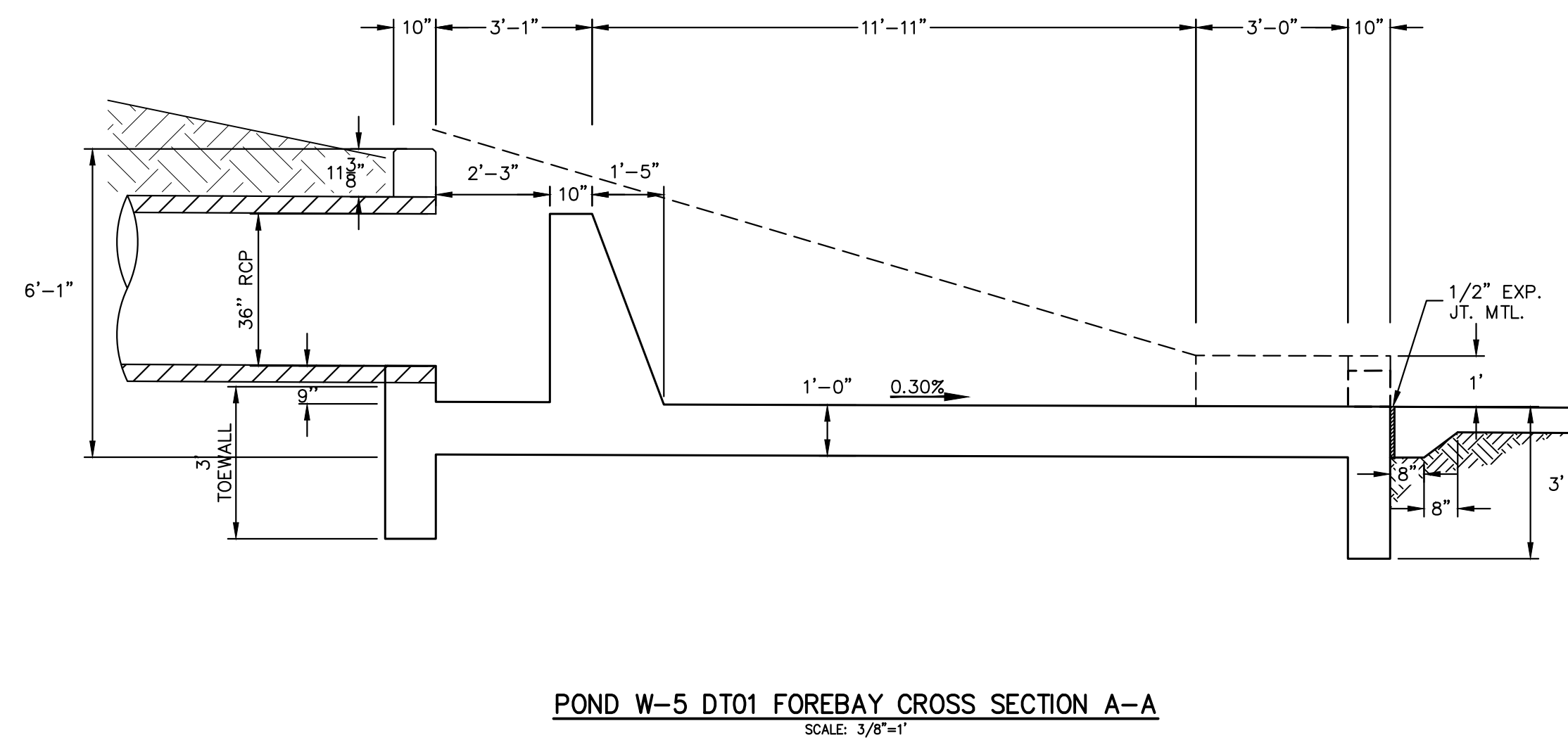
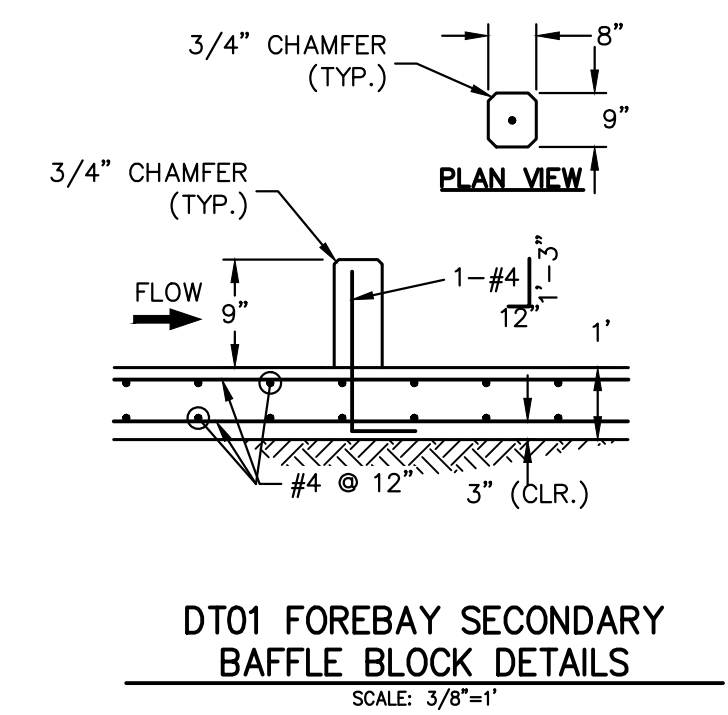
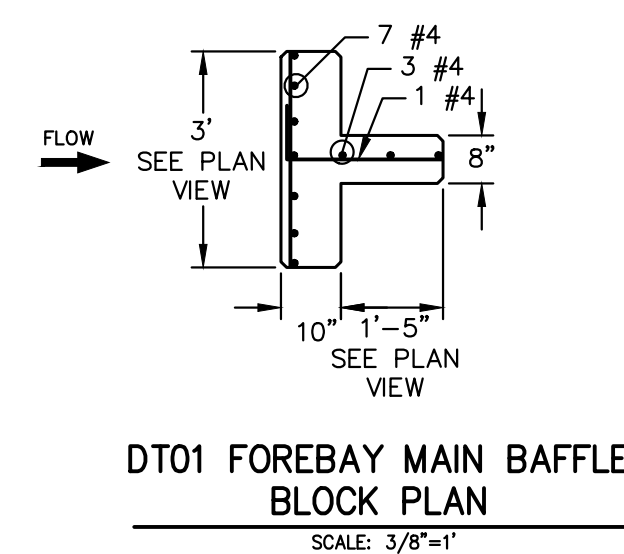
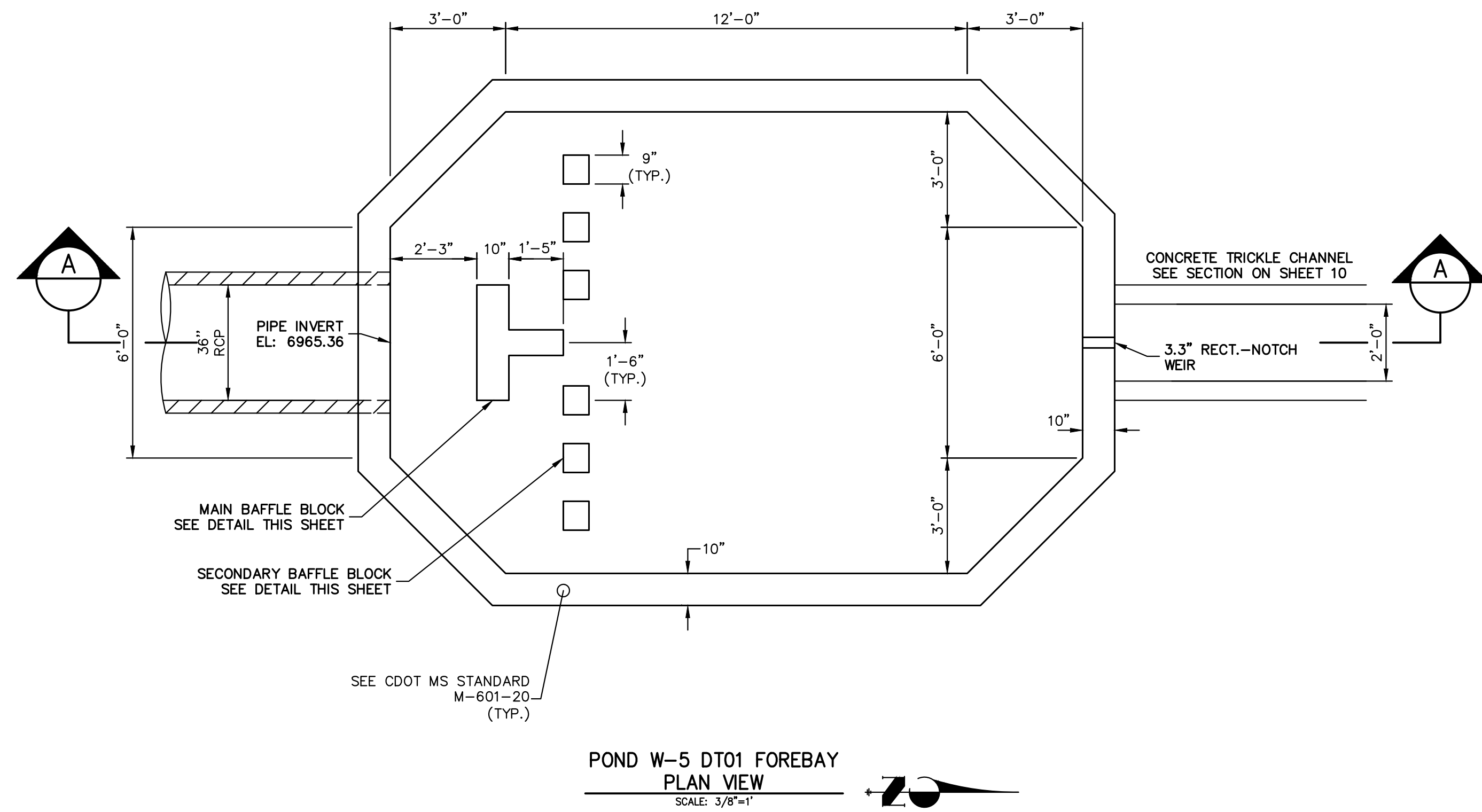
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE

STERLING RANCH FILING 4

STORM SEWER PLAN

SHEET 10 OF 13

JOB NO. 25188.11

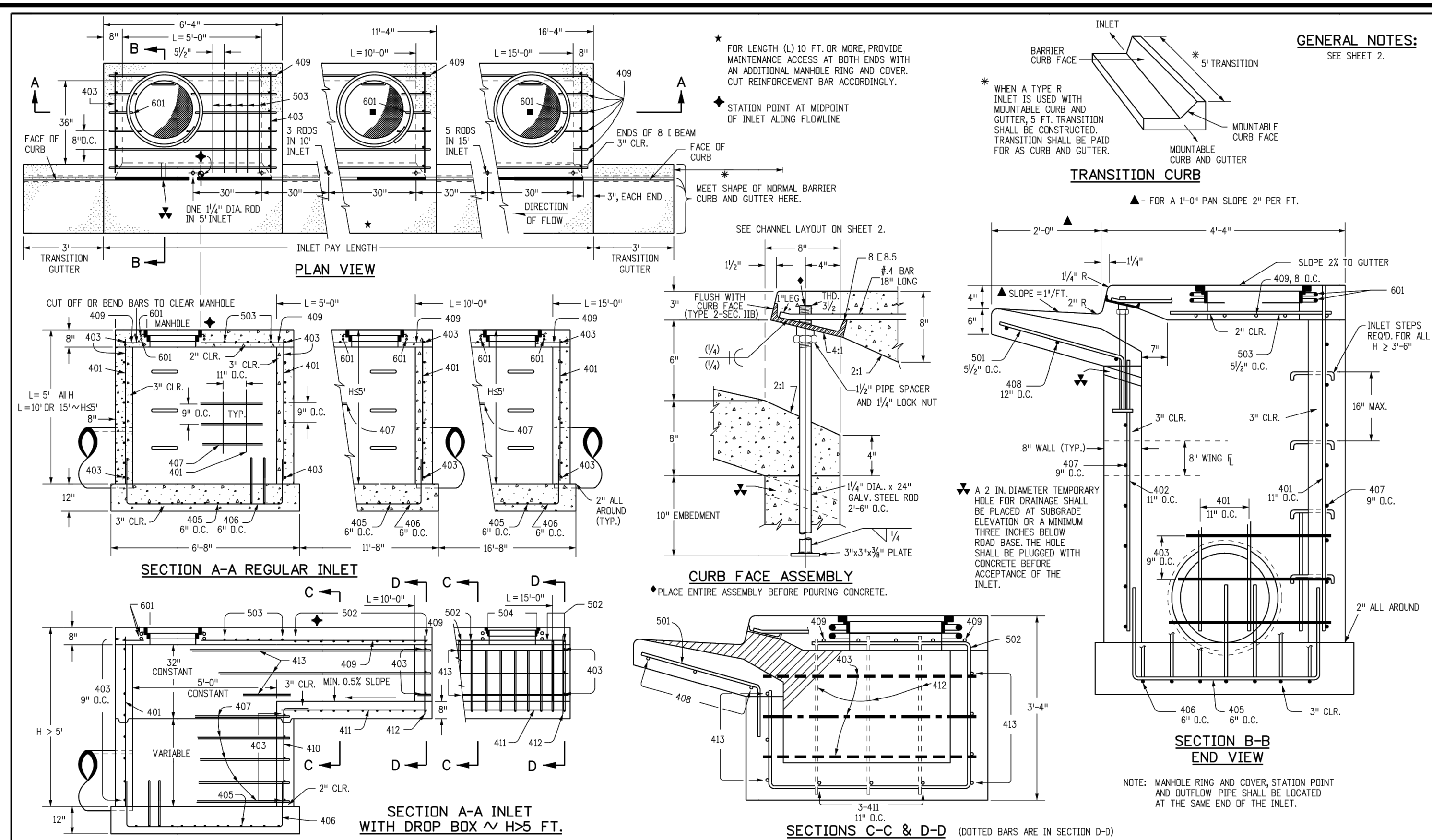


Know what's below.  
Call before you dig.

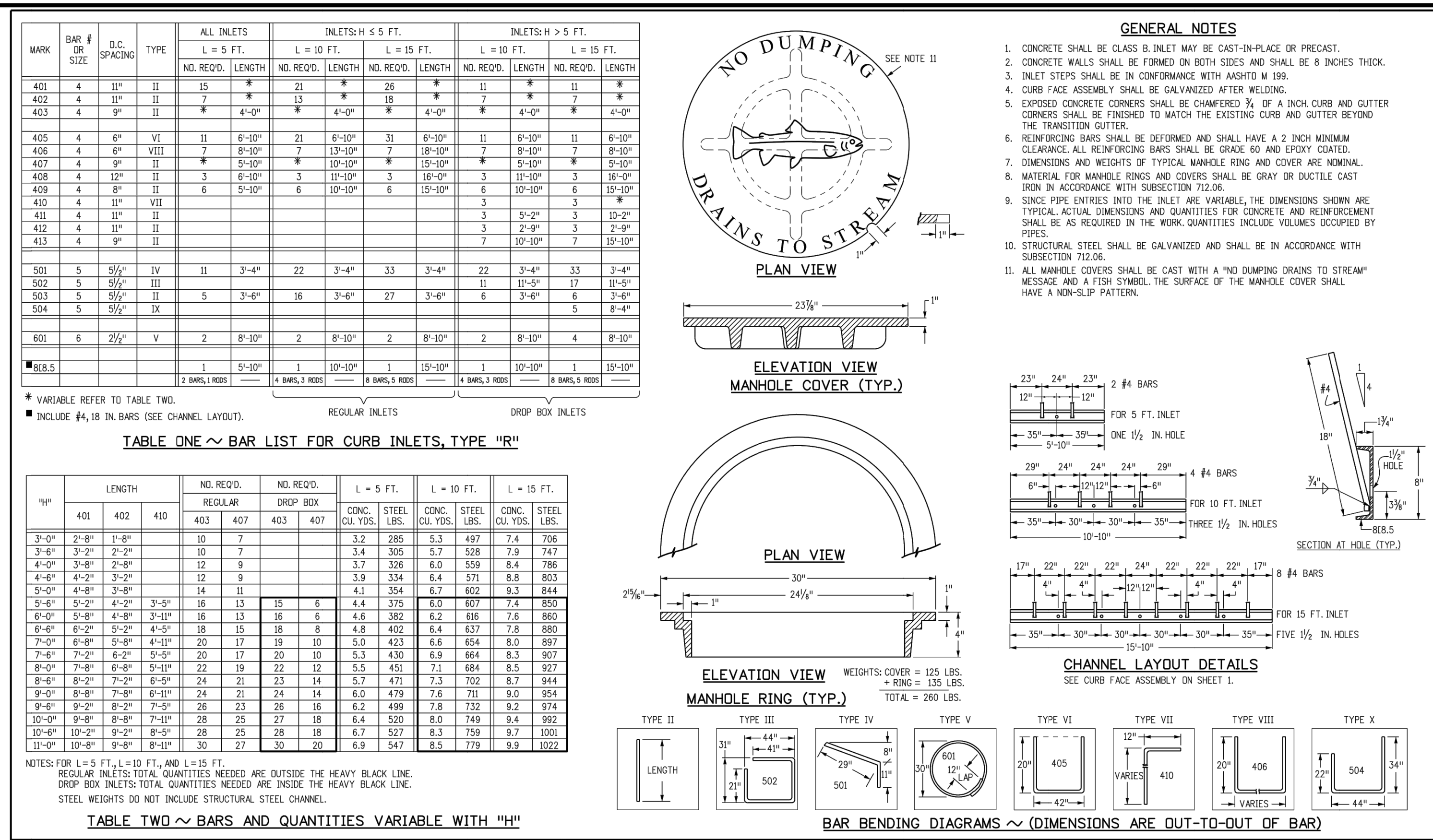
**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING

FILE NO. SF-22-030

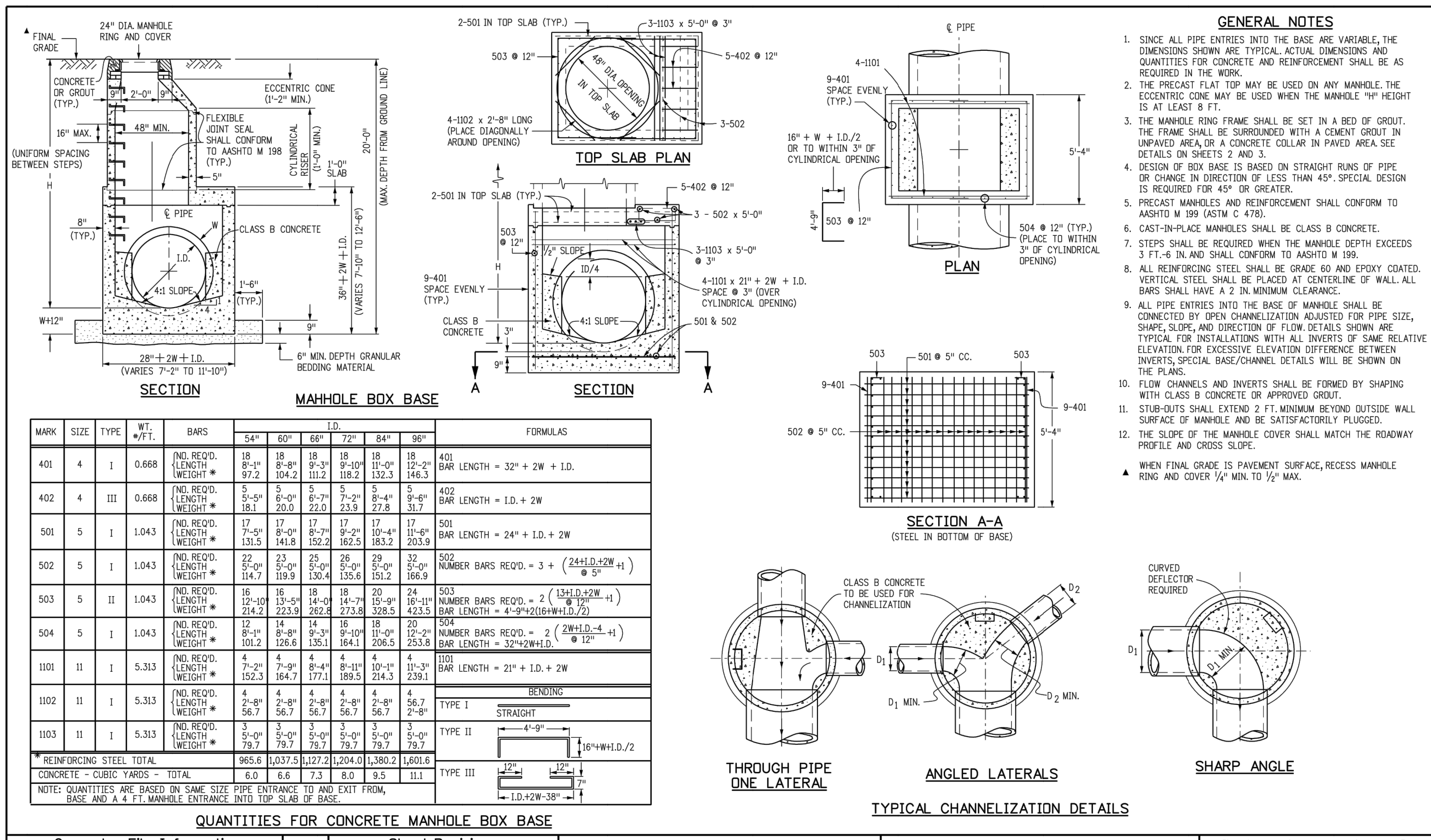
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE AS DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR	SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742
J.R. ENGINEERING	A Westman Company Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com
BY	DATE
No.	REVISION
H-SCALE	3/8"=1'
V-SCALE	3/8"=1'
DATE	11/18/22
DESIGNED BY	RAB
DRAWN BY	MC
CHECKED BY	
STERLING RANCH FILING 4	
FOREBAY DETAILS	
SHEET	11 OF 13
JOB NO.	25188.11



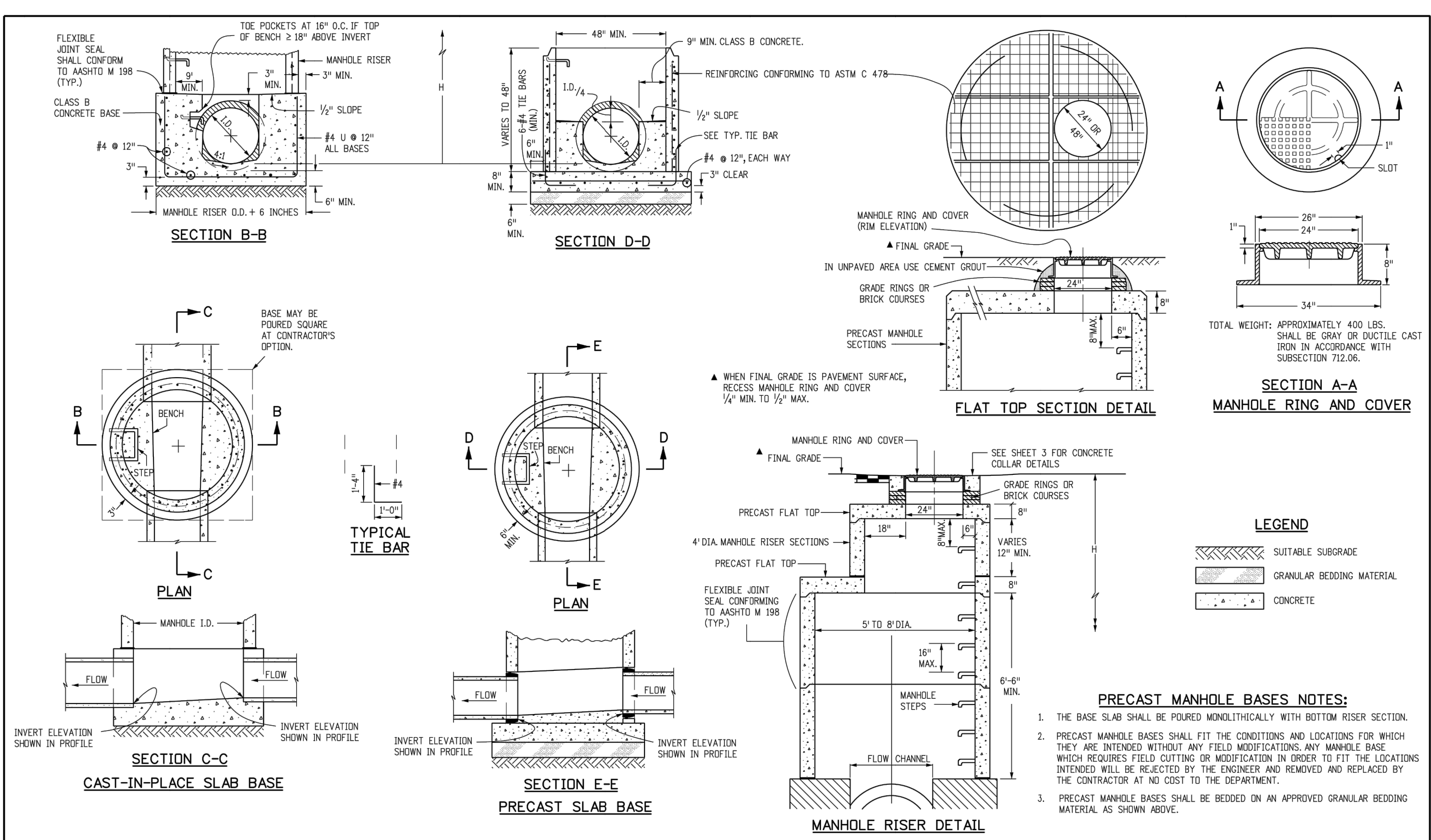
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Creation Date: 07/31/19	Date:	Comments:		2829 West Howard Place		M-604-12			
Designer Initials: JBK				CDOT HQ, 3rd Floor		Standard Sheet No. 1 of 2			
Last Modification Date: 07/31/19				Denver, CO 80204					
Detailer Initials: LTA				Phone: 303-757-9021 FAX: 303-757-9868					
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English				Project Development Branch	JBK	Issued by the Project Development Branch: July 31, 2019			Project Sheet Number:



Computer File Information		Sheet Revisions		Colorado Department of Transportation		CURB INLET TYPE R		STANDARD PLAN NO.	
Creation Date: 07/31/19	Date:	Comments:		2829 West Howard Place		M-604-12			
Designer Initials: JBK				CDOT HQ, 3rd Floor		Standard Sheet No. 2 of 2			
Last Modification Date: 07/31/19				Denver, CO 80204					
Detailer Initials: LTA				Phone: 303-757-9021 FAX: 303-757-9868					
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English				Project Development Branch	JBK	Issued by the Project Development Branch: July 31, 2019			Project Sheet Number:



Computer File Information		Sheet Revisions		Colorado Department of Transportation		MANHOLES		STANDARD PLAN NO.	
Creation Date: 07/31/19	Date:	Comments:		2829 West Howard Place		M-604-20			
Designer Initials: JBK				CDOT HQ, 3rd Floor		Standard Sheet No. 1 of 3			
Last Modification Date: 07/31/19				Denver, CO 80204					
Detailer Initials: LTA				Phone: 303-757-9021 FAX: 303-757-9868					
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English				Project Development Branch	JBK	Issued by the Project Development Branch: July 31, 2019			Project Sheet Number:



Computer File Information		Sheet Revisions		Colorado Department of Transportation		MANHOLES		STANDARD PLAN NO.	
Creation Date: 07/31/19	Date:	Comments:		2829 West Howard Place		M-604-20			
Designer Initials: JBK				CDOT HQ, 3rd Floor		Standard Sheet No. 2 of 3			
Last Modification Date: 07/31/19				Denver, CO 80204					
Detailer Initials: LTA				Phone: 303-757-9021 FAX: 303-757-9868					
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English				Project Development Branch	JBK	Issued by the Project Development Branch: July 31, 2019			Project Sheet Number:

**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-22-030

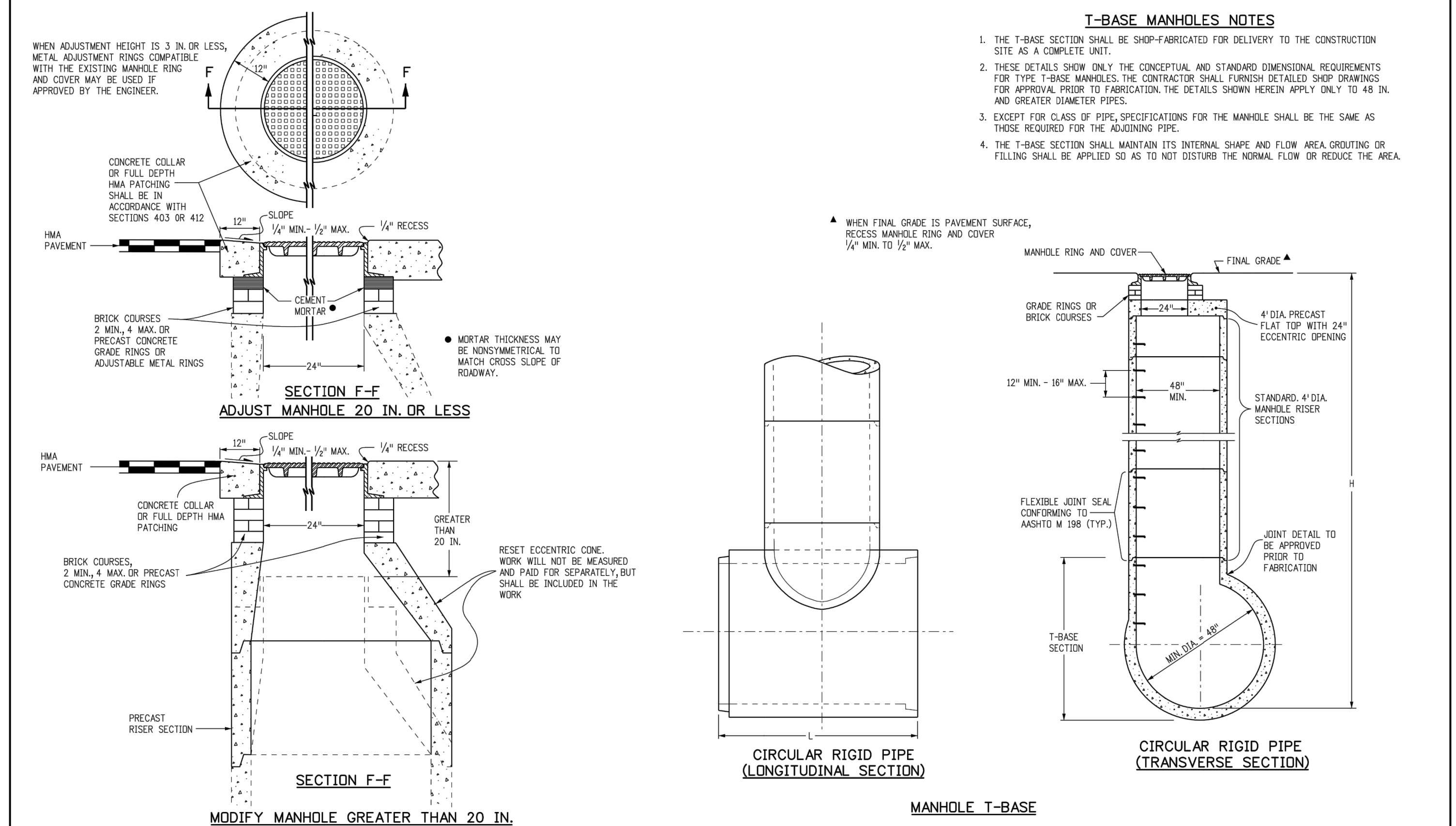
STERLING RANCH FILING 4  
 DETAIL SHEETS  
 SHEET 12 OF 13  
 JOB NO. 25188.11

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

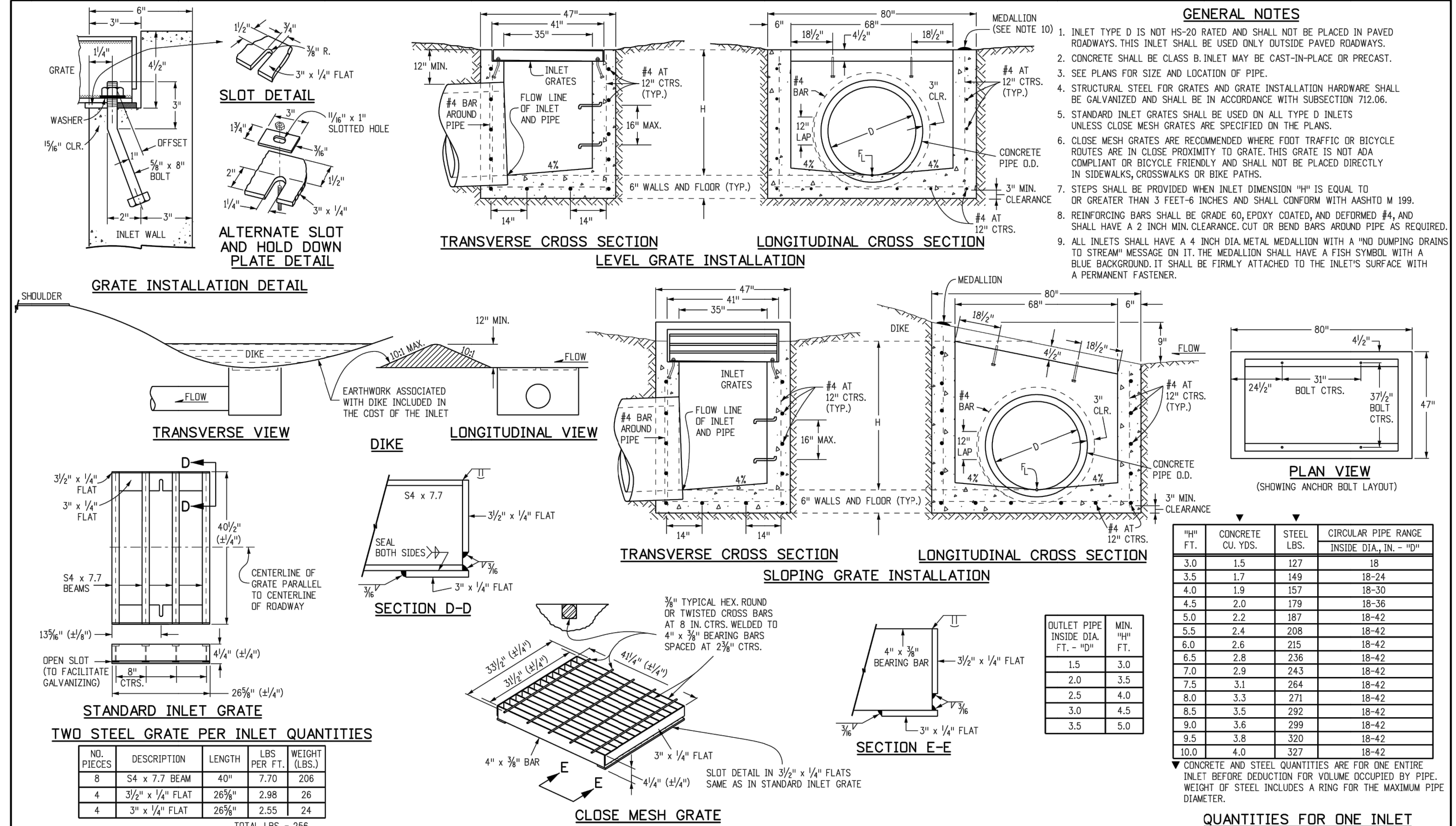
J.R. ENGINEERING  
 A Westcon Company  
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 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE	DESIGNED BY		DRAWN BY		CHECKED BY	
				N/A	N/A	XXX	WKN		
			11/18/22						



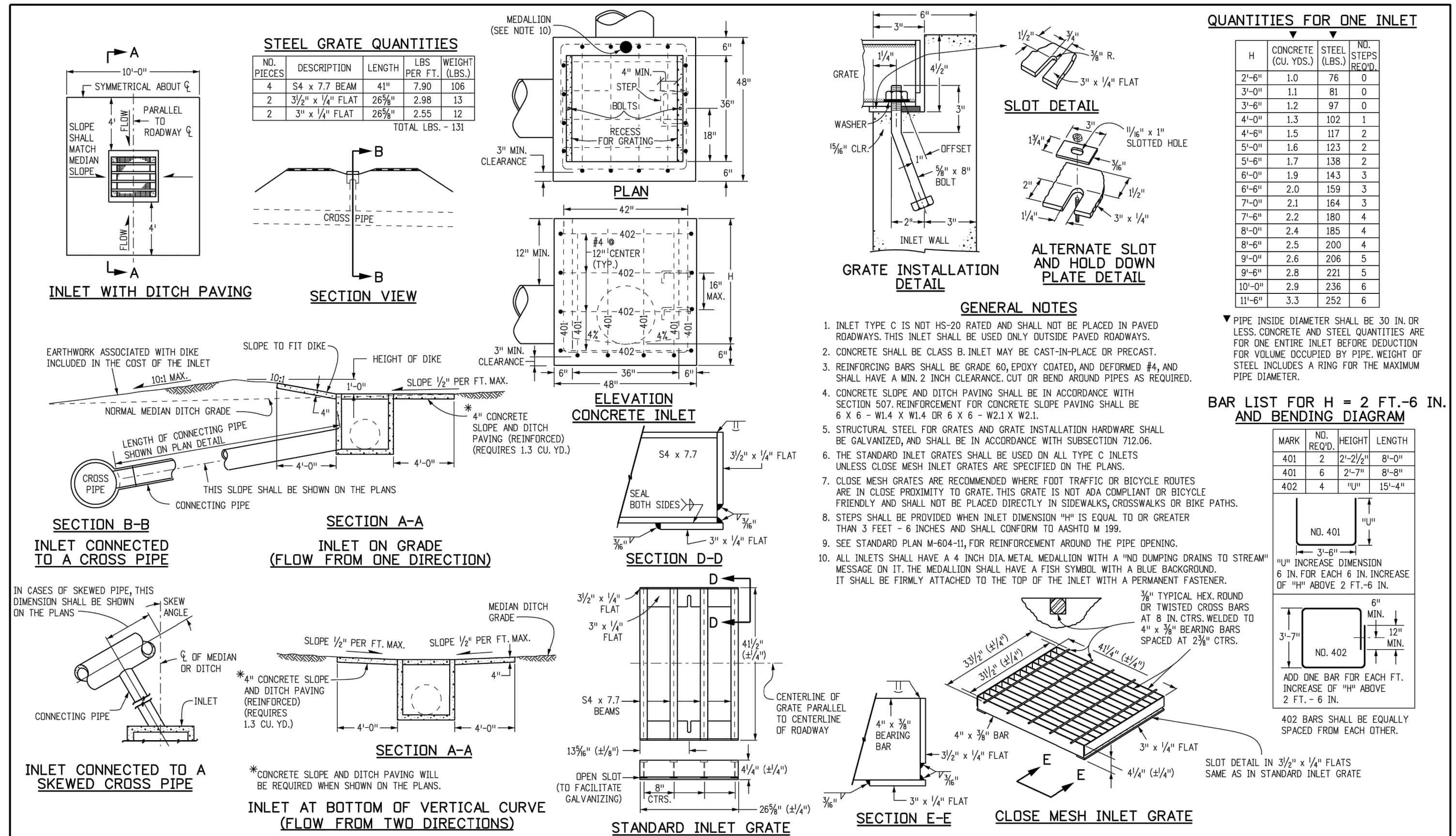
- ### T-BASE MANHOLES NOTES
1. THE T-BASE SECTION SHALL BE SHOP-FABRICATED FOR DELIVERY TO THE CONSTRUCTION SITE AS A COMPLETE UNIT.
  2. THESE DETAILS SHOW ONLY THE CONCEPTUAL AND STANDARD DIMENSIONAL REQUIREMENTS FOR TYPE T-BASE MANHOLES. THE CONTRACTOR SHALL FURNISH DETAILED SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. THE DETAILS SHOWN HEREIN APPLY ONLY TO 48 IN. AND GREATER DIAMETER PIPES.
  3. EXCEPT FOR CLASS OF PIPE SPECIFICATIONS FOR THE MANHOLE SHALL BE THE SAME AS THOSE REQUIRED FOR THE ADJOINING PIPE.
  4. THE T-BASE SECTION SHALL MAINTAIN ITS INTERNAL SHAPE AND FLOW AREA GROUTING OR FILLING SHALL BE APPLIED SO AS TO NOT DISTURB THE NORMAL FLOW OR REDUCE THE AREA.

<b>Computer File Information</b>		<b>Sheet Revisions</b>		<b>Colorado Department of Transportation</b>		<b>STANDARD PLAN NO.</b>	
Creation Date: 07/31/19	Date:	Comments	2829 West Howard Place	<b>MANHOLES</b>		<b>M-604-20</b>	
Designer Initials: JBK	CR		CDOT HQ, 3rd Floor	Issued by the Project Development Branch: July 31, 2019		Project Sheet Number:	
Last Modification Date: 07/31/19	CR		Denver, CO 80204				
Detailer Initials: LTA	CR		Phone: 303-757-9021 FAX: 303-757-9888				
CAD Ver: MicroStation V8 Scale: Not to Scale Units: English	CR		<b>Project Development Branch</b> <b>JBK</b>				



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

<b>Computer File Information</b>		<b>Sheet Revisions</b>		<b>Colorado Department of Transportation</b>		<b>INLET, TYPE D</b>	
Creation Date: 07/31/19	Date:	Comments	2829 West Howard Place	<b>STANDARD PLAN NO.</b>		<b>M-604-11</b>	
Designer Initials: JBK	CR		CDOT HQ, 3rd Floor	Issued by the Project Development Branch: July 31, 2019		Project Sheet Number:	
Last Modification Date: 07/31/19	CR		Denver, CO 80204				
Detailer Initials: LTA	CR		Phone: 303-757-9021 FAX: 303-757-9888				
CAD Ver: MicroStation V8 Scale: Not to Scale Units: English	CR		<b>Project Development Branch</b> <b>JBK</b>				



- ### GENERAL NOTES
1. INLET TYPE C IS NOT HS-20 RATED AND SHALL NOT BE PLACED IN PAVED ROADWAYS. THIS INLET SHALL BE USED ONLY OUTSIDE PAVED ROADWAYS.
  2. CONCRETE SHALL BE CLASS B INLET MAY BE CAST-IN-PLACE OR PRECAST.
  3. REINFORCING BARS SHALL BE GRADE 60, EPOXY COATED, AND SECTIONS #4 AND #6 SHALL HAVE A MIN 2 INCH CLEARANCE CUT OR BEND AROUND PIPES AS REQUIRED.
  4. CONCRETE SLOPE AND DITCH PAVING SHALL BE IN ACCORDANCE WITH SECTION 507. REINFORCEMENT FOR CONCRETE SLOPE PAVING SHALL BE 6 X 6 - #4 @ 18" X 18" OR 6 X 6 - #2 @ 12" X 12".
  5. STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED, AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
  6. THE STANDARD INLET GRATES SHALL BE USED ON ALL TYPE C INLETS UNLESS CLOSE MESH GRATES ARE SPECIFIED ON THE PLANS.
  7. CLOSE MESH GRATES ARE RECOMMENDED WHERE FOOT TRAFFIC OR BICYCLE ROUTES ARE IN CLOSE PROXIMITY TO GRATE. THIS GRATE IS NOT ADA COMPLIANT OR BICYCLE FRIENDLY AND SHALL NOT BE PLACED DIRECTLY IN SIDEWALKS, CROSSWALKS OR BIKE PATHS.
  8. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 3 FEET - 6 INCHES AND SHALL CONFORM TO ASHTO M 199.
  9. SEE STANDARD PLAN M-604-11 FOR REINFORCEMENT AROUND THE PIPE OPENING.
  10. ALL INLETS SHALL HAVE A 4 INCH DIA. METAL MEDALLION WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE ON IT. THE MEDALLION SHALL HAVE A FISH SYMBOL WITH A BLUE BACKGROUND. IT SHALL BE FIRMLY ATTACHED TO THE TOP OF THE INLET WITH A PERMANENT FASTENER.

<b>Computer File Information</b>		<b>Sheet Revisions</b>		<b>Colorado Department of Transportation</b>		<b>STANDARD PLAN NO.</b>	
Creation Date: 07/31/19	Date:	Comments	2829 West Howard Place	<b>INLET, TYPE C</b>		<b>M-604-10</b>	
Designer Initials: JBK	CR		CDOT HQ, 3rd Floor	Issued by the Project Development Branch: July 31, 2019		Project Sheet Number:	
Last Modification Date: 07/31/19	CR		Denver, CO 80204				
Detailer Initials: LTA	CR		Phone: 303-757-9021 FAX: 303-757-9888				
CAD Ver: MicroStation V8 Scale: Not to Scale Units: English	CR		<b>Project Development Branch</b> <b>JBK</b>				

PREPARED FOR  
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 20 BOULDER CRESCENT  
 SUITE 201  
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 JAMES F. MORLEY  
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**J.R. ENGINEERING**  
 A Westman Company  
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STERLING RANCH FILING 4  
 DETAIL SHEETS

DESIGNED BY XXX  
 DRAWN BY WKN  
 CHECKED BY

DATE 11/18/22

FILE NO. SF-22-030

SHEET 13 OF 13  
 JOB NO. 25188.11

**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

32314

**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 DISTRICTS' 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 TO 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 CONTRACTORS 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.

**WASTEWATER SYSTEM INSTALLATION NOTES**

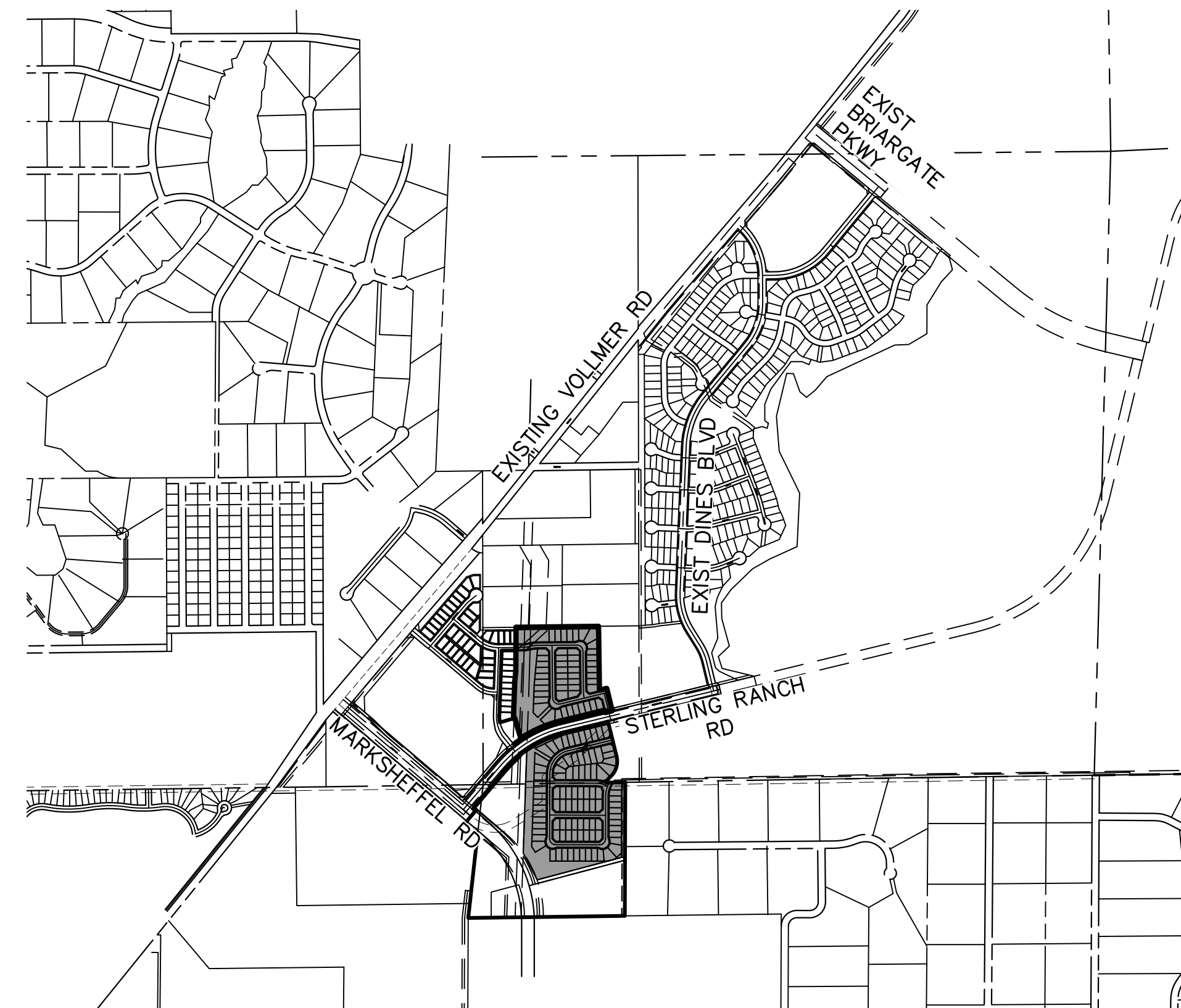
- SANITARY SEWER LENGTHS ARE MH CENTER-MH CENTER (OR STRUCTURE CENTER-STRUCTURE CENTER). ALL SANITARY SEWER PIPES SHALL BE SDR 35 PVC OR EQUAL. SEWER LINES MAY NOT EXCEED 7% GRADE FOR ANY SIZE WITHOUT PRIOR APPROVAL OF THE DISTRICT. ALL NEWLY CONSTRUCTED RESIDENTIAL SANITARY SEWER TAPS SHALL USE PRE-MANUFACTURED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

# STERLING RANCH FILING 4

## COUNTY OF EL PASO, STATE OF COLORADO

### SANITARY SEWER PLAN

#### NOVEMBER 2022



**VICINITY MAP**  
SCALE: 1"=1,000'

**SHEET INDEX**

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

**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 = 411399.862  
EASTING = 233849.817  
ELEVATION = 7030.82

**LEGEND**

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

**AGENCIES**

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

**EL PASO COUNTY STATEMENT**

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

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

IN ACCORDANCE WITH ECOM 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

**WATER & SEWER MAIN EXTENSIONS**

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

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_  
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  
WASTEWATER DESIGN APPROVAL**

DATE: \_\_\_\_\_ BY: \_\_\_\_\_

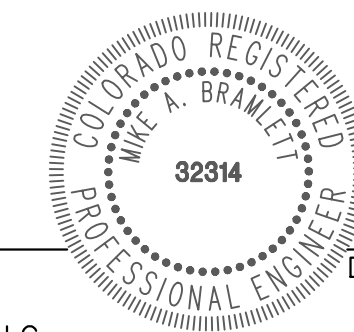
PROJECT NO. \_\_\_\_\_

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 WASTEWATER MAINS AND SERVICES" SHALL RULE.

APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL.

**ENGINEER'S STATEMENT**

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



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

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

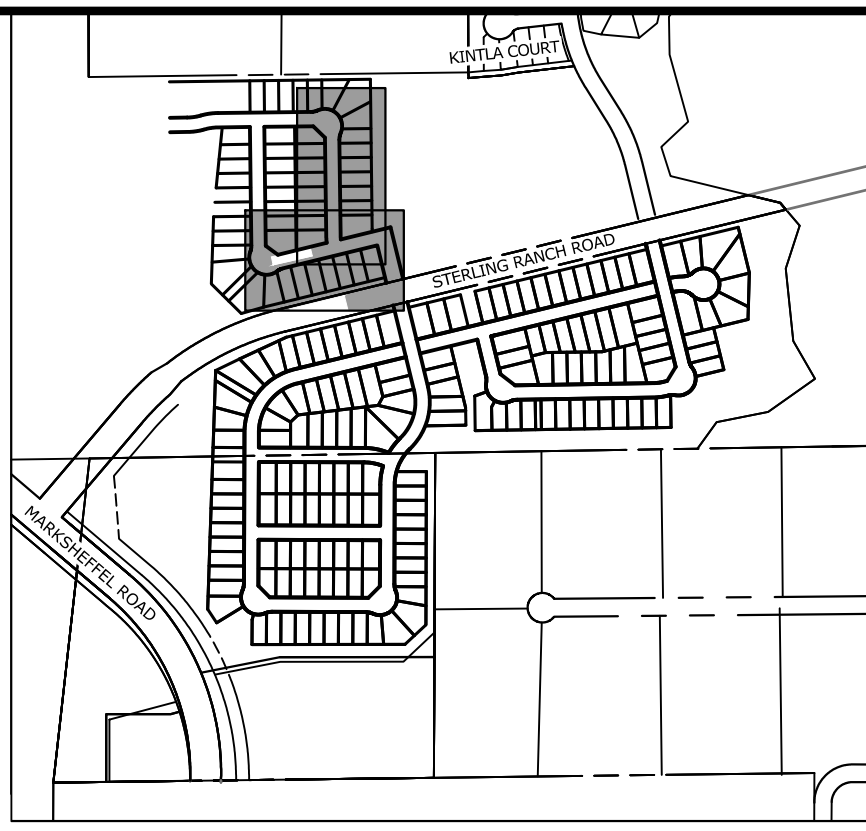
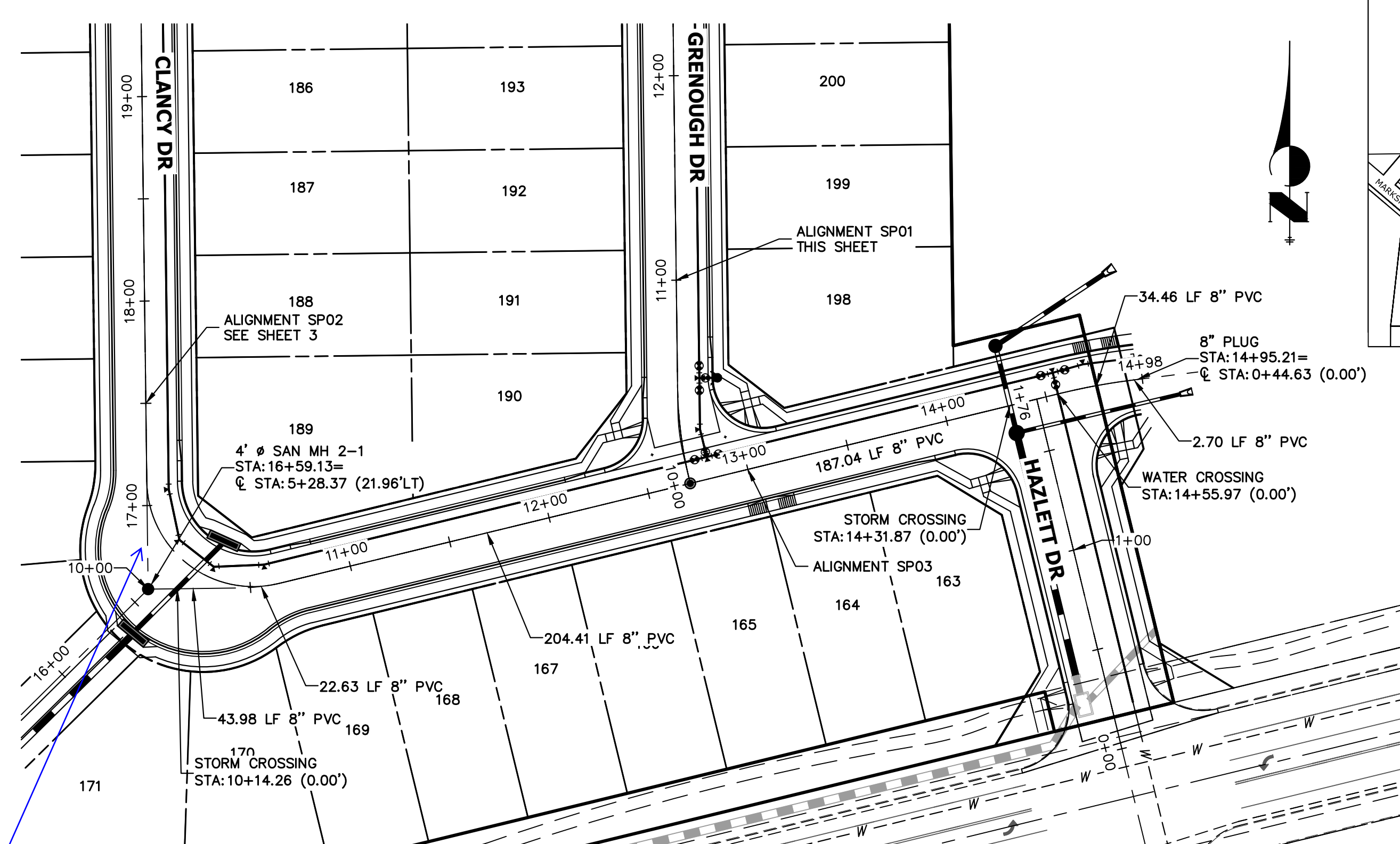
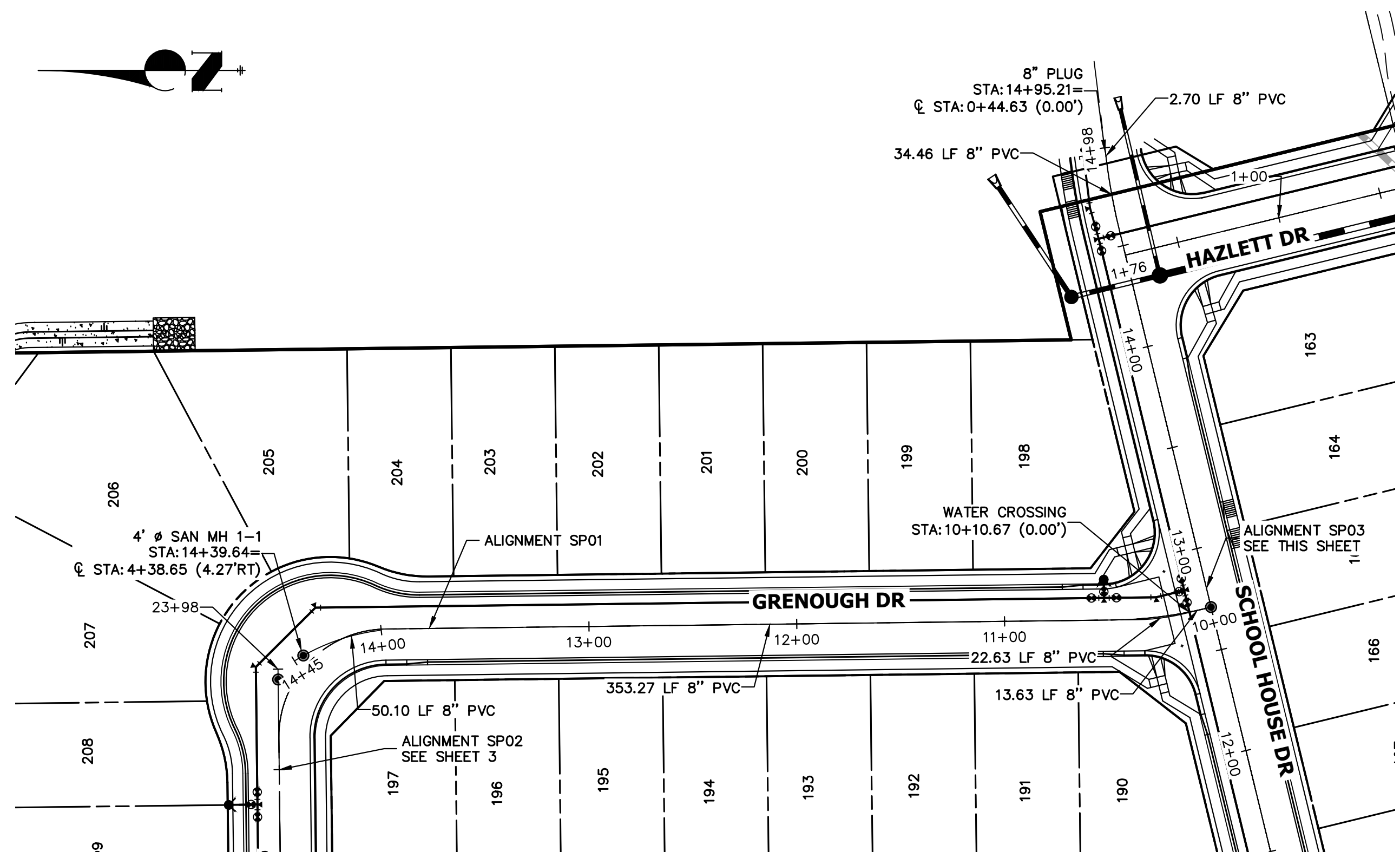
**J.R. ENGINEERING**  
A Wehrman Company  
Central 303-740-9383 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

H-SCALE	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=1000'	11/18/22					

STERLING RANCH FILING 4  
COVER SHEET

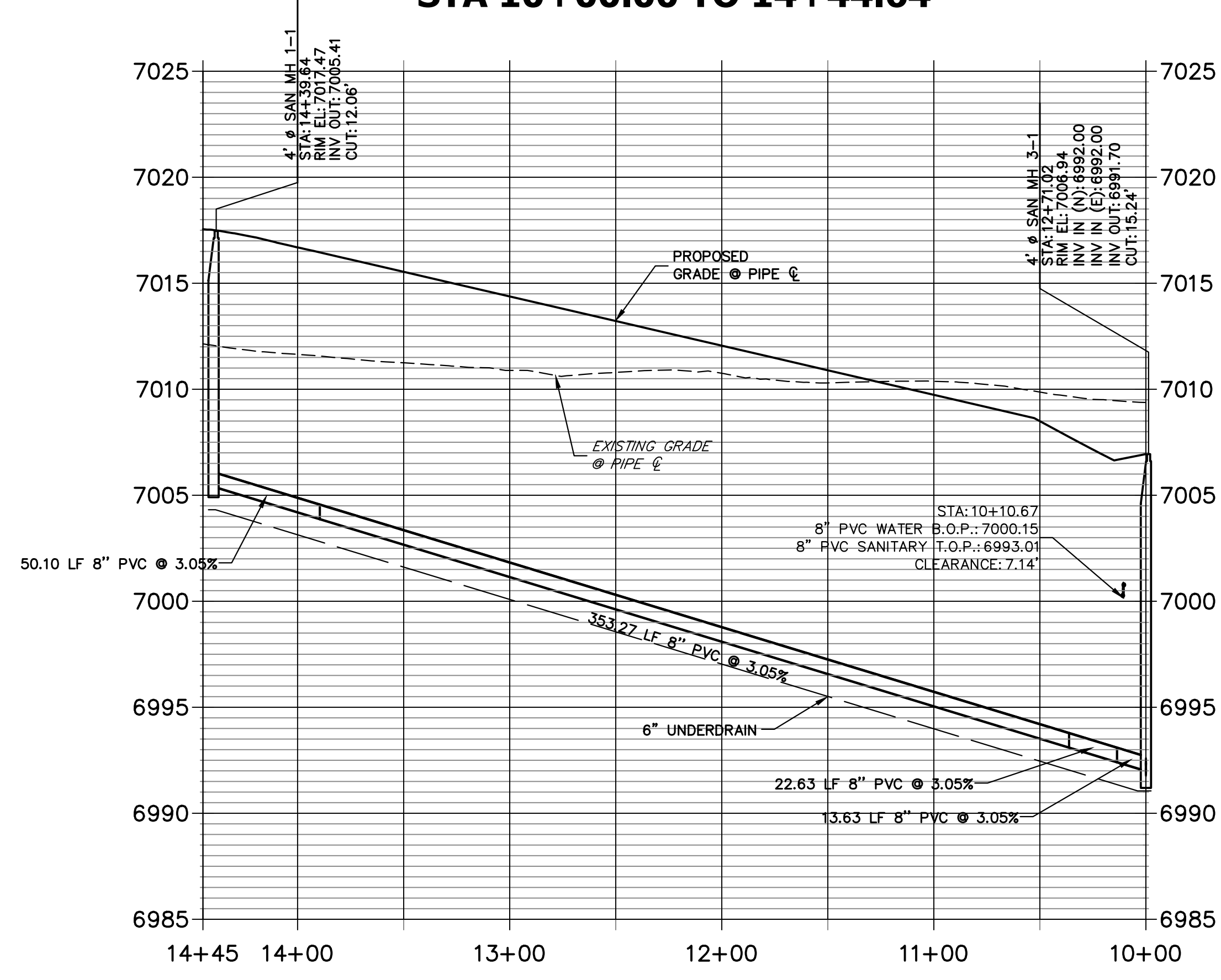




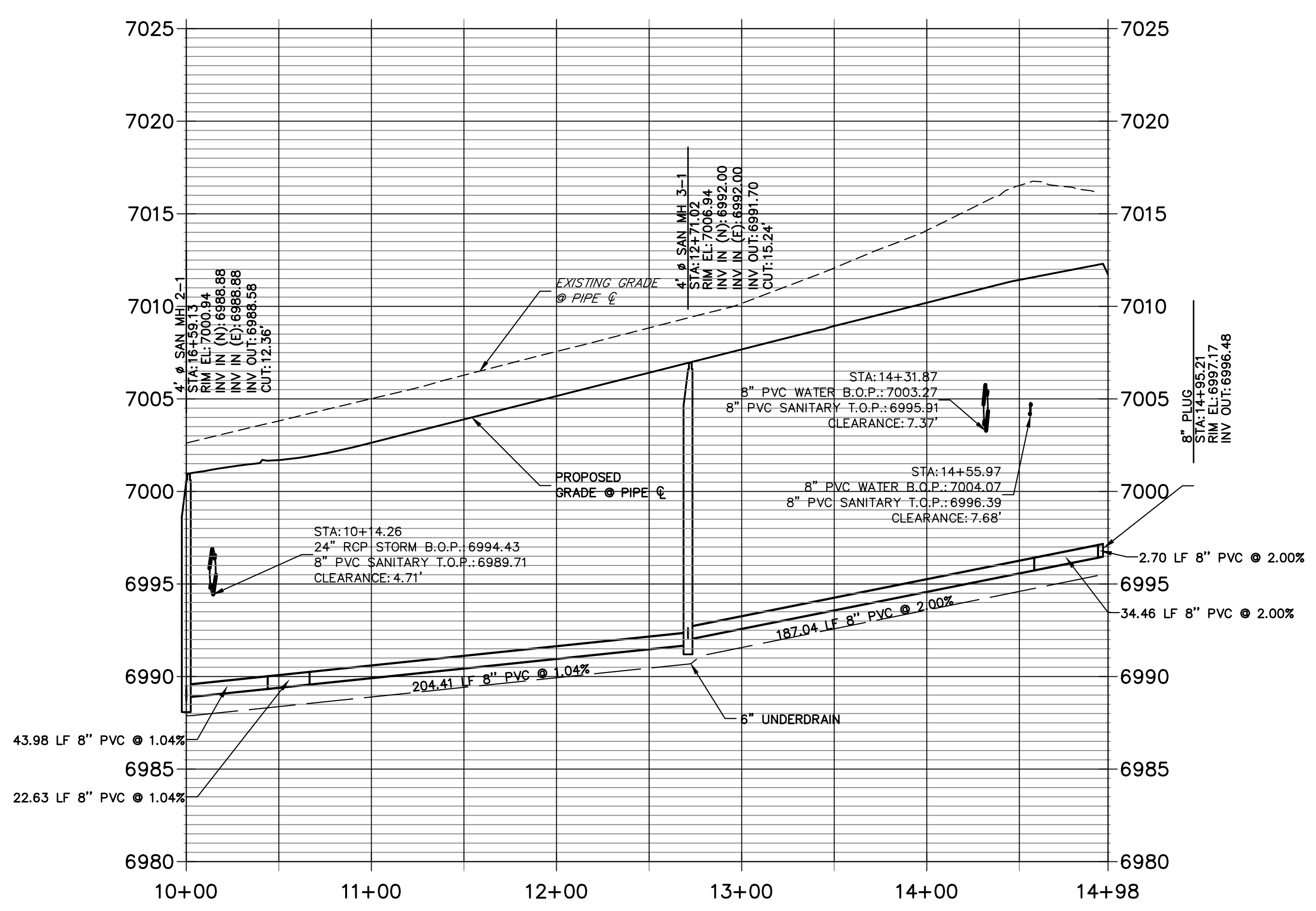
**KEY MAP**  
SCALE: NTS

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

**SP01 PROFILE**  
STA 10+00.00 TO 14+44.64



**SP03 PROFILE**  
STA 10+00.00 TO 14+97.91



Sanitary lines  
layer not on?



Know what's below.  
Call before you dig.

**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

FOR AND ON BEHALF OF JR ENGINEERING



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

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

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

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NO.	REVISION	BY	DATE

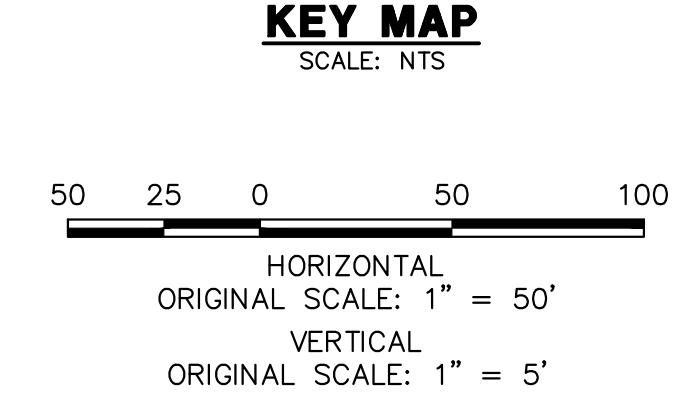
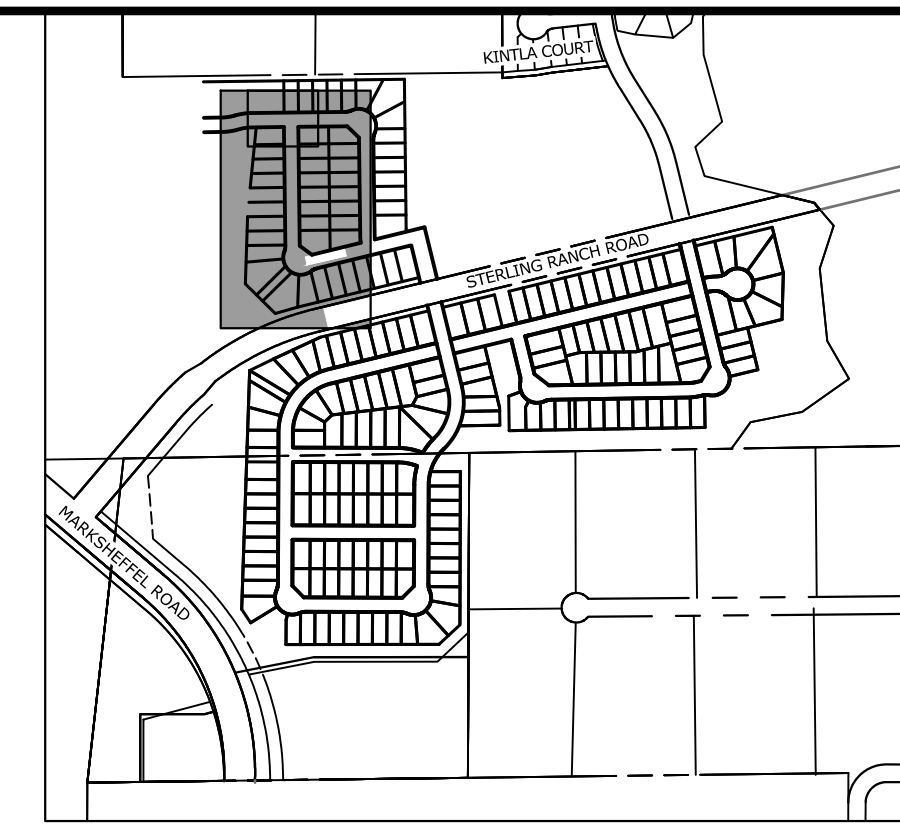
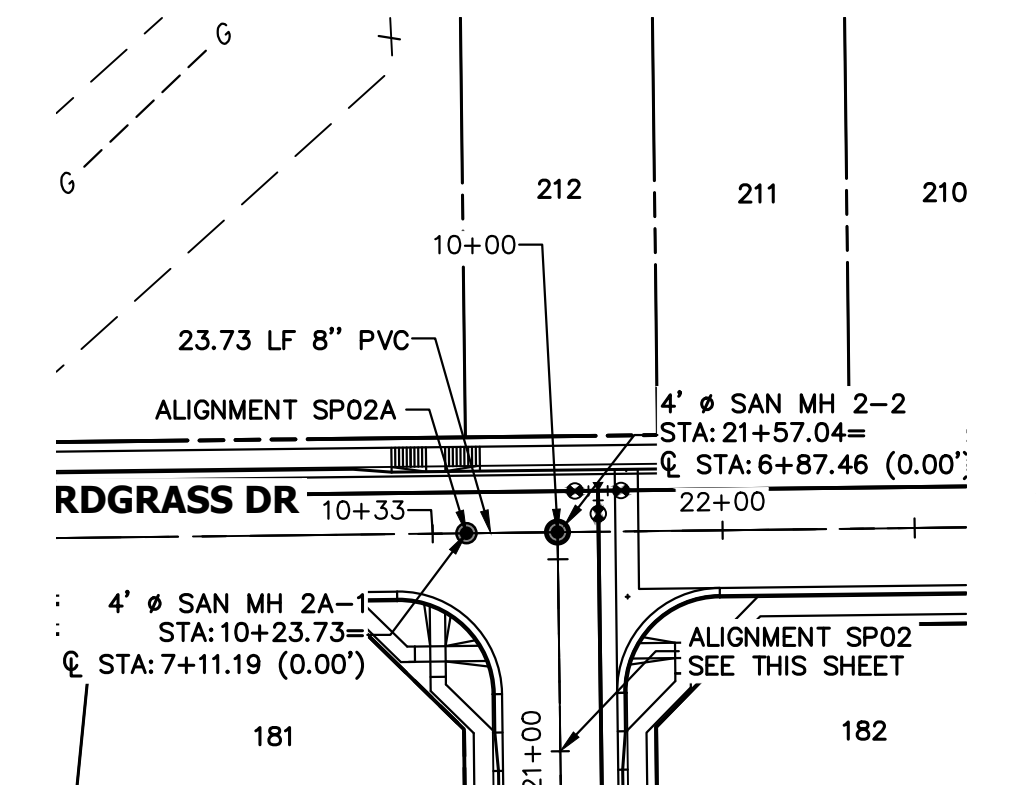
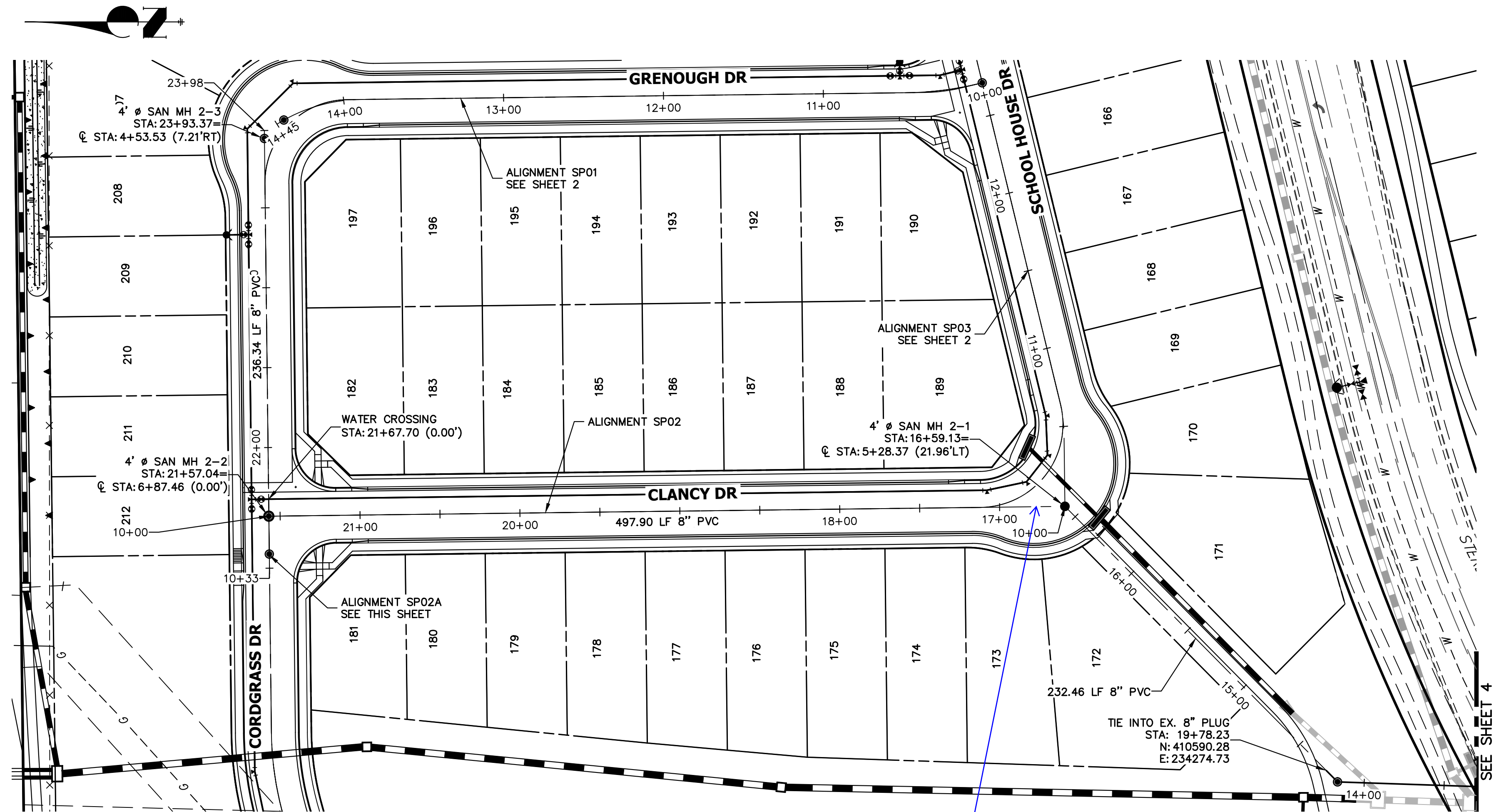
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V-SCALE 1"=5'

DATE 11/18/22  
DESIGNED BY MMC  
DRAWN BY MMC  
CHECKED BY

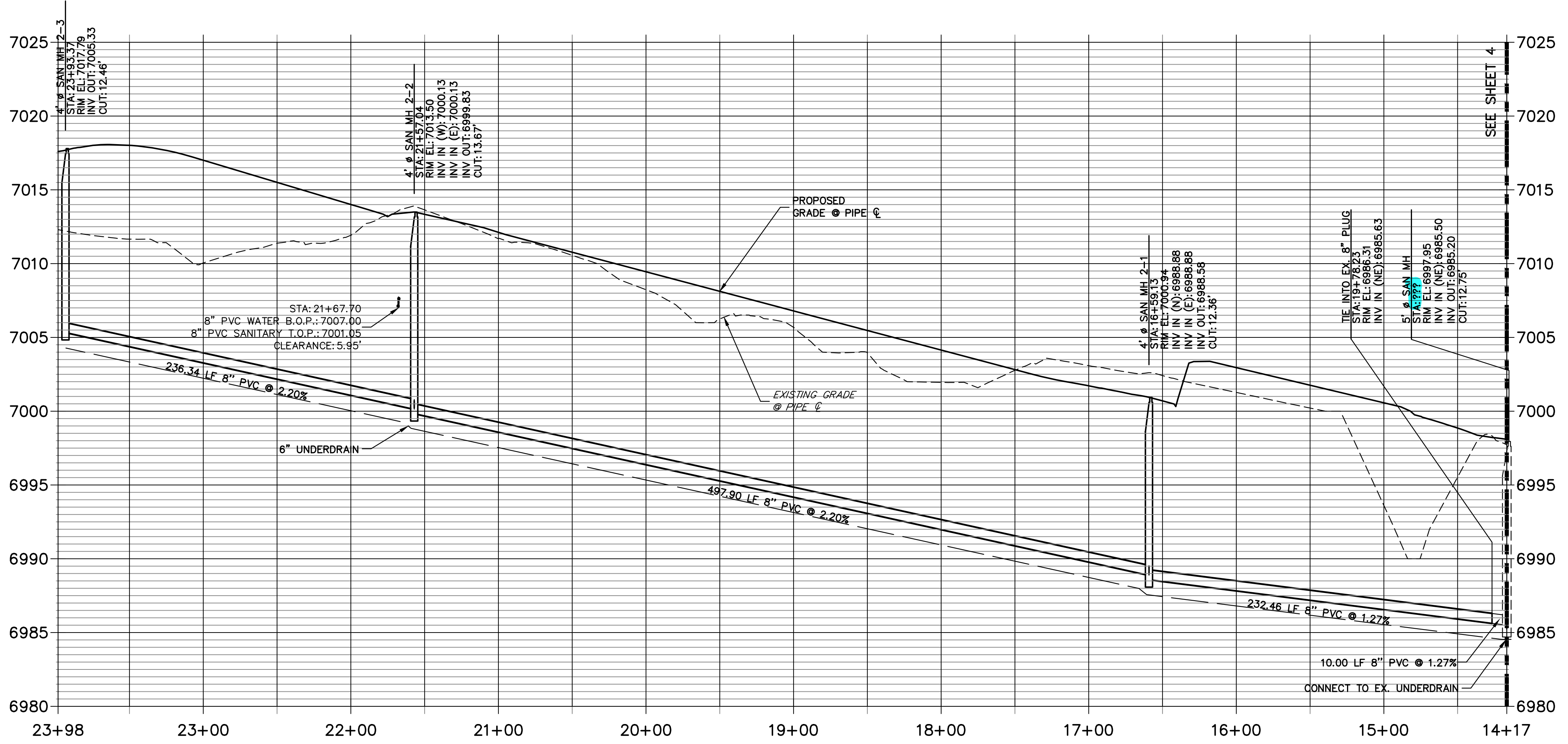
STERLING RANCH FILING 4  
SANITARY SEWER PLAN

SHEET 2 OF 9  
JOB NO. 25188.11

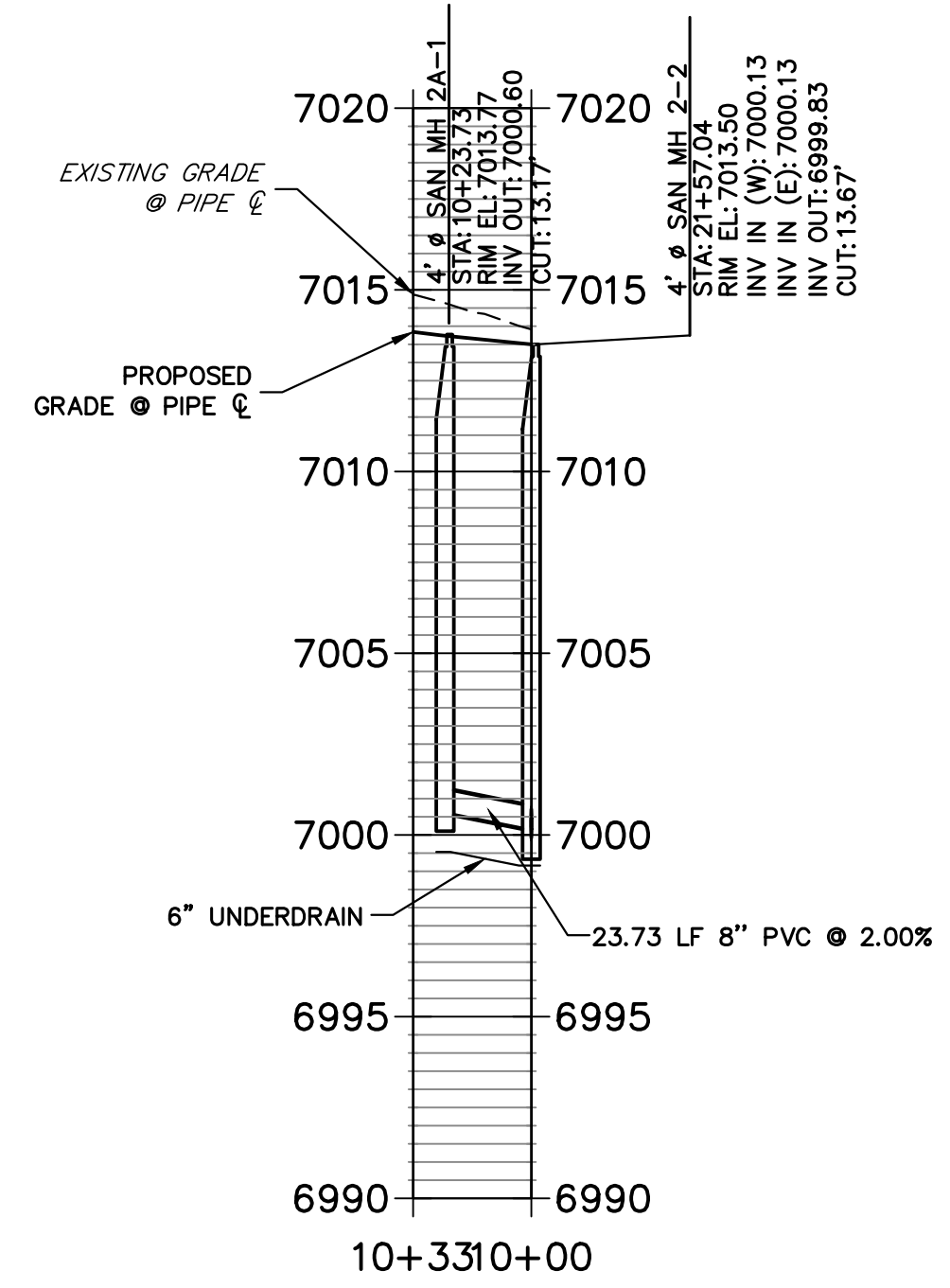




**SP02 PROFILE  
STA 14+16.67 TO 23+98.37**



**SP02A PROFILE  
STA 10+00.00 TO 10+32.52**



**ENGINEER'S STATEMENT**

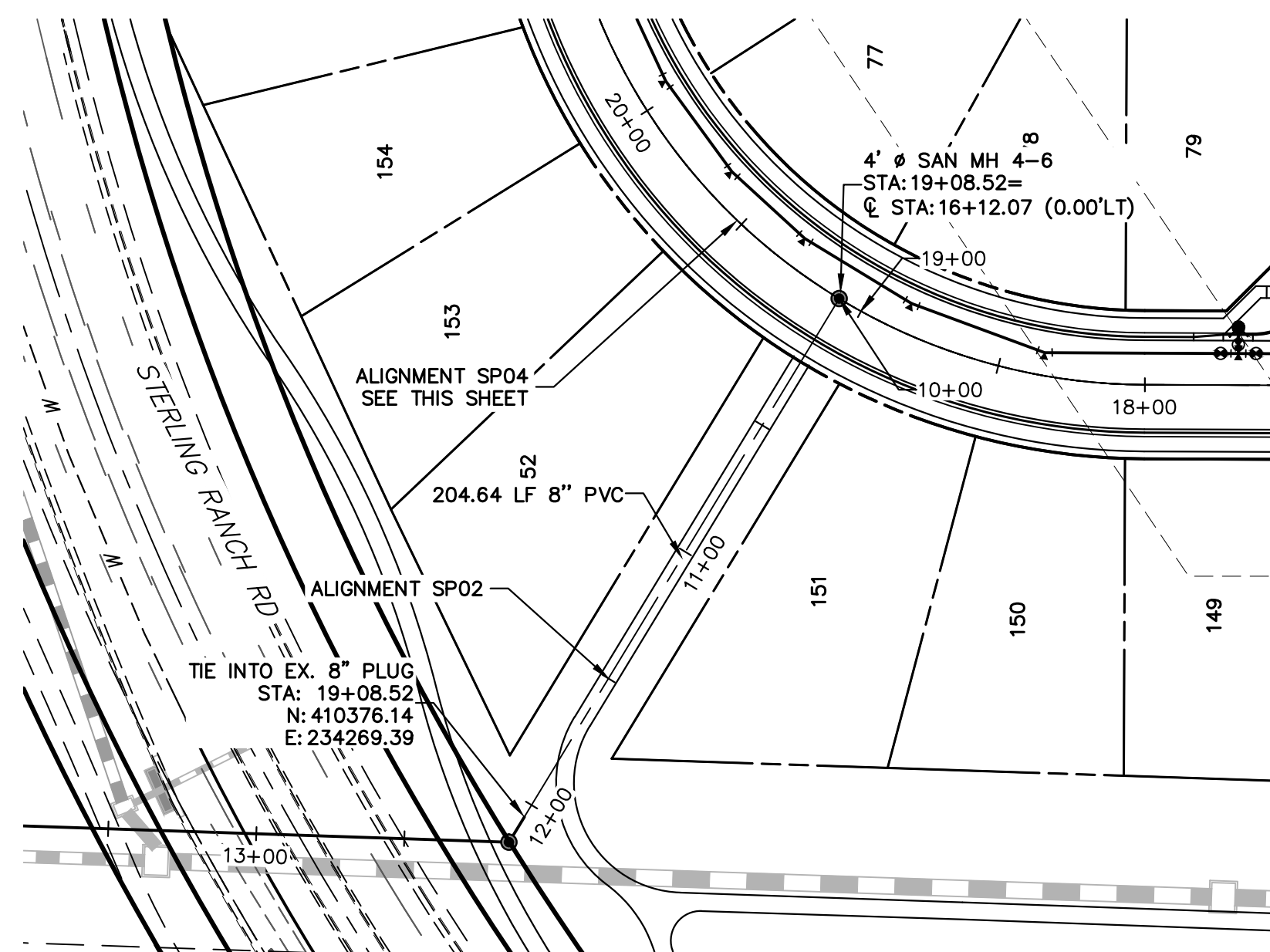
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING, INC. LOCAL ENGINEER

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE 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

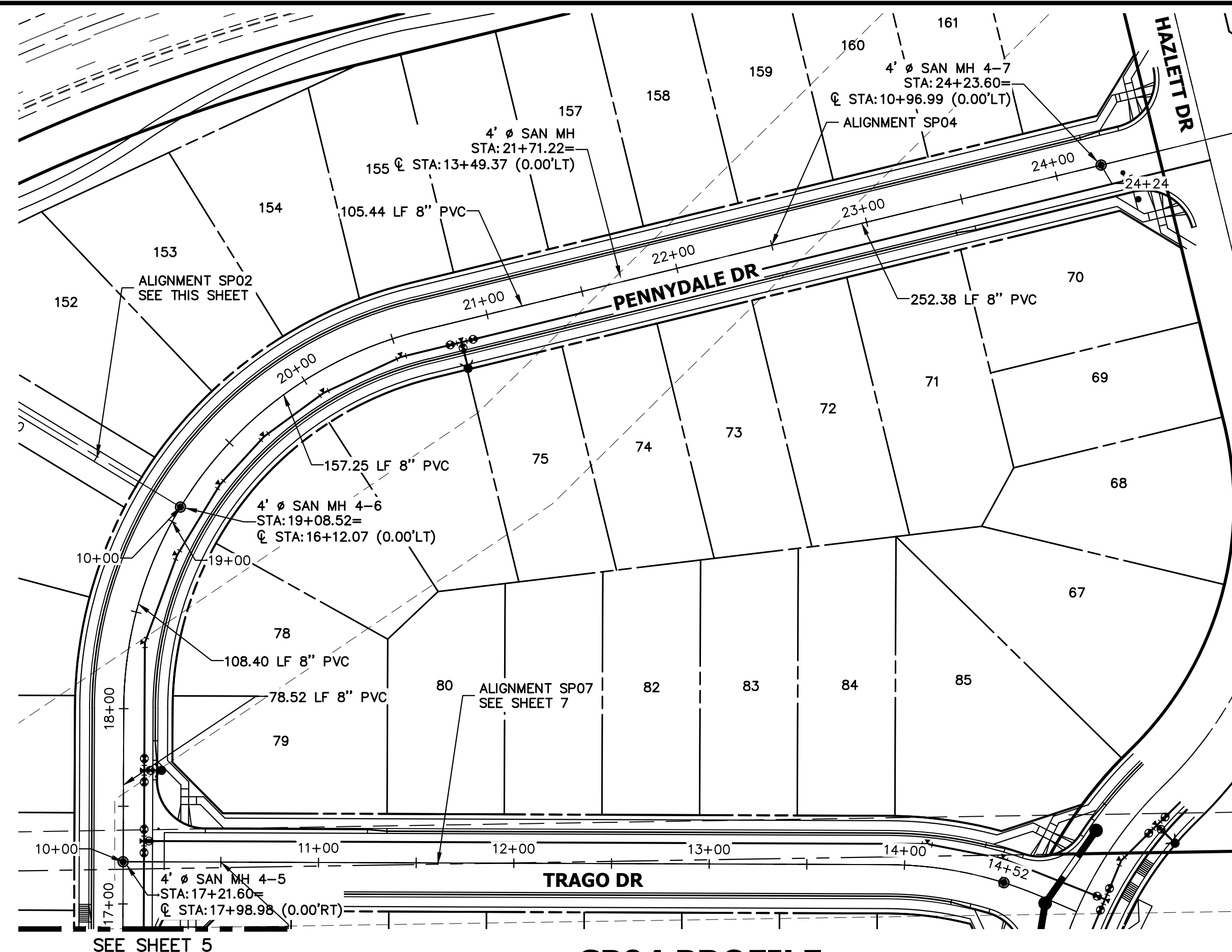
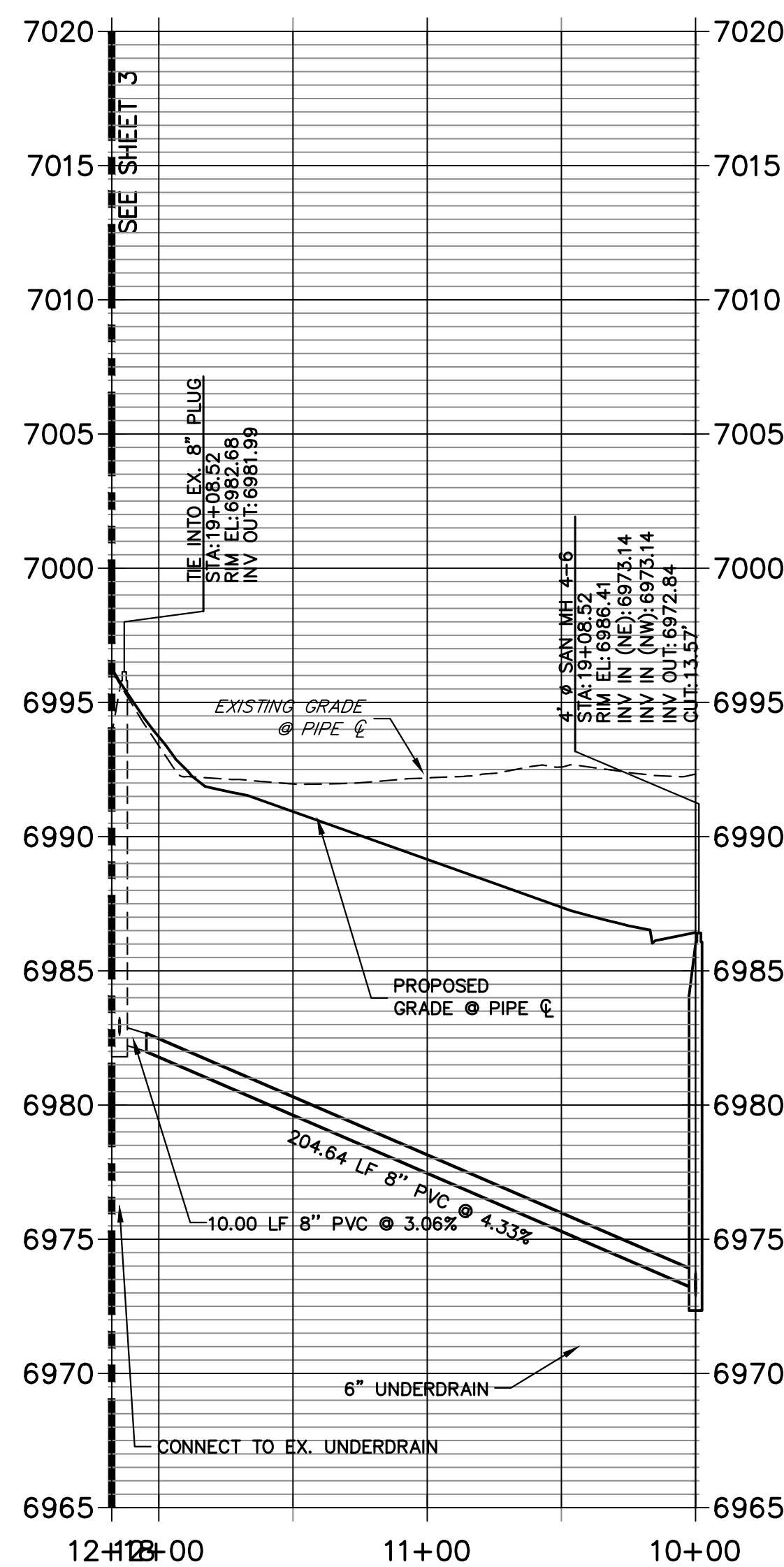
**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 303-740-9888 • Colorado Springs 719-583-2593  
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

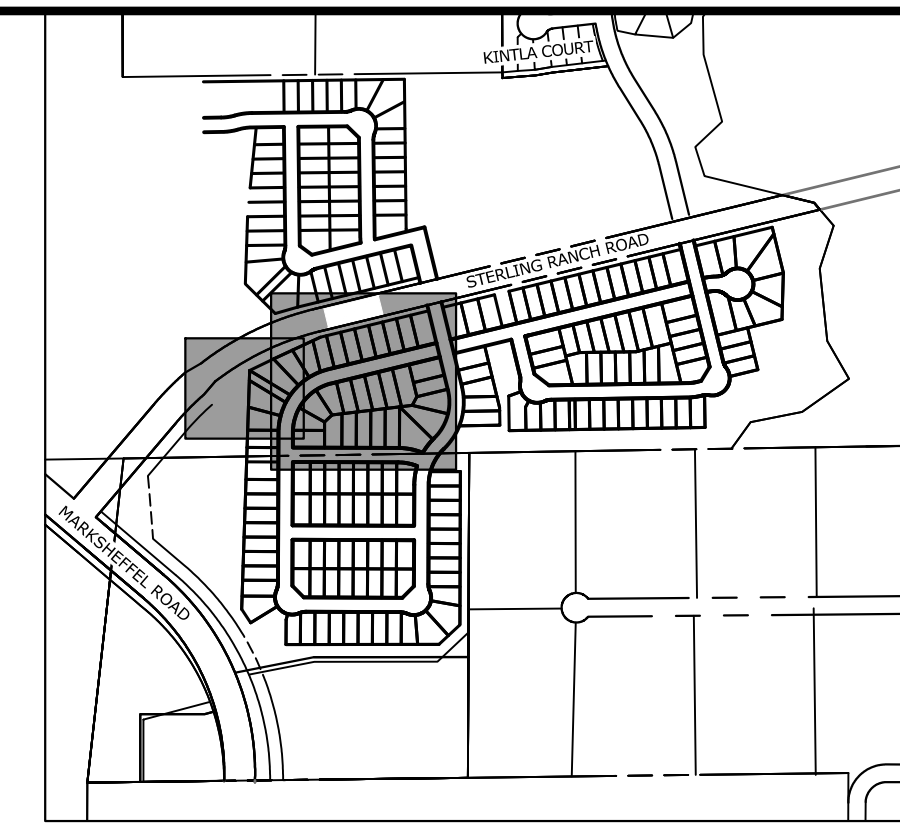
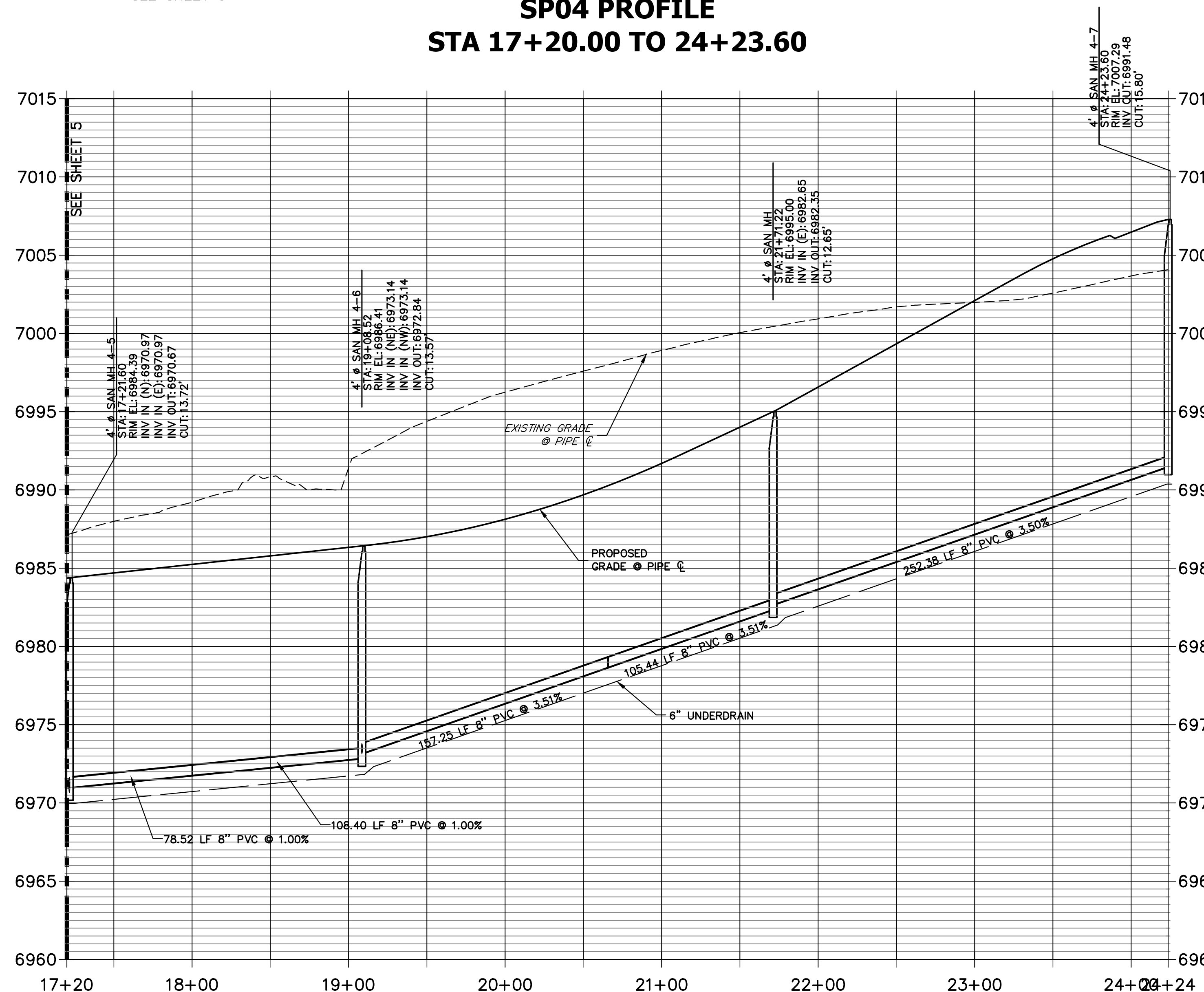
STERLING RANCH FILING 4	H-SCALE 1"=50'	V-SCALE 1"=5'	DATE 11/18/22	DESIGNED BY MMC	DRAWN BY MMC	CHECKED BY
SANITARY SEWER PLAN						
SHEET 3 OF 9						
JOB NO. 25188.11						



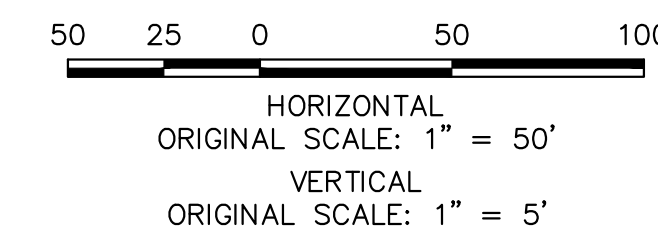
**SP02 PROFILE (1)**  
**STA 10+00.00 TO 12+17.56**



**SP04 PROFILE**  
**STA 17+20.00 TO 24+23.60**



**KEY MAP**  
SCALE: NTS



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 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

No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	11/18/22	MMC	MMC	

STERLING RANCH FILING 4

SANITARY SEWER PLAN

SHEET 4 OF 9

JOB NO. 25188.11



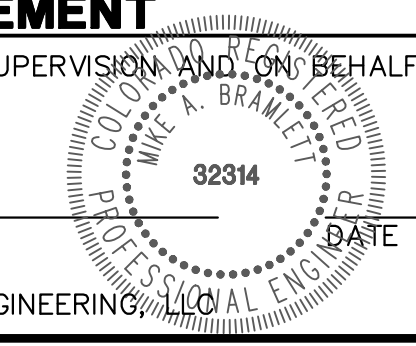
Know what's below.  
Call before you dig.

**ENGINEER'S STATEMENT**

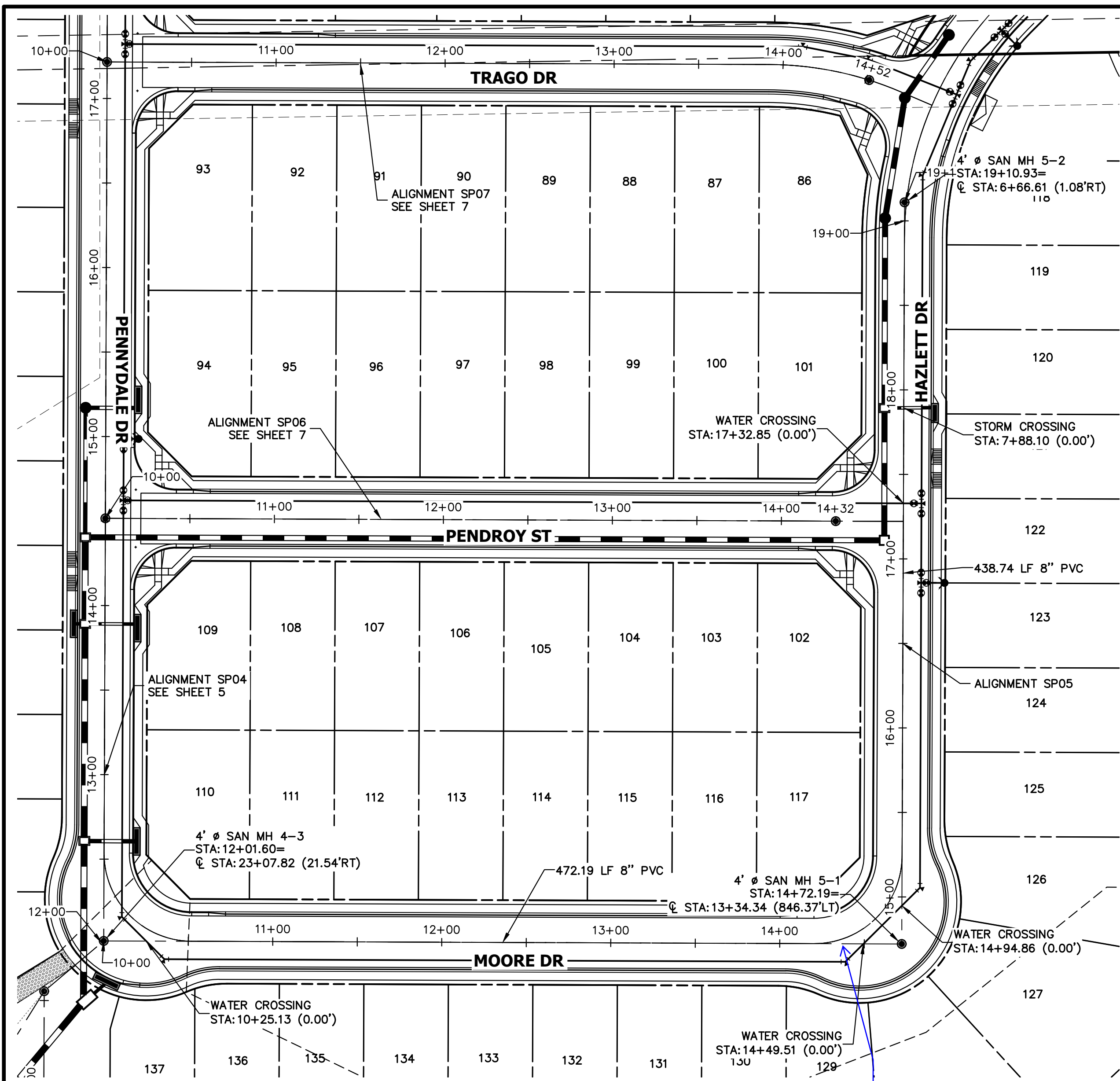
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

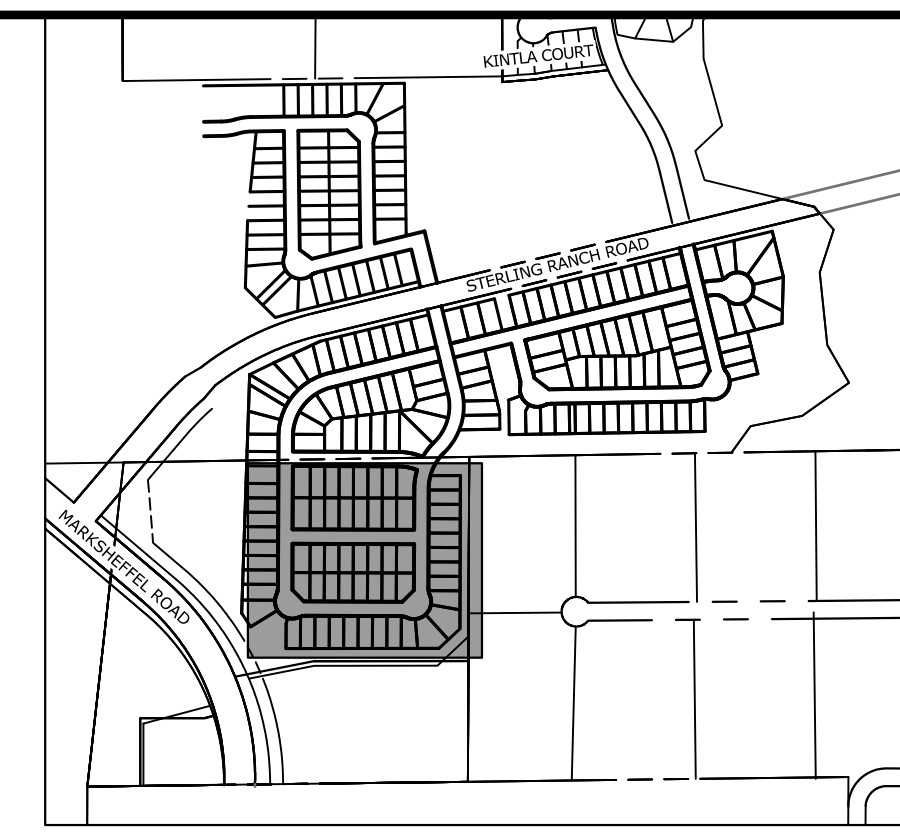
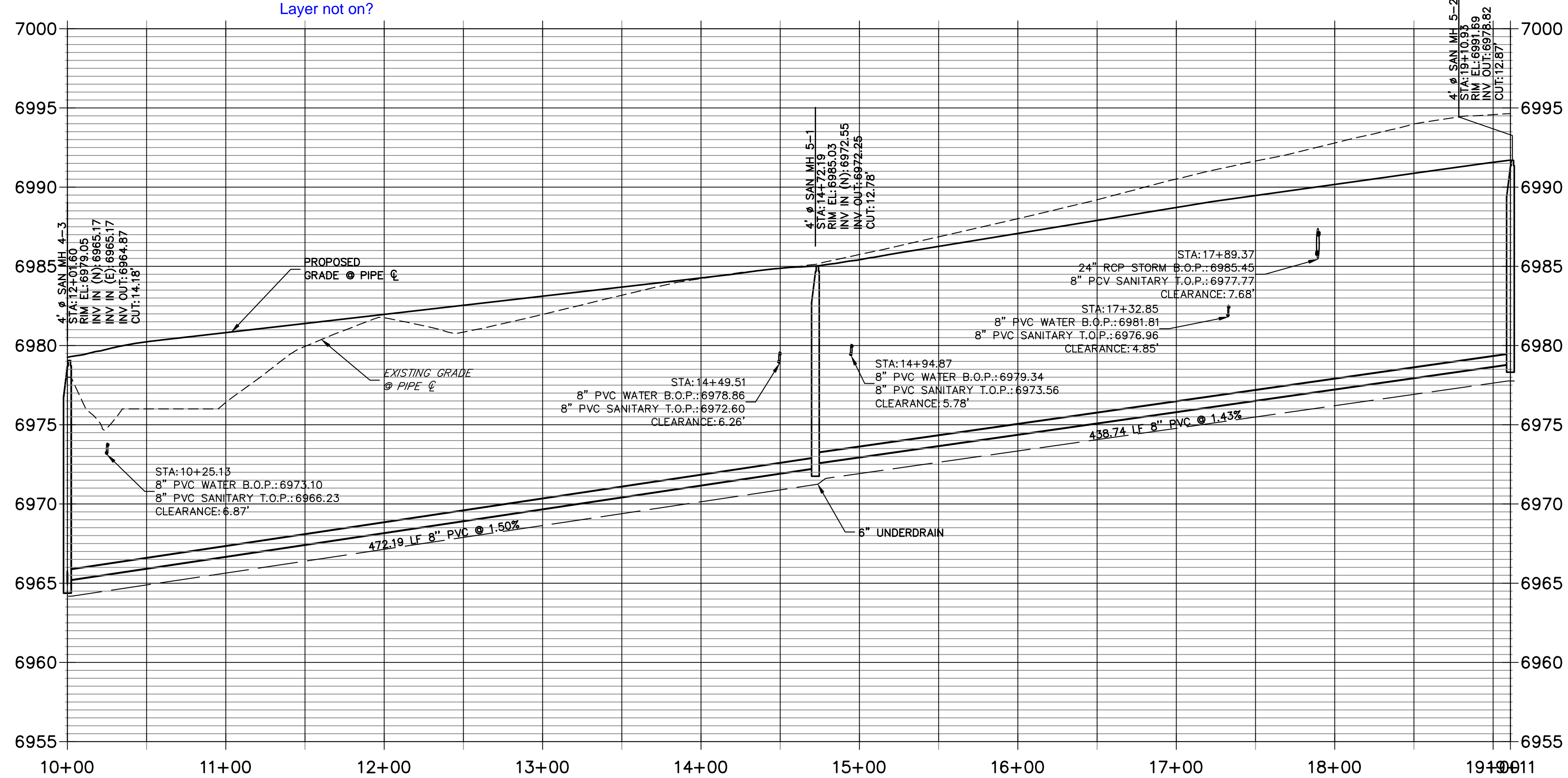
FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEER





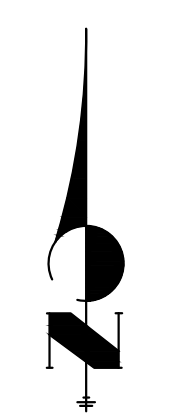


**SPO5 PROFILE  
STA 10+00.00 TO 19+10.93**



**KEY MAP**  
SCALE: NTS

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



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

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

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

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

BY	DATE	No.	REVISION

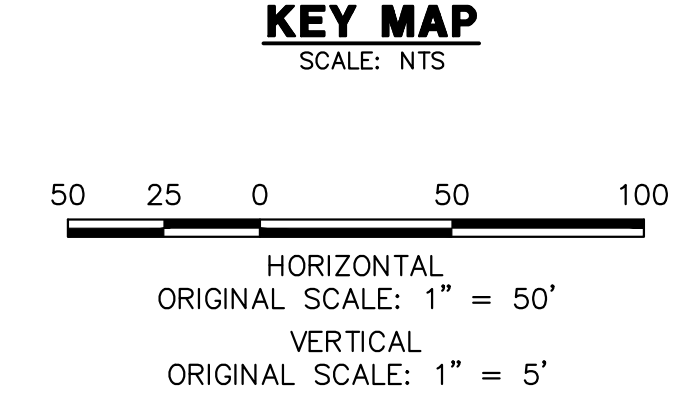
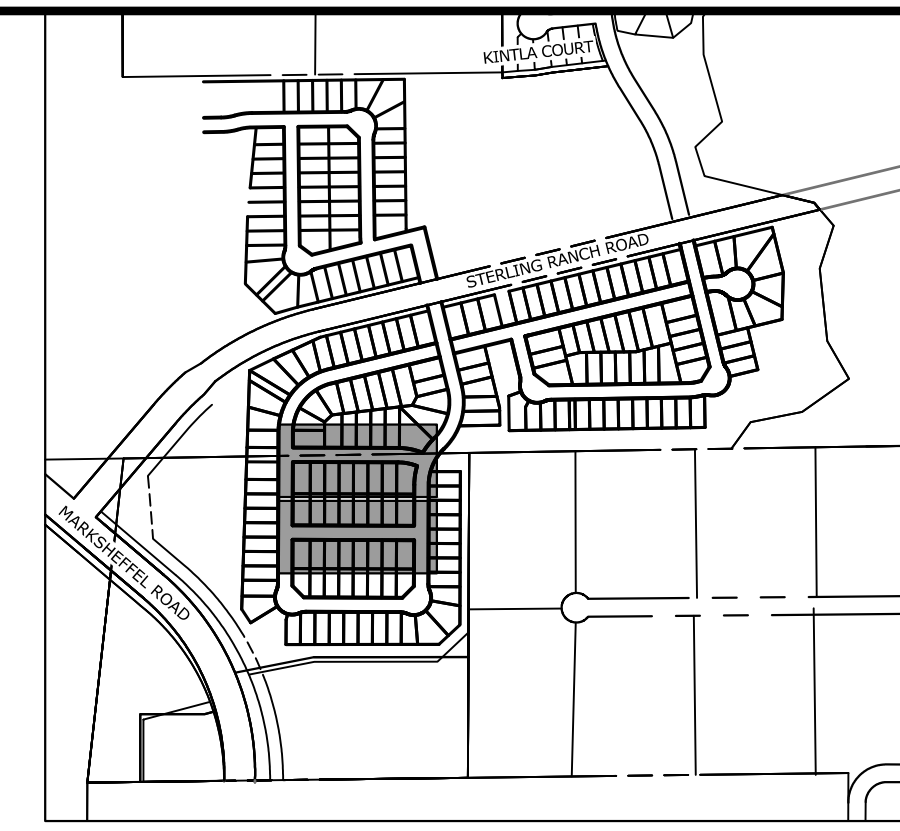
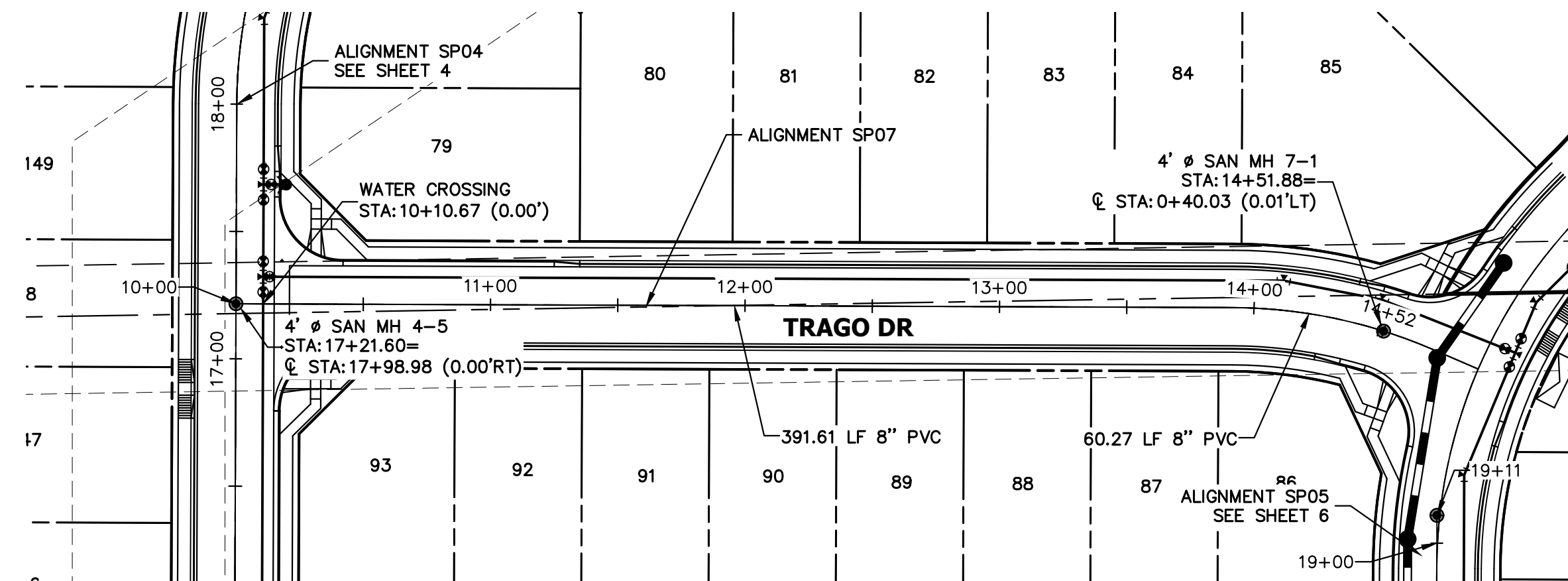
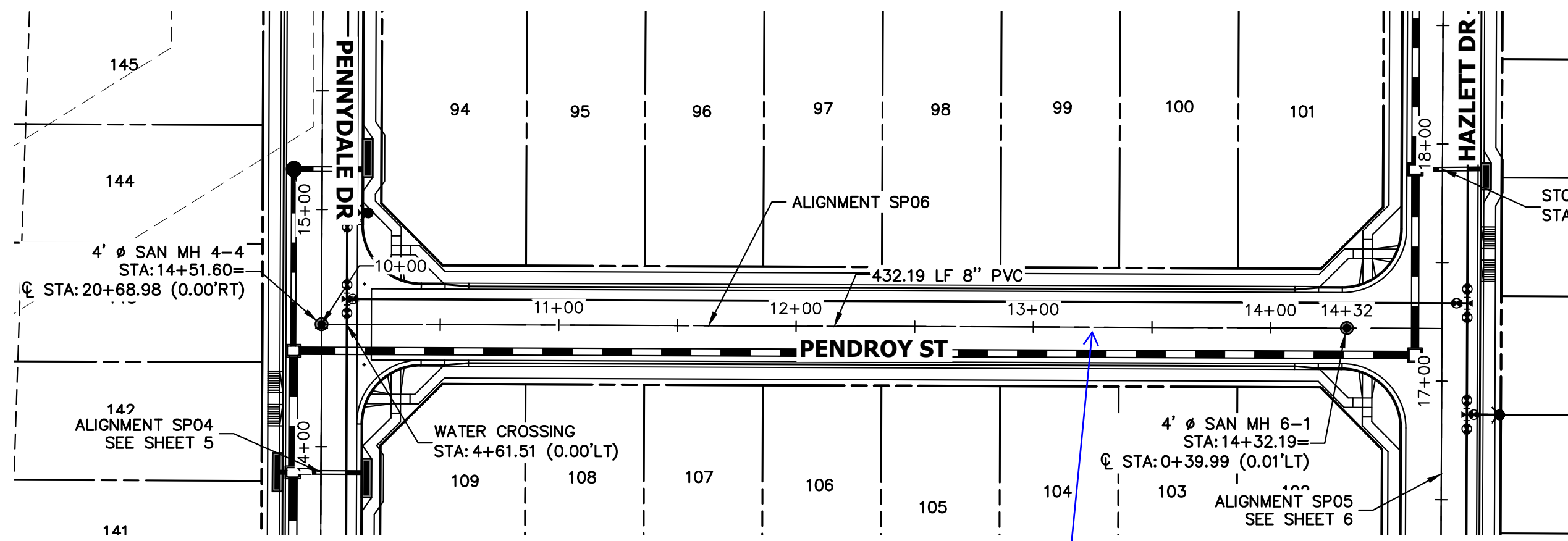
H-SCALE 1"=50'	V-SCALE 1"=5'	DATE 11/18/22	DESIGNED BY MMC	CHECKED BY MMC
STERLING RANCH FILING 4				
SANITARY SEWER PLAN				
SHEET 6	OF 9	JOB NO. 25188.11		

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

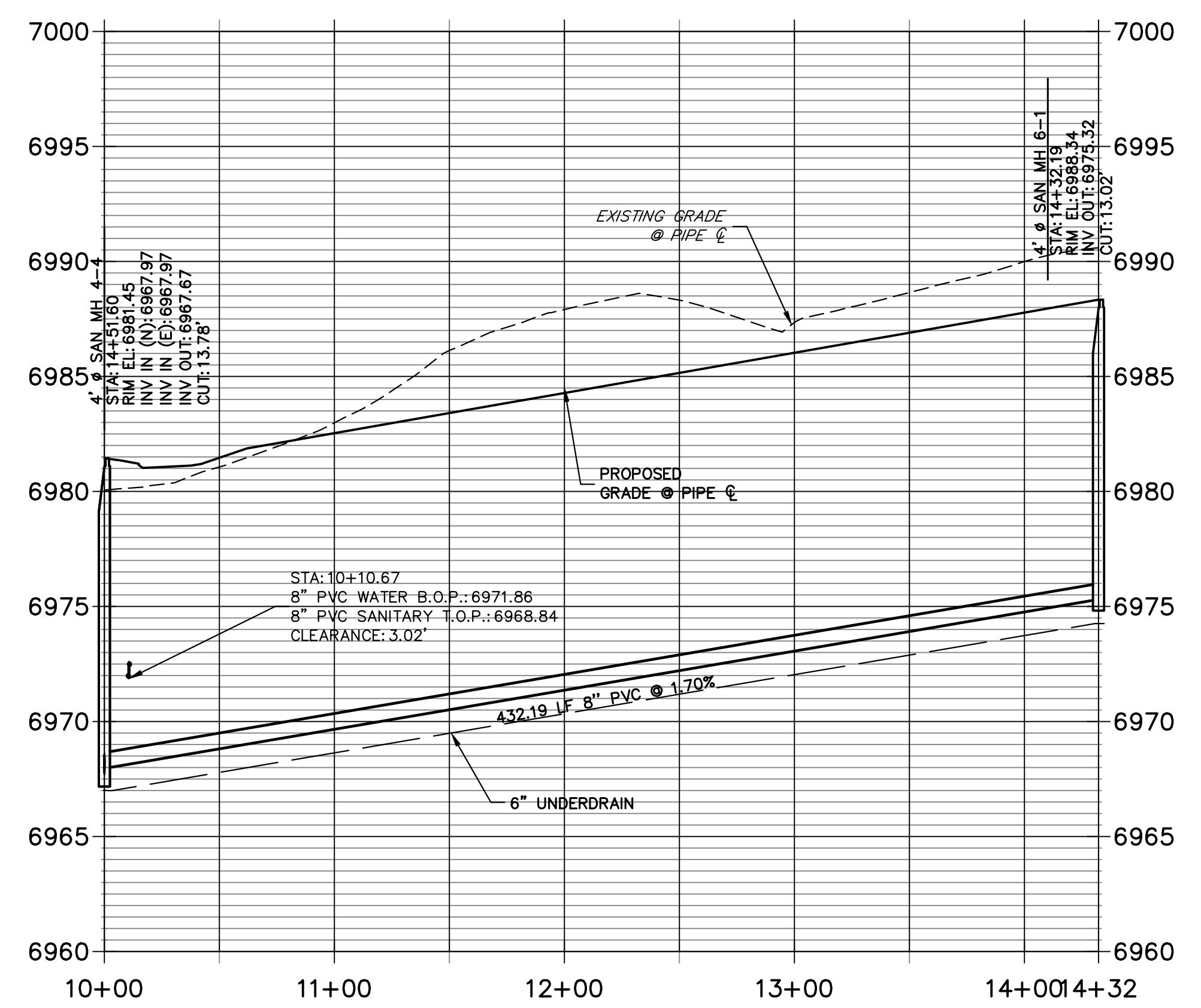
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING

DATE

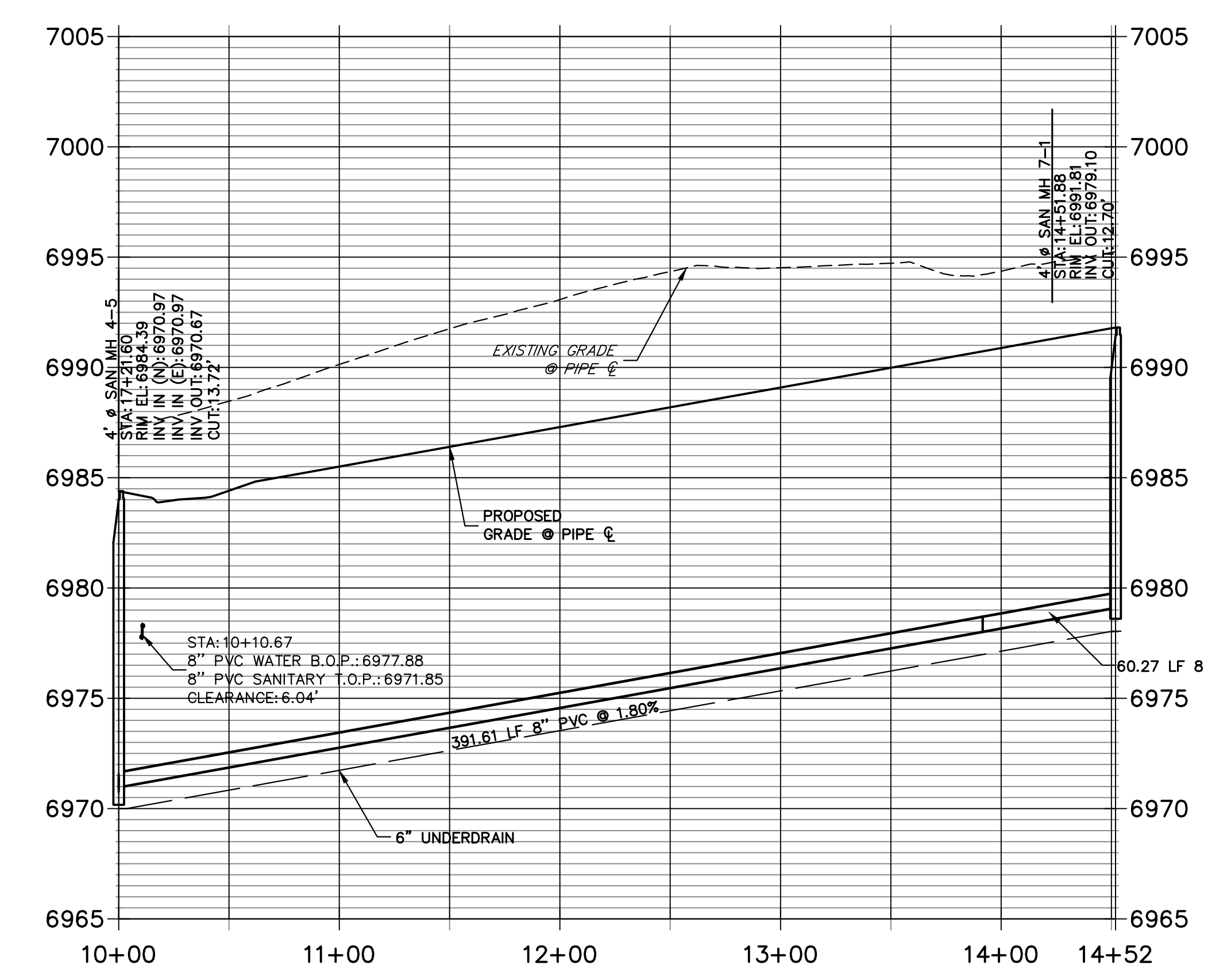




**SP06 PROFILE  
STA 10+00.00 TO 14+32.19**



**SP07 PROFILE  
STA 10+00.00 TO 14+51.88**



Layer not on?



**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEER

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION. PREPARED FOR <b>SR LAND, LLC</b> 20 BOULDER CRESCENT SUITE 201 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"=50'	V-SCALE 1"=5'
DESIGNED BY MMC	DATE 11/18/22
DRAWN BY MMC	CHECKED BY
STERLING RANCH FILING 4 SANITARY SEWER PLAN	
SHEET 7	OF 9
JOB NO. 25188.11	





# STERLING RANCH FILING 4

## COUNTY OF EL PASO, STATE OF COLORADO

### WATER SYSTEMS PLAN

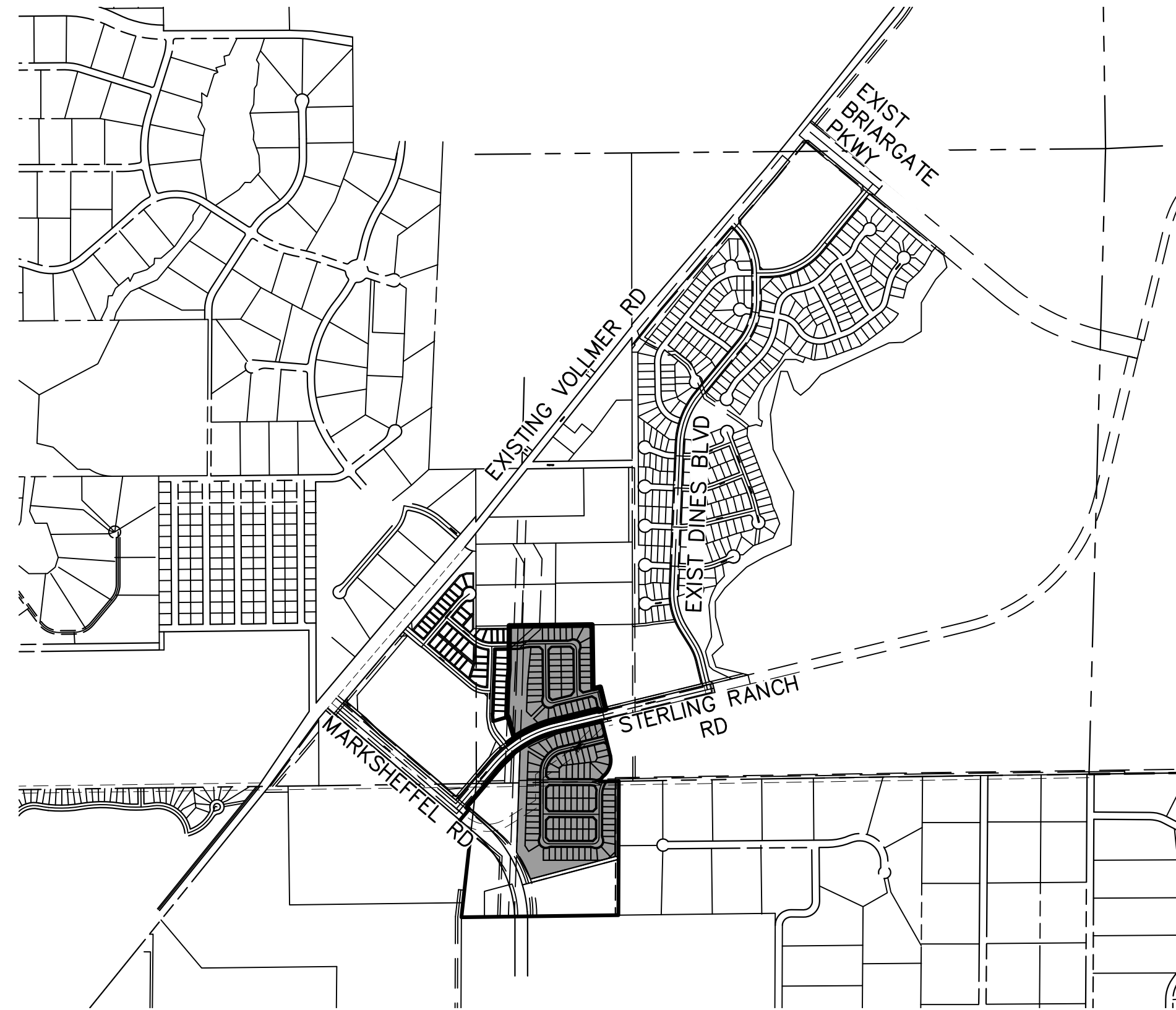
#### NOVEMBER 2022

#### 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 DISTRICTS' 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 CONTRACTORS 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.

#### 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 DEPT OF FIVE AND ON-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 DEVELOPMENT. 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, BAC-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.



VICINITY MAP  
SCALE: 1"=1,000'

SHEET INDEX

- |     |                      |
|-----|----------------------|
| 1   | COVER SHEET          |
| 2-6 | WATER PLANS          |
| 7-8 | UTILITY SERVICE PLAN |

#### 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 PANNEE 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

#### LEGEND

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

#### AGENCIES

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

#### EL PASO COUNTY STATEMENT

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

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

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

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

COUNTY ENGINEER/ECM ADMINISTRATOR

#### WATER & SEWER MAIN EXTENSIONS

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

SIGNED JAMES F. MORLEY \_\_\_\_\_ DATE \_\_\_\_\_

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 WASTEWATER DESIGN APPROVAL

DATE: \_\_\_\_\_ BY: \_\_\_\_\_

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 WASTEWATER 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 \_\_\_\_\_

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_  
FIRE PROTECTION DISTRICT

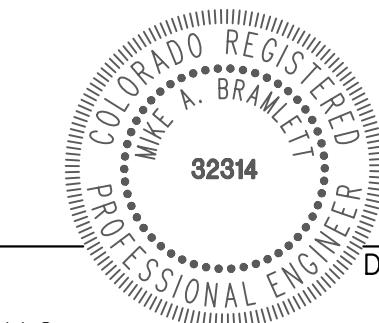
#### ENGINEER'S STATEMENT

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

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



Know what's below.  
Call before you dig.



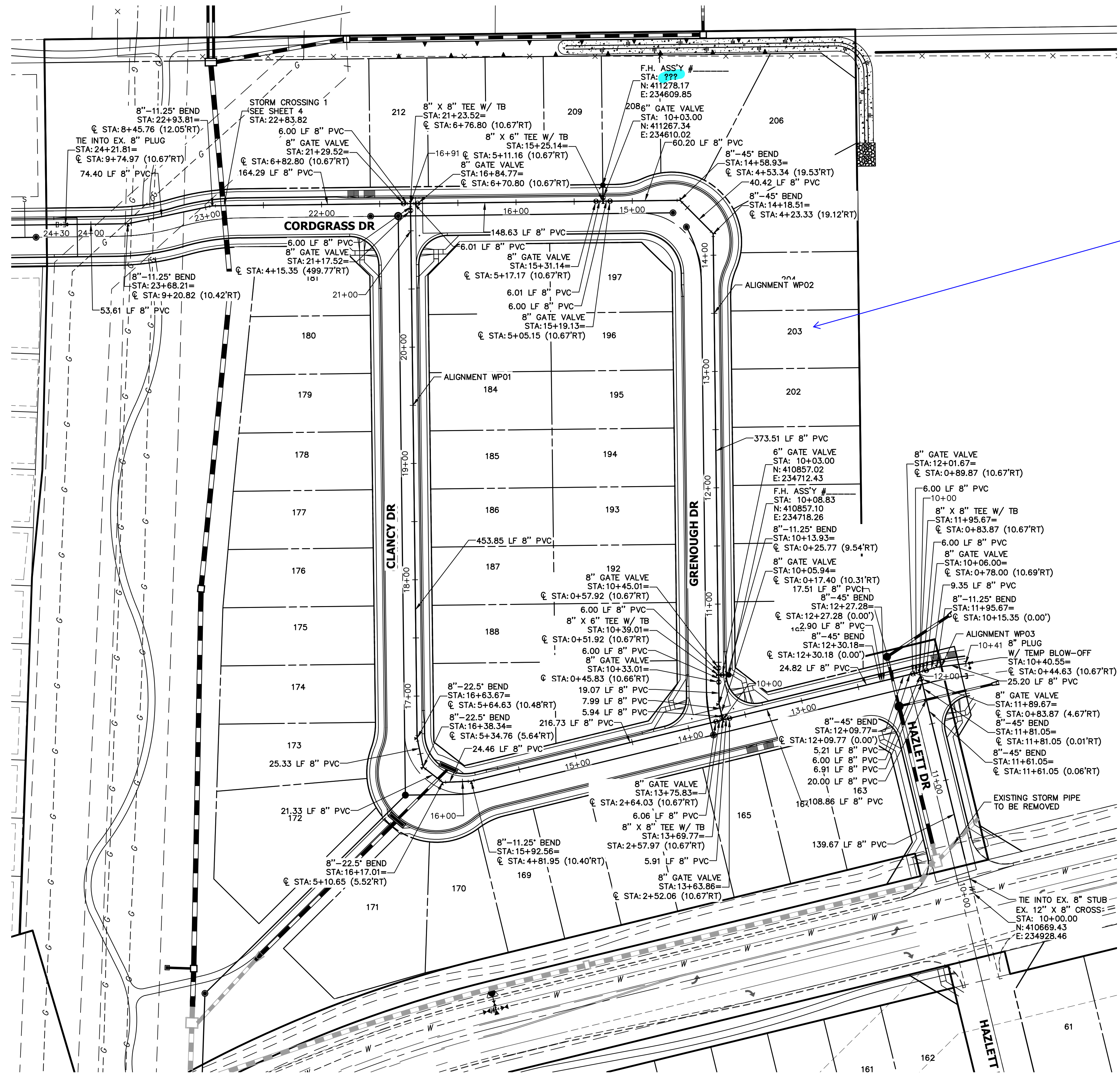
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

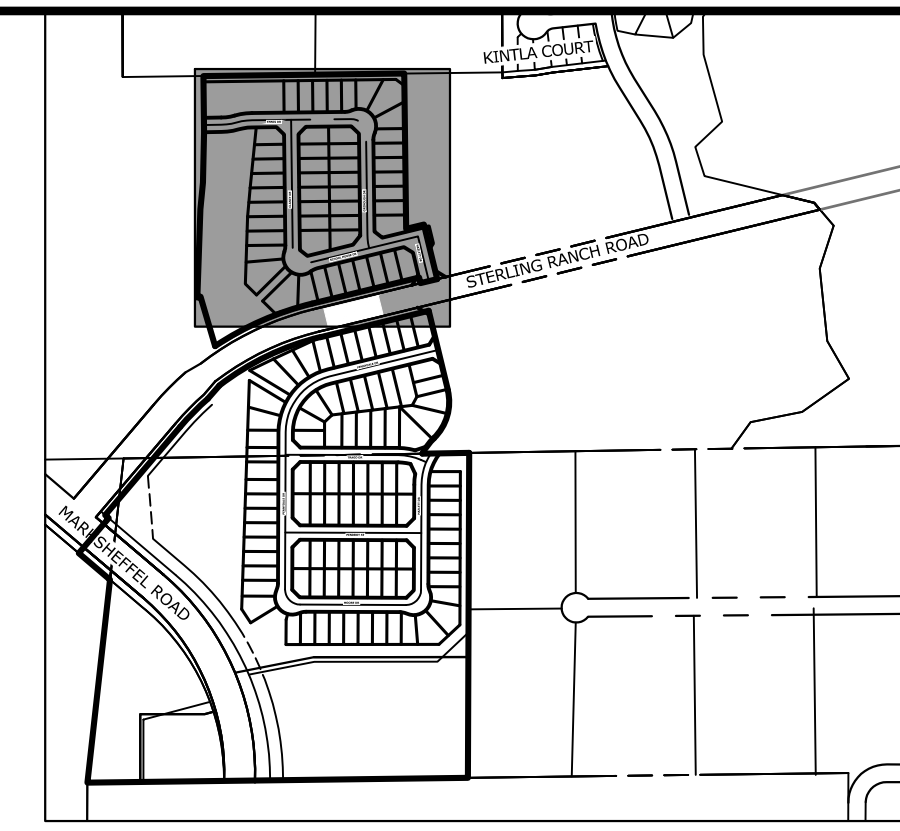
J.R. ENGINEERING  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION	1"=XX'	1"=X'	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				11/18/22	MMC	MMC			

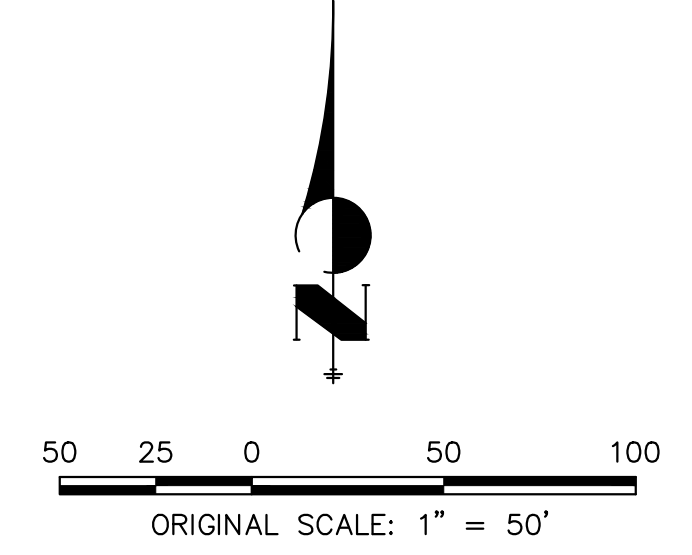




Update lot numbers to match plan



KEY MAP  
SCALE: 1"=1000'



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SUITE 201  
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JAMES F. MORLEY  
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No.	REVISION	BY	DATE

H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	11/18/22
DESIGNED BY	MMC
DRAWN BY	MMC
CHECKED BY	

STERLING RANCH FILING 4

WATER PLAN

SHEET 2 OF 8

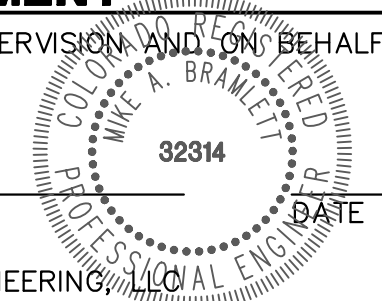
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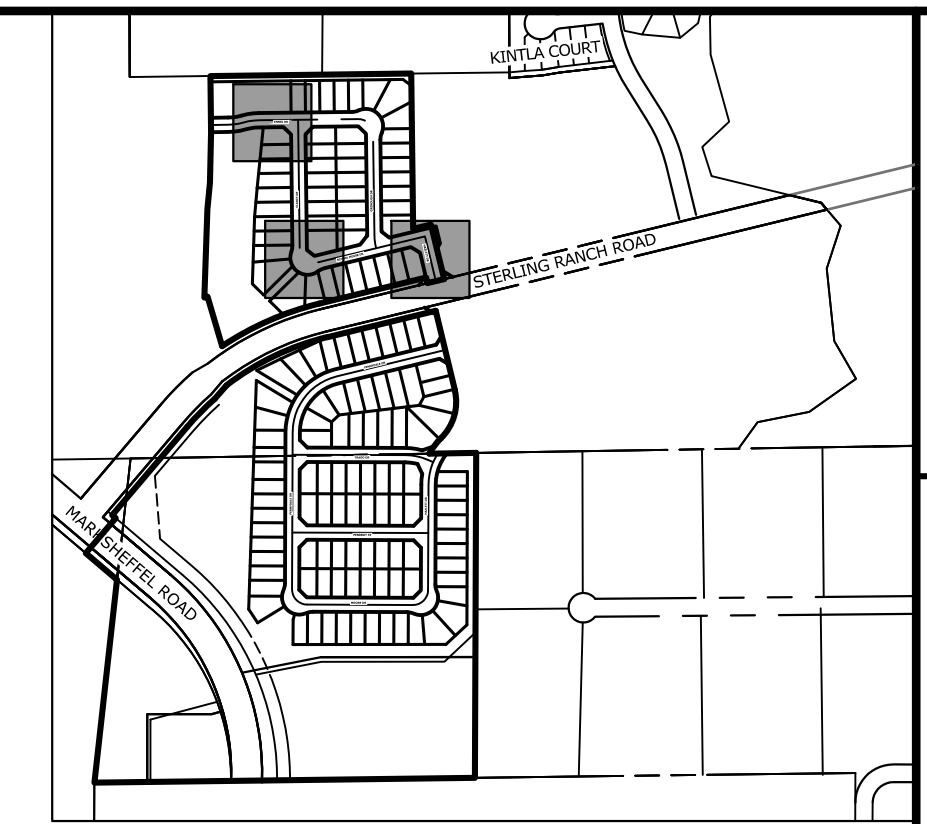
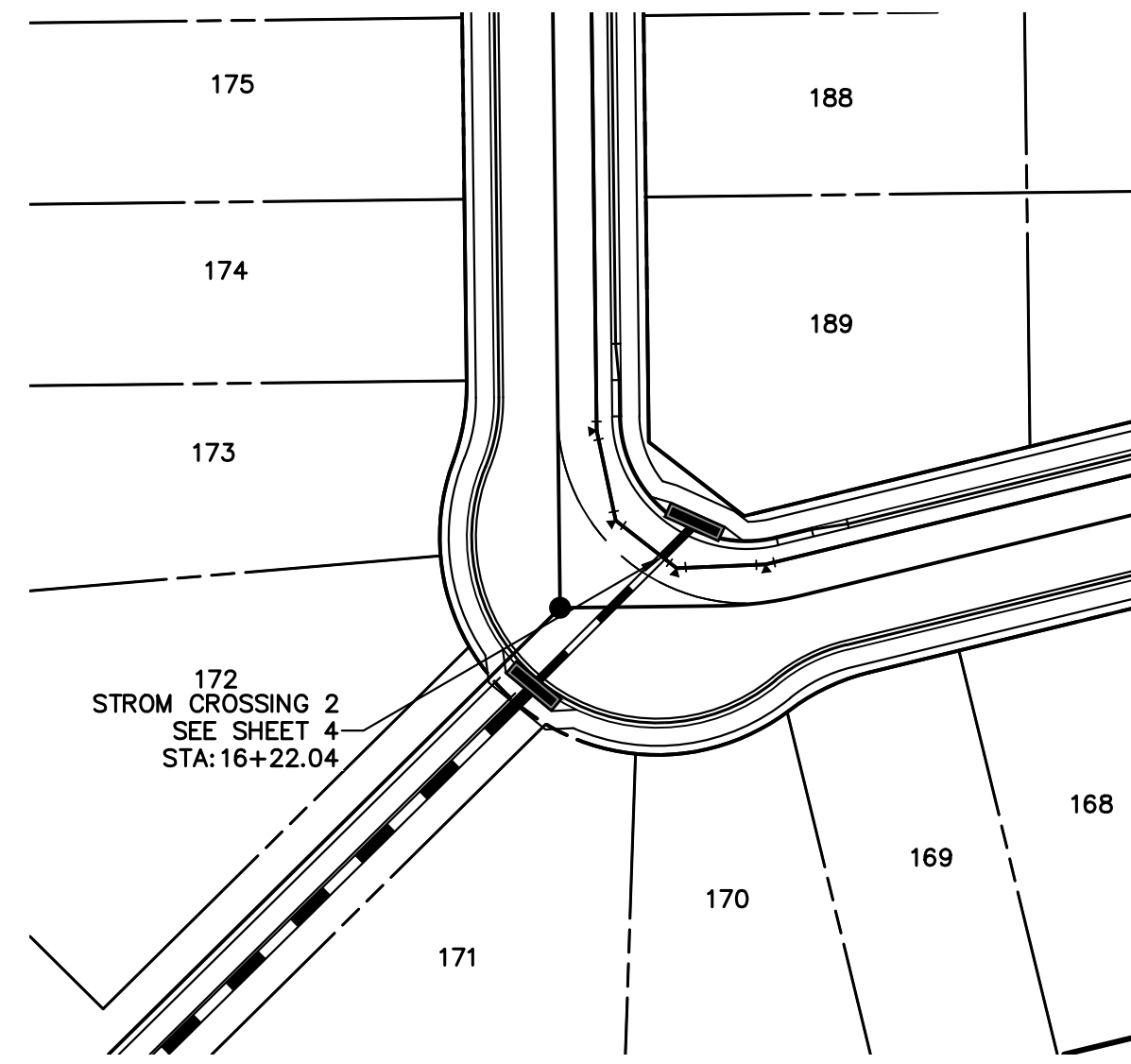
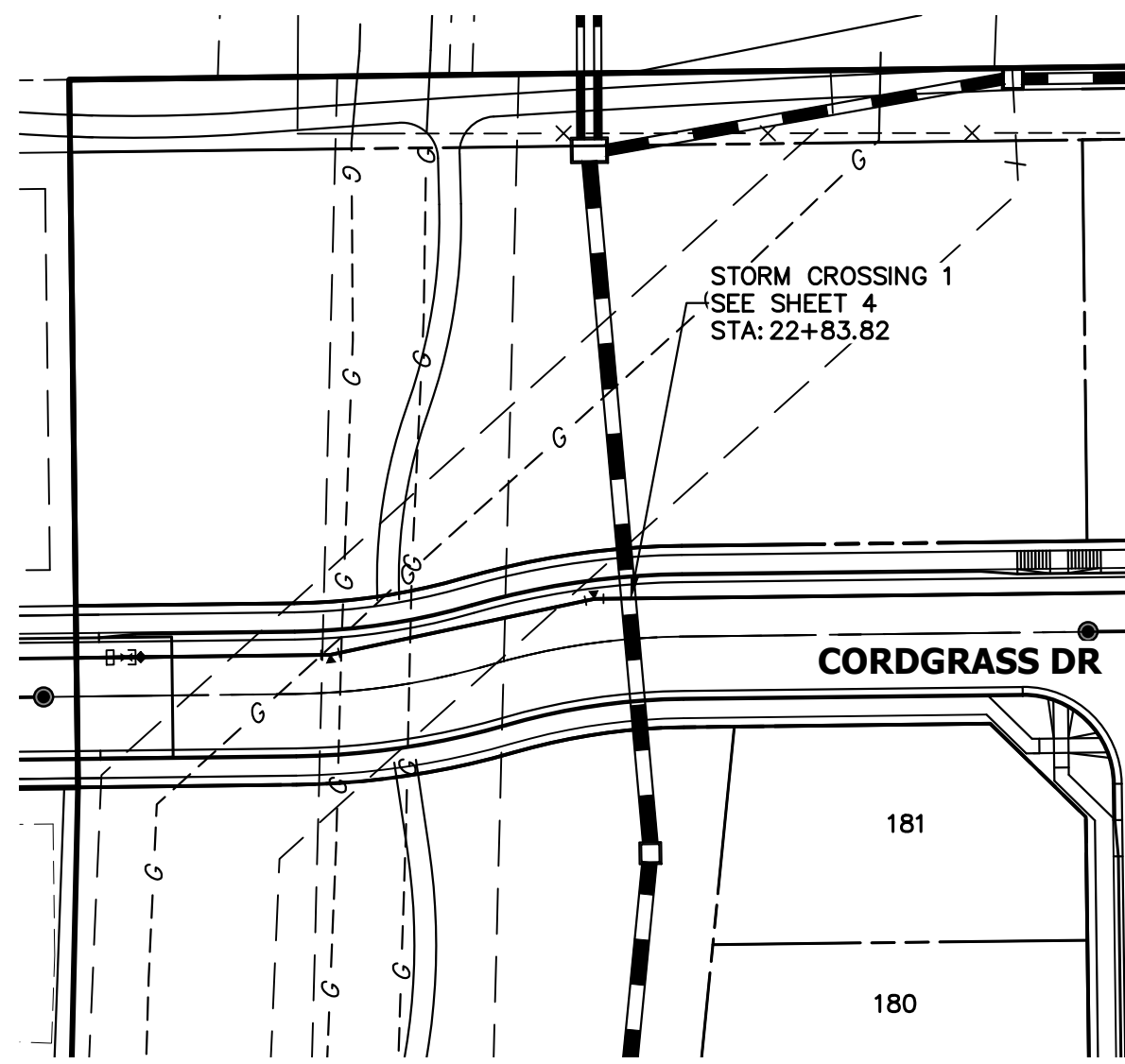
**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

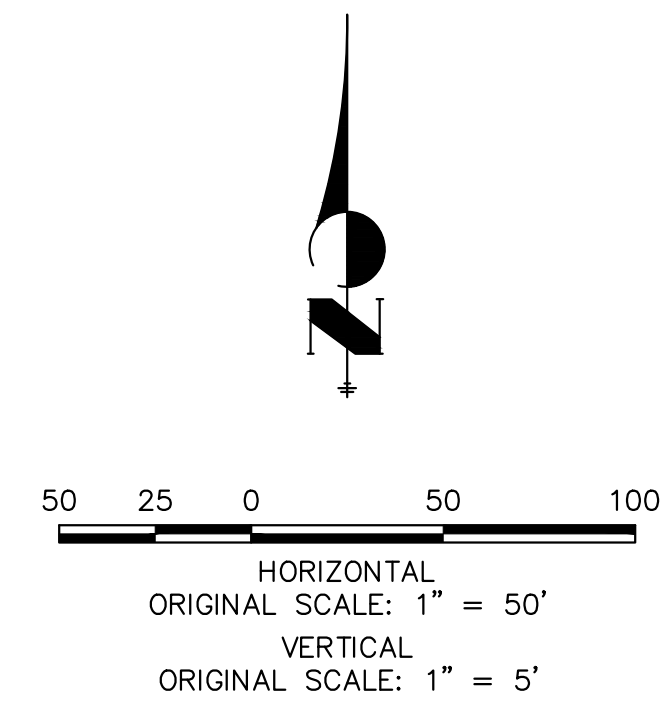
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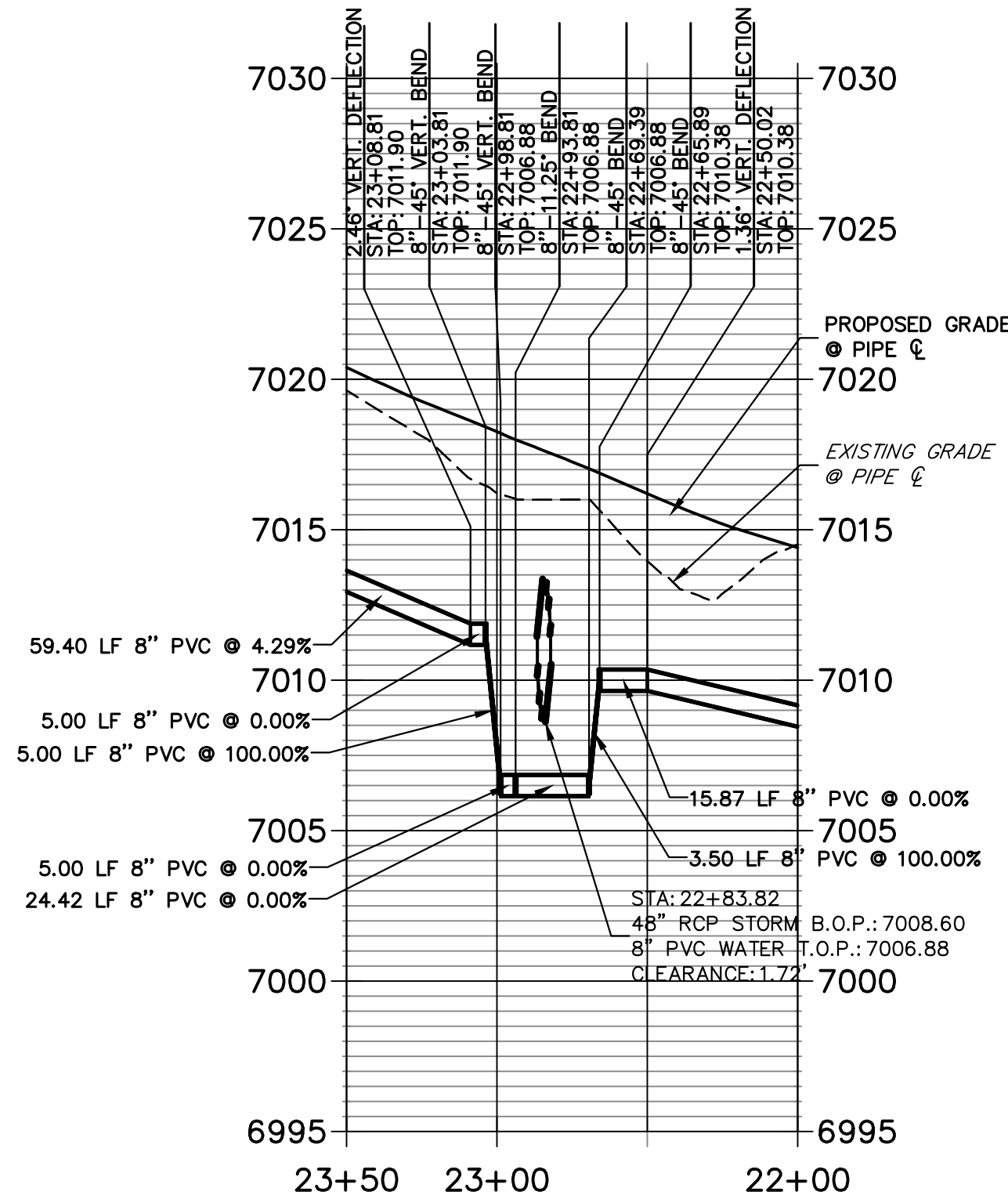




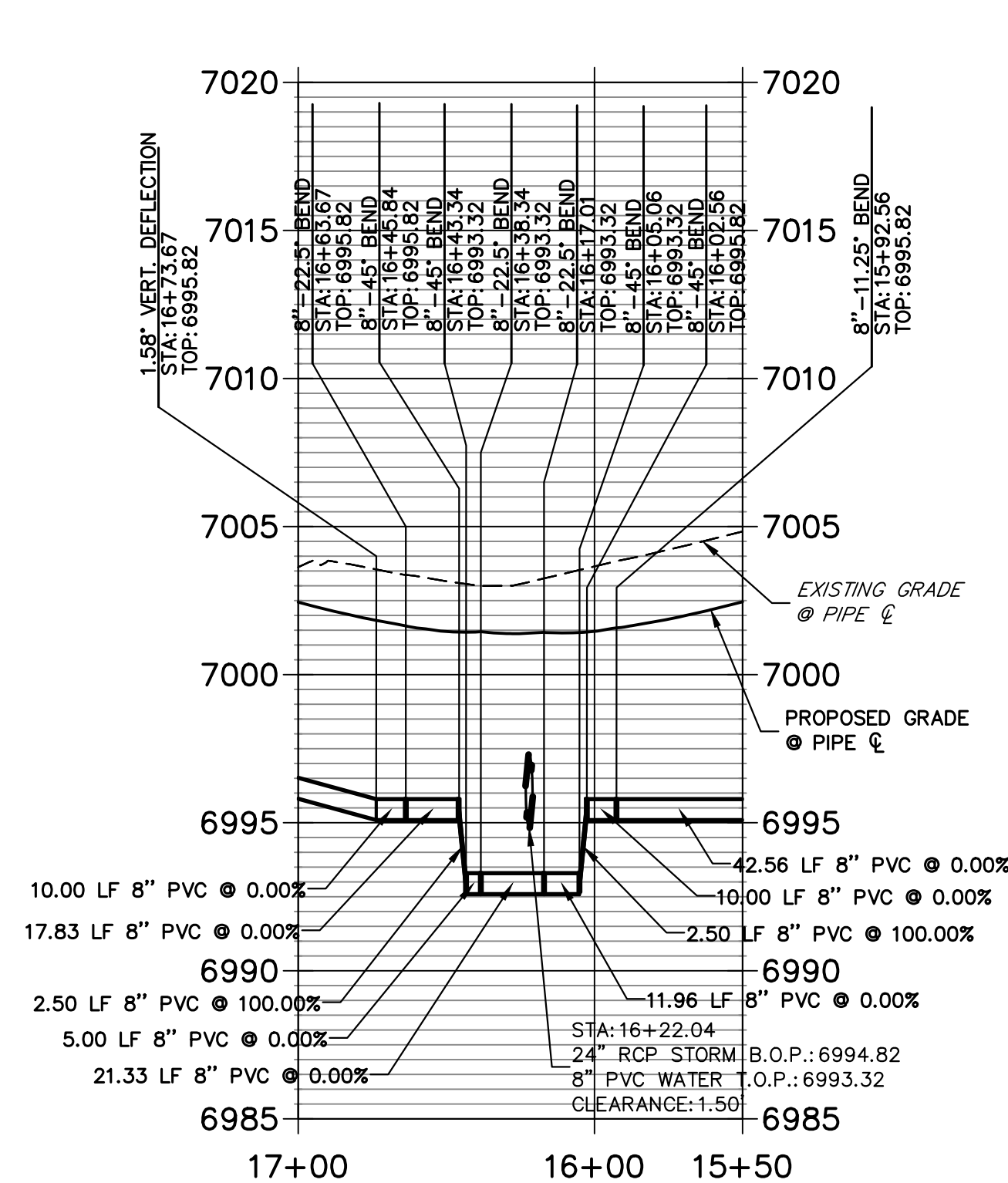
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SCALE: 1"=1000'



**WATER LOWERING 1  
STA 22+00.00 TO 23+50.00**



**WATER LOWERING 2  
STA 15+50.00 TO 17+00.00**

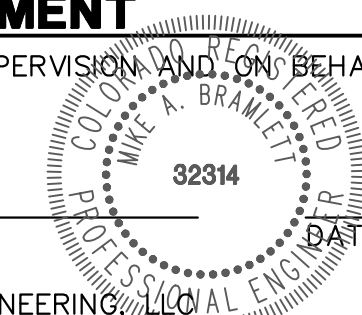


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PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEER

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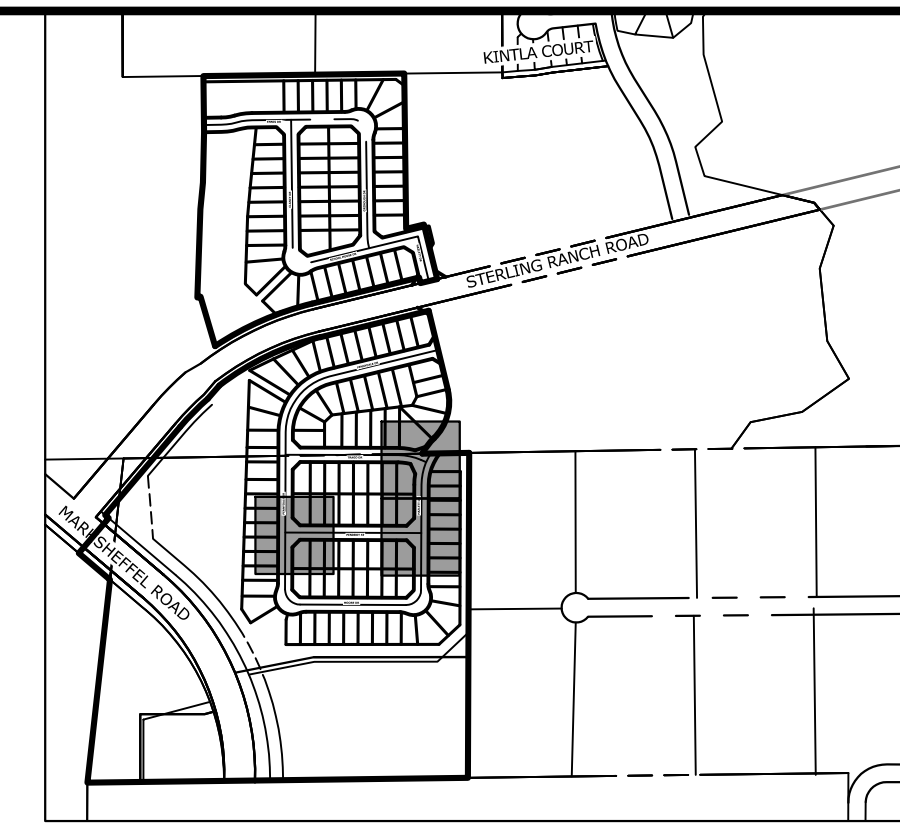
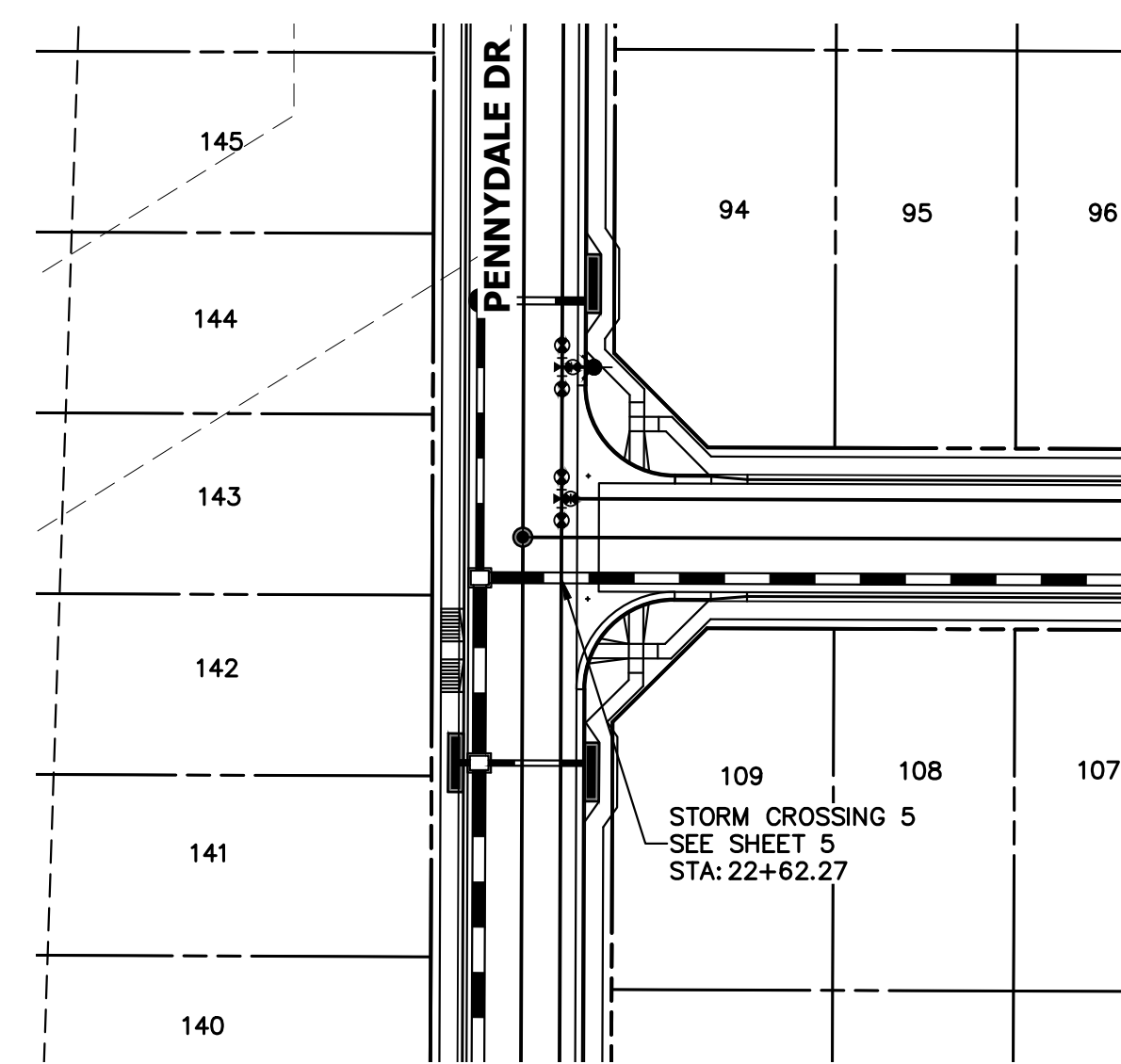
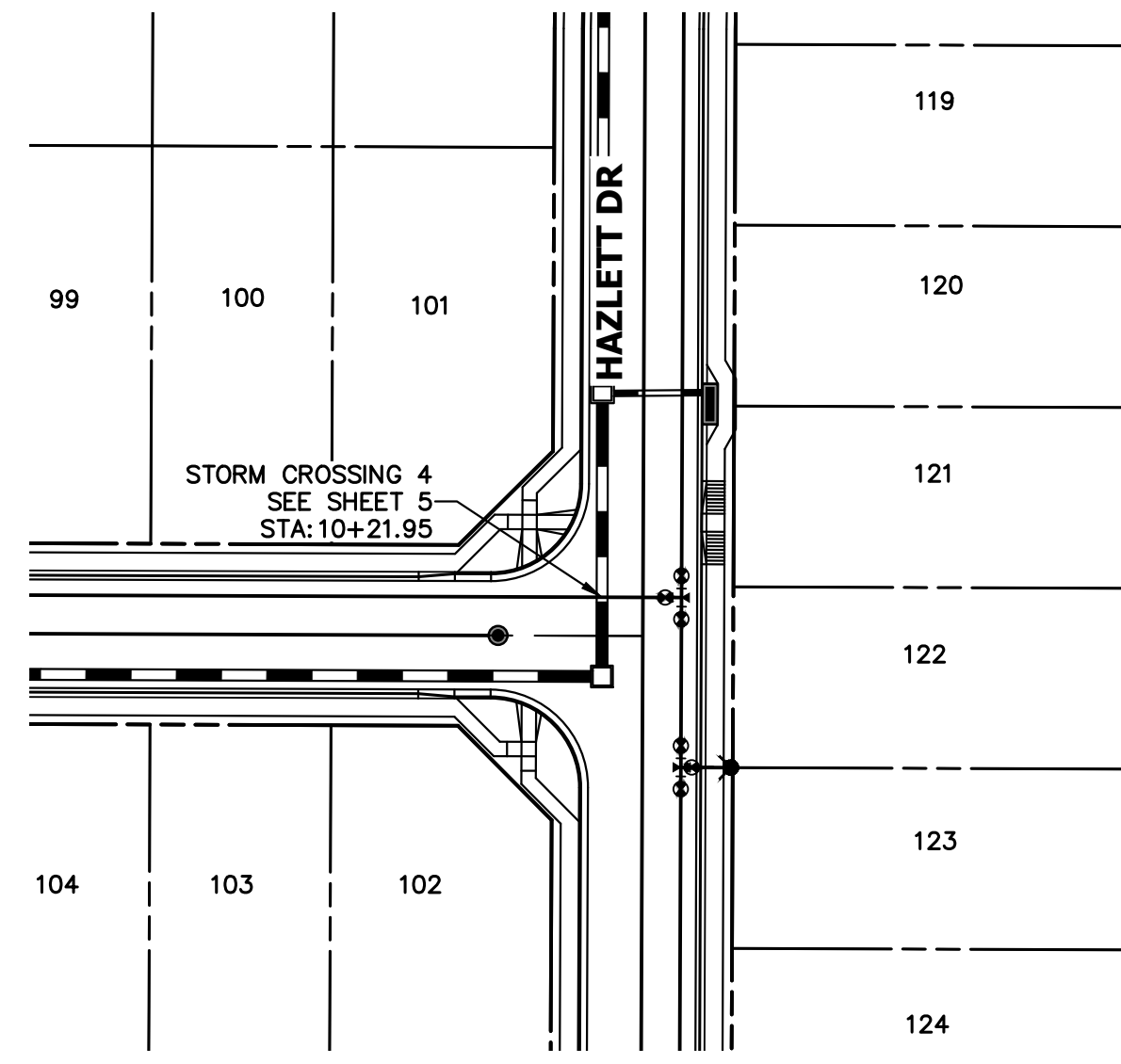
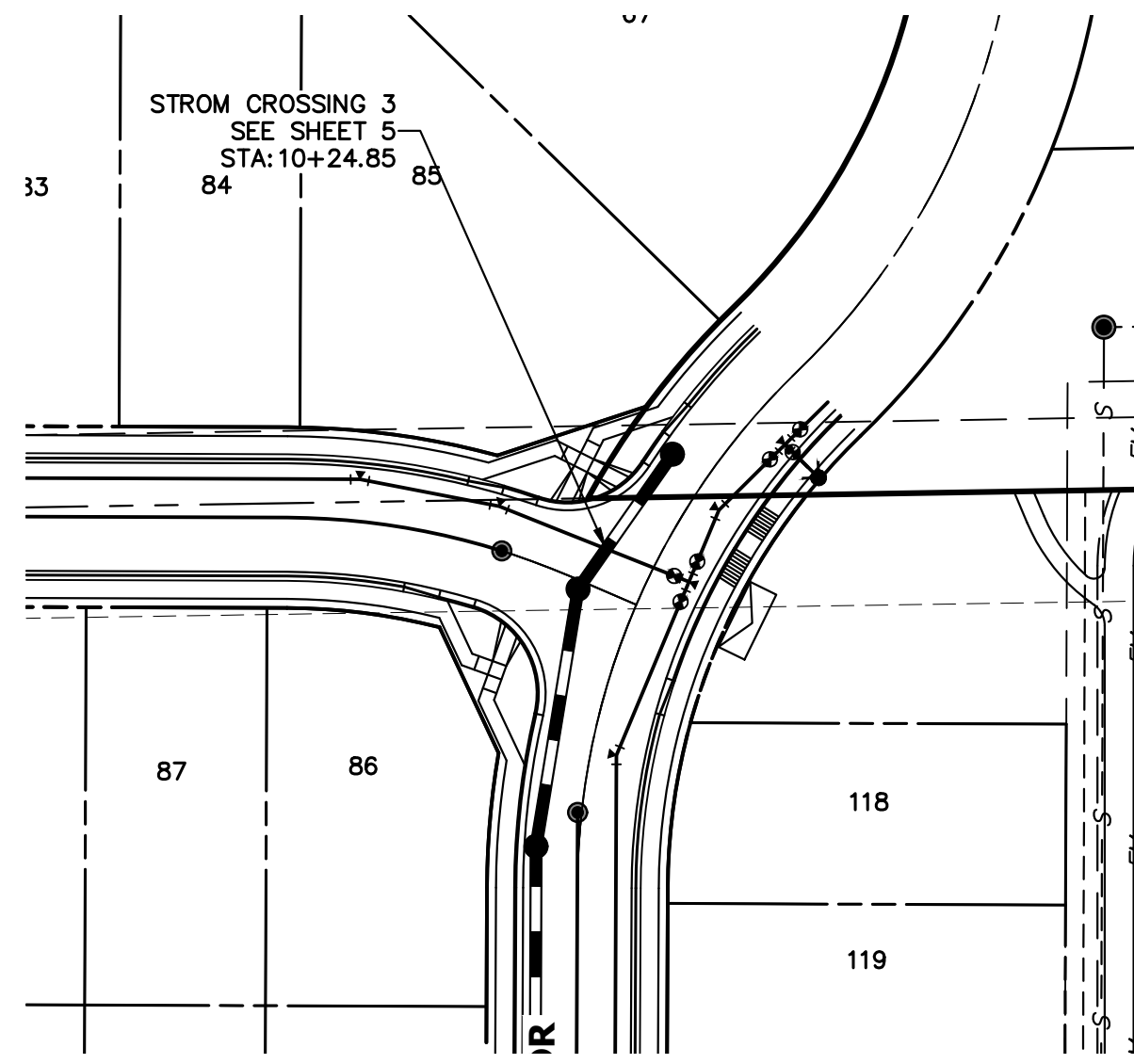
PREPARED FOR  
**SR LAND, LLC**  
20 BOULDER CRESCENT  
SUITE 201  
COLORADO SPRINGS, CO 80903  
JAMES F. MORLEY  
(719) 471-1742

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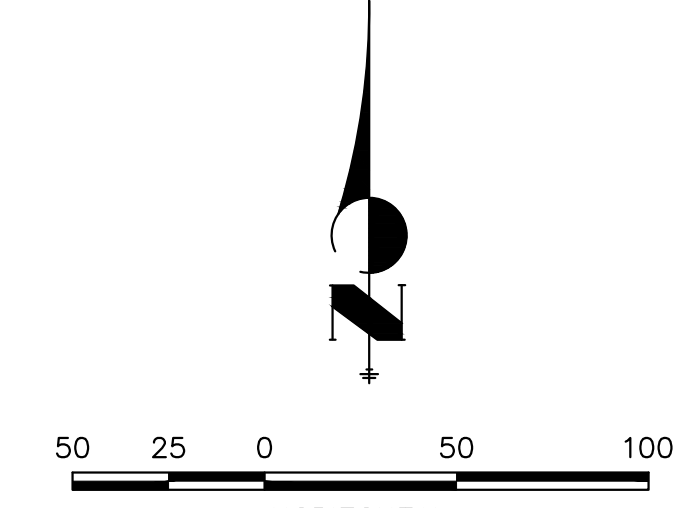
BY	DATE	No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	11/18/22	MMC	MMC	

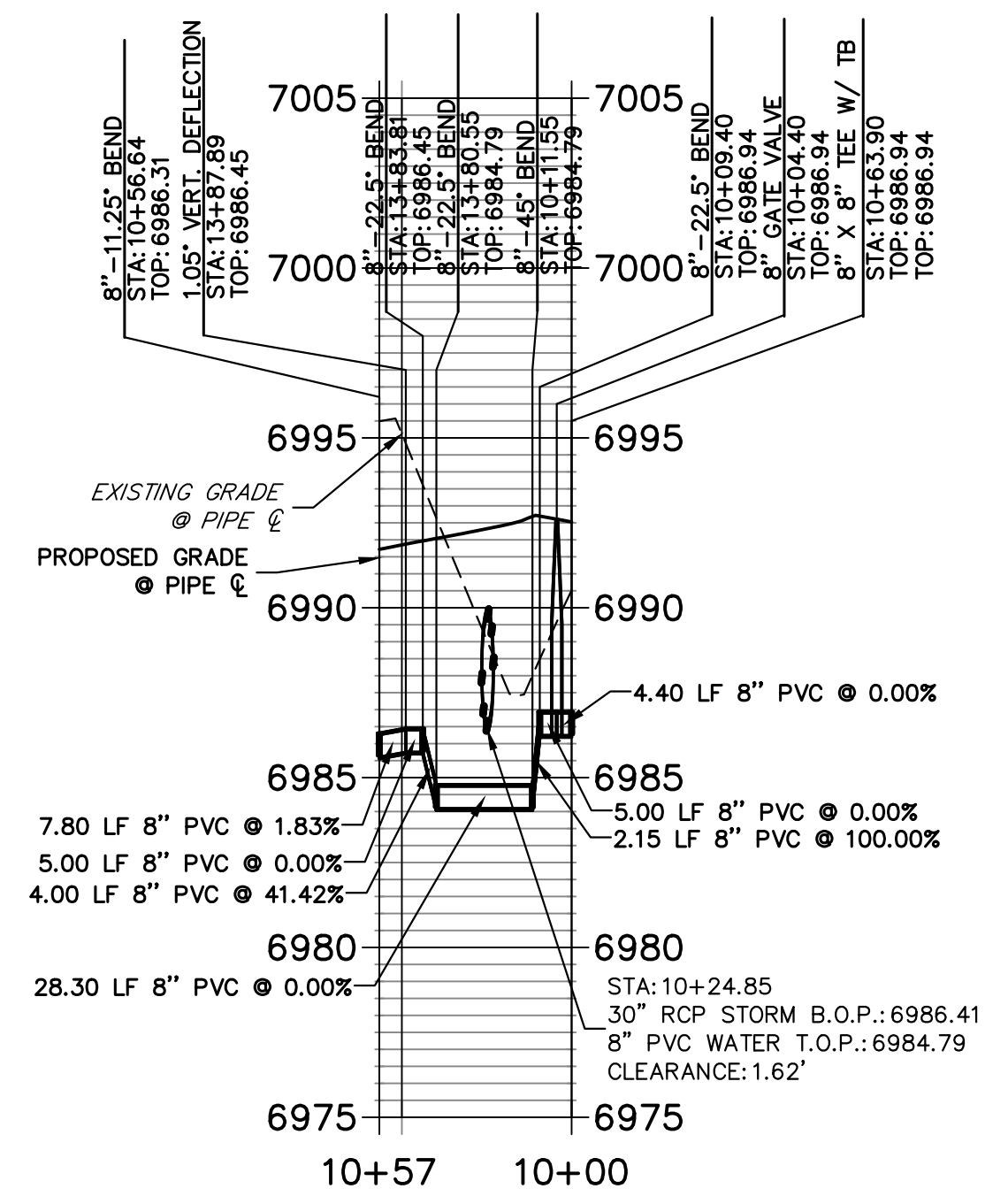
STERLING RANCH FILING 4	WATER PLAN	SHEET 4 OF 8	JOB NO. 25188.11
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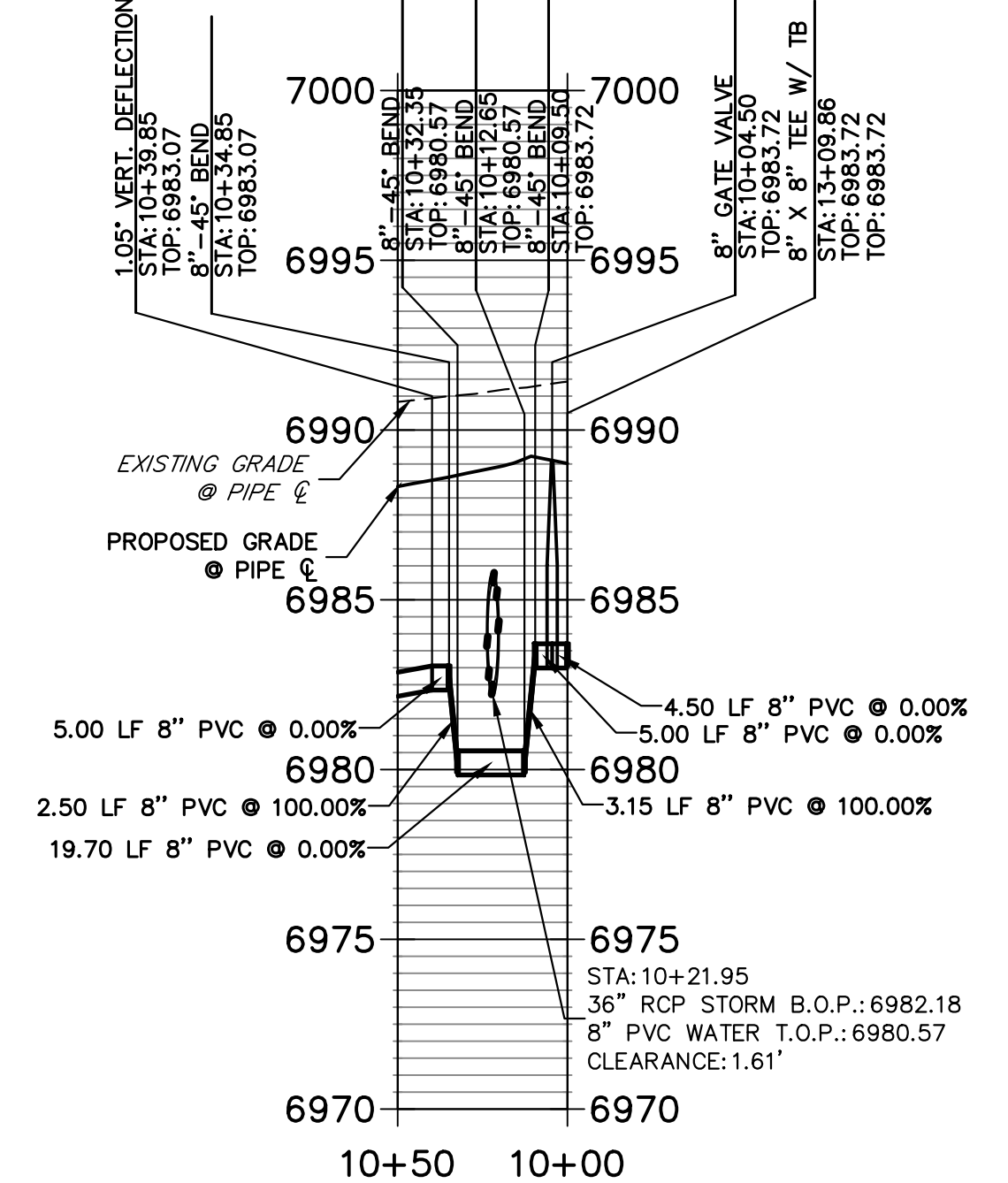
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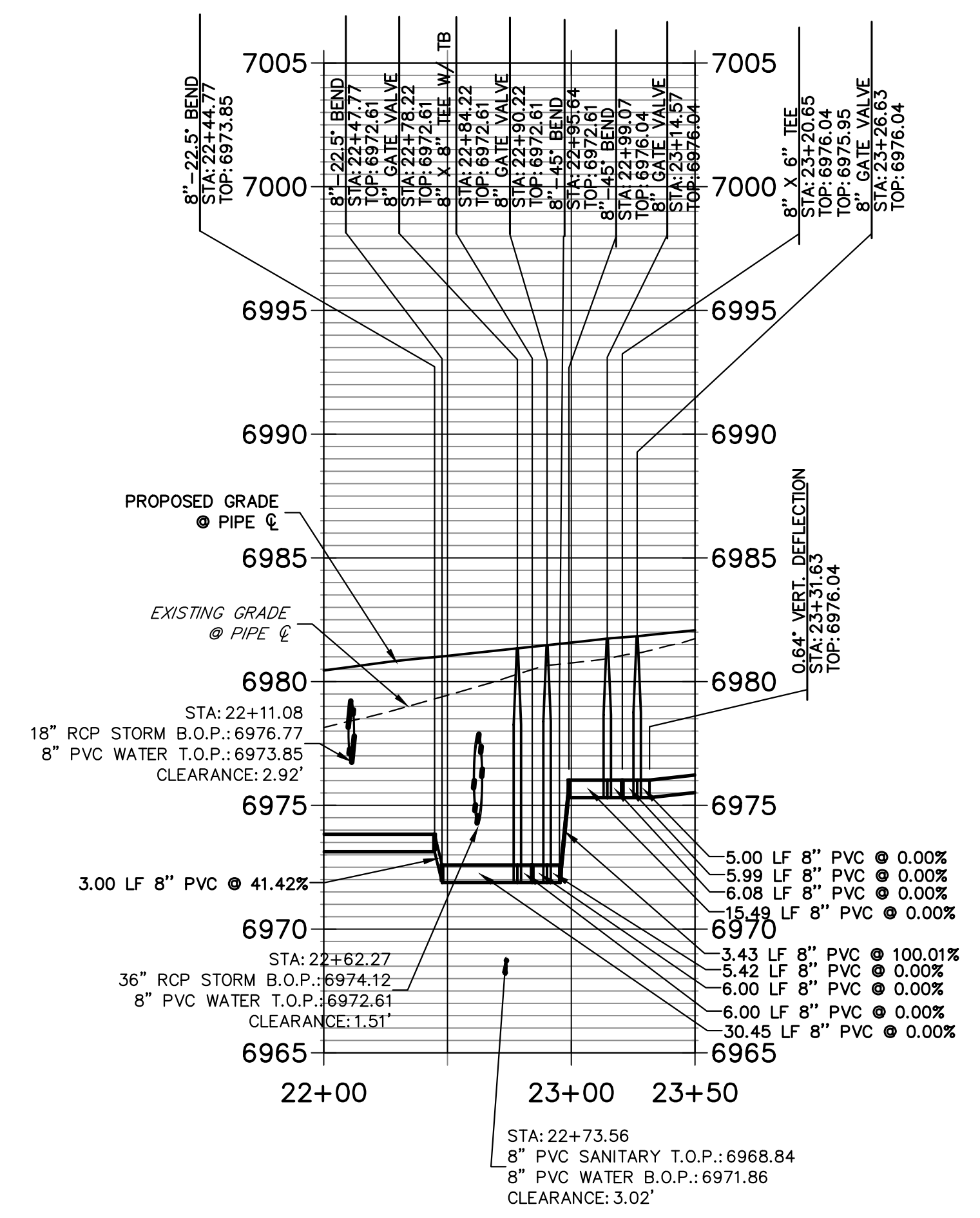
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**STA 10+00.00 TO 10+56.64**



**WATER CROSSING 4**  
**STA 10+00.00 TO 10+50.00**



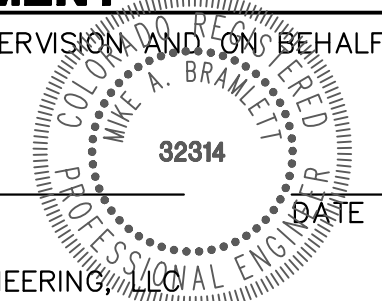
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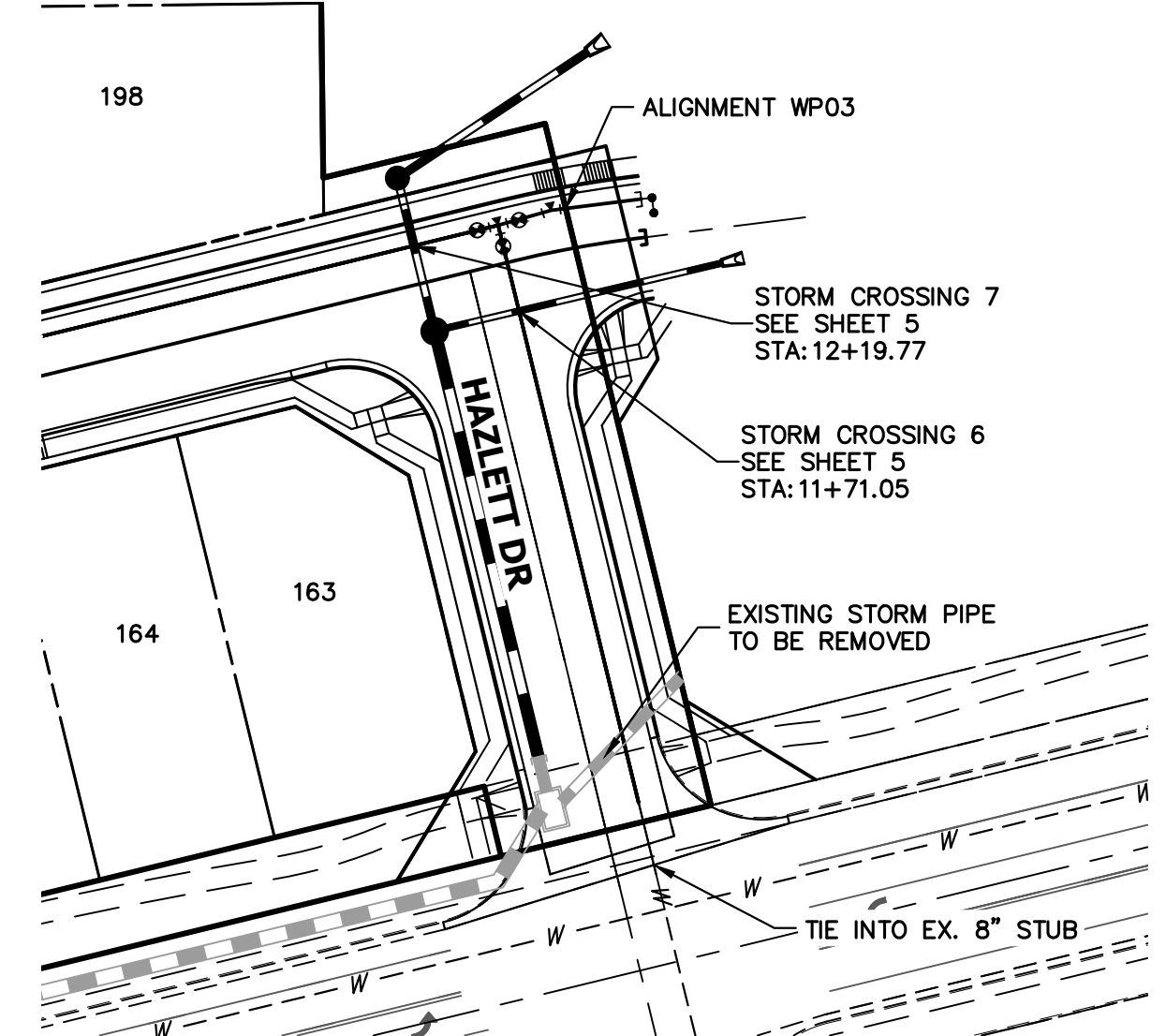
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**ENGINEER'S STATEMENT**

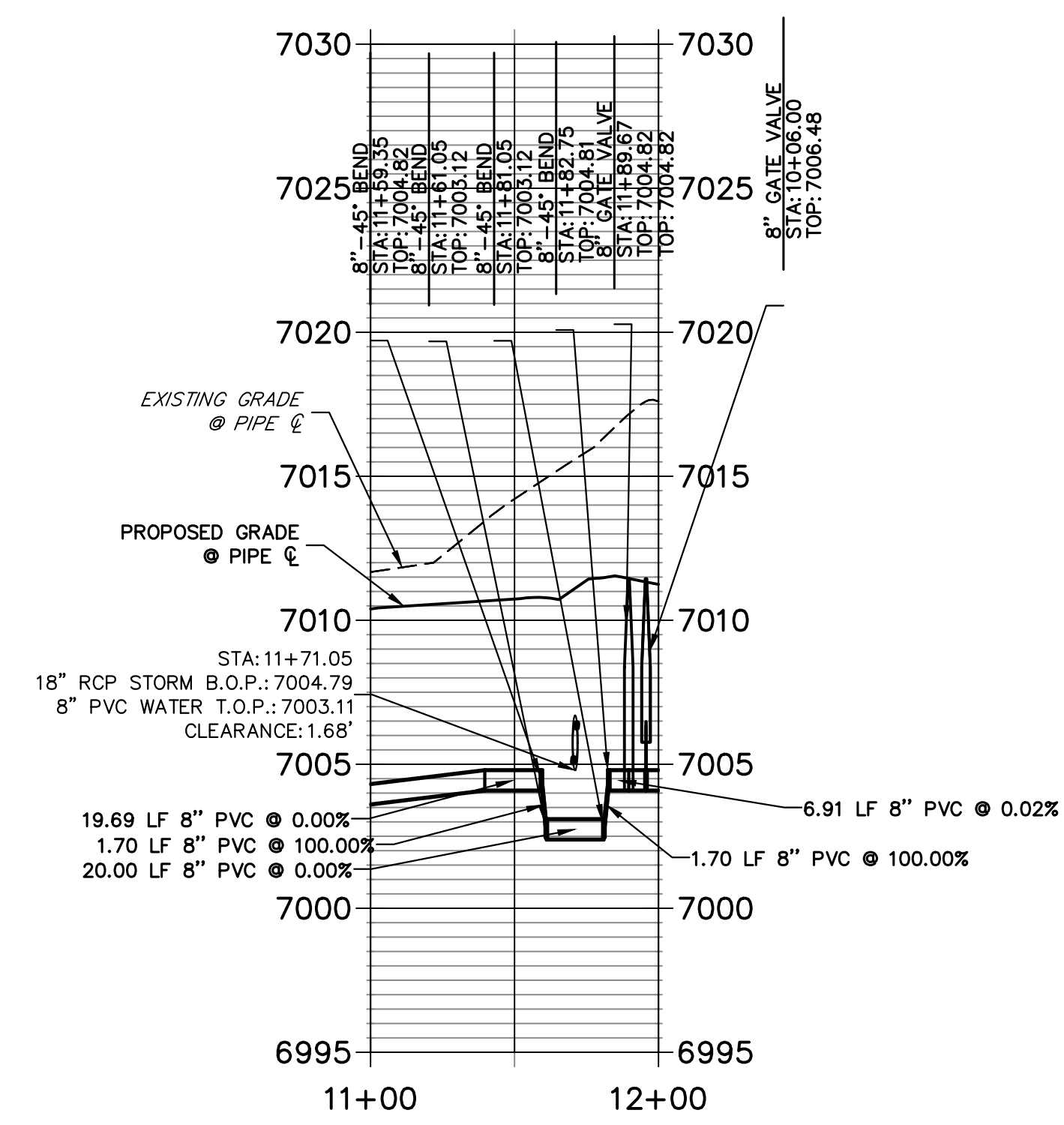
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 MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING, INC. LOCAL ENGINEER



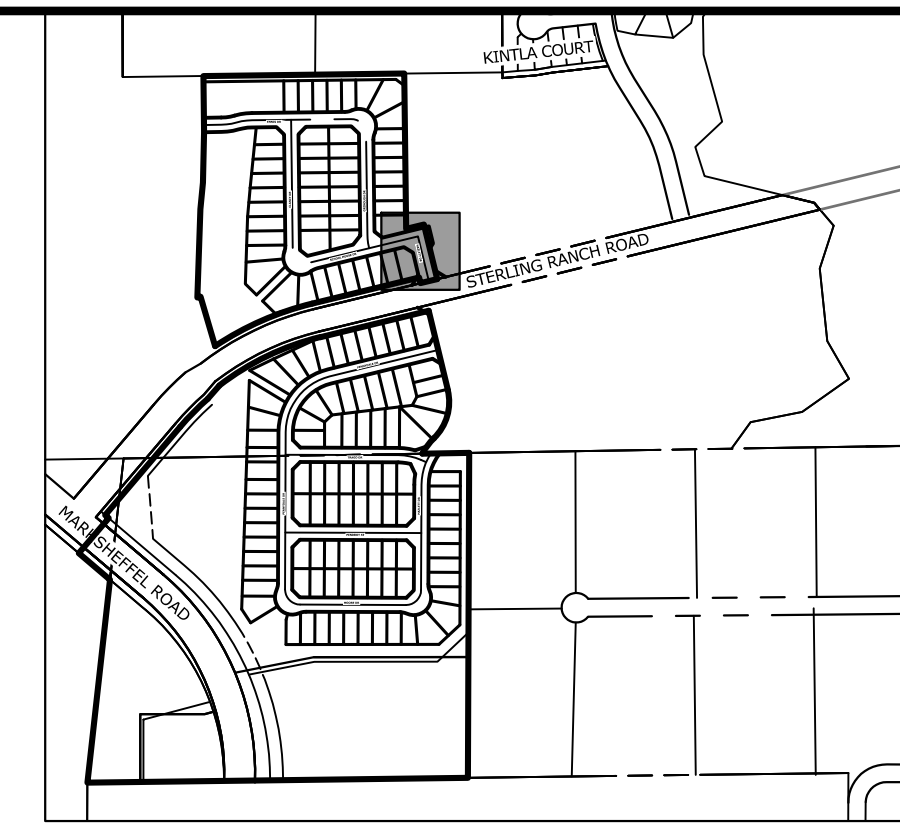
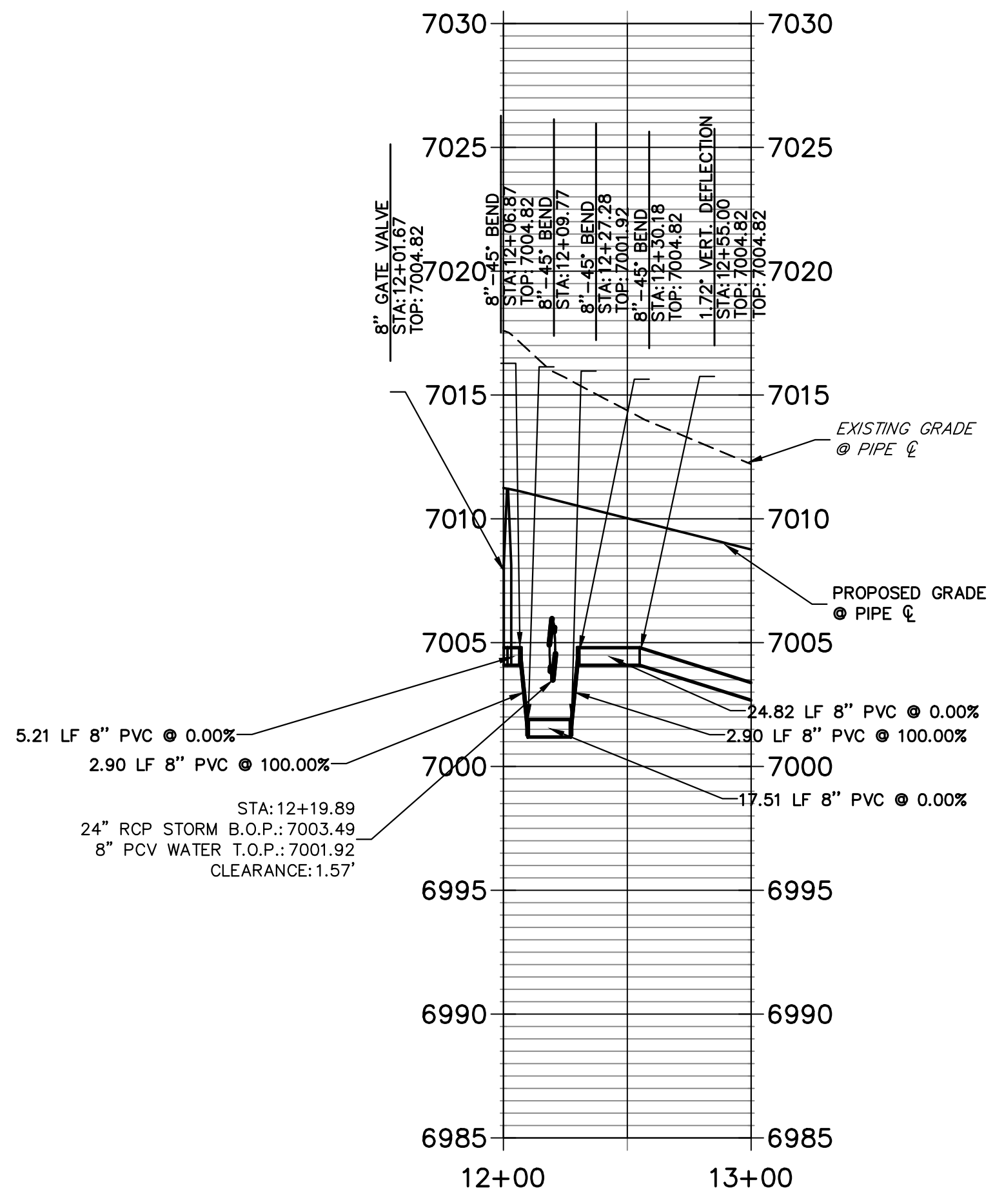
STERLING RANCH FILING 4	WATER PLAN	DESIGNED BY	MMC	DRAWN BY	MMC	CHECKED BY	
		DATE	11/18/22				
SHEET	5	OF	8	JOB NO.	25188.11	PREPARED FOR <b>SR LAND, LLC</b> 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.		<b>J.R. ENGINEERING</b> A Westman Company Centennial 300-740-9888 • Colorado Springs 719-588-2583 Fort Collins 970-491-9888 • www.jrengineering.com		BY DATE		No. REVISION H-SCALE 1"=50' V-SCALE 1"=5' DATE 11/18/22 DESIGNED BY MMC DRAWN BY MMC CHECKED BY	



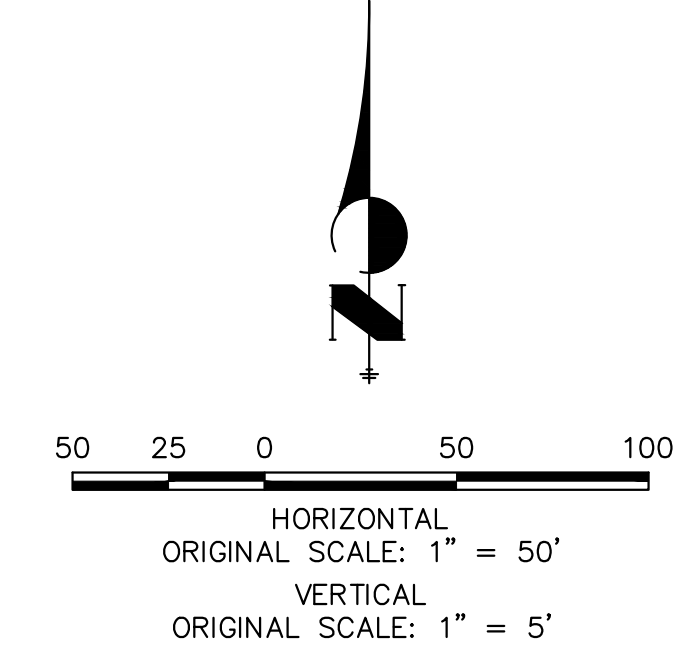
**WATER LOWERING 6  
STA 11+00.00 TO 12+00.00**



**WATER LOWERING 7  
STA 12+00.00 TO 13+00.00**



**KEY MAP**  
SCALE: 1"=1000'



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PREPARED FOR  
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STERLING RANCH FILING 4  
WATER PLAN

**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





