STERLING RANCH FILING 4

COUNTY OF EL PASO, STATE OF COLORADO

STREET IMPROVEMENT PLAN

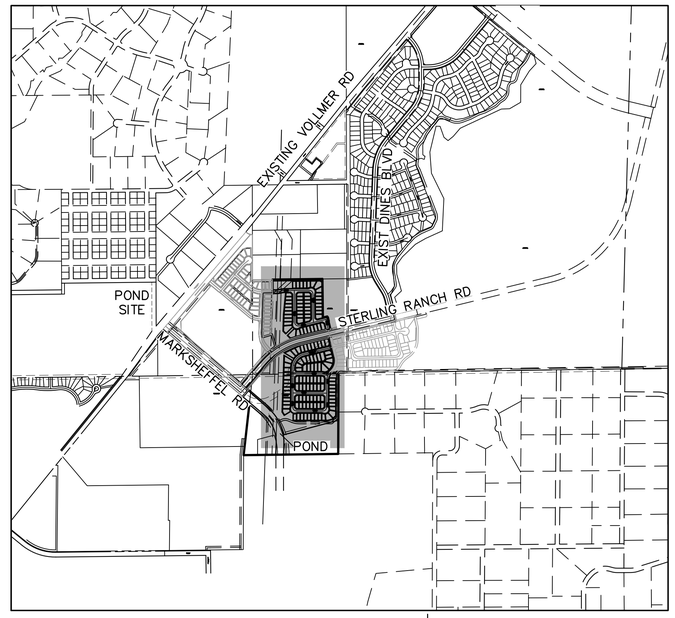
OCTOBER 2023

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, L.P. ONE WILLIAMS CENTER, OTC-8, TULSA, OK 74172 (918)-574-7986

BENCHMARKS

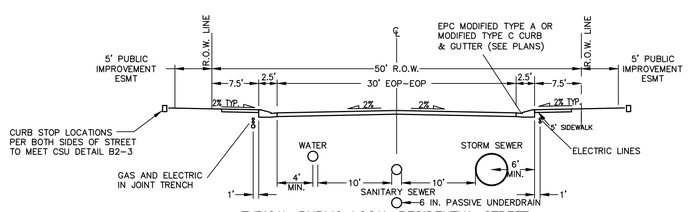
1. THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION
   NORTHING = 411416.273
   EASTING = 235167.071
   ELEVATION = 7023.42
2. THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PAWNEE RANCHEROS SUBDIVISION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



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

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 — DATE 8/14/23

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

EL PASO COUNTY STATEMENT

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

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

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

Approved
By: Gilbert LaForce, P.E.
Engineering Manager
Date: 11/08/2023 4:44:43 PM
El Paso County Department of Public Works

Condition of Approval:
A copy of the Corps of Engineer permit, license agreement, off-site agreement, and wetlands fill detail per the soils and geotech report section 10 and 11 shall be provided prior to paving.

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.

COLORADO REGISTERED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER — DATE 10/10/23

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 8/14/23

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 USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	N/A
V-SCALE	N/A
DATE	10/09/23
DESIGNED BY	RAB
DRAWN BY	WKN
CHECKED BY	

STERLING RANCH FILING 4
COVER SHEET

SHEET 1 OF 25
JOB NO. 25188.11

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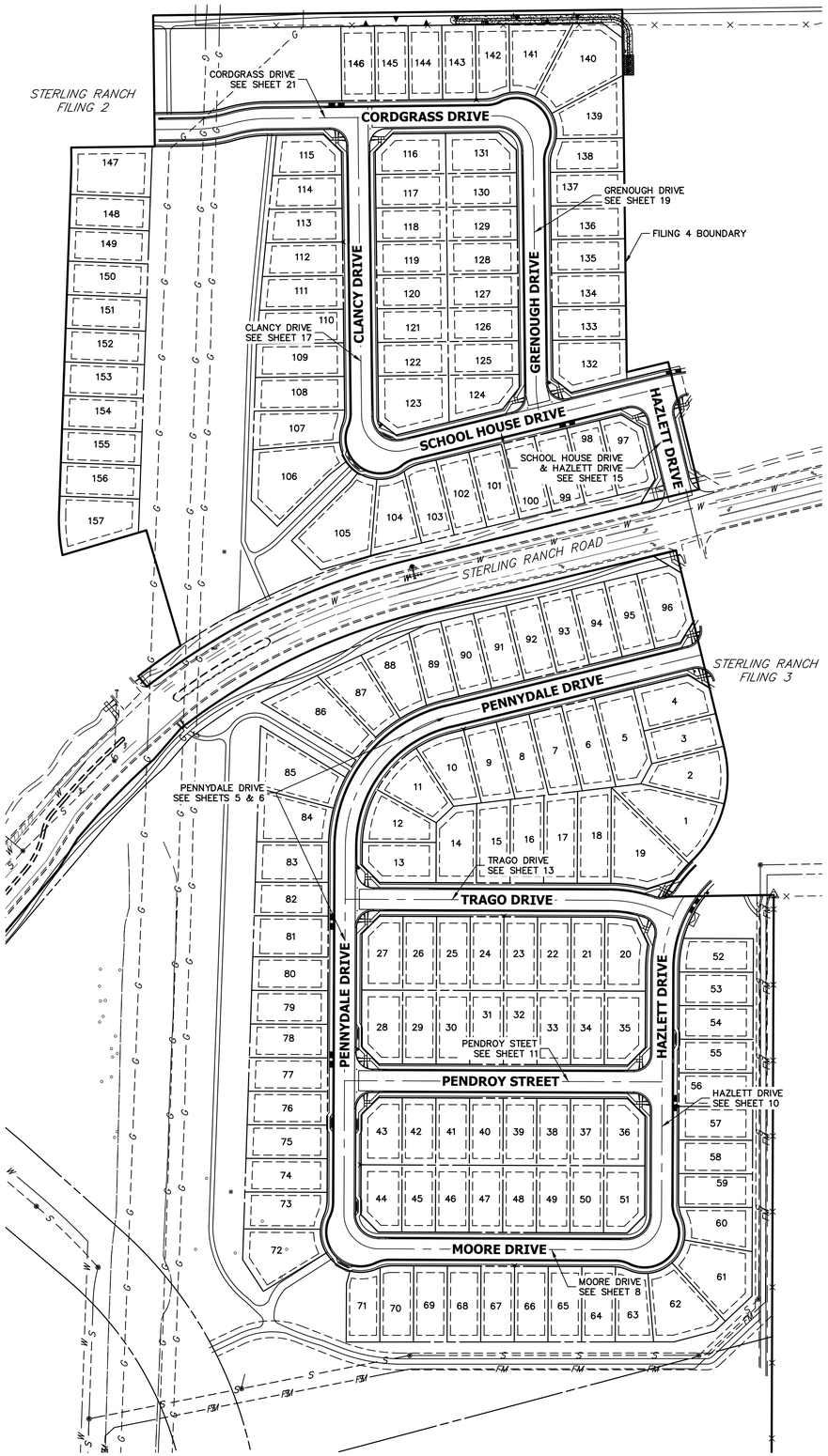


KEY MAP

GENERAL CONSTRUCTION NOTES:

1. 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.
2. 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.
3. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
4. 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.
5. 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).
6. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO EPC ECM APPENDIX K – 1.2C.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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:

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. 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.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. 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.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. 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"
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. 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.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. 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.
12. 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.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. 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:

1. 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.
2. 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).
3. 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:
   a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
   b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
   c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
   d. CDOT M & S STANDARDS
4. 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.
5. 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.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. 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.
8. 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.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. 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.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. 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.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PCD AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. 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.

100 50 0 100 200

ORIGINAL SCALE: 1" = 100'

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

32314 10/10/23

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

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

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

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

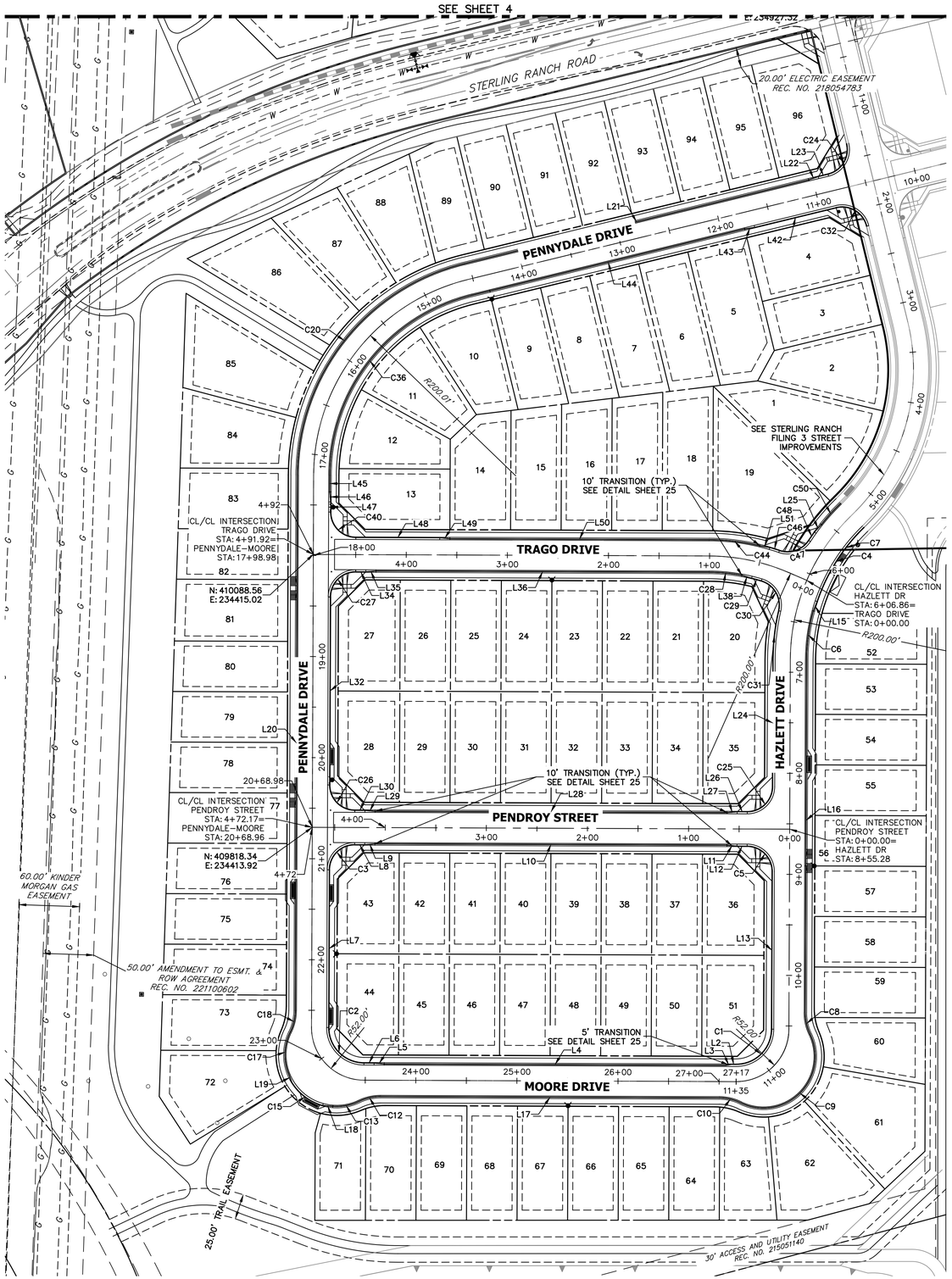
H-SCALE	1"=100'
V-SCALE	N/A
DATE	10/09/23
DESIGNED BY	XXX
DRAWN BY	WKN
CHECKED BY	

STERLING RANCH FILING 4

GENERAL NOTES

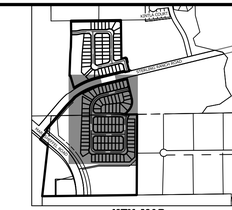
SHEET 2 OF 25

JOB NO. 25188.11



LINE TABLE		
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 TABLE			
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'



KEY MAP
SCALE: 1"=1000'

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

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

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

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

HORIZONTAL CONTROL

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

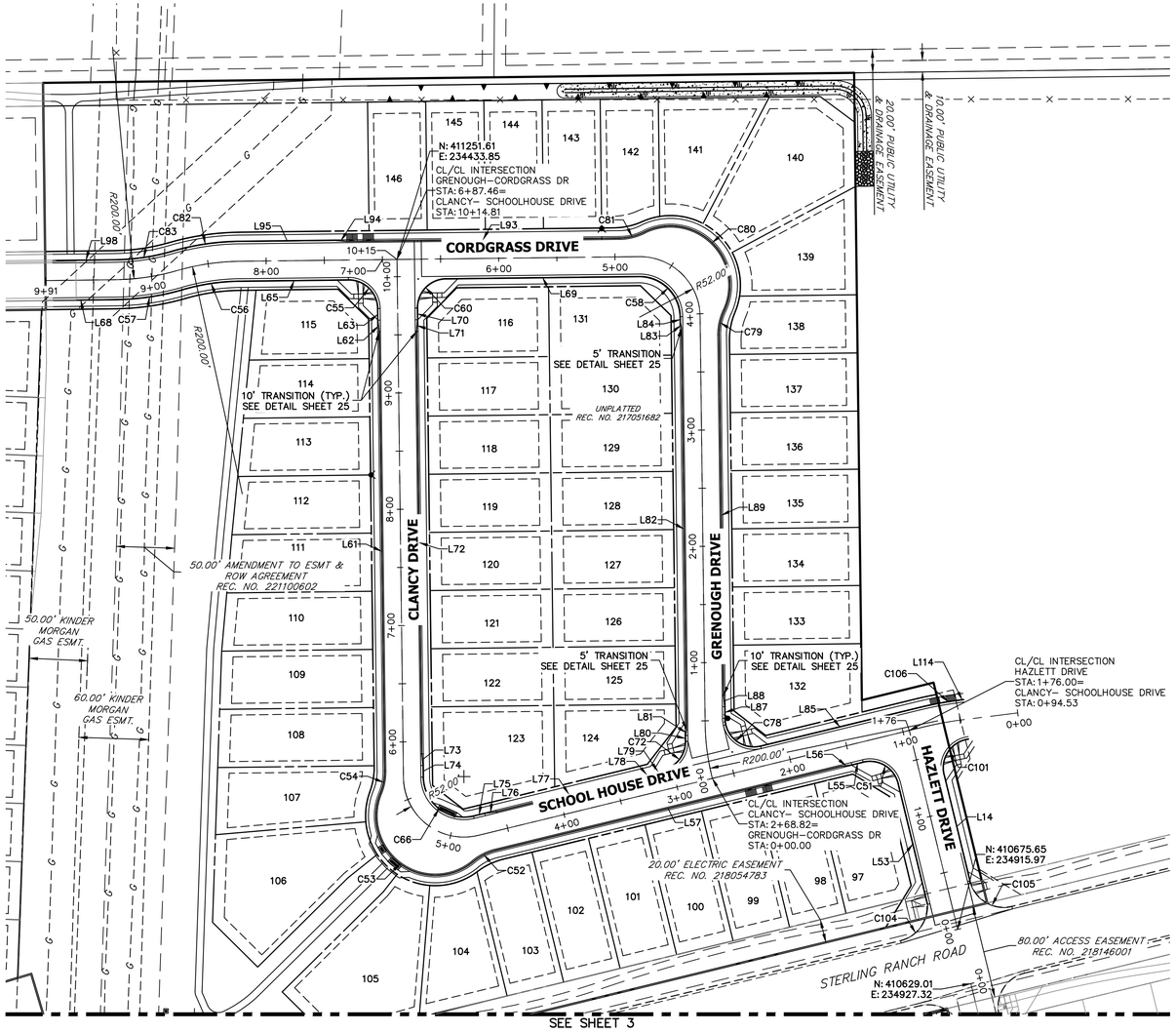
Know what's **below.**
Call before you dig.

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

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

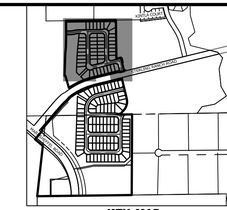
SHEET 3 OF 25
JOB NO. 25188.11

X:\2510000.all\2518811\Drawings\Sheet Dwgs\Street Plans\2518811 HC01.dwg, 10/9/2023 5:21:39 PM, _AutoCAD PDF (General Documentation).pc3



LINE TABLE		
LINE	BEARING	DISTANCE
L50	S89°46'47"E	256.61'
L51	S79°52'05"E	10.01'
L53	N13°40'40"W	107.00'
L55	S76°19'20"W	10.00'
L56	S81°05'11"W	10.03'
L57	S76°19'20"W	304.76'
L61	N00°42'35"W	377.69'
L62	N05°28'25"W	10.03'
L63	N00°42'35"W	10.00'
L65	S89°19'39"W	93.46'
L68	S89°17'25"W	60.22'
L69	S89°19'39"W	166.01'
L70	S00°42'35"E	10.00'
L71	S04°03'16"W	10.03'
L72	S00°42'35"E	363.28'
L73	S05°28'25"E	10.03'
L74	S00°42'35"E	10.00'
L75	N76°19'20"E	10.00'
L76	N81°05'05"E	10.03'
L77	N76°19'20"E	128.10'
L78	N71°33'30"E	10.03'
L79	N76°19'20"E	9.94'
L80	N00°41'31"W	5.01'
L81	N08°45'12"E	5.06'
L82	N00°42'35"W	345.22'
L83	N10°12'18"W	5.05'
L84	N00°42'35"W	5.00'
L85	S76°19'20"W	140.03'
L87	N00°42'35"W	10.00'
L88	N05°28'25"W	10.03'
L89	N00°42'35"W	309.26'
L93	S89°19'39"W	234.46'
L94	N85°54'31"W	10.03'
L95	S89°19'39"W	82.40'
L98	S89°17'25"W	50.22'
L114	S82°54'15"W	2.70'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C48	2°39'02"	217.00'	10.04'
C50	7°32'01"	216.17'	28.42'
C51	90°00'00"	25.00'	39.27'
C52	25°50'36"	48.83'	22.02'
C53	151°49'57"	51.17'	135.59'
C54	23°01'16"	48.83'	19.62'
C55	89°57'47"	25.00'	39.25'
C56	15°30'40"	183.00'	49.54'
C57	15°28'26"	217.00'	58.61'
C58	89°57'47"	35.00'	54.96'
C60	90°02'13"	25.00'	39.29'
C66	102°58'06"	35.00'	62.90'
C72	77°01'55"	25.00'	33.61'
C78	102°58'05"	25.00'	44.93'
C79	25°50'33"	48.83'	22.02'
C80	141°38'52"	51.17'	126.50'
C81	25°50'33"	48.83'	22.02'
C82	15°30'40"	217.00'	58.75'
C83	15°28'26"	183.00'	49.42'
C101	91°59'12"	25.00'	40.14'
C104	78°29'10"	30.87'	42.28'
C105	90°00'00"	30.00'	47.12'
C106	6°34'55"	317.00'	36.42'



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CHECKED BY	

STERLING RANCH FILING 4

HORIZONTAL CONTROL

SHEET 4 OF 25

JOB NO. 25188.11

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

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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

32314 10/10/23

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

DATE

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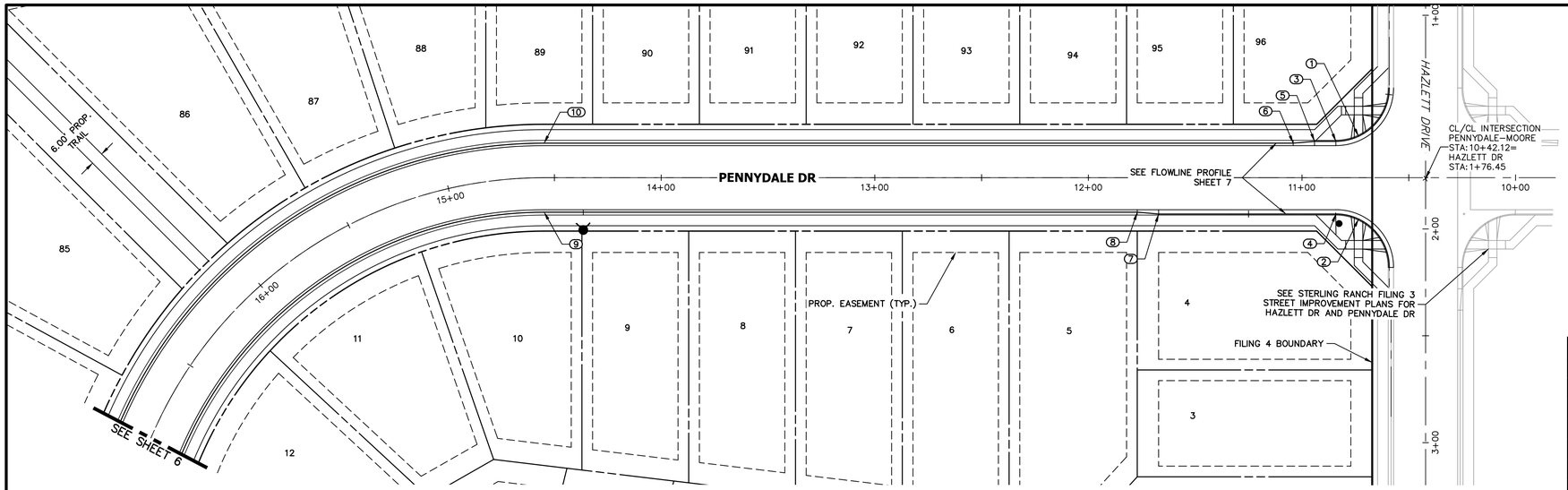
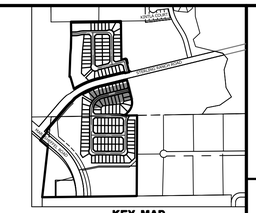
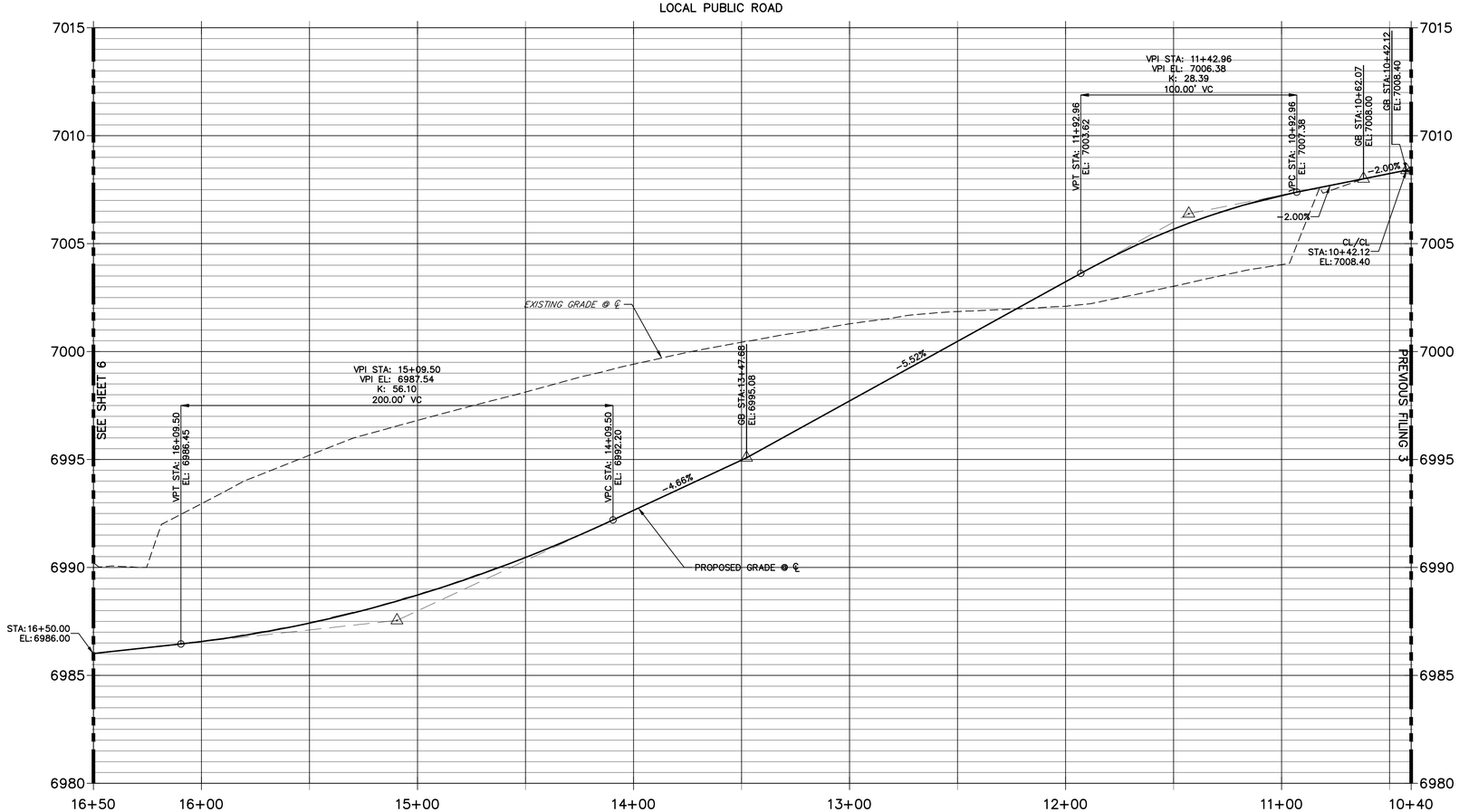


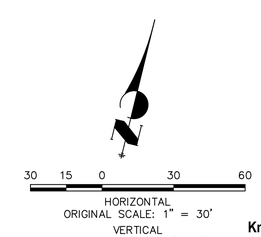


POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
1	10+73.52	19.36' (RT)	PENNYDALE-MOORE	7008.38	HC RAMP MID PT
2	10+73.52	19.36' (LT)	PENNYDALE-MOORE	7007.50	HC RAMP MID PT
3	10+84.12	17.00' (RT)	PENNYDALE-MOORE	7008.16	PCR
4	10+84.12	17.00' (LT)	PENNYDALE-MOORE	7007.44	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





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PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

32314 10/10/23

MIKE A. BRAMLETT, P.E. DATE
COLORADO P.E. 32314
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V-SCALE	1" = 3'
DATE	10/09/23
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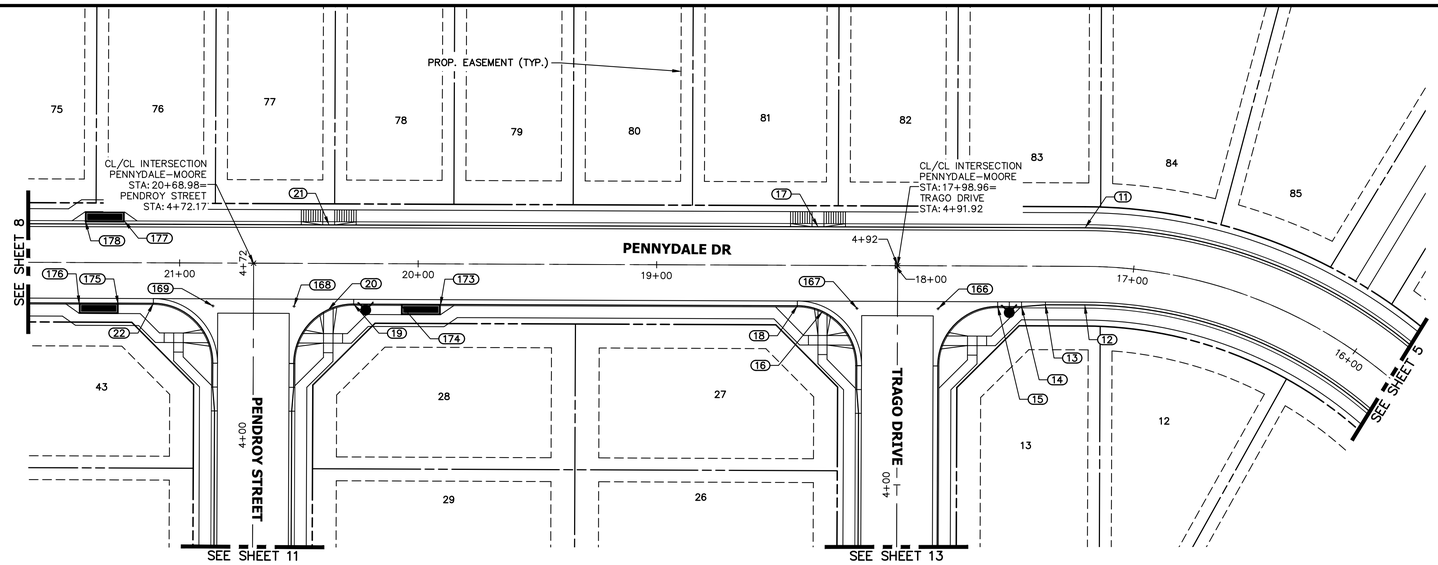
DRAWN BY	WKN
CHECKED BY	

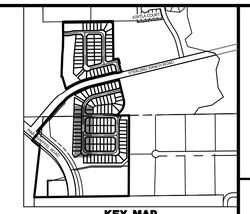
STERLING RANCH FILING 4

STREET IMPROVEMENT PLAN

SHEET 5 OF 25

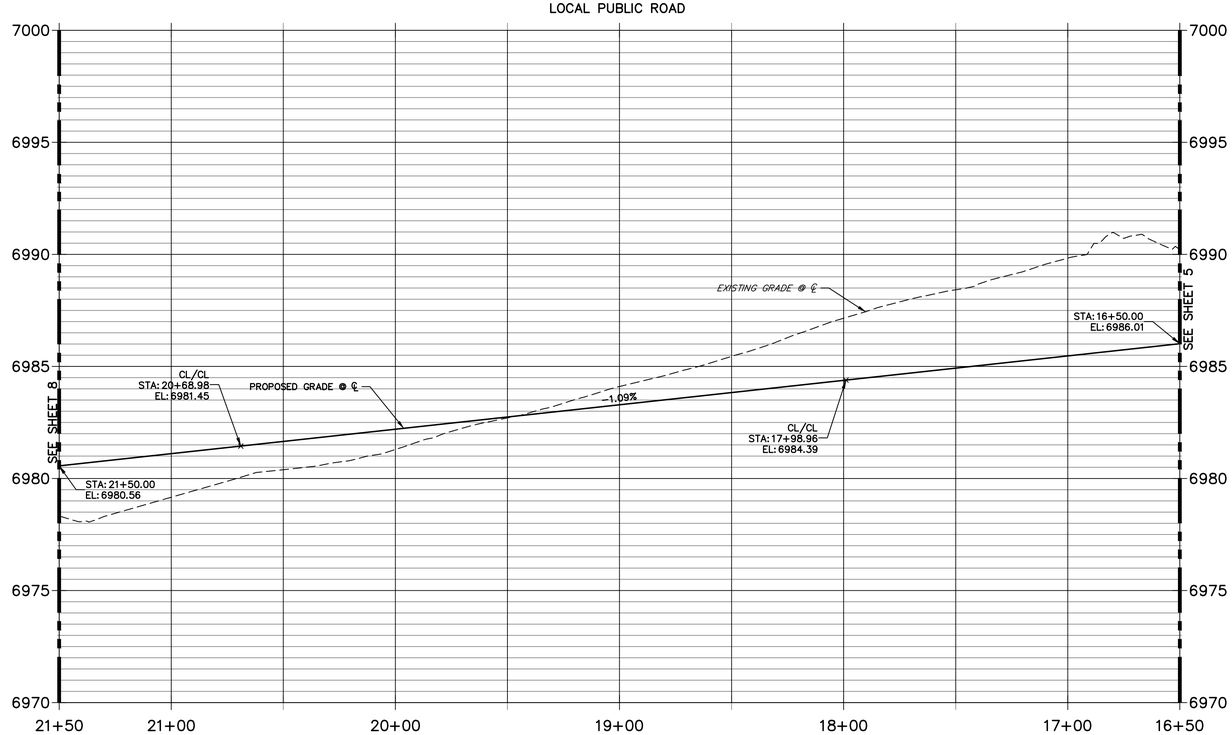
JOB NO. 25188.11





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

30 15 0 30 60

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

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

DATE 10/10/23

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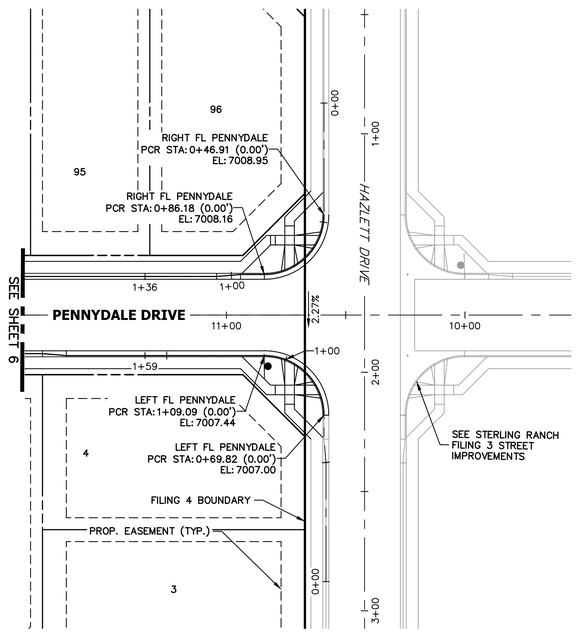
CHECKED BY	

STERLING RANCH FILING 4

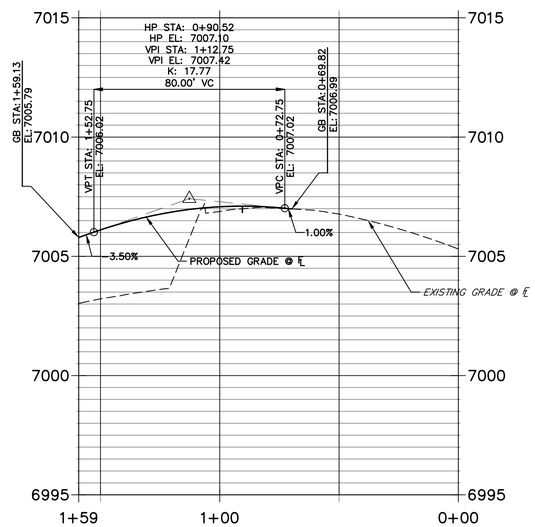
STREET IMPROVEMENT PLAN

SHEET 6 OF 25

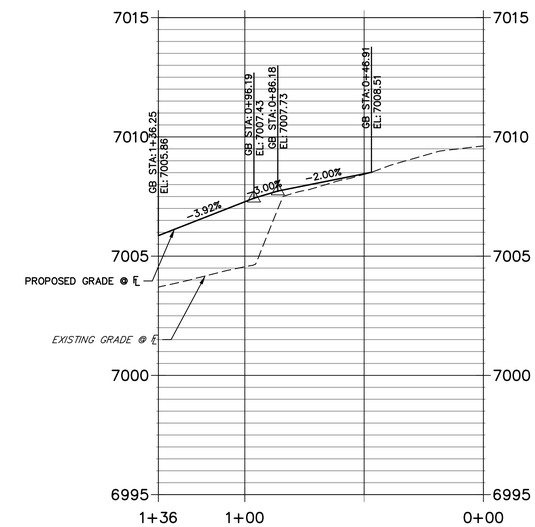
JOB NO. 25188.11

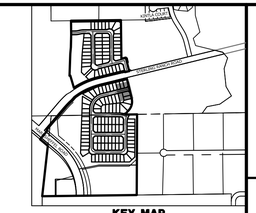


LEFT FL PENNYDALE PROFILE
STA 0+00.00 TO 1+59.13



RIGHT FL PENNYDALE PROFILE
STA 0+00.00 TO 1+36.25





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V-SCALE	1"=3'
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30 15 0 30 60
HORIZONTAL
ORIGINAL SCALE: 1" = 30'
VERTICAL
ORIGINAL SCALE: 1" = 3'

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

ENGINEER'S STATEMENT

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MIKE A. BRAMLETT, P.E.
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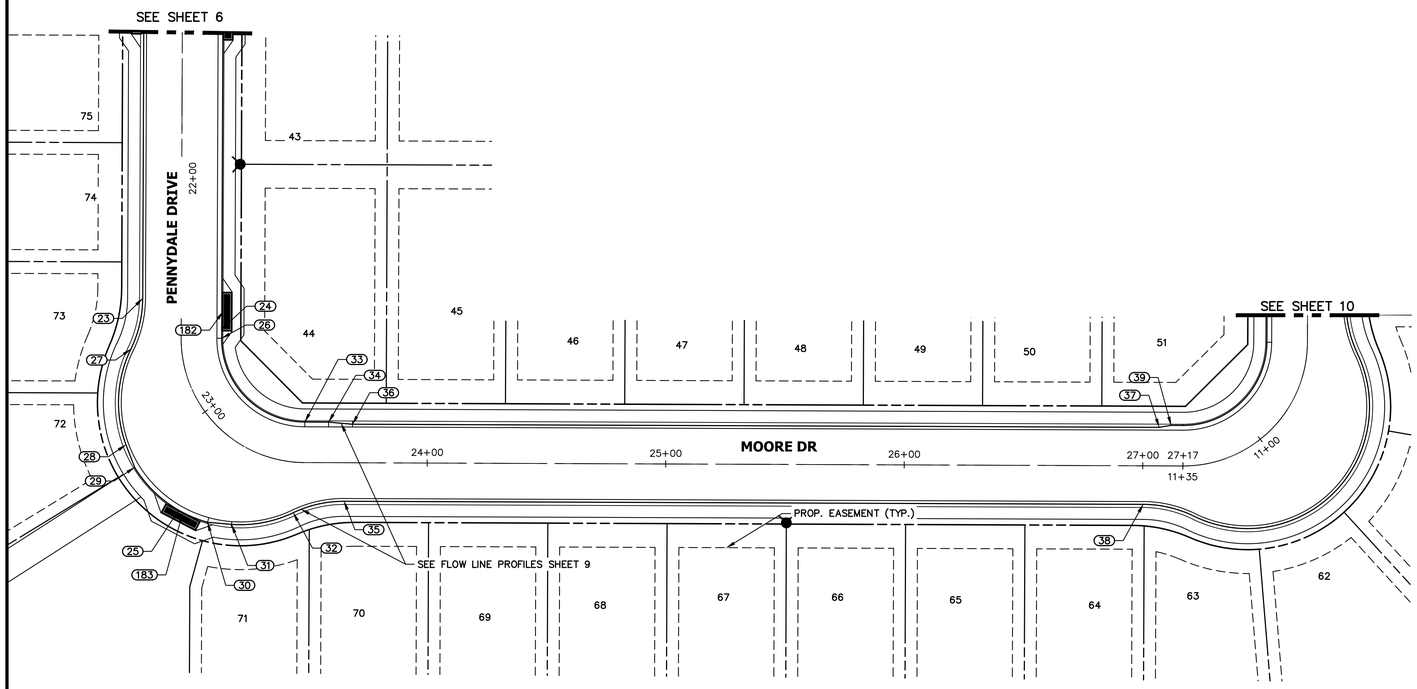
32314 10/10/23
DATE

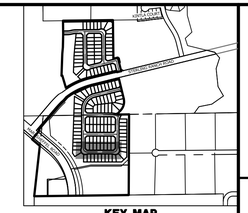
STERLING RANCH FILING 4

STREET IMPROVEMENT PLAN

SHEET 7 OF 25

JOB NO. 25188.11

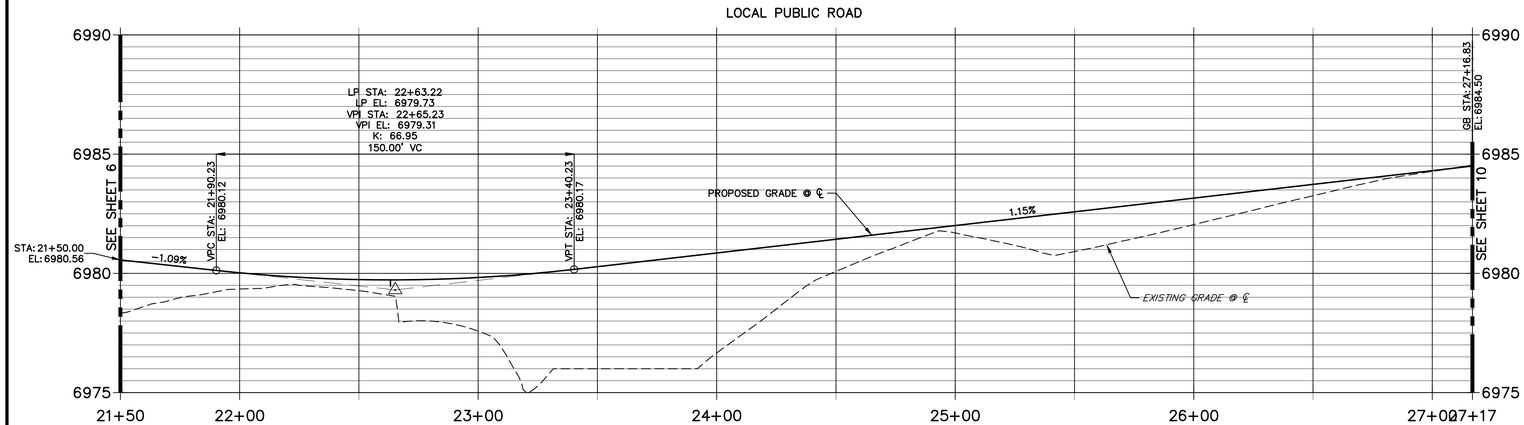




POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
23	22+50.38	16.18' (RT)	PENNYDALE–MOORE	6979.13	PCR
24	22+63.22	16.99' (LT)	PENNYDALE–MOORE	6979.31	LOW PT
25	23+15.84	37.40' (RT)	PENNYDALE–MOORE	6978.31	LOW PT
26	22+66.97	16.99' (LT)	PENNYDALE–MOORE	6979.30	PC
27	22+70.30	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)

MOORE DRIVE PROFILE
STA 21+50.00 TO 27+16.83

LOCAL PUBLIC ROAD



30 15 0 30 60

HORIZONTAL
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VERTICAL
ORIGINAL SCALE: 1" = 3'

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

DATE 10/10/23

COLORADO REGISTERED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER

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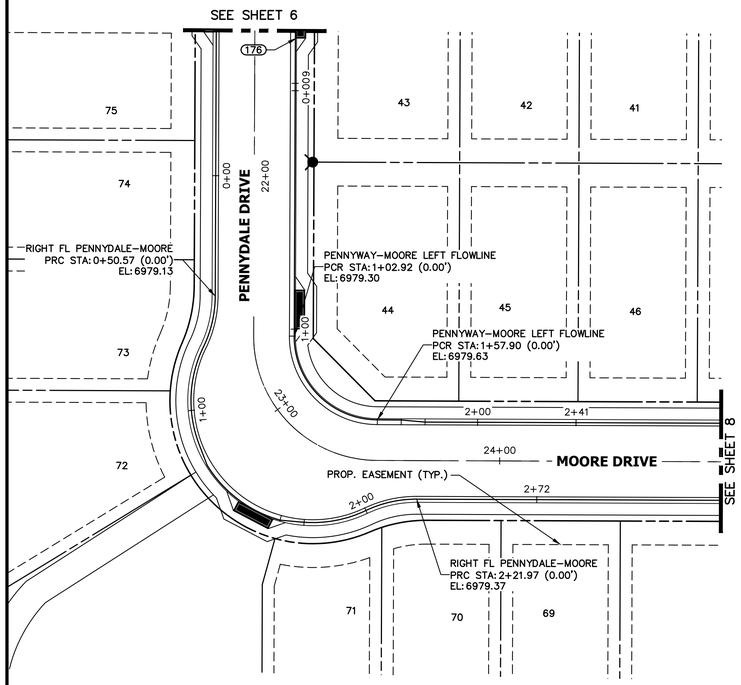
DRAWN BY	WKN
CHECKED BY	

STERLING RANCH FILING 4

STREET IMPROVEMENT PLAN

SHEET 8 OF 25

JOB NO. 25188.11



PENNYDALE-MOORE LEFT FLOWLINE PROFILE
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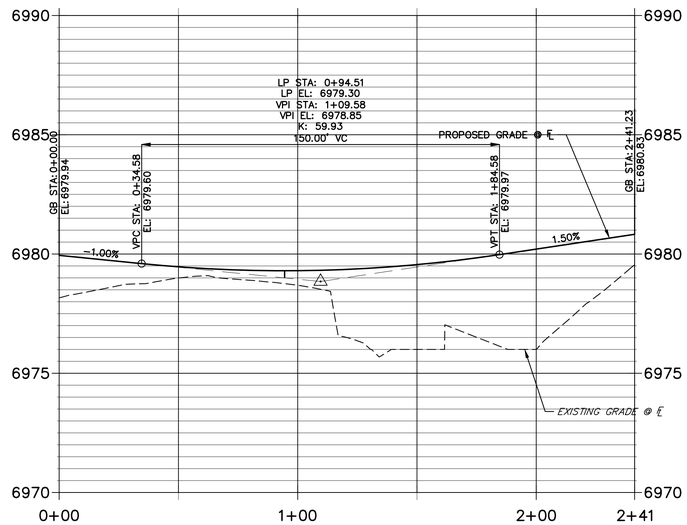

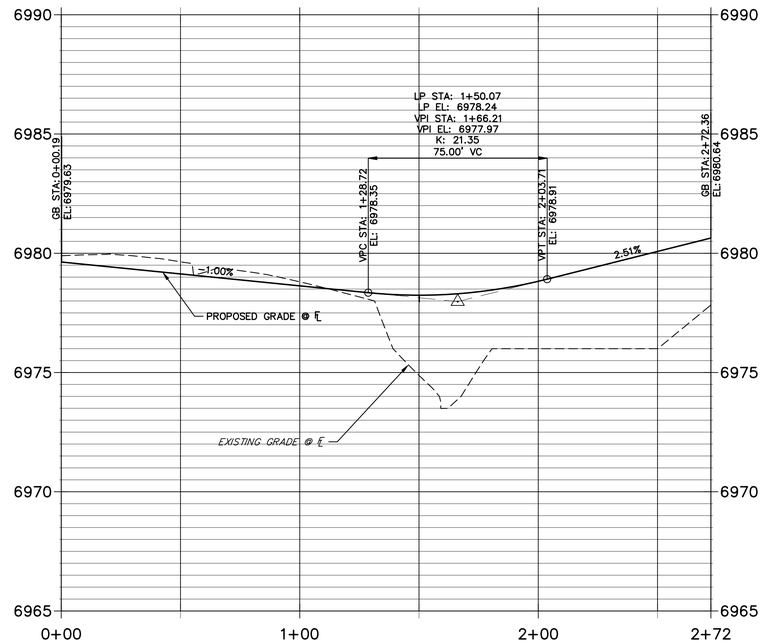

RIGHT FL PENNYDALE-MOORE PROFILE
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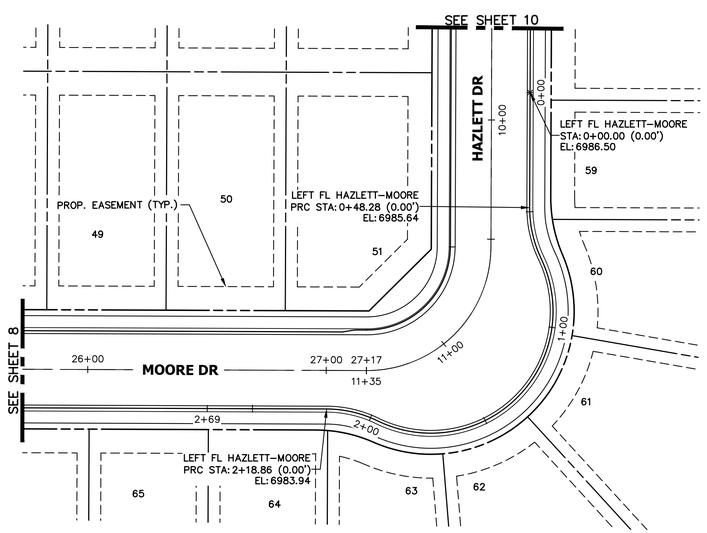
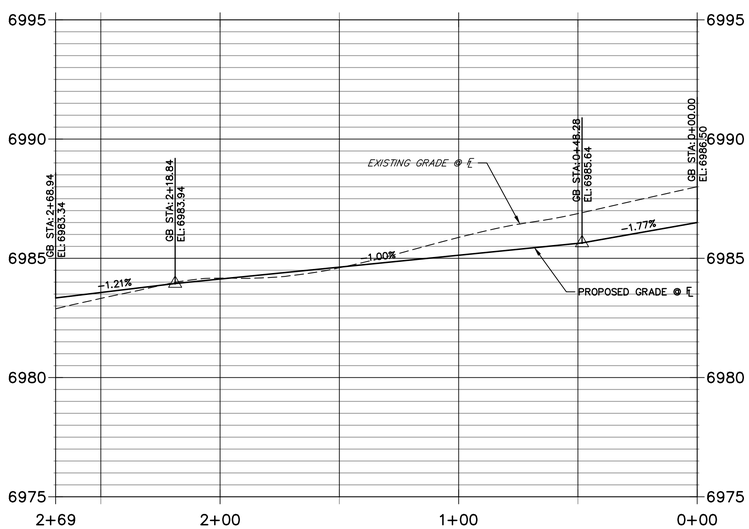
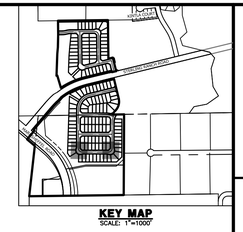


LEFT FL HAZLETT-MOORE PROFILE
STA 0+00.00 TO 2+68.94





30 15 0 30 60

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

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

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

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

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

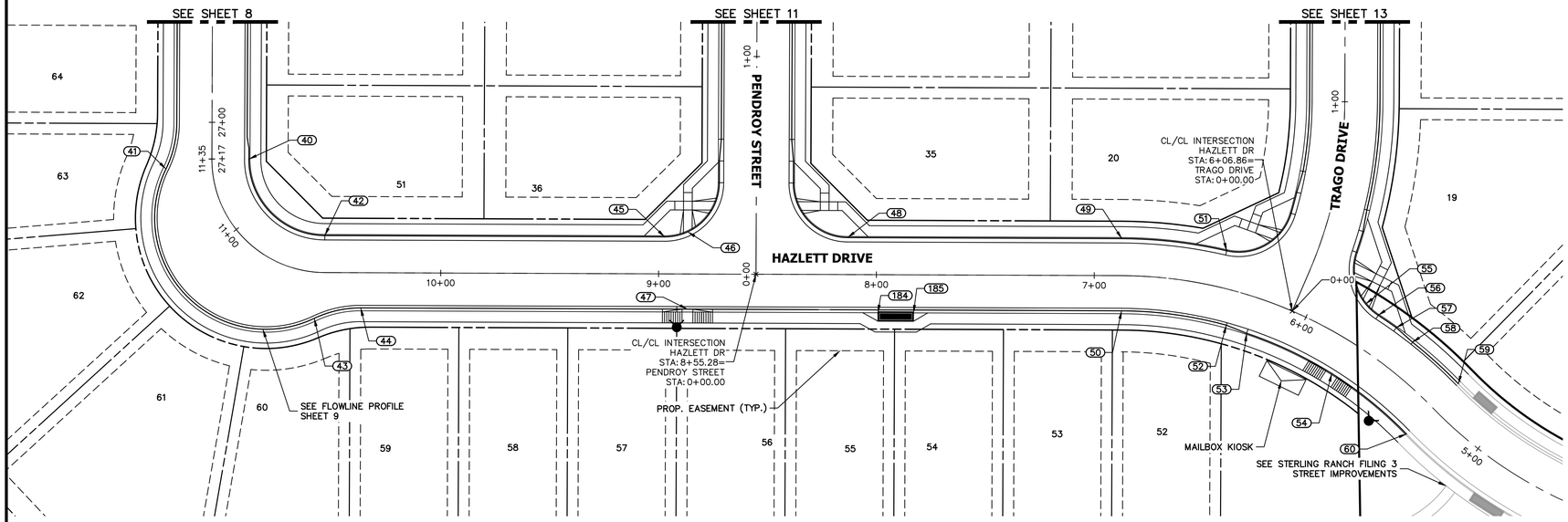
H-SCALE	1" = 30'
V-SCALE	1" = 3'
DATE	10/09/23
DESIGNED BY	XXX
DRAWN BY	WKN
CHECKED BY	

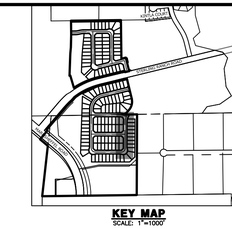
STERLING RANCH FILING 4

STREET IMPROVEMENT PLAN

SHEET 9 OF 25

JOB NO. 25188.11

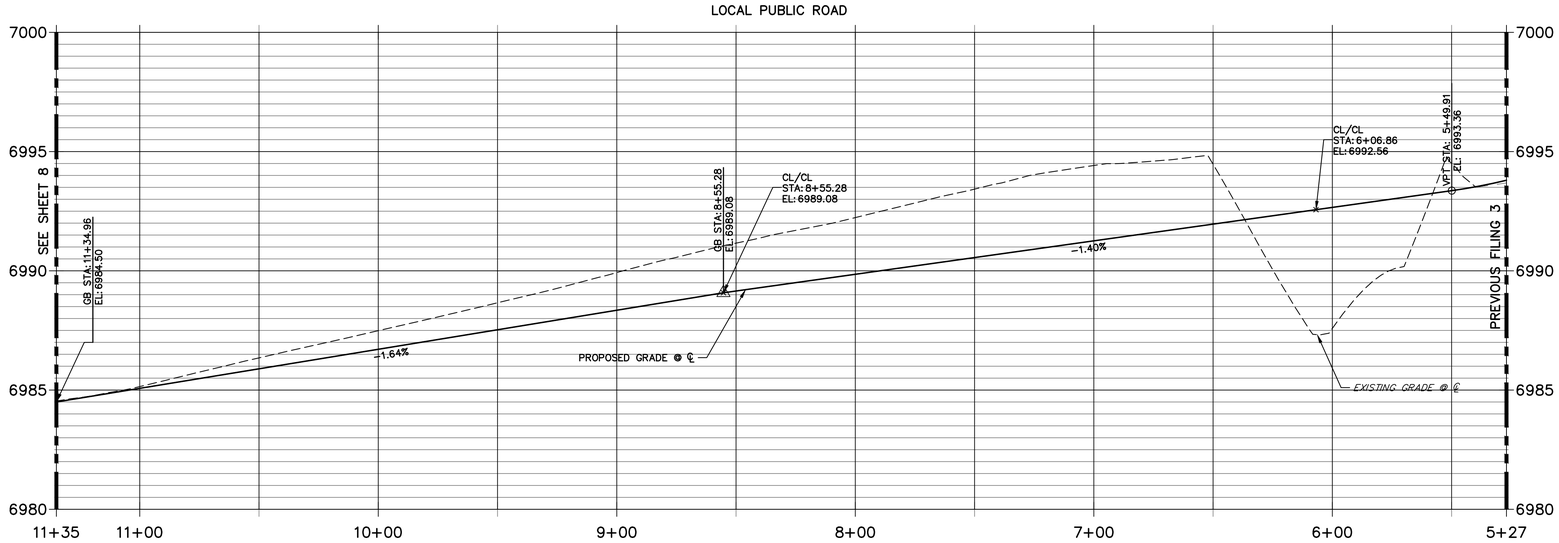




POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
40	27+16.83	17.00' (LT)	PENNYDALE–MOORE	6984.03	PC
41	11+31.62	21.20' (LT)	HAZLETT DR	6984.16	PRC
42	10+53.28	17.00' (RT)	HAZLETT DR	6985.37	PT
43	10+56.61	21.20' (LT)	HAZLETT DR	6985.42	PRC
44	10+36.69	16.17' (LT)	HAZLETT 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' (LT)	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



30 15 0 30 60

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

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

32314 10/10/23
DATE

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

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

SHEET 10 OF 25

JOB NO. 25188.11

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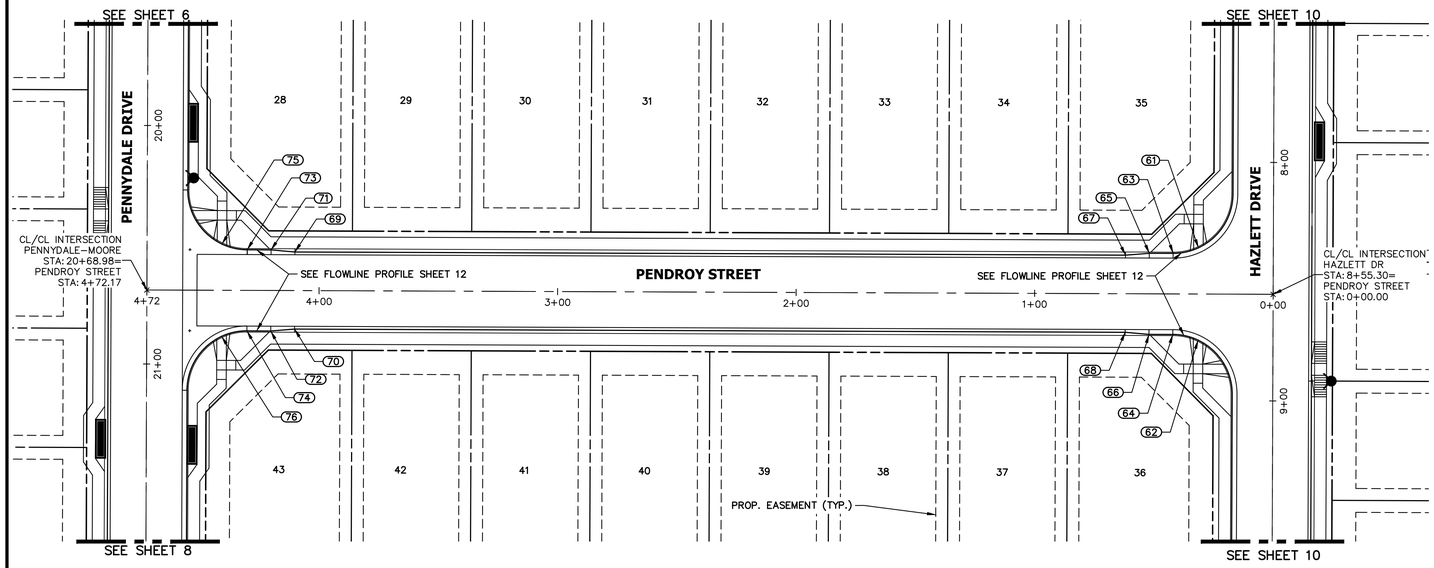

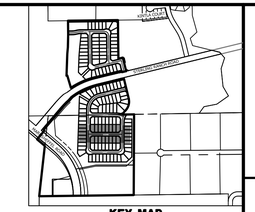

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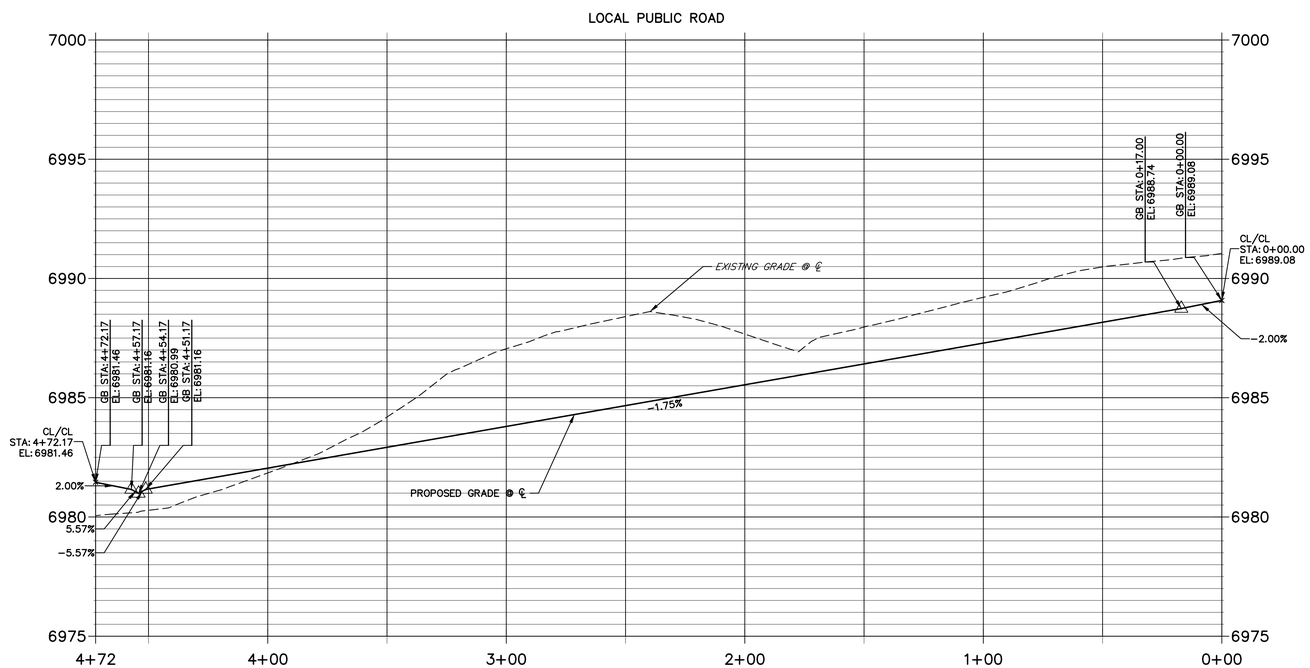
PENDROY STREET PROFILE
STA 0+00.00 TO 4+72.17



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

N

30 15 0 30 60

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

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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

No.	REVISION	BY	DATE

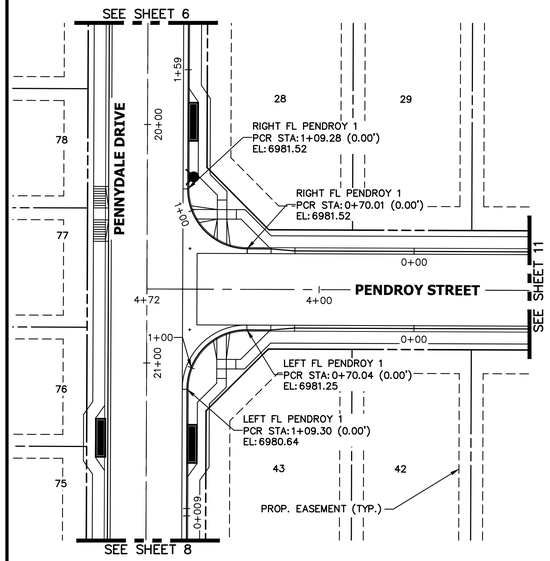
H–SCALE	1"=30'
V–SCALE	1"=3'
DATE	10/09/23
DESIGNED BY	XXX
DRAWN BY	WKN
CHECKED BY	

STERLING RANCH FILING 4

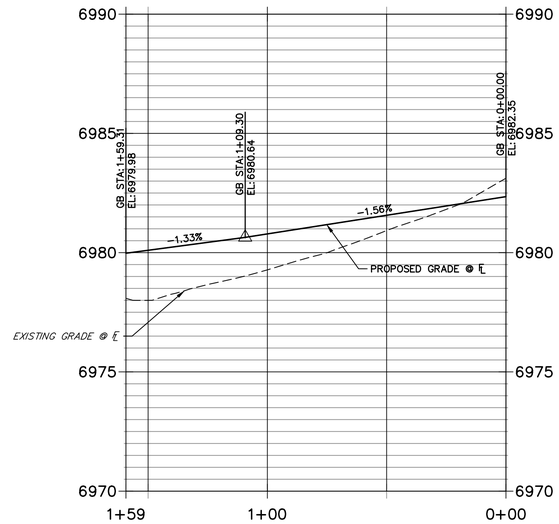
STREET IMPROVEMENT PLAN

SHEET 11 OF 25

JOB NO. 25188.11



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



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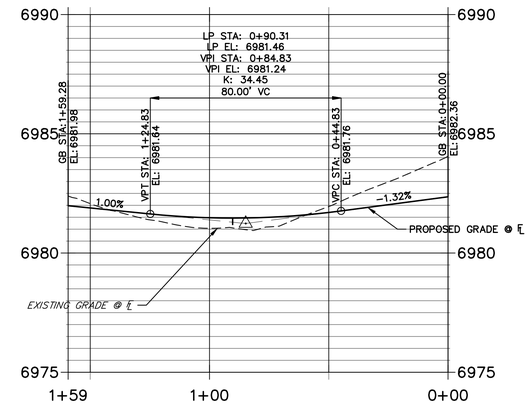

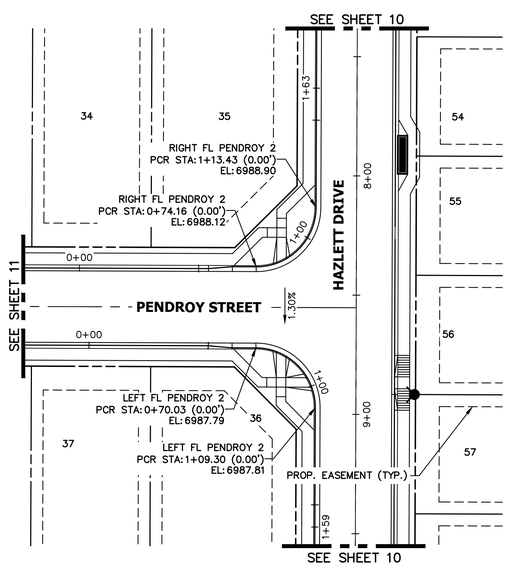

LEFT FL PENDROY 2 PROFILE
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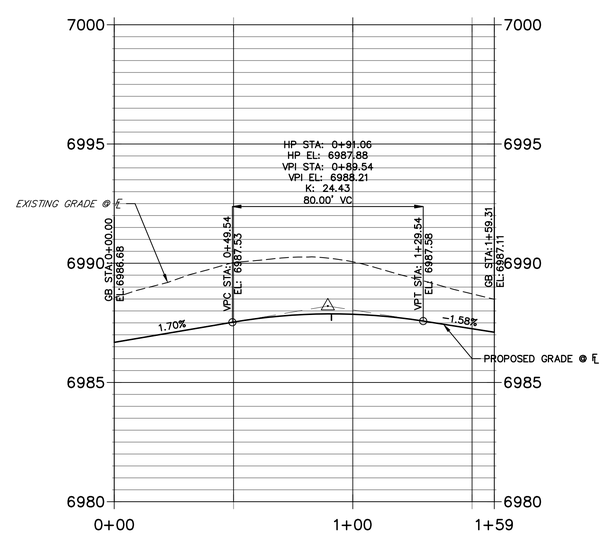
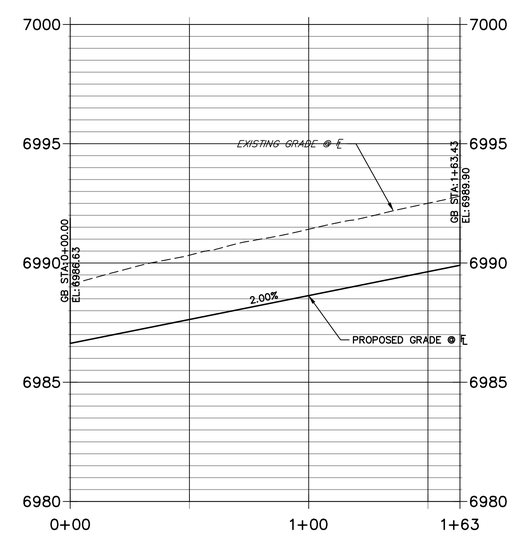
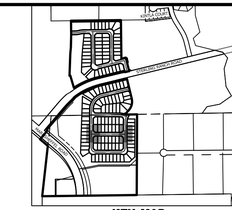


RIGHT FL PENDROY 2 PROFILE
STA 0+00.00 TO 1+63.43





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

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

SHEET 12 OF 25

JOB NO. 25188.11

30 15 0 30 60
HORIZONTAL
ORIGINAL SCALE: 1" = 30'
VERTICAL
ORIGINAL SCALE: 1" = 3'

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

ENGINEER'S STATEMENT

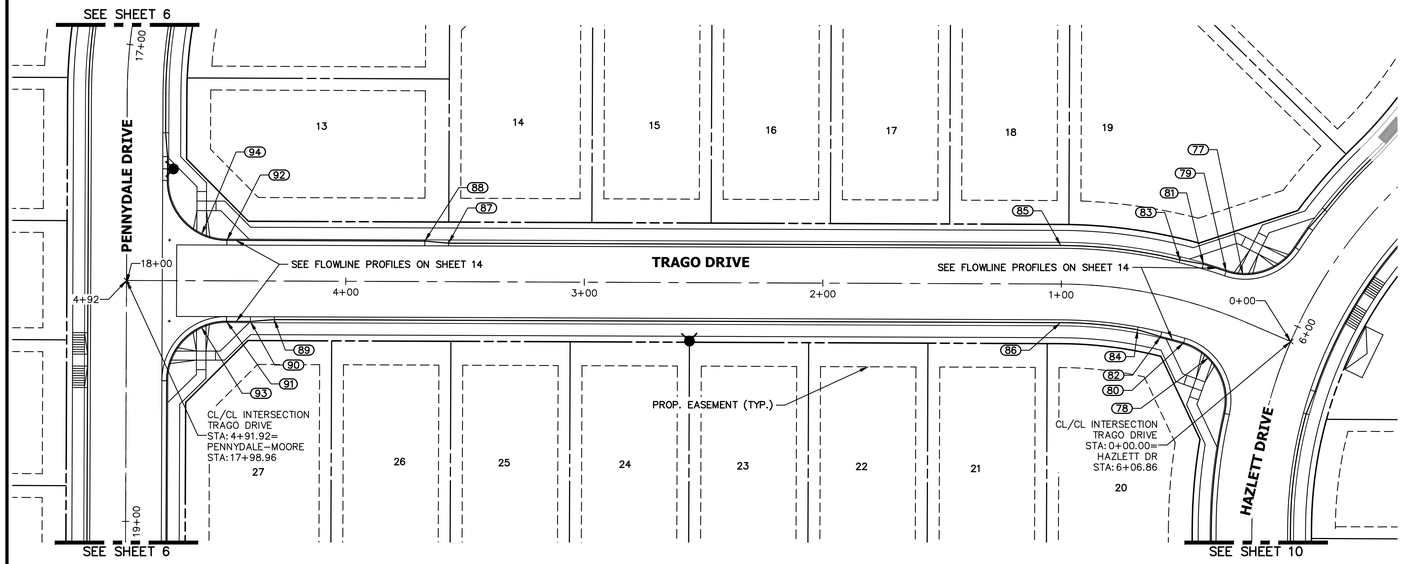
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

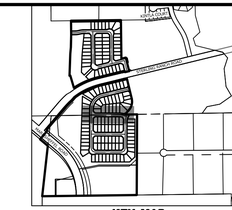
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

COLORADO REGISTERED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER

10/10/23
DATE

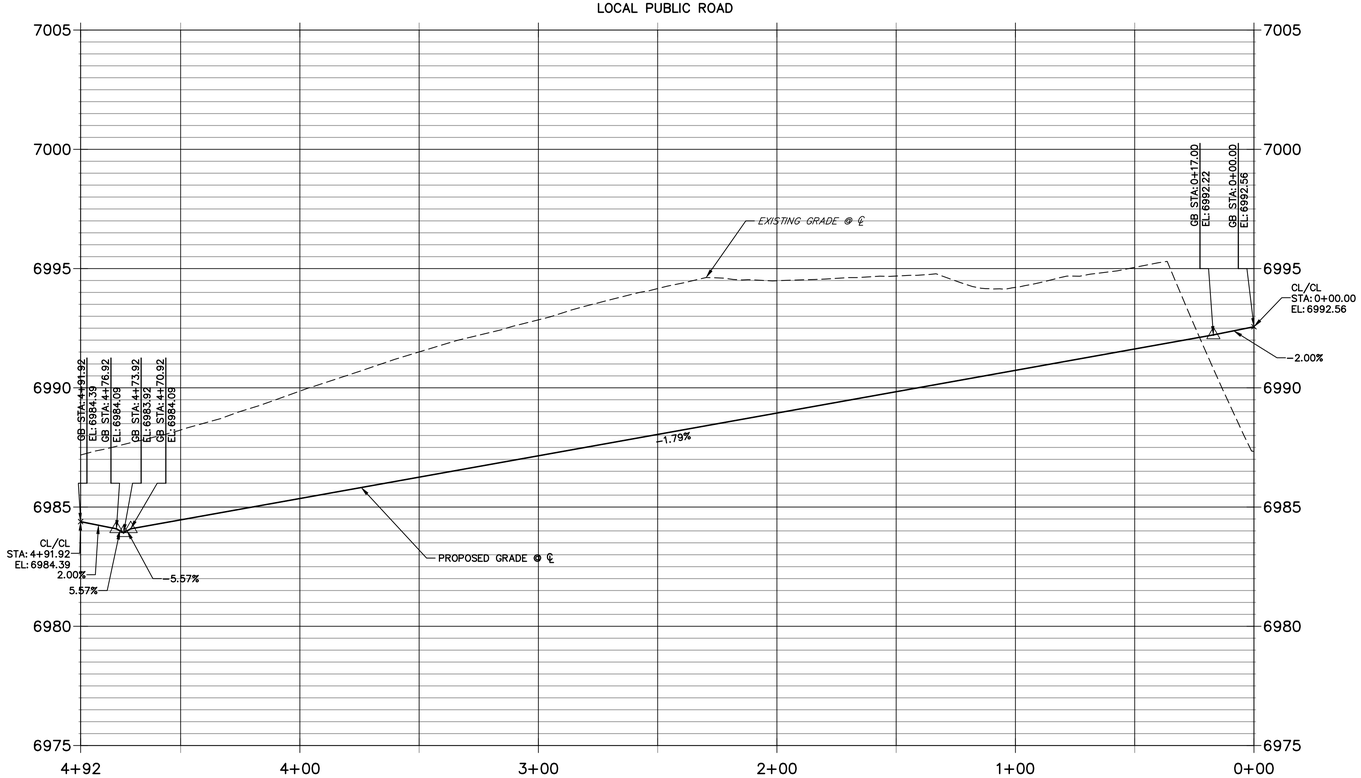
X:\2510000.all\2518811\Drawings\Sheet Dwgs\Street Plans\2518811 SI02.dwg, 10/9/2023 5:27:12 PM, _AutoCAD PDF (General Documentation).pc3





TRAGO DRIVE PROFILE
STA 0+00.00 TO 4+91.92

LOCAL PUBLIC ROAD



Field verify

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
77	0+28.80	18.11' (RT)	TRAGO DRIVE	6992.62	HC RAMP MID PT
78	0+29.93	19.60' (LT)	TRAGO DRIVE	6991.33	HC RAMP MID PT
79	0+35.23	16.99' (RT)	TRAGO DRIVE	6991.75	PCR
80	0+43.07	17.01' (LT)	TRAGO DRIVE	6991.23	PCR
81	0+44.45	17.00' (RT)	TRAGO DRIVE	6991.55	CURB TRANSITION
82	0+54.00	17.00' (LT)	TRAGO DRIVE	6991.11	CURB TRANSITION
83	0+53.66	16.17' (RT)	TRAGO DRIVE	6991.35	CURB TRANSITION
84	0+64.93	16.17' (LT)	TRAGO DRIVE	6990.95	CURB TRANSITION
85	1+00.30	16.17' (RT)	TRAGO DRIVE	6990.33	PT
86	1+00.30	16.17' (LT)	TRAGO DRIVE	6990.33	PT
87	3+56.92	16.15' (RT)	TRAGO DRIVE	6985.74	CURB TRANSITION
88	3+66.92	17.00' (RT)	TRAGO DRIVE	6986.05	CURB TRANSITION
89	4+29.92	16.17' (LT)	TRAGO DRIVE	6984.53	CURB TRANSITION
90	4+39.92	17.00' (LT)	TRAGO DRIVE	6984.37	CURB TRANSITION
91	4+49.92	17.00' (LT)	TRAGO DRIVE	6984.21	PCR
92	4+49.92	17.00' (RT)	TRAGO DRIVE	6984.77	PCR
93	4+60.53	19.36' (LT)	TRAGO DRIVE	6984.03	HC RAMP MID PT
94	4+60.51	19.36' (RT)	TRAGO DRIVE	6984.73	HC RAMP MID PT

30 15 0 30 60

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

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

32314 10/10/23
DATE

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

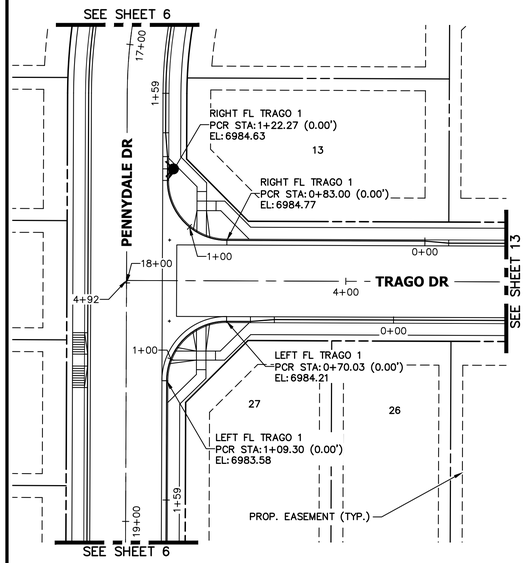
STERLING RANCH FILING 4

STREET IMPROVEMENT PLAN

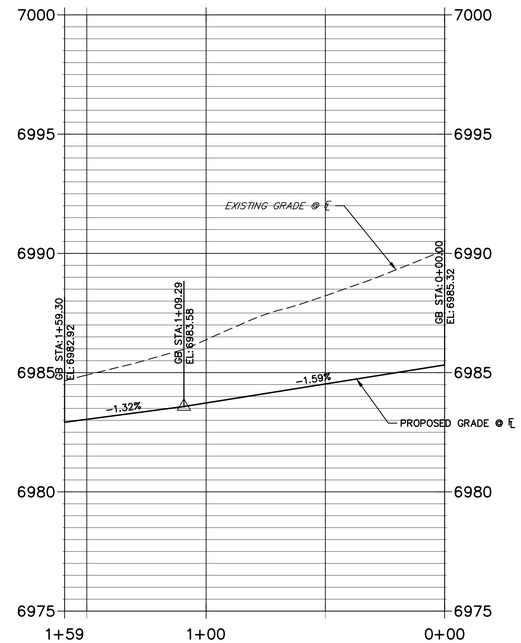
SHEET 13 OF 25

JOB NO. 25188.11

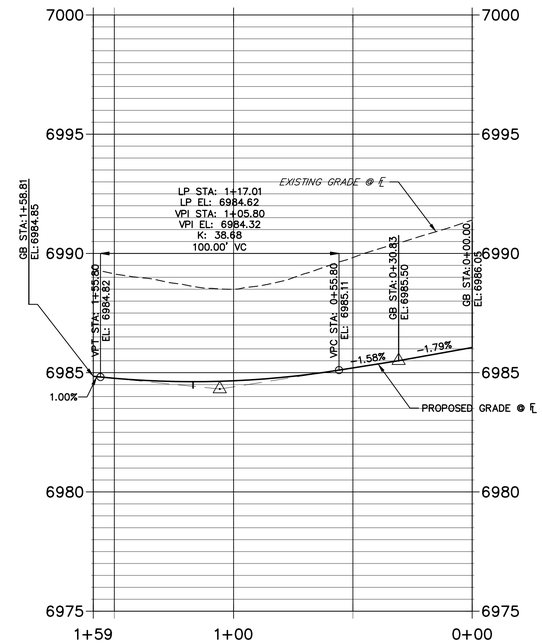
X:\2510000.all\2518811\Drawings\Sheet Dwgs\Street Plans\2518811 SI02.dwg, 10/9/2023 5:27:54 PM, _AutoCAD PDF (General Documentation).pc3

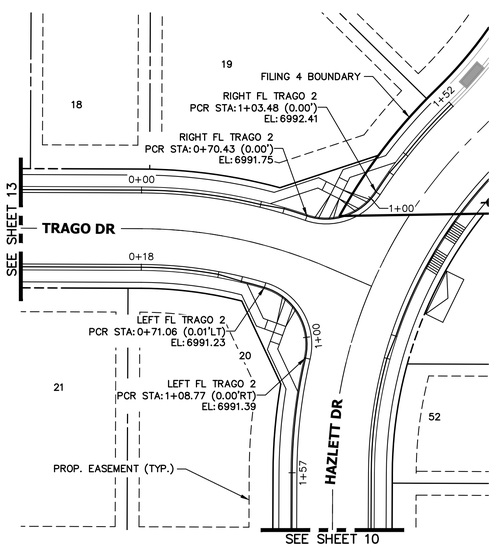


LEFT FL TRAGO 1 PROFILE
STA 0+00.00 TO 1+59.30



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





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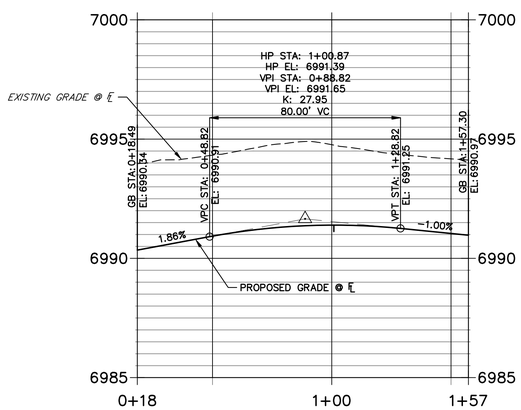
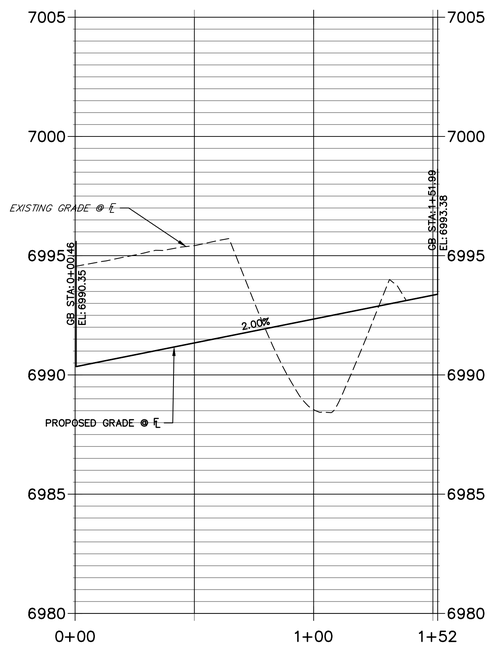
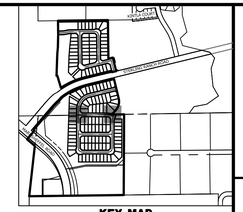
STA 0+18.49 TO 1+57.30



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





KEY MAP
SCALE: 1"=1000'

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

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

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

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

30 15 0 30 60
HORIZONTAL
ORIGINAL SCALE: 1" = 30'
VERTICAL
ORIGINAL SCALE: 1" = 3'

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

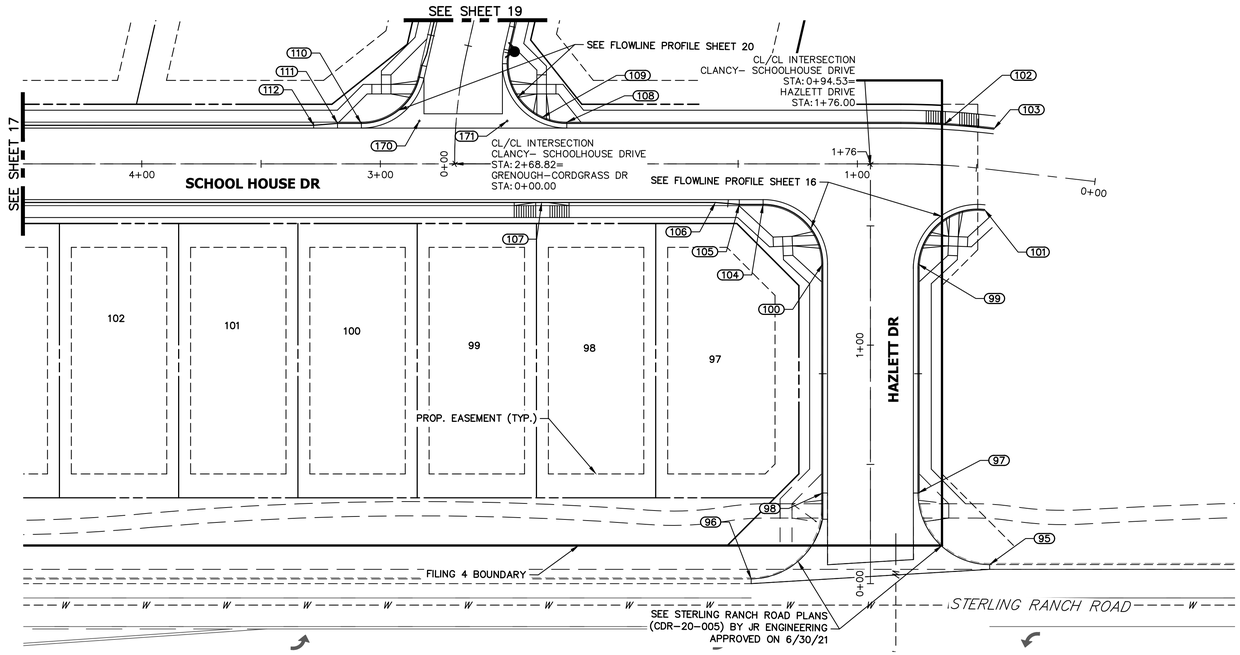
32314 10/10/23
DATE

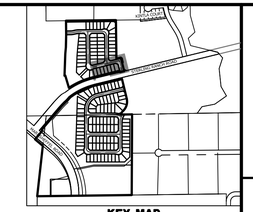
STERLING RANCH FILING 4

STREET IMPROVEMENT PLAN

SHEET 14 OF 25

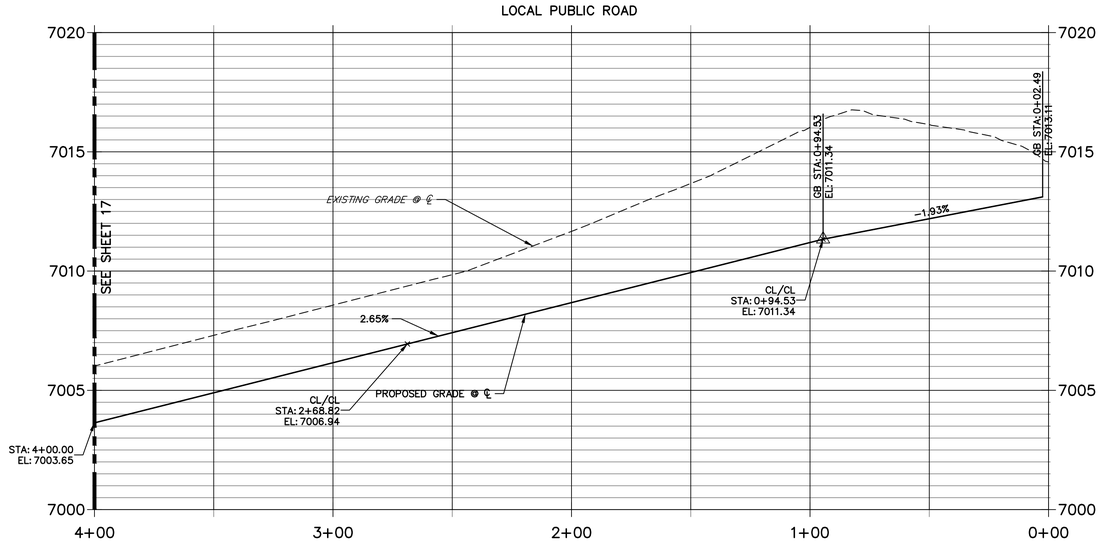
JOB NO. 25188.11



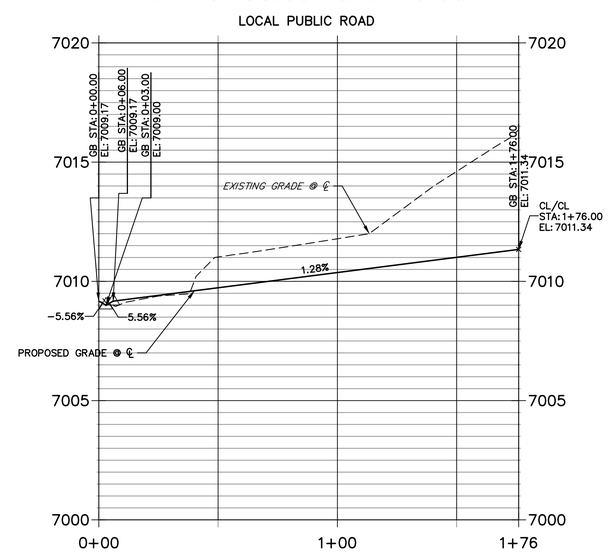


POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
95	0+08.00	50.00' (RT)	HAZLETT DRIVE	7010.48	PCR
96	0+02.00	50.00' (LT)	HAZLETT DRIVE	7007.42	PCR
97	0+38.00	20.00' (RT)	HAZLETT DRIVE	7009.70	PCR
98	0+38.00	20.00' (LT)	HAZLETT DRIVE	7008.94	PCR
99	1+34.00	20.00' (RT)	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

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



HAZLETT DRIVE PROFILE
STA 0+00.00 TO 1+76.00



30 15 0 30 60
HORIZONTAL
ORIGINAL SCALE: 1" = 30'
VERTICAL
ORIGINAL SCALE: 1" = 3'

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

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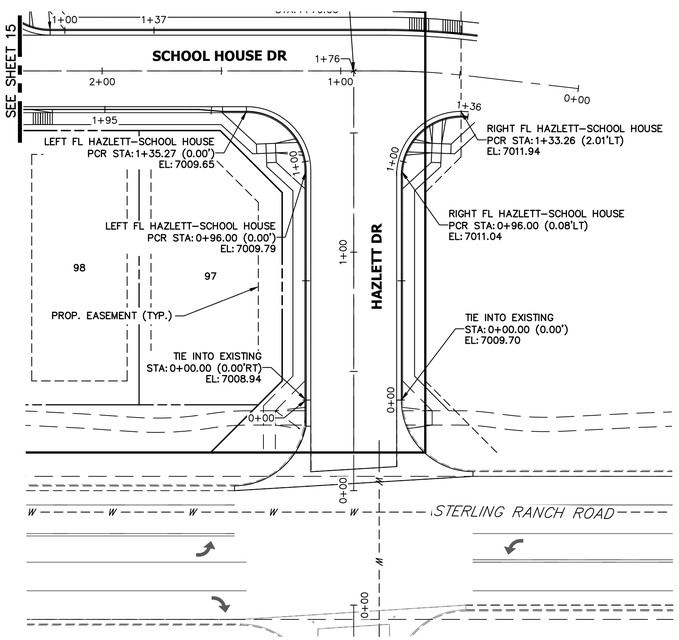
No.	REVISION	BY	DATE

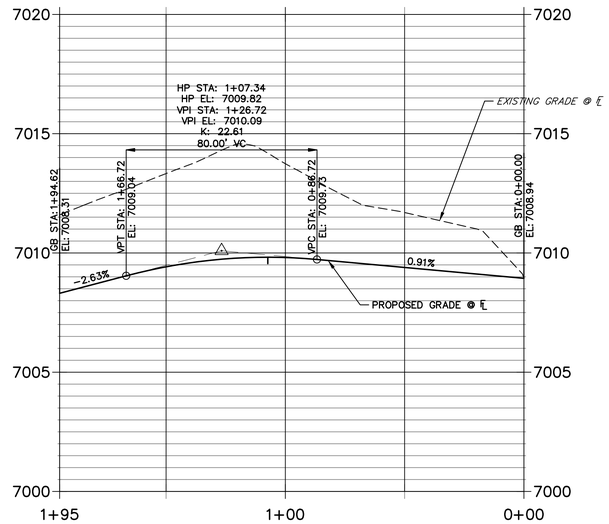
H-SCALE	1" = 30'
V-SCALE	1" = 3'
DATE	10/09/23
DESIGNED BY	XXX
DRAWN BY	WKN
CHECKED BY	

STERLING RANCH FILING 4
STREET IMPROVEMENT PLAN

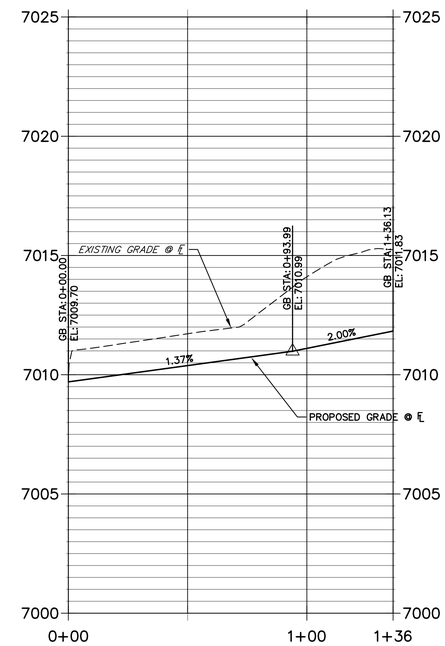
SHEET 15 OF 25
JOB NO. 25188.11

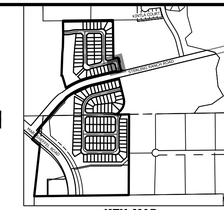


LEFT FL HAZLETT-SCHOOL HOUSE PROFILE
STA 0+00.00 TO 1+94.62



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





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

STERLING RANCH FILING 4

STREET IMPROVEMENT PLAN

SHEET 16 OF 25

JOB NO. 25188.11

30 15 0 30 60
HORIZONTAL
ORIGINAL SCALE: 1" = 30'
VERTICAL
ORIGINAL SCALE: 1" = 3'

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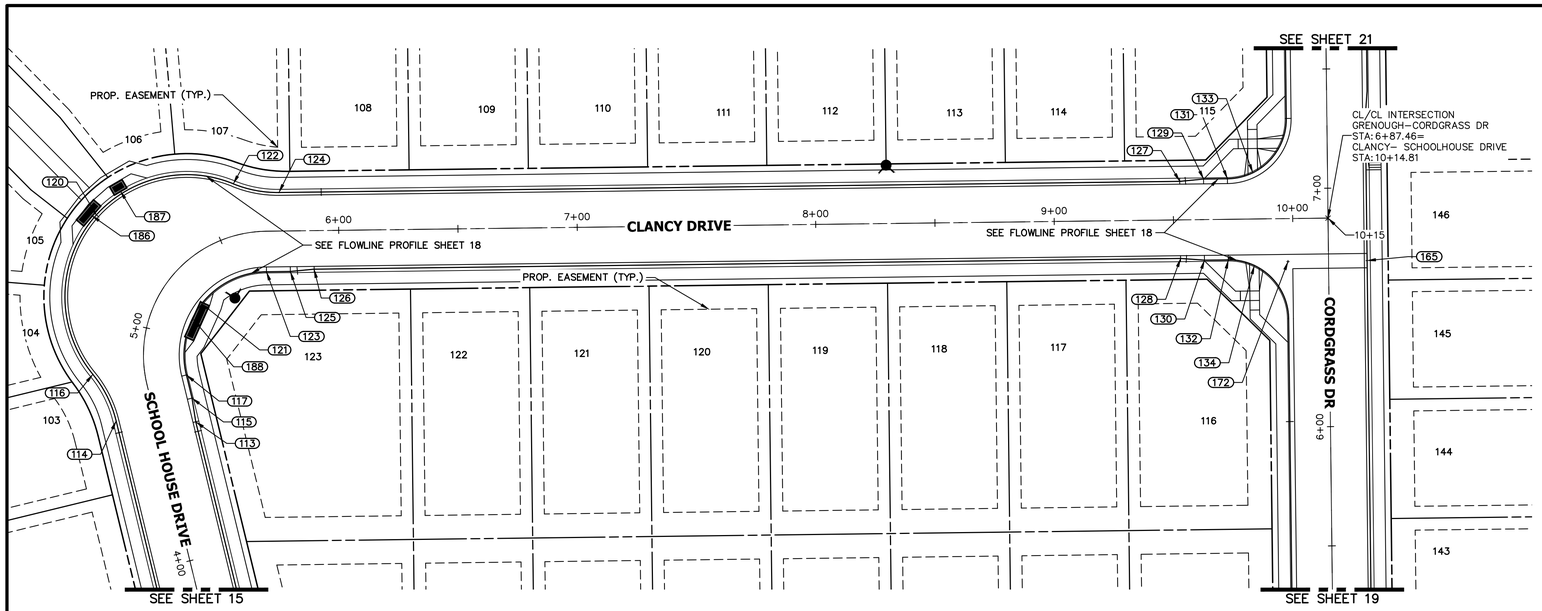
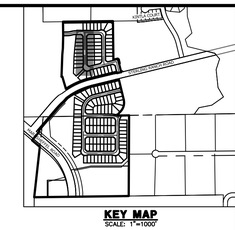
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

32314 10/10/23

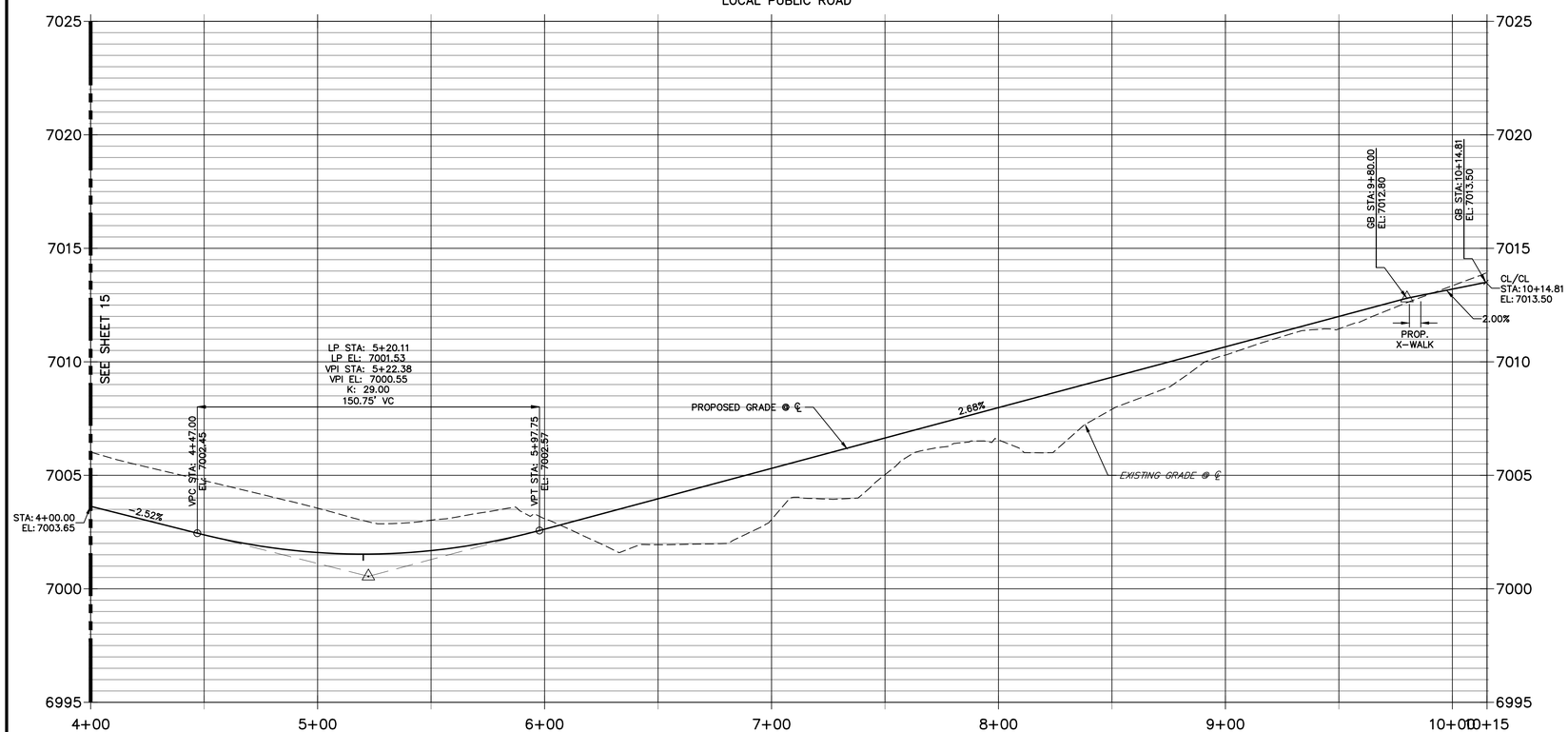
MIKE A. BRAMLETT, P.E. DATE
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC





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	7001.66	PC
115	4+66.05	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7001.46	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	7001.19	PC
120	5+24.20	40.78' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7000.28	LOW PT
121	5+23.06	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7000.94	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	7001.52	PT
124	5+75.15	16.17' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7001.49	PT
125	5+79.50	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7001.77	CURB TRANSITION
126	5+89.50	16.17' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7002.01	CURB TRANSITION
127	9+52.84	16.17' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7011.68	CURB TRANSITION
128	9+52.78	16.17' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7011.76	CURB TRANSITION
129	9+62.84	17.00' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7011.95	CURB TRANSITION
130	9+62.78	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7012.05	CURB TRANSITION
131	9+72.84	17.00' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7012.22	PCR
132	9+72.78	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7012.33	PCR
133	9+83.51	19.39' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7012.44	HC RAMP MID PT
134	9+83.66	19.49' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7012.58	HC RAMP MID PT
165	6+69.43	16.17' (RT)	GRENOUGH-CORDGRASS DR	7013.38	LOW PT
172	9+97.80	18.02' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7012.58	FL-FL INTERCEPT

30 15 0 30 60

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

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

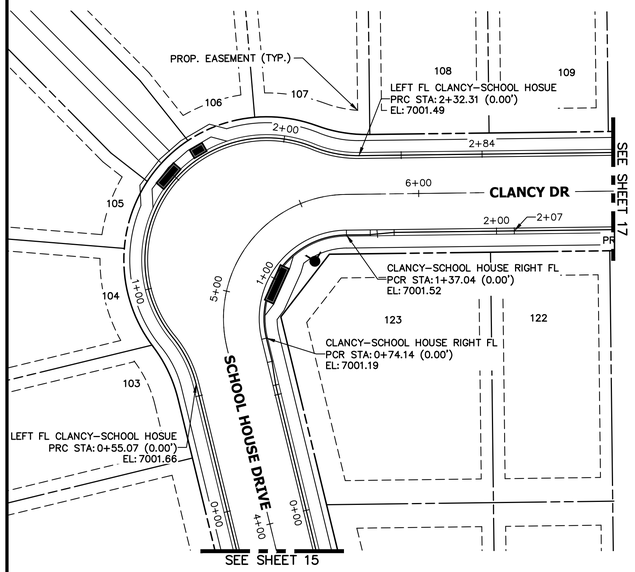
STERLING RANCH FILING 4

STREET IMPROVEMENT PLAN

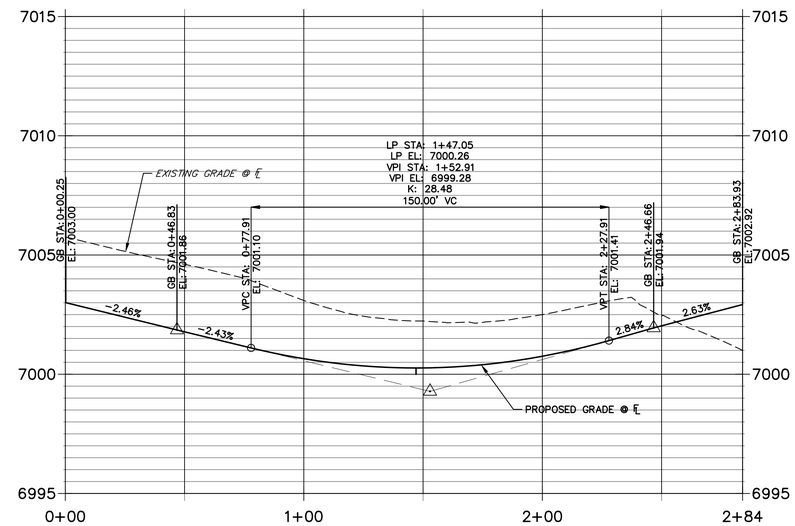
SHEET 17 OF 25

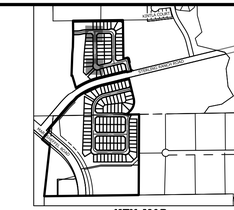
JOB NO. 25188.11

X:\2510000.all\2518811\Drawings\Sheet Dwgs\Street Plans\2518811 SI02.dwg, 10/9/2023 5:30:00 PM, _AutoCAD PDF (General Documentation).pc3

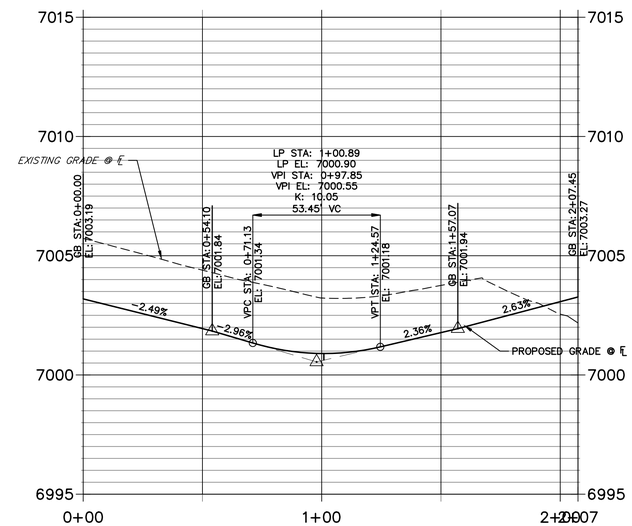


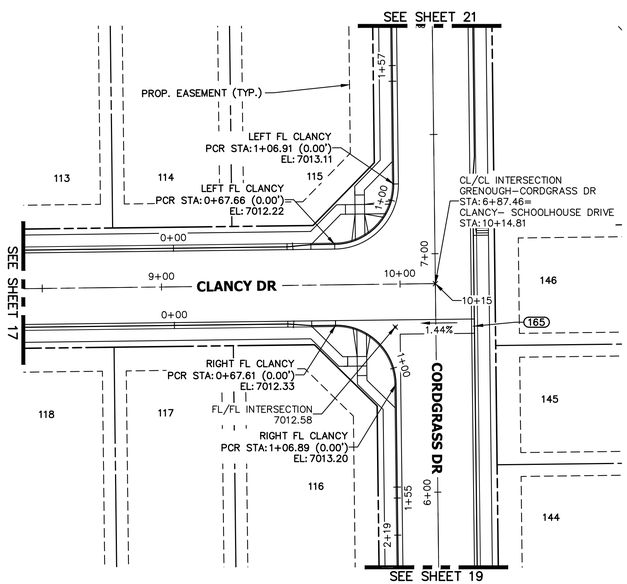
LEFT FL CLANCY-SCHOOL HOSUE PROFILE
STA 0+00.00 TO 2+83.93



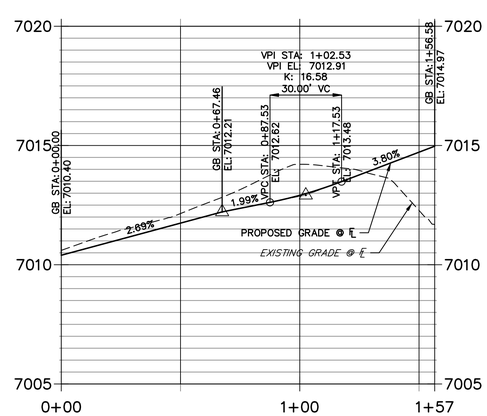


CLANCY-SCHOOL HOUSE RIGHT FL PROFILE
STA 0+00.00 TO 2+07.45

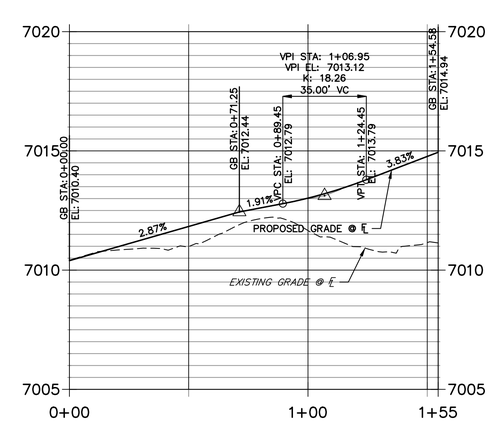


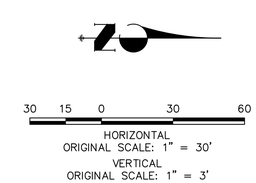


LEFT FL CLANCY PROFILE
STA 0+00.00 TO 1+56.58



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





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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

32314 10/10/23

MIKE A. BRAMLETT, P.E. DATE
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No.	REVISION	BY	DATE

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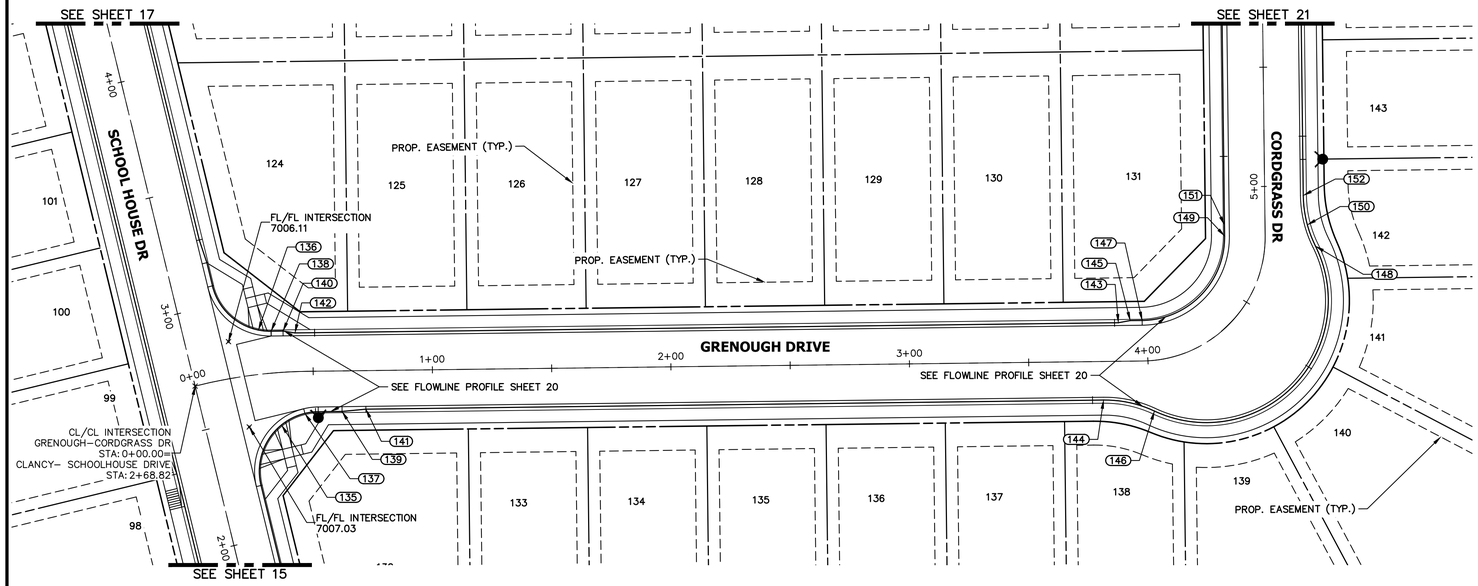
V-SCALE	1"=3'
DATE	10/09/23
DESIGNED BY	XXX
DRAWN BY	WKN
CHECKED BY	

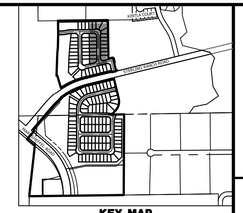
STERLING RANCH FILING 4

STREET IMPROVEMENT PLAN

SHEET 18 OF 25

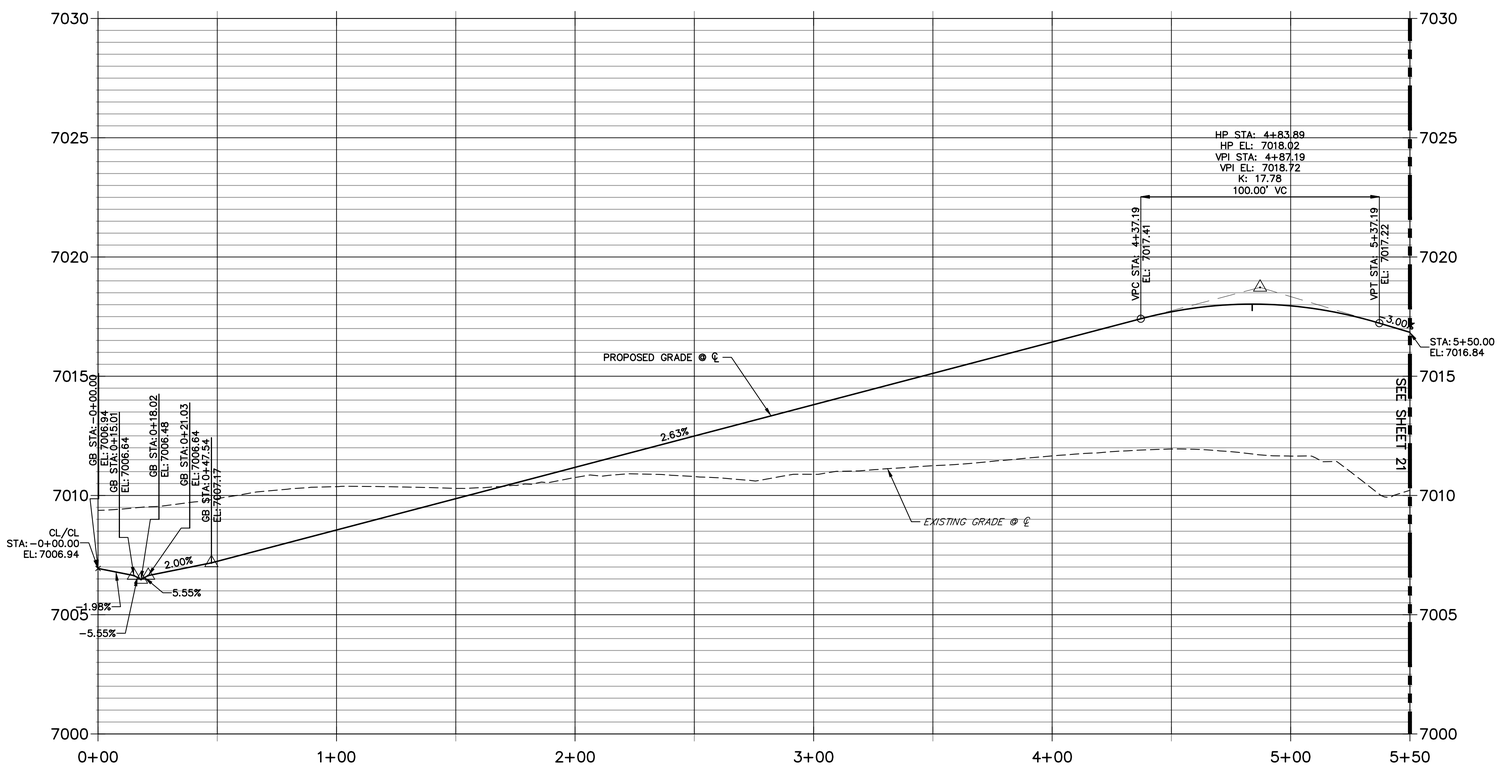
JOB NO. 25188.11





GRENOUGH-CORDGRASS DR PROFILE (8)
STA 0+00.00 TO 5+50.00

LOCAL PUBLIC ROAD



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
135	0+35.08	22.01' (RT)	GRENOUGH-CORDGRASS DR	7007.52	HC RAMP MID PT
136	0+28.95	18.52' (LT)	GRENOUGH-CORDGRASS DR	7006.10	HC RAMP MID PT
137	0+46.19	17.63' (RT)	GRENOUGH-CORDGRASS DR	7007.57	PCR
138	0+33.77	17.51' (LT)	GRENOUGH-CORDGRASS DR	7006.24	PCR
139	0+61.92	17.00' (RT)	GRENOUGH-CORDGRASS DR	7007.74	CURB TRANSITION
140	0+38.37	17.23' (LT)	GRENOUGH-CORDGRASS DR	7006.38	CURB TRANSITION
141	0+71.92	16.17' (RT)	GRENOUGH-CORDGRASS DR	7007.85	CURB TRANSITION
142	0+42.95	16.22' (LT)	GRENOUGH-CORDGRASS DR	7006.53	CURB TRANSITION
143	3+87.80	16.17' (LT)	GRENOUGH-CORDGRASS DR	7015.86	CURB TRANSITION
144	3+81.18	16.17' (RT)	GRENOUGH-CORDGRASS DR	7015.47	PC
145	3+92.78	17.00' (LT)	GRENOUGH-CORDGRASS DR	7016.00	CURB TRANSITION
146	4+01.19	21.18' (RT)	GRENOUGH-CORDGRASS DR	7016.02	PRC
147	3+97.79	17.00' (LT)	GRENOUGH-CORDGRASS DR	7016.13	PC
148	4+76.04	21.18' (RT)	GRENOUGH-CORDGRASS DR	7017.89	PRC
149	4+79.43	17.00' (LT)	GRENOUGH-CORDGRASS DR	7016.90	PT
150	4+83.69	17.75' (RT)	GRENOUGH-CORDGRASS DR	7017.80	HIGH PT
151	4+84.10	17.00' (LT)	GRENOUGH-CORDGRASS DR	7016.90	HIGH PT
152	4+96.03	16.17' (RT)	GRENOUGH-CORDGRASS DR	7017.68	PT

30 15 0 30 60

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

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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

DATE 10/10/23

COLORADO REGISTERED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER

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

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

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

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

SHEET 19 OF 25

JOB NO. 25188.11

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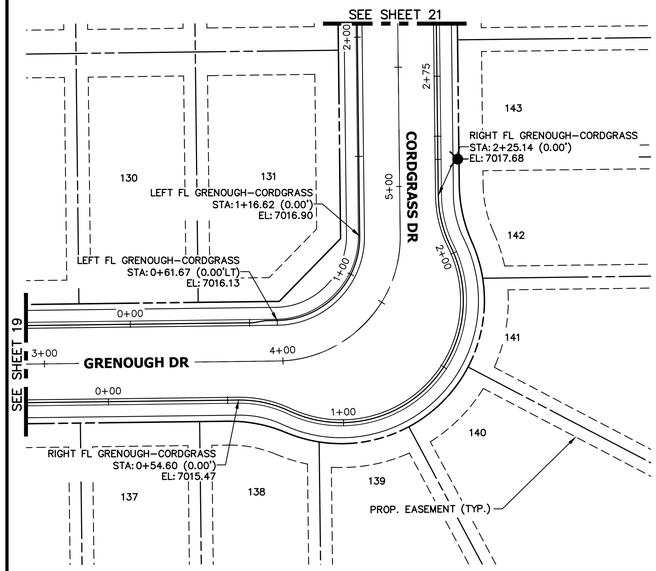
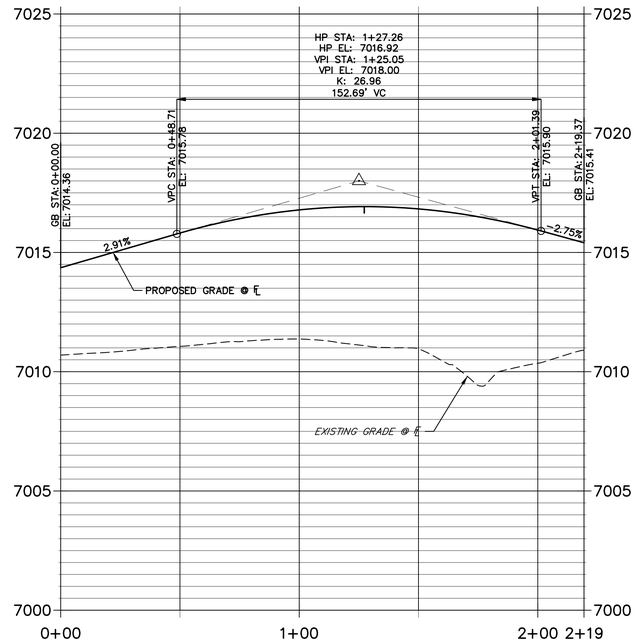


LEFT FL GRENOUGH-CORDGRASS PROFILE
STA 0+00.00 TO 2+19.37



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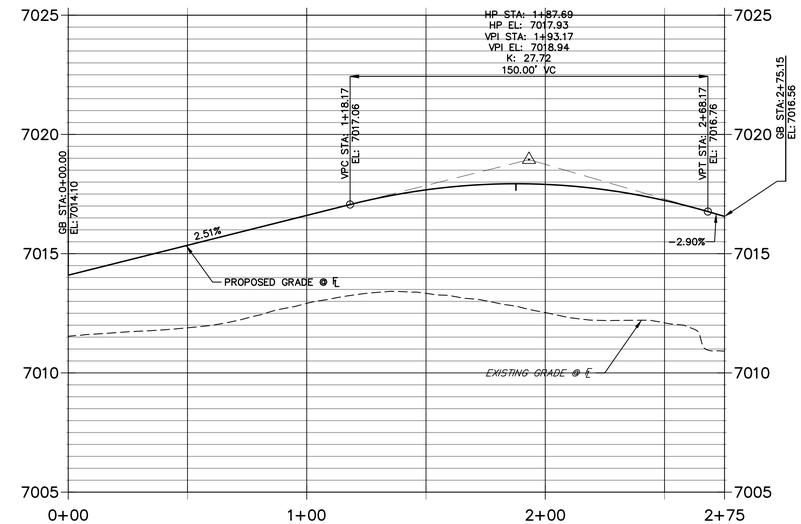

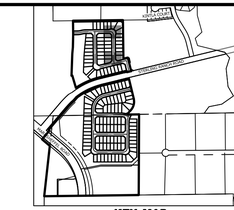

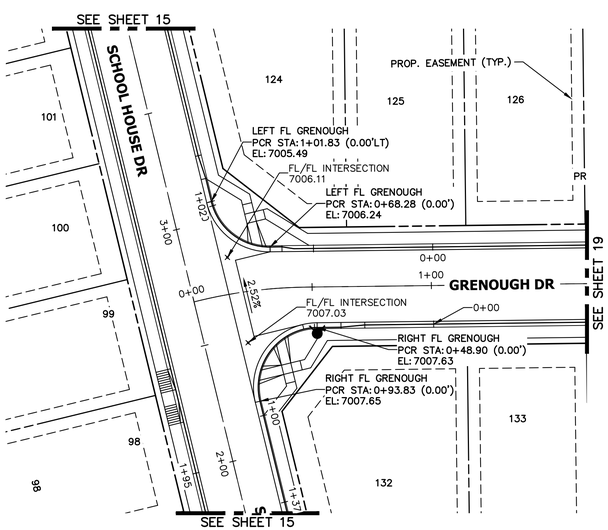

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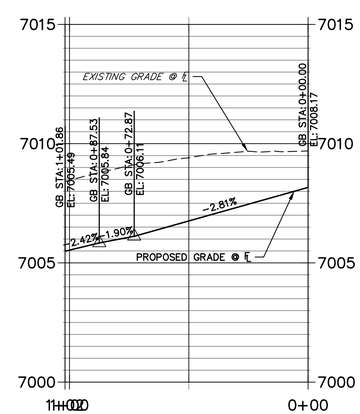

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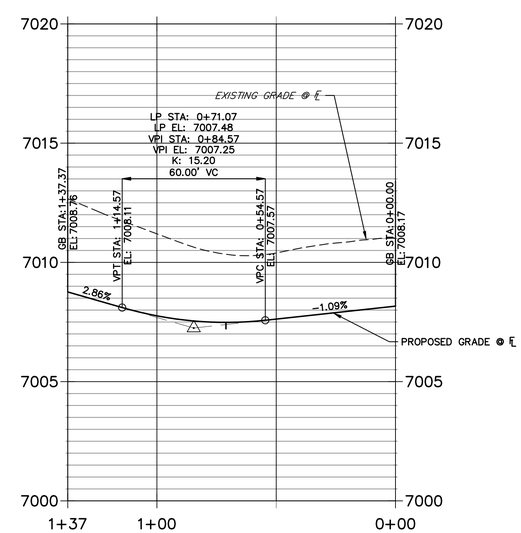

30 15 0 30 60

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

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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, LLC

32314 10/10/23
DATE

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SUITE 200
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JAMES F. MORLEY
(719) 471-1742

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V-SCALE	1"=3'
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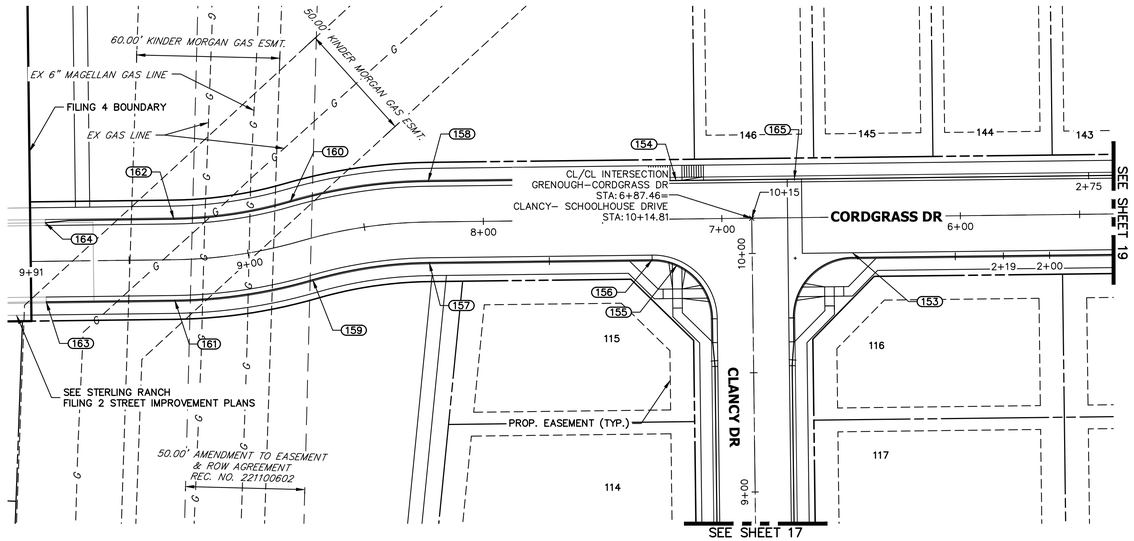
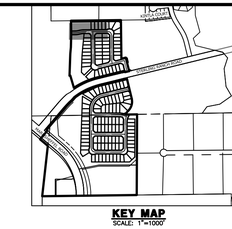
STERLING RANCH FILING 4

STREET IMPROVEMENT PLAN

SHEET 20 OF 25

JOB NO. 25188.11





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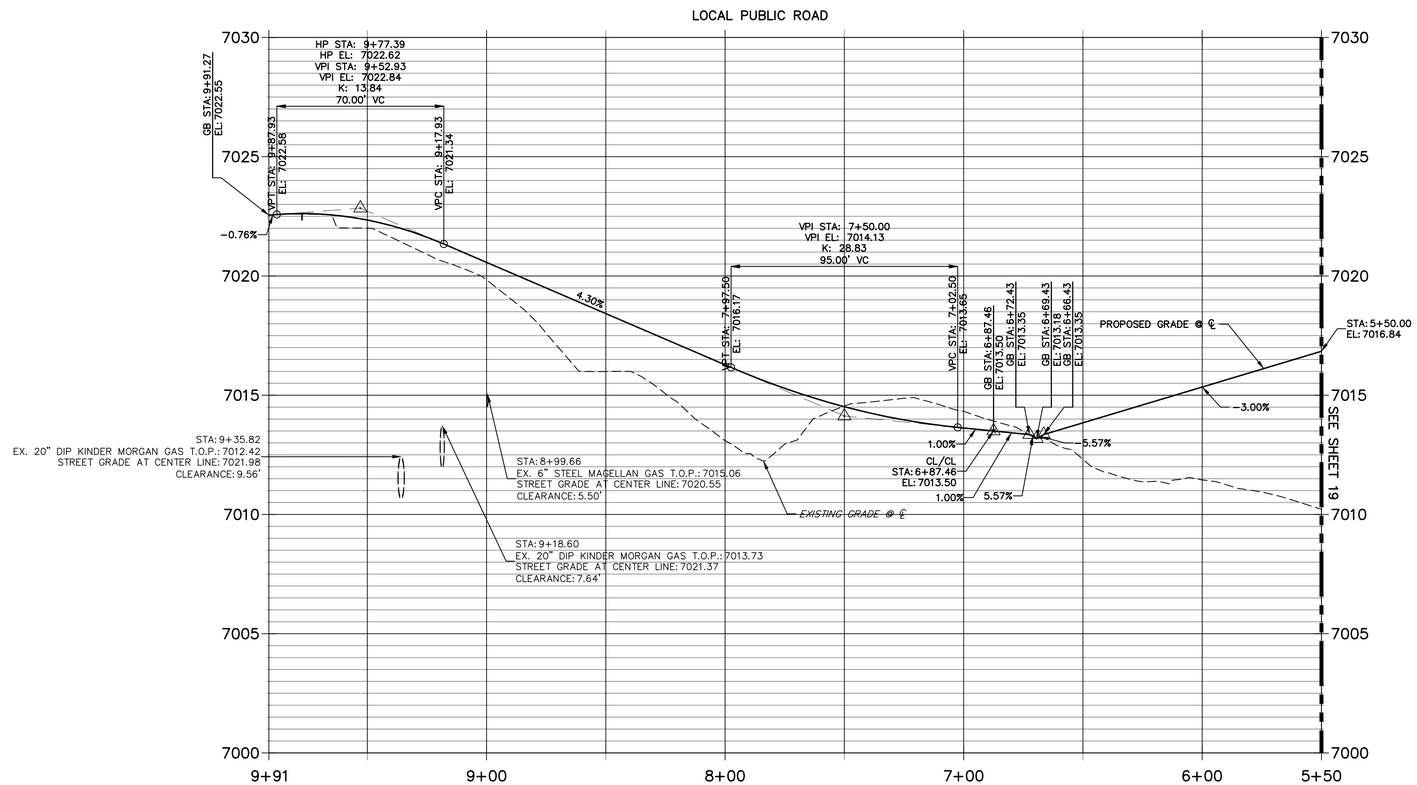
GRENOUGH-CORDGRASS DR PROFILE
STA 5+50.00 TO 9+91.27

LOCAL PUBLIC ROAD



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
153	6+45.43	15.00' (LT)	GRENOUGH-CORDGRASS DR	7013.36	PCR
154	7+19.00	16.17' (RT)	GRENOUGH-CORDGRASS DR	7013.72	HC RAMP MID PT
155	7+19.00	19.28' (LT)	GRENOUGH-CORDGRASS DR	7012.84	HC RAMP MID PT
156	7+29.43	17.00' (LT)	GRENOUGH-CORDGRASS DR	7013.11	PCR
157	8+22.89	17.00' (LT)	GRENOUGH-CORDGRASS DR	7016.79	PC
158	8+22.89	17.00' (RT)	GRENOUGH-CORDGRASS DR	7016.79	PC
159	8+77.04	17.00' (LT)	GRENOUGH-CORDGRASS DR	7019.12	PRC
160	8+77.04	17.00' (RT)	GRENOUGH-CORDGRASS DR	7019.12	PRC
161	9+31.05	17.00' (LT)	GRENOUGH-CORDGRASS DR	7021.37	PT
162	9+31.05	17.00' (RT)	GRENOUGH-CORDGRASS DR	7021.37	PT
163	9+84.97	17.00' (LT)	GRENOUGH-CORDGRASS DR	7022.13	MATCH EX C&G
164	9+84.97	16.17' (RT)	GRENOUGH-CORDGRASS DR	7022.22	MATCH EX C&G
165	6+69.43	16.17' (RT)	GRENOUGH-CORDGRASS DR	7013.38	LOW PT

N

30 15 0 30 60
HORIZONTAL
ORIGINAL SCALE: 1" = 30'
VERTICAL
ORIGINAL SCALE: 1" = 3'

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WARNING
HIGH-PRESSURE PIPELINE(S)
EXCAVATION AND/OR CONSTRUCTION PROHIBITED
WITHOUT COMPLIANCE WITH STATE ONE-CALL, AND
WITHOUT WRITTEN PERMISSION FROM
MAGELLAN PIPELINE COMPANY, L.P.

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

32314 10/10/23
DATE

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

SHEET 21 OF 25
JOB NO. 25188.11

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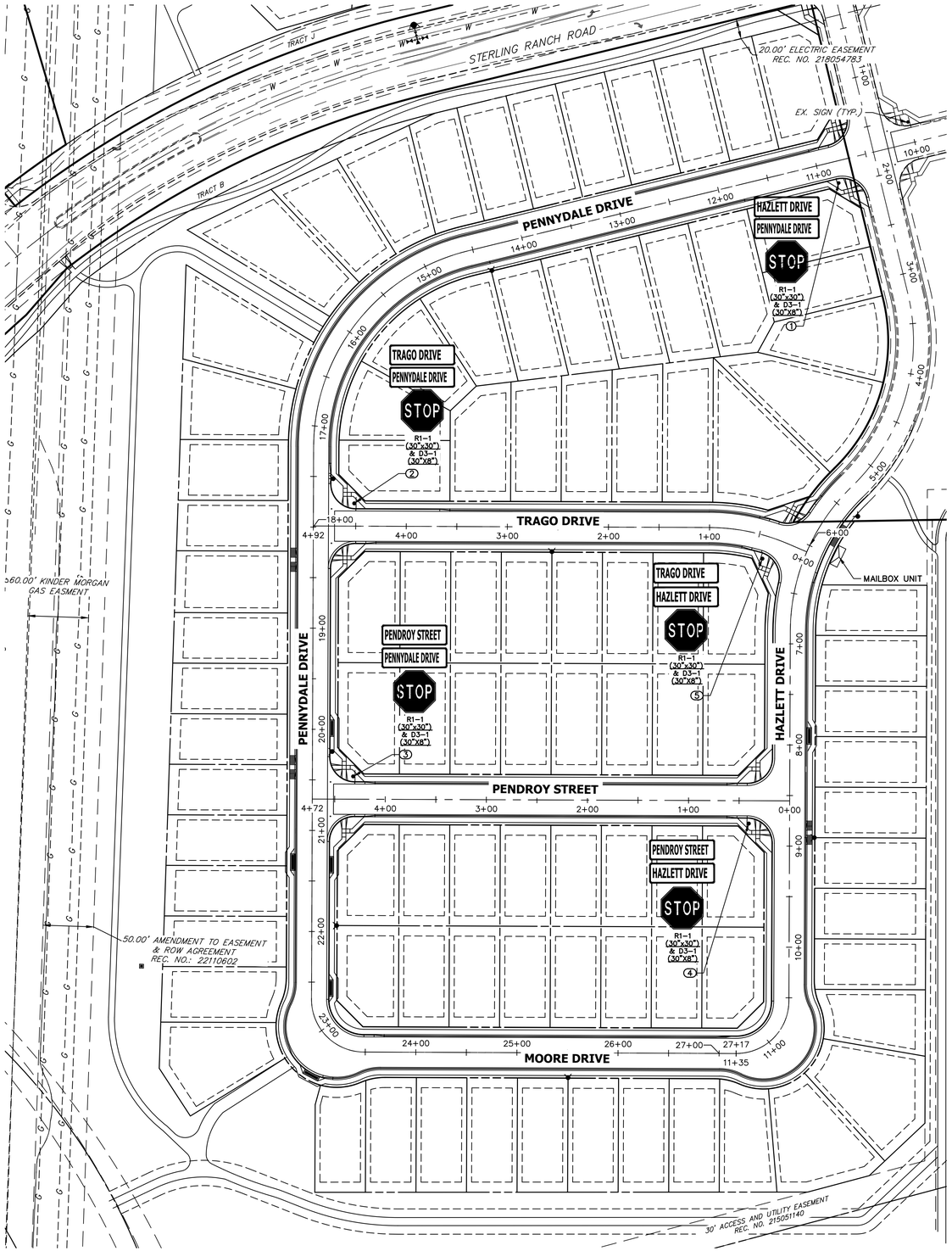
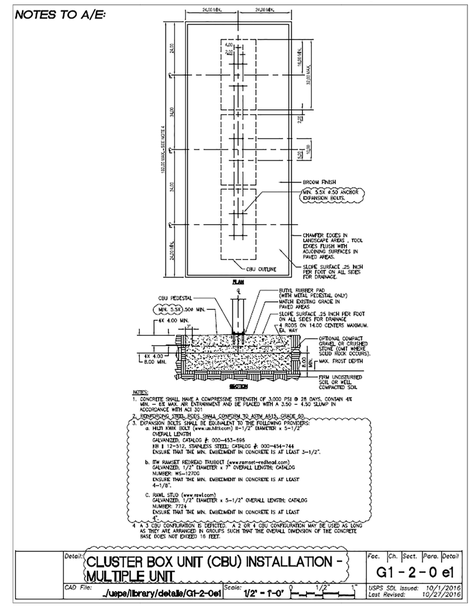


POINT TABULATION				
POINT NUMBER	STATION	OFFSET	ALIGNMENT	DESCRIPTION
1	10+82.64	21.47' (LT)	PENNYDALE-MOORE	STOP SIGN AND STREET SIGNS
2	4+51.51	22.51' (RT)	TRAGO DRIVE	STOP SIGN AND STREET SIGNS
3	4+31.78	22.57' (RT)	PENDROY STREET	STOP SIGN AND STREET SIGNS
4	0+40.39	22.56' (LT)	PENDROY STREET	STOP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

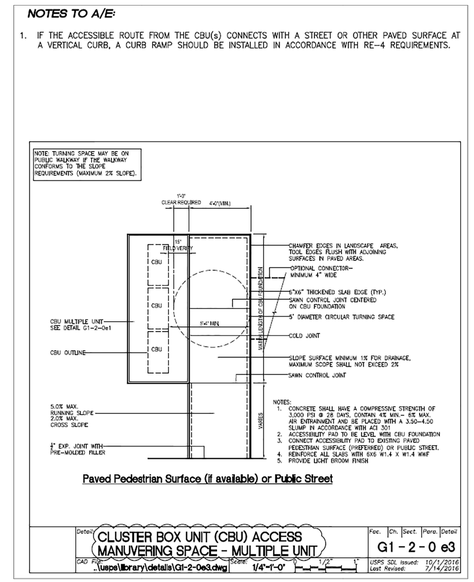
Appendix B

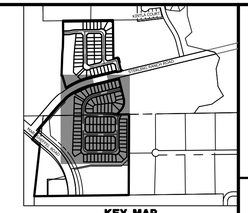
Cluster Box Unit Installation Multiple Unit



Appendix D

Cluster Box Unit Access Maneuvering Space – Multiple Unit





KEY MAP
SCALE: 1"=1000'

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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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A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

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

N

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

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32314 10/10/23

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

STERLING RANCH FILING 4

STREET SIGNAGE

SHEET 22 OF 25

JOB NO. 25188.11

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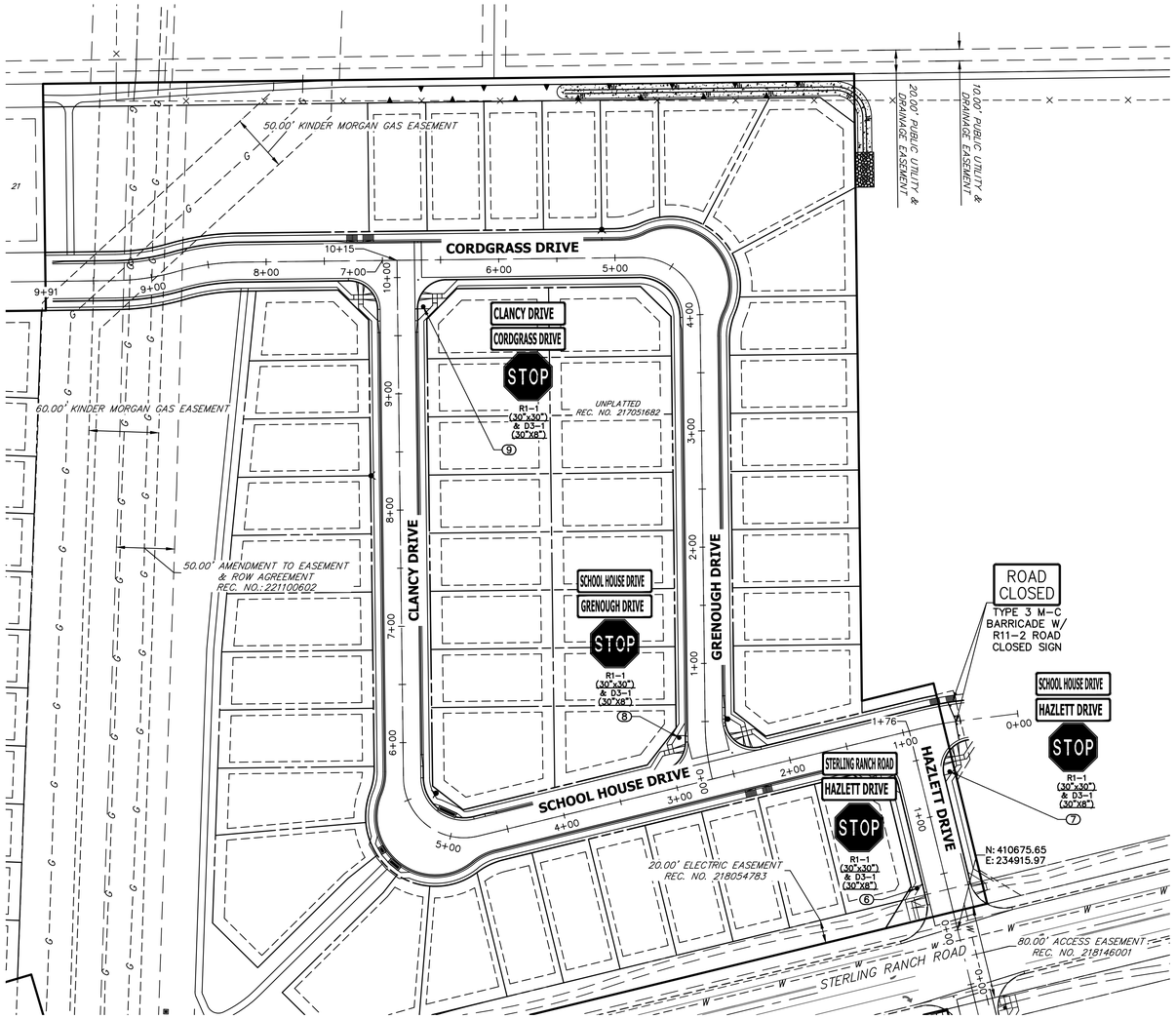
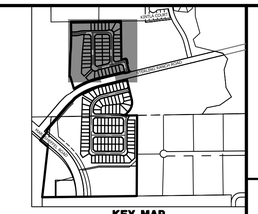


POINT TABULATION				
POINT NUMBER	STATION	OFFSET	ALIGNMENT	DESCRIPTION
6	0+43.00	25.50' (LT)	HAZLETT DRIVE	STOP SIGN AND STREET SIGNS
7	1+34.00	25.50' (RT)	HAZLETT DRIVE	STOP SIGN AND STREET SIGNS
8	0+37.56	22.77' (LT)	GRENOUGH-ENNIS DR	STOP SIGN AND STREET SIGNS
9	9+74.66	22.07' (RT)	CLANCY- SCHOOLHOUSE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



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

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COLORADO REGISTERED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER

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STREET SIGNAGE

SHEET 23 OF 25

JOB NO. 25188.11

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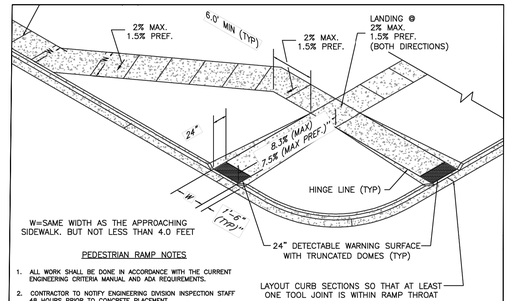

PEDESTRIAN RAMP NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
3. PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
4. PEDESTRIAN CURB RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 8.3% MAXIMUM RUNNING RAMP SLOPE DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS. SEE ECM SECTION 6.3.6 FOR PEDESTRIAN PUSHBUTTON LOCATION REQUIREMENTS.
5. DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
6. DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PATINA NATURAL FINISH) AND IN ACCORDANCE WITH ECM CHAPTER 6 AND SD_2-42. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.
7. THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
8. PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4' MINIMUM.
9. ALL PEDESTRIAN CURB RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL. SUBJECT TO APPROVAL.
10. DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.
11. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.

GENERAL NOTES

1. WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA (PEDESTRIAN CIRCULATION PATH), THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
2. PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
3. AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

PEDESTRIAN INTERSECTION RAMP (SD 2-41)

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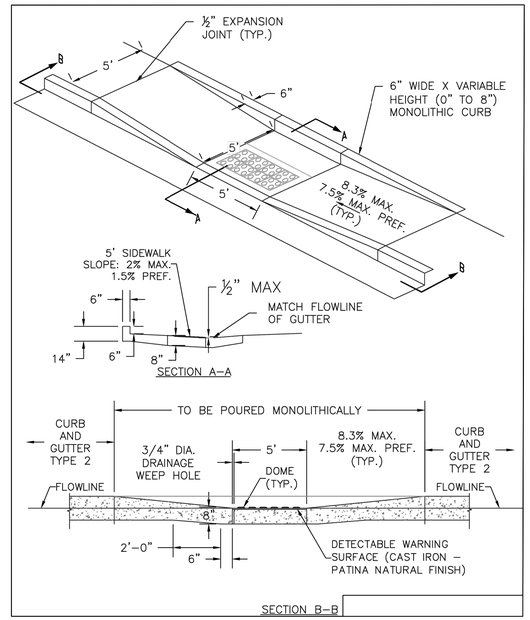
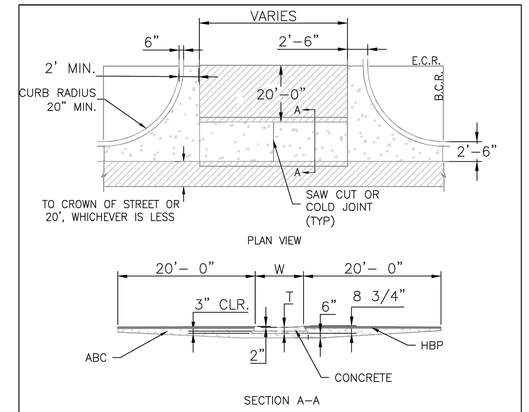


PARALLEL PEDESTRIAN RAMP DETAIL (SD 2-50)

SCALE: NTS

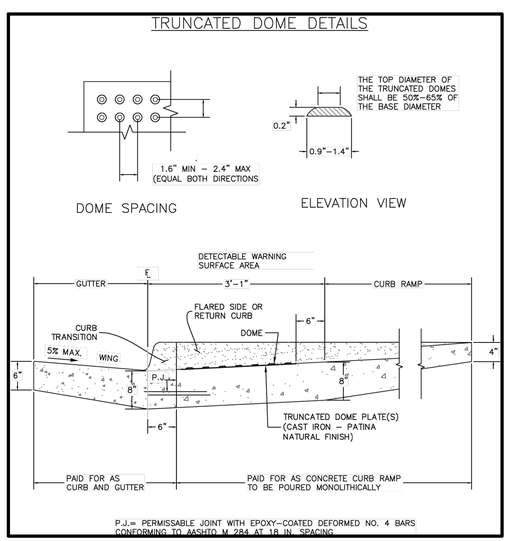


NOTES

1. W - WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
2. T - SQUARED-OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 - 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.
3. ▨ = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
4. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

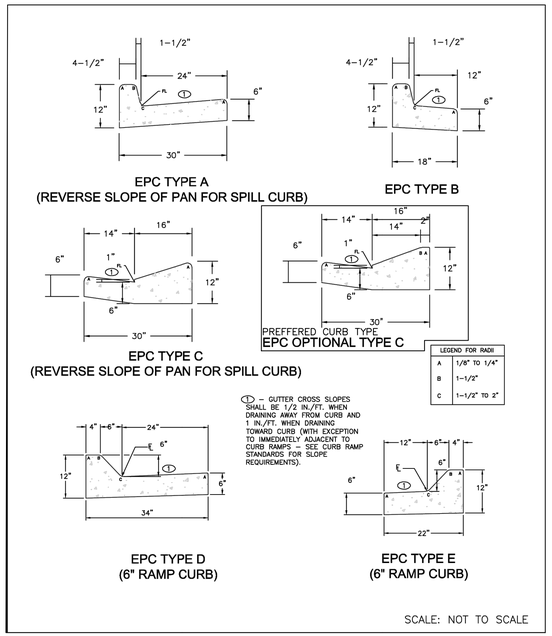
TYPICAL CROSS PAN LAYOUT DETAIL (SD 2-26)

SCALE: NTS



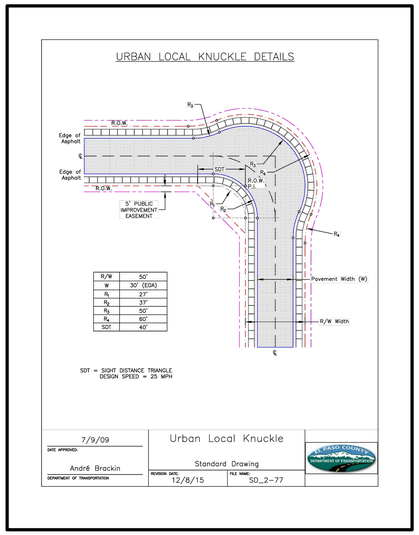
DETECTABLE WARNING SURFACE DETAILS (SD 2-42)

SCALE: NTS



TYPICAL CURB AND GUTTER DETAILS (SD 2-20)

SCALE: NTS



R/W	50'
W	30' (EDA)
R_1	27'
R_2	37'
R_3	50'
R_4	60'
SDT	40'

URBAN LOCAL KNUCKLE DETAIL (SD 2-77)

SCALE: NTS

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

32314 10/10/23

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

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

PREPARED FOR
SR LAND, LLC
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SUITE 200
COLORADO SPRINGS, CO 80903
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No.	REVISION	BY	DATE

H-SCALE	N/A
V-SCALE	N/A
DATE	10/09/23
DESIGNED BY	AJH
DRAWN BY	WKN
CHECKED BY	

STERLING RANCH FILING 4

DETAILS

SHEET 24 OF 25

JOB NO. 25188.11

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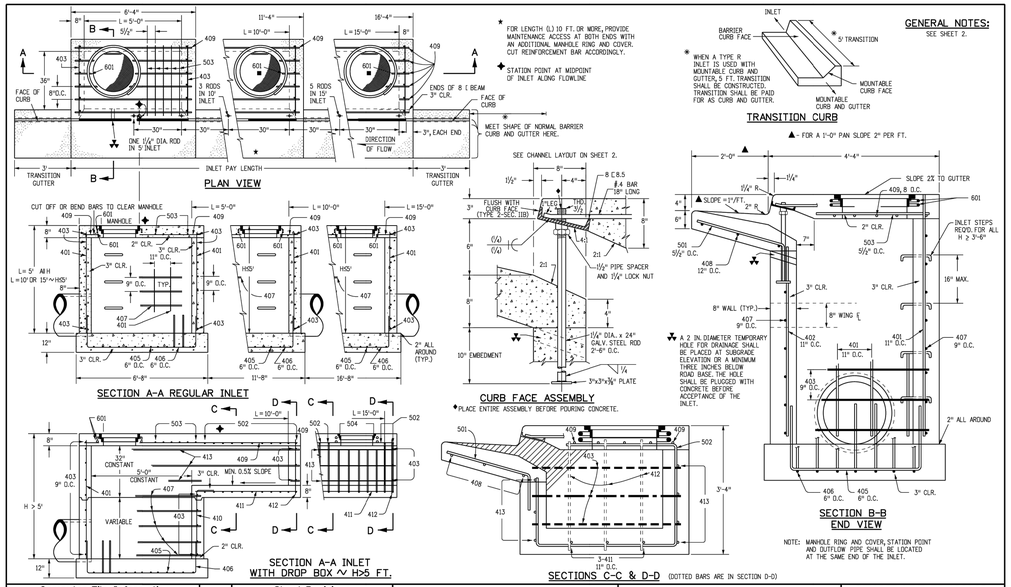


Computer File Information	
Creation Date: 07/31/19	
Designer Initials: JBK	
Last Modification Date: 07/31/19	
Detailer Initials: LTA	
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	

Sheet Revisions	
Date:	Comments

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

CURB INLET TYPE R

Issued by the Project Development Branch: July 31, 2019

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

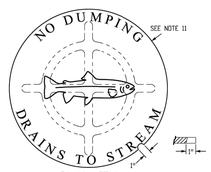
MARK	BAR # OR SIZE	O.C. SPACING	TYPE	ALL INLETS L = 5 FT. NO. REQ'D.	ALL INLETS L = 5 FT. LENGTH	INLETS: H ≤ 5 FT. L = 10 FT. NO. REQ'D.	INLETS: H ≤ 5 FT. L = 10 FT. LENGTH	INLETS: H ≤ 5 FT. L = 15 FT. NO. REQ'D.	INLETS: H ≤ 5 FT. L = 15 FT. LENGTH	INLETS: H > 5 FT. L = 10 FT. NO. REQ'D.	INLETS: H > 5 FT. L = 10 FT. LENGTH	INLETS: H > 5 FT. L = 15 FT. NO. REQ'D.	INLETS: H > 5 FT. L = 15 FT. LENGTH
401	4	11"	II	15	*	21	*	26	*	11	*	11	*
402	4	11"	II	7	*	13	*	18	*	7	*	7	*
403	4	9"	II	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"
405	4	6"	VI	11	6'-10"	21	6'-10"	31	6'-10"	11	6'-10"	11	6'-10"
406	4	6"	VIII	7	8'-10"	7	13'-10"	7	18'-10"	7	8'-10"	7	8'-10"
407	4	9"	II	*	5'-10"	*	10'-10"	*	15'-10"	*	5'-10"	*	5'-10"
408	4	12"	II	3	6'-10"	3	11'-10"	3	16'-0"	3	11'-10"	3	16'-0"
409	4	8"	II	6	5'-10"	6	10'-10"	6	15'-10"	6	10'-10"	6	15'-10"
410	4	11"	VII							3		3	*
413	4	11"	II							3	5'-2"	3	10'-2"
412	4	11"	II							3	2'-9"	3	2'-9"
413	4	9"	II							7	10'-10"	7	15'-10"
501	5	5½"	IV	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33	3'-4"
502	5	5½"	III							11	11'-5"	17	11'-5"
503	5	5½"	II	5	3'-6"	16	3'-6"	27	3'-6"	6	3'-6"	6	3'-6"
504	5	5½"	IX									5	8'-4"
601	6	2½"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	4	8'-10"
■ B8.5				1	5'-10"	1	10'-10"	1	15'-10"	1	10'-10"	1	15'-10"
				2 BARS, 1 RODS	—	4 BARS, 2 RODS	—	8 BARS, 3 RODS	—	4 BARS, 3 RODS	—	8 BARS, 5 RODS	—
						REGULAR INLETS				DROP BOX INLETS			

* VARIABLE REFER TO TABLE TWO.
■ INCLUDE #4, 18 IN. BARS (SEE CHANNEL LAYOUT).

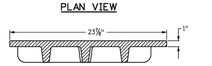
TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

GENERAL NOTES

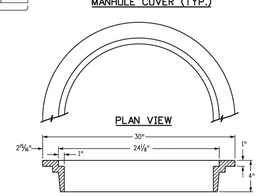
1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 INCHES THICK.
3. INLET STEPS SHALL BE IN CONFORMANCE WITH AASHTO M 199.
4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.
5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾" OF A INCH. CURB AND GUTTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.
6. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2 INCH MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE GRADE 60 AND EPOXY COATED.
7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06.
9. SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK. QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.
10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
11. ALL MANHOLE COVERS SHALL BE CAST WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE AND A FISH SYMBOL. THE SURFACE OF THE MANHOLE COVER SHALL HAVE A NON-SLIP PATTERN.



PLAN VIEW



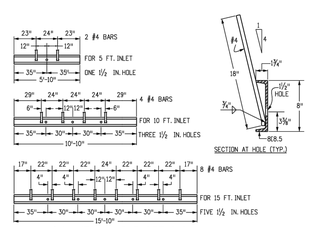
ELEVATION VIEW
MANHOLE COVER (TYP.)



PLAN VIEW

ELEVATION VIEW
MANHOLE RING (TYP.)

WEIGHTS: COVER = 125 LBS.
+ RING = 135 LBS.
TOTAL = 260 LBS.

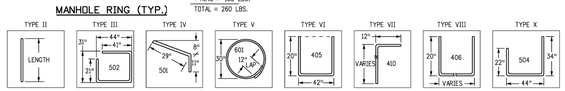


CHANNEL LAYOUT DETAILS
SEE CURB FACE ASSEMBLY ON SHEET 1.

"H"	LENGTH 401	LENGTH 402	LENGTH 410	NO. REQ'D. REGULAR 403	NO. REQ'D. REGULAR 407	NO. REQ'D. DROP BOX 403	NO. REQ'D. DROP BOX 407	L = 5 FT. CONC. CU. YDS.	L = 5 FT. STEEL LBS.	L = 10 FT. CONC. CU. YDS.	L = 10 FT. STEEL LBS.	L = 15 FT. CONC. CU. YDS.	L = 15 FT. STEEL LBS.
3'-0"	2'-8"	1'-8"		10	7			3.2	285	5.3	497	7.4	706
3'-6"	3'-2"	2'-2"		10	7			3.4	305	5.7	528	7.9	747
4'-0"	3'-8"	2'-8"		12	9			3.7	326	6.0	559	8.4	786
4'-6"	4'-2"	3'-2"		12	9			3.9	334	6.4	571	8.8	803
5'-0"	4'-8"	3'-8"		14	11			4.1	354	6.7	602	9.3	844
5'-6"	5'-2"	4'-2"	3'-5"	16	13	15	6	4.4	375	6.0	607	7.4	850
6'-0"	5'-8"	4'-8"	3'-11"	16	13	16	6	4.6	382	6.2	616	7.6	860
6'-6"	6'-2"	5'-2"	4'-5"	18	15	18	8	4.8	402	6.4	637	7.8	880
7'-0"	6'-8"	5'-8"	4'-11"	20	17	19	10	5.0	423	6.6	654	8.0	897
7'-6"	7'-2"	6'-2"	5'-5"	20	17	20	10	5.3	430	6.9	664	8.3	907
8'-0"	7'-8"	6'-8"	5'-11"	22	19	22	12	5.5	451	7.1	684	8.5	927
8'-6"	8'-2"	7'-2"	6'-5"	24	21	23	14	5.7	471	7.3	702	8.7	944
9'-0"	8'-8"	7'-8"	6'-11"	24	21	24	14	6.0	479	7.6	711	9.0	954
9'-6"	9'-2"	8'-2"	7'-5"	26	23	26	16	6.2	499	7.8	732	9.2	974
10'-0"	9'-8"	8'-8"	7'-11"	28	25	27	18	6.4	520	8.0	749	9.4	992
10'-6"	10'-2"	9'-2"	8'-5"	28	25	28	18	6.7	527	8.3	759	9.7	1001
11'-0"	10'-8"	9'-8"	8'-11"	30	27	30	20	6.9	547	8.5	779	9.9	1022

NOTES: FOR L = 5 FT., L = 10 FT., AND L = 15 FT.
REGULAR INLETS: TOTAL QUANTITIES NEEDED ARE OUTSIDE THE HEAVY BLACK LINE.
DROP BOX INLETS: TOTAL QUANTITIES NEEDED ARE INSIDE THE HEAVY BLACK LINE.
STEEL WEIGHTS DO NOT INCLUDE STRUCTURAL STEEL CHANNEL.

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"



BAR BENDING DIAGRAMS ~ (DIMENSIONS ARE OUT-TO-OUT OF BAR)

Computer File Information	
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Last Modification Date: 07/31/19	
Detailer Initials: LTA	
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	

Sheet Revisions	
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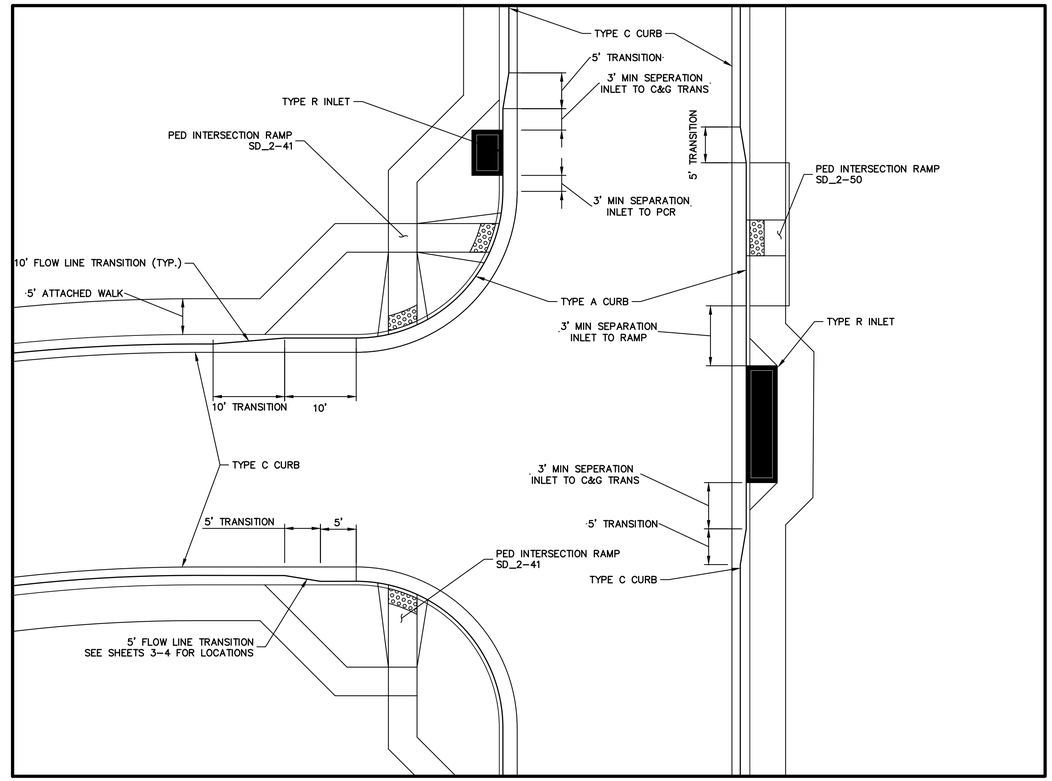
Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

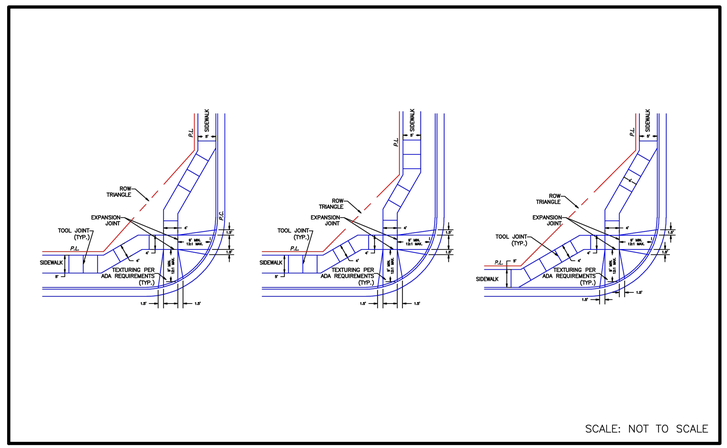
CURB INLET TYPE R

Issued by the Project Development Branch: July 31, 2019

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



CURB RETURN TRANSITION DETAIL
SCALE: NTS



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

Know what's below. Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

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STERLING RANCH FILING 4

DETAILS

SHEET 25 OF 25

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