

STERLING RANCH FILING 4

COUNTY OF EL PASO, STATE OF COLORADO

STREET IMPROVEMENT PLAN

OCTOBER 2023

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

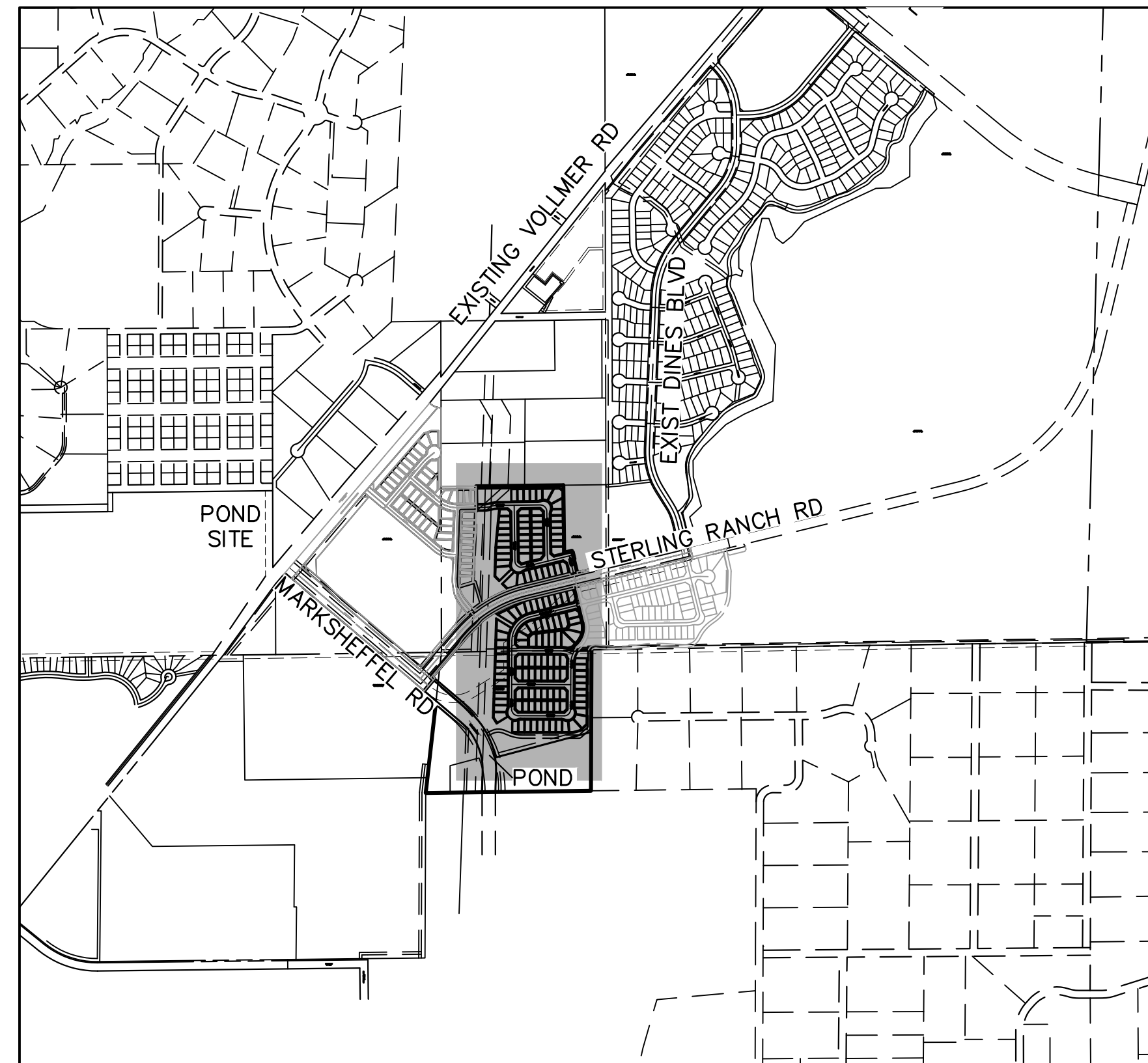
COMMUNICATIONS: QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987
AT&T (LOCATORS) (719) 635-3674

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

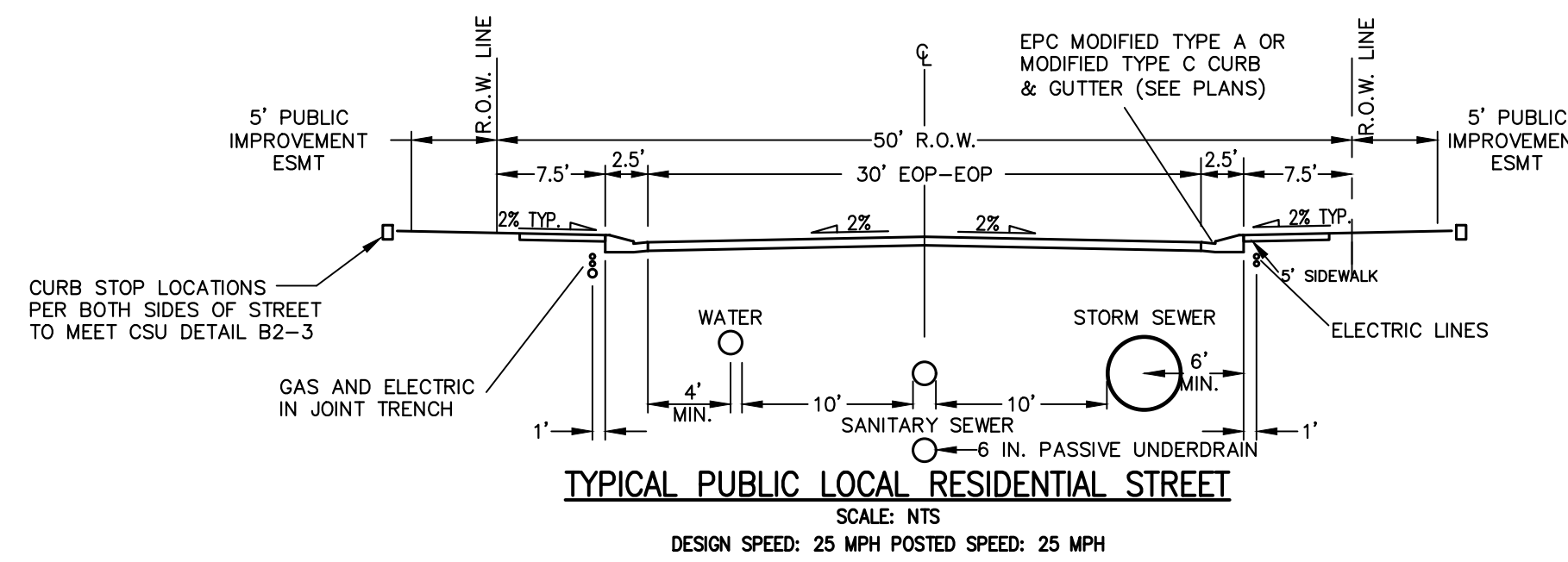
GAS: CRAIG KEIRSEY
REAL ESTATE | MAGELLAN MIDSTREAM PARTNERS, LP.
ONE WILLIAMS CENTER, OTC-8, TULSA, OK 74172
(918)-574-7986



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

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

OWNER/DEVELOPER STATEMENT

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

James F. Morley 8/14/23
 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 10/10/23
 MIKE A. BRAMLETT, P.E. DATE
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

DISTRICT APPROVALS

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

James F. Morley 8/14/23
 FOR AND ON BEHALF OF THE STERLING RANCH METRO DISTRICT DATE



Know what's below.
Call before you dig.

FILE NO. SF-22-030

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

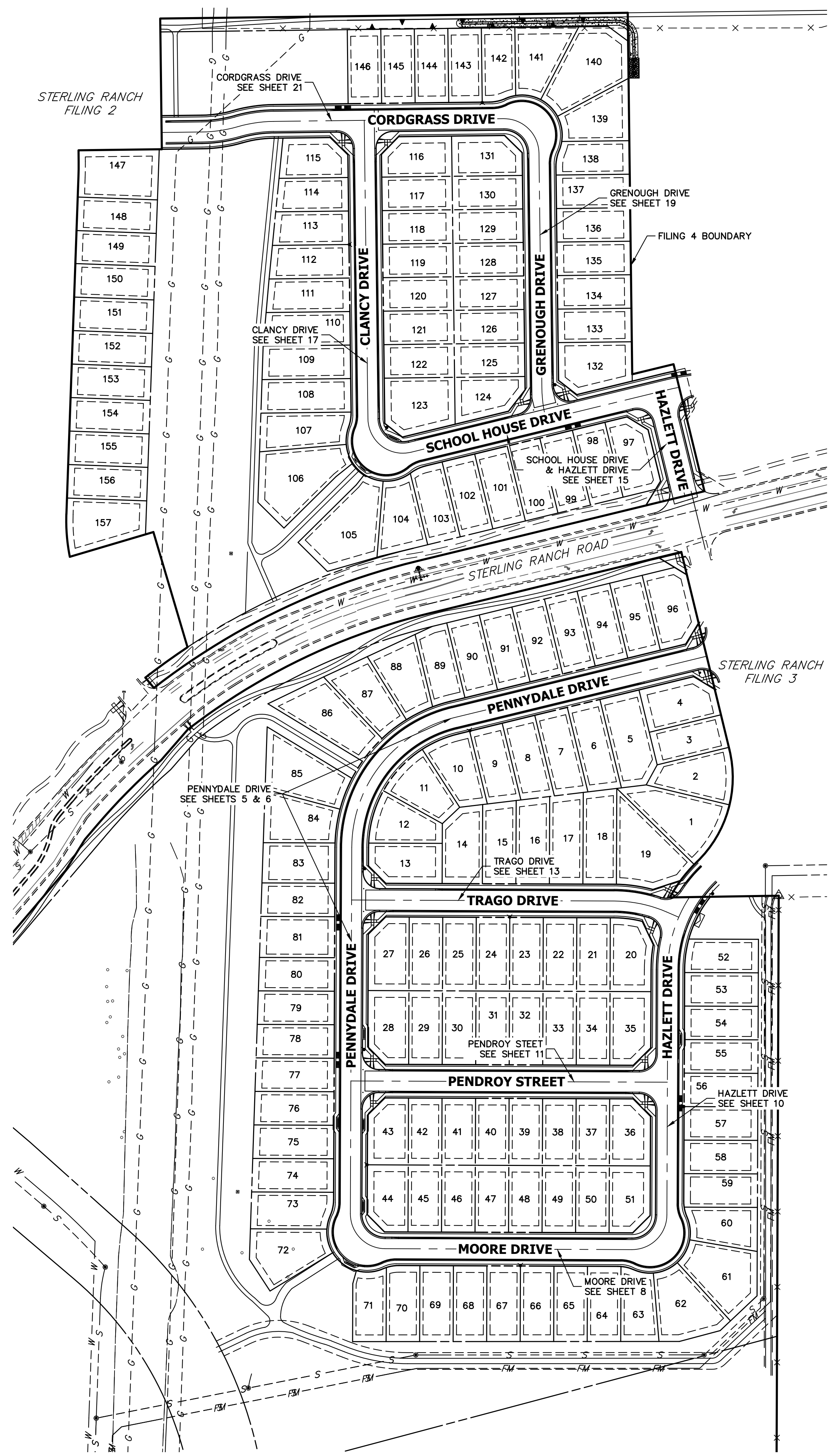
J.R. ENGINEERING
 A Westman Company
 Central 303-740-9883 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

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

STERLING RANCH FILING 4

COVER SHEET

SHEET 1 OF 25
 JOB NO. 25188.11



KEY MAP

GENERAL CONSTRUCTION NOTES:

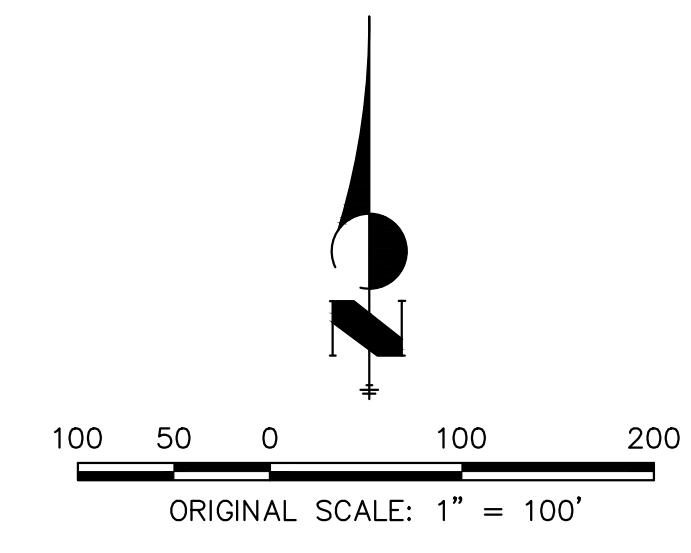
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND 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.
- ALL INLETS REQUIRE A CURB TYPE AND FL TRANSITION (LOCAL DEPRESSION) DETAILED PER CDOT (M-604-12) TYPE R INLET DETAIL. SEE JR ROADWAY PLAN SHEETS AND DETAIL SHEET.
- ALL ON-GRADE INLETS ARE TO MATCH TBC ELEVATIONS AT EACH END FOLLOWING STREET GRADES. ALL SUMP INLETS ARE TO MATCH TBC ELEVATIONS AT THE CENTER OF THE STRUCTURE. SEE STORM SEWER PLANS BY JR ENGINEERING FOR REQUIRED INLET TYPES.

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 Bramlett 32314 10/10/23

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

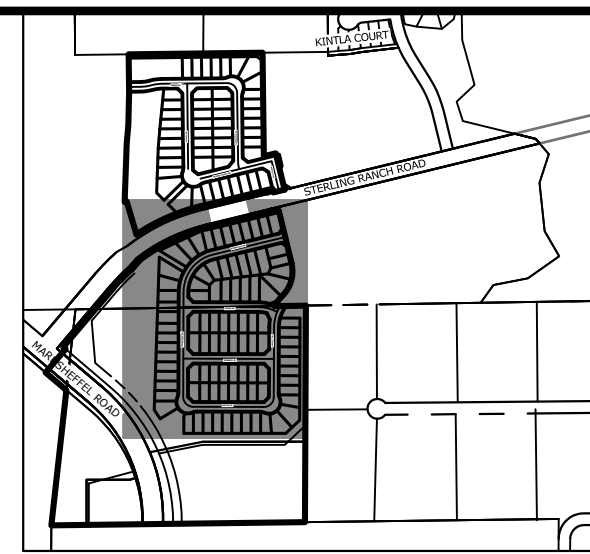
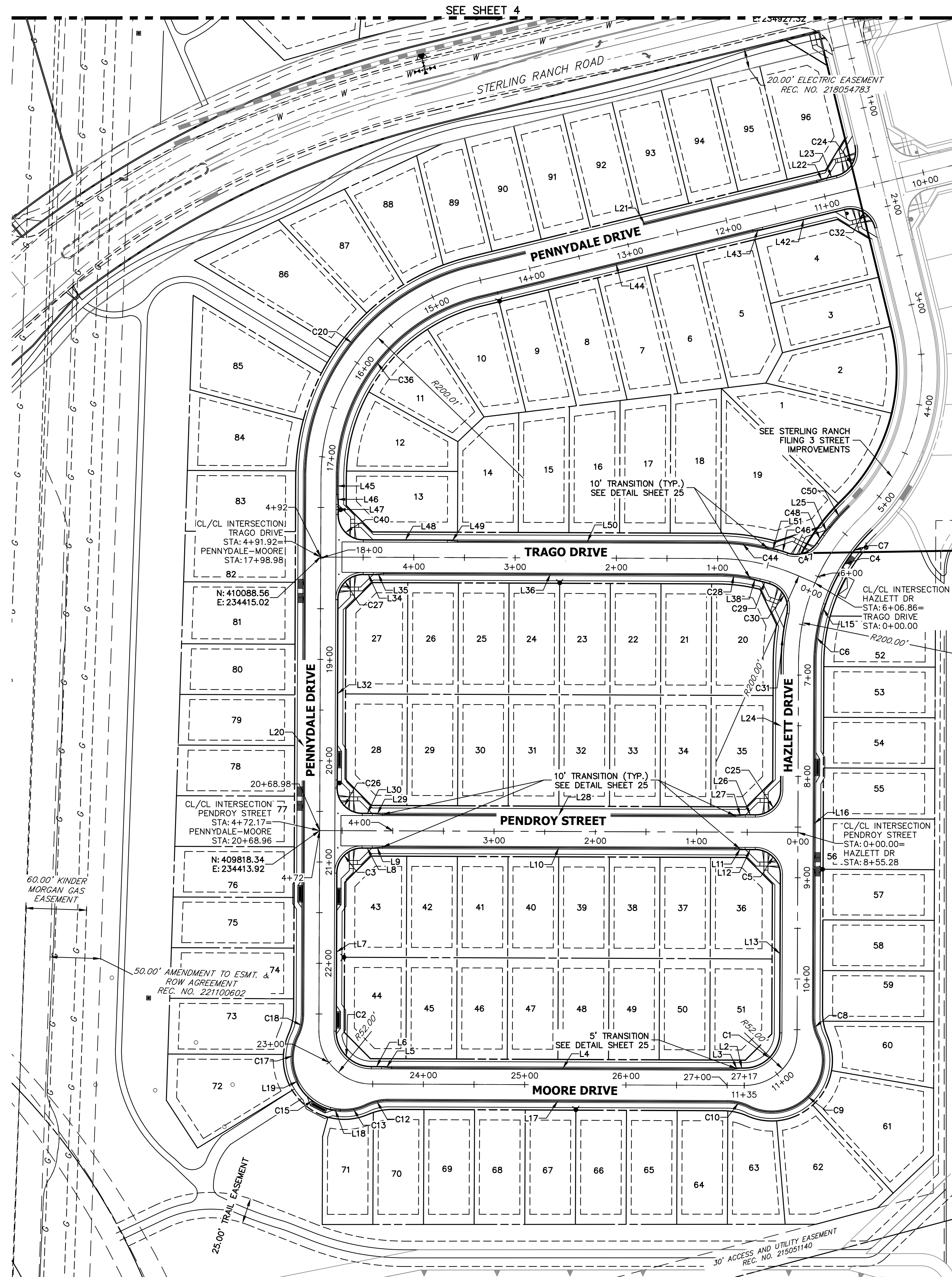
J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9383 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

H-SCALE 1"=100'
 V-SCALE N/A
 DATE 10/09/23
 DESIGNED BY XXX
 DRAWN BY WKN
 CHECKED BY

STERLING RANCH FILING 4
 GENERAL NOTES

SHEET 2 OF 25
 JOB NO. 25188.11



LINE	BEARING	DISTANCE
L2	N89°46'47"W	5.00'
L3	S80°45'42"W	5.07'
L4	N89°46'47"W	338.19'
L5	N85°01'04"W	10.03'
L6	N89°46'47"W	10.00'
L7	N00°13'13"E	156.00'
L8	S89°46'47"E	10.00'
L9	N85°27'31"E	10.03'
L10	S89°46'47"E	348.19'
L11	S85°01'04"E	10.03'
L12	S89°46'47"E	10.00'
L13	S00°13'13"W	156.00'
L14	N13°37'47"W	95.99'
L15	S21°42'31"W	10.06'
L16	S00°13'13"W	349.31'
L17	N89°46'47"W	335.01'
L18	N84°53'33"W	10.10'
L19	N21°04'53"W	10.10'
L20	N00°13'13"E	529.92'
L21	N76°19'20"E	350.69'
L22	N71°33'38"E	10.03'
L23	N76°19'20"E	10.00'
L24	S00°13'13"W	125.89'
L25	N41°50'07"E	10.05'
L26	N89°46'47"W	10.00'
L27	S85°27'31"W	10.03'
L28	N89°46'47"W	348.19'
L29	N85°01'04"W	10.03'
L30	N89°46'47"W	10.00'
L32	N00°13'13"E	186.00'
L34	S89°46'47"E	10.00'
L35	N85°27'31"E	10.03'
L36	S89°46'47"E	329.62'
L38	S73°19'49"E	10.06'
L42	S76°19'20"W	83.00'
L43	S81°05'03"W	10.03'
L44	S76°19'20"W	277.69'
L45	S00°13'13"W	16.51'
L46	S04°32'29"E	10.03'
L47	S00°13'13"W	10.00'
L48	S89°46'47"E	83.00'
L49	S85°01'04"E	10.03'

CURVE	DELTA	RADIUS	LENGTH
C1	89°59'56"	35.00'	54.98'
C2	90°00'00"	35.00'	54.98'
C3	90°00'00"	25.00'	39.27'
C4	27°25'05"	183.00'	87.57'
C5	90°00'00"	25.00'	39.27'
C6	15°09'32"	184.01'	48.68'
C7	27°25'05"	183.00'	87.57'
C8	25°50'32"	48.83'	22.02'
C9	141°41'05"	51.17'	126.53'
C10	25°50'32"	48.83'	22.02'
C12	25°50'32"	48.83'	22.02'
C13	29°50'21"	51.17'	26.65'
C15	43°11'47"	52.00'	39.20'
C17	46°15'13"	51.17'	41.31'
C18	25°50'32"	48.83'	22.02'
C20	76°06'08"	216.17'	287.12'
C24	90°00'01"	25.00'	39.27'
C25	90°00'00"	25.00'	39.27'
C26	90°00'00"	25.00'	39.27'
C27	90°00'00"	25.00'	39.27'
C28	10°08'03"	183.83'	32.52'
C29	3°07'51"	183.00'	10.00'
C30	86°21'35"	25.02'	37.71'
C31	12°48'58"	217.00'	48.54'
C32	90°00'00"	25.00'	39.27'
C36	76°06'07"	183.83'	244.17'
C40	90°00'00"	25.00'	39.27'
C44	13°21'42"	216.17'	50.41'
C46	2°46'35"	206.40'	10.00'
C47	75°45'12"	25.00'	33.05'

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike Bramlett 32314 10/10/23

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

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.

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 20 BOULDER CRESCENT SUITE 200
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 Fort Collins 970-491-9888 • www.jrengineering.com

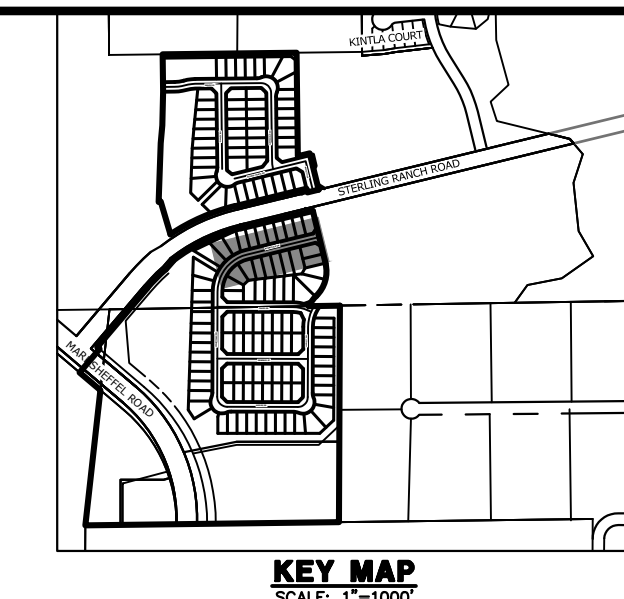
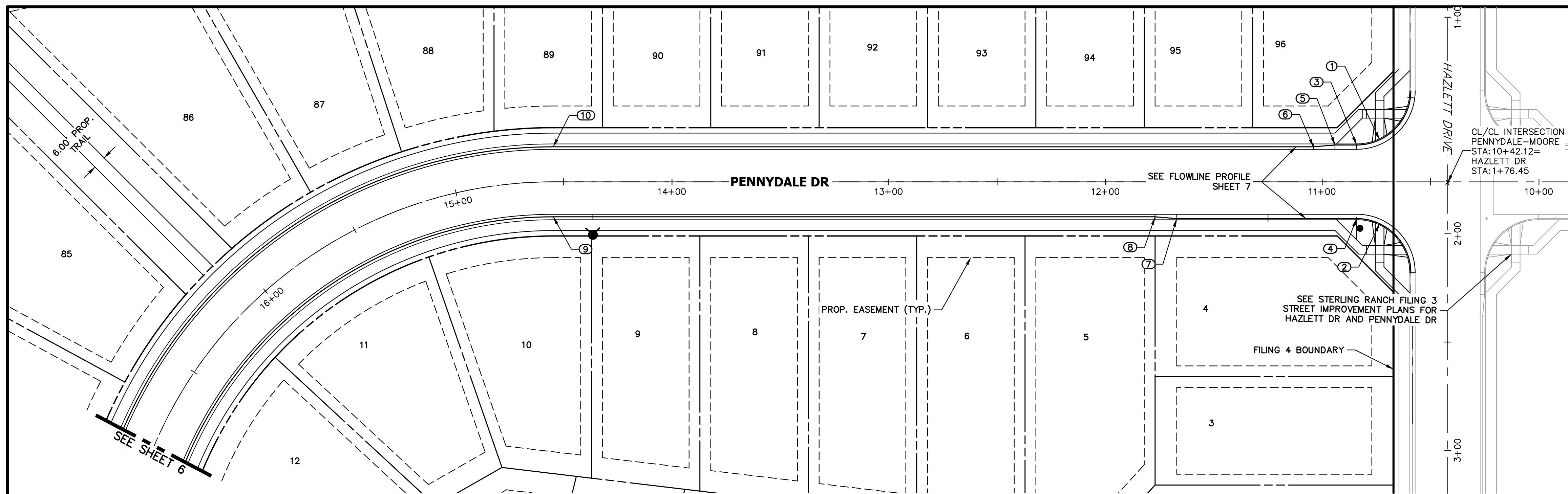
BY DATE

No. REVISION

H-SCALE 1"=60'
 V-SCALE N/A
 DATE 10/09/23
 DESIGNED BY XXX
 DRAWN BY WKN
 CHECKED BY

STERLING RANCH FILING 4
 HORIZONTAL CONTROL

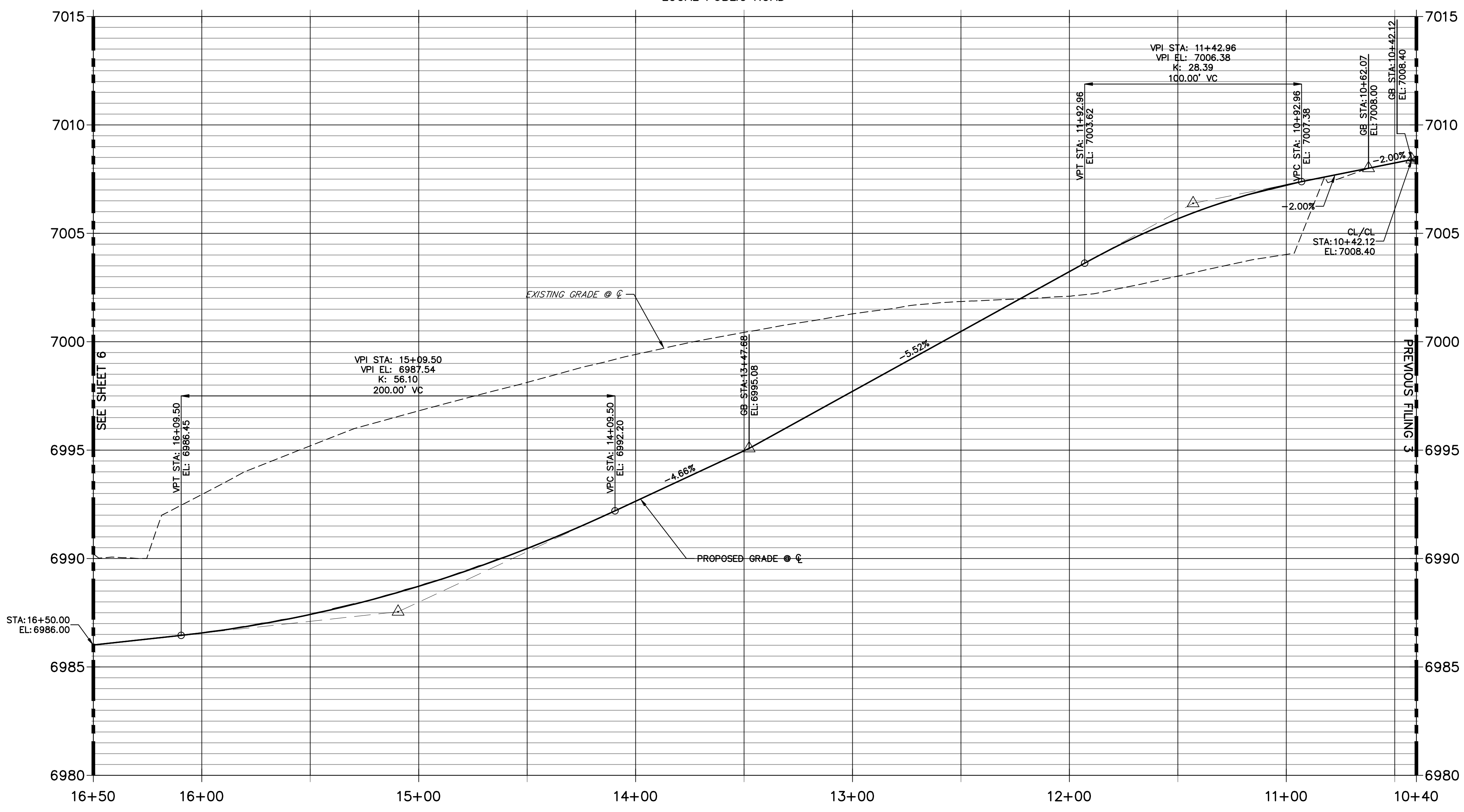
SHEET 3 OF 25
 JOB NO. 25188.11



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
1	10+73.52	19.36' (RT)	PENNYDALE-MOORE	7008.38	HC RAMP MID PT
2	10+73.52	19.36' (LT)	PENNYDALE-MOORE	7007.50	HC RAMP MID PT
3	10+84.12	17.00' (RT)	PENNYDALE-MOORE	7008.16	PCR
4	10+84.12	17.00' (LT)	PENNYDALE-MOORE	7007.44	PCR
5	10+94.12	17.00' (RT)	PENNYDALE-MOORE	7007.86	CURB TRANSITION
6	11+04.12	16.17' (RT)	PENNYDALE-MOORE	7007.35	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+40.00 TO 16+50.00**

LOCAL PUBLIC ROAD



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

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

 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC.
 DATE: 10/10/23

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

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

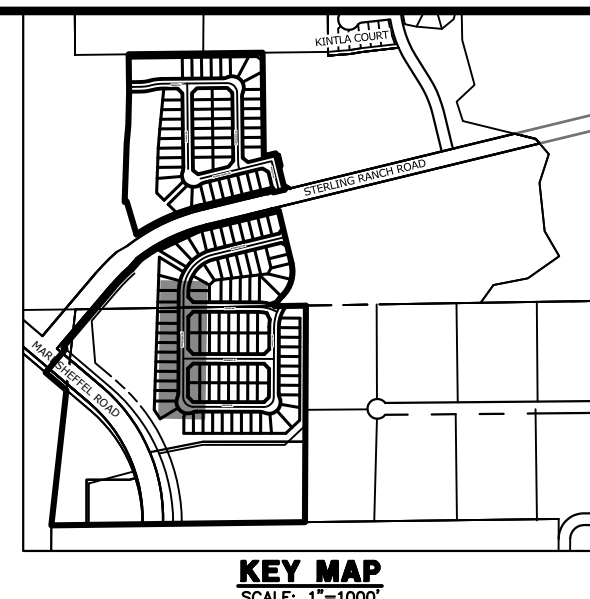
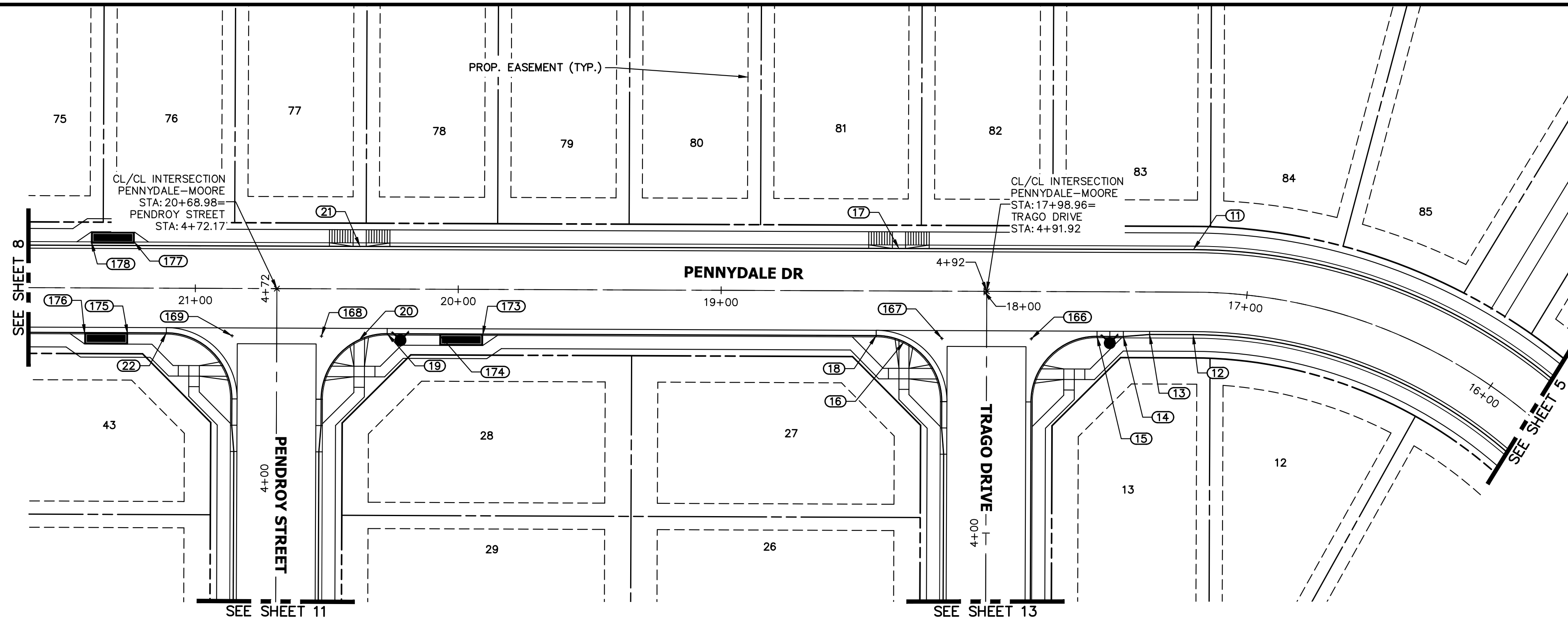
J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

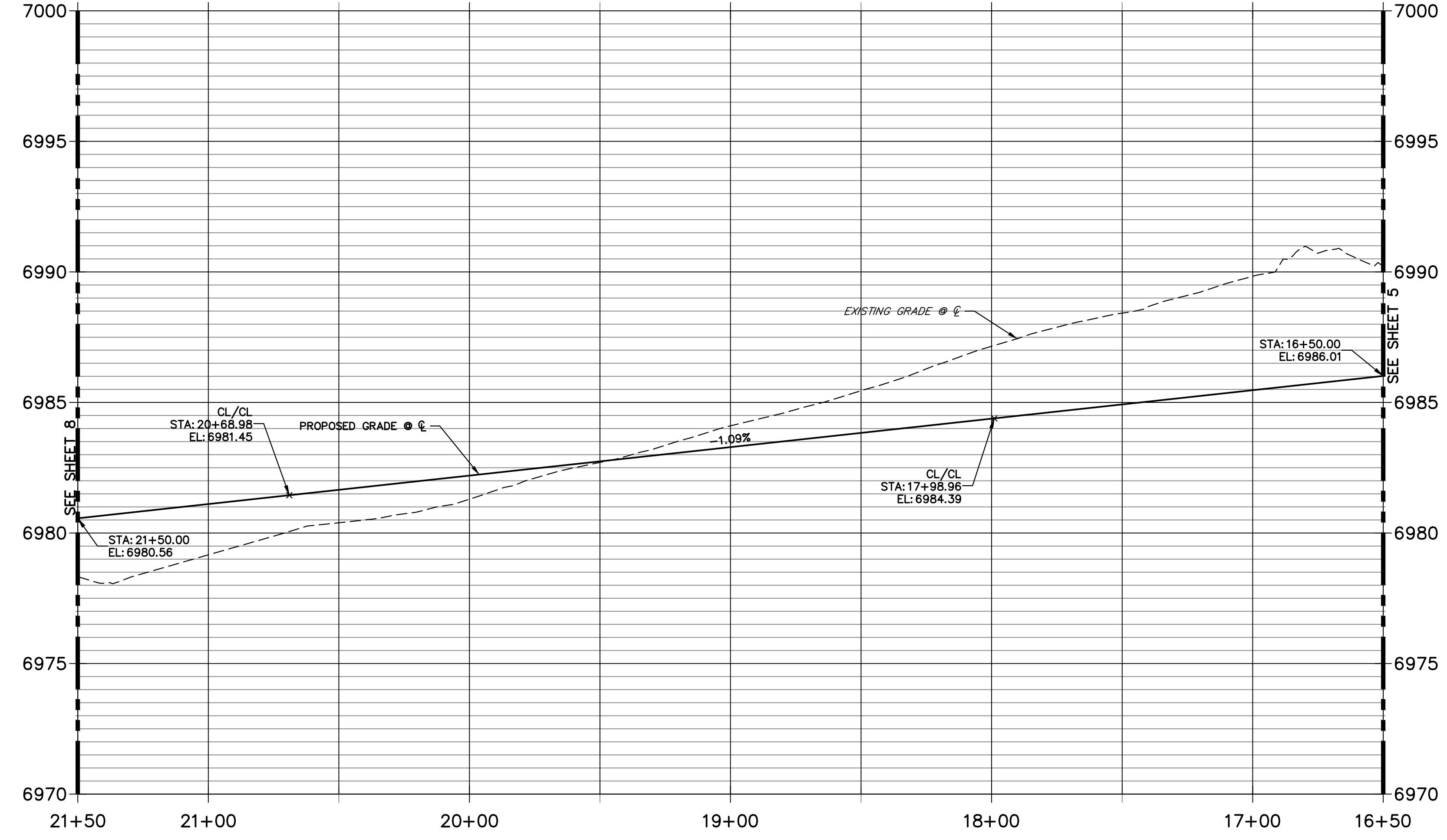
H-SCALE 1"=30'
 V-SCALE 1"=3'
 DATE 10/09/23
 DESIGNED BY XXX
 DRAWN BY WKN
 CHECKED BY

STERLING RANCH FILING 4
STREET IMPROVEMENT PLAN

SHEET 5 OF 25
 JOB NO. 25188.11



PENNYDALE PROFILE (2)
STA 16+50.00 TO 21+50.00
 LOCAL PUBLIC ROAD



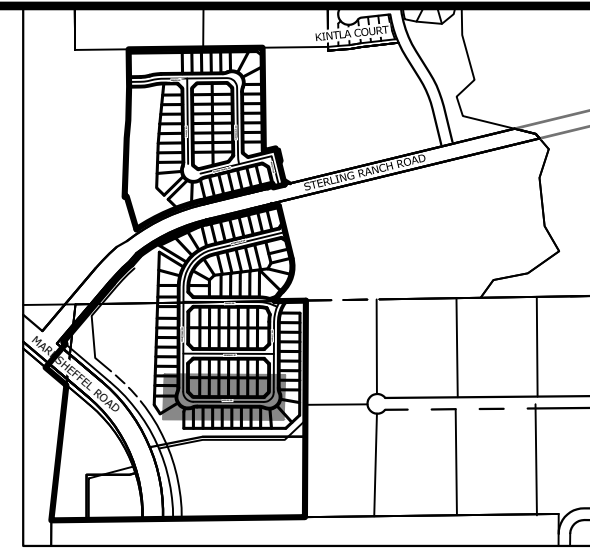
POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
11	17+20.46	16.17' (RT)	PENNYDALE-MOORE	6984.85	PT
12	17+20.46	16.17' (LT)	PENNYDALE-MOORE	6984.85	PT
13	17+36.97	16.17' (LT)	PENNYDALE-MOORE	6984.71	CURB TRANSITION
14	17+46.97	17.00' (LT)	PENNYDALE-MOORE	6984.65	CURB TRANSITION
15	17+56.97	17.00' (LT)	PENNYDALE-MOORE	6984.63	PCR
16	18+30.40	19.34' (LT)	PENNYDALE-MOORE	6983.75	HC RAMP MID PT
17	18+32.43	16.17' (RT)	PENNYDALE-MOORE	6983.79	HC RAMP MID PT
18	18+40.97	17.00' (LT)	PENNYDALE-MOORE	6983.58	PCR
19	20+26.97	16.99' (LT)	PENNYDALE-MOORE	6981.52	PCR
20	20+37.54	19.35' (LT)	PENNYDALE-MOORE	6981.49	HC RAMP MID PT
21	20+37.43	16.18' (RT)	PENNYDALE-MOORE	6981.40	HC RAMP MID PT
22	21+10.97	16.99' (LT)	PENNYDALE-MOORE	6980.64	PCR
166	17+81.97	18.00' (LT)	PENNYDALE-MOORE	6984.18	FL-FL INTERCEPT
167	18+15.97	18.00' (LT)	PENNYDALE-MOORE	6983.79	FL-FL INTERCEPT
173	19+90.63	17.49' (LT)	PENNYDALE-MOORE	6982.35	INLET SIDE TBC
174	20+06.97	17.49' (LT)	PENNYDALE-MOORE	6982.18	INLET SIDE TBC
175	21+25.67	17.49' (LT)	PENNYDALE-MOORE	6980.95	INLET SIDE TBC
176	21+42.01	17.49' (LT)	PENNYDALE-MOORE	6980.73	INLET SIDE TBC
177	21+23.28	17.51' (RT)	PENNYDALE-MOORE	6980.96	INLET SIDE TBC
178	21+39.61	17.51' (RT)	PENNYDALE-MOORE	6980.78	INLET SIDE TBC

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

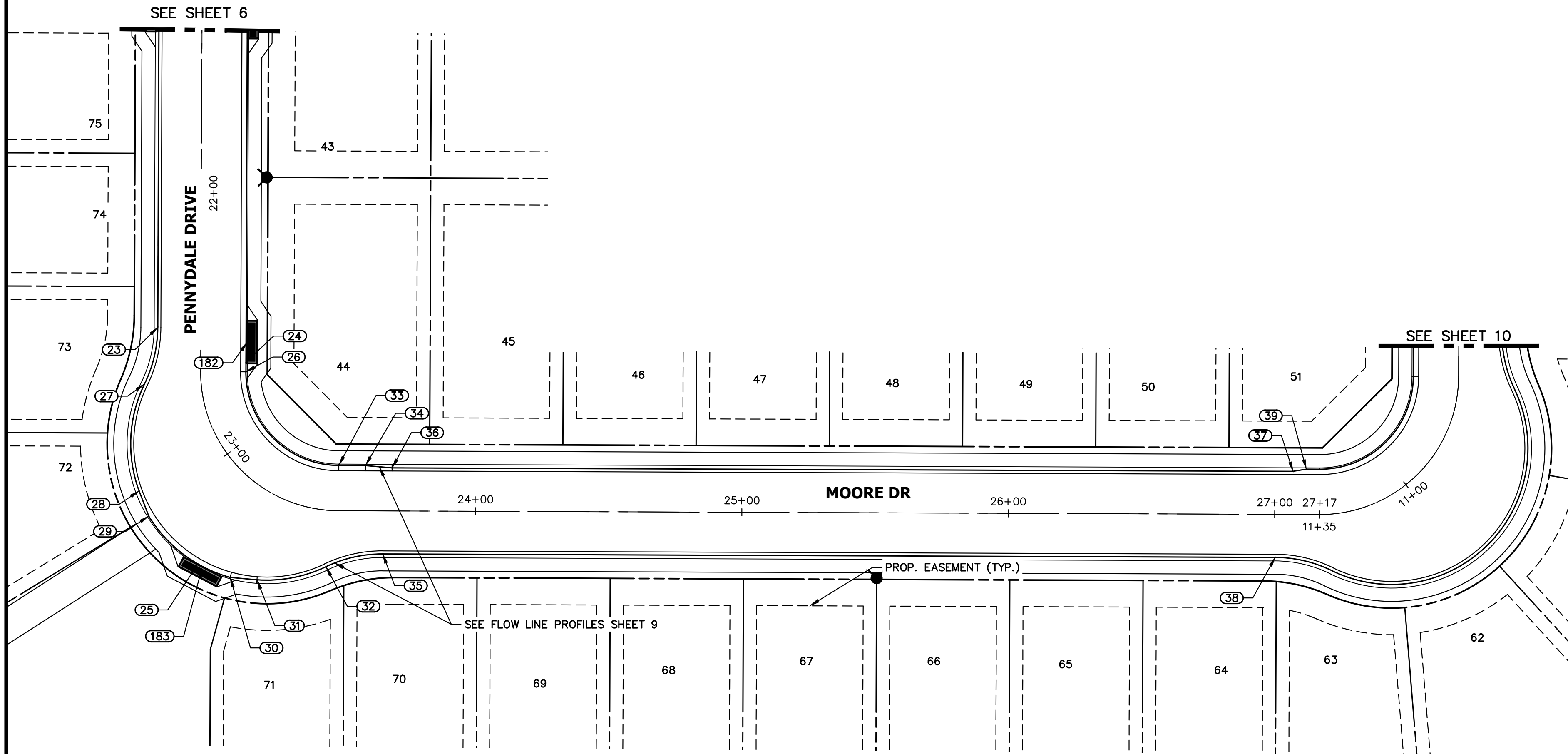
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LLC
 10/10/23
 DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE DESIGNATED BY WRITTEN AUTHORIZATION.
 PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT SUITE 200
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY (719) 471-1742
J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com
 BY DATE
 No. REVISION
 H-SCALE 1"=30'
 V-SCALE 1"=3'
 DATE 10/09/23
 DESIGNED BY XXX
 DRAWN BY WKN
 CHECKED BY
STERLING RANCH FILING 4
STREET IMPROVEMENT PLAN
 SHEET 6 OF 25
 JOB NO. 25188.11

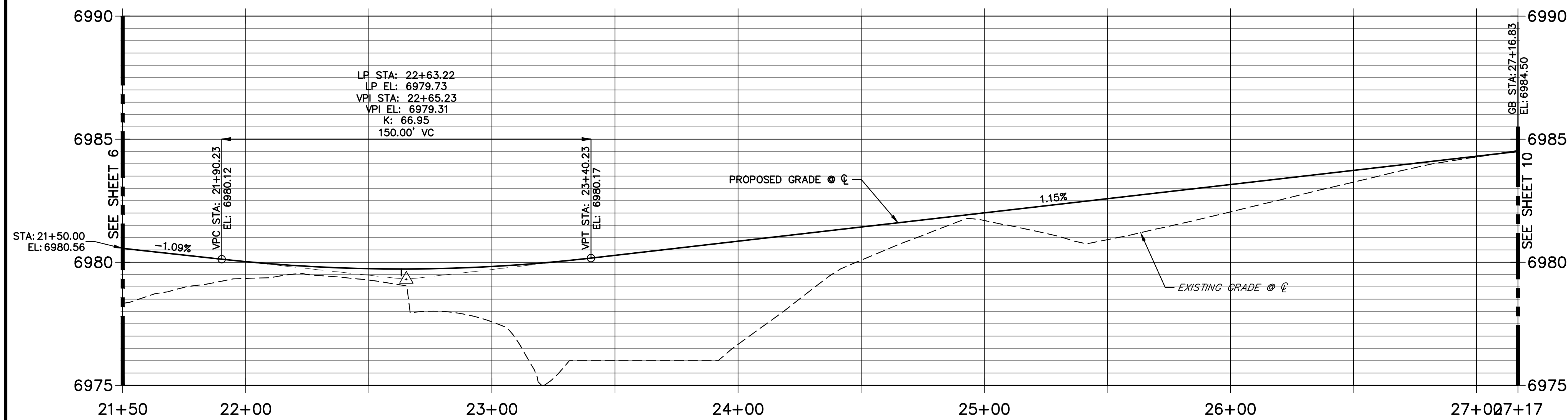


KEY MAP
SCALE: 1"=1000'

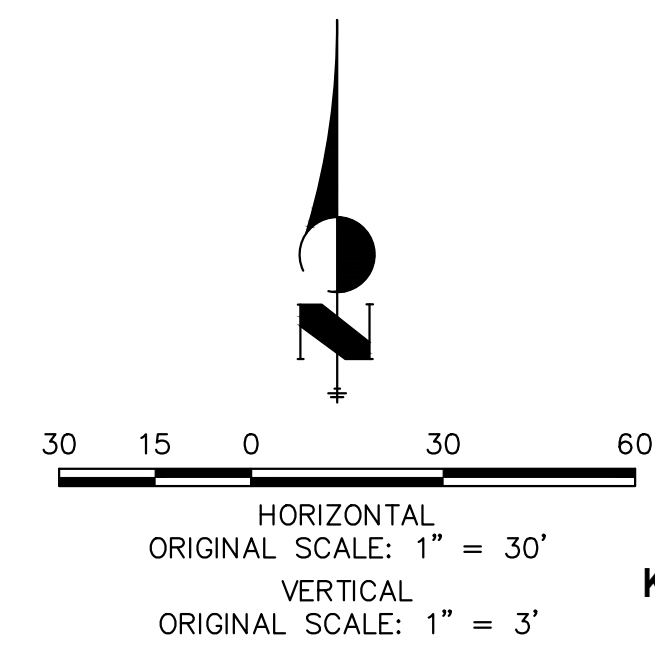


**MOORE DRIVE PROFILE
STA 21+50.00 TO 27+16.83**

LOCAL PUBLIC ROAD



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
23	22+50.38	16.18' (RT)	PENNYDALE-MOORE	6979.13	PCR
24	22+63.22	16.99' (LT)	PENNYDALE-MOORE	6979.31	LOW PT
25	23+15.84	37.40' (RT)	PENNYDALE-MOORE	6978.31	LOW PT
26	22+66.97	16.99' (LT)	PENNYDALE-MOORE	6979.30	PC
27	22+70.30	21.20' (RT)	PENNYDALE-MOORE	6978.91	PRC
28	22+95.00	35.35' (RT)	PENNYDALE-MOORE	6978.50	CURB TRANSITION
29	23+00.79	37.58' (RT)	PENNYDALE-MOORE	6978.39	CURB TRANSITION
30	23+23.45	35.22' (RT)	PENNYDALE-MOORE	6978.28	CURB TRANSITION
31	23+29.23	31.81' (RT)	PENNYDALE-MOORE	6978.37	CURB TRANSITION
32	23+45.31	21.20' (RT)	PENNYDALE-MOORE	6978.82	PRC
33	23+48.65	17.00' (LT)	PENNYDALE-MOORE	6979.63	PT
34	23+58.65	17.00' (LT)	PENNYDALE-MOORE	6979.75	CURB TRANSITION
35	23+65.23	16.17' (RT)	PENNYDALE-MOORE	6979.37	PT
36	23+68.65	16.17' (LT)	PENNYDALE-MOORE	6979.88	CURB TRANSITION
37	27+06.83	16.17' (LT)	PENNYDALE-MOORE	6983.99	CURB TRANSITION
38	27+00.24	16.17' (RT)	PENNYDALE-MOORE	6983.94	PC
39	27+11.83	17.00' (LT)	PENNYDALE-MOORE	6984.55	CURB TRANSITION
40	27+16.83	17.00' (LT)	PENNYDALE-MOORE	6984.03	PC
182	22+55.80	17.49' (LT)	PENNYDALE-MOORE	6979.82	INLET MID POINT TBC (SUMP)
183	23+17.08	37.81' (RT)	PENNYDALE-MOORE	6978.76	INLET MID POINT TBC (SUMP)



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



10/10/23

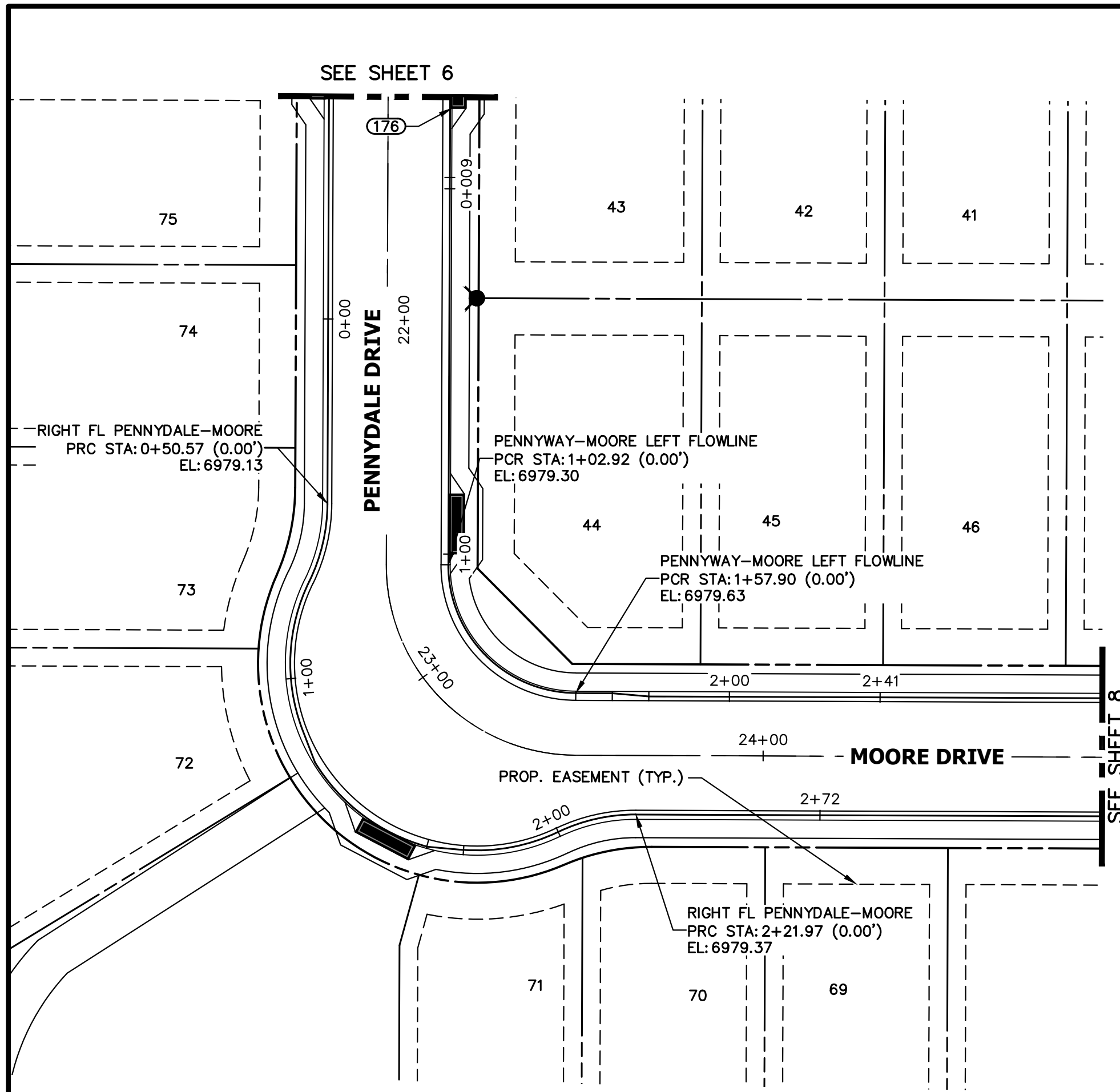
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE AS DESIGNATED BY WRITTEN AUTHORIZATION.

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

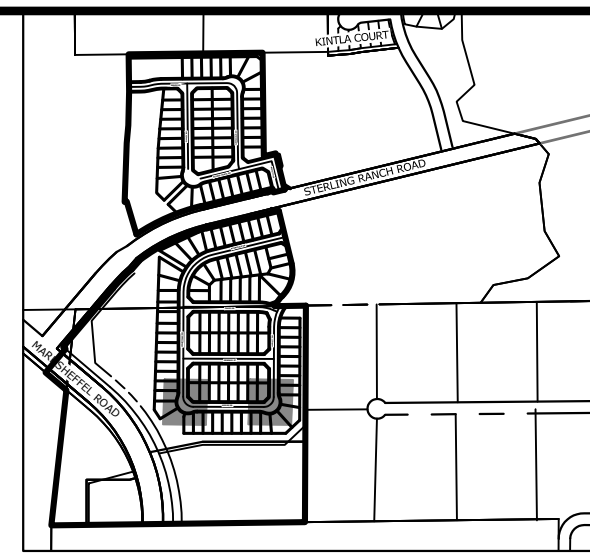
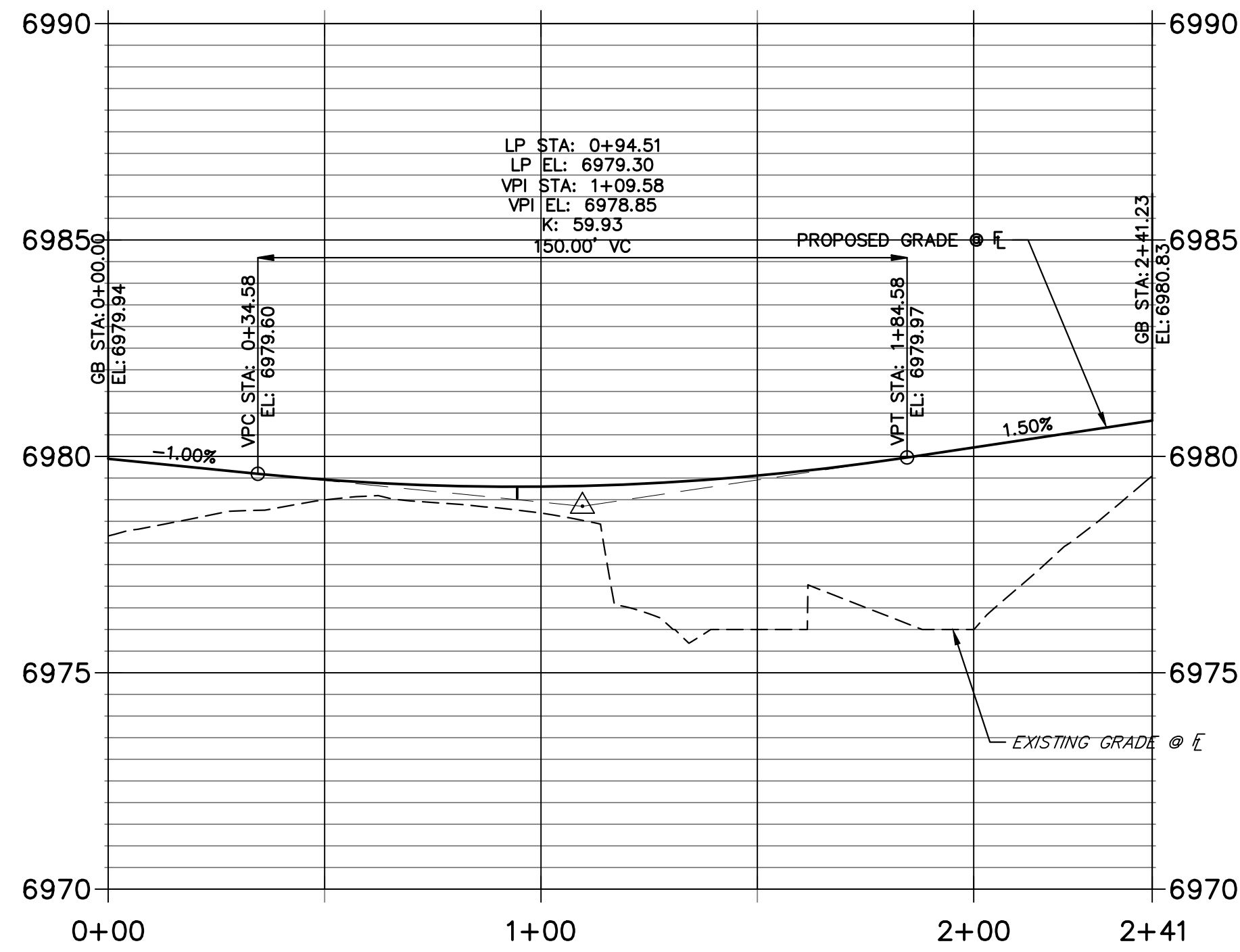
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A Westman Company
Central 303-740-9888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=30'	1"=3'	10/09/23	XXX	WKN	

STERLING RANCH FILING 4
STREET IMPROVEMENT PLAN

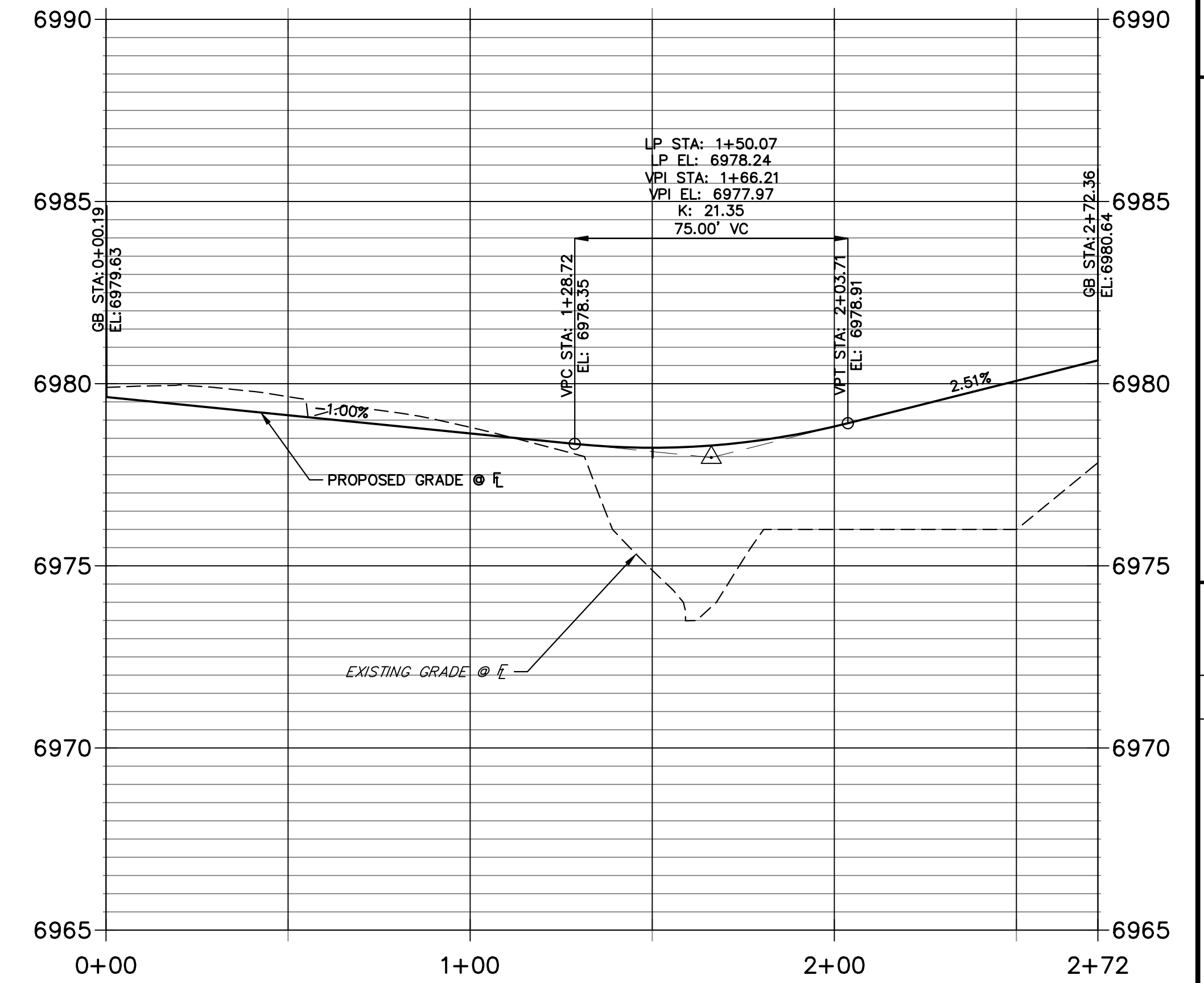


**PENNYDALE-MOORE LEFT FLOWLINE PROFILE
STA 0+00.00 TO 2+41.23**

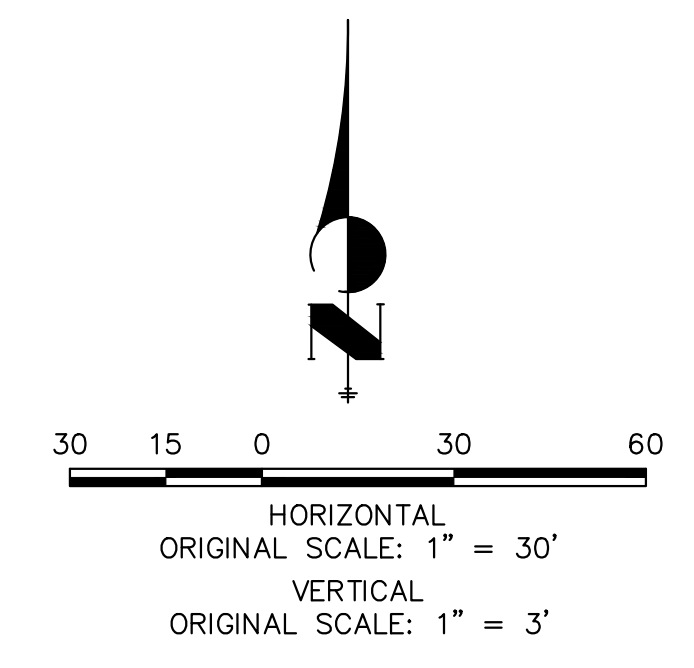
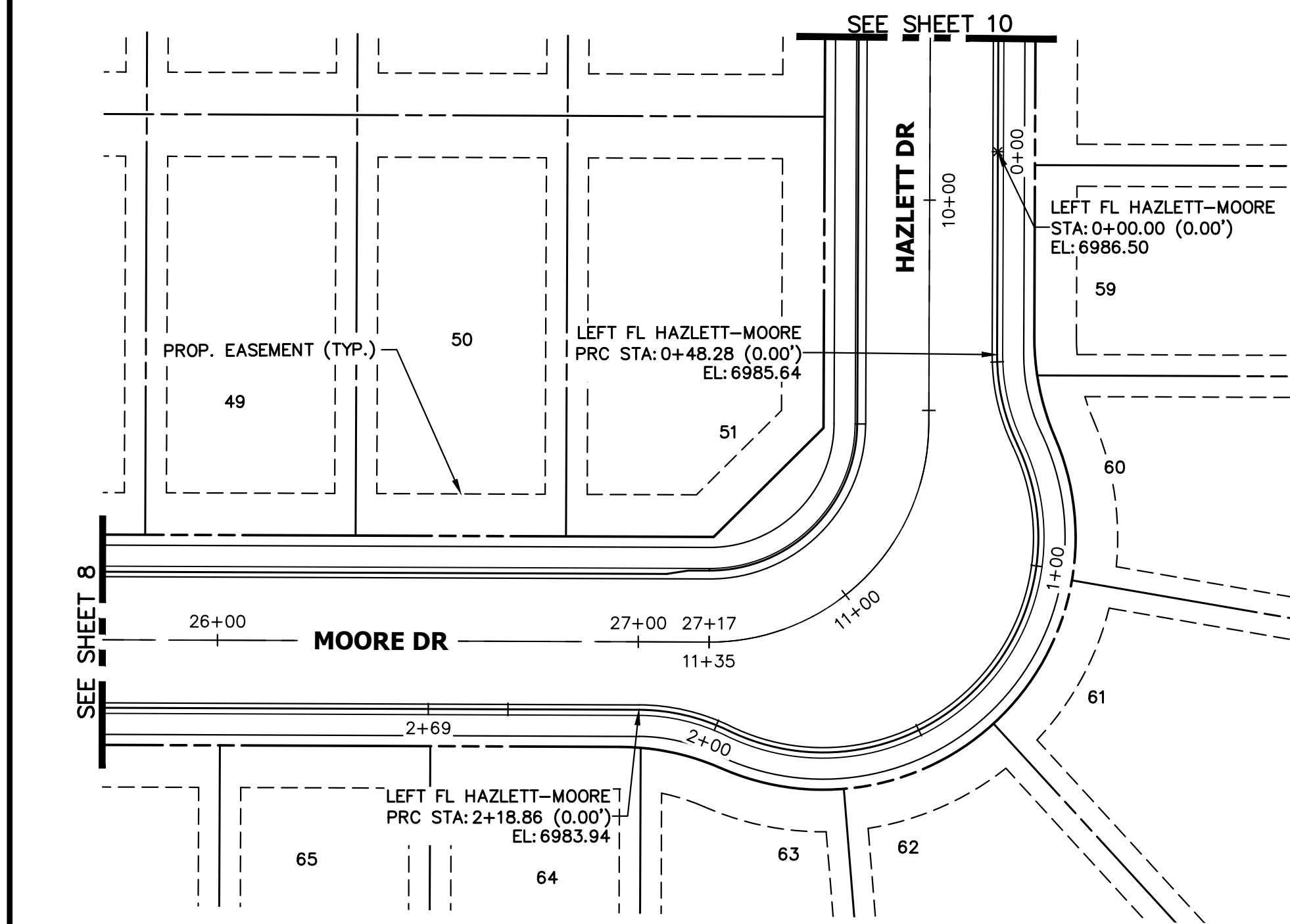
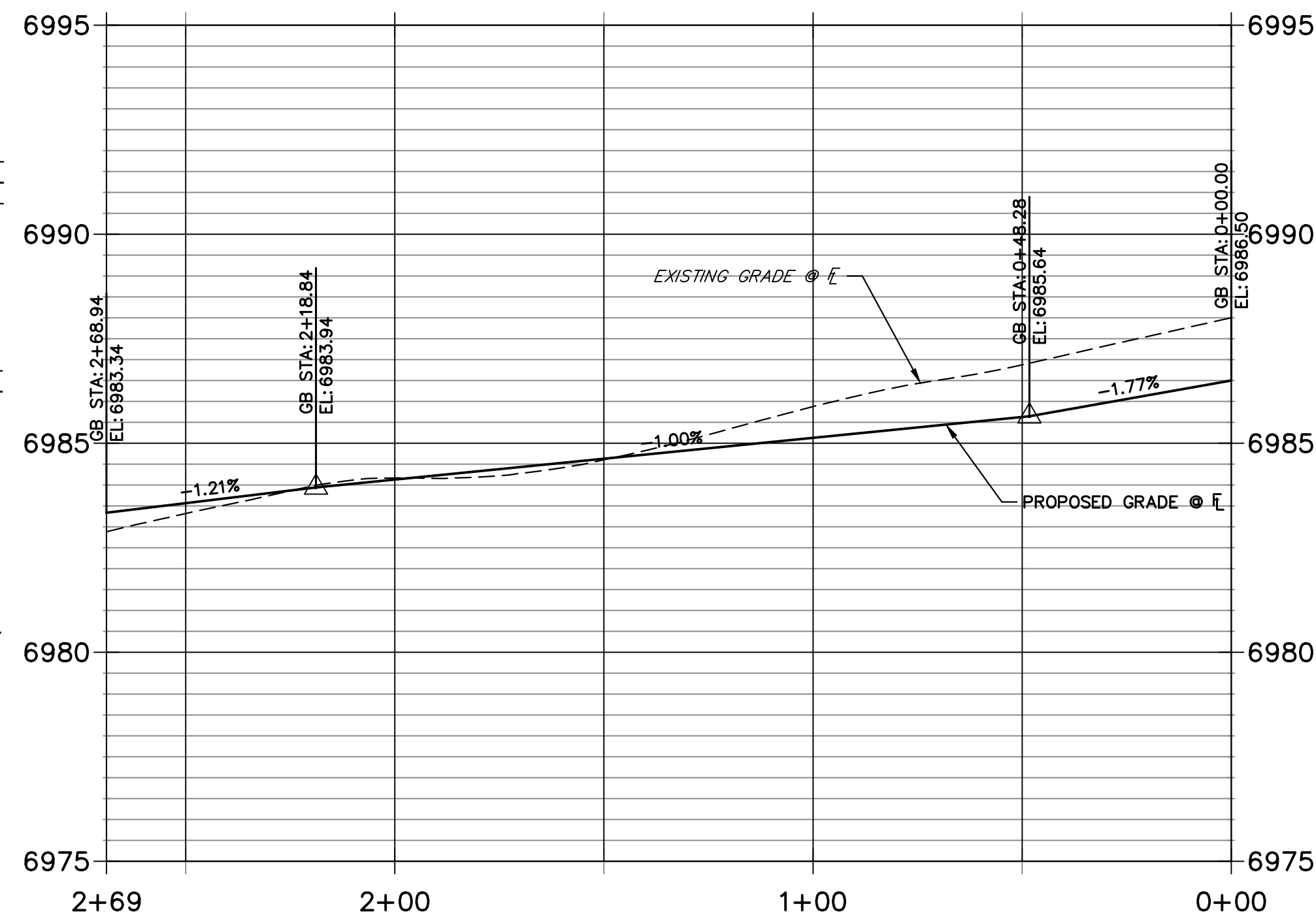


**KEY MAP
SCALE: 1"=1000'**

**RIGHT FL PENNYDALE-MOORE PROFILE
STA 0+00.00 TO 2+72.36**



**LEFT FL HAZLETT-MOORE PROFILE
STA 0+00.00 TO 2+68.94**



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
 DATE: 10/10/23

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

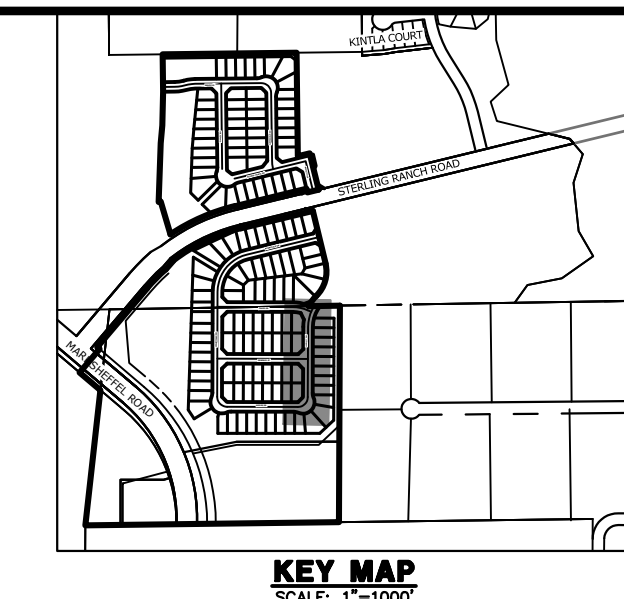
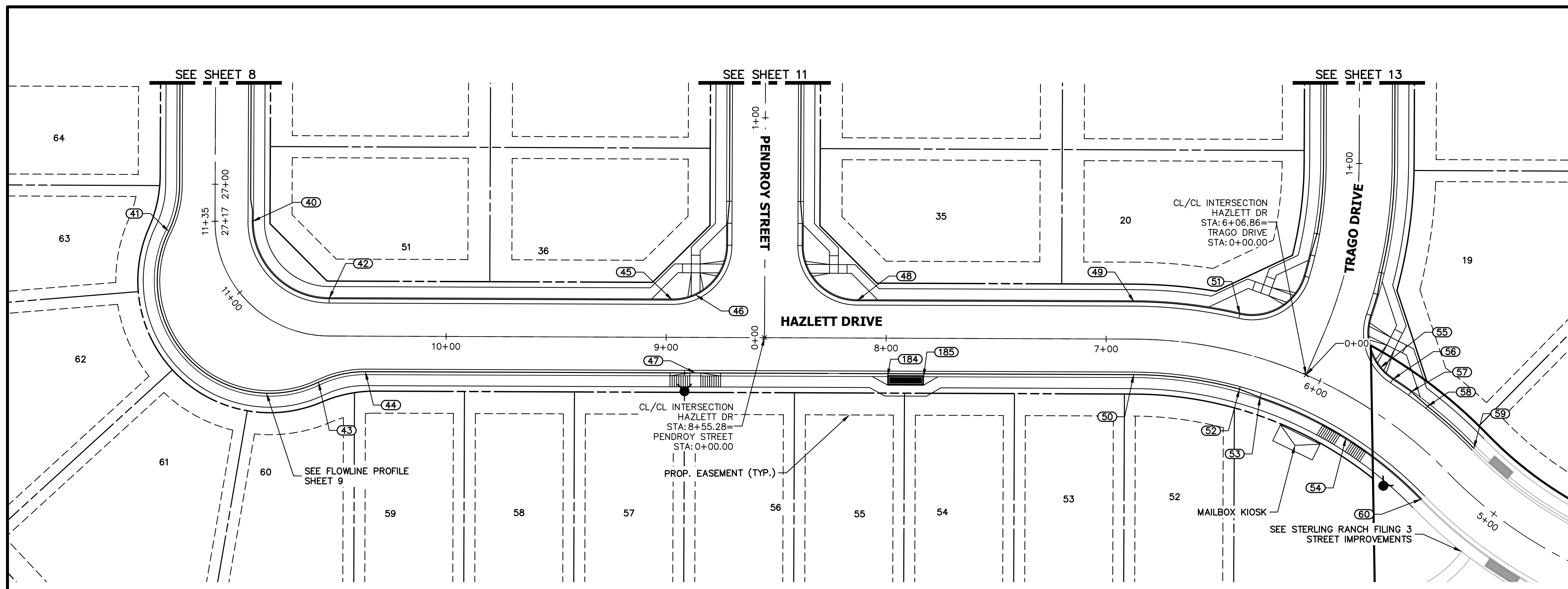
PREPARED FOR
 SR LAND, LLC
 20 BOULDER CRESCENT
 SUITE 200
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 471-1742

J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-8888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	1"=3'	10/09/23	XXX	WKN	

STERLING RANCH FILING 4
 STREET IMPROVEMENT PLAN



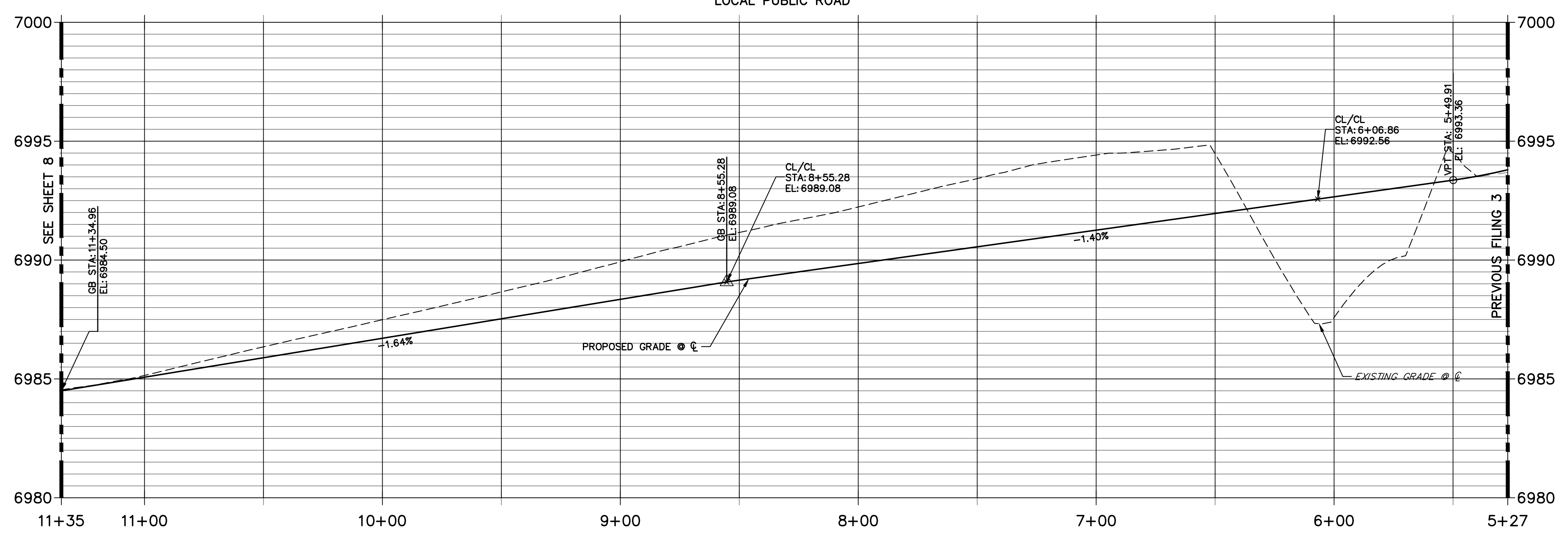
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. OFFICES DESIGNATED BY WRITTEN AUTHORIZATION.

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

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

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
40	27+16.83	17.00' (LT)	PENNYDALE-MOORE	6984.03	PC
41	11+31.62	21.20' (LT)	HAZLETT DR	6984.16	PRC
42	10+53.28	17.00' (RT)	HAZLETT DR	6985.37	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	8+97.28	17.00' (RT)	HAZLETT DR	6987.81	PCR
46	8+86.69	19.35' (RT)	HAZLETT DR	6987.85	HC RAMP MID PT
47	8+86.68	16.17' (LT)	HAZLETT DR	6988.33	HC RAMP MID PT
48	8+13.28	17.00' (RT)	HAZLETT DR	6988.90	PCR
49	6+87.39	17.00' (RT)	HAZLETT DR	6990.97	PC
50	6+87.38	16.17' (LT)	HAZLETT DR	6991.04	PC
51	6+42.65	17.00' (RT)	HAZLETT DR	6991.38	PCR
52	6+34.42	16.17' (LT)	HAZLETT DR	6991.78	CURB TRANSITION
53	6+23.49	17.00' (LT)	HAZLETT DR	6991.87	CURB TRANSITION
54	5+76.13	17.00' (RT)	HAZLETT DR	6992.53	HC RAMP MID PT
55	5+79.60	18.34' (RT)	HAZLETT DR	6992.48	HC RAMP MID PT
56	5+72.58	17.00' (RT)	HAZLETT DR	6992.41	PCR
57	5+63.33	17.00' (RT)	HAZLETT DR	6992.61	CURB TRANSITION
58	5+54.08	16.17' (RT)	HAZLETT DR	6992.81	CURB TRANSITION
59	5+27.78	16.17' (RT)	HAZLETT DR	6993.38	MATCH EX C&G
60	5+27.78	17.00' (LT)	HAZLETT DR	6993.31	MATCH EX C&G
184	7+99.23	17.50' (LT)	HAZLETT DR	6989.70	INLET SIDE TBC
185	7+82.90	17.50' (LT)	HAZLETT DR	6989.93	INLET SIDE TBC

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

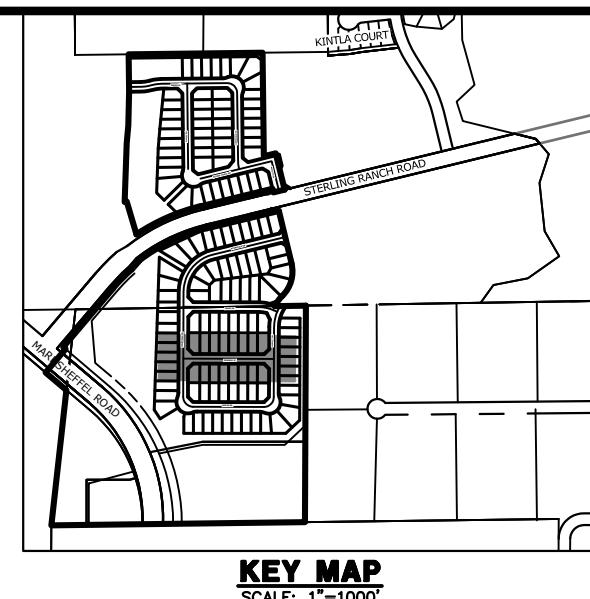
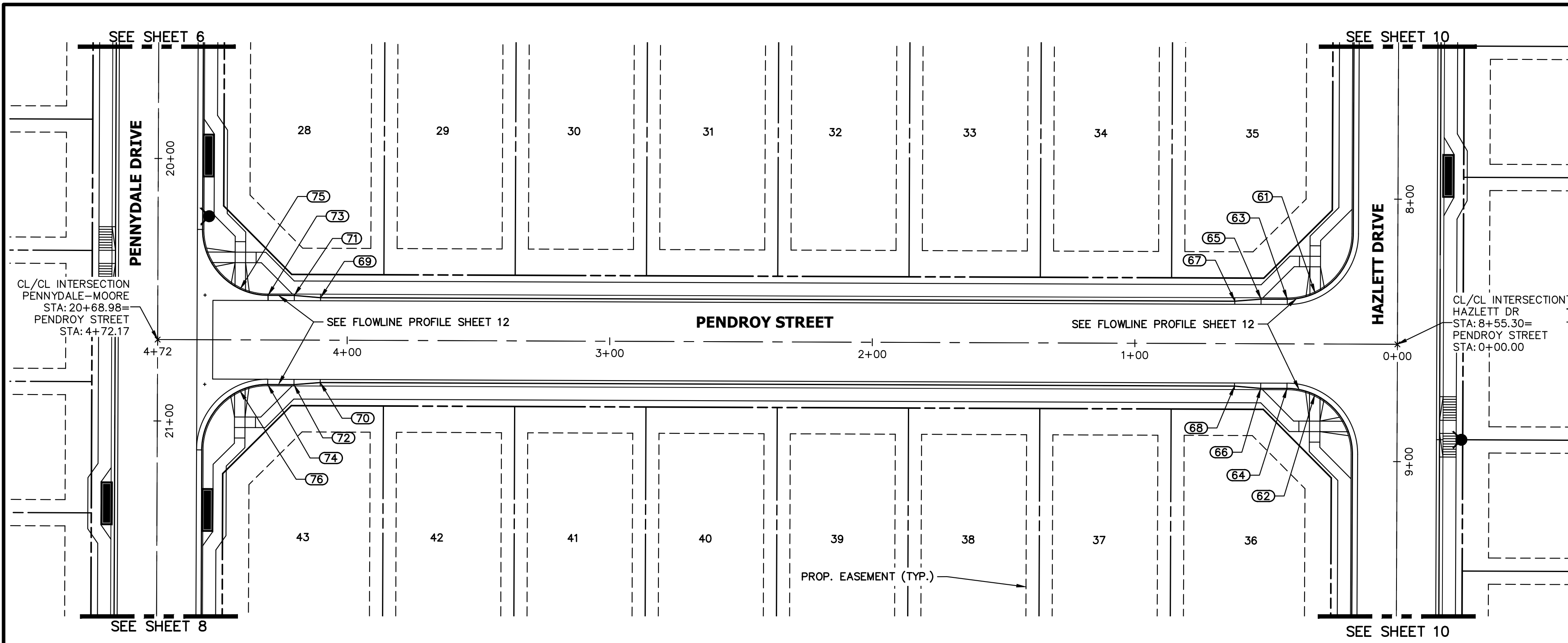


811
 Know what's below.
 Call before you dig.

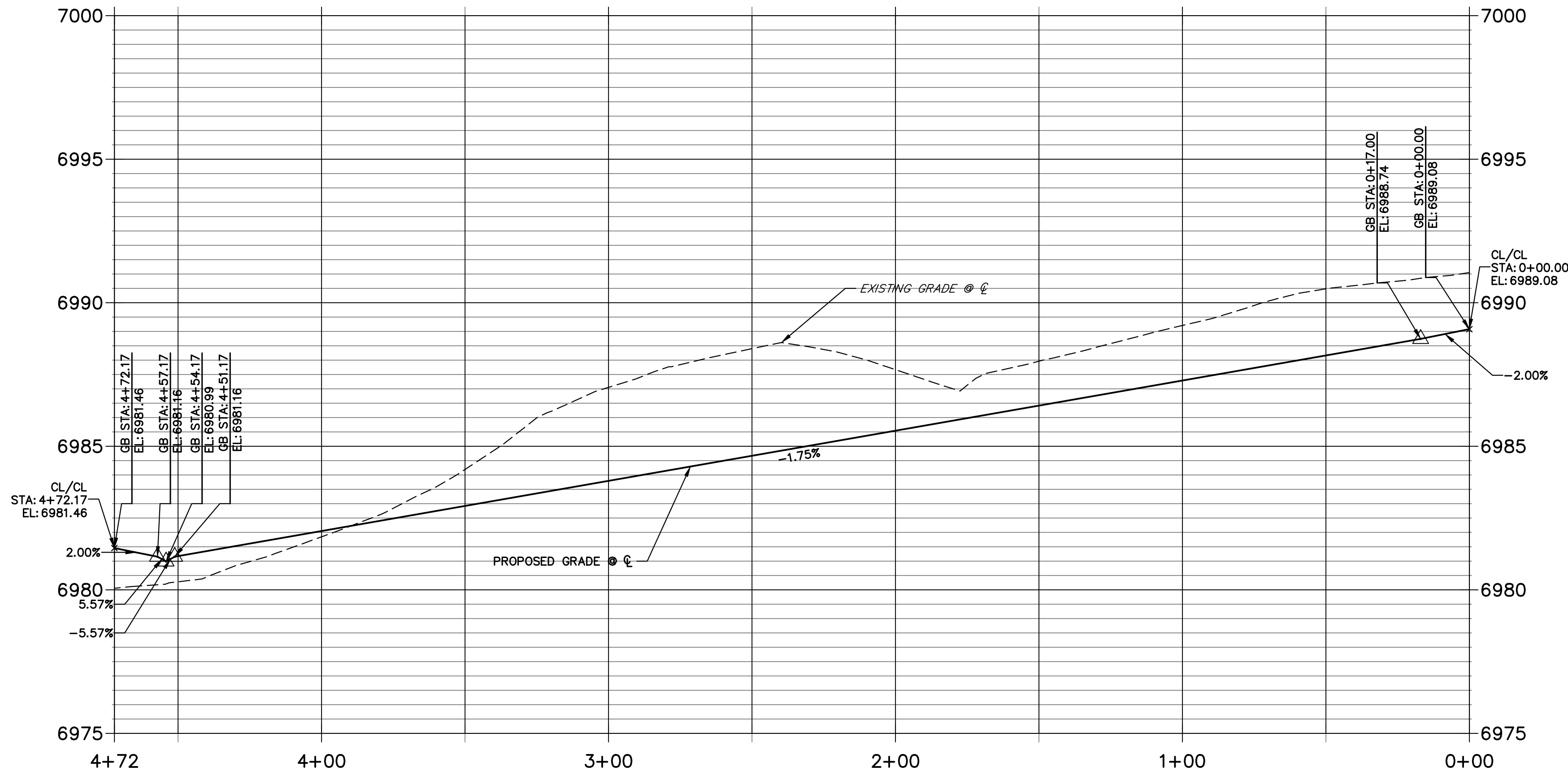
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LLC
 10/10/23
 SHEET 10 OF 25
 JOB NO. 25188.11

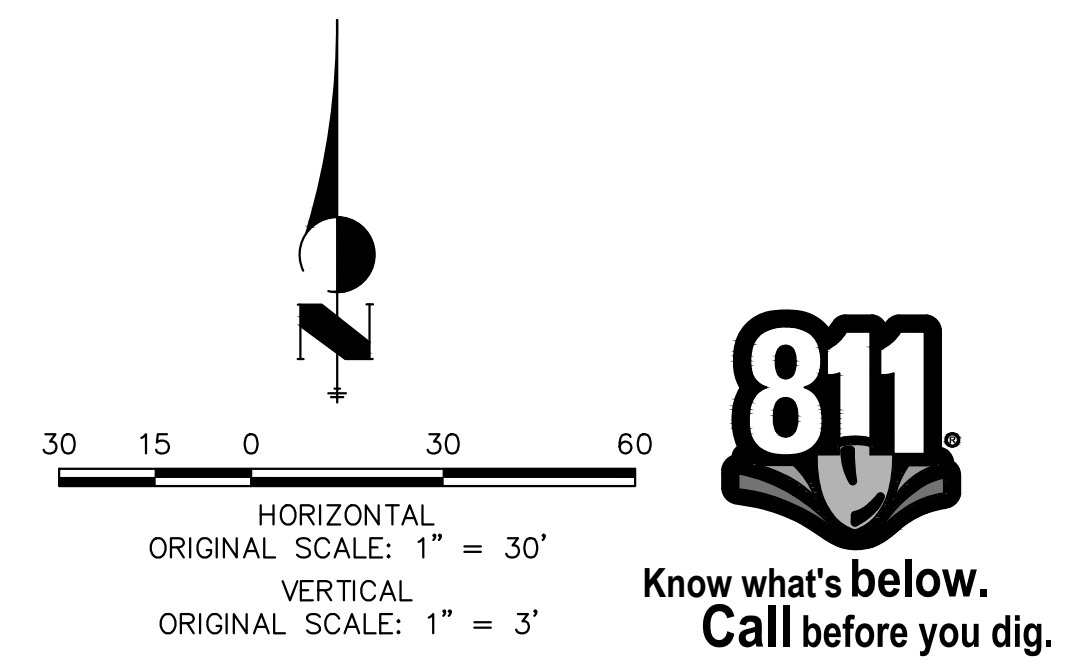
BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=30'	1"=3'	10/09/23	XXX	WKN	



PENDROY STREET PROFILE
STA 0+00.00 TO 4+72.17
 LOCAL PUBLIC ROAD



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
61	0+31.40	19.36' (RT)	PENDROY STREET	6988.34	HC RAMP MID PT
62	0+31.41	19.35' (LT)	PENDROY STREET	6987.84	HC RAMP MID PT
63	0+42.00	17.00' (RT)	PENDROY STREET	6988.12	PCR
64	0+42.00	17.00' (LT)	PENDROY STREET	6987.79	PCR
65	0+52.00	17.00' (RT)	PENDROY STREET	6987.92	CURB TRANSITION
66	0+52.00	17.00' (LT)	PENDROY STREET	6987.68	CURB TRANSITION
67	0+62.00	16.17' (RT)	PENDROY STREET	6987.71	CURB TRANSITION
68	0+62.00	16.16' (LT)	PENDROY STREET	6987.53	CURB TRANSITION
69	4+10.18	16.18' (RT)	PENDROY STREET	6981.70	CURB TRANSITION
70	4+10.19	16.15' (LT)	PENDROY STREET	6981.57	CURB TRANSITION
71	4+20.18	17.02' (RT)	PENDROY STREET	6981.60	CURB TRANSITION
72	4+20.19	16.98' (LT)	PENDROY STREET	6981.41	CURB TRANSITION
73	4+30.18	17.02' (RT)	PENDROY STREET	6981.52	PCR
74	4+30.19	16.98' (LT)	PENDROY STREET	6981.25	PCR
75	4+40.79	19.38' (RT)	PENDROY STREET	6981.49	HC RAMP MID PT
76	4+40.78	19.34' (LT)	PENDROY STREET	6981.08	HC RAMP MID PT



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, LEGAL ENGINEER

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

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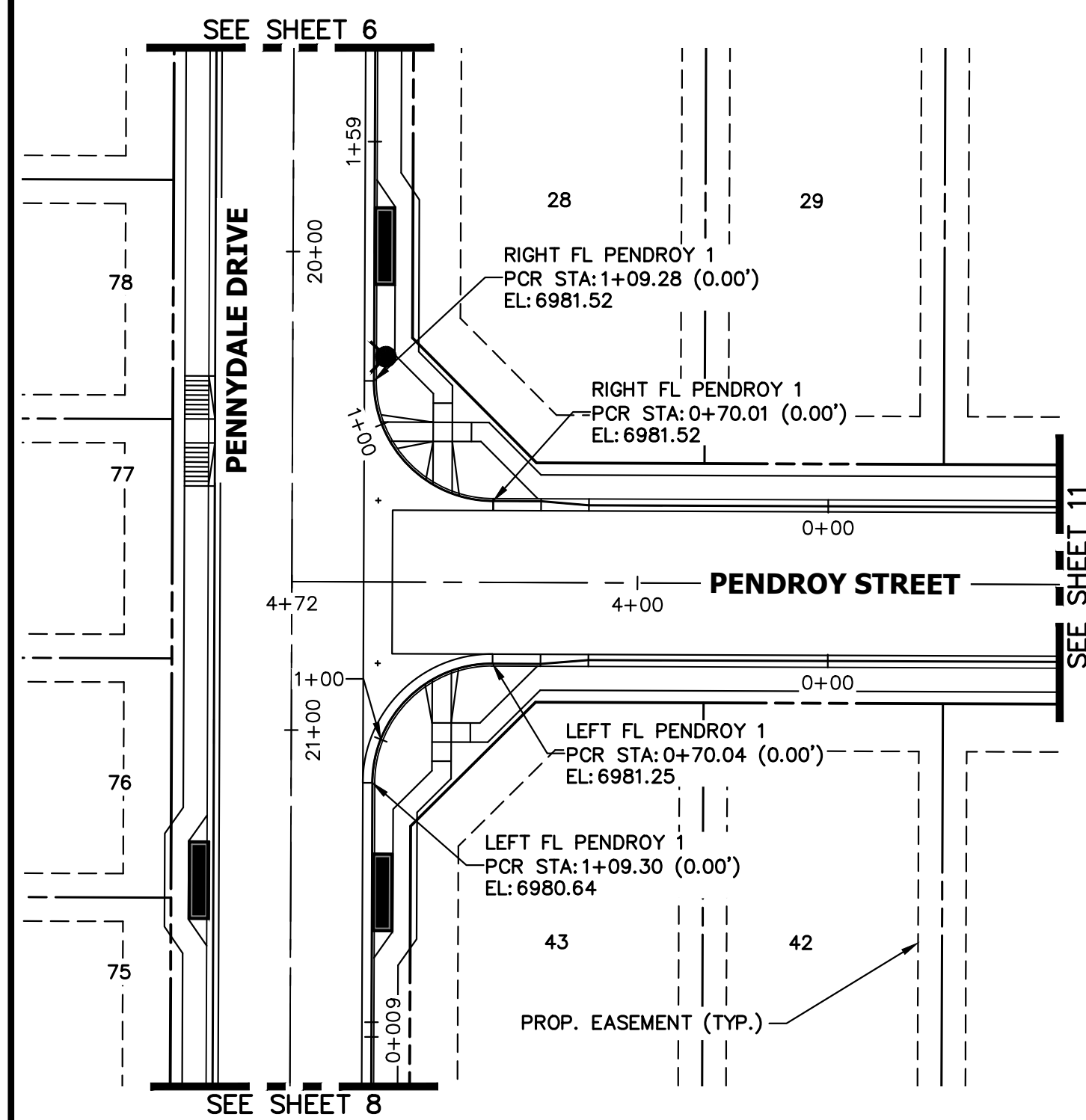
BY	DATE

No.	REVISION

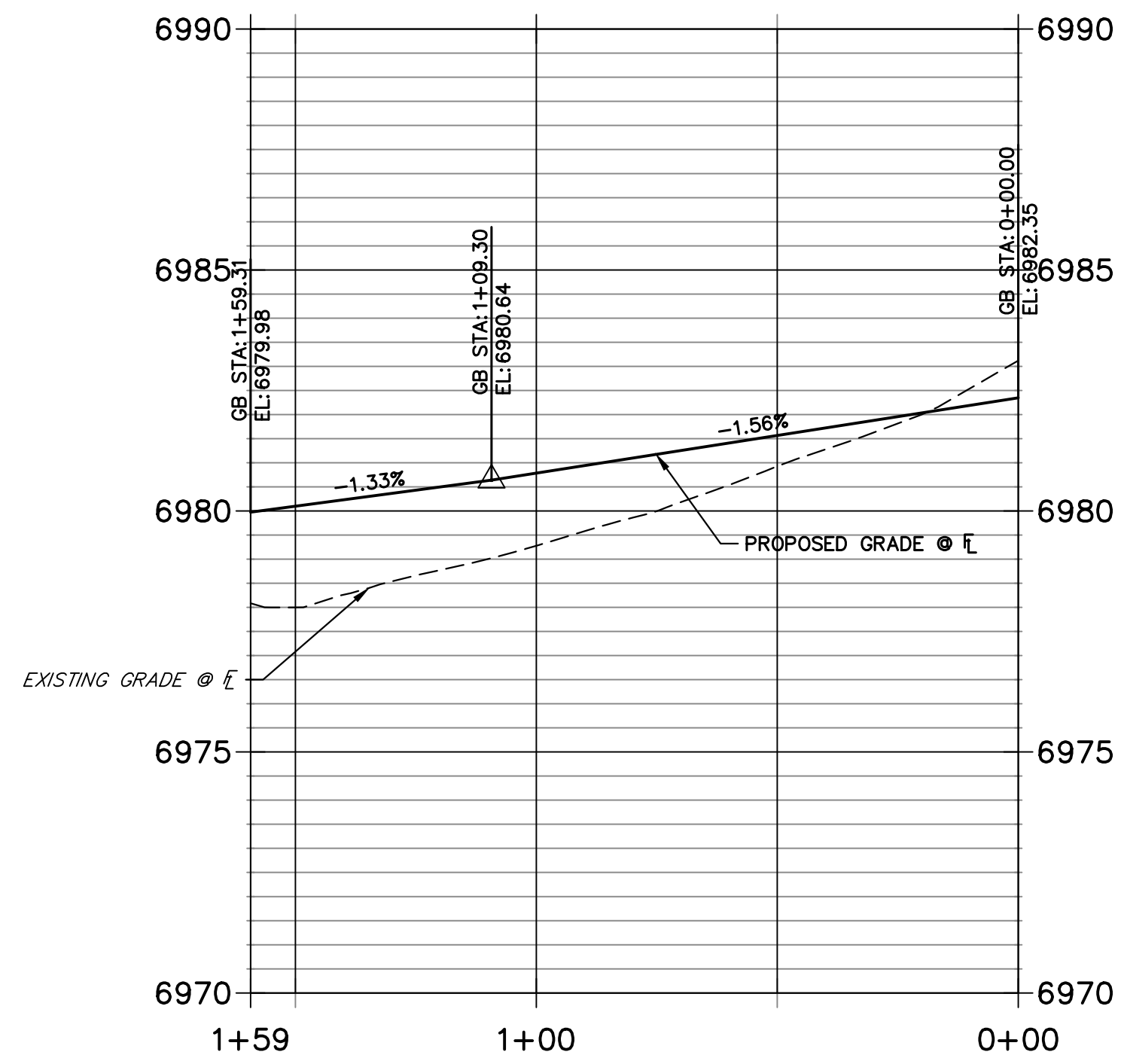
H-SCALE	1" = 30'
V-SCALE	1" = 3'
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DESIGNED BY	XXX
DRAWN BY	WKN
CHECKED BY	

STERLING RANCH FILING 4
 STREET IMPROVEMENT PLAN

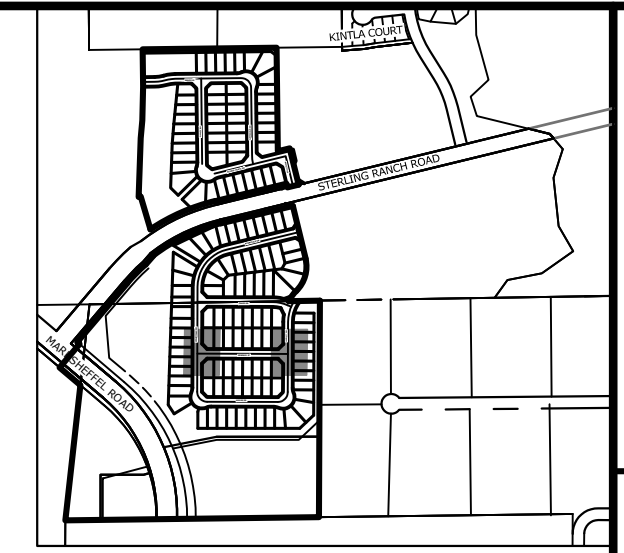
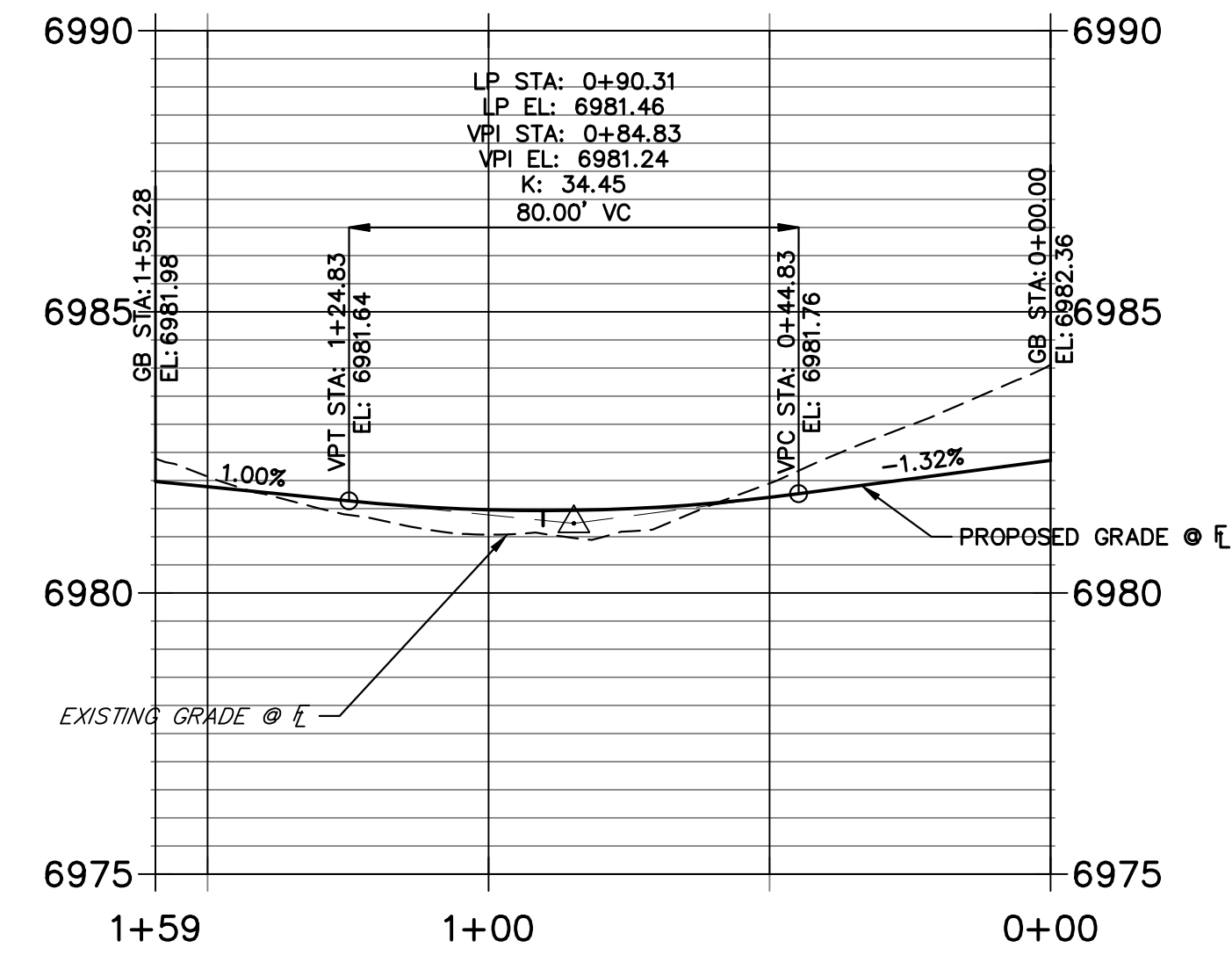
SHEET 11 OF 25
 JOB NO. 25188.11



**LEFT FL PENDROY 1 PROFILE
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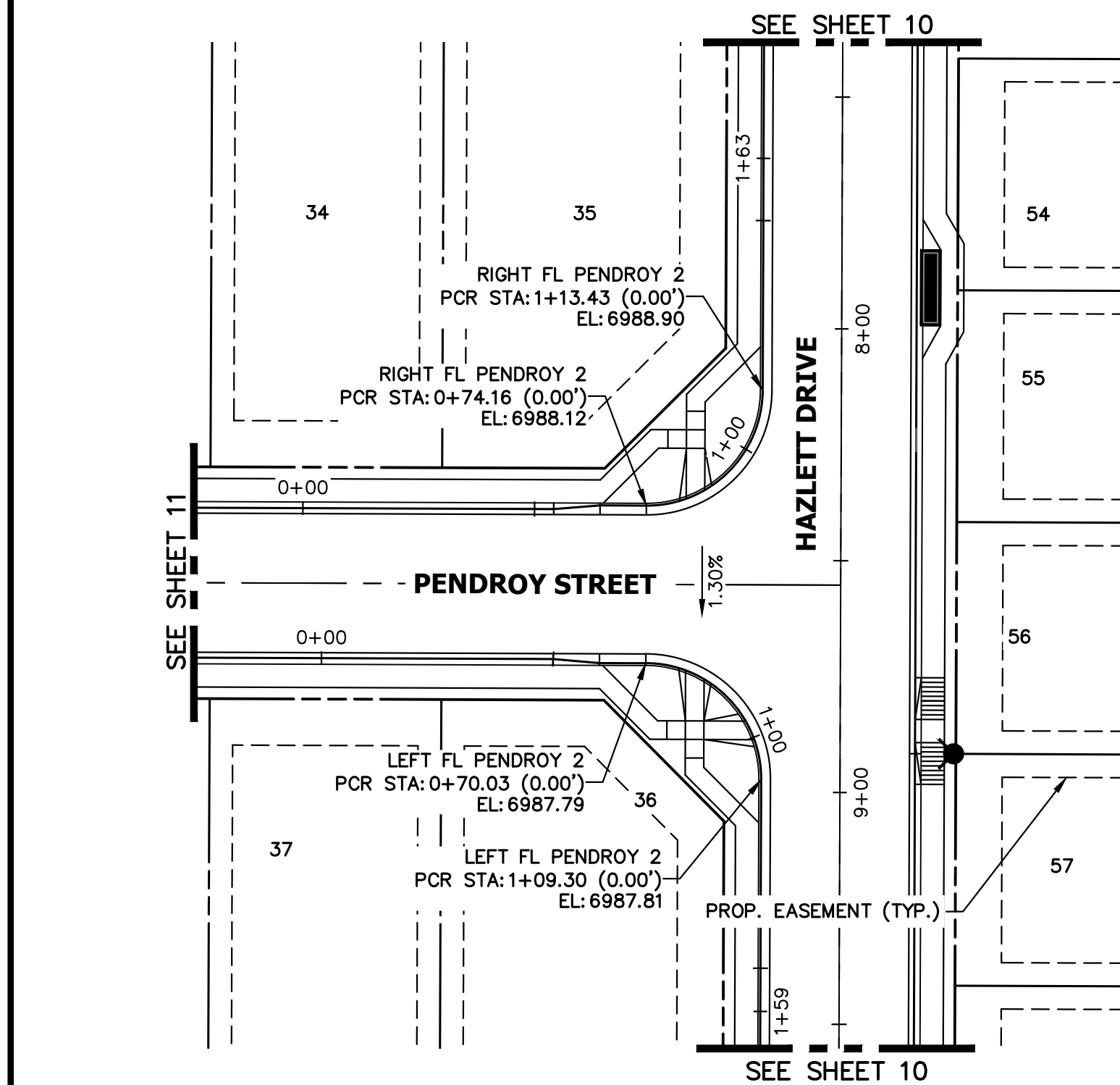
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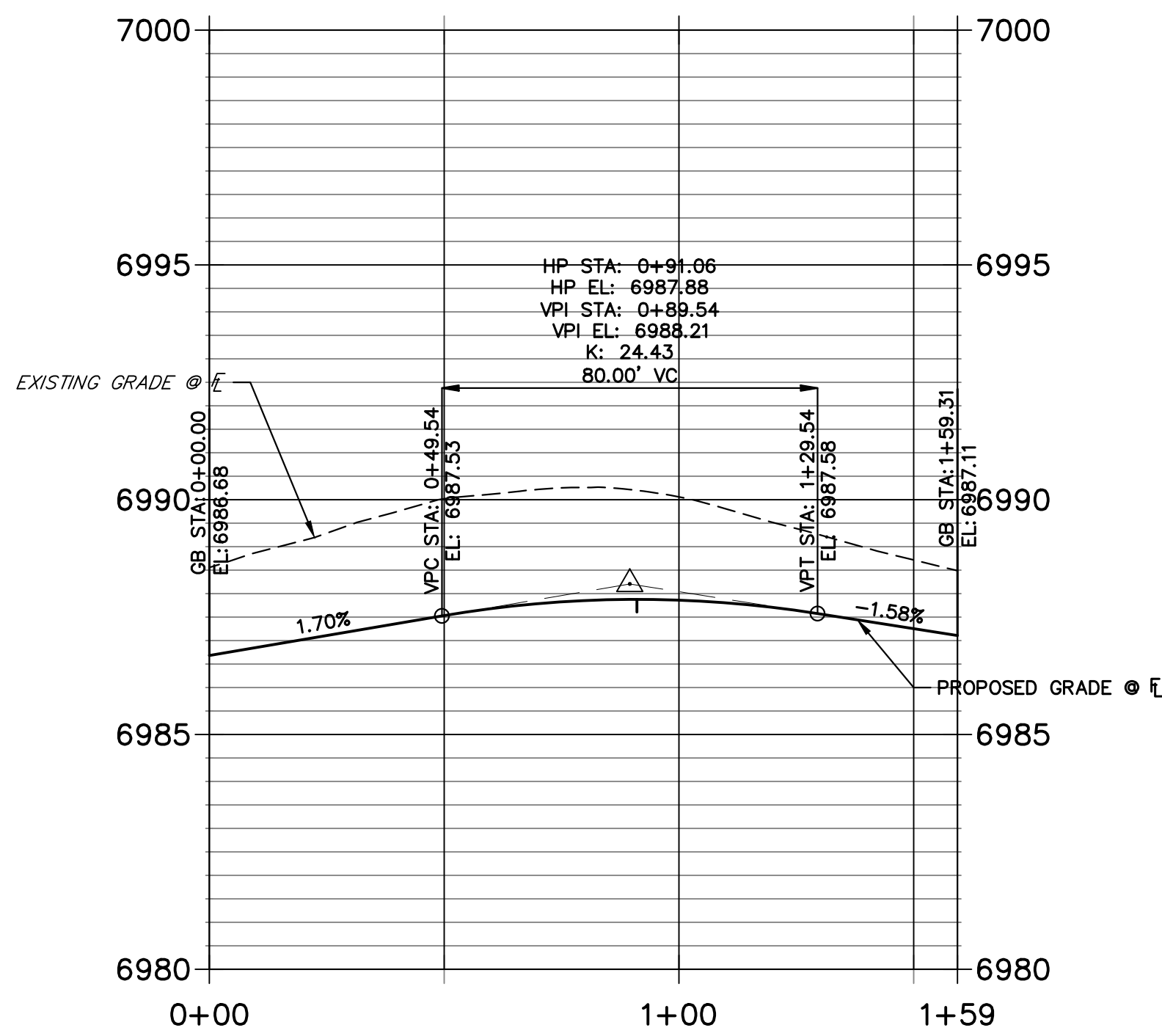
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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

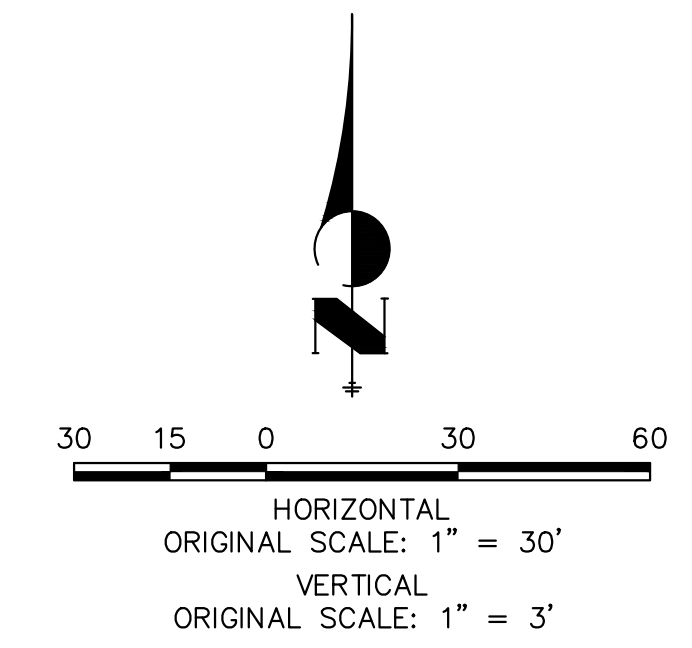
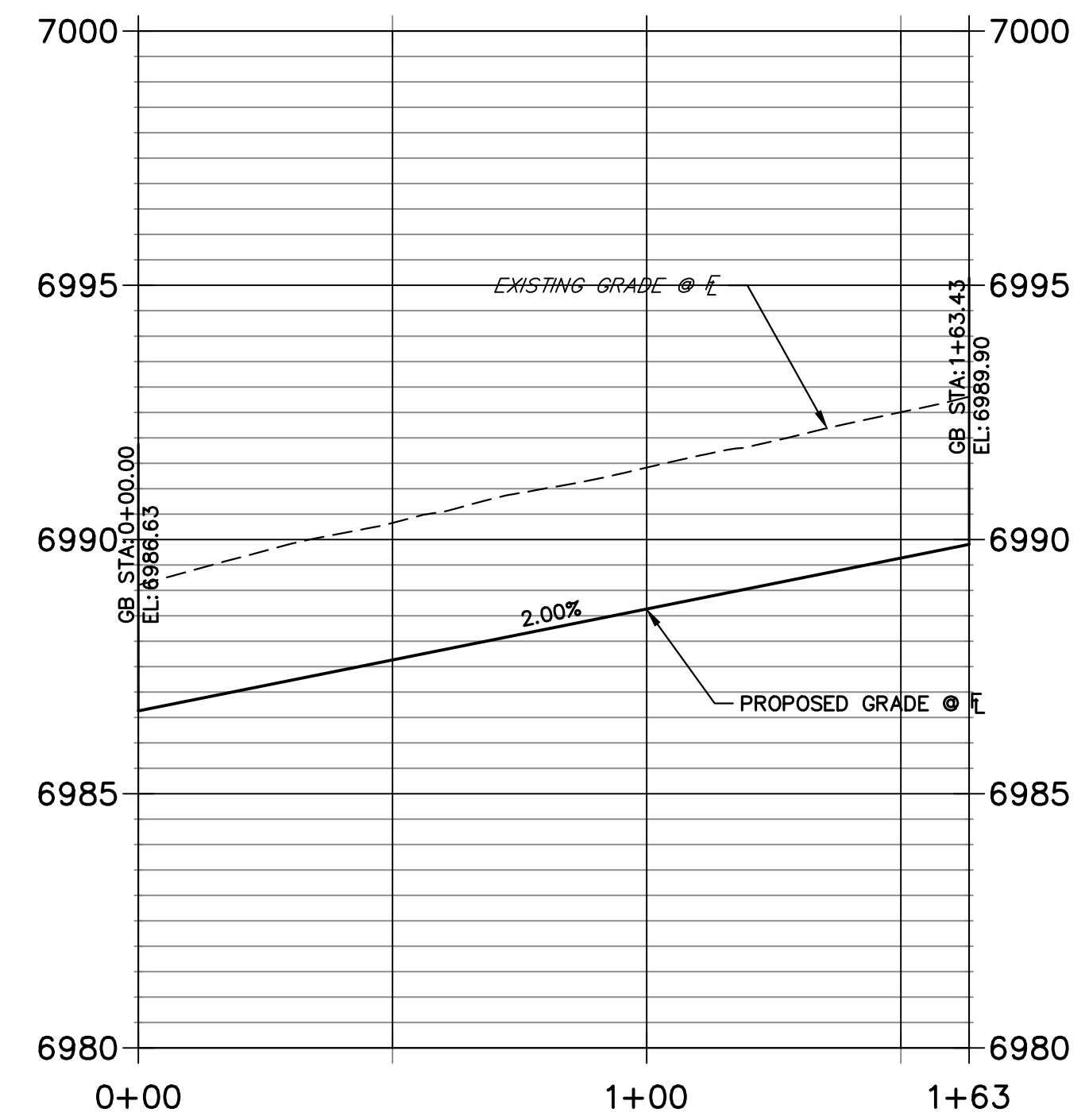
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**LEFT FL PENDROY 2 PROFILE
STA 0+00.00 TO 1+59.31**



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



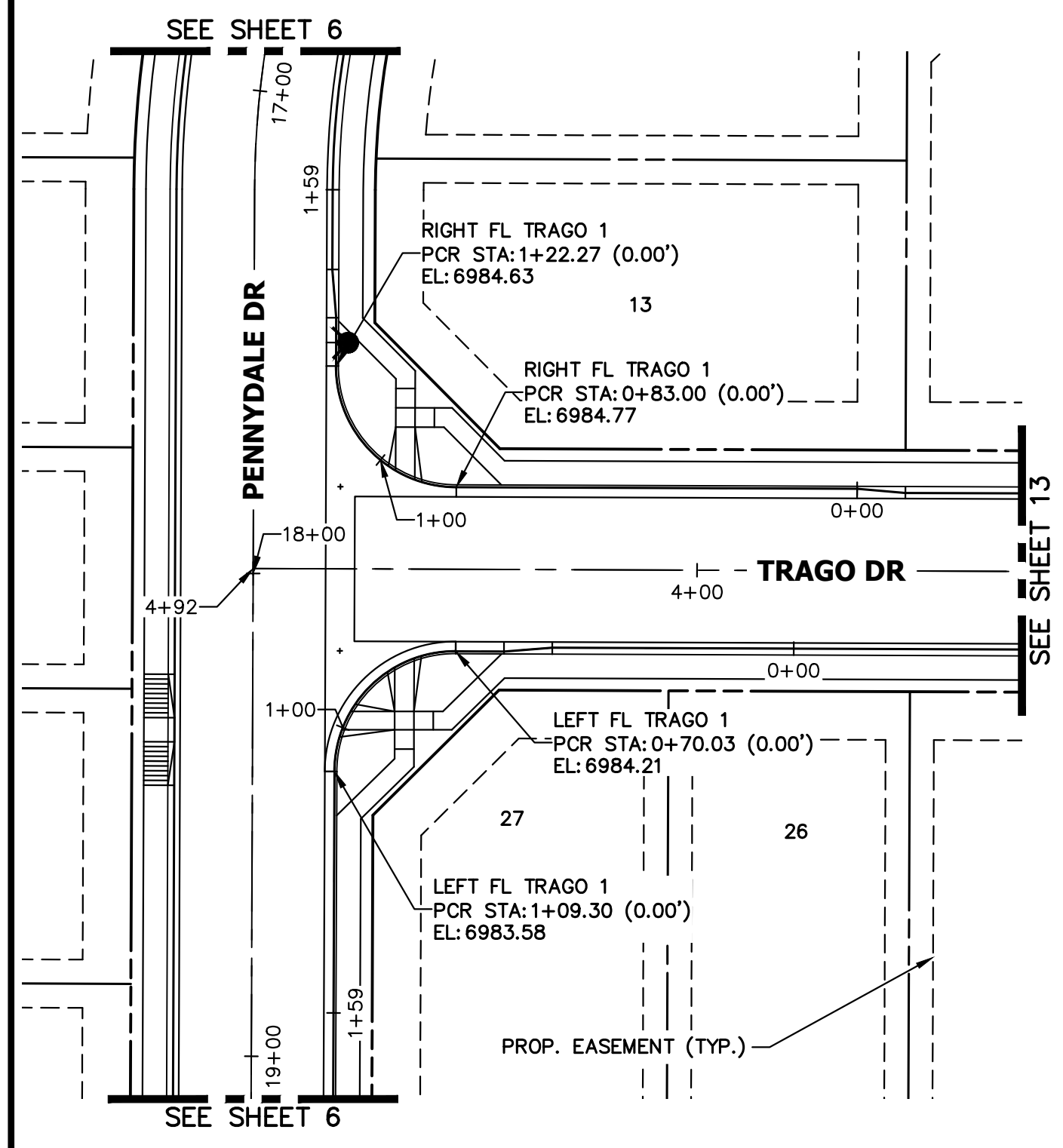
BY	DATE	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	1"=3'	10/09/23	XXX	WKN	

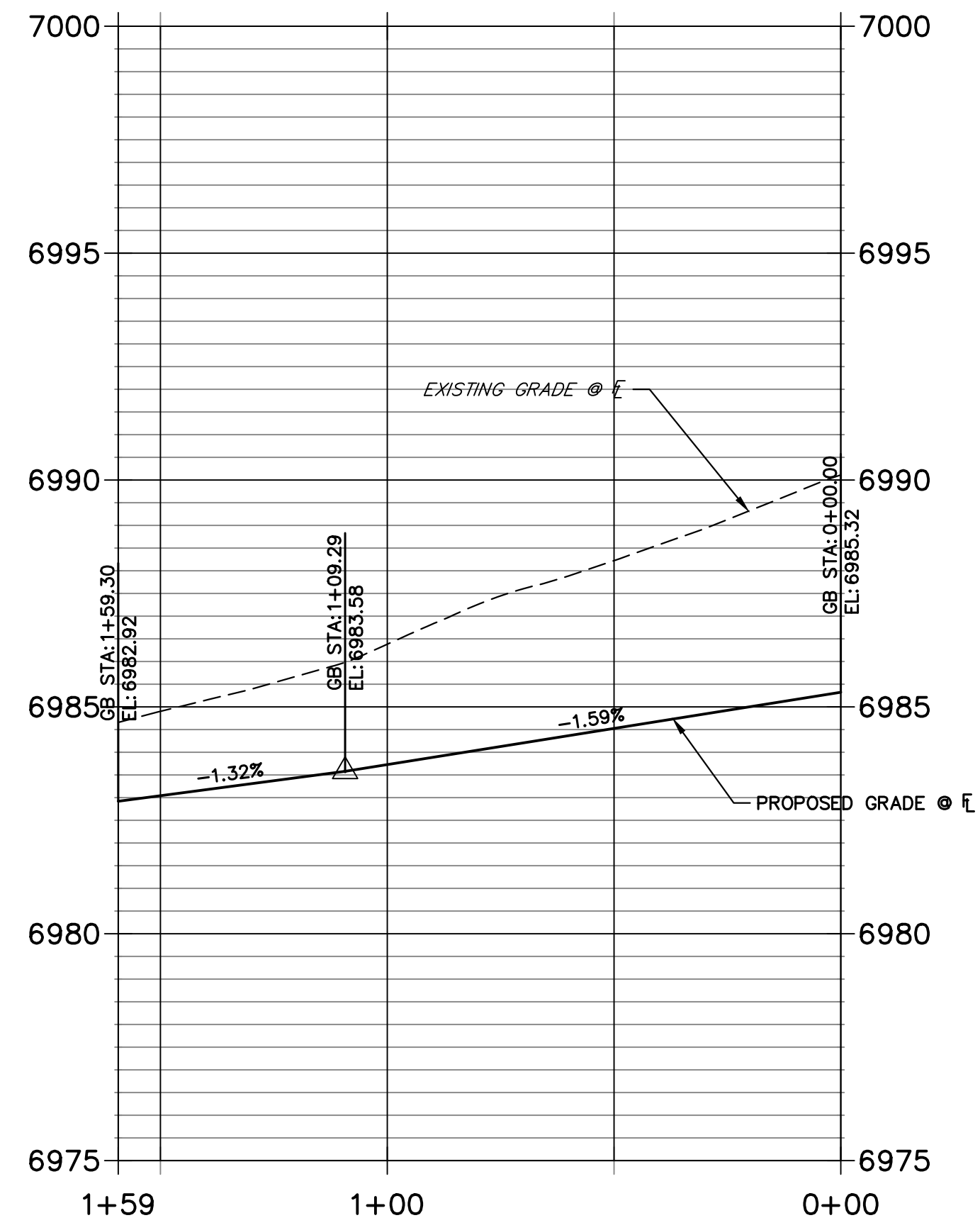
STERLING RANCH FILING 4
STREET IMPROVEMENT PLAN
SHEET 12 OF 25
JOB NO. 25188.11



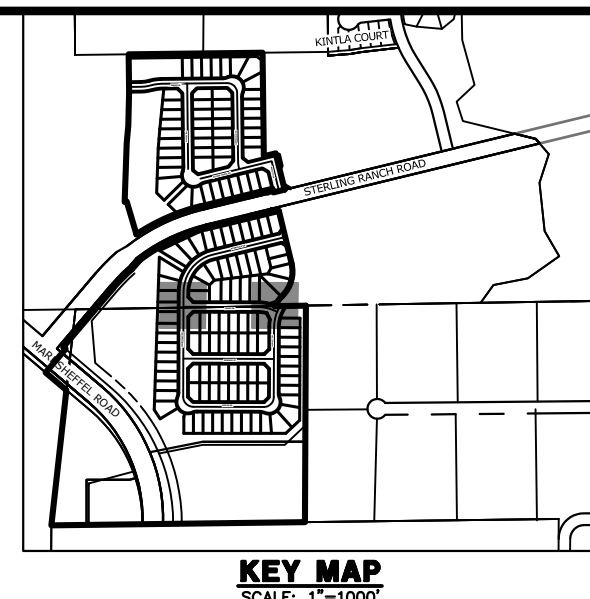
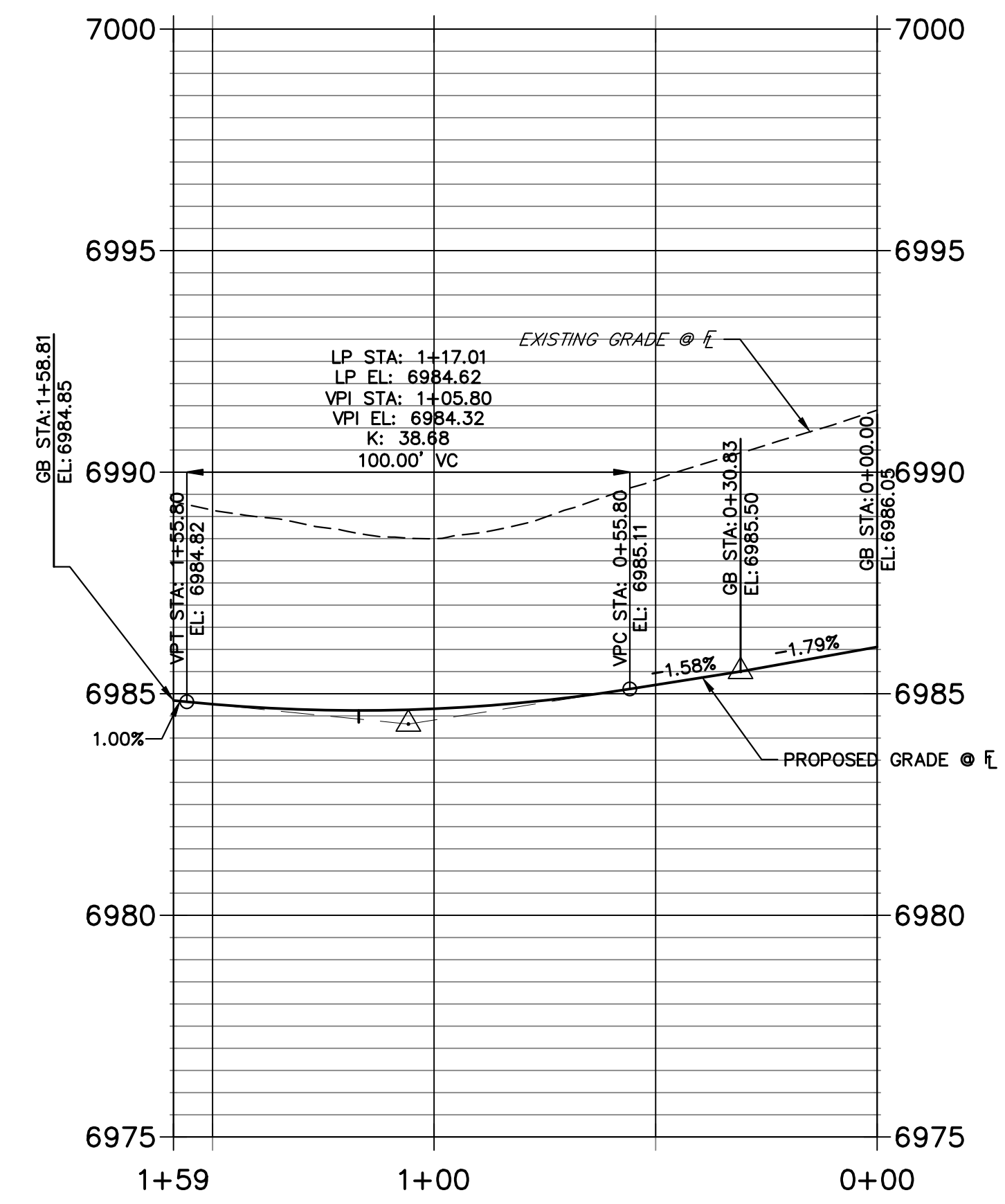
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike A. Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC
DATE: 10/10/23



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



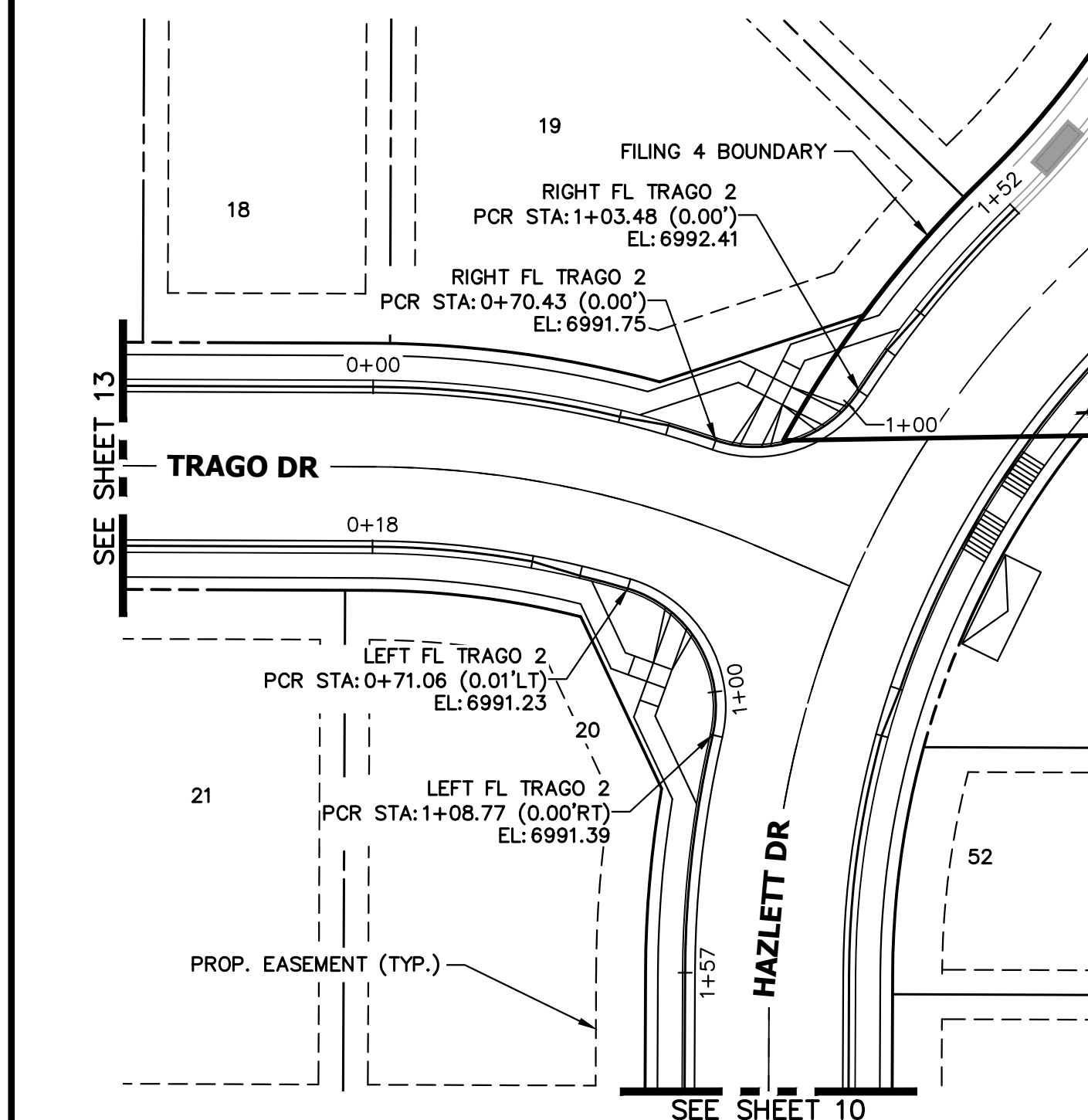
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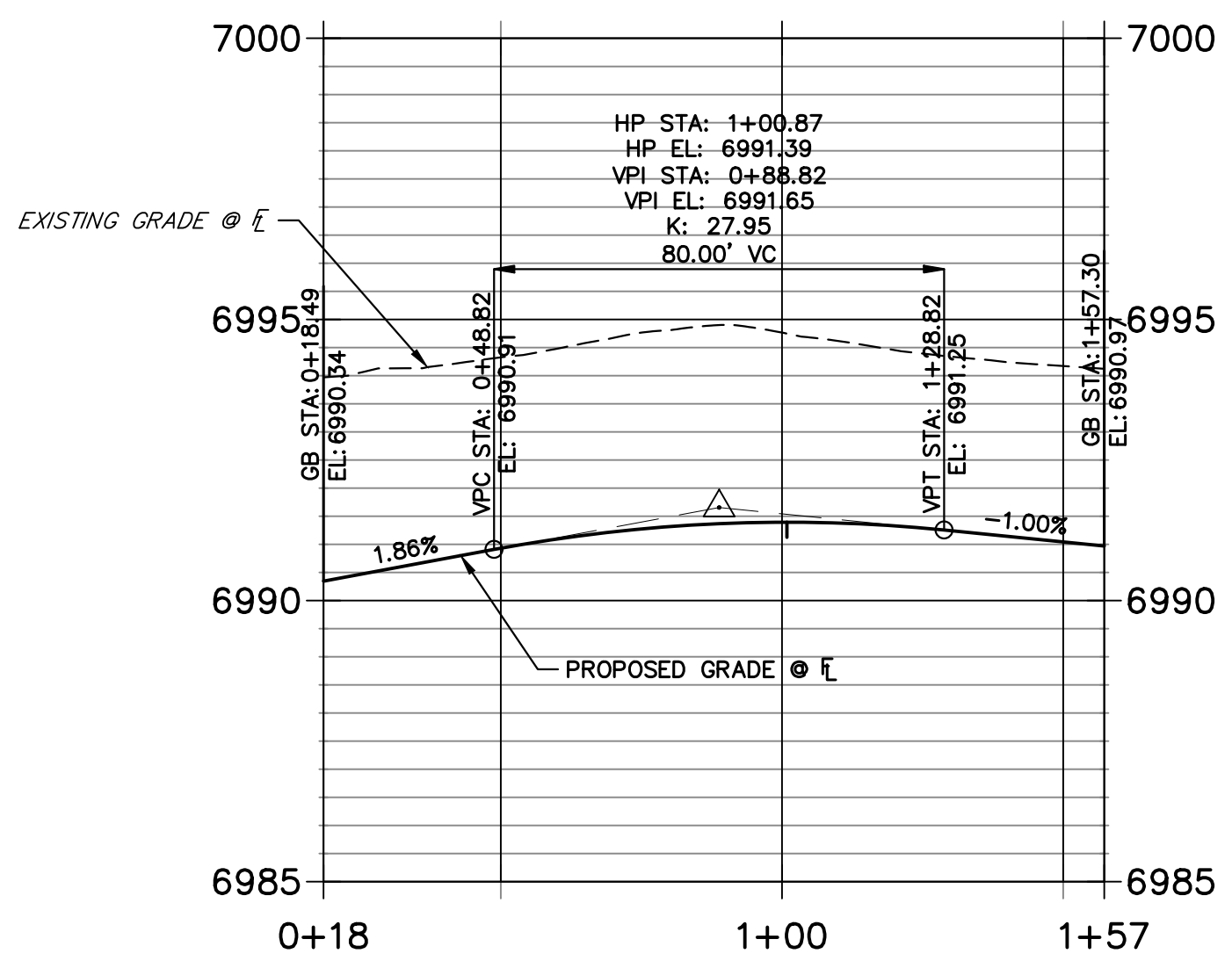
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

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

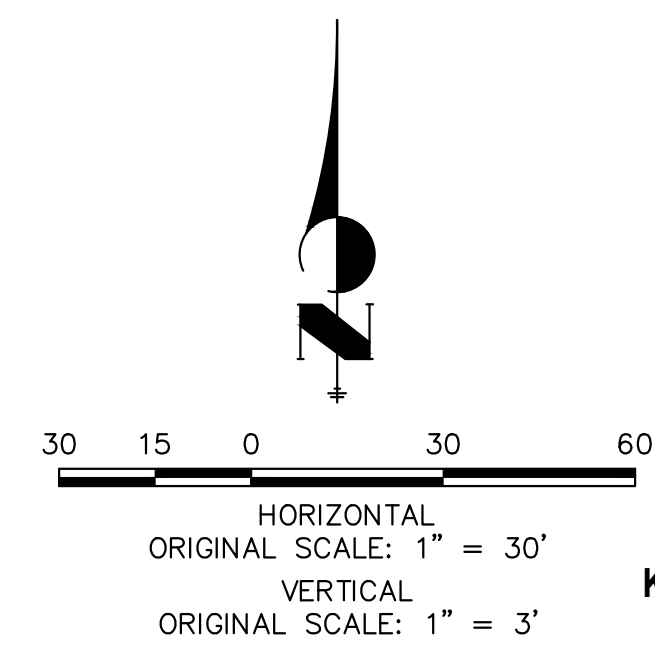
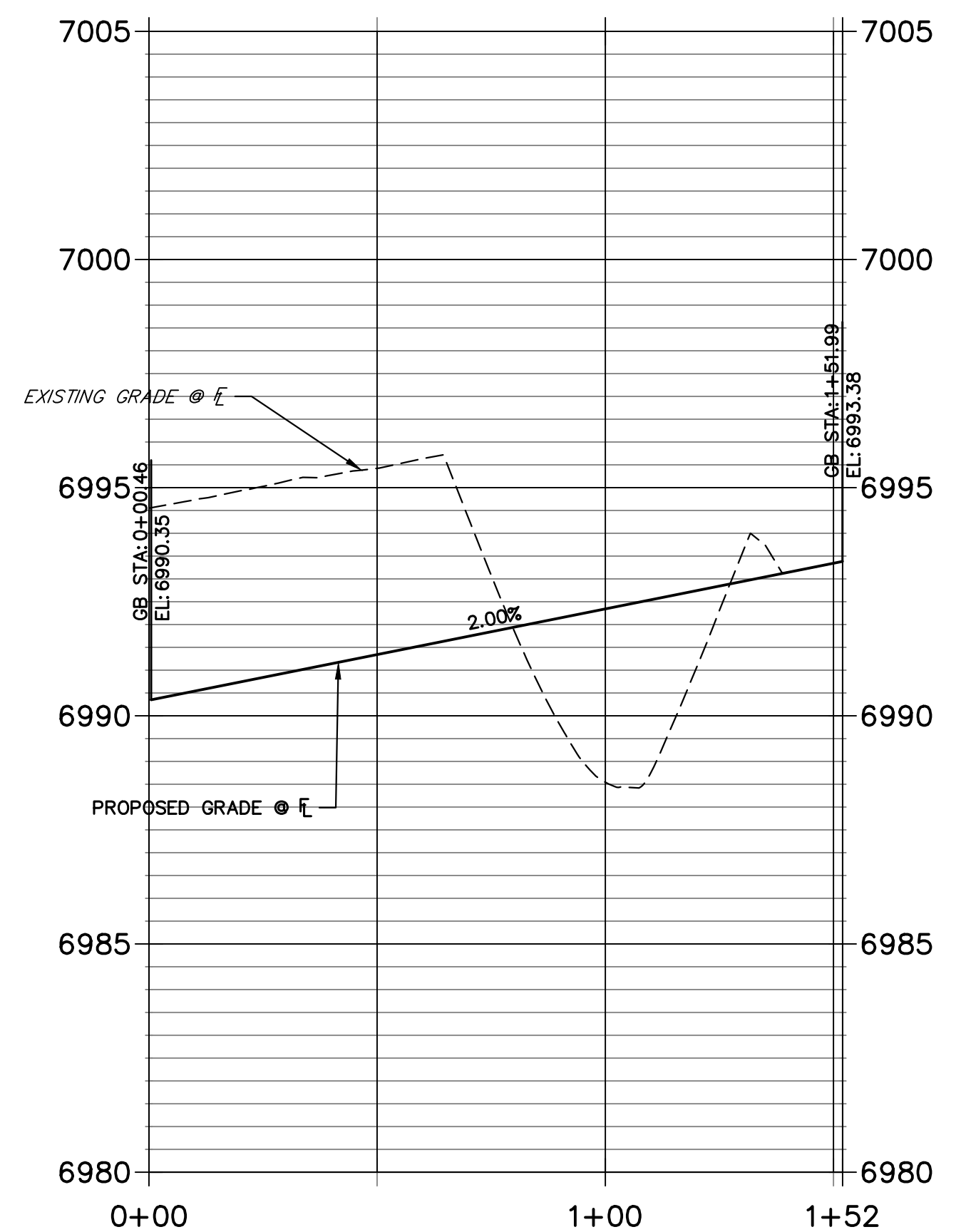
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**LEFT FL TRAGO 2 PROFILE
STA 0+18.49 TO 1+57.30**



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



ENGINEER'S STATEMENT

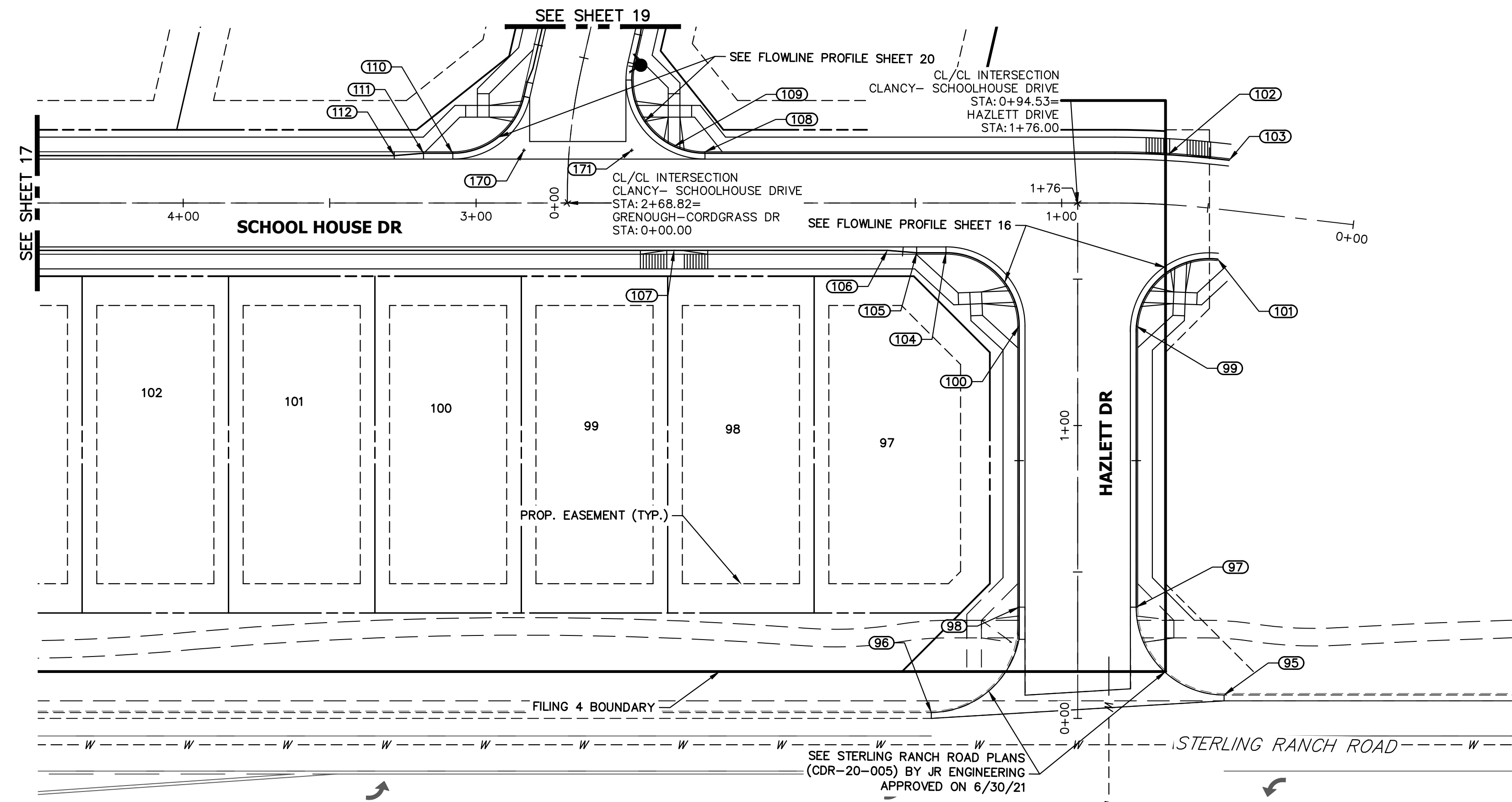
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike A. Bramlett 32314 10/10/23
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

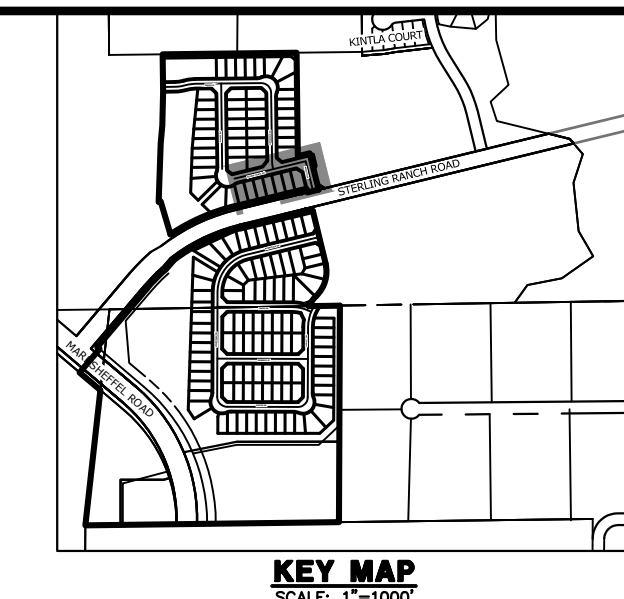
No.	REVISION	BY	DATE

H-SCALE 1"=30'	V-SCALE 1"=3'	DATE 10/09/23	DESIGNED BY XXX	DRAWN BY WKN	CHECKED BY
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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	7008.15	PCR
109	2+32.38	19.34' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7007.56	HC RAMP MID PT
110	3+08.01	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7005.49	PCR
111	3+17.95	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7005.24	CURB TRANSITION
112	3+27.95	16.17' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7005.05	CURB TRANSITION
170	2+83.65	18.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7006.11	FL-FL INTERCEPT
171	2+46.81	18.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7007.03	FL-FL INTERCEPT

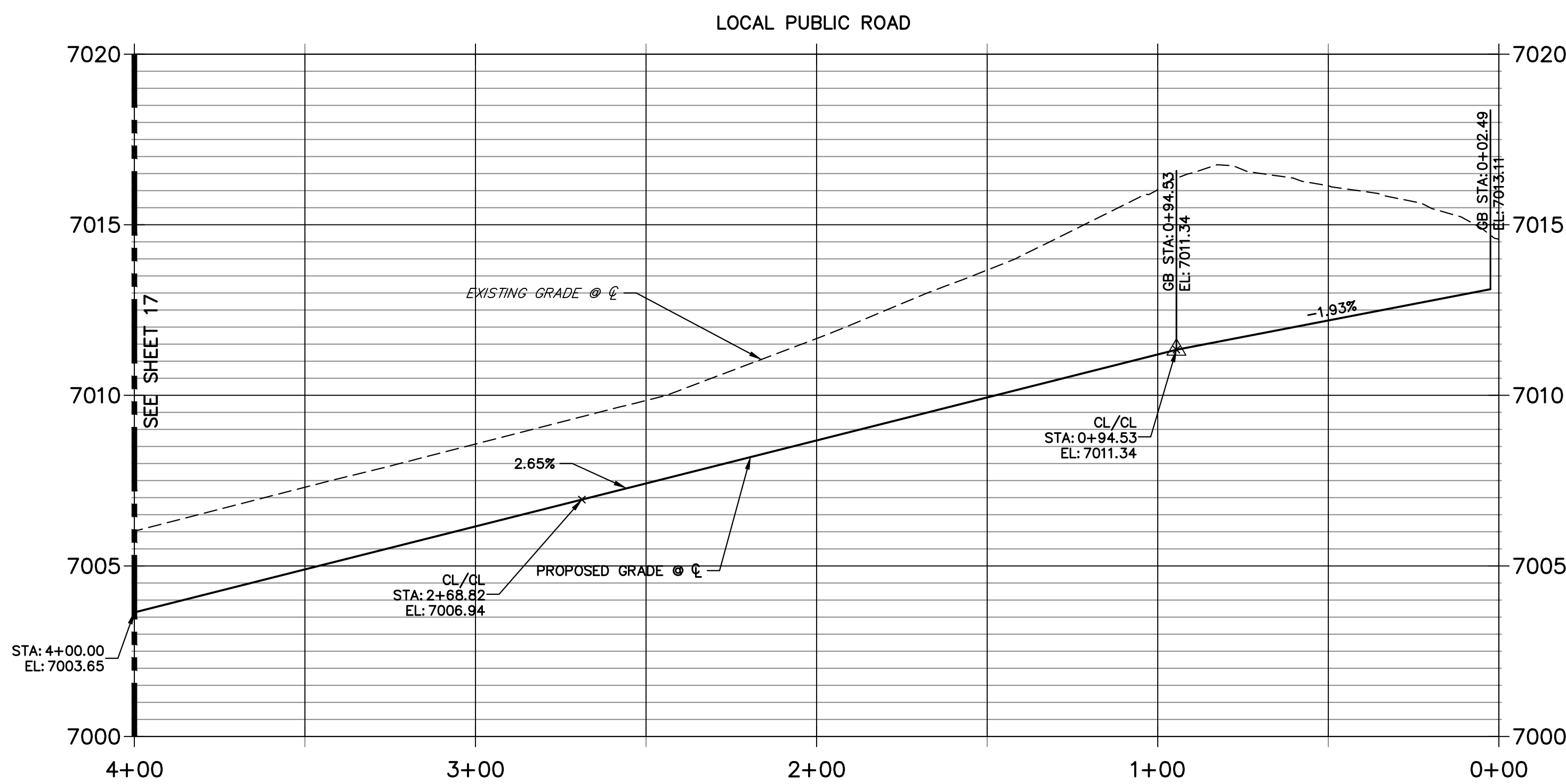


UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE DESIGNATED BY WRITTEN AUTHORIZATION.

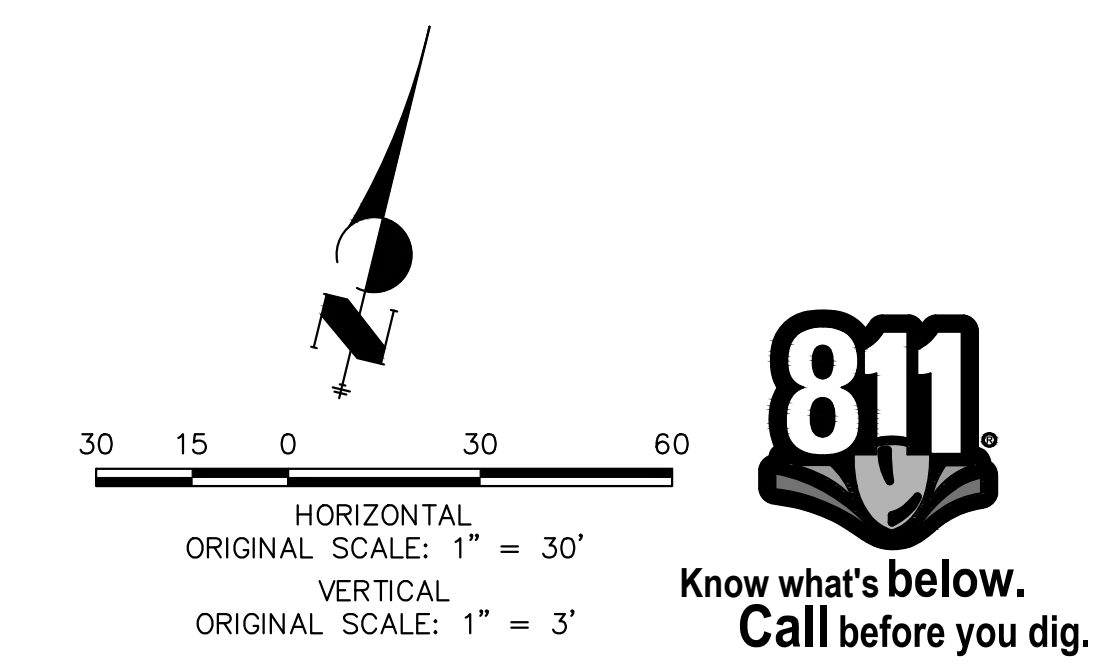
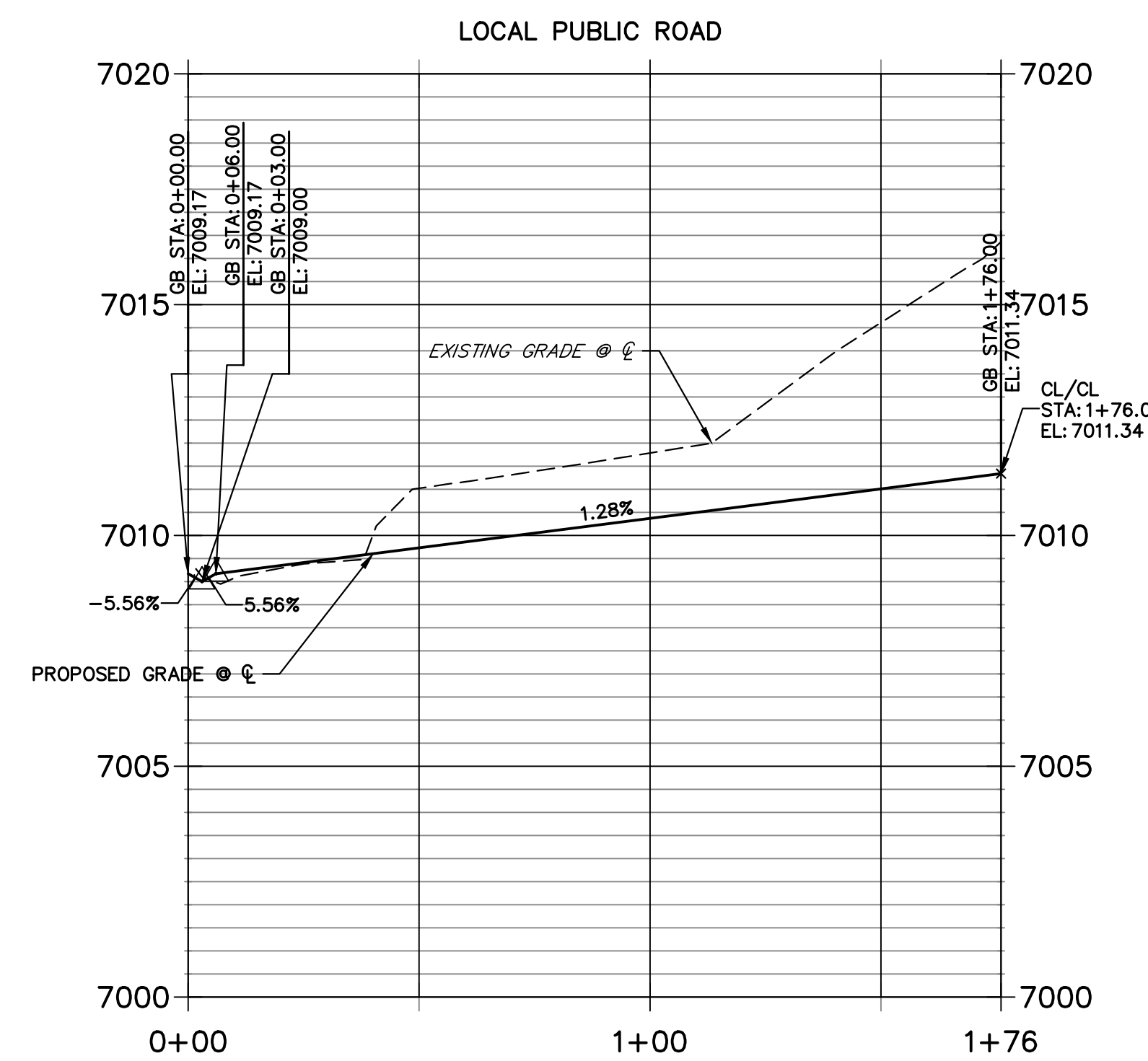
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 200
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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



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



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

Mike Bramlett 32314 10/10/23

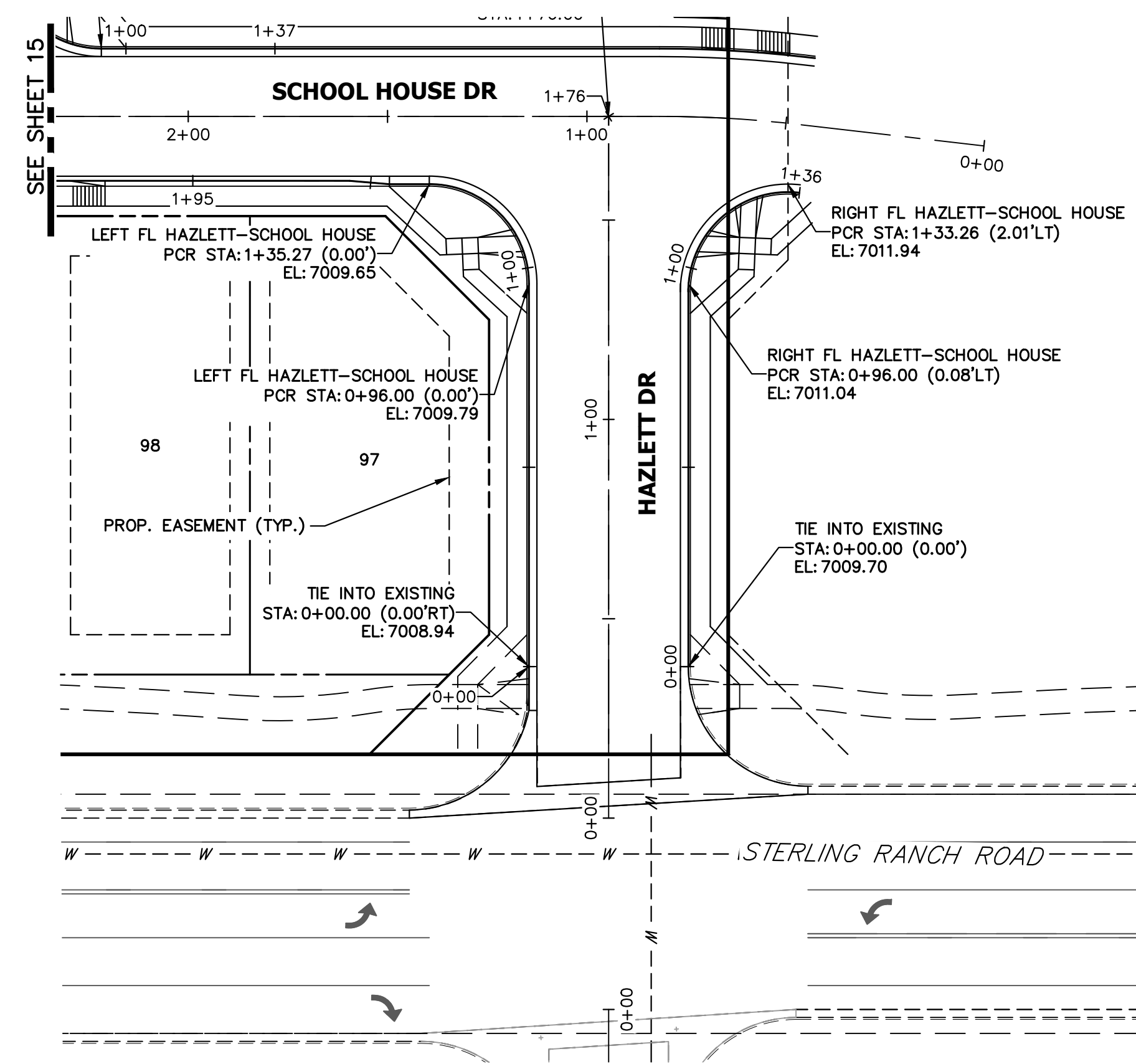
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314

FOR AND ON BEHALF OF JR ENGINEERING, LLC

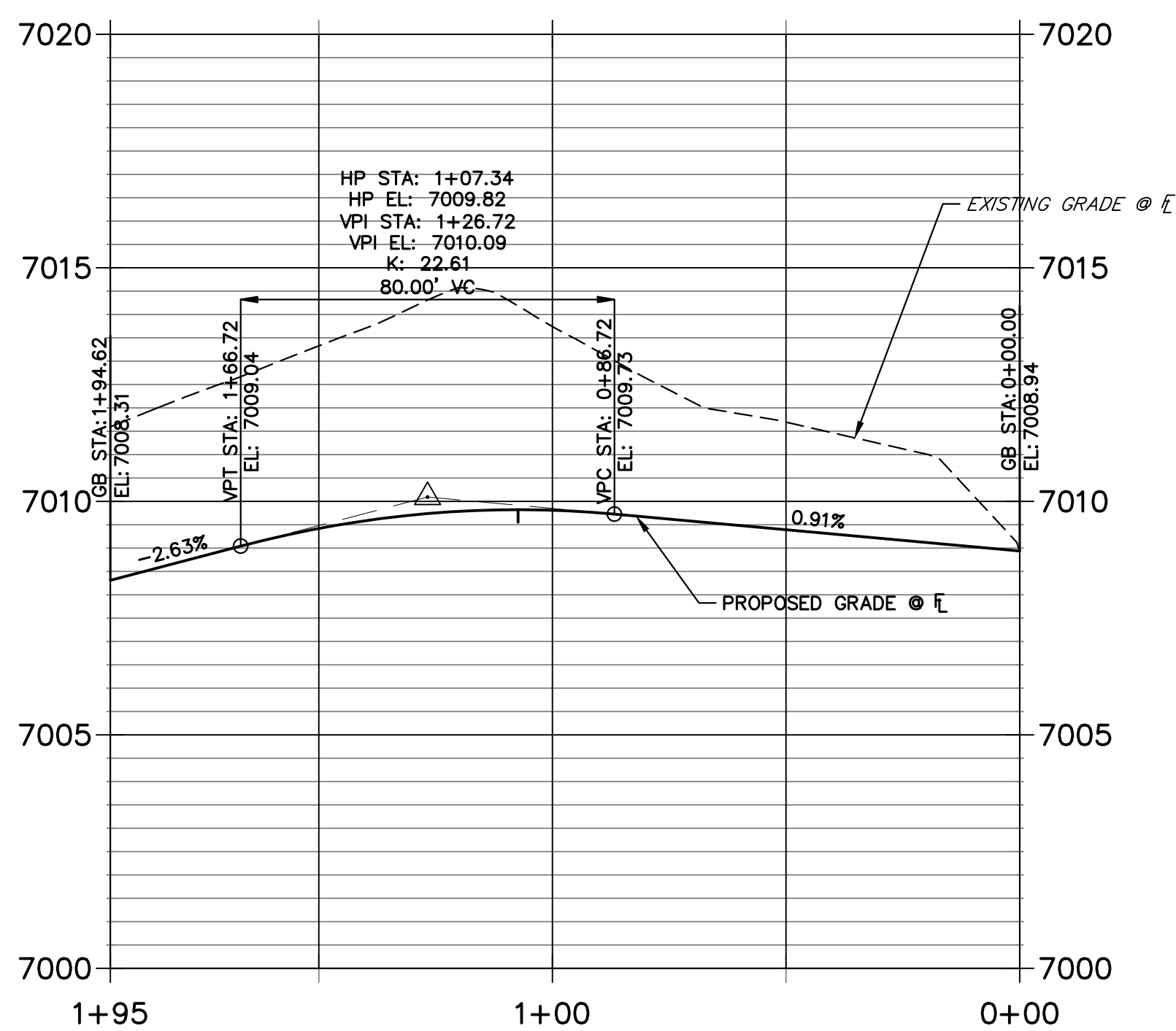
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STERLING RANCH FILING 4
STREET IMPROVEMENT PLAN

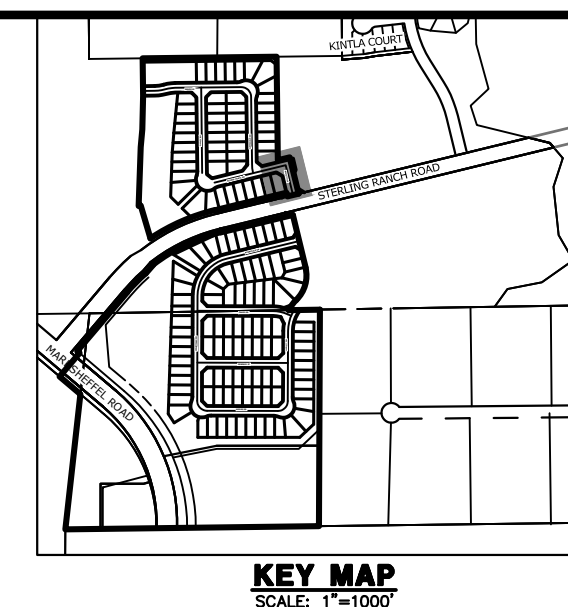
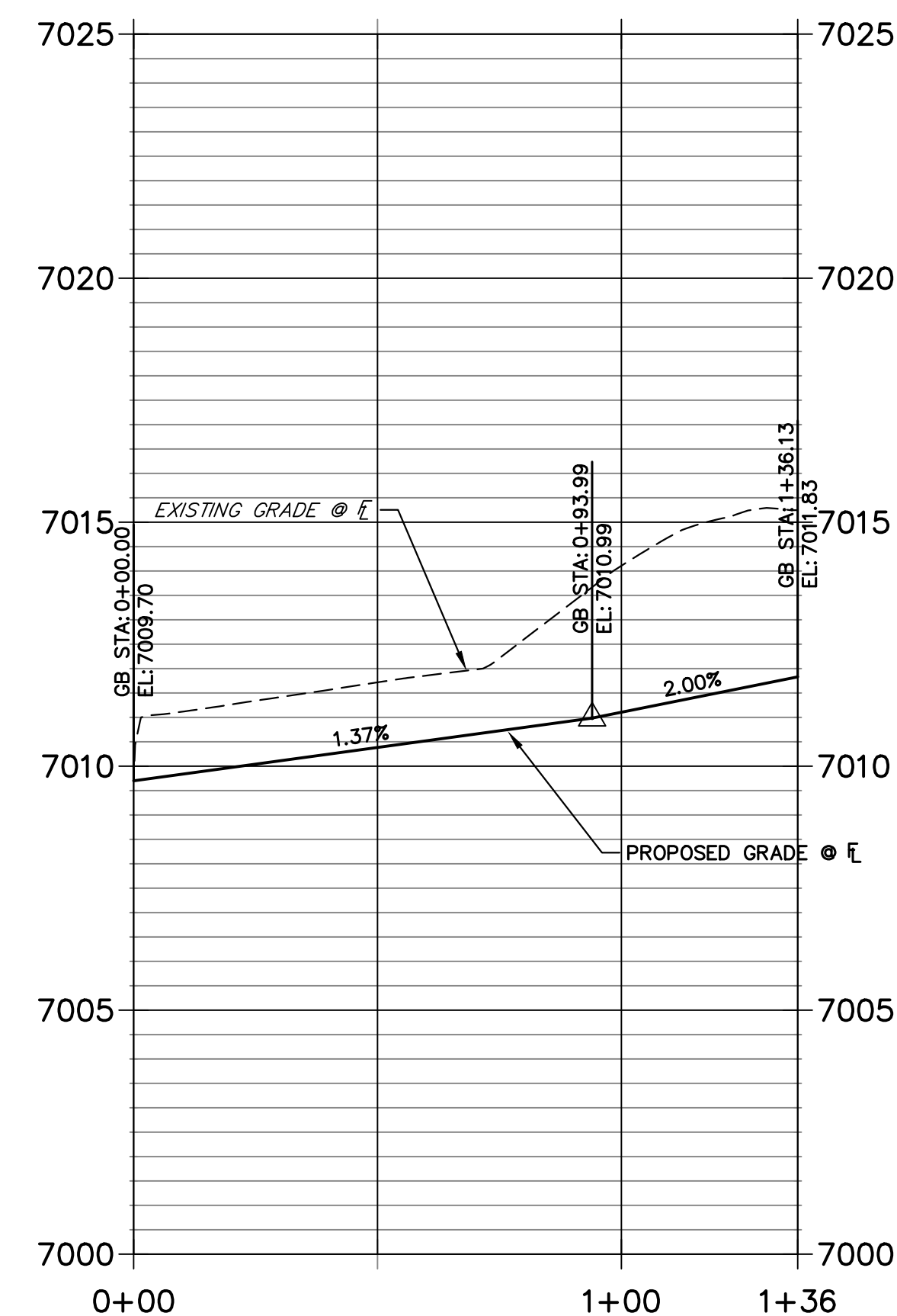
SHEET 15 OF 25
JOB NO. 25188.11



**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**

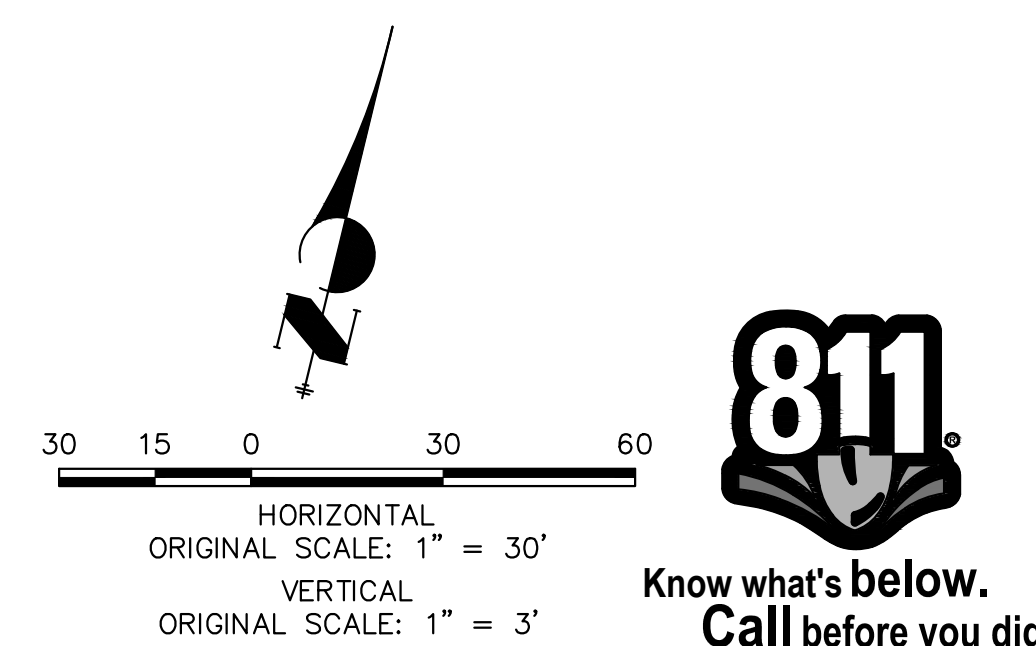


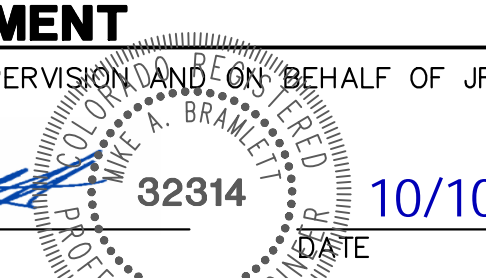
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. DESIGNATED BY WRITTEN AUTHORIZATION.
 PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT
 SUITE 200
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 471-1742

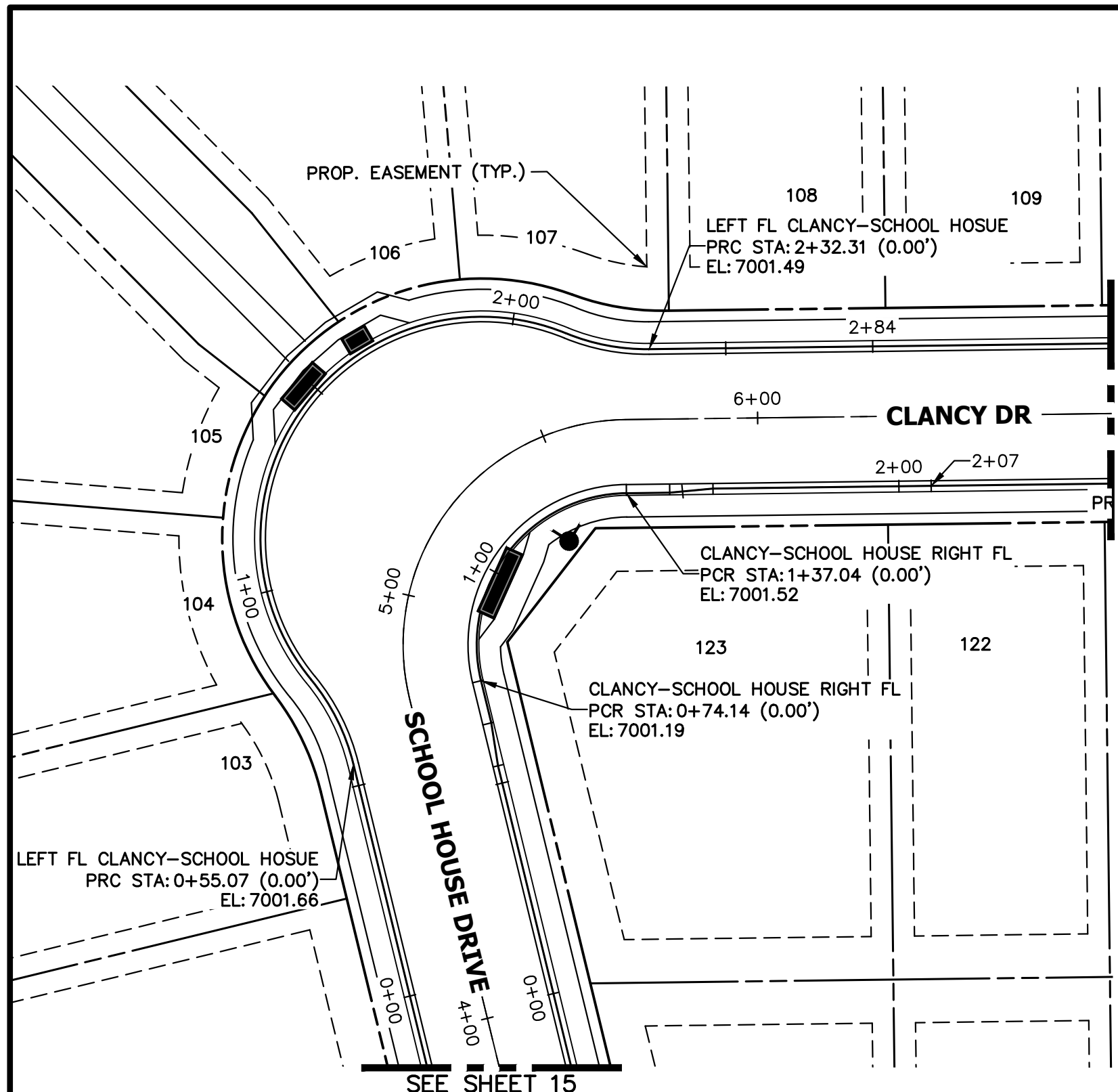
J.R. ENGINEERING
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No.	REVISION	BY	DATE

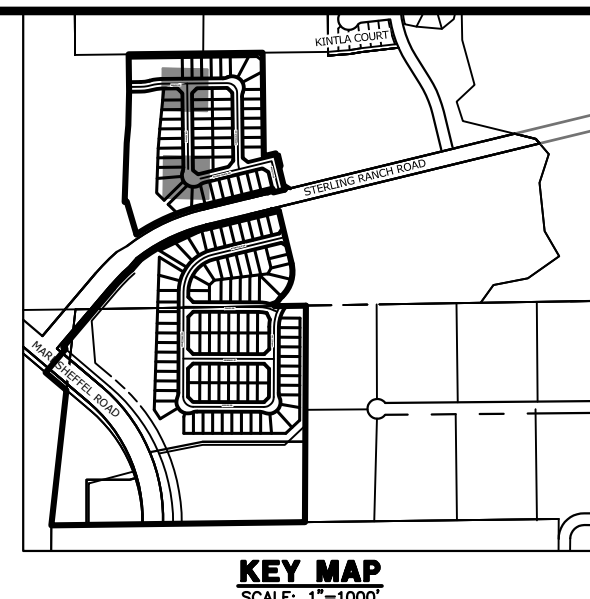
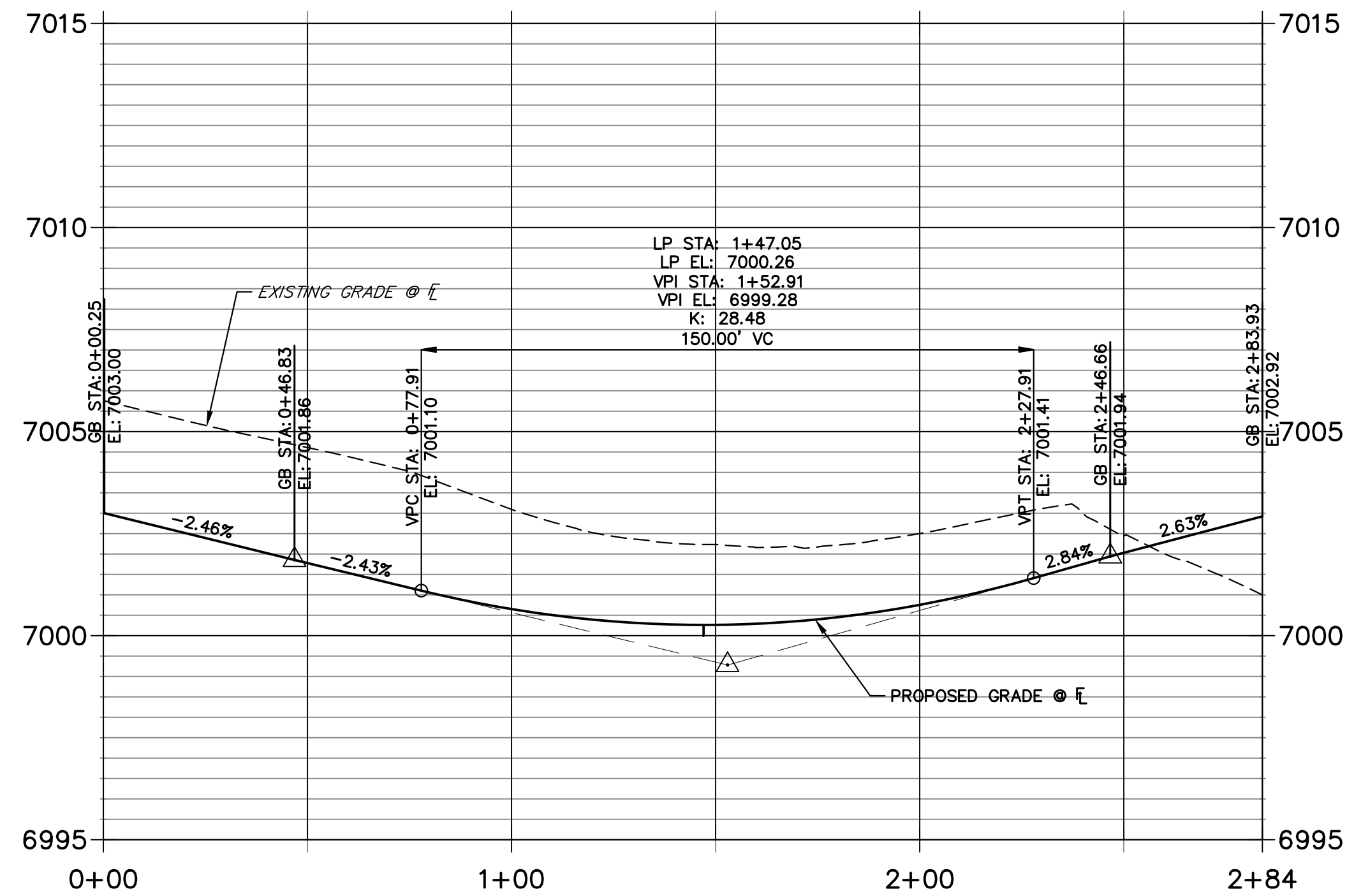
STERLING RANCH FILING 4
 STREET IMPROVEMENT PLAN
 SHEET 16 OF 25
 JOB NO. 25188.11



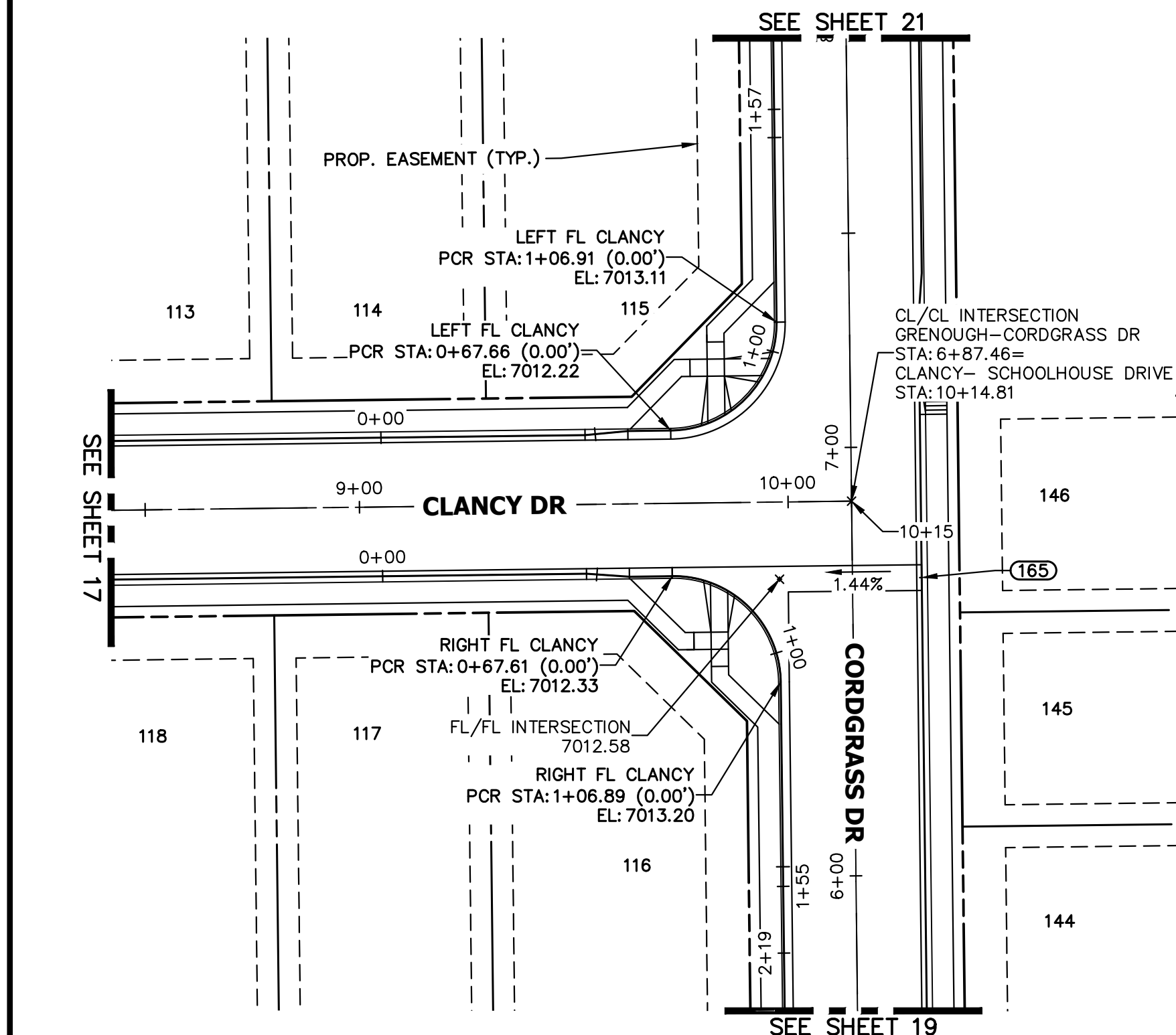
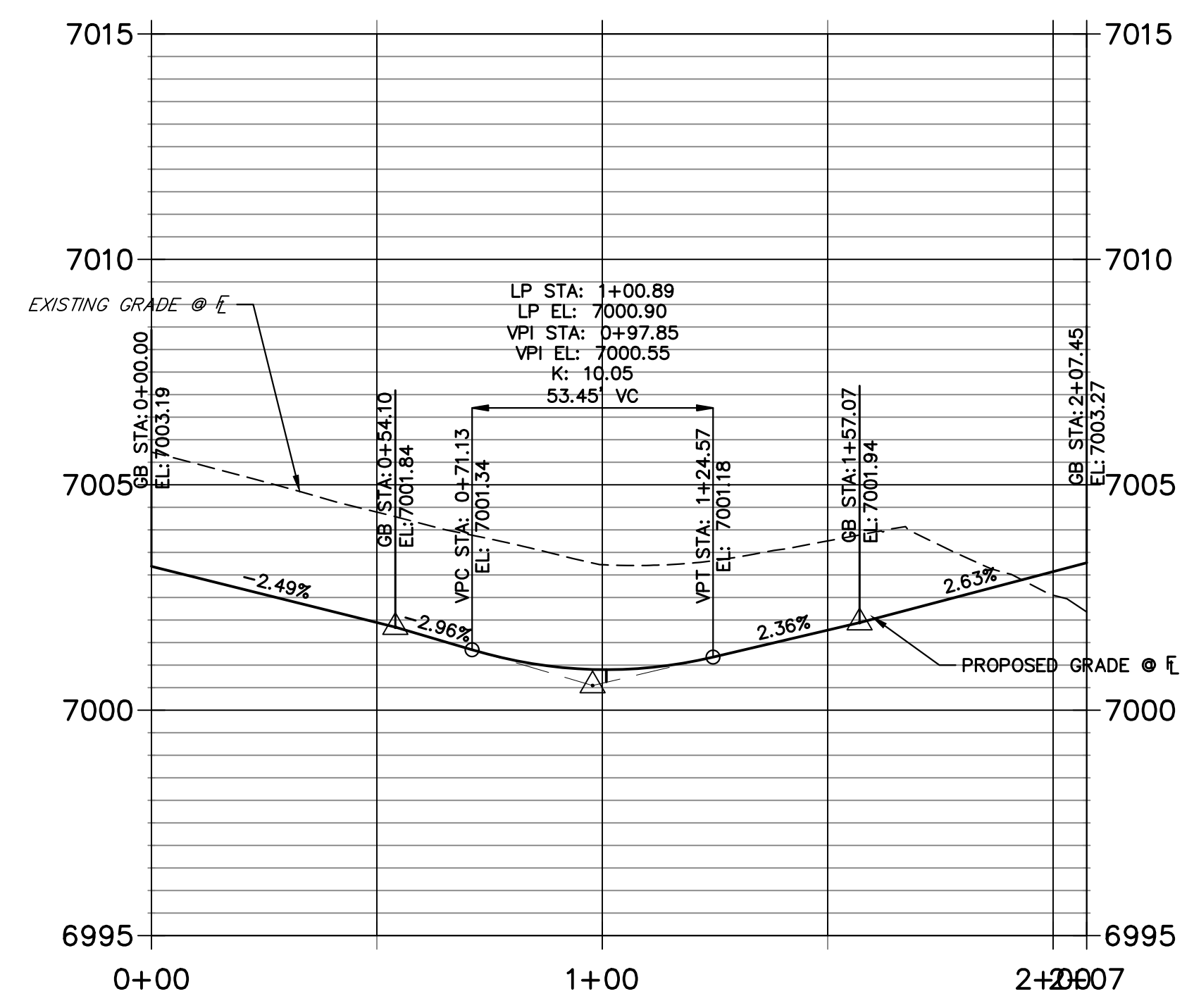
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LLC
 DATE: 10/10/23



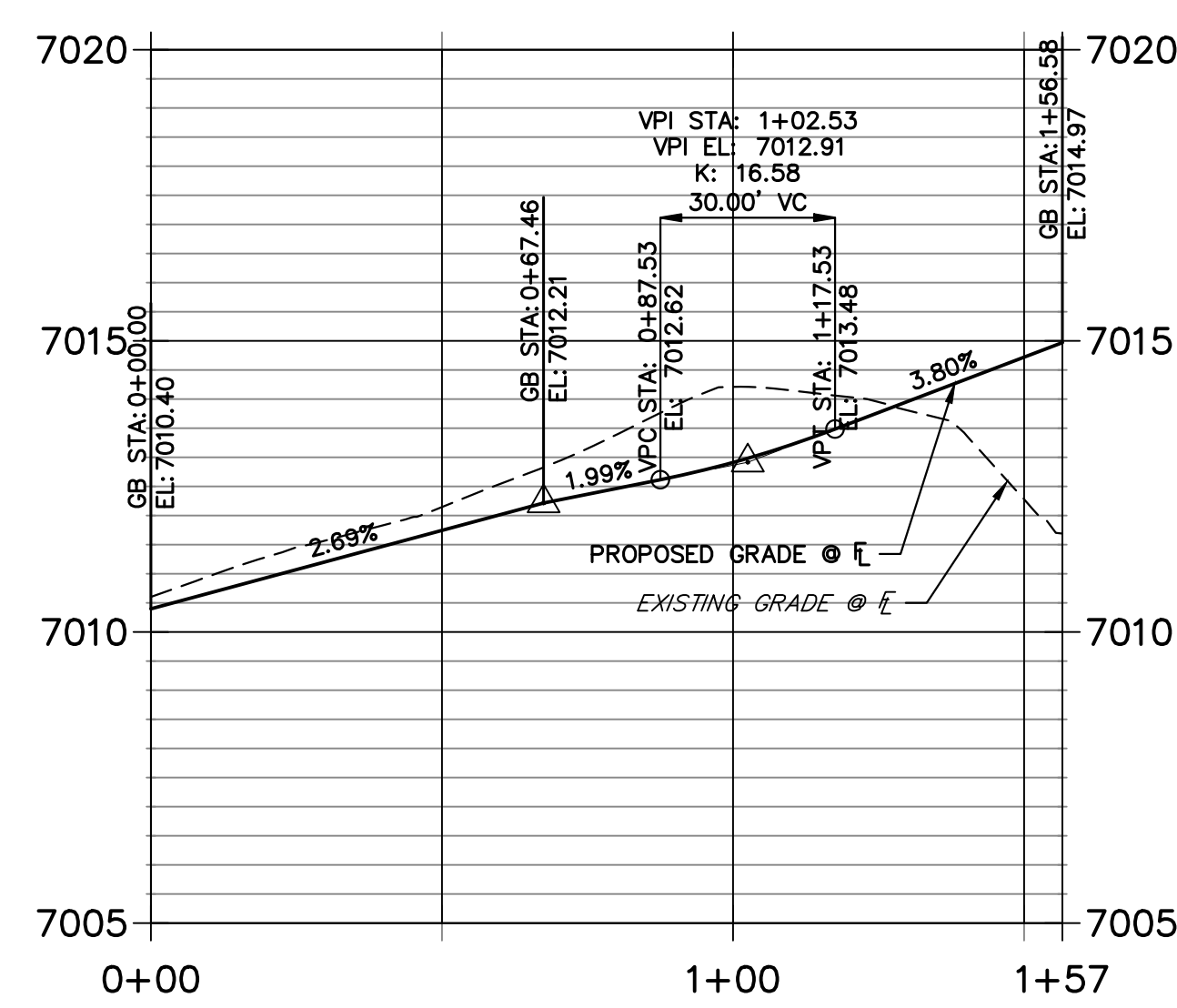
**LEFT FL CLANCY-SCHOOL HOSUE PROFILE
STA 0+00.00 TO 2+83.93**



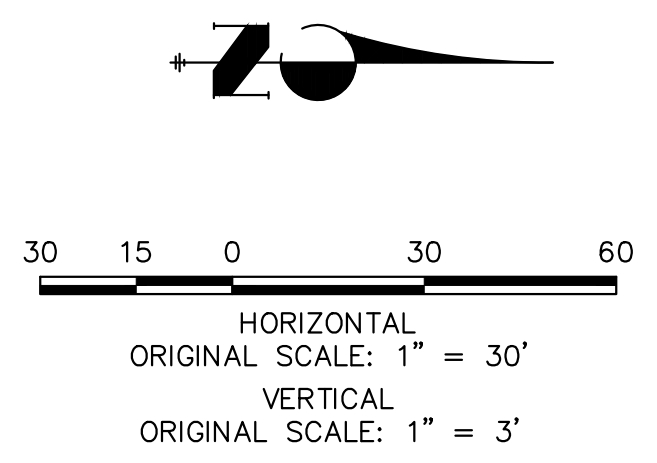
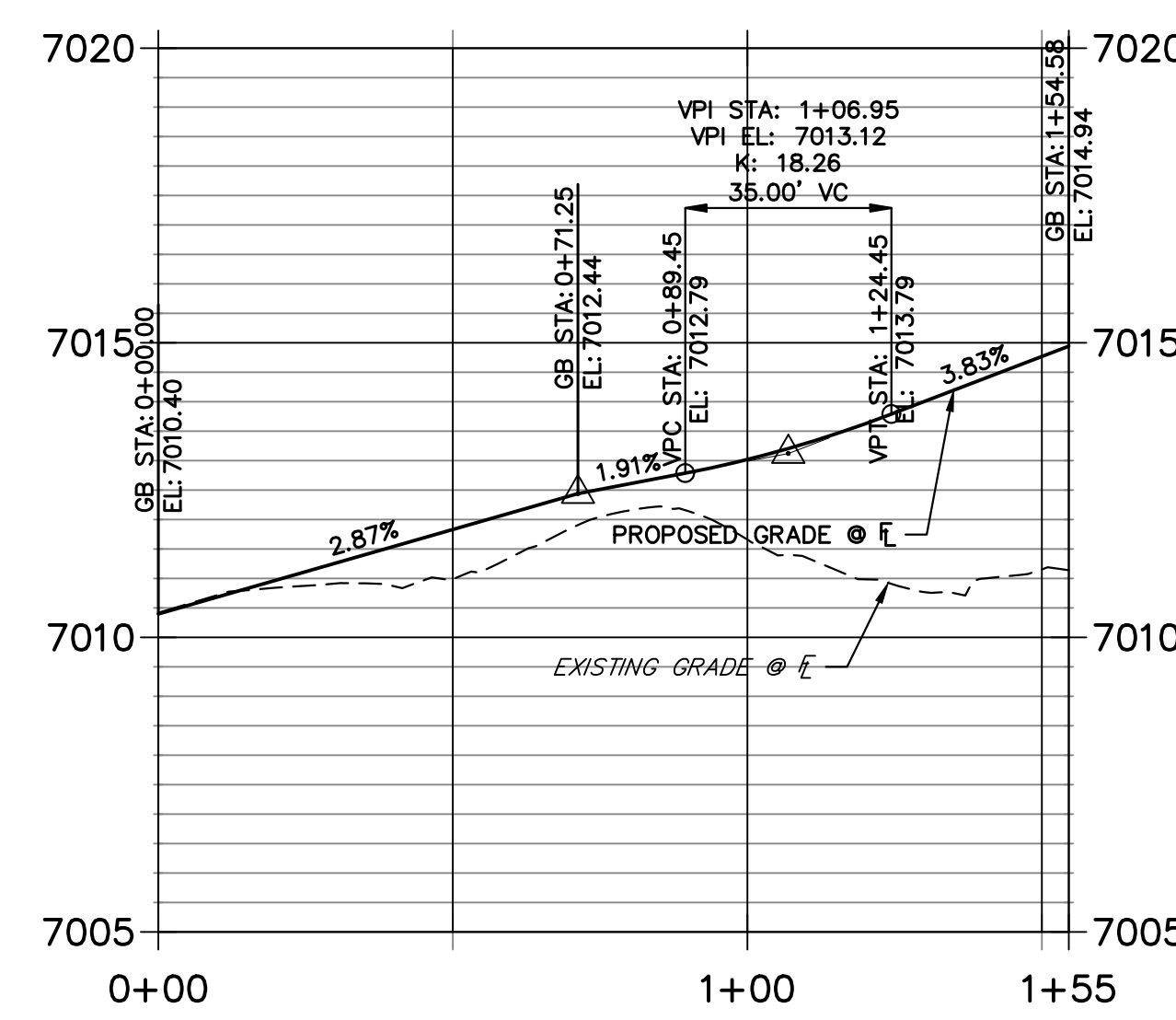
**CLANCY-SCHOOL HOUSE RIGHT FL PROFILE
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**LEFT FL CLANCY PROFILE
STA 0+00.00 TO 1+56.58**



**RIGHT FL CLANCY PROFILE
STA 0+00.00 TO 1+54.58**



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
DATE: 10/10/23

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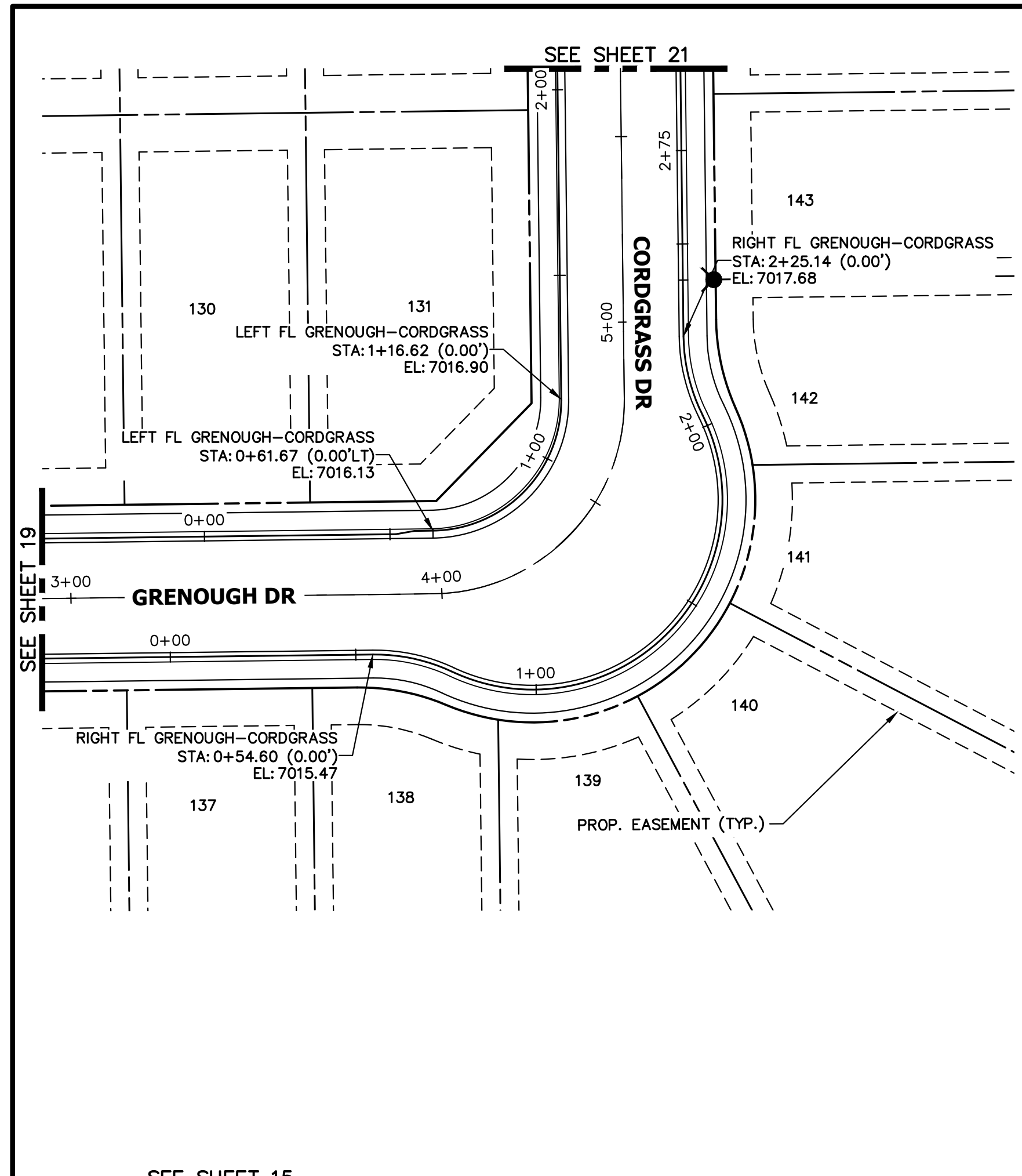
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 200
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2583
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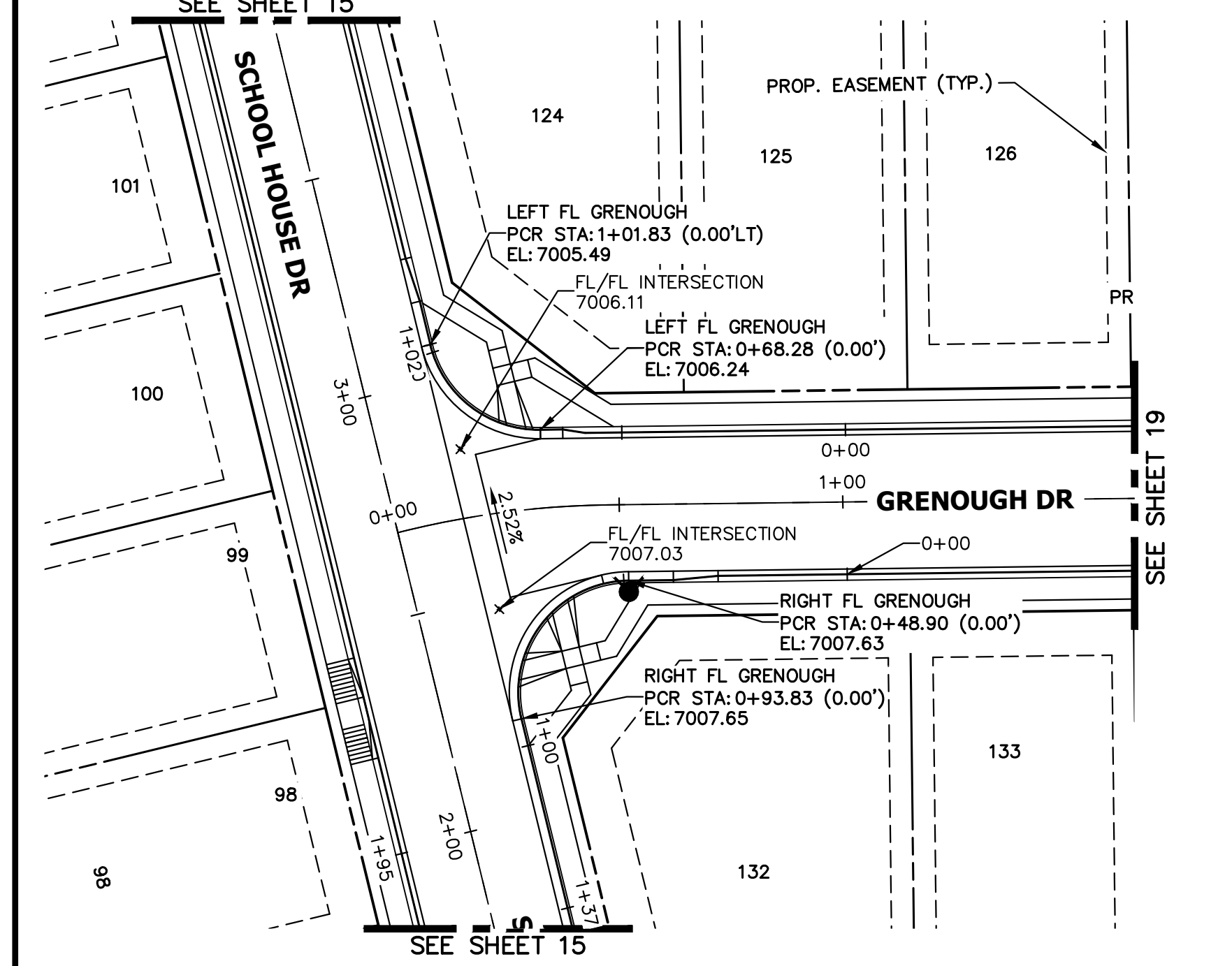
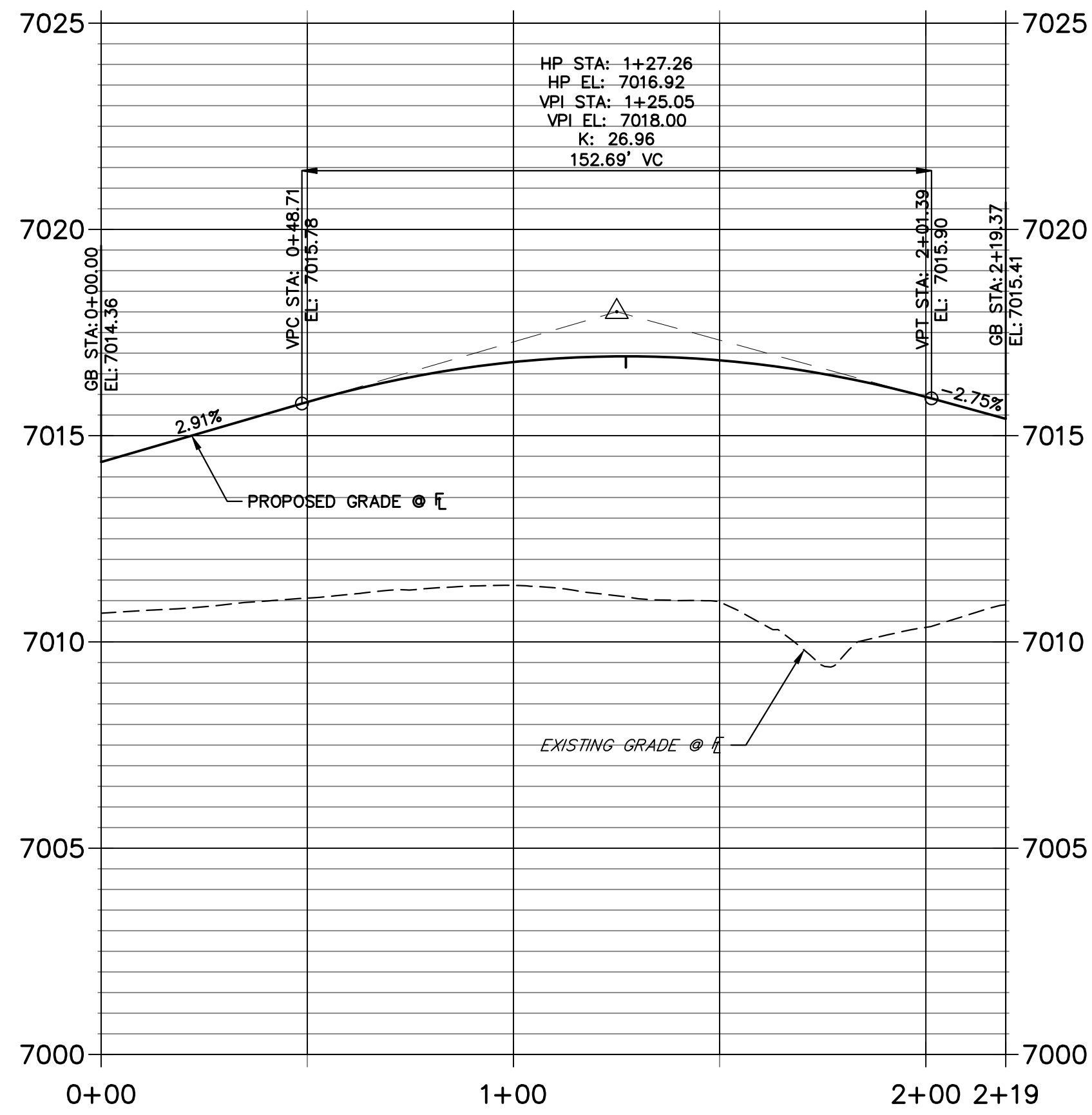
No.	REVISION	BY	DATE

H-SCALE	1"=30'
V-SCALE	1"=3'
DATE	10/09/23
DESIGNED BY	XXX
DRAWN BY	WKN
CHECKED BY	

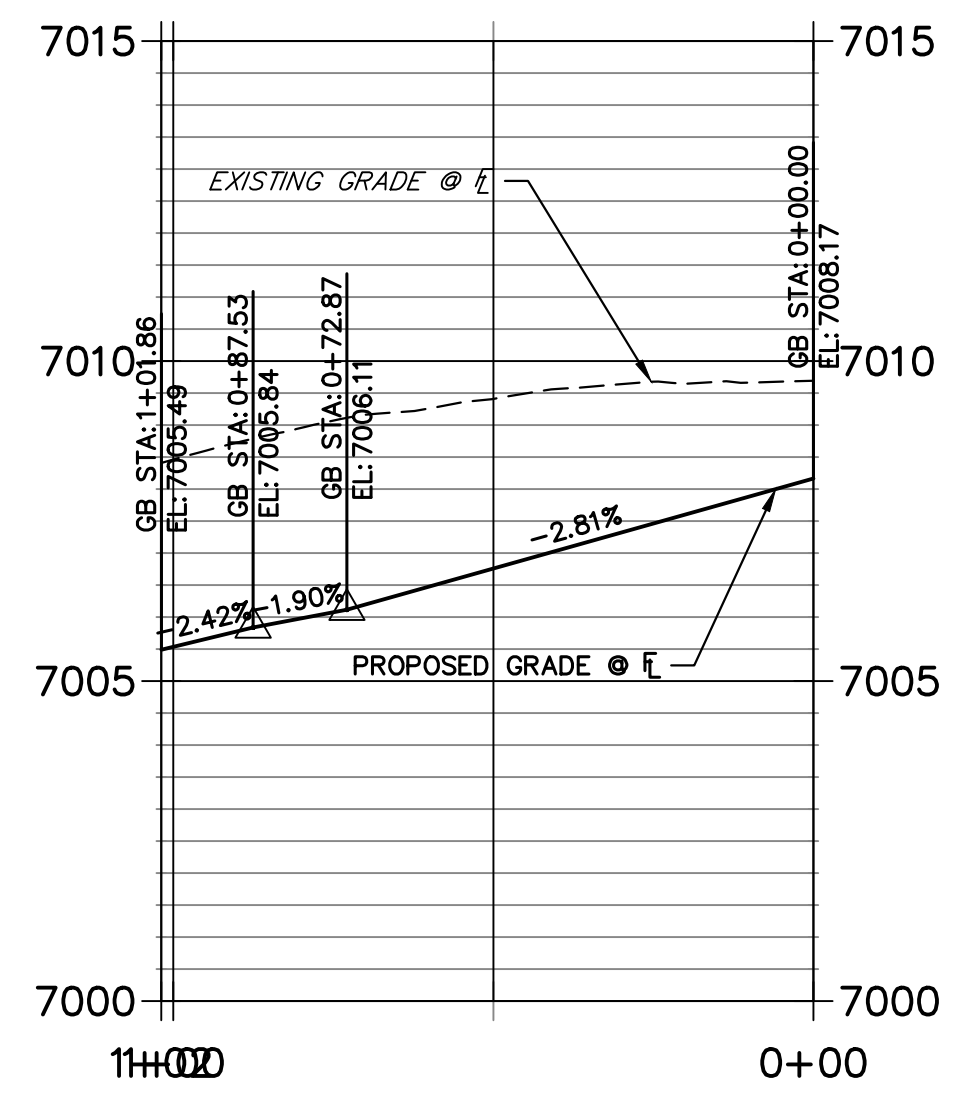
STERLING RANCH FILING 4
STREET IMPROVEMENT PLAN



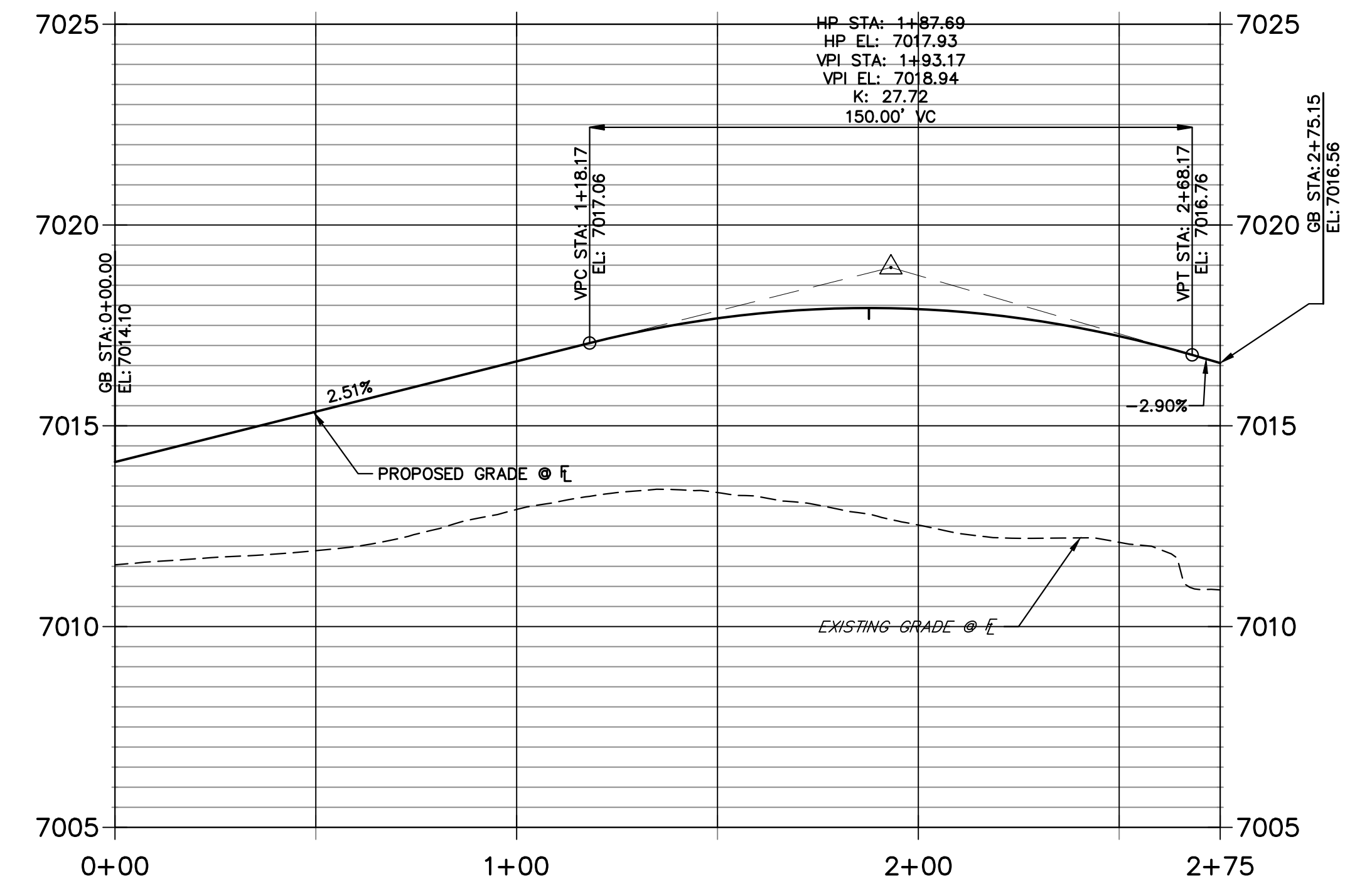
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STA 0+00.00 TO 2+19.37**



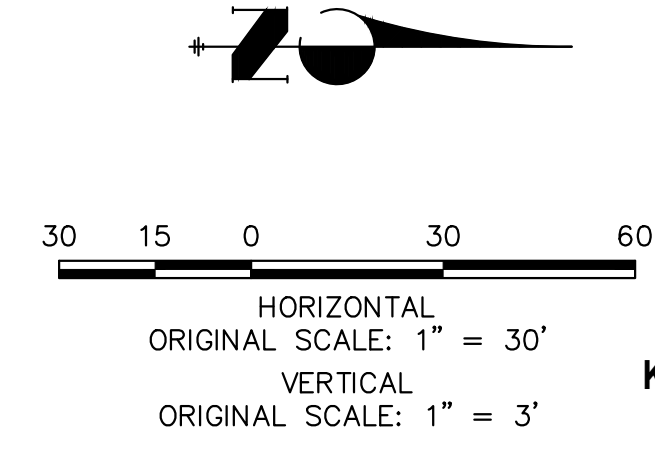
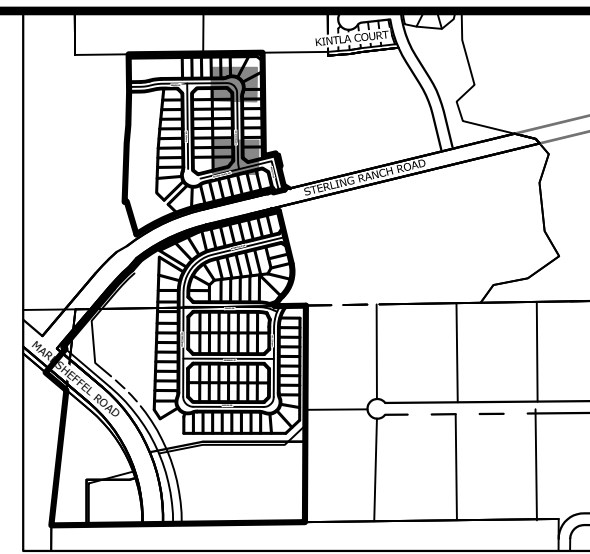
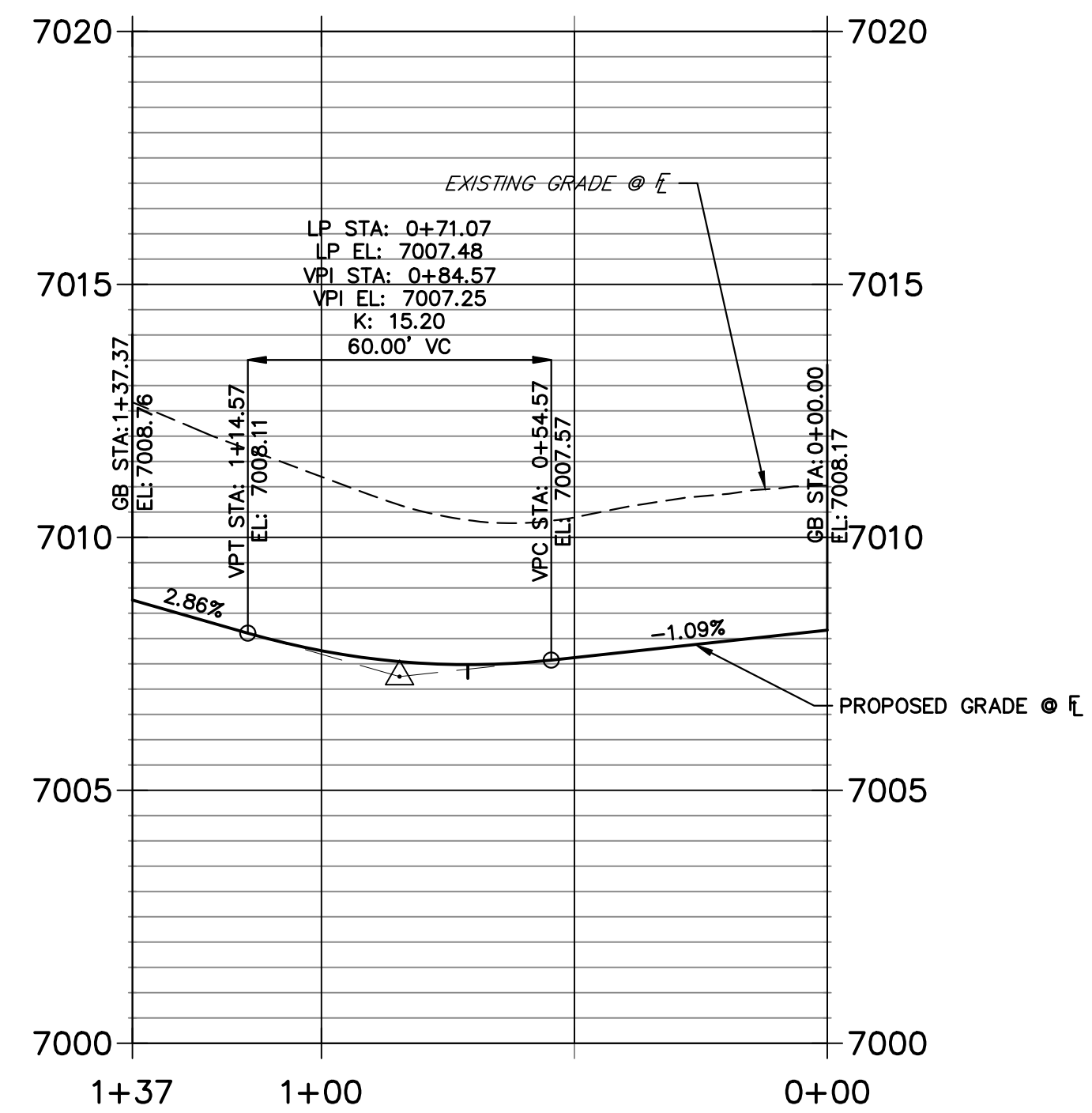
**LEFT FL GRENOUGH PROFILE
STA 0+00.00 TO 1+01.89**



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



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

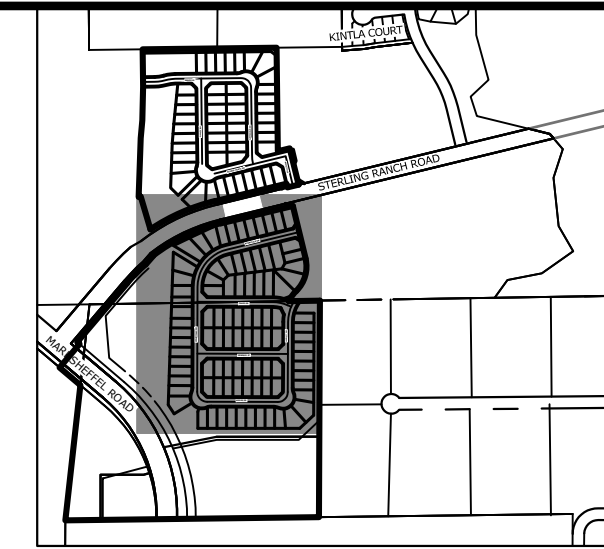
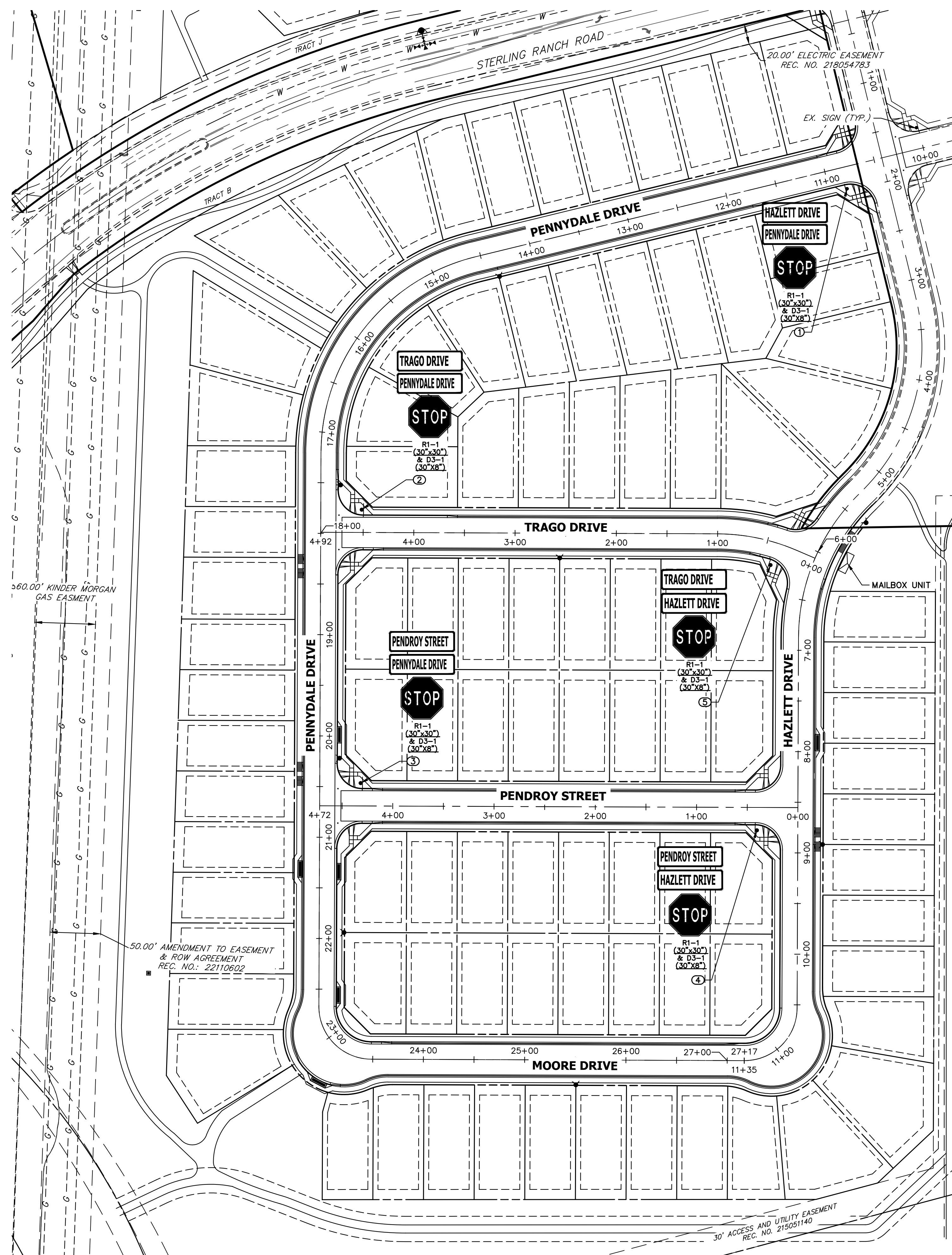


ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
 ENGINEERING

Mike Bramlett 32314 10/10/23

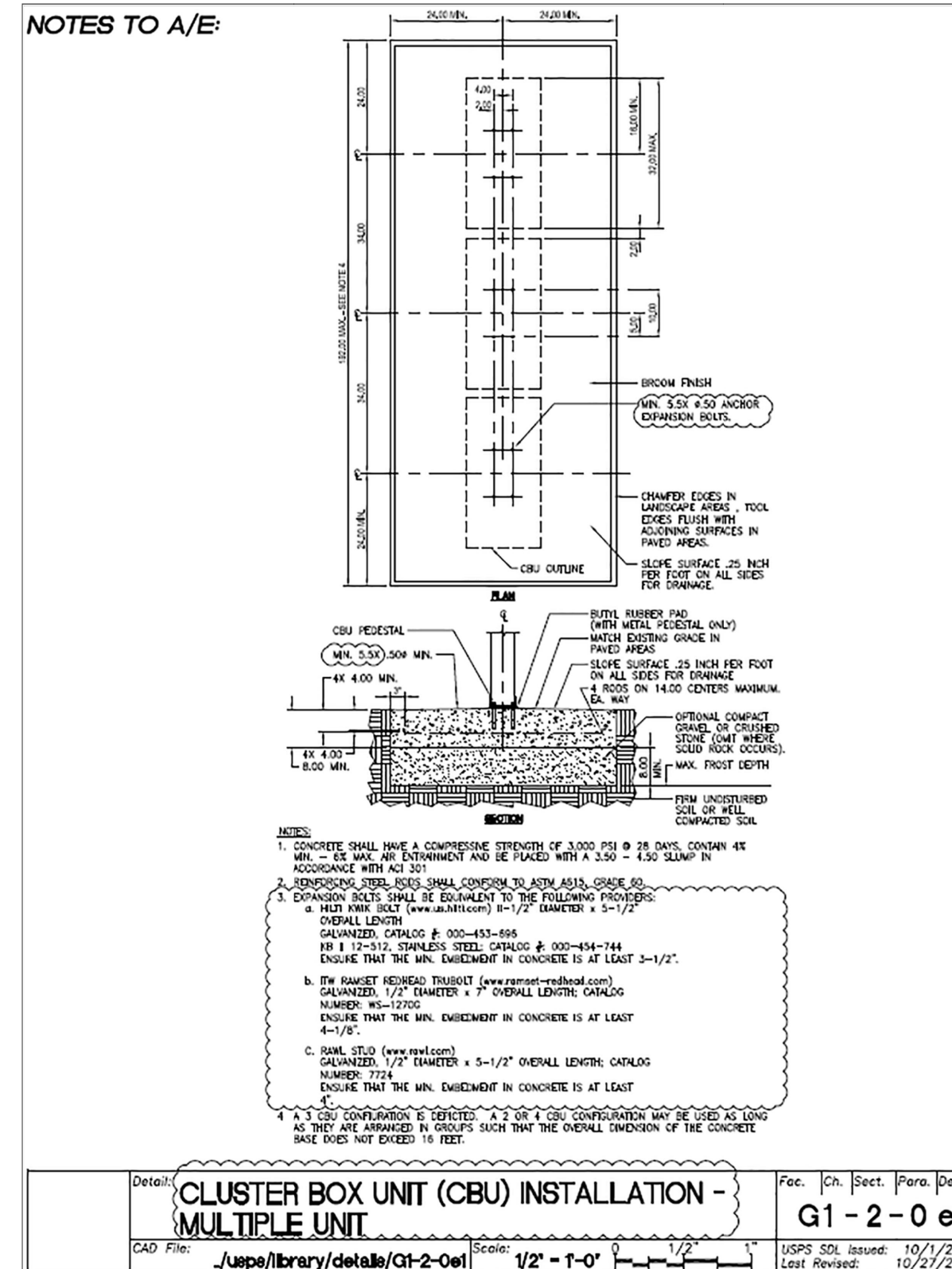
MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

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PREPARED FOR	SR LAND, LLC 20 BOULDER CRESCENT SUITE 200 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742
<p>J.R. ENGINEERING A Westman Company Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com</p>	
BY	DATE
No.	REVISION
H-SCALE 1"=30'	V-SCALE 1"=3'
DESIGNED BY XXX	DATE 10/09/23
DRAWN BY WKN	CHECKED BY
STERLING RANCH FILING 4	
STREET IMPROVEMENT PLAN	
SHEET 20 OF 25	JOB NO. 25188.11



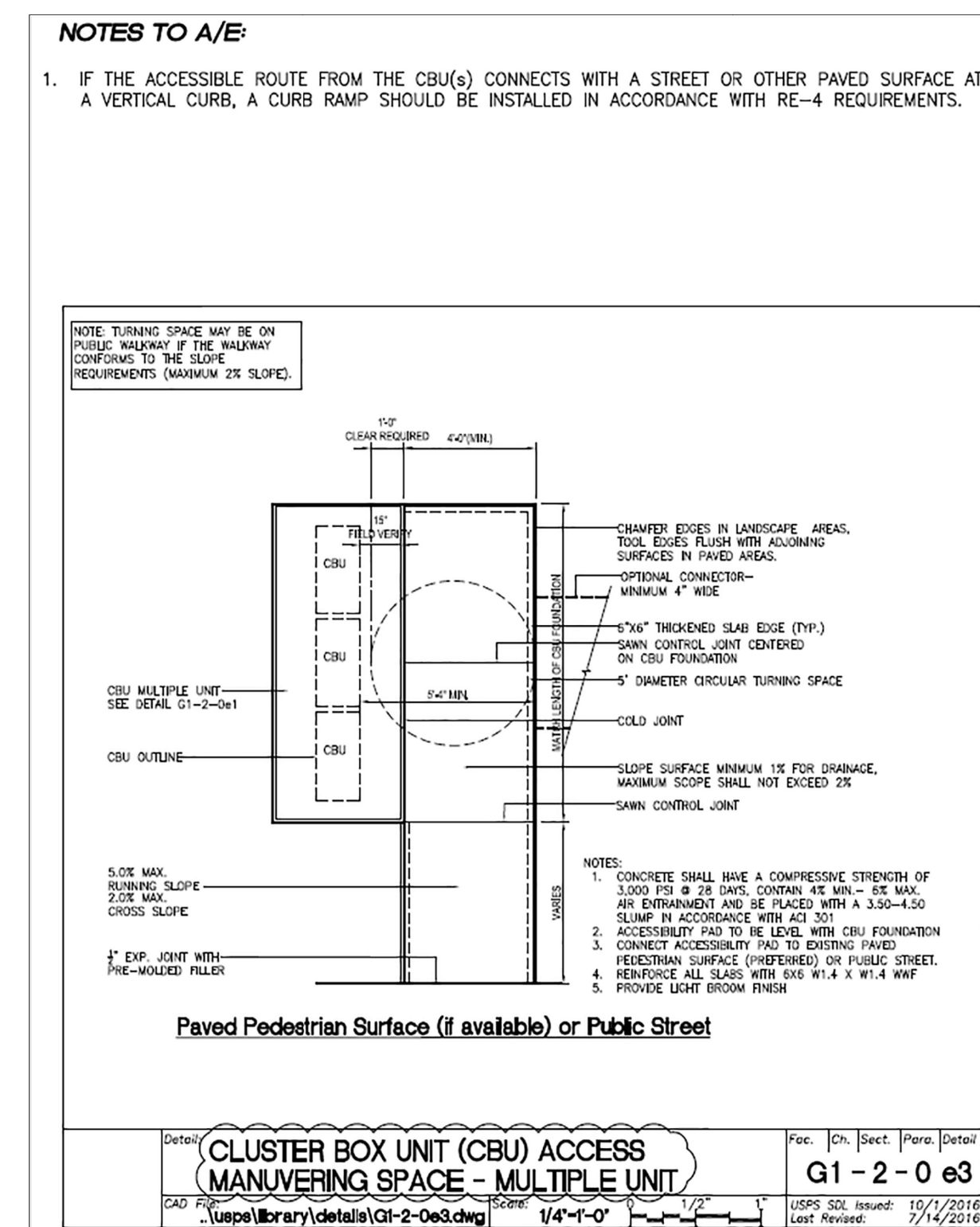
POINT TABULATION				
POINT NUMBER	STATION	OFFSET	ALIGNMENT	DESCRIPTION
1	10+82.64	21.47' (LT)	PENNYDALE-MOORE	STOP SIGN AND STREET SIGNS
2	4+51.51	22.51' (RT)	TRAGO DRIVE	STOP SIGN AND STREET SIGNS
3	4+31.78	22.57' (RT)	PENDROY STREET	STOP SIGN AND STREET SIGNS
4	0+40.39	22.56' (LT)	PENDROY STREET	STOP SIGN AND STREET SIGNS
5	0+40.05	22.63' (LT)	TRAGO DRIVE	STOP SIGN AND STREET SIGNS

Appendix B
Cluster Box Unit Installation Multiple Unit

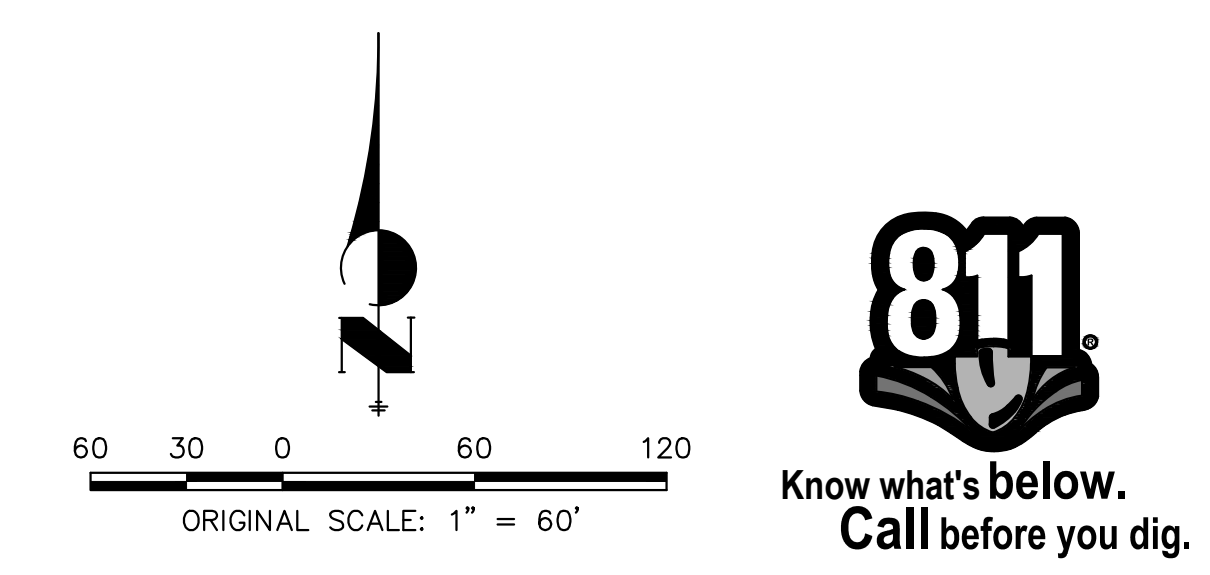


May 2020

Appendix D
Cluster Box Unit Access Maneuvering Space - Multiple Unit



May 2020



ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 Mike Bramlett, P.E. 32314 10/10/23
 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 200
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY (719) 471-1742

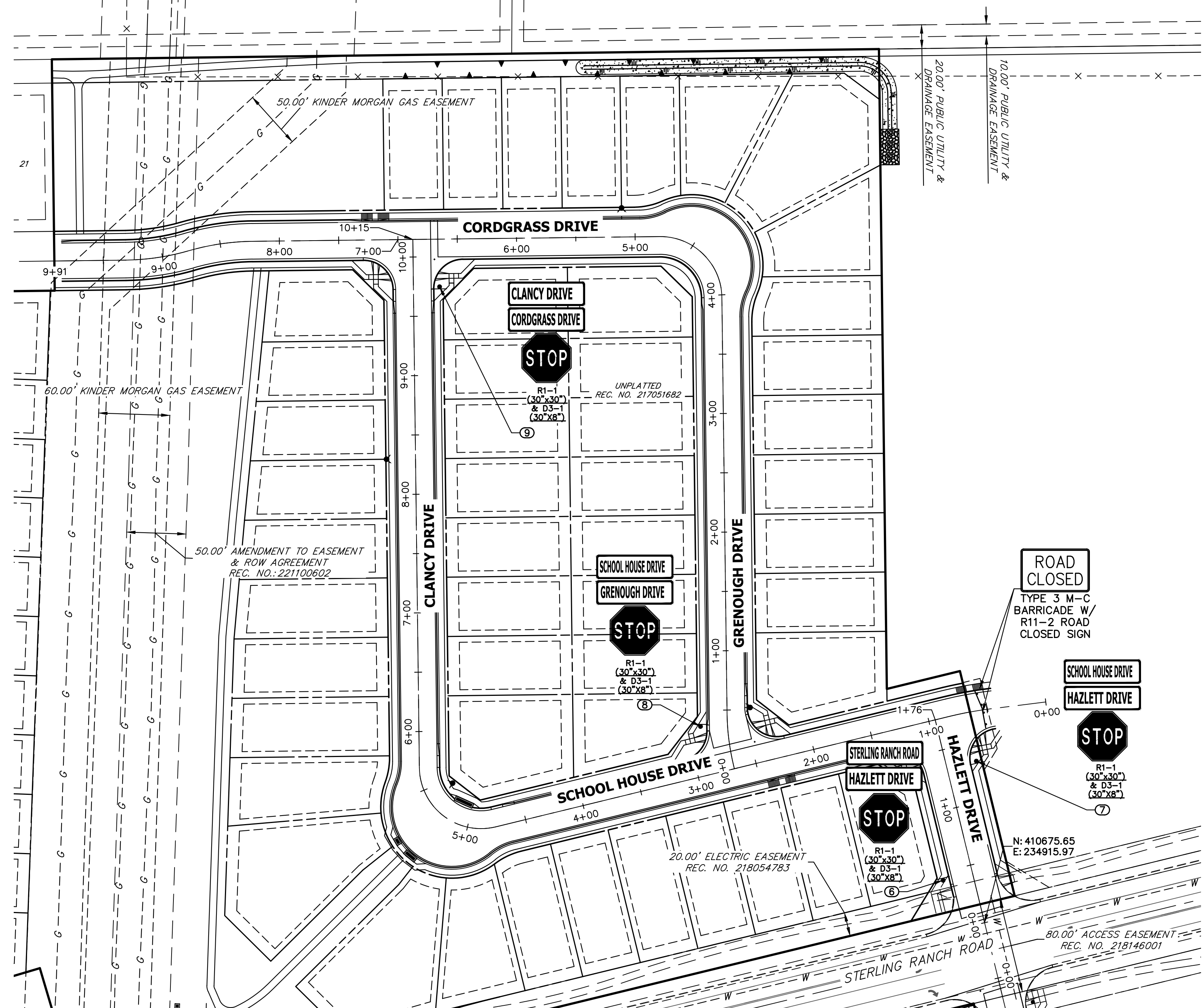
J.R. ENGINEERING
 A Westman Company
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 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

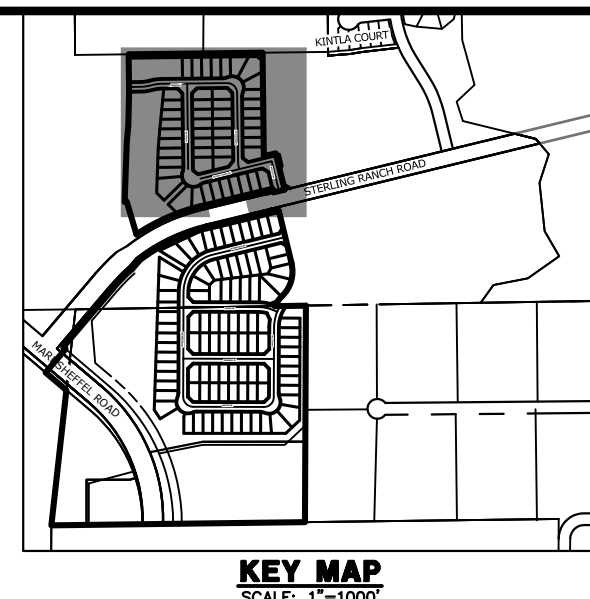
H-SCALE 1"=60'
 V-SCALE N/A
 DATE 10/09/23
 DESIGNED BY XXX
 DRAWN BY WKN
 CHECKED BY

STERLING RANCH FILING 4
 STREET SIGNAGE

SHEET 22 OF 25
 JOB NO. 25188.11



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



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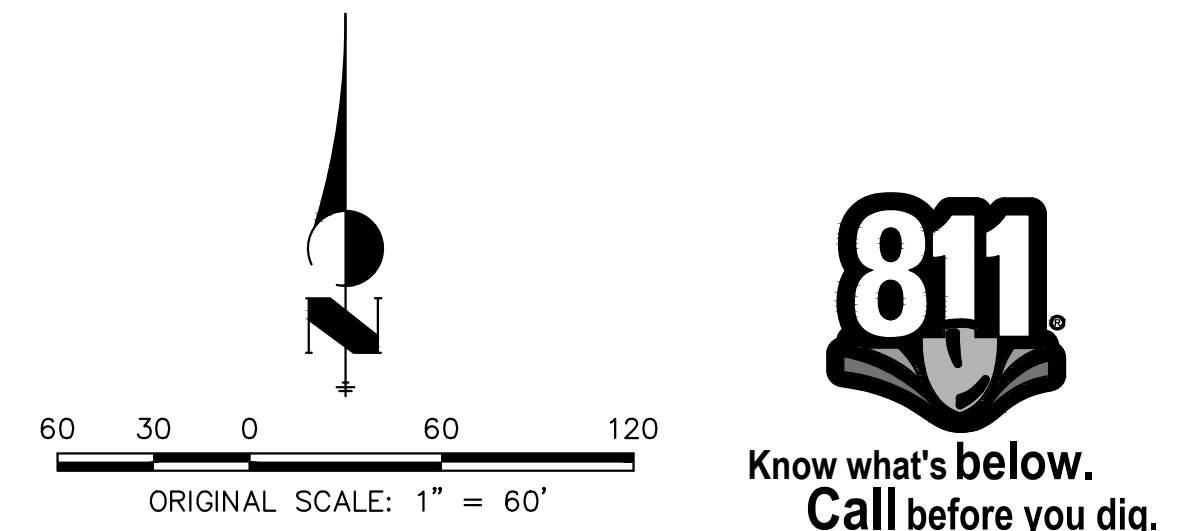
PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT
 SUITE 200
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 471-1742


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 Centennial 303-740-9888 • Colorado Springs 719-583-2583
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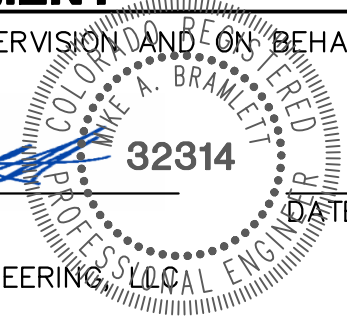
No.	REVISION	BY	DATE

H-SCALE	1"=60'
V-SCALE	N/A
DATE	10/09/23
DESIGNED BY	XXX
DRAWN BY	WKN
CHECKED BY	

STERLING RANCH FILING 4
 STREET SIGNAGE
 SHEET 23 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

 32314
 DATE 10/10/23



