

STERLING RANCH FILING 4

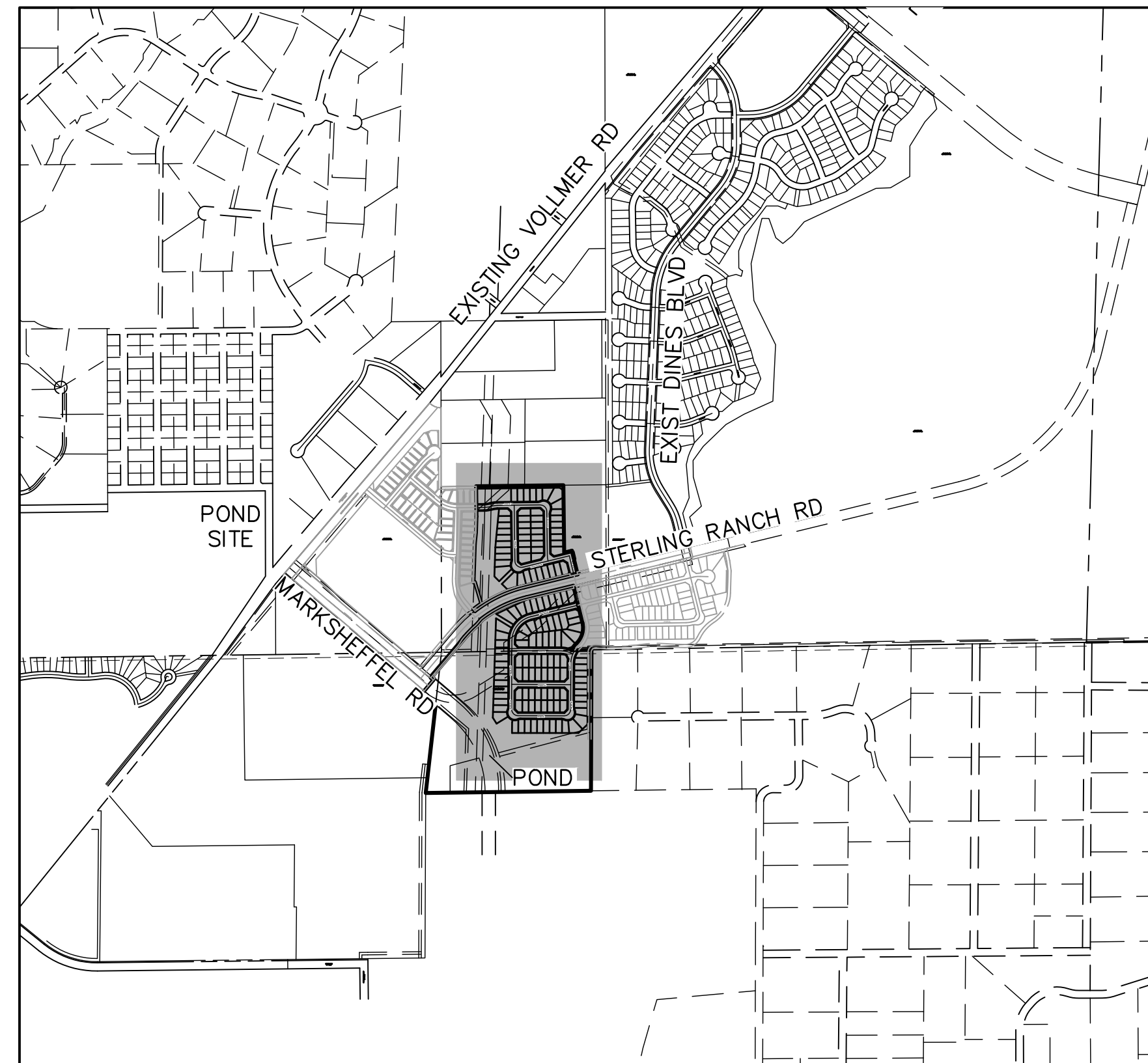
COUNTY OF EL PASO, STATE OF COLORADO

STREET IMPROVEMENT PLAN

MAY 2022

AGENCIES

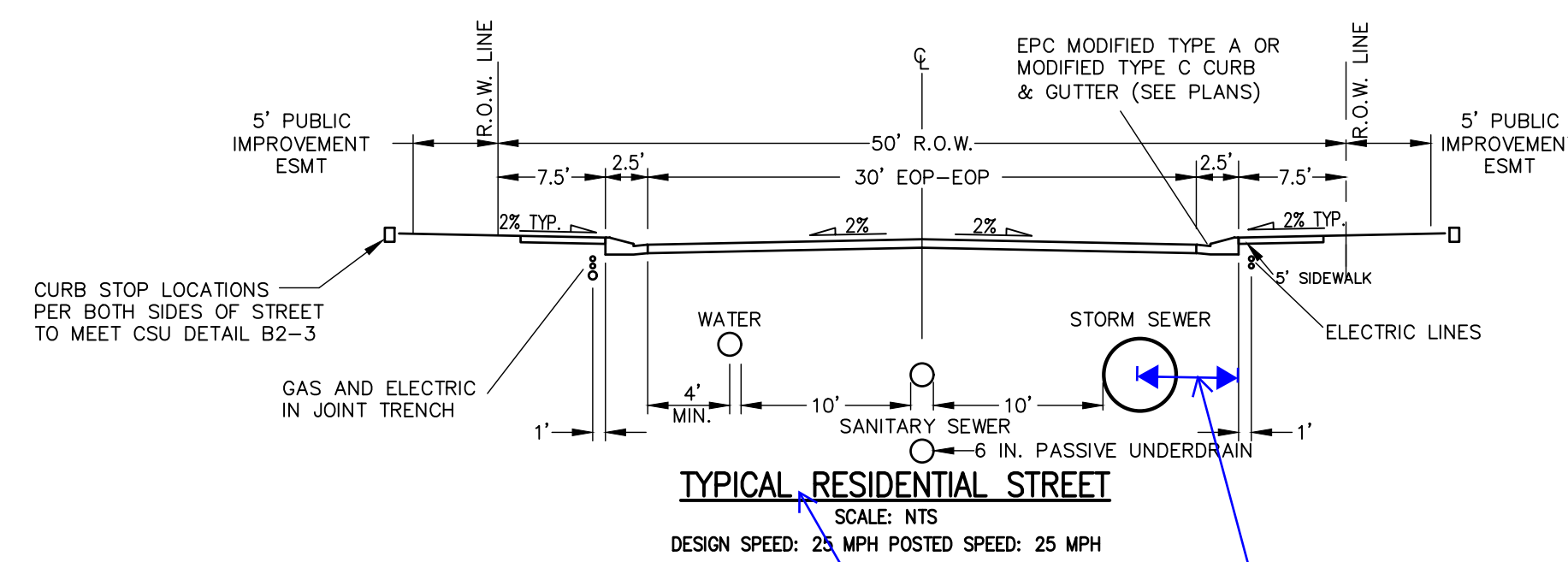
- OWNER/DEVELOPER: SR LAND, LLC
20 BOULDER CRESCENT, SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY (719) 471-1742
- CIVIL ENGINEER: JR ENGINEERING, LLC
5475 TECH CENTER DRIVE
COLORADO SPRINGS, CO 80919
MIKE BRAMLETT P.E. (303) 267-6240
- COUNTY ENGINEERING: EL PASO COUNTY PLANNING
AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
JEFF RICE, P.E. (719) 520-6300
- TRAFFIC ENGINEERING: EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS
3275 AKERS DRIVE
COLORADO SPRINGS, CO 80922
JENNIFER IRVINE, P.E. (719) 520-6460
- WATER RESOURCES: STERLING RANCH METRO DISTRICT ENGINEERS
JDS-HYDRO CONSULTANTS
545 E. PIKES PEAK AVE., SUITE 300
COLORADO SPRINGS, CO 80903
JOHN MCGINN (719) 668-8769
- FIRE DISTRICT: BLACK FOREST FIRE PROTECTION DISTRICT
11445 TEACHOUT ROAD
COLORADO SPRINGS, CO 80908
CHIEF BRYAN JACK (719) 495-4300
- ELECTRIC DEPARTMENT: MOUNTAIN VIEW ELECTRIC
11140 E. WOODMEN ROAD
FALCON, CO 80831
(719) 495-2283
- COMMUNICATIONS: QWEST COMMUNICATIONS
(U.N.C.C. LOCATORS) (800) 922-1987
AT&T (LOCATORS) (719) 635-3674
- GAS DEPARTMENT: COLORADO SPRINGS UTILITIES
7710 DURANT DR.
COLORADO SPRINGS, CO 80947
TIM WENDT (719) 668-3556
- STORMWATER: STORMWATER ENTERPRISE
30 S. NEVADA AVENUE, SUITE 401
COLORADO SPRINGS, CO 80903
(719)-385-5918
- ELECTRIC DEPARTMENT: MOUNTAIN VIEW ELECTRIC
11140 E. WOODMEN ROAD
FALCON, CO 80831
(719)-495-2283
- COMMUNICATIONS: QWEST COMMUNICATIONS
(U.N.C.C. LOCATORS) (800) 922-1987
AT&T (LOCATORS) (719) 635-3674
- STORMWATER: STORMWATER ENTERPRISE
30 S. NEVADA AVENUE, SUITE 401
COLORADO SPRINGS, CO 80903
(719)-385-5980
- TRAFFIC: TRAFFIC AND TRANSPORTATION ENGINEERING
30 S. NEVADA AVE.
COLORADO SPRINGS, CO 80903
(719)-385-5908
- GAS: STEPHEN BACON
SR ROW AGENT II
COLORADO INTERSTATE GAS CO. (KINDER MORGAN)
2 N. NEVADA AVE.
COLORADO SPRINGS, CO 80903
(719)-659-5936
- GAS: CRAIG KEIRSEY
REAL ESTATE | MAGELLAN MIDSTREAM PARTNERS, L.P.
ONE WILLIAMS CENTER, OTC-8, TULSA, OK 74172
(918)-574-7986



VICINITY MAP
SCALE: 1"=1,000'

SHEET INDEX

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



add: Public Local

Label minimum 6' distance between back of curb and center of storm pipe

Change all to Joshua Palmer

OWNER/DEVELOPER STATEMENT

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

JAMES F. MORLEY 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.

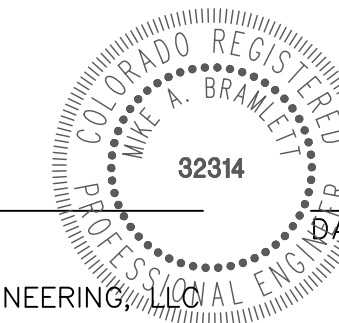
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF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

JENNIFER IRVINE, P.E. DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

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



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

DISTRICT APPROVALS

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

FOR AND ON BEHALF OF THE STERLING RANCH METRO DISTRICT DATE



Know what's below.
Call before you dig.

030

FILE NO. SF-22-XXX

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 Wessman Company
Central 303-740-9888 • Colorado Springs 719-583-2683
Fort Collins 970-491-9888 • www.jrengineering.com

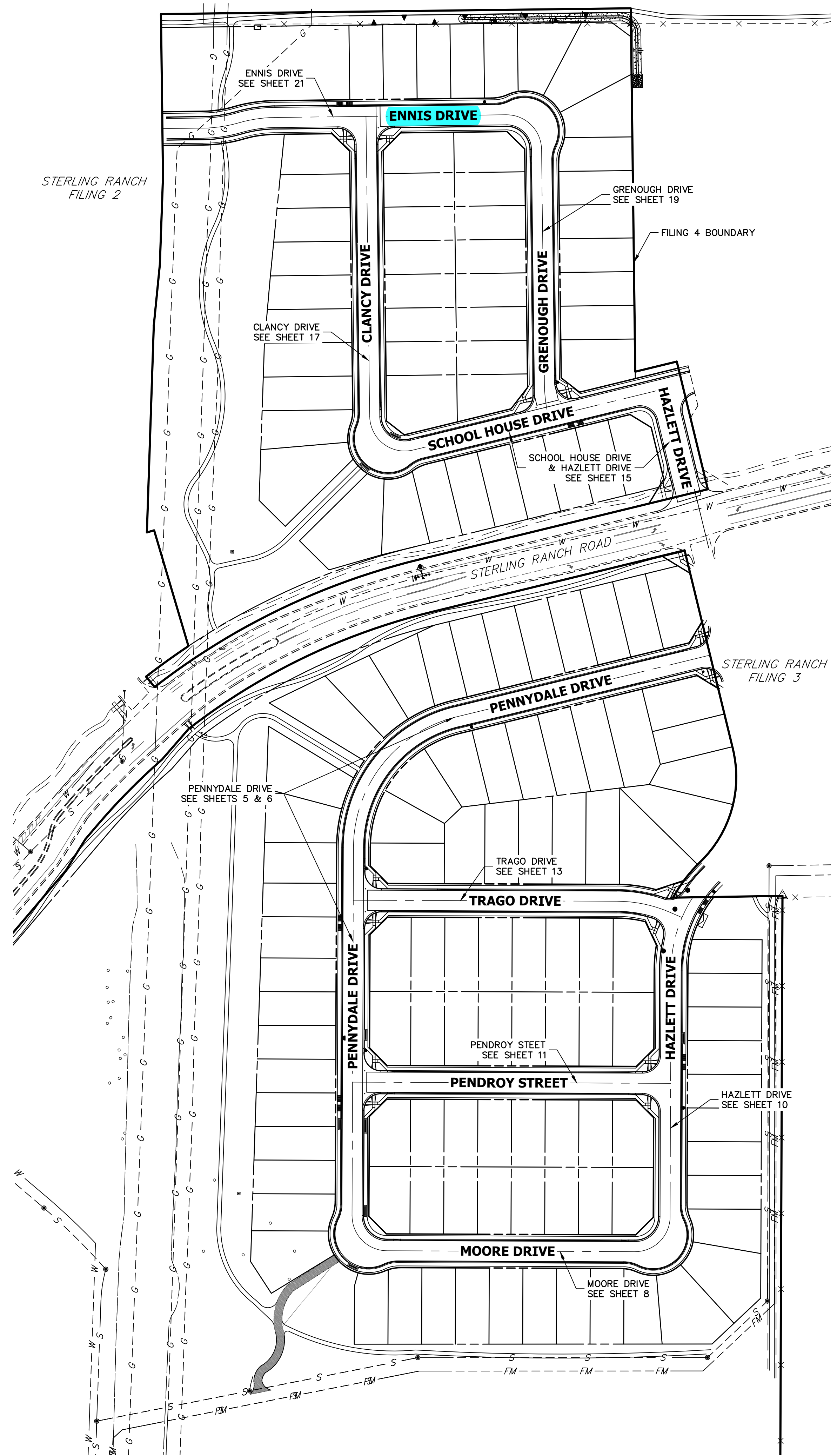
No.	REVISION	BY	DATE	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A	N/A	5/6/22	RAB	WKN	

STERLING RANCH FILING 4

COVER SHEET

SHEET 1 OF 24

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 **SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HDPE)**, REINFORCED CONCRETE PIPE (RCP). ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. ADEQUACY OF MATERIAL THICKNESS FOR ANY CSP INSTALLED SHALL BE VERIFIED BY OWNER'S GEOTECHNICAL ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST CONFORM TO EPC ECM SECTION 3.32 - CULVERTS.
- ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT THE TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.

SIGNING AND STRIPING NOTES:

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS"
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

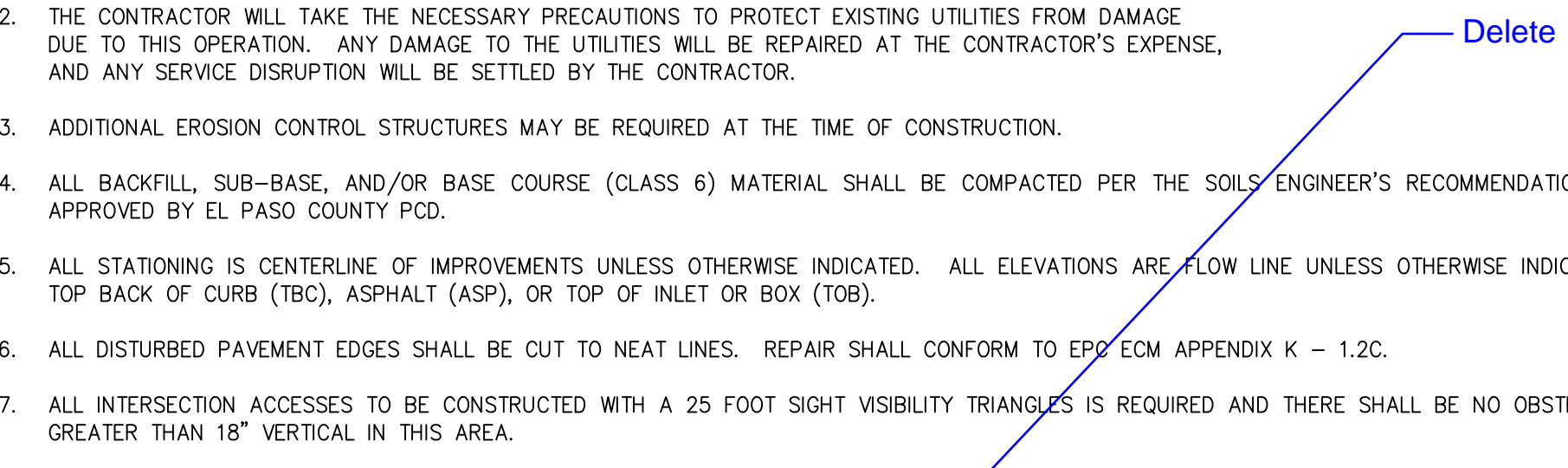
- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION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

100 50 0 100 200
ORIGINAL SCALE: 1" = 100'

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



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

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

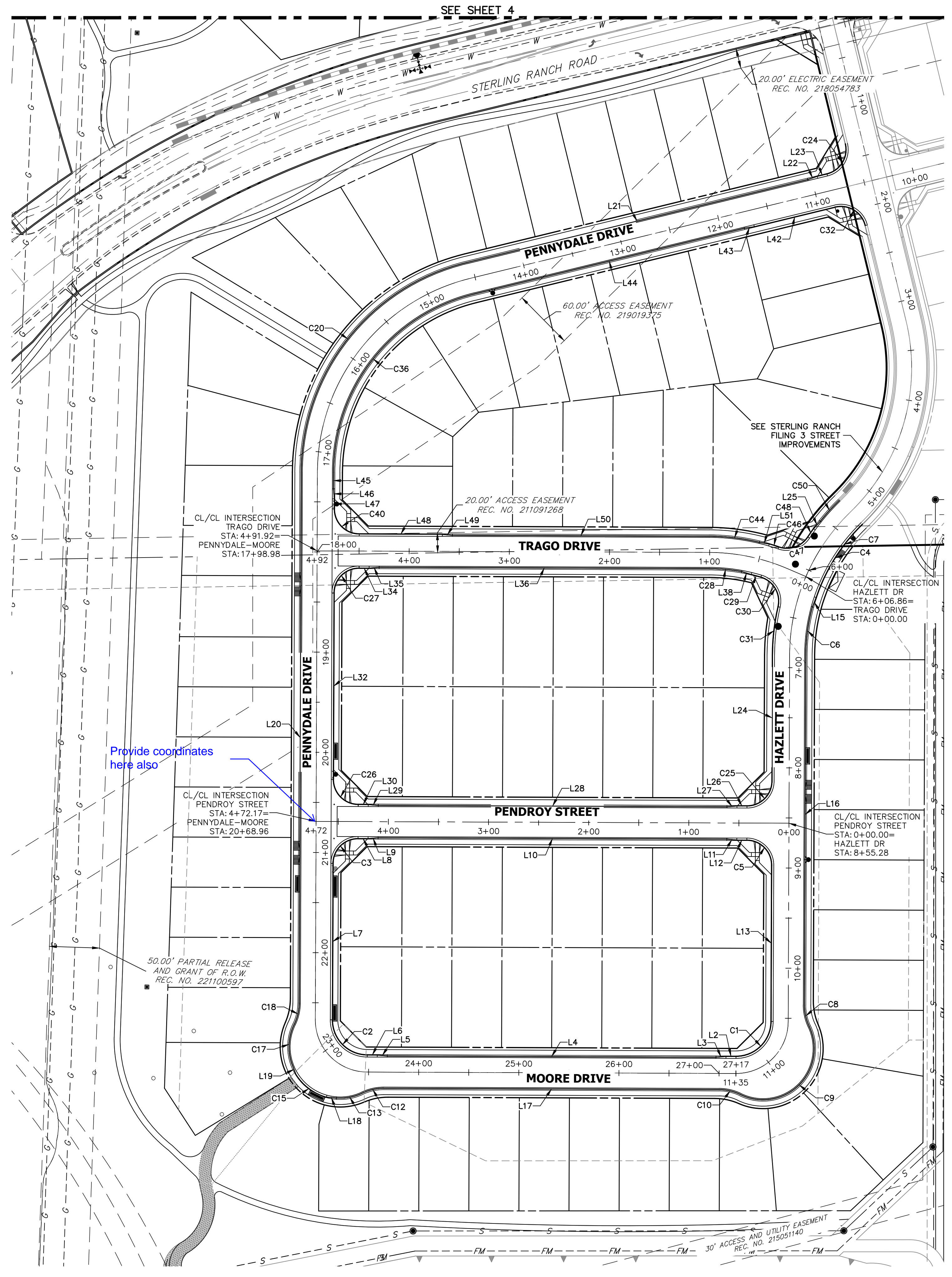
J.R. ENGINEERING
 A Westman Company
 Central 303-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

H-SCALE 1"=100'
 V-SCALE N/A
 DATE 5/6/22
 DESIGNED BY XXX
 DRAWN BY WKN
 CHECKED BY

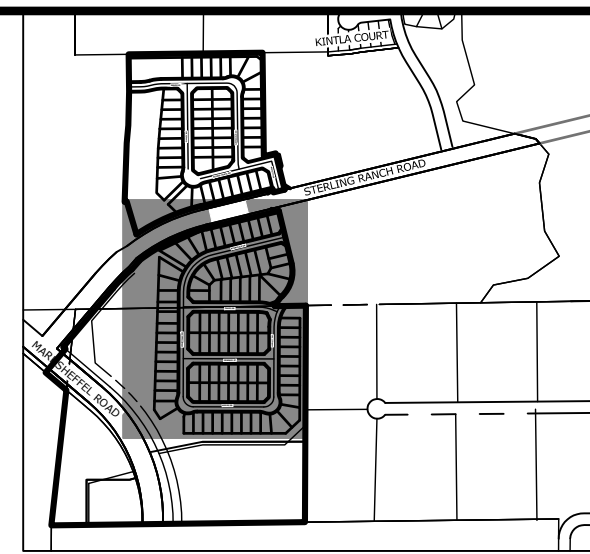
STERLING RANCH FILING 4
 GENERAL NOTES

SHEET 2 OF 24
 JOB NO. 25188.11



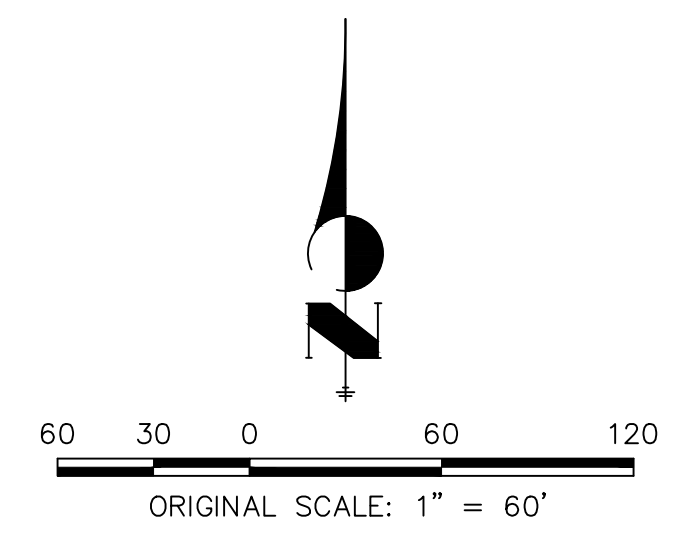
LINE	BEARING	DISTANCE
L2	N89°46'47"W	10.00'
L3	S85°27'31"W	10.03'
L4	N89°46'47"W	328.19'
L5	N85°01'04"W	10.03'
L6	N89°46'47"W	10.00'
L7	N00°13'13"E	156.00'
L8	S89°46'47"E	10.00'
L9	N85°27'31"E	10.03'
L10	S89°46'47"E	348.19'
L11	S85°01'04"E	10.03'
L12	S89°46'47"E	10.00'
L13	S00°13'13"W	156.00'
L15	S21°42'31"W	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'
L50	S89°46'47"E	256.61'
L51	S79°52'05"E	10.01'

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'
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'
C48	2°39'02"	217.00'	10.04'
C50	7°32'01"	216.17'	28.42'



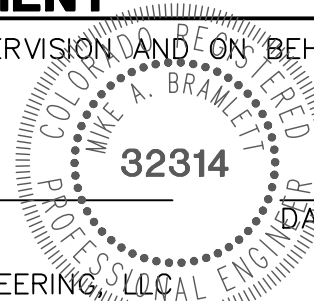
KEY MAP
SCALE: 1"=1000'

Provide coordinates here also



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



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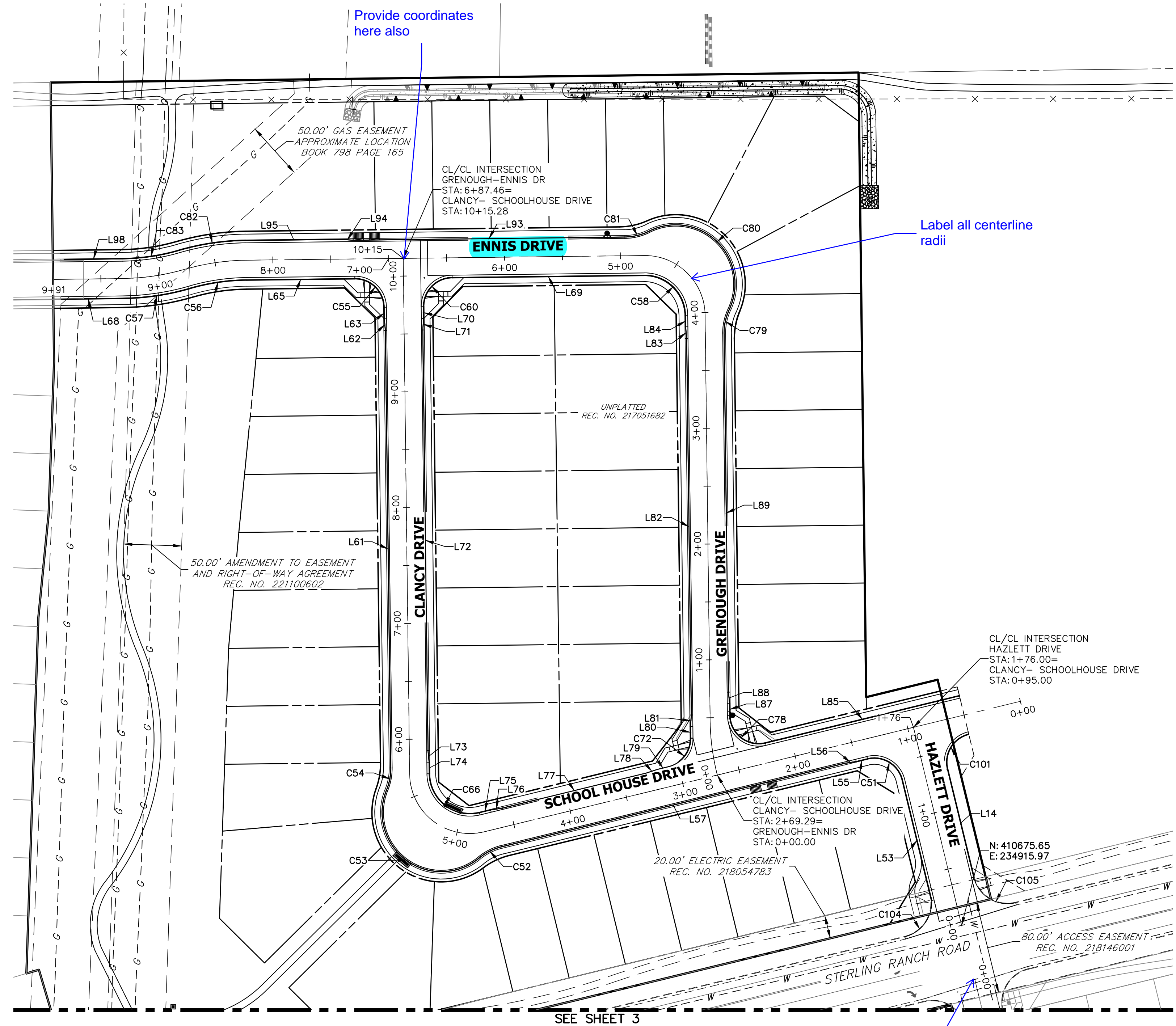
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No.	REVISION	BY	DATE

H-SCALE: 1"=60'
 V-SCALE: N/A
 DATE: 5/6/22
 DESIGNED BY: XXX
 DRAWN BY: WKN
 CHECKED BY:

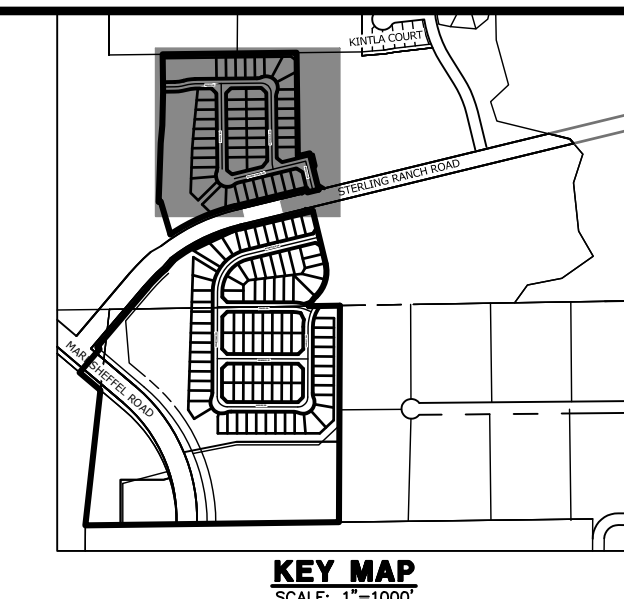
STERLING RANCH FILING 4
HORIZONTAL CONTROL

SHEET 3 OF 24
 JOB NO. 25188.11



LINE	BEARING	DISTANCE
L14	N13°40'40"W	96.00'
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°42'35"W	10.00'
L81	N04°03'16"E	10.03'
L82	N00°42'35"W	325.21'
L83	N05°28'25"W	10.03'
L84	N00°42'35"W	10.00'
L85	S76°19'20"W	172.28'
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'

CURVE	DELTA	RADIUS	LENGTH
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	90°00'00"	25.00'	39.27'
C104	78°29'10"	30.87'	42.28'
C105	90°00'00"	30.00'	47.12'



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

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

J.R. ENGINEERING
 A Westman Company

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No.	REVISION	BY	DATE

STERLING RANCH FILING 4
 HORIZONTAL CONTROL

SHEET 4 OF 24
 JOB NO. 25188.11

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

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

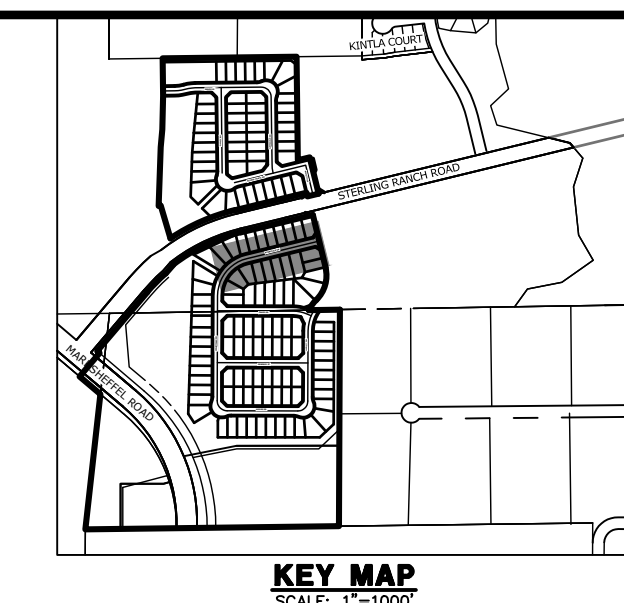
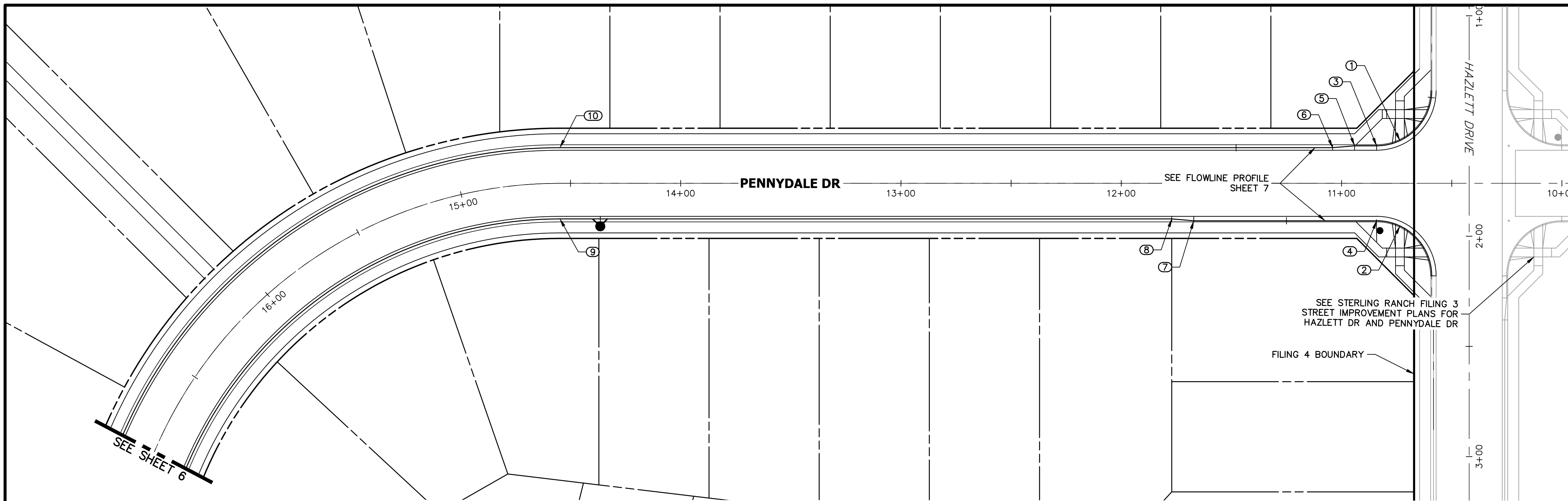
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE

32314

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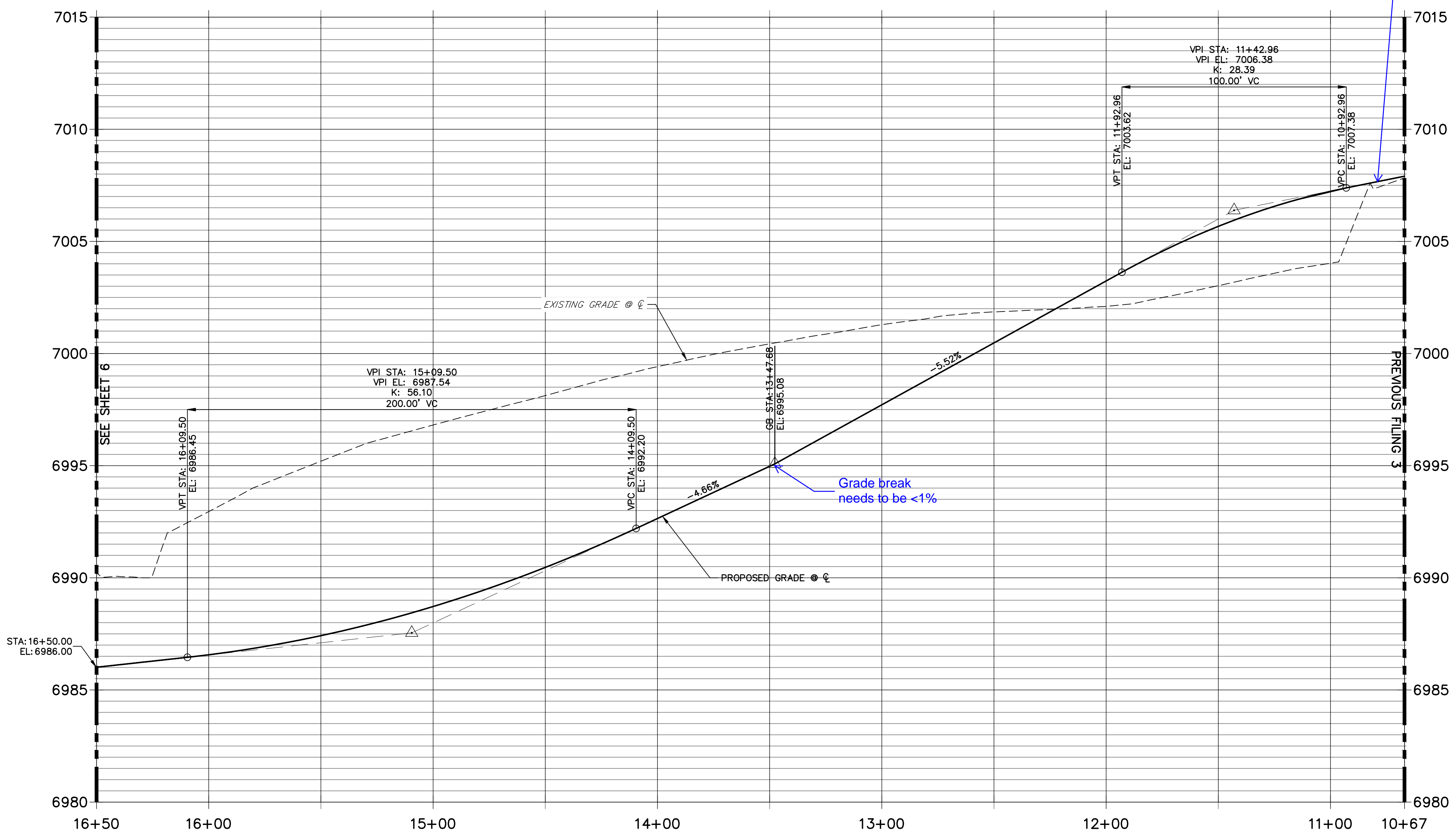


POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
1	10+73.52	19.36' (RT)	PENNYDALE-MOORE	7007.75	HC RAMP MID PT
2	10+73.52	19.36' (LT)	PENNYDALE-MOORE	7006.91	HC RAMP MID PT
3	10+84.12	17.00' (RT)	PENNYDALE-MOORE	7007.44	PCR
4	10+84.12	17.00' (LT)	PENNYDALE-MOORE	7006.77	PCR
5	10+94.12	17.00' (RT)	PENNYDALE-MOORE	7007.04	CURB TRANSITION
6	11+04.12	16.17' (RT)	PENNYDALE-MOORE	7006.74	CURB TRANSITION
7	11+67.12	17.00' (LT)	PENNYDALE-MOORE	7004.47	CURB TRANSITION
8	11+77.12	16.17' (LT)	PENNYDALE-MOORE	7004.06	CURB TRANSITION
9	14+54.81	16.17' (LT)	PENNYDALE-MOORE	6989.88	PC
10	14+54.81	16.17' (RT)	PENNYDALE-MOORE	6989.88	PC

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

Add label to all sheets calling out local public road

label grade



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

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

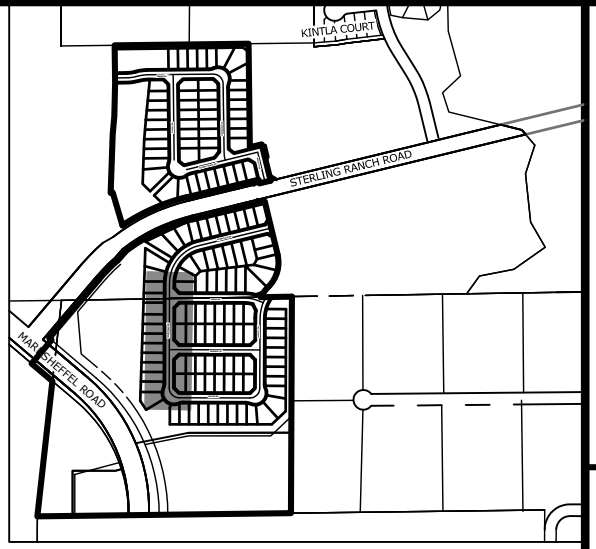
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BY	DATE	No.	REVISION

H-SCALE 1"=30'
 V-SCALE 1"=3'
 DATE 5/6/22
 DESIGNED BY XXX
 DRAWN BY WKN
 CHECKED BY

STERLING RANCH FILING 4
STREET IMPROVEMENT PLAN

SHEET 5 OF 24
 JOB NO. 25188.11

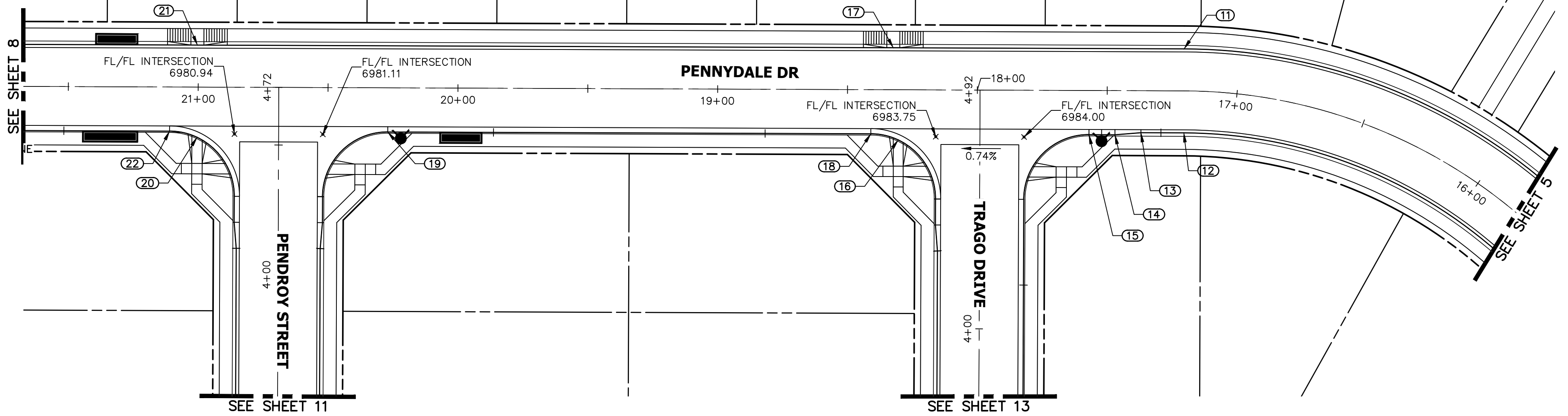


KEY MAP
SCALE: 1"=1000'

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

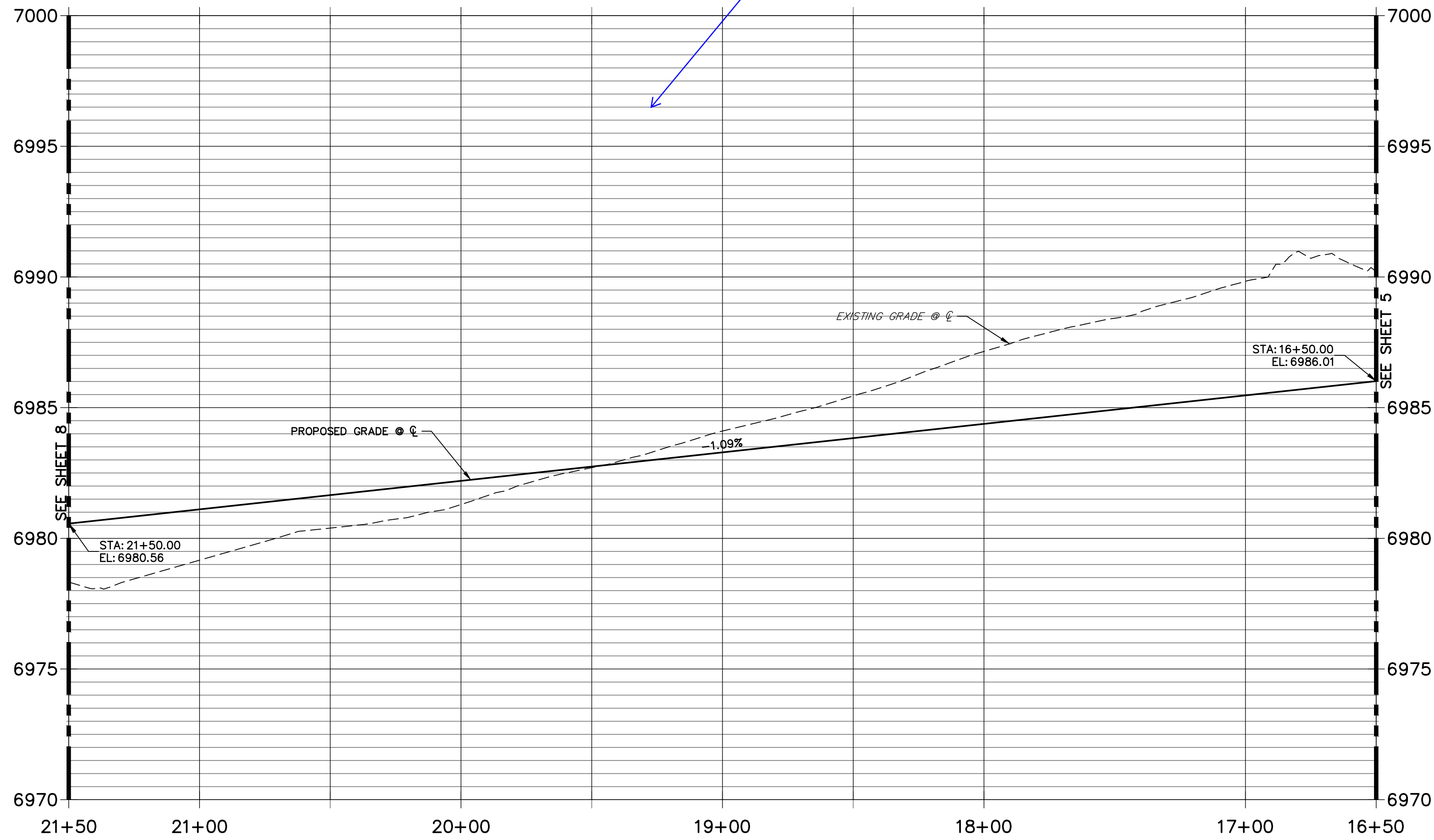
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 200
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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**PENNYDALE PROFILE (2)
STA 16+50.00 TO 21+50.00**

Label
Centerline-Centerline
stations (all sheets)



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	6984.67	CURB TRANSITION
14	17+46.97	17.00' (LT)	PENNYDALE-MOORE	6984.55	CURB TRANSITION
15	17+56.97	17.00' (LT)	PENNYDALE-MOORE	6984.44	PCR
16	18+30.40	19.34' (LT)	PENNYDALE-MOORE	6983.64	HC RAMP MID PT
17	18+32.43	16.17' (RT)	PENNYDALE-MOORE	6983.91	HC RAMP MID PT
18	18+40.97	17.00' (LT)	PENNYDALE-MOORE	6983.46	PCR
19	20+26.97	16.99' (LT)	PENNYDALE-MOORE	6981.44	PCR
20	21+00.37	19.35' (LT)	PENNYDALE-MOORE	6980.70	HC RAMP MID PT
21	21+00.37	16.18' (RT)	PENNYDALE-MOORE	6980.87	HC RAMP MID PT
22	21+10.97	16.99' (LT)	PENNYDALE-MOORE	6980.52	PCR

BY	DATE	No.	REVISION

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

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

DESIGNED BY: XXX
DRAWN BY: WKN
CHECKED BY:

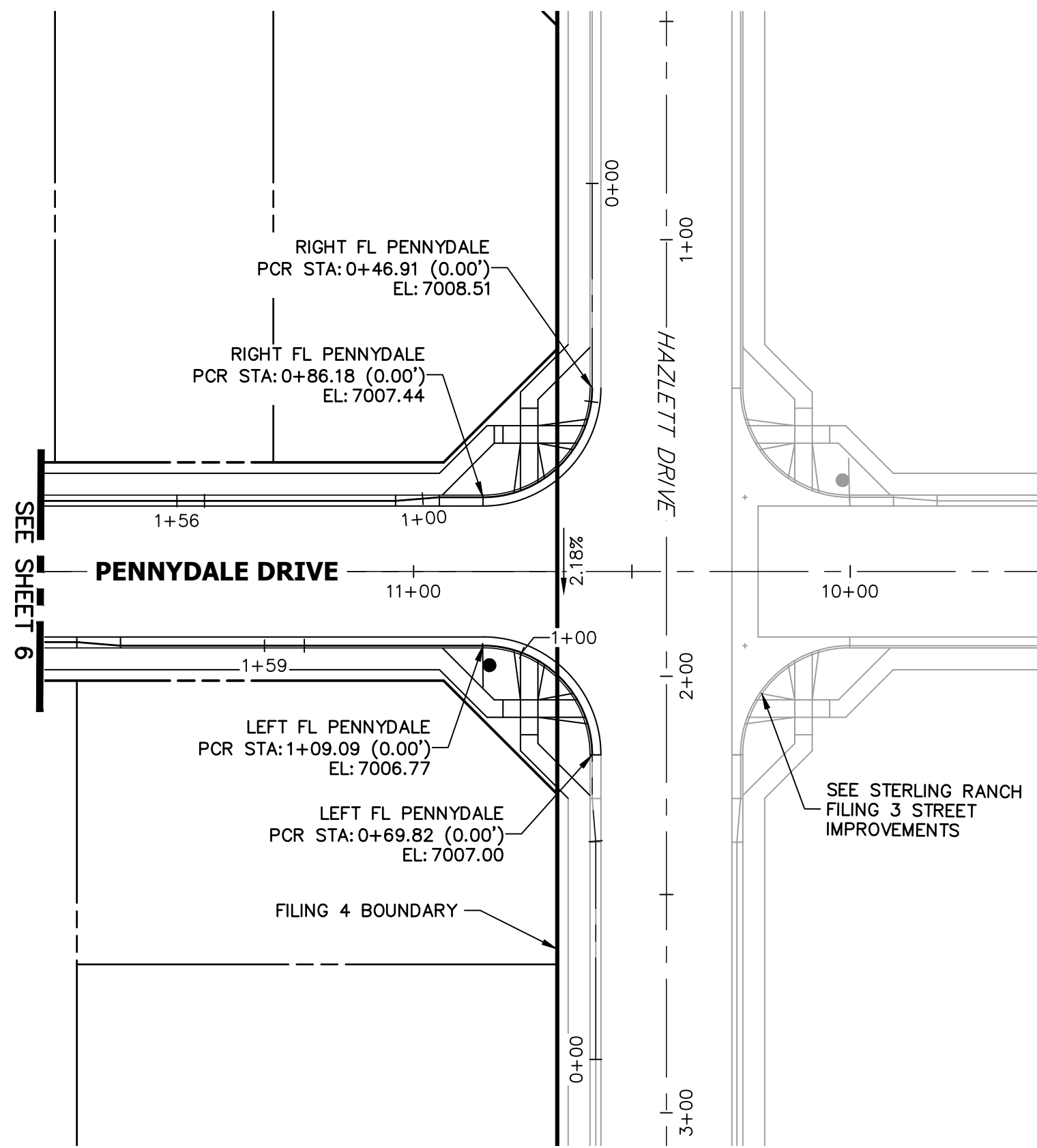
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

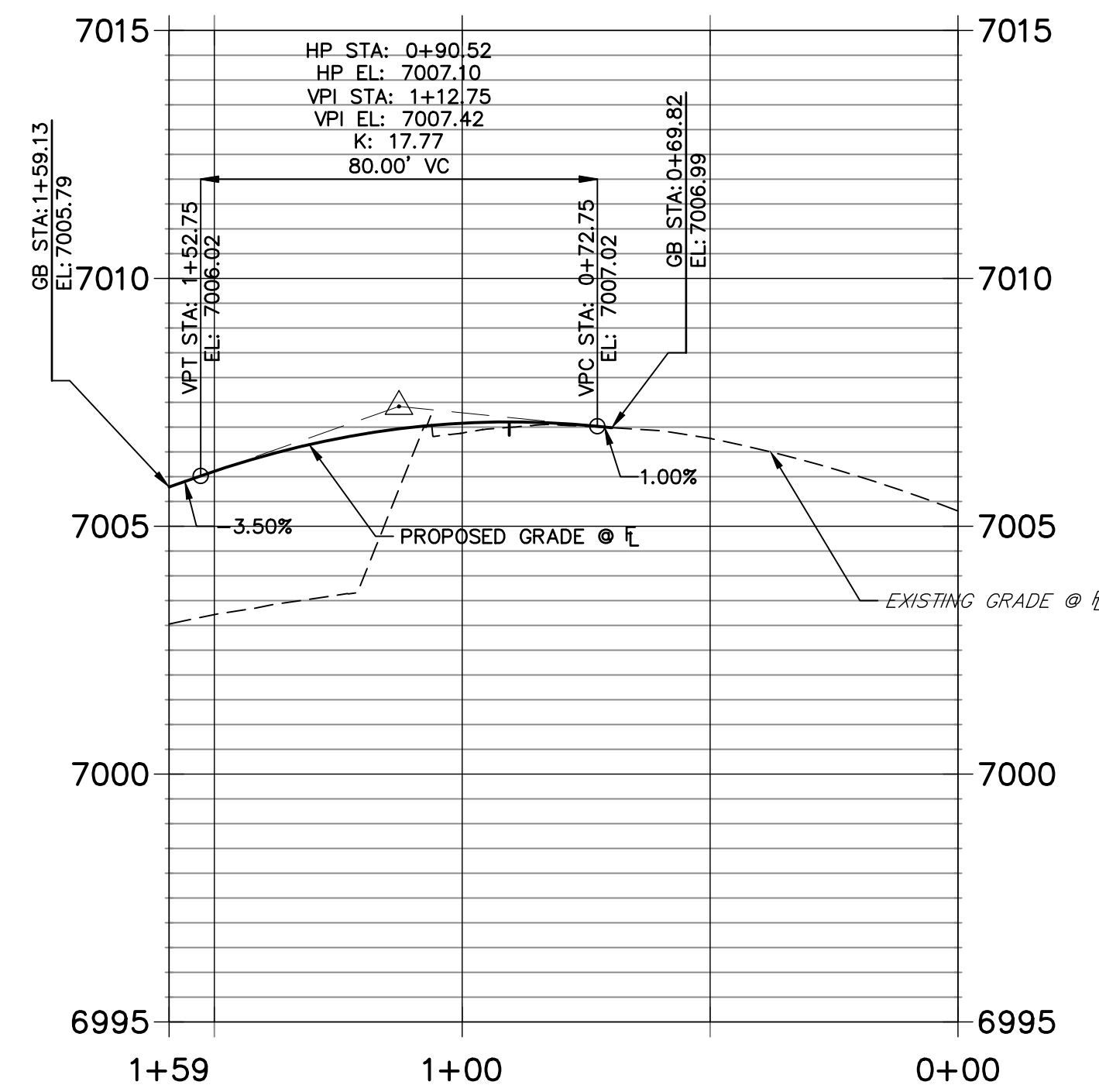
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STERLING RANCH FILING 4
STREET IMPROVEMENT PLAN
SHEET 6 OF 24
JOB NO. 25188.11

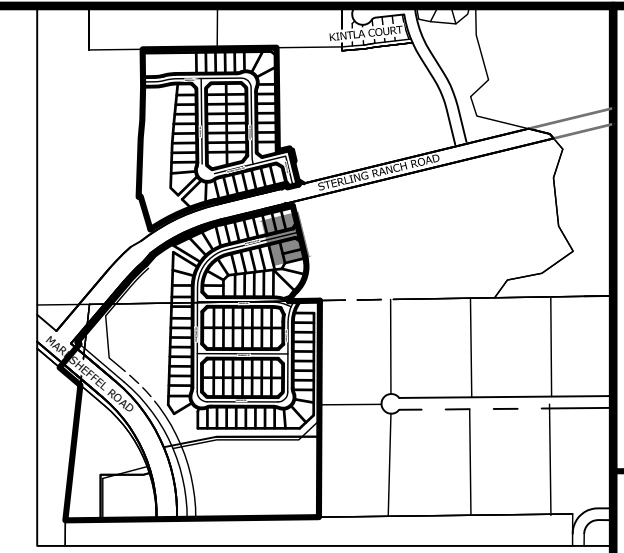
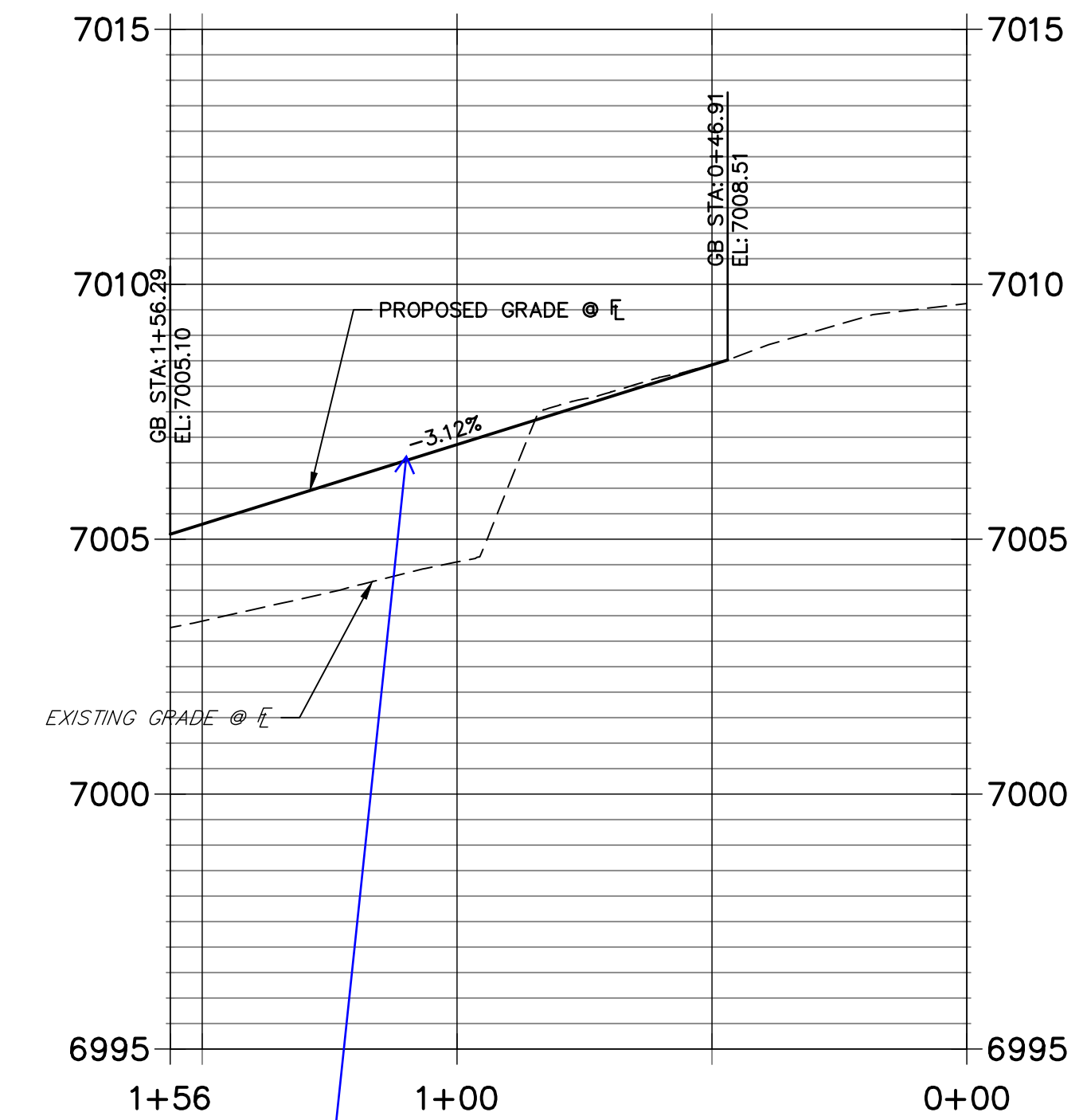
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**LEFT FL PENNYDALE PROFILE
STA 0+00.00 TO 1+59.13**



**RIGHT FL PENNYDALE PROFILE
STA 0+00.00 TO 1+56.29**



KEY MAP
SCALE: 1"=1000'

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

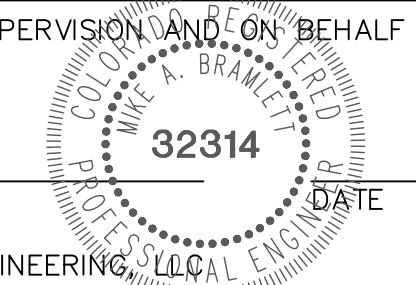
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No.	REVISION	BY	DATE

ENGINEER'S STATEMENT

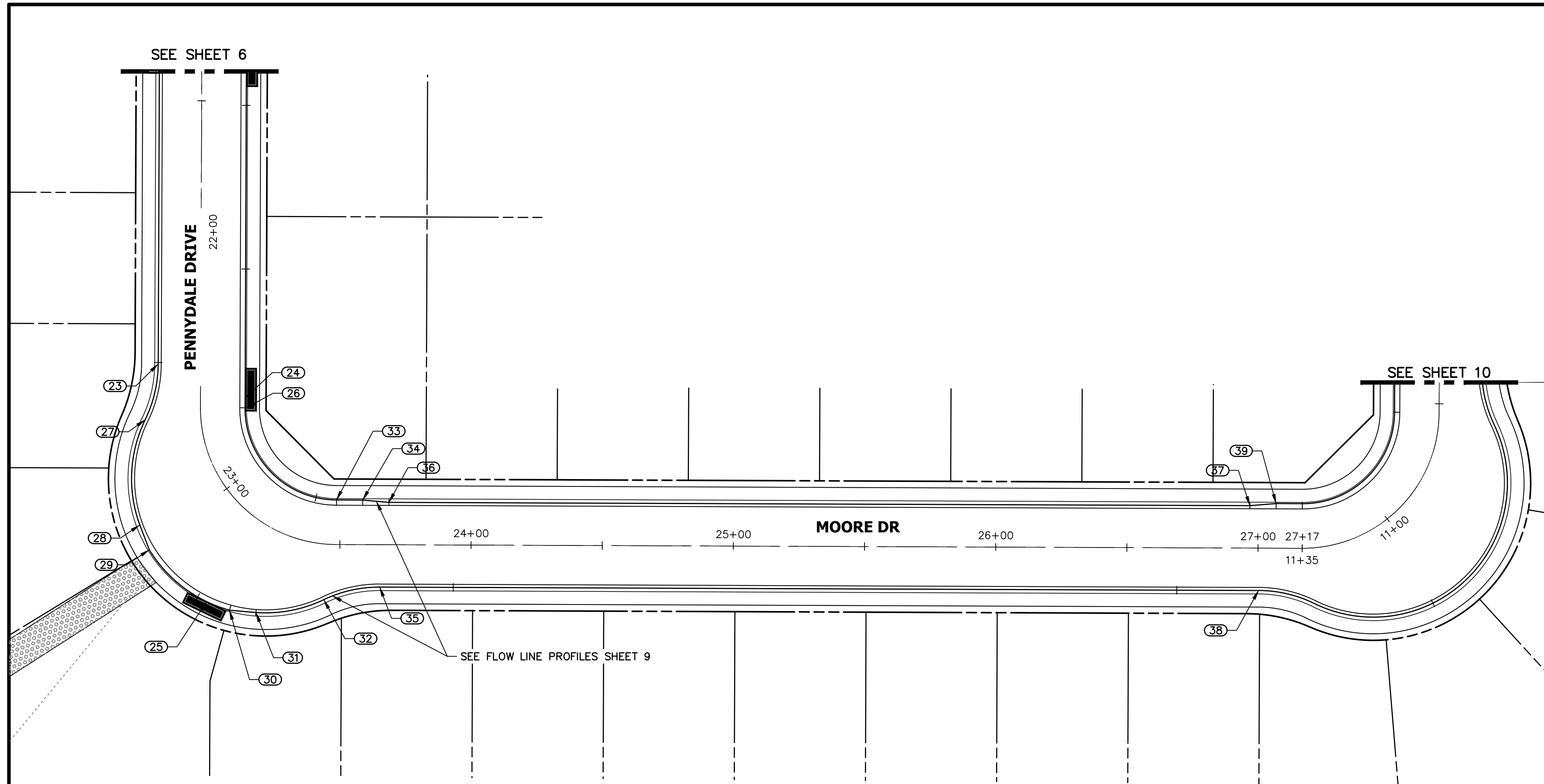
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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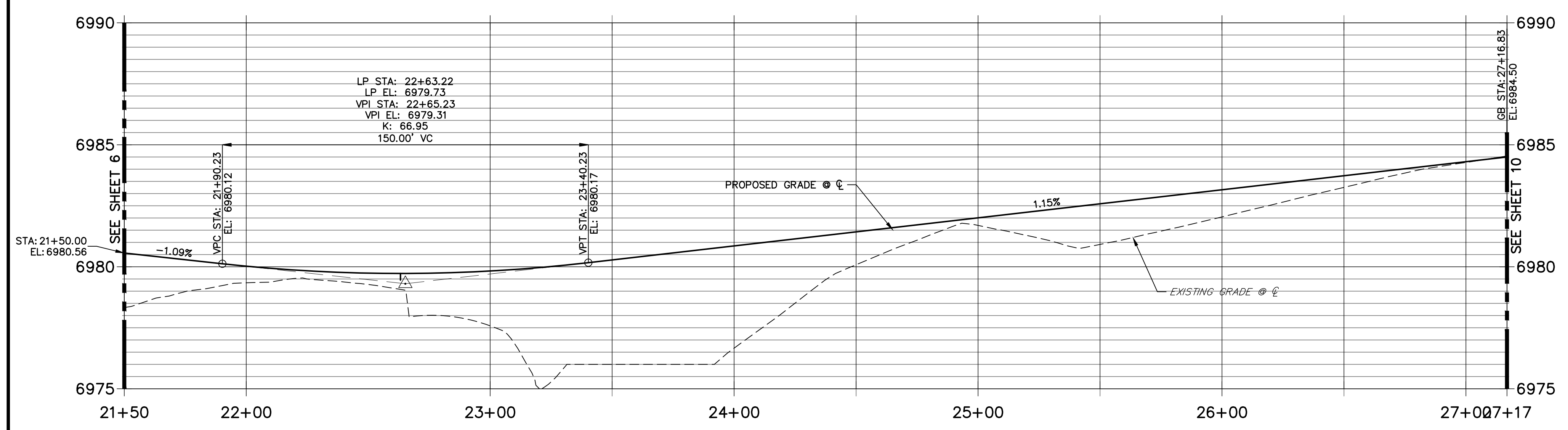
STERLING RANCH FILING 4
STREET IMPROVEMENT PLAN

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POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
23	22+50.38	16.18' (RT)	PENNYDALE-MOORE	6979.34	PCR
24	22+63.22	16.99' (LT)	PENNYDALE-MOORE	6979.26	LOW PT
25	23+18.06	36.90' (RT)	PENNYDALE-MOORE	6979.01	LOW PT
26	22+66.97	17.49' (LT)	PENNYDALE-MOORE	6979.76	PC
27	22+70.30	21.20' (RT)	PENNYDALE-MOORE	6979.11	PRC
28	22+95.00	35.35' (RT)	PENNYDALE-MOORE	6978.88	CURB TRANSITION
29	23+00.79	37.58' (RT)	PENNYDALE-MOORE	6979.14	CURB TRANSITION
30	23+23.45	35.22' (RT)	PENNYDALE-MOORE	6979.04	CURB TRANSITION
31	23+29.23	31.81' (RT)	PENNYDALE-MOORE	6978.95	CURB TRANSITION
32	23+45.31	21.20' (RT)	PENNYDALE-MOORE	6979.51	PRC
33	23+48.65	17.00' (LT)	PENNYDALE-MOORE	6979.80	PT
34	23+58.65	17.00' (LT)	PENNYDALE-MOORE	6979.91	CURB TRANSITION
35	23+65.23	16.17' (RT)	PENNYDALE-MOORE	6980.03	PT
36	23+68.65	16.17' (LT)	PENNYDALE-MOORE	6980.10	CURB TRANSITION
37	26+96.83	16.17' (LT)	PENNYDALE-MOORE	6983.87	CURB TRANSITION
38	27+00.24	16.17' (RT)	PENNYDALE-MOORE	6983.91	PC
39	27+06.83	17.00' (LT)	PENNYDALE-MOORE	6984.49	CURB TRANSITION
40	27+16.83	17.00' (LT)	PENNYDALE-MOORE	6984.60	PC

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



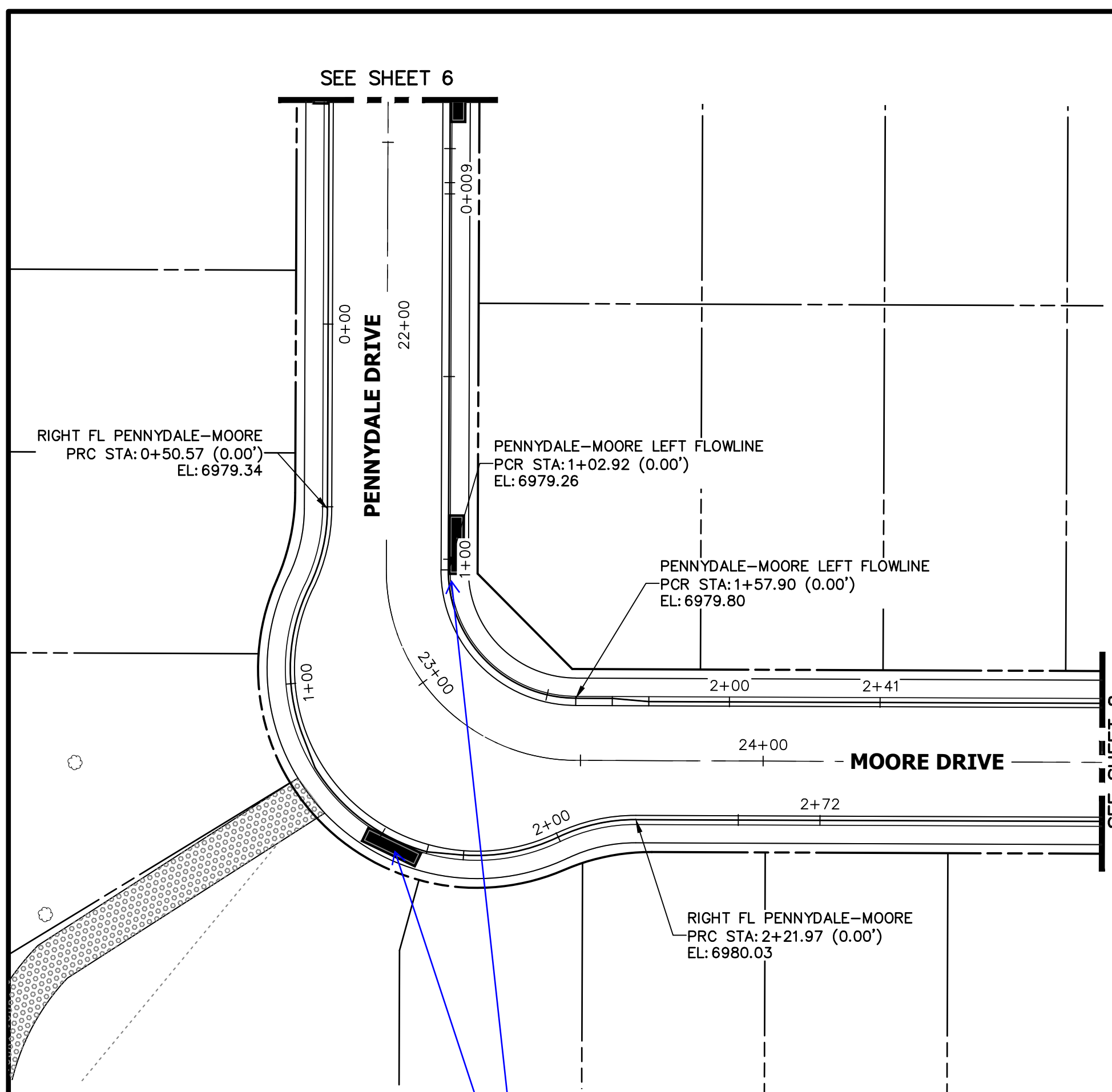
HORIZONTAL SCALE: 1" = 30'
 ORIGINAL SCALE: 1" = 3'
 VERTICAL SCALE: 1" = 3'
 ORIGINAL SCALE: 1" = 3'

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, LLC

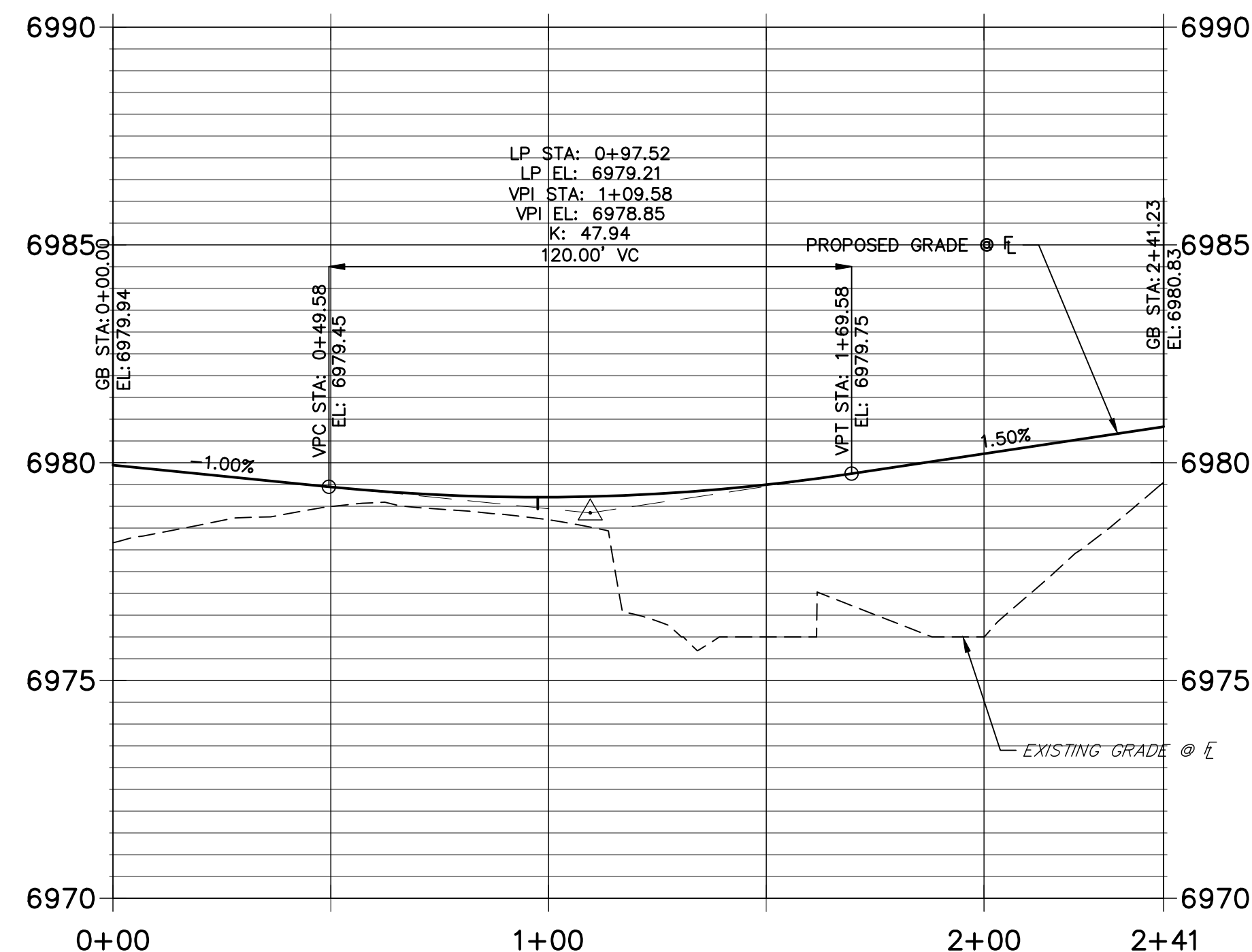
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.	PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 200 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	J.R. ENGINEERING A Westcon Company Central 303-740-9383 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	BY	DATE
			No.	REVISION
STERLING RANCH FILING 4	DESIGNED BY XXX	DRAWN BY WKN	CHECKED BY	
STREET IMPROVEMENT PLAN				
SHEET 8 OF 24				
JOB NO. 25188.11				

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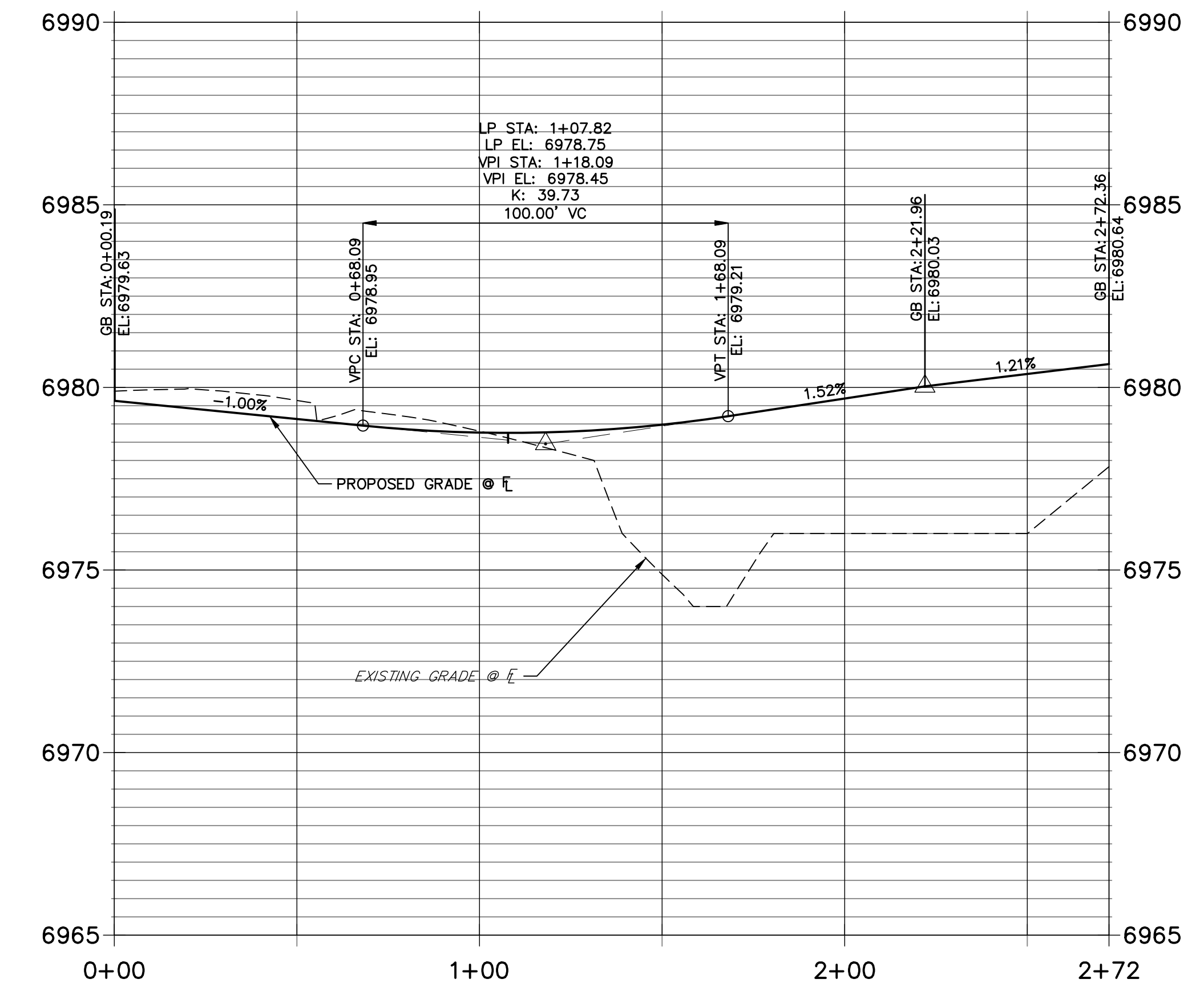


Verify that sidewalks will be integrated with inlets and meet ADA requirements or move behind inlets

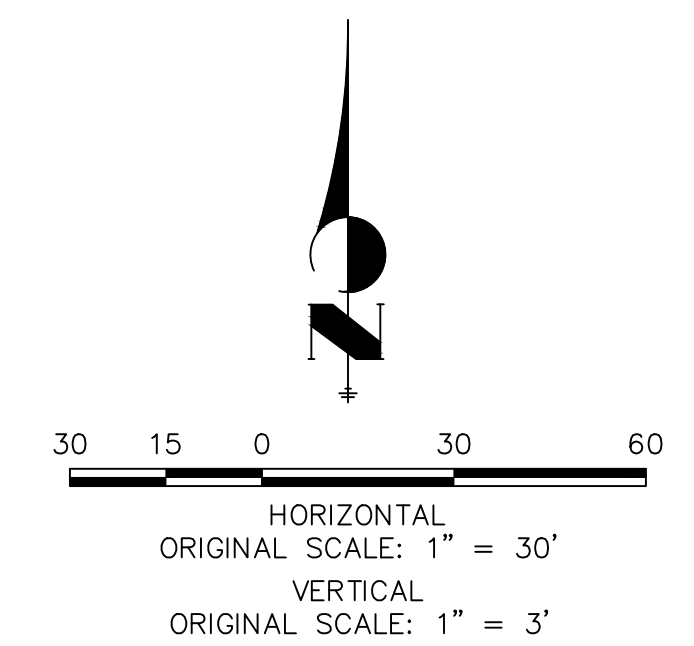
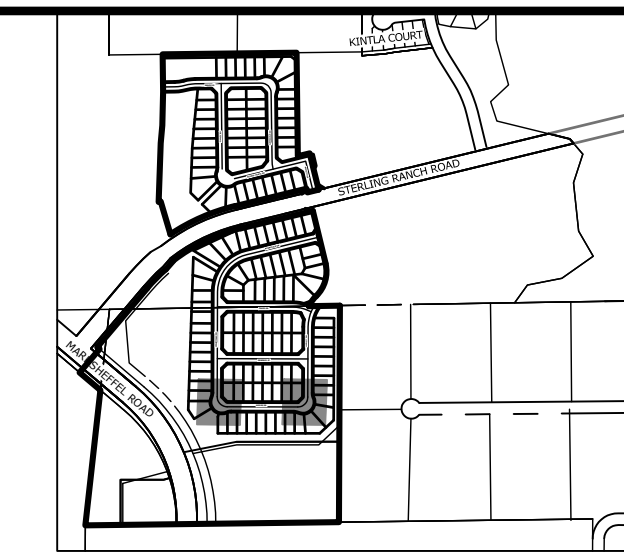
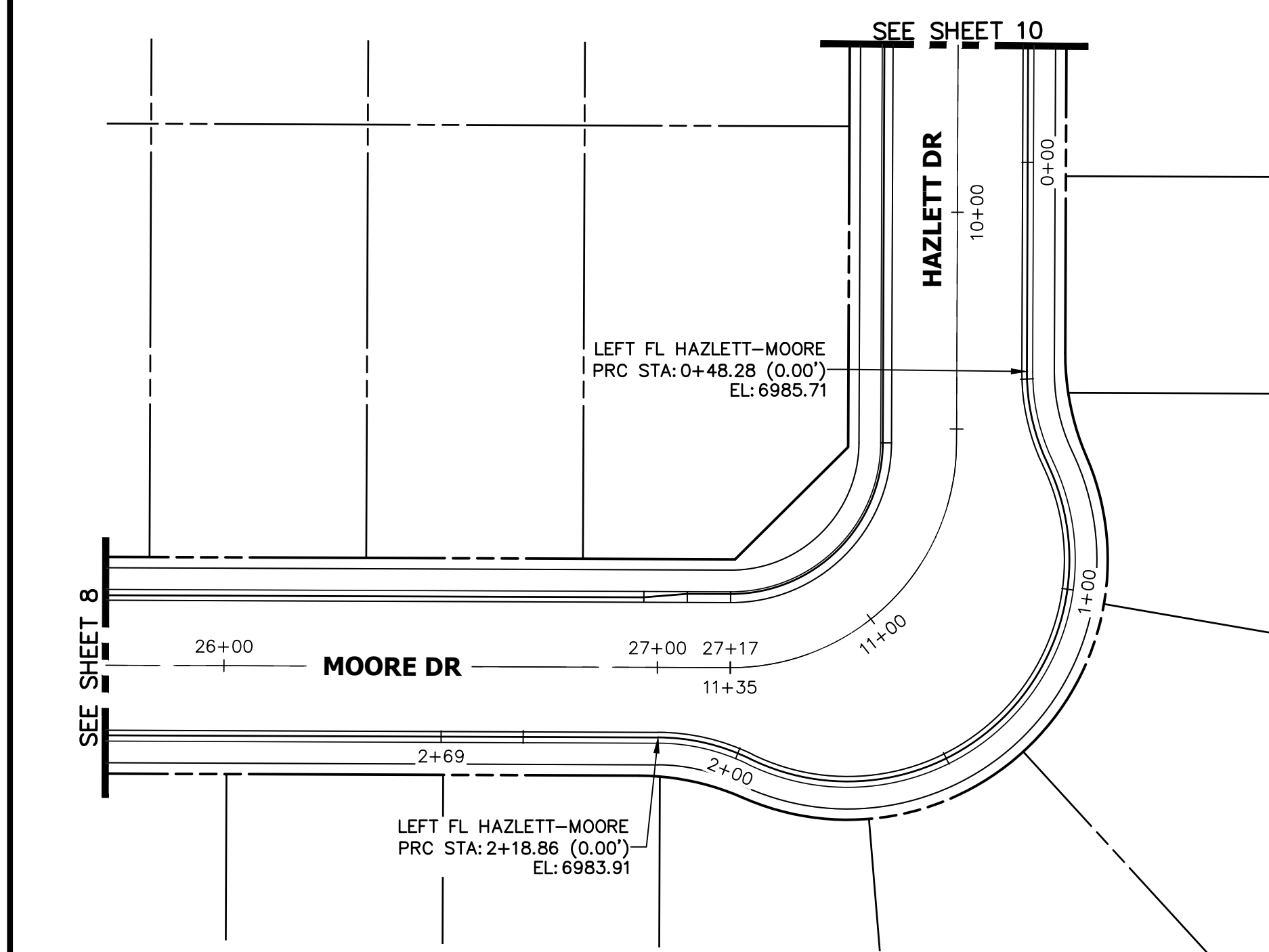
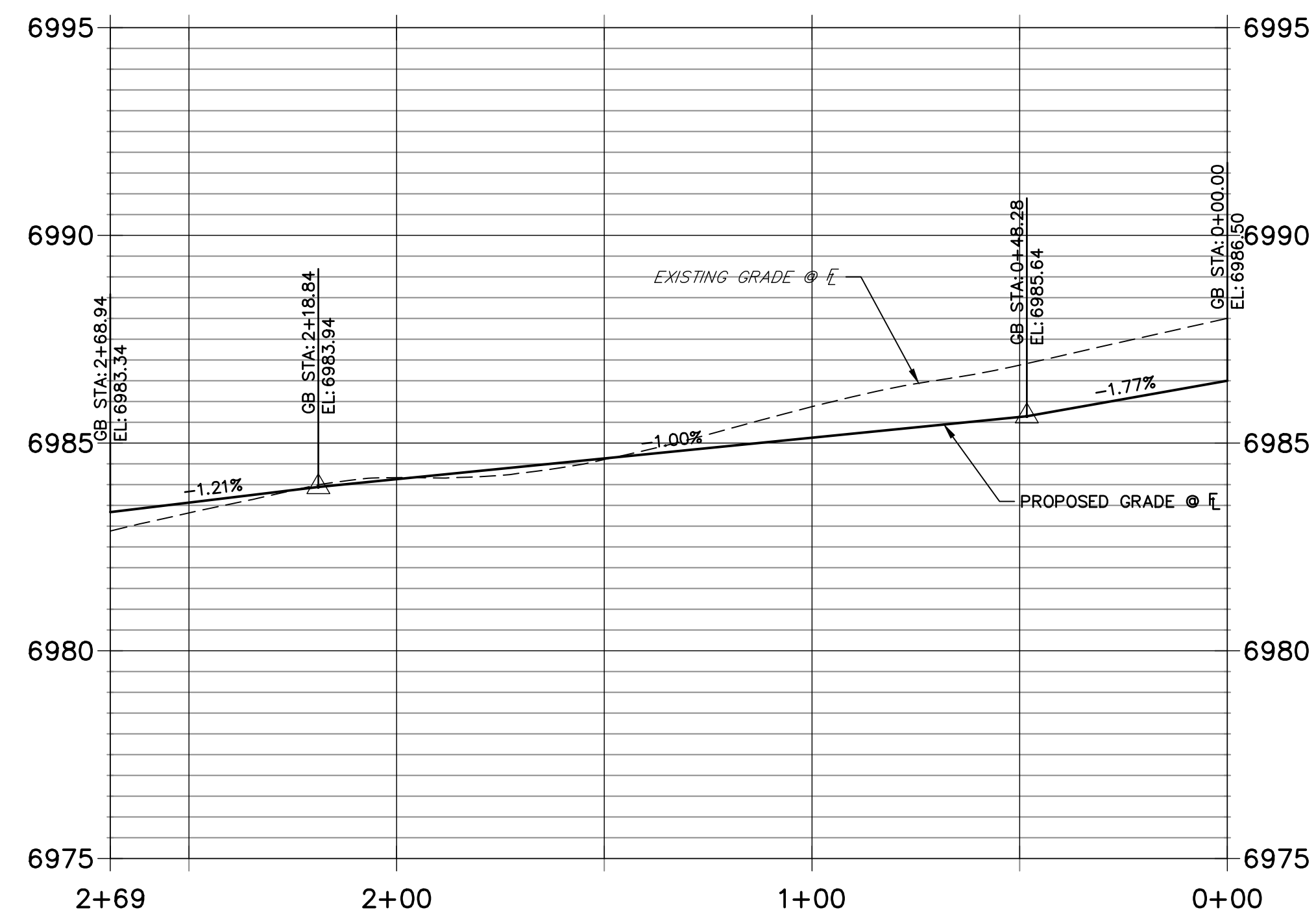
**PENNYDALE-MOORE LEFT FLOWLINE PROFILE
STA 0+00.00 TO 2+41.23**



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



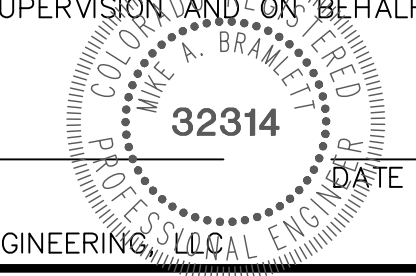
**LEFT FL HAZLETT-MOORE PROFILE
STA 0+00.00 TO 2+68.94**



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



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

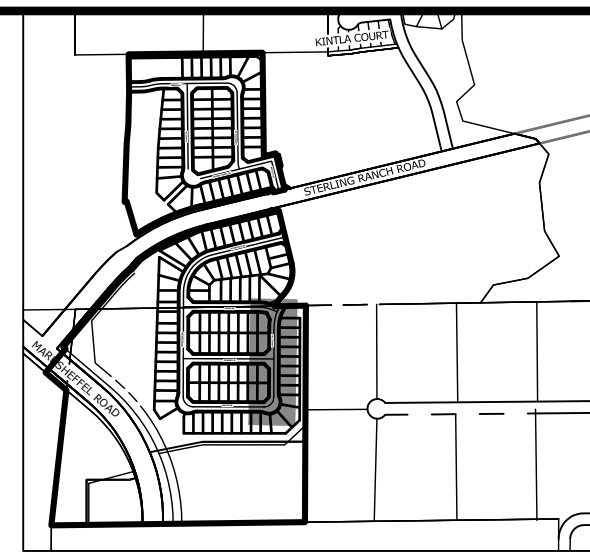
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Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	1"=3'	5/6/22	XXX	WKN	

STERLING RANCH FILING 4
STREET IMPROVEMENT PLAN

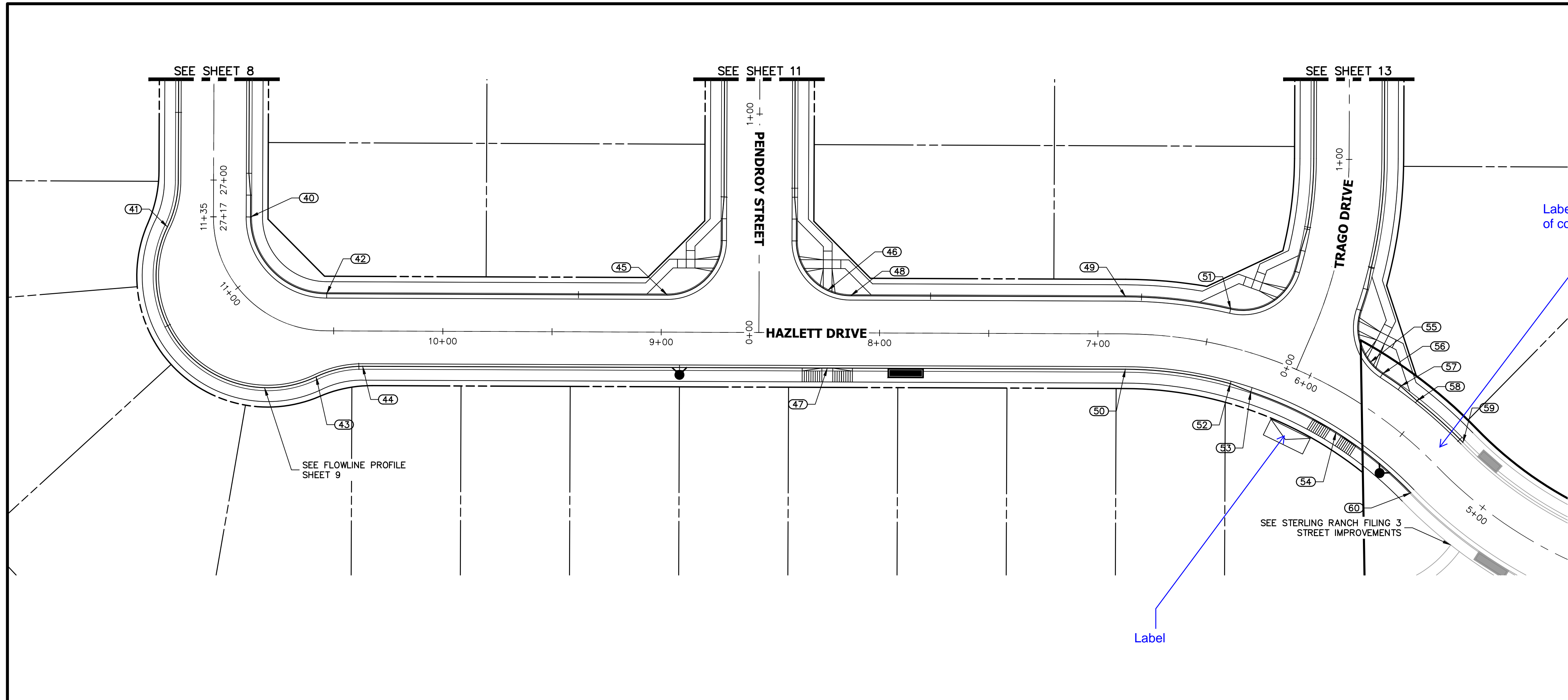
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PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT
 SUITE 200
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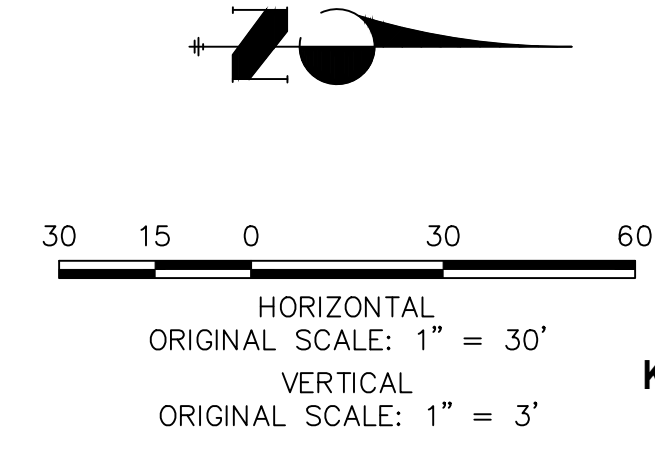
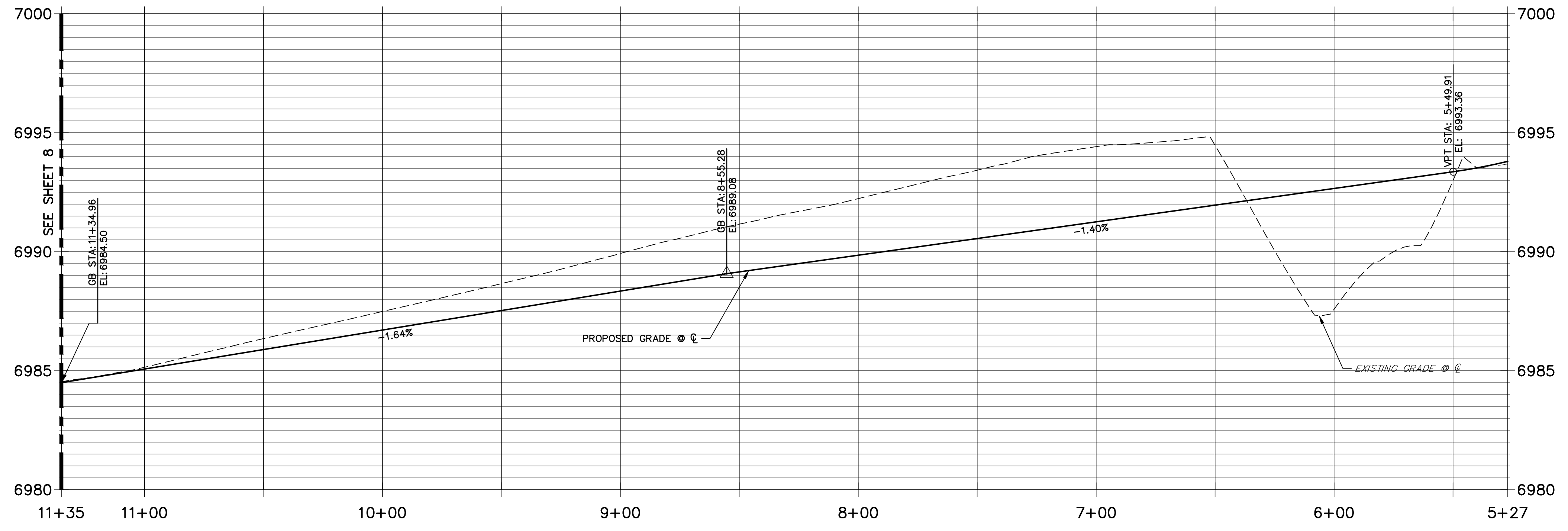


Label tie-ins/end of construction

Label

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
40	27+16.83	17.00' (LT)	PENNYDALE-MOORE	6984.60	PC
41	11+31.62	21.20' (LT)	HAZLETT DR	6984.15	PRC
42	10+53.28	17.00' (RT)	HAZLETT DR	6985.94	PT
43	10+56.61	21.20' (LT)	HAZLETT DR	6985.47	PRC
44	10+36.69	16.17' (LT)	HAZLETT DR	6985.71	PT
45	21+10.97	455.17' (LT)	PENNYDALE-MOORE	6987.93	PCR
46	20+37.57	452.82' (LT)	PENNYDALE-MOORE	6988.95	HC RAMP MID PT
47	20+37.57	488.34' (LT)	PENNYDALE-MOORE	6989.28	HC RAMP MID PT
48	20+26.98	455.18' (LT)	PENNYDALE-MOORE	6989.20	PCR
49	12+50.48	436.63' (LT)	PENNYDALE-MOORE	6990.97	PC
50	12+18.28	444.59' (LT)	PENNYDALE-MOORE	6991.04	PC
51	12+33.67	391.20' (LT)	PENNYDALE-MOORE	6991.60	PCR
52	12+00.50	399.42' (LT)	PENNYDALE-MOORE	6991.78	CURB TRANSITION
53	11+94.68	391.22' (LT)	PENNYDALE-MOORE	6992.01	CURB TRANSITION
54	11+67.48	357.62' (LT)	PENNYDALE-MOORE	6992.71	HC RAMP MID PT
55	11+94.82	334.97' (LT)	PENNYDALE-MOORE	6992.14	HC RAMP MID PT
56	11+88.42	330.60' (LT)	PENNYDALE-MOORE	6992.35	PCR
57	11+80.94	323.89' (LT)	PENNYDALE-MOORE	6992.68	CURB TRANSITION
58	11+72.66	318.20' (LT)	PENNYDALE-MOORE	6992.91	CURB TRANSITION
59	11+49.15	302.26' (LT)	PENNYDALE-MOORE	6993.38	MATCH EX C&G
60	11+32.38	330.87' (LT)	PENNYDALE-MOORE	6993.31	MATCH EX C&G

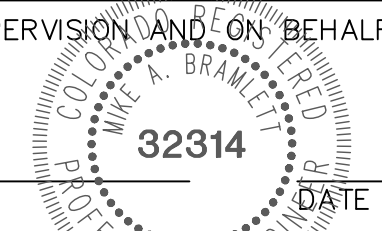
**HAZLETT DRIVE
 STA 5+27.00 TO 11+34.96**



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

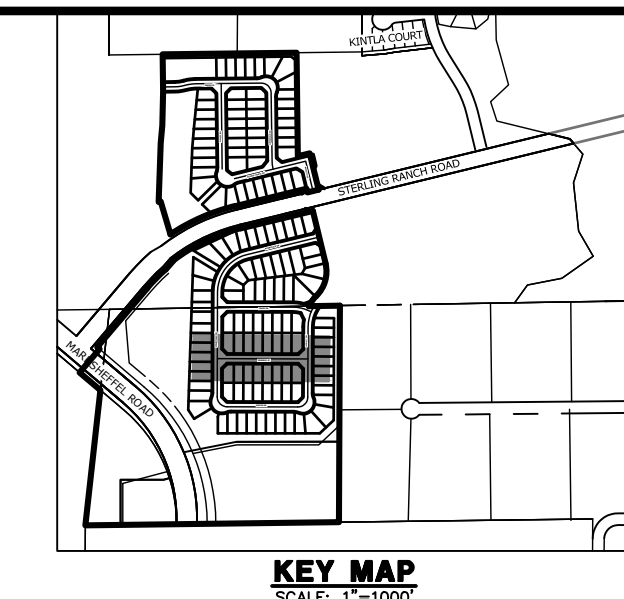
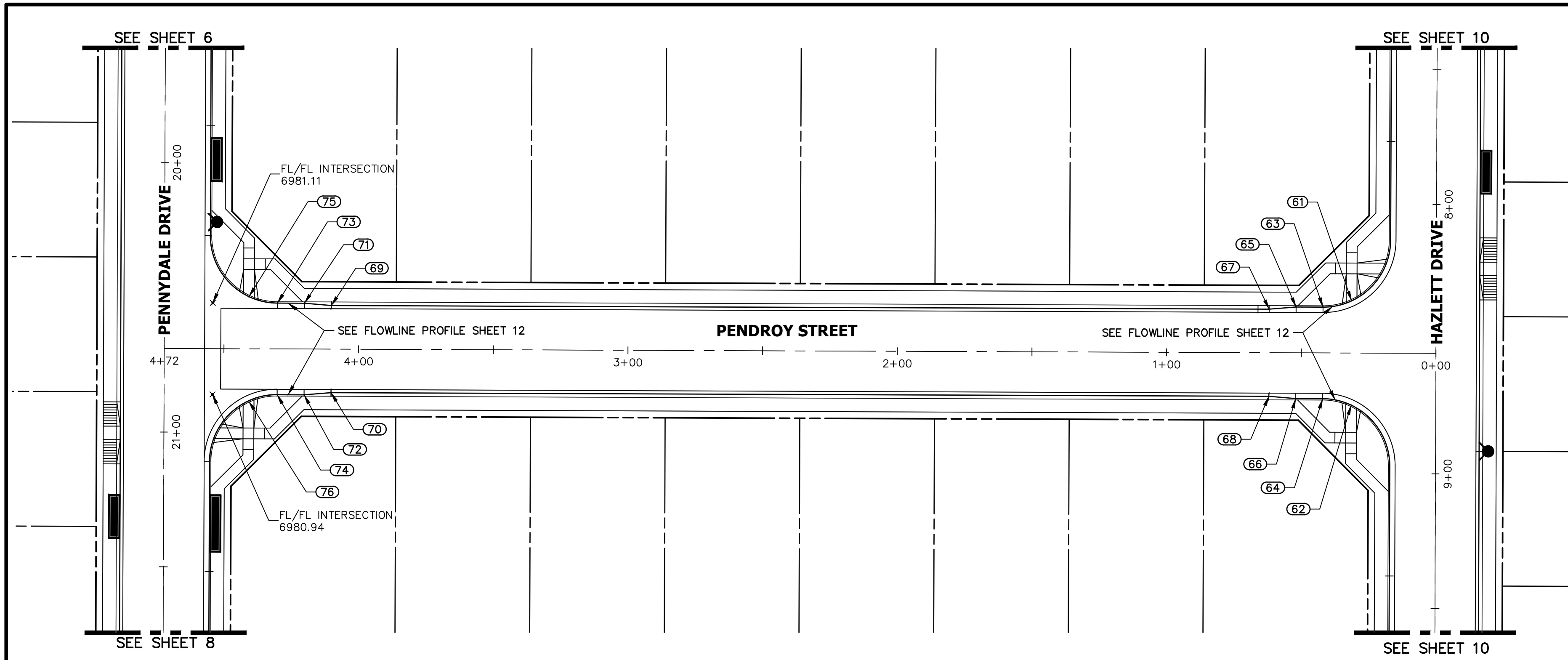
MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LLC



BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=30'	1"=3'	5/6/22	XXX	WKN	

STERLING RANCH FILING 4
 STREET IMPROVEMENT PLAN

X:\25188\10\2518811\Drawings\Sheet Plans\2518811_S02.dwg, 2518811_S02 - Hazlett 1, 5/4/2022 3:00:07 PM, FC



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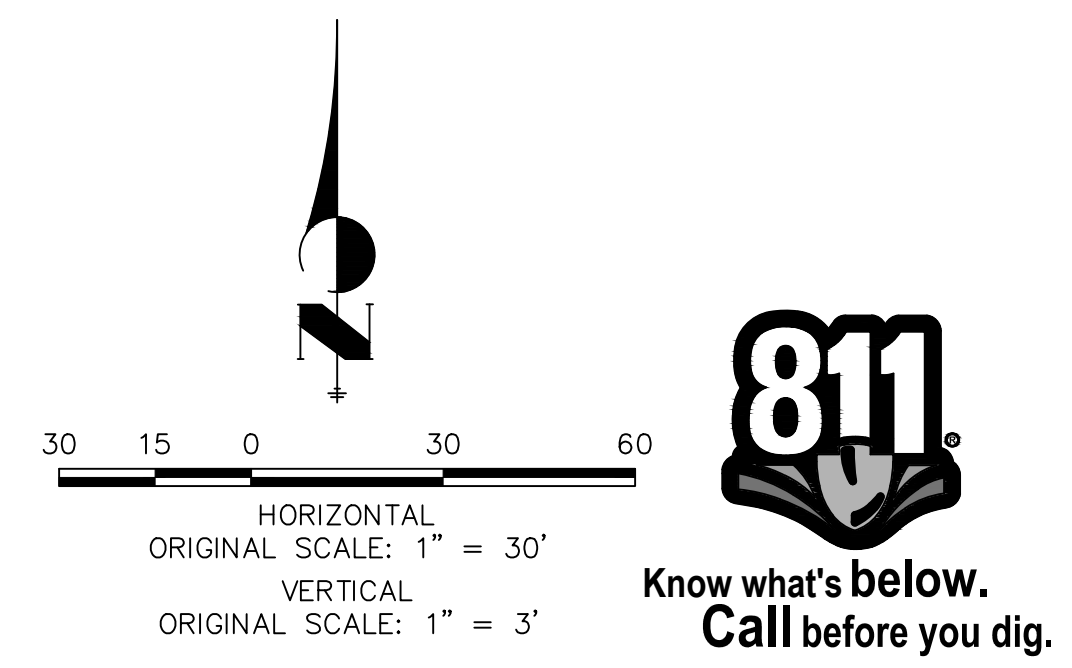
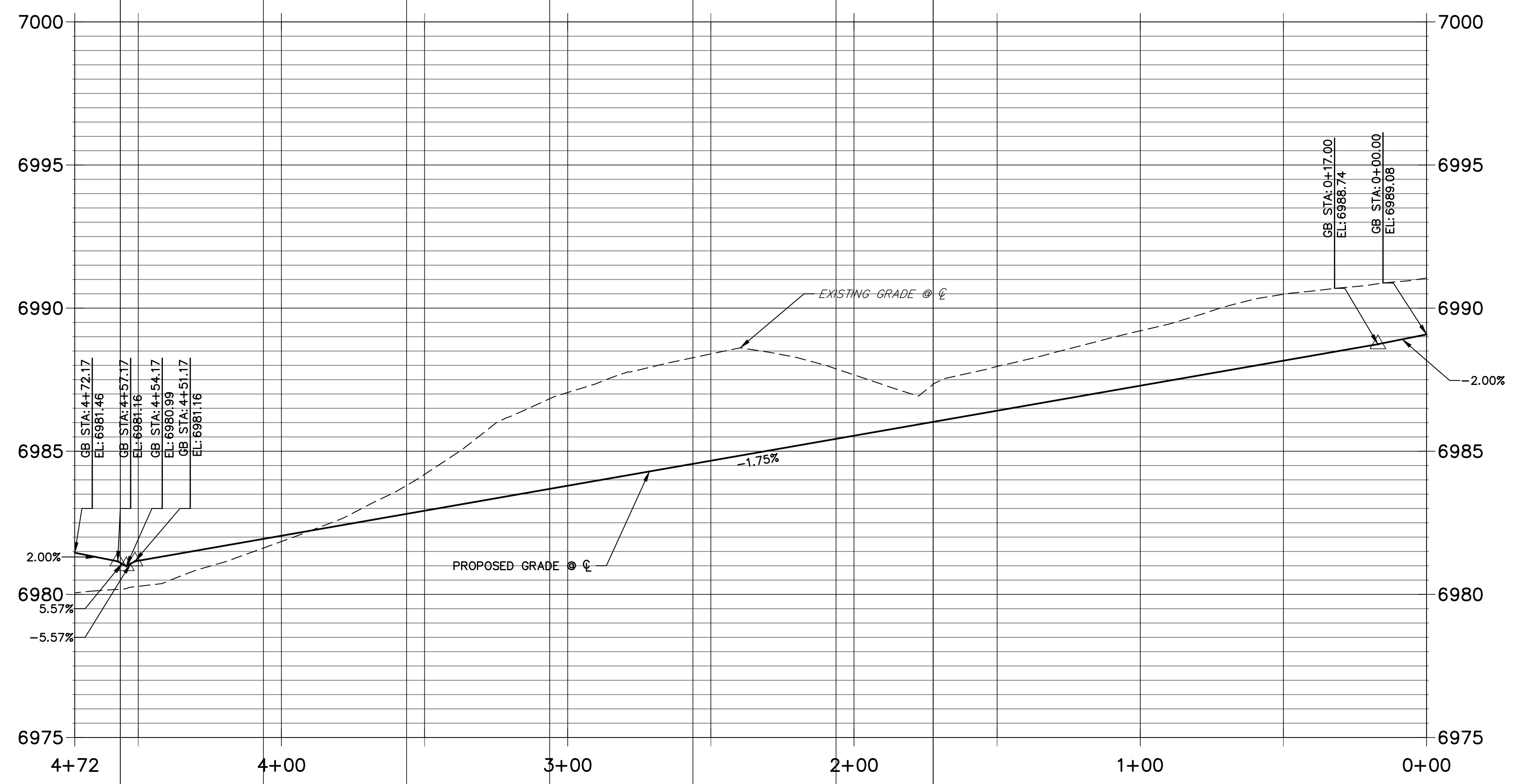
PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT
 SUITE 200
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 471-1742

J.R. ENGINEERING
 A Westman Company

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

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
61	0+31.40	19.36' (RT)	PENDROY STREET	6988.48	HC RAMP MID PT
62	0+31.41	19.35' (LT)	PENDROY STREET	6988.05	HC RAMP MID PT
63	0+42.00	17.00' (RT)	PENDROY STREET	6988.17	PCR
64	0+42.00	17.00' (LT)	PENDROY STREET	6987.87	PCR
65	0+52.00	17.00' (RT)	PENDROY STREET	6987.83	CURB TRANSITION
66	0+52.00	17.00' (LT)	PENDROY STREET	6987.72	CURB TRANSITION
67	0+62.00	16.17' (RT)	PENDROY STREET	6987.56	CURB TRANSITION
68	0+62.00	16.16' (LT)	PENDROY STREET	6987.56	CURB TRANSITION
69	4+10.18	16.18' (RT)	PENDROY STREET	6981.48	CURB TRANSITION
70	4+10.19	16.15' (LT)	PENDROY STREET	6981.48	CURB TRANSITION
71	4+20.18	17.02' (RT)	PENDROY STREET	6981.41	CURB TRANSITION
72	4+20.19	16.98' (LT)	PENDROY STREET	6981.31	CURB TRANSITION
73	4+30.18	17.02' (RT)	PENDROY STREET	6981.23	PCR
74	4+30.19	16.98' (LT)	PENDROY STREET	6981.15	PCR
75	4+40.79	19.38' (RT)	PENDROY STREET	6981.46	HC RAMP MID PT
76	4+40.78	19.34' (LT)	PENDROY STREET	6980.98	HC RAMP MID PT

**PENDROY STREET PROFILE
 STA 0+00.00 TO 4+72.17**



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

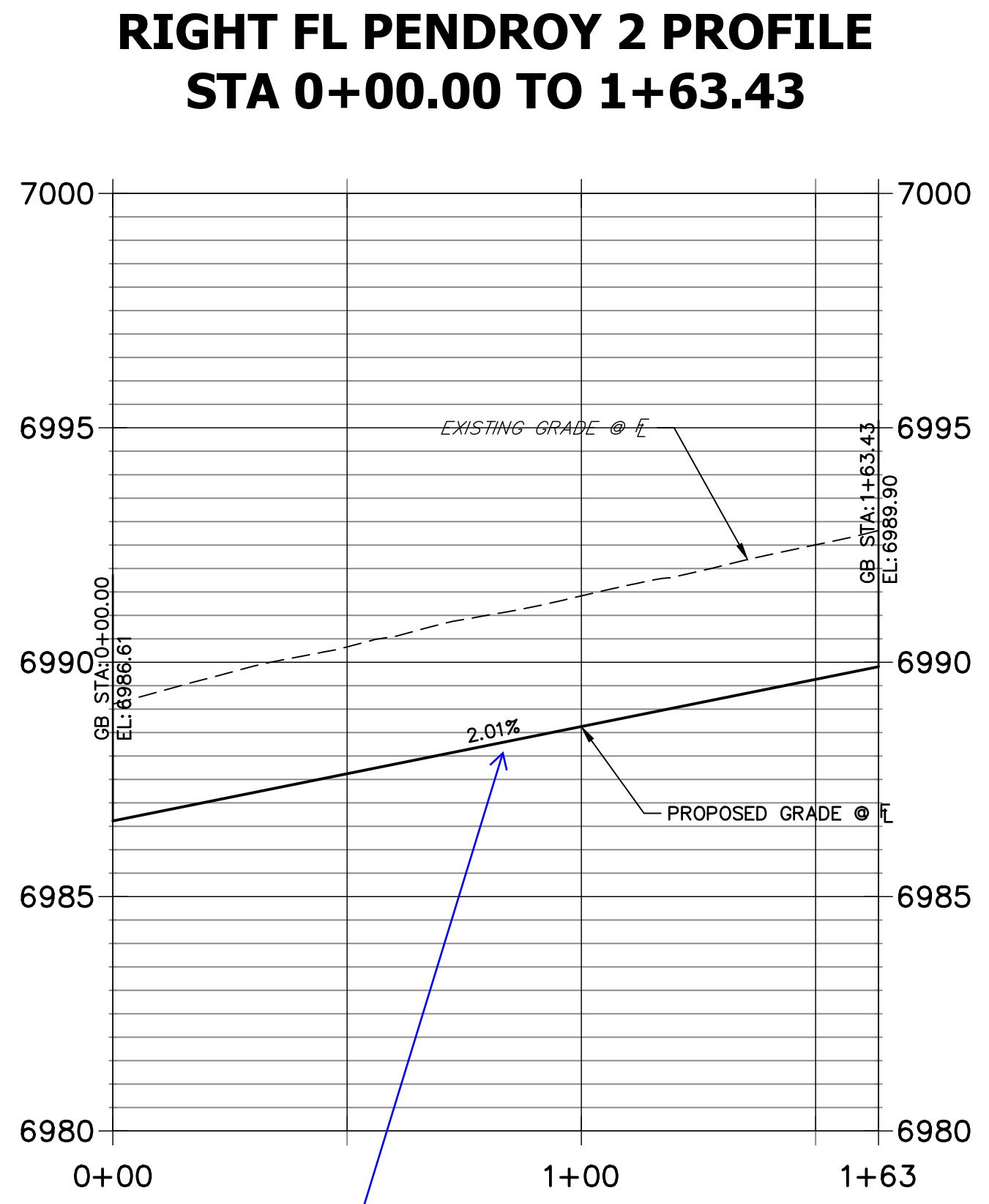
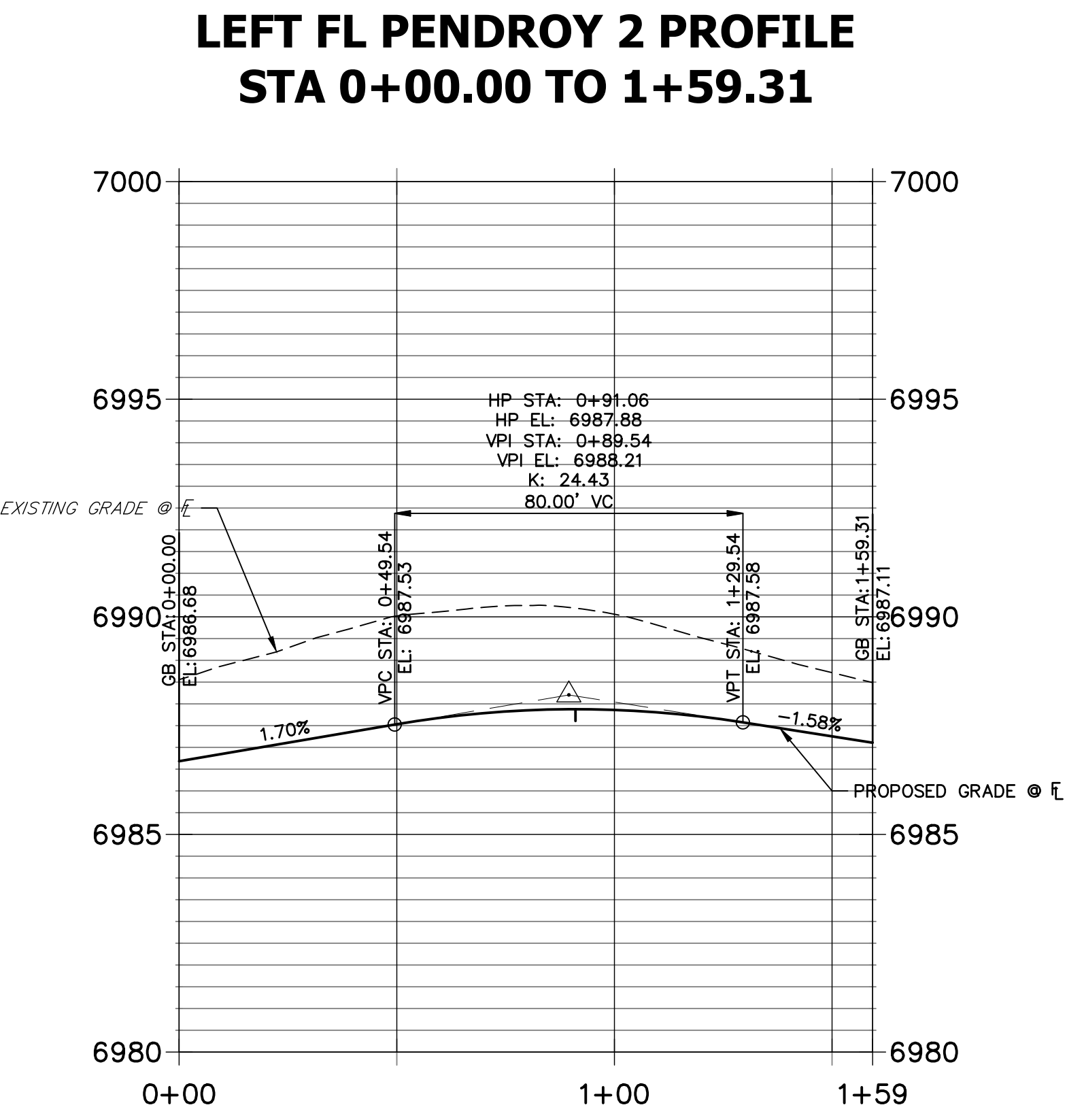
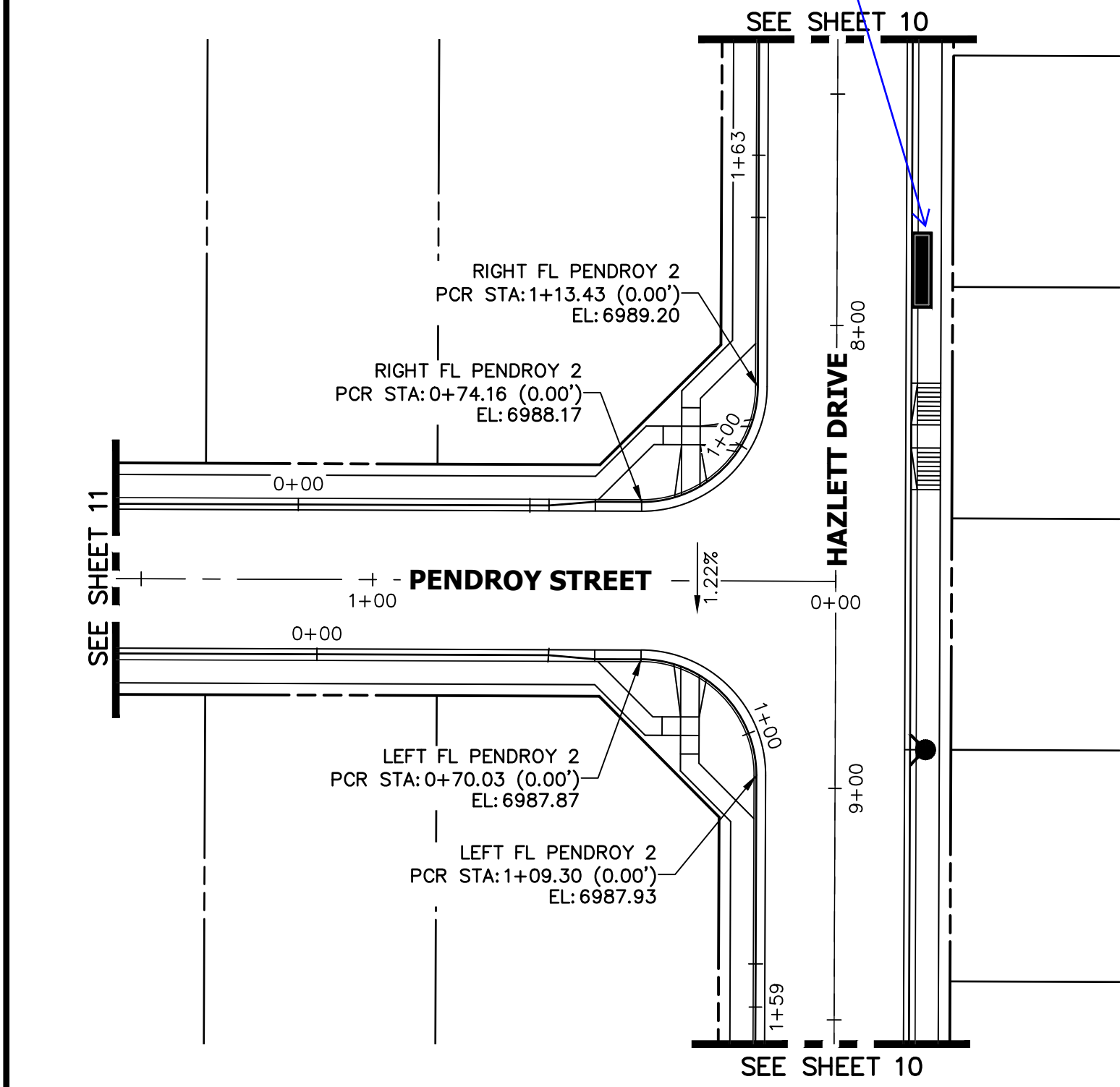
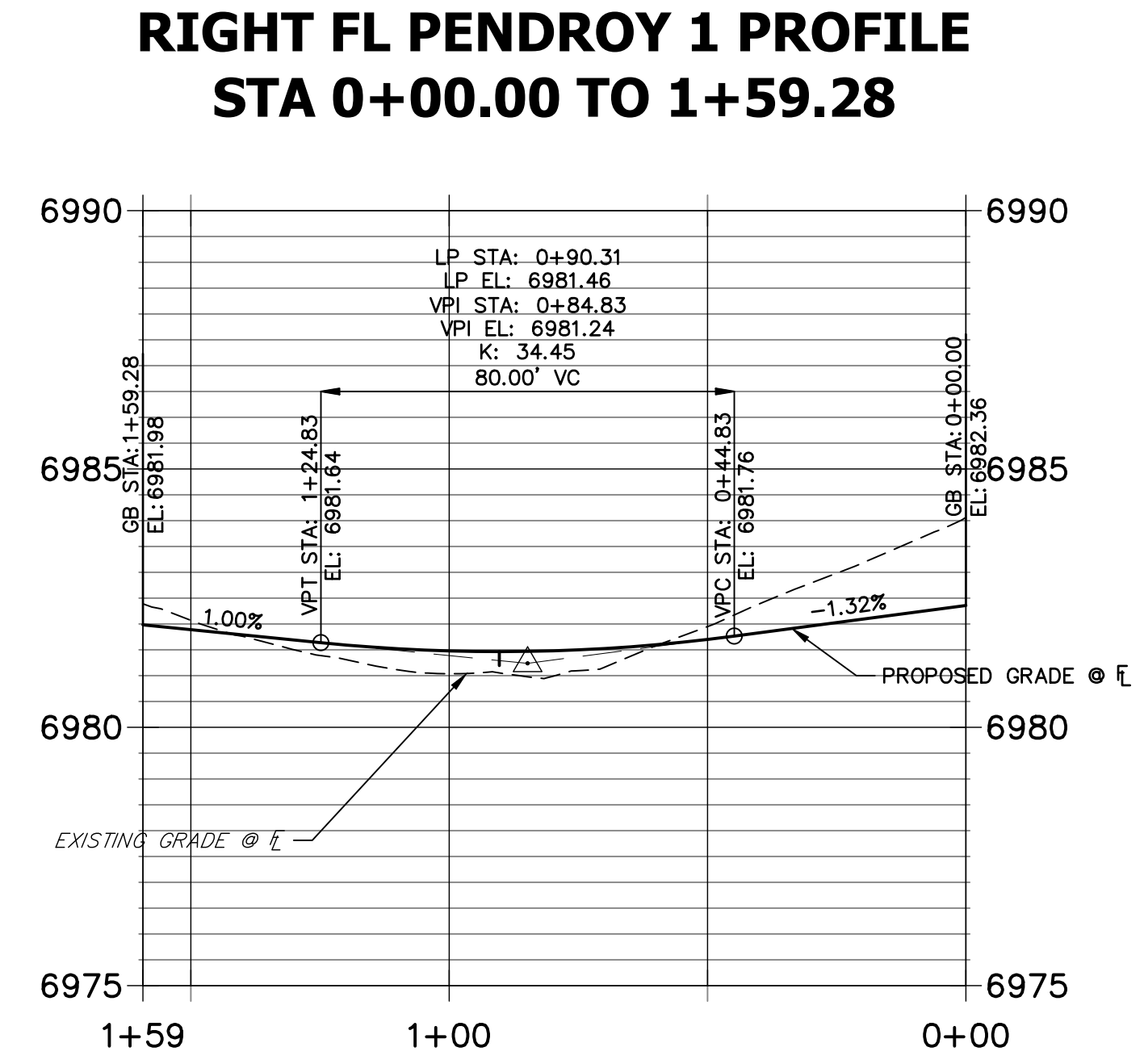
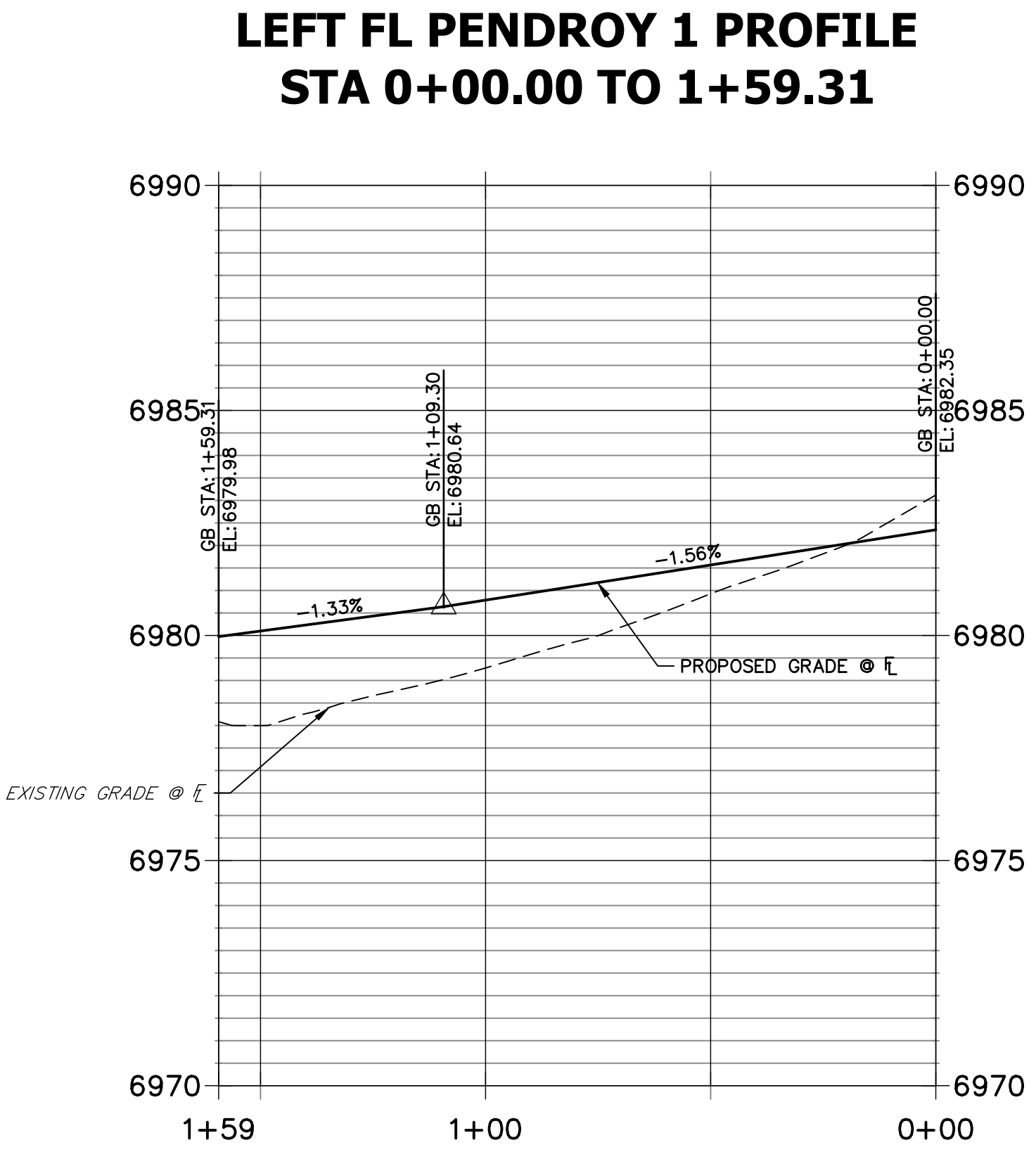
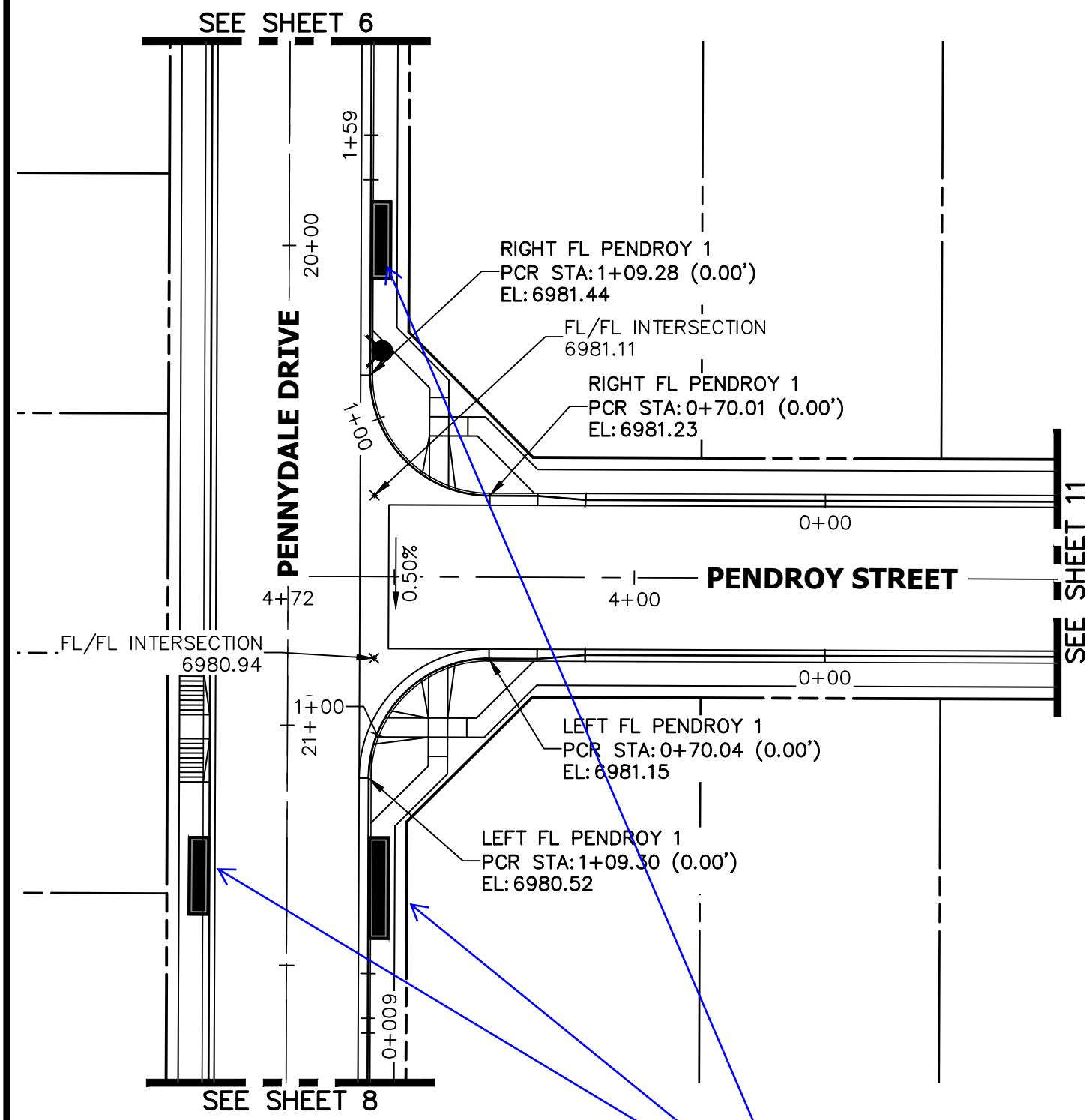
MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	REVISION	
						No.	DATE
1" = 30'	1" = 3'	5/6/22	XXX	WKN			

STERLING RANCH FILING 4
 STREET IMPROVEMENT PLAN

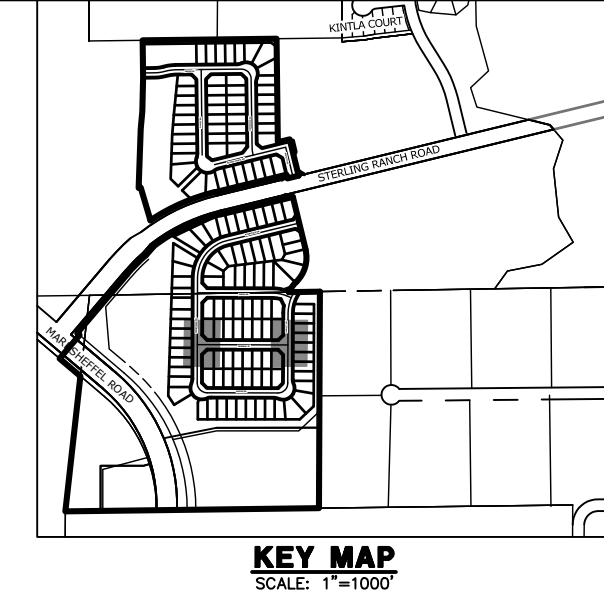
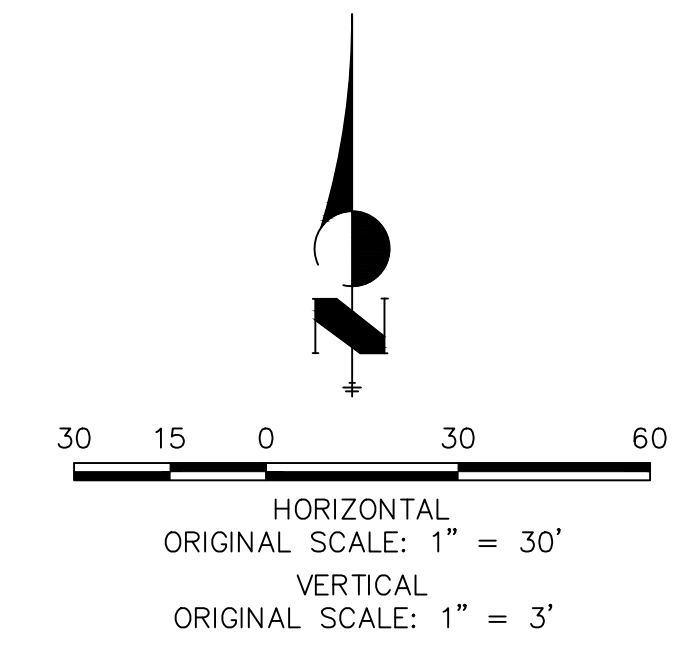
SHEET 11 OF 24
 JOB NO. 25188.11

delete extra grid lines



Verify that sidewalks will be integrated with inlets and meet ADA requirements or move behind inlets

ADA cross-slope needs to be <2%



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR THE PROJECTS 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
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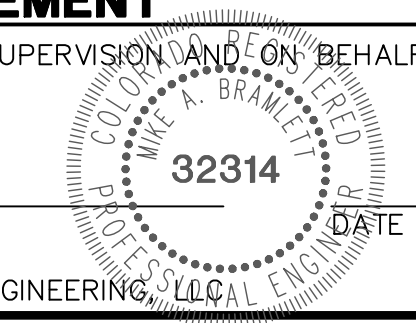
BY	DATE	REVISION

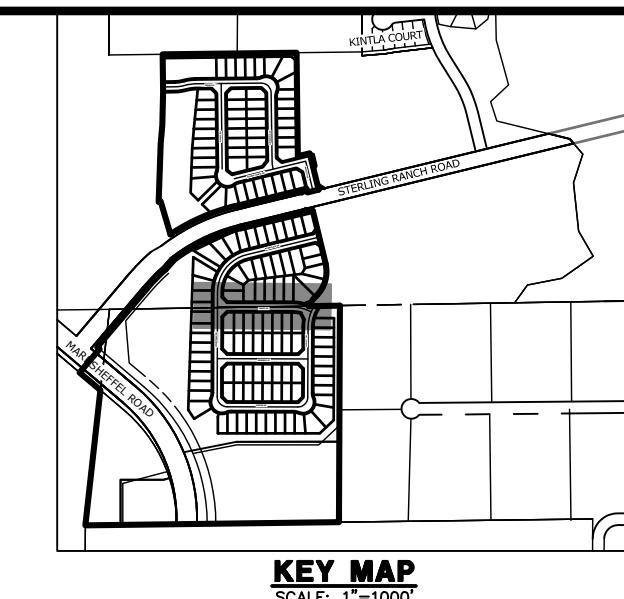
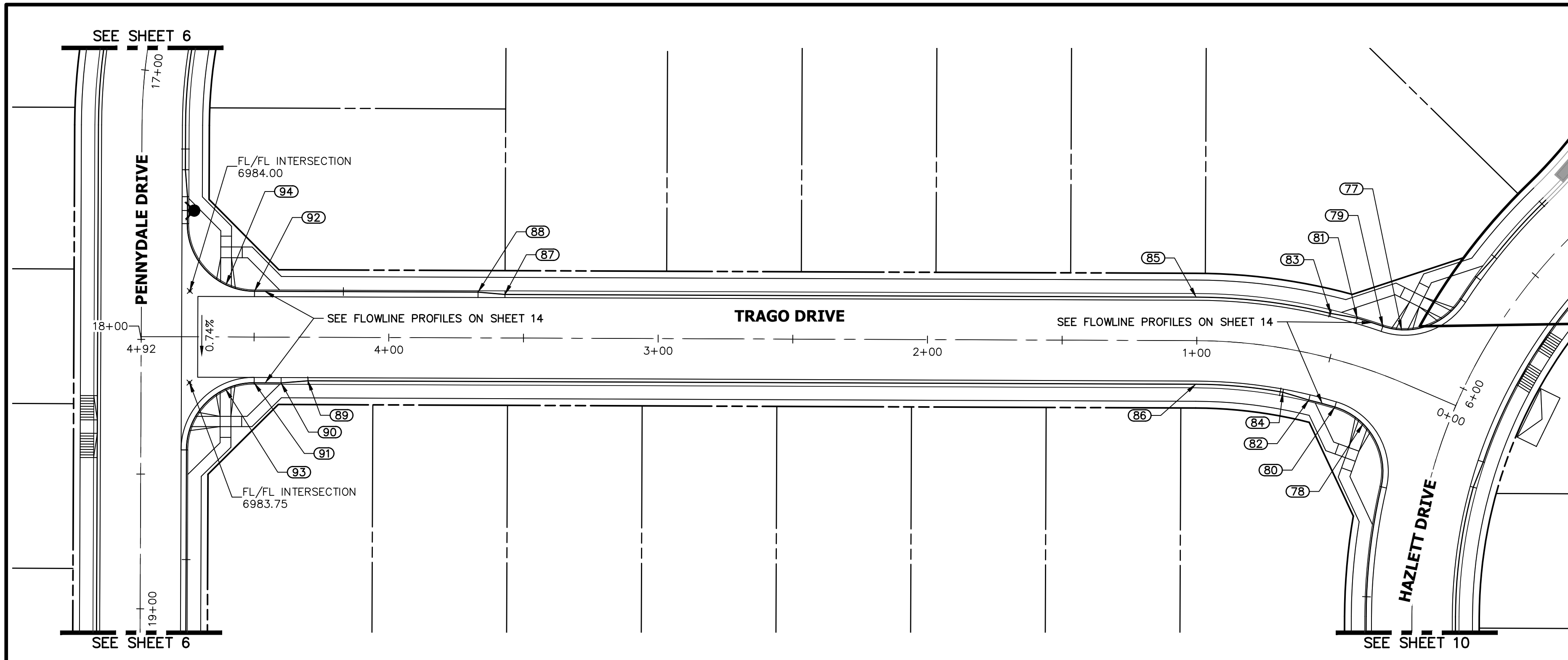
H-SCALE	1" = 30'
V-SCALE	1" = 3'
DATE	5/6/22
DESIGNED BY	XXX
DRAWN BY	WKN
CHECKED BY	

STERLING RANCH FILING 4
STREET IMPROVEMENT PLAN



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





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

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

POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION	
77	0+28.80	18.11' (RT)	TRAGO DRIVE	6991.64	HC RAMP MID PT.	
78	0+29.93	19.60' (LT)	TRAGO DRIVE	6991.32	HC RAMP MID PT.	
79	0+35.23	16.99' (RT)	TRAGO DRIVE	6991.52	PCR	
80	0+43.07	17.01' (LT)	TRAGO DRIVE	6991.19	PCR	
81	0+44.45	17.00' (RT)	TRAGO DRIVE	6991.35	CURB TRANSITION	
82	0+54.00	17.00' (LT)	TRAGO DRIVE	6991.08	CURB TRANSITION	
83	0+53.66	16.17' (RT)	TRAGO DRIVE	6991.17	CURB TRANSITION	
84	0+64.93	16.17' (LT)	TRAGO DRIVE	6990.97	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	6984.43	CURB TRANSITION	
90	4+39.92	17.00' (LT)	TRAGO DRIVE	6984.26	CURB TRANSITION	
91	4+49.92	17.00' (LT)	TRAGO DRIVE	6984.10	PCR	
92	4+49.92	17.00' (RT)	TRAGO DRIVE	6984.17	PCR	
93	4+60.53	19.36' (LT)	TRAGO DRIVE	6983.92	HC RAMP MID PT.	
94	4+60.51	19.36' (RT)	TRAGO DRIVE	6984.24	HC RAMP MID PT.	

**TRAGO DRIVE PROFILE
 STA 0+00.00 TO 4+91.92**



delete extra grid lines

30 15 0 30 60

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

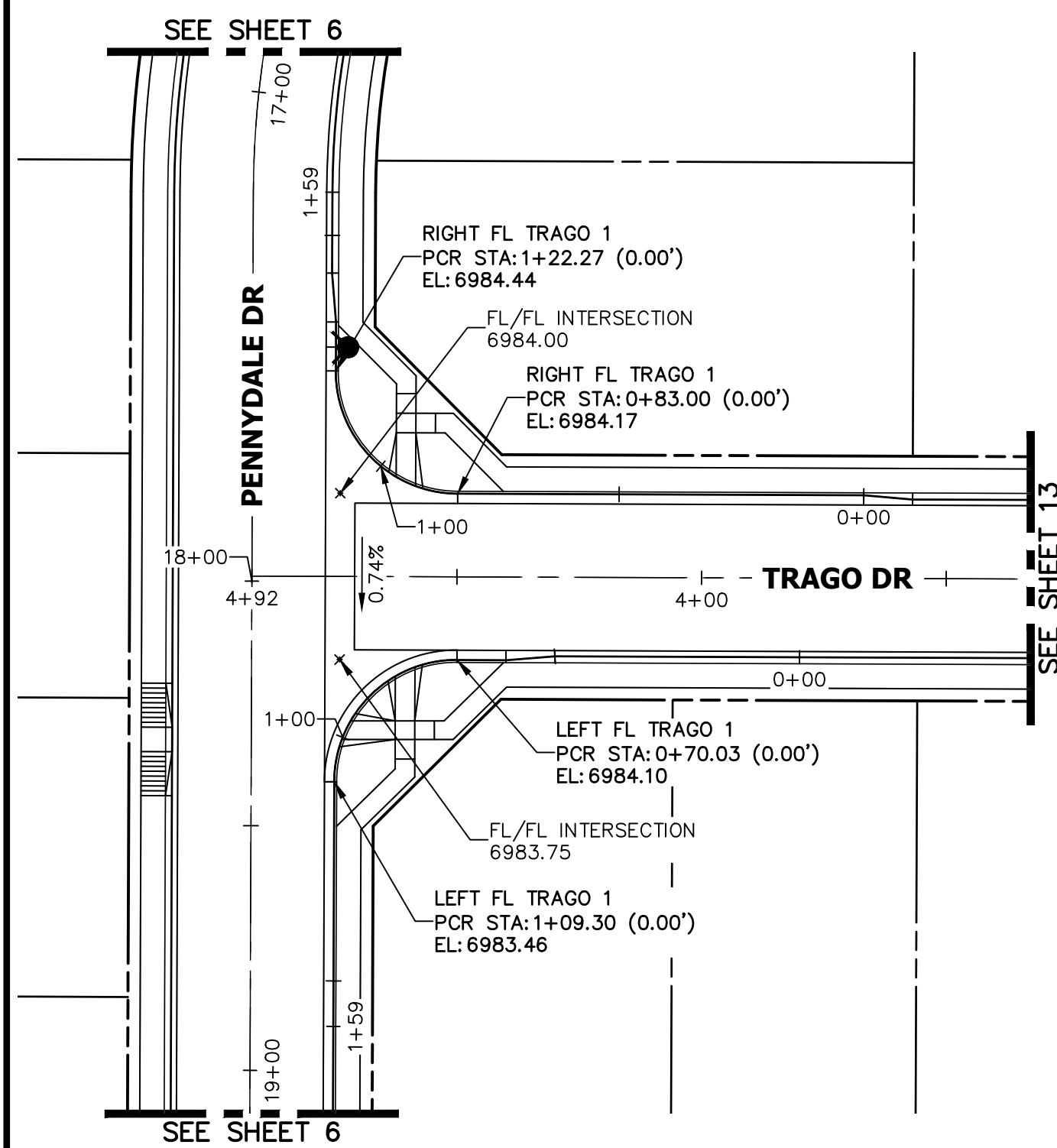
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No.	REVISION	BY	DATE	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
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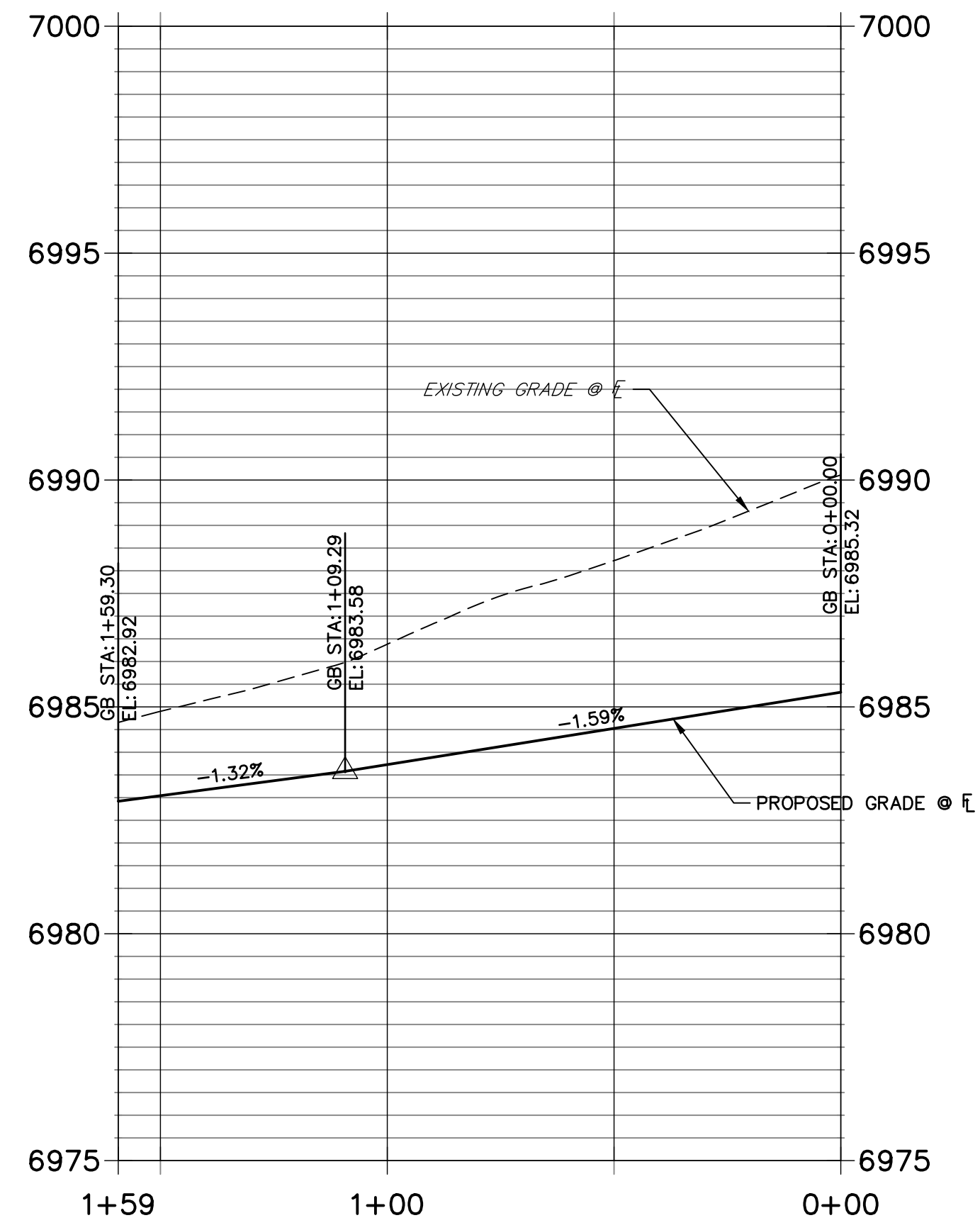
STERLING RANCH FILING 4
 STREET IMPROVEMENT PLAN

SHEET 13 OF 24
 JOB NO. 25188.11

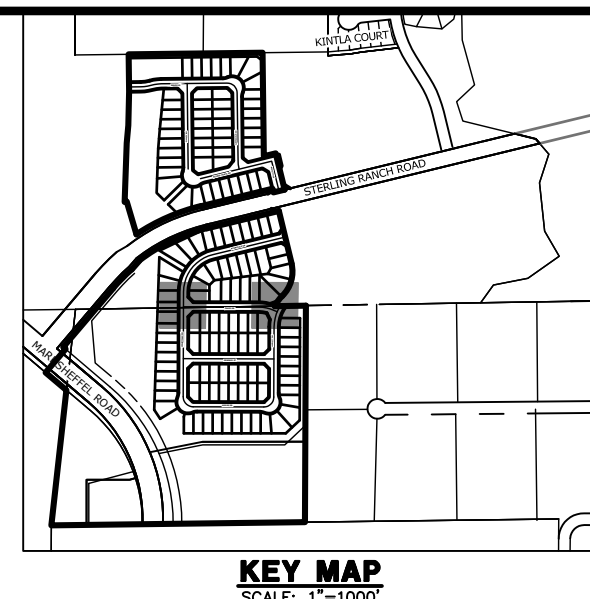
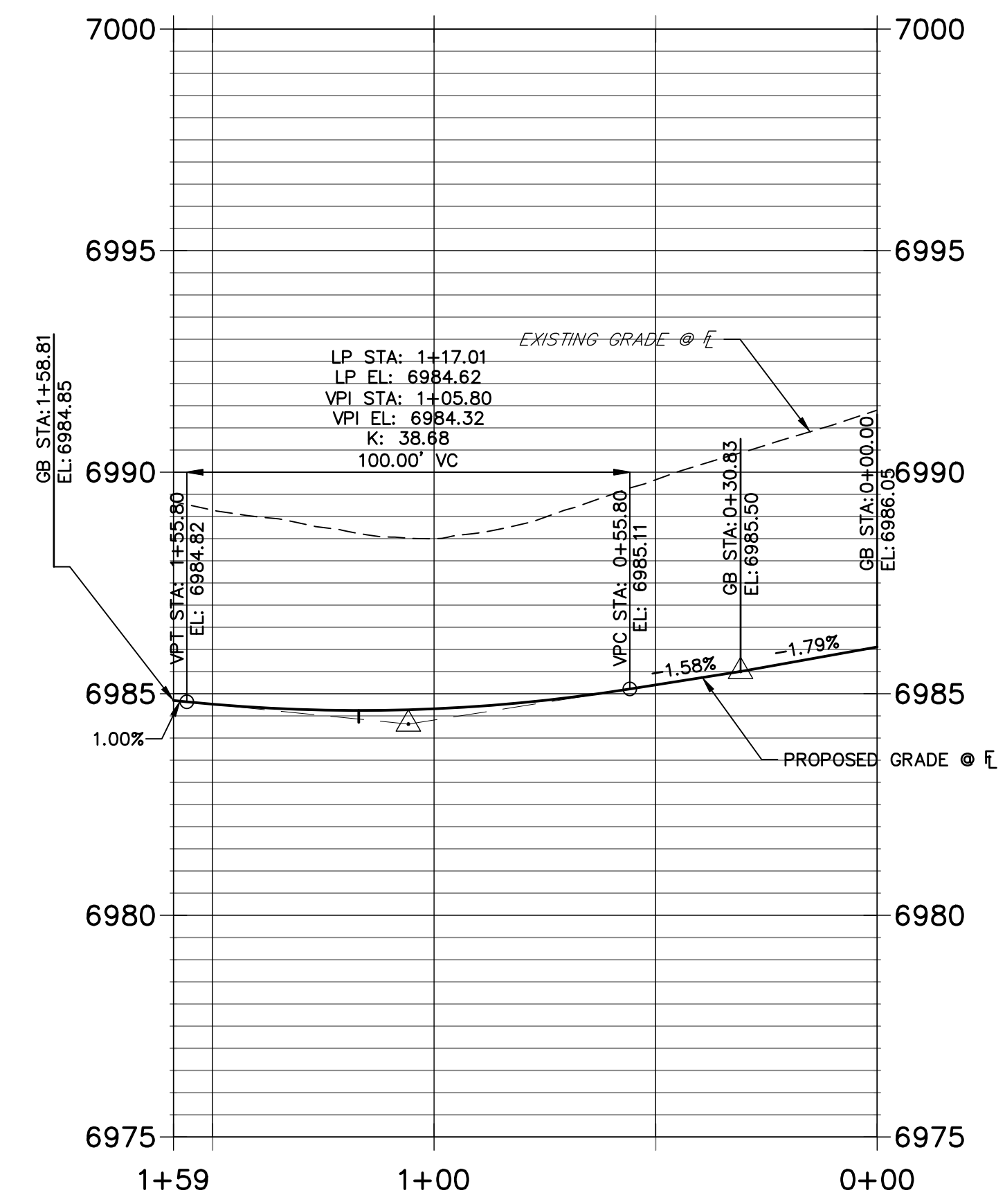
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**LEFT FL TRAGO 1 PROFILE
STA 0+00.00 TO 1+59.30**



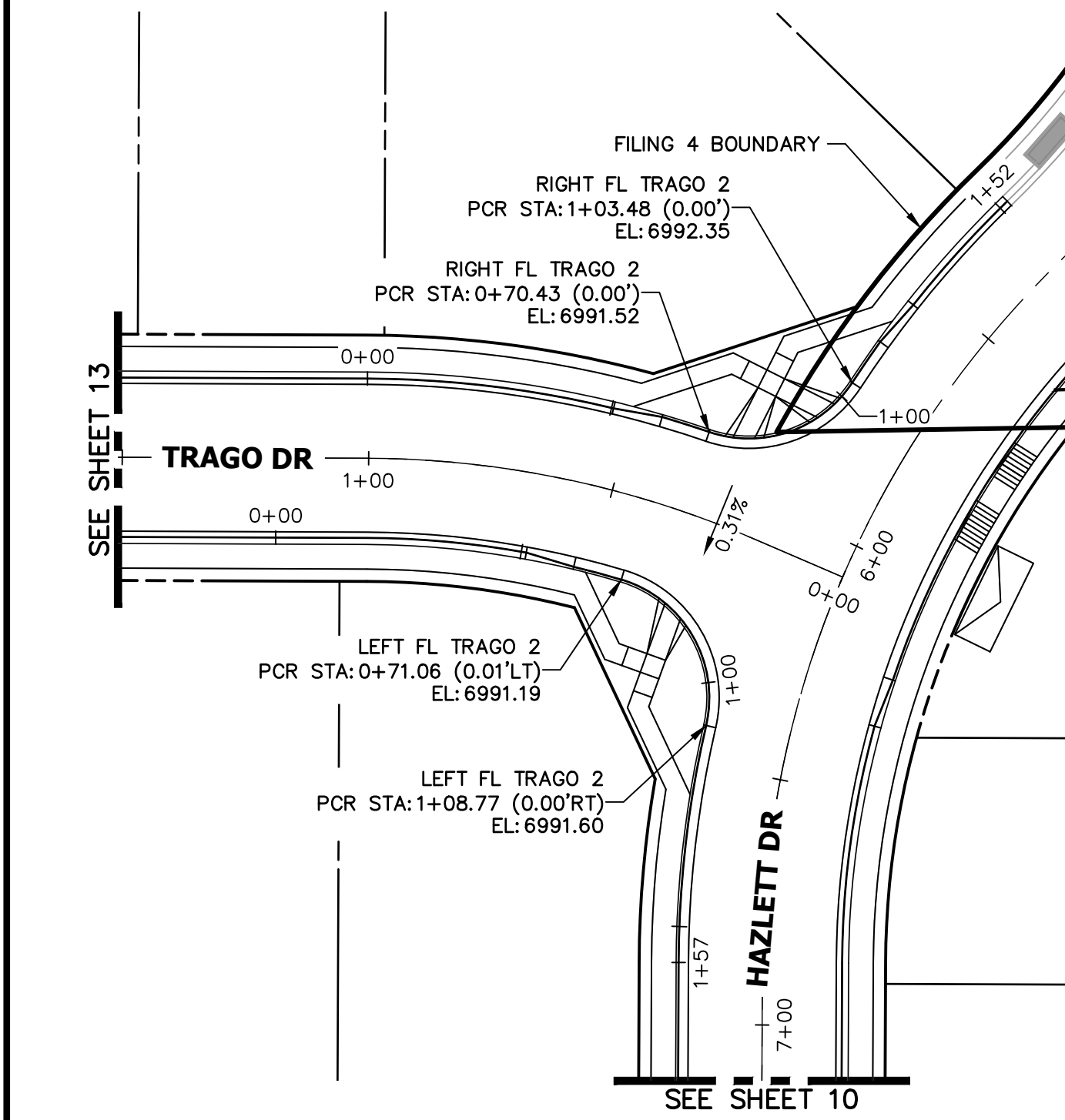
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STA 0+00.00 TO 1+58.81**



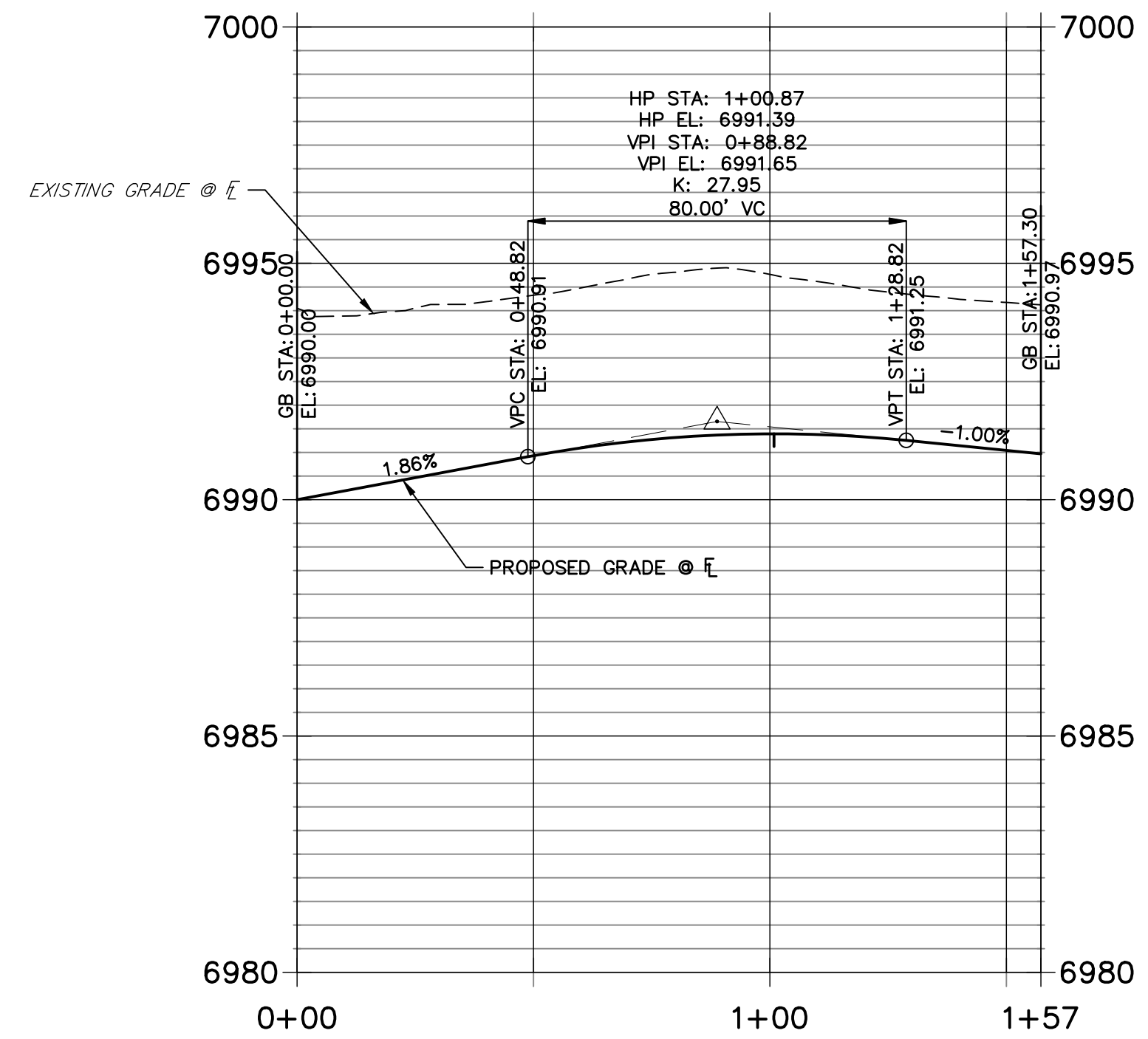
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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

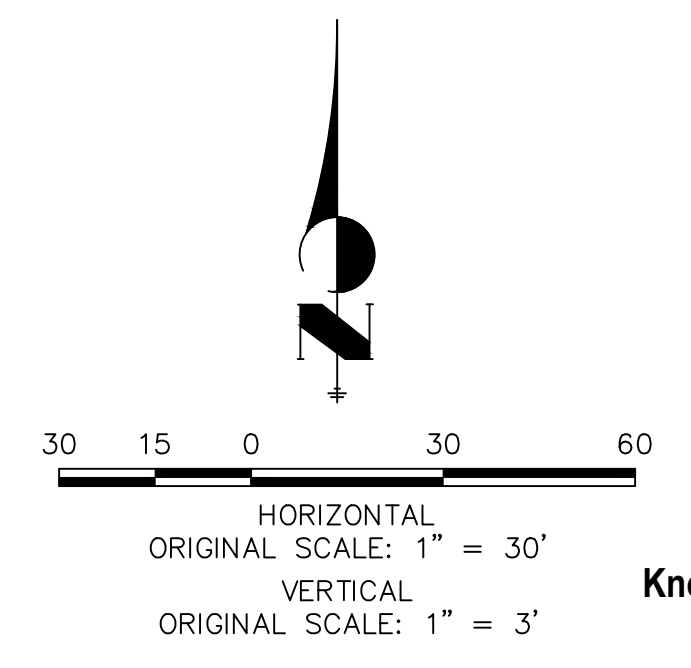
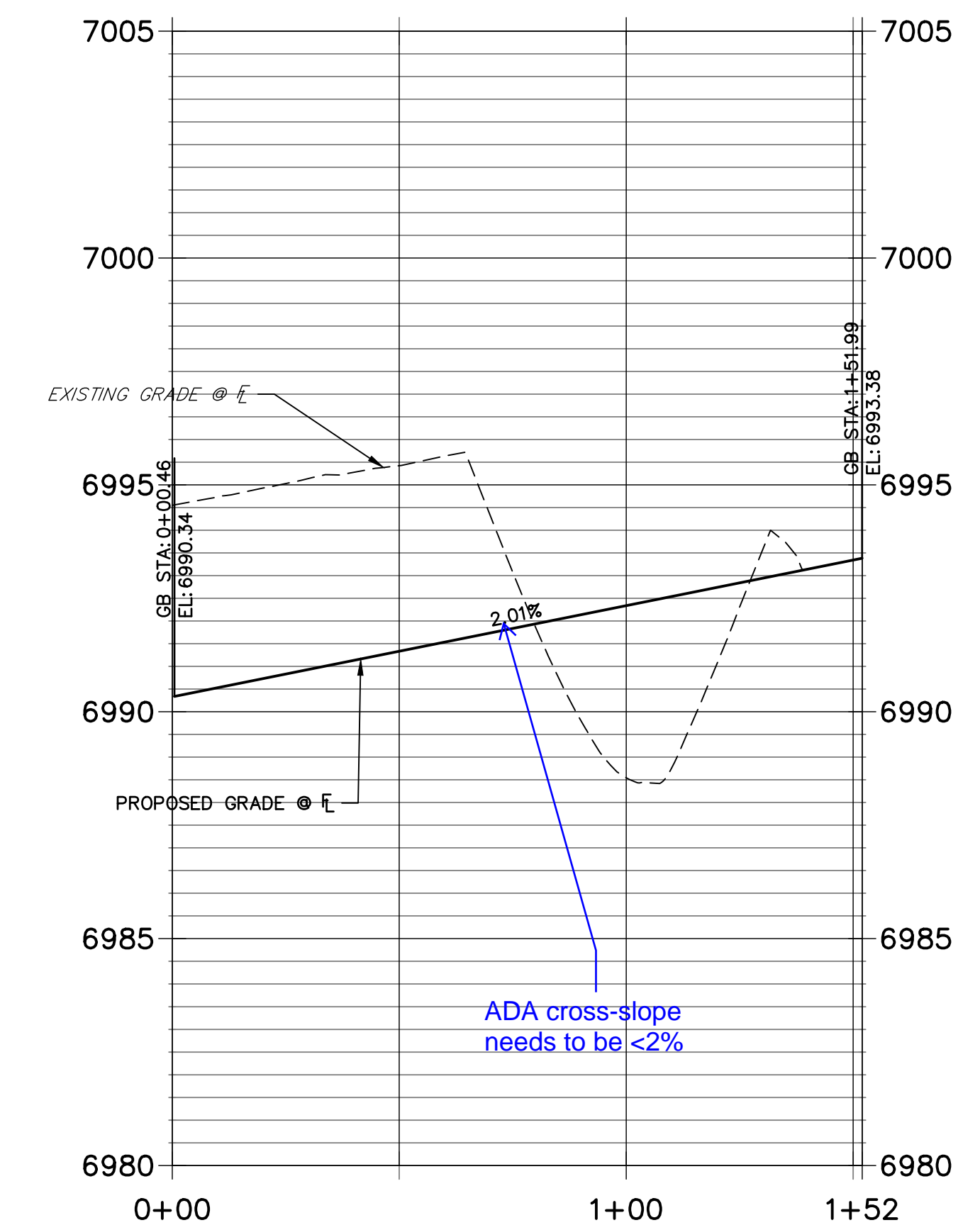
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Fort Collins 970-491-9888 • www.jrengineering.com



**LEFT FL TRAGO 2 PROFILE
STA 0+00.00 TO 1+57.30**



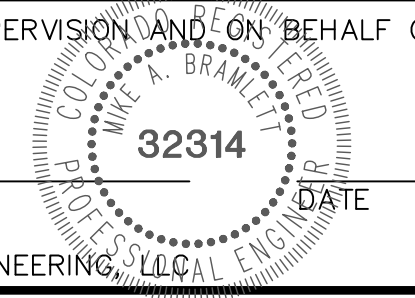
**RIGHT FL TRAGO 2 PROFILE
STA 0+00.00 TO 1+51.99**



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

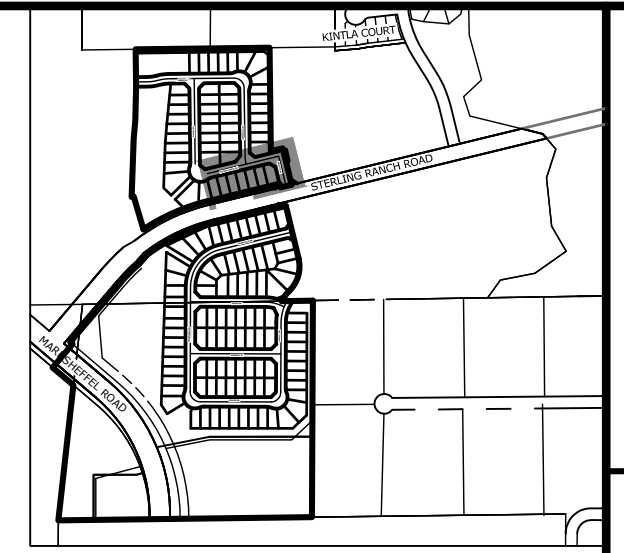
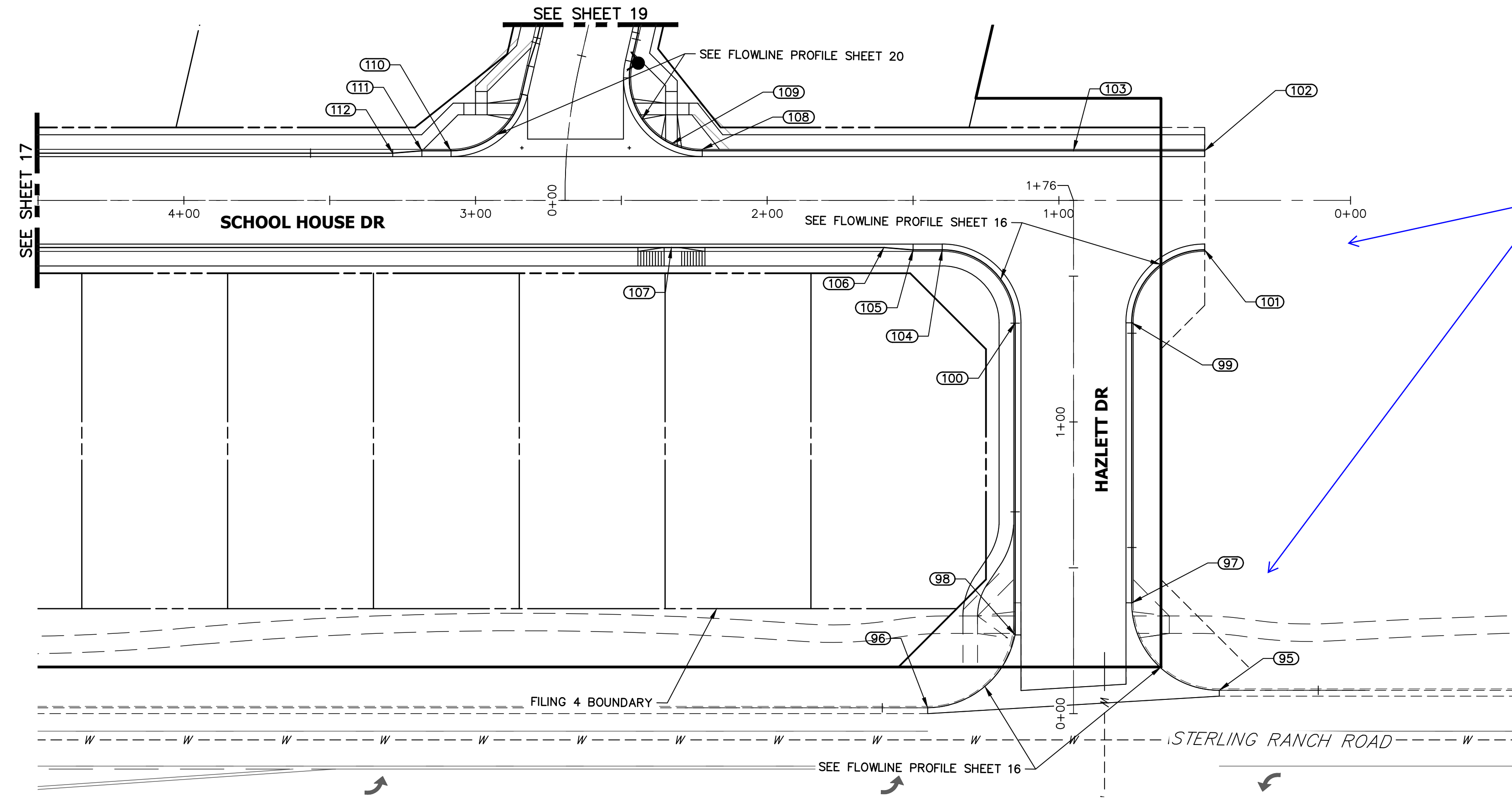
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, INC.



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

STERLING RANCH FILING 4
STREET IMPROVEMENT PLAN

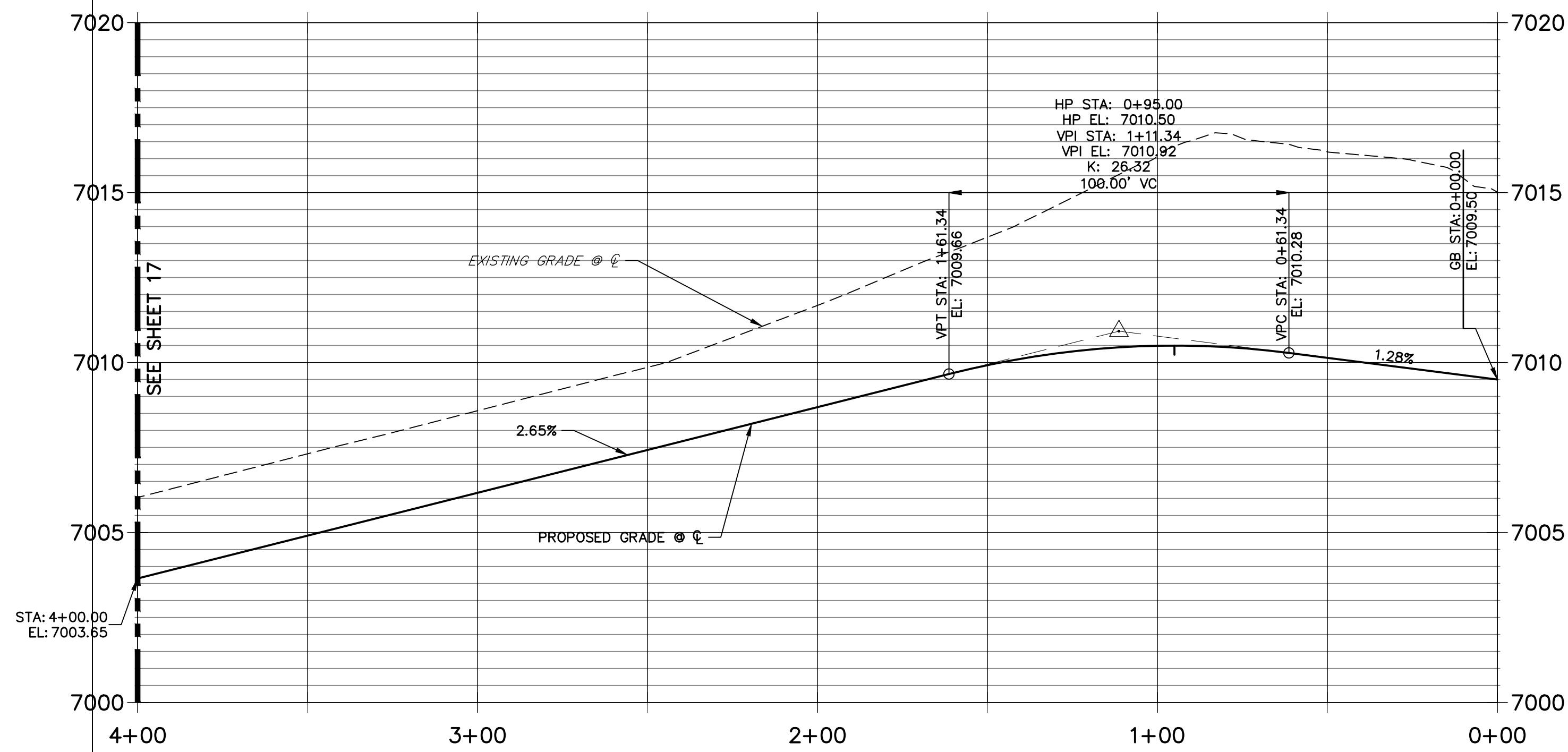
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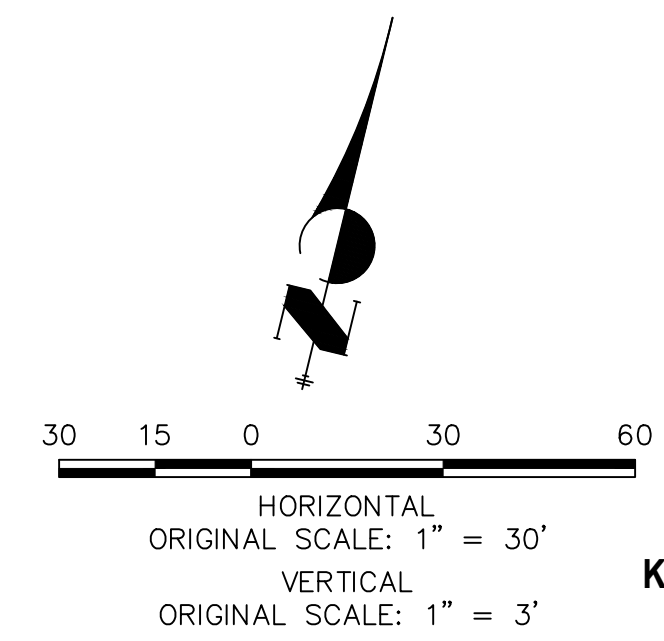
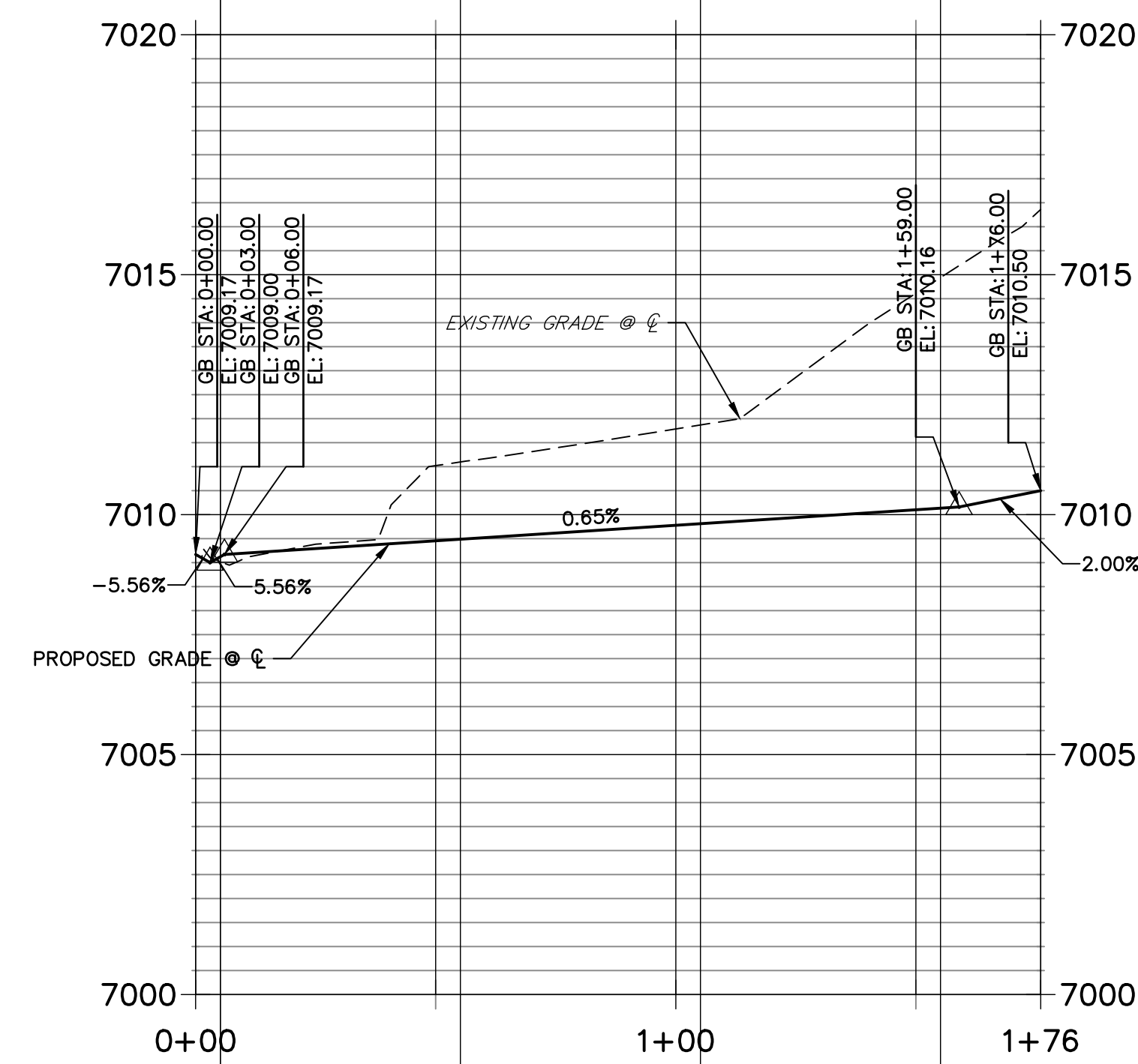
KEY MAP
SCALE: 1"=1000'

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+27.00	20.00' (LT)	HAZLETT DRIVE	7008.64	PCR
99	1+34.00	20.00' (RT)	HAZLETT DRIVE	7009.66	PCR
100	1+34.00	20.00' (LT)	HAZLETT DRIVE	7009.66	PCR
101	0+50.00	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7010.18	BEGIN C&G
102	0+50.00	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7009.67	PT
103	0+95.00	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7010.03	HIGH PT
104	1+40.00	17.00' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7010.12	PCR
105	1+50.00	17.00' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7010.05	CURB TRANSITION
106	1+60.00	16.17' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7009.30	CURB TRANSITION
107	2+32.85	16.17' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7007.63	HC RAMP MID PT
108	2+22.28	17.50' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7008.16	PCR
109	2+32.85	19.34' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7007.77	HC RAMP MID PT
110	3+08.47	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7005.92	PCR
111	3+18.42	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7005.67	CURB TRANSITION
112	3+28.42	16.17' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7005.05	CURB TRANSITION

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



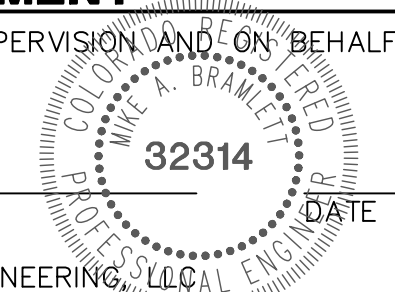
HAZLETT DRIVE PROFILE
STA 0+00.00 TO 1+76.00



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



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

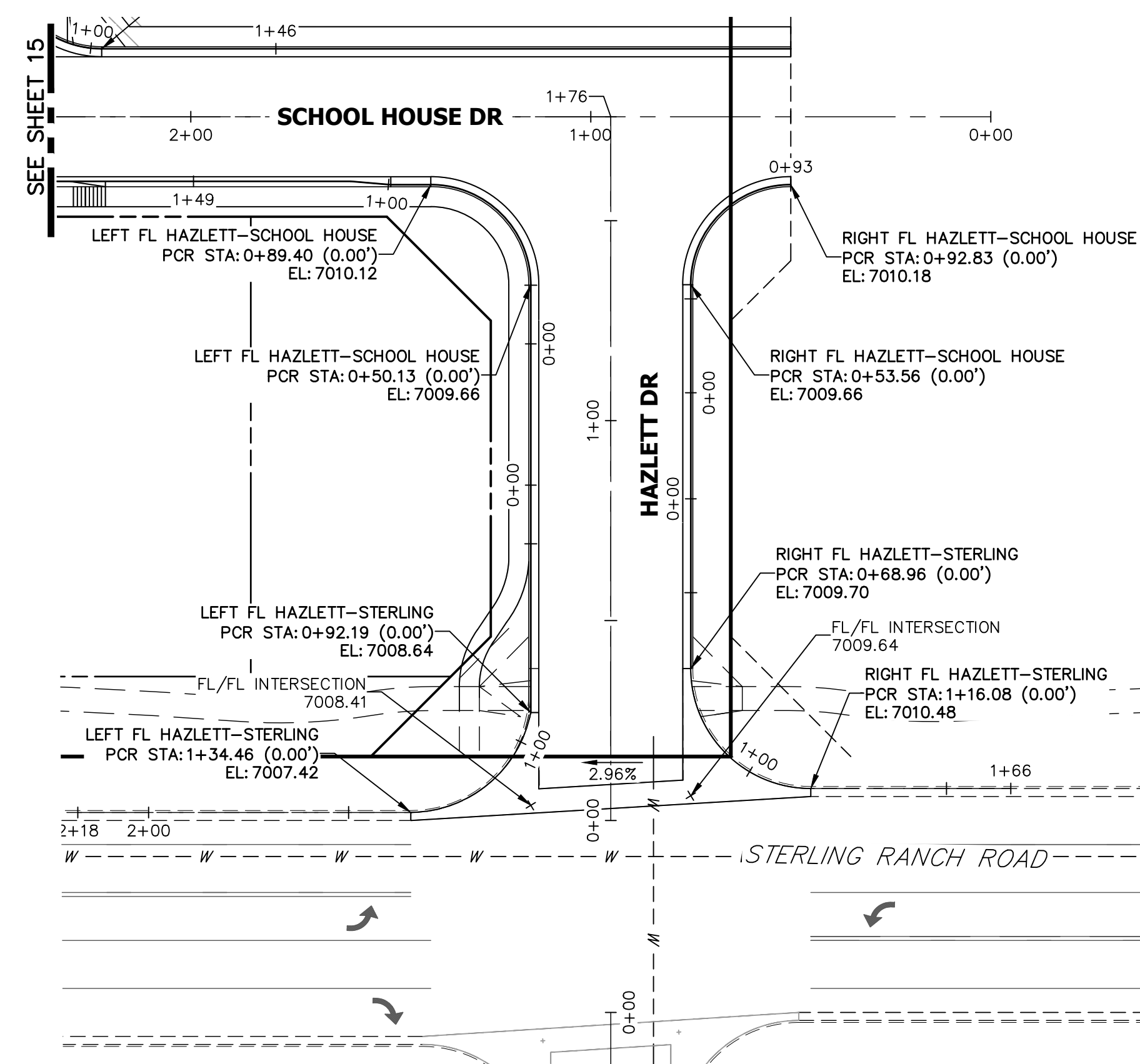
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NO.	REVISION	BY	DATE

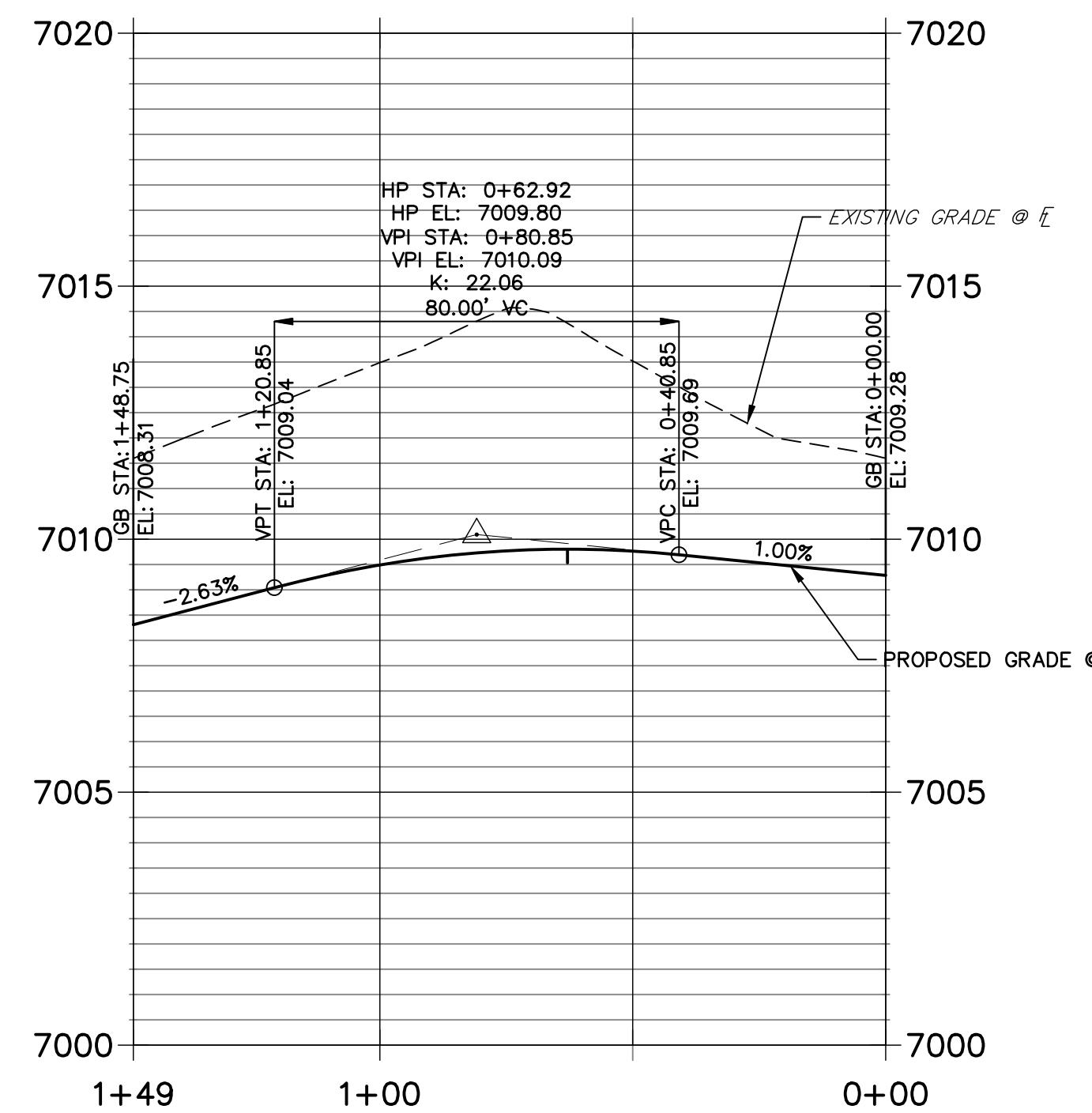
STERLING RANCH FILING 4
STREET IMPROVEMENT PLAN

SHEET 15 OF 24
JOB NO. 25188.11

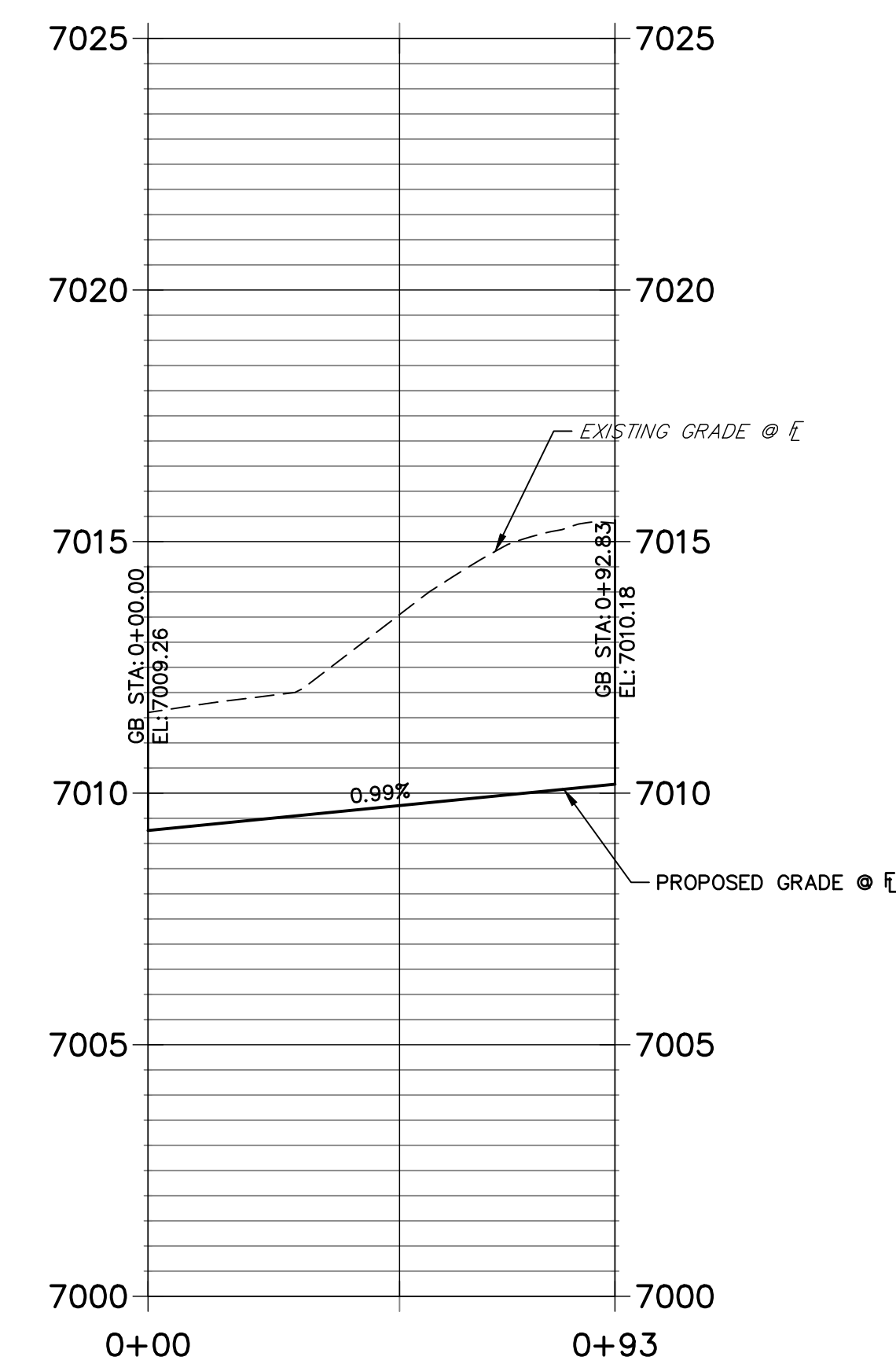
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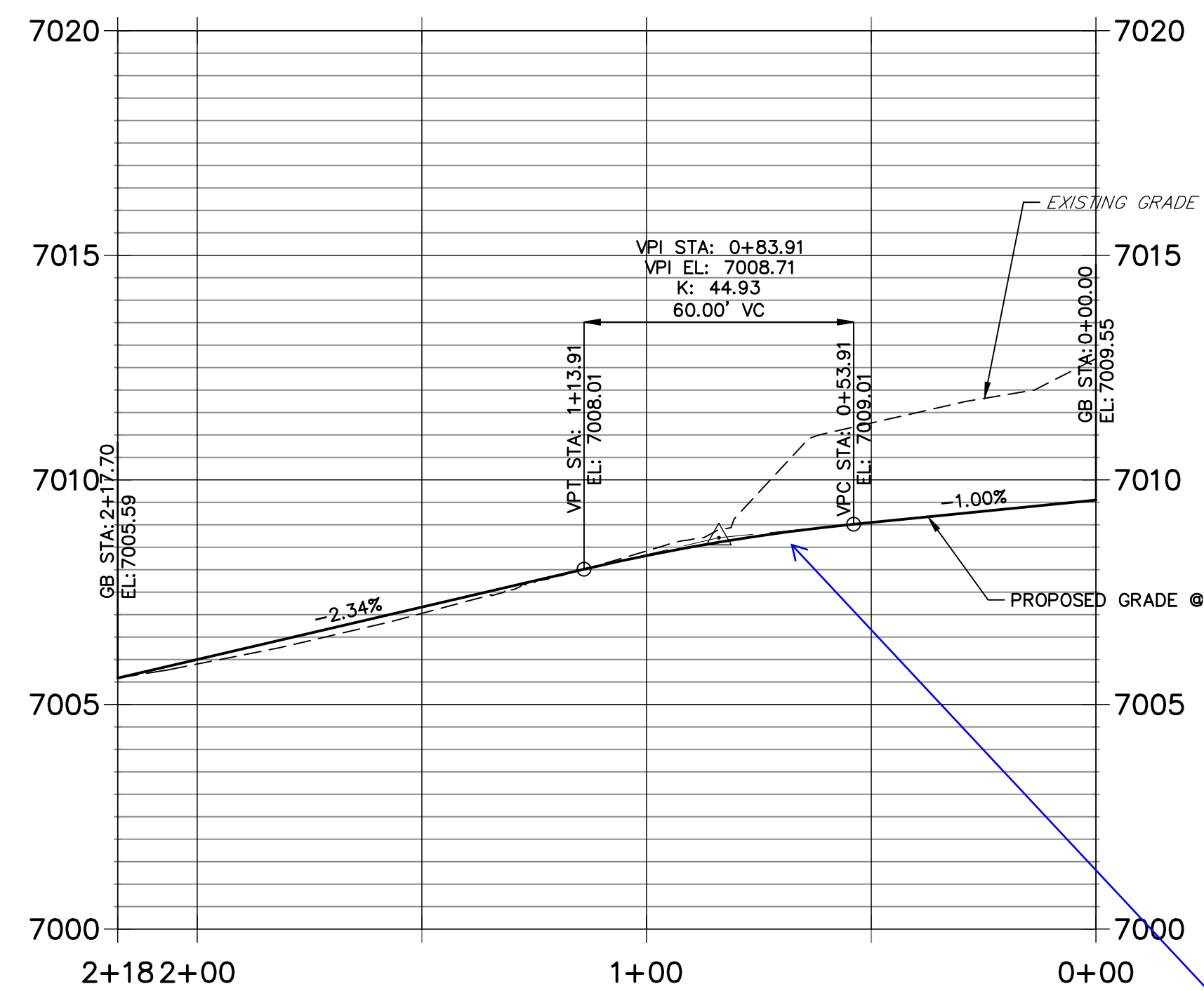
**LEFT FL HAZLETT-SCHOOL HOUSE PROFILE
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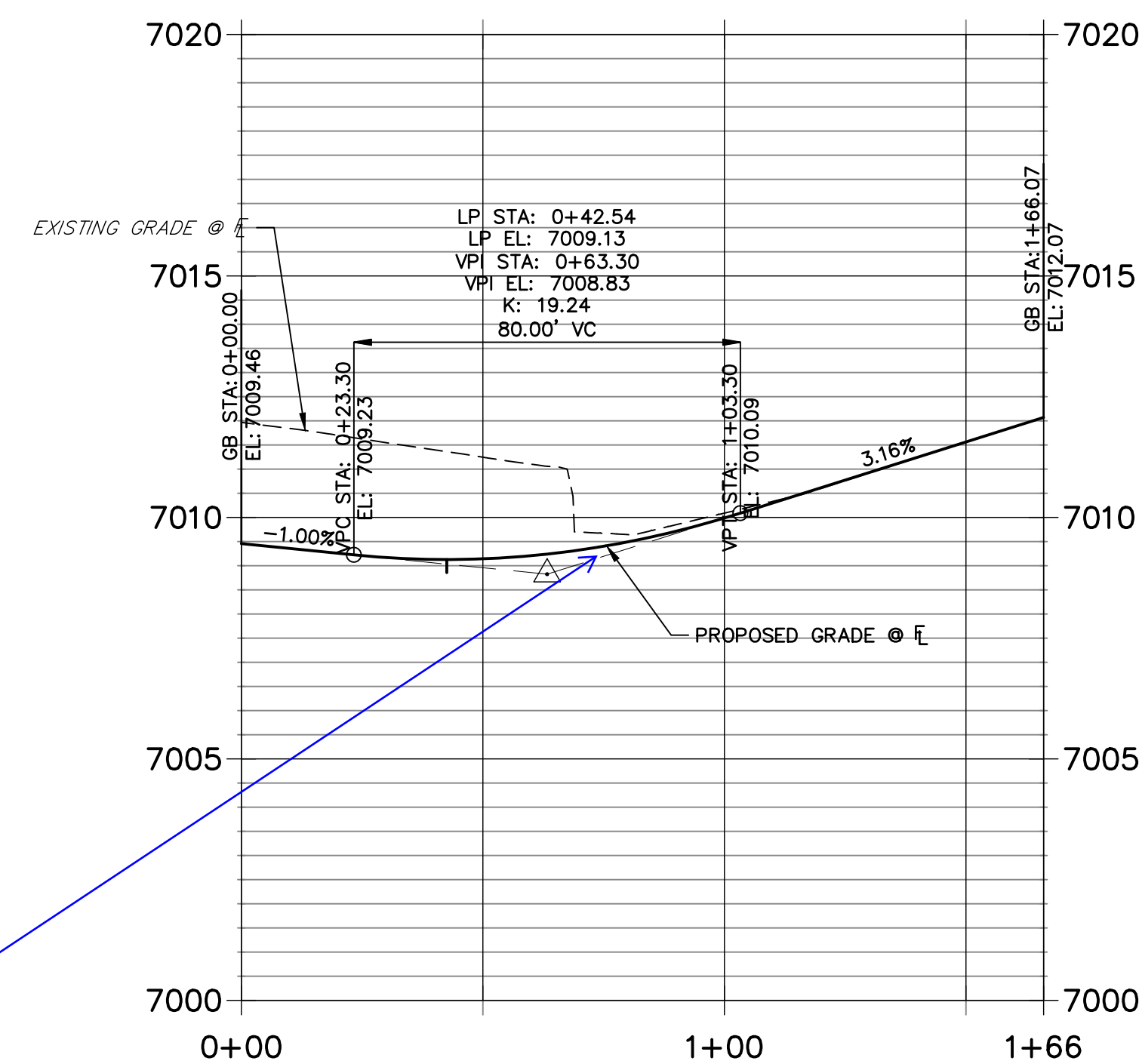
**RIGHT FL HAZLETT-SCHOOL HOUSE PROFILE
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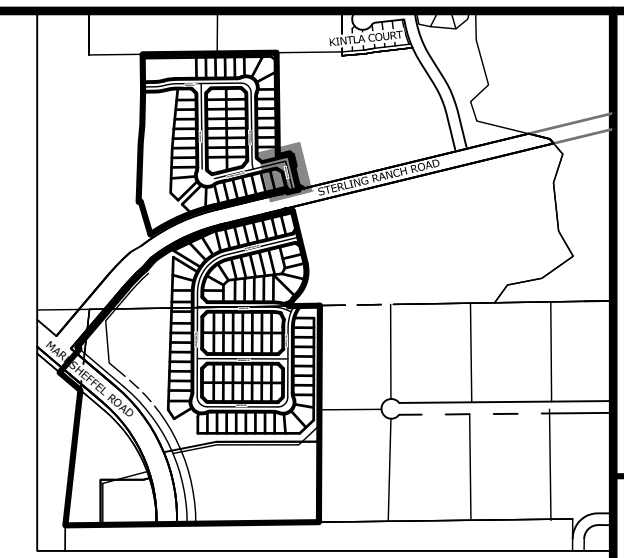
**LEFT FL HAZLETT-STERLING PROFILE
STA 0+00.00 TO 2+17.70**



**RIGHT FL HAZLETT-STERLING PROFILE
STA 0+00.00 TO 1+66.07**



Label pedestrian crossing cross-slopes, verify ADA compliance



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PREPARED FOR
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20 BOULDER CRESCENT
SUITE 200
COLORADO SPRINGS, CO 80903
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No.	REVISION	BY	DATE

H-SCALE	1"=30'
V-SCALE	1"=3'
DATE	5/6/22
DESIGNED BY	XXX
DRAWN BY	WKN
CHECKED BY	

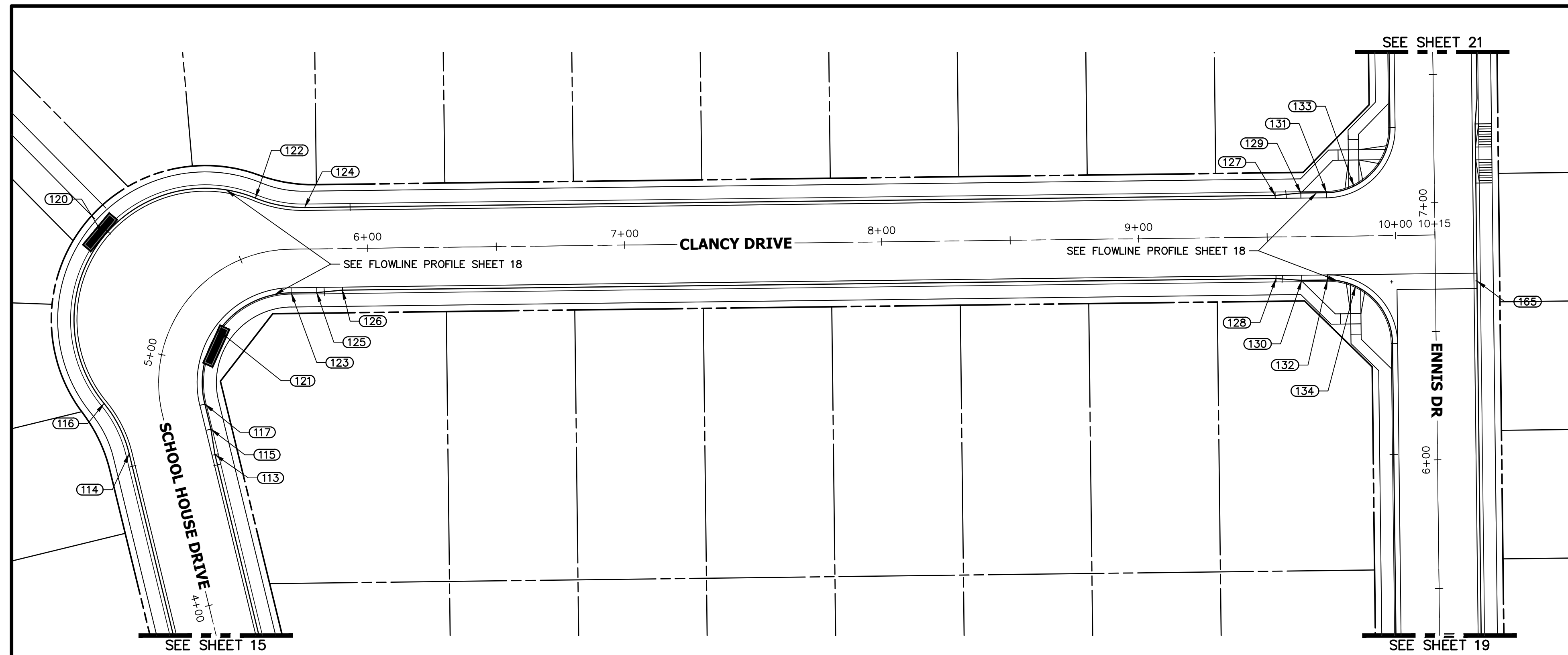
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HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

Know what's below.
Call before you dig.

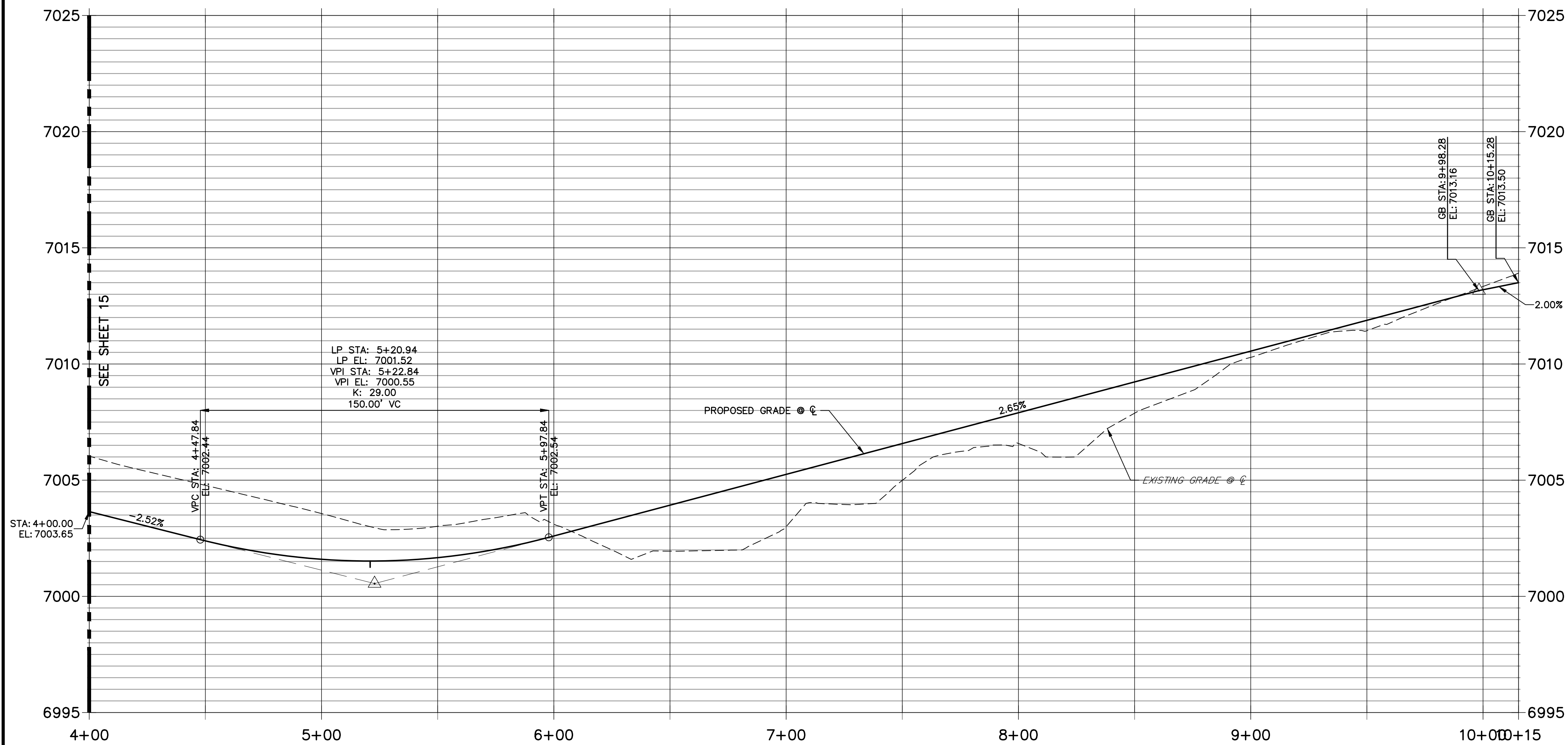
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

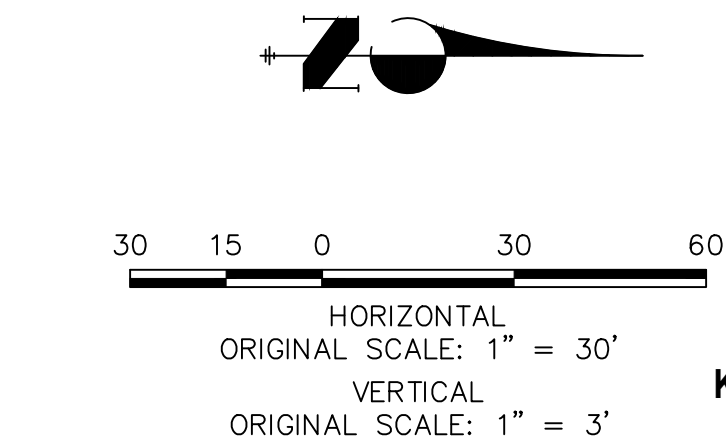
32314



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



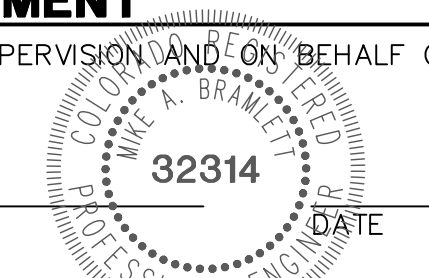
POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
113	4+56.52	16.17' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7001.84	CURB TRANSITION
114	4+64.76	16.17' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7001.66	PC
115	4+66.52	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7001.57	CURB TRANSITION
116	4+83.26	21.67' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7001.13	PRC
117	4+76.52	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7001.39	PC
120	5+23.51	41.53' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7000.53	LOW PT
121	5+20.94	17.03' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7001.17	LOW PT
122	5+60.37	21.30' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7000.98	PRC
123	5+69.97	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7001.47	PT
124	5+75.62	16.17' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7001.49	PT
125	5+79.97	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7002.22	CURB TRANSITION
126	5+89.97	16.17' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7001.94	CURB TRANSITION
127	9+53.31	16.17' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7011.57	CURB TRANSITION
128	9+53.25	16.17' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7011.57	CURB TRANSITION
129	9+63.31	17.00' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7012.06	CURB TRANSITION
130	9+63.25	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7012.45	CURB TRANSITION
131	9+73.31	17.00' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7012.40	PCR
132	9+73.25	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7012.69	PCR
133	9+83.98	19.39' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7012.64	HC RAMP MID PT
134	9+84.13	19.49' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7012.88	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, INC.



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

J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-588-2583
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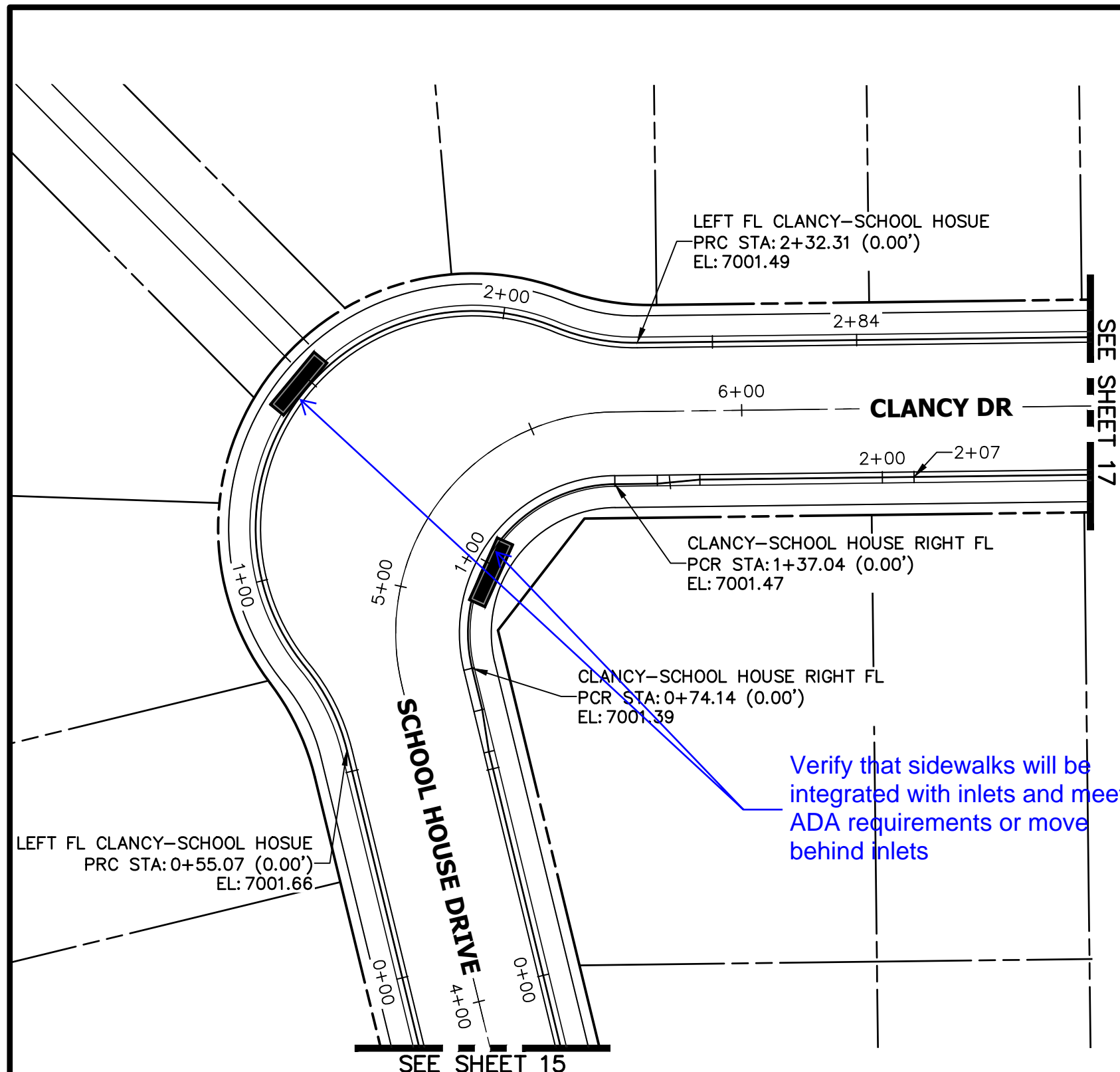
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STERLING RANCH FILING 4

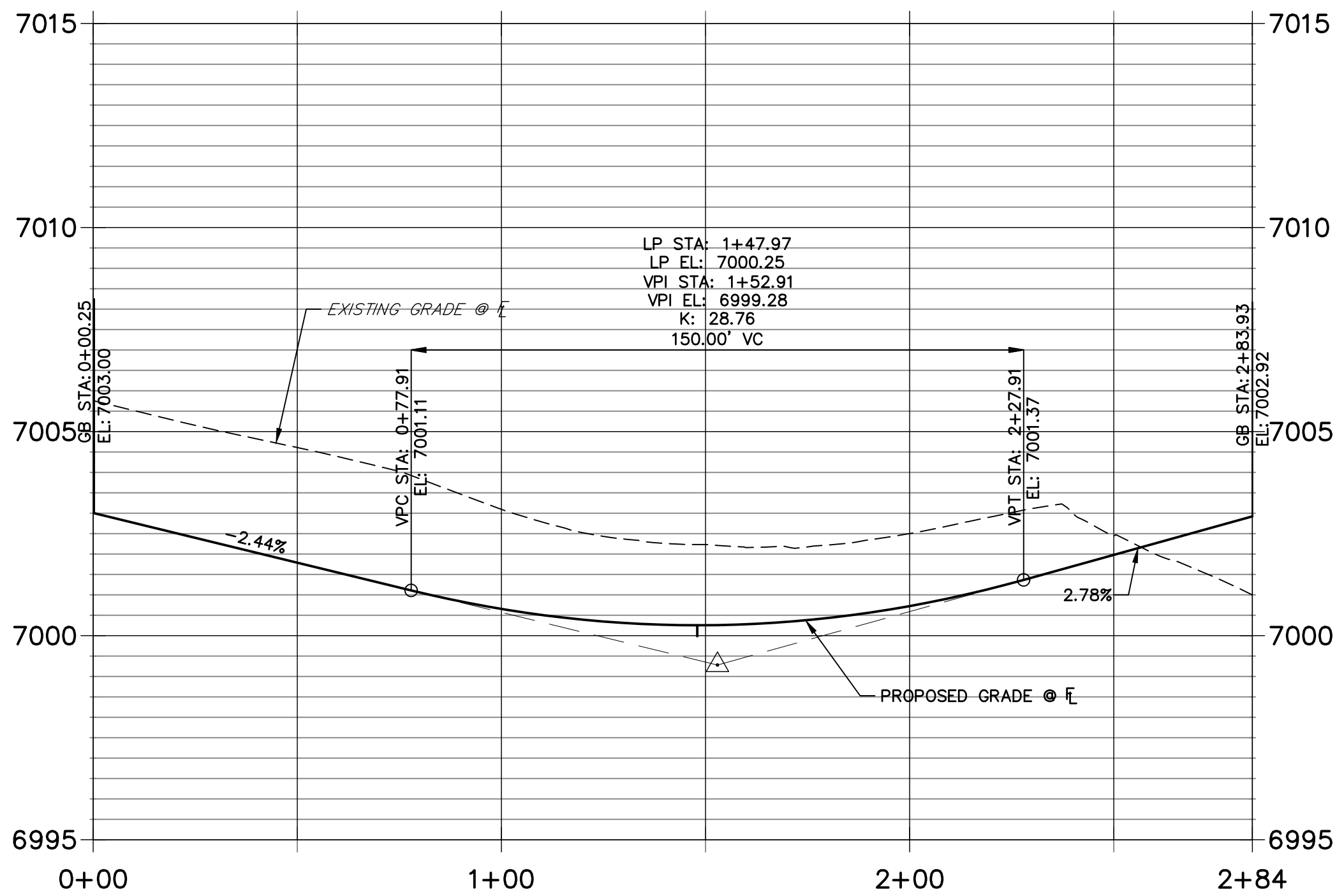
STREET IMPROVEMENT PLAN

SHEET 17 OF 24

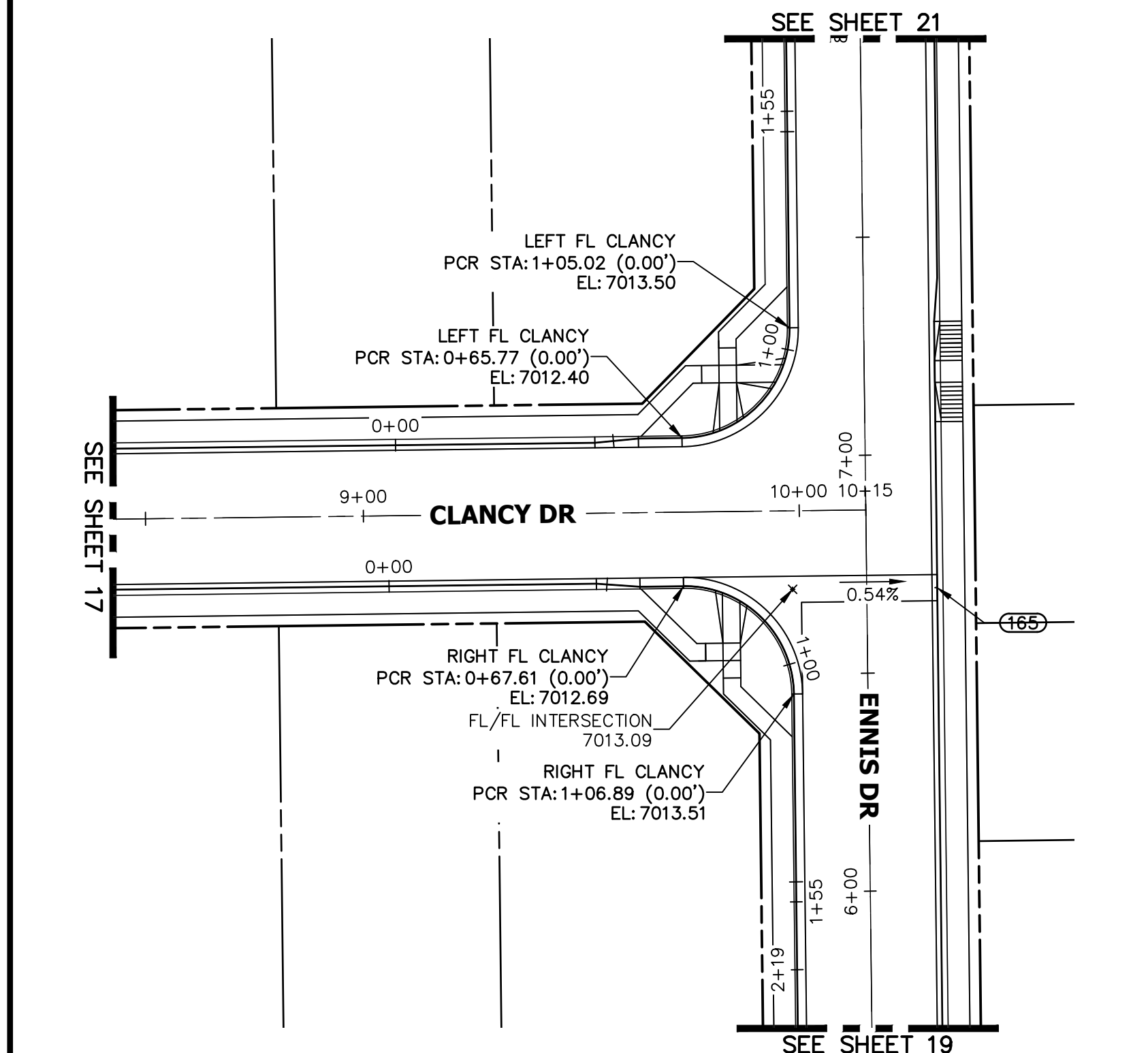
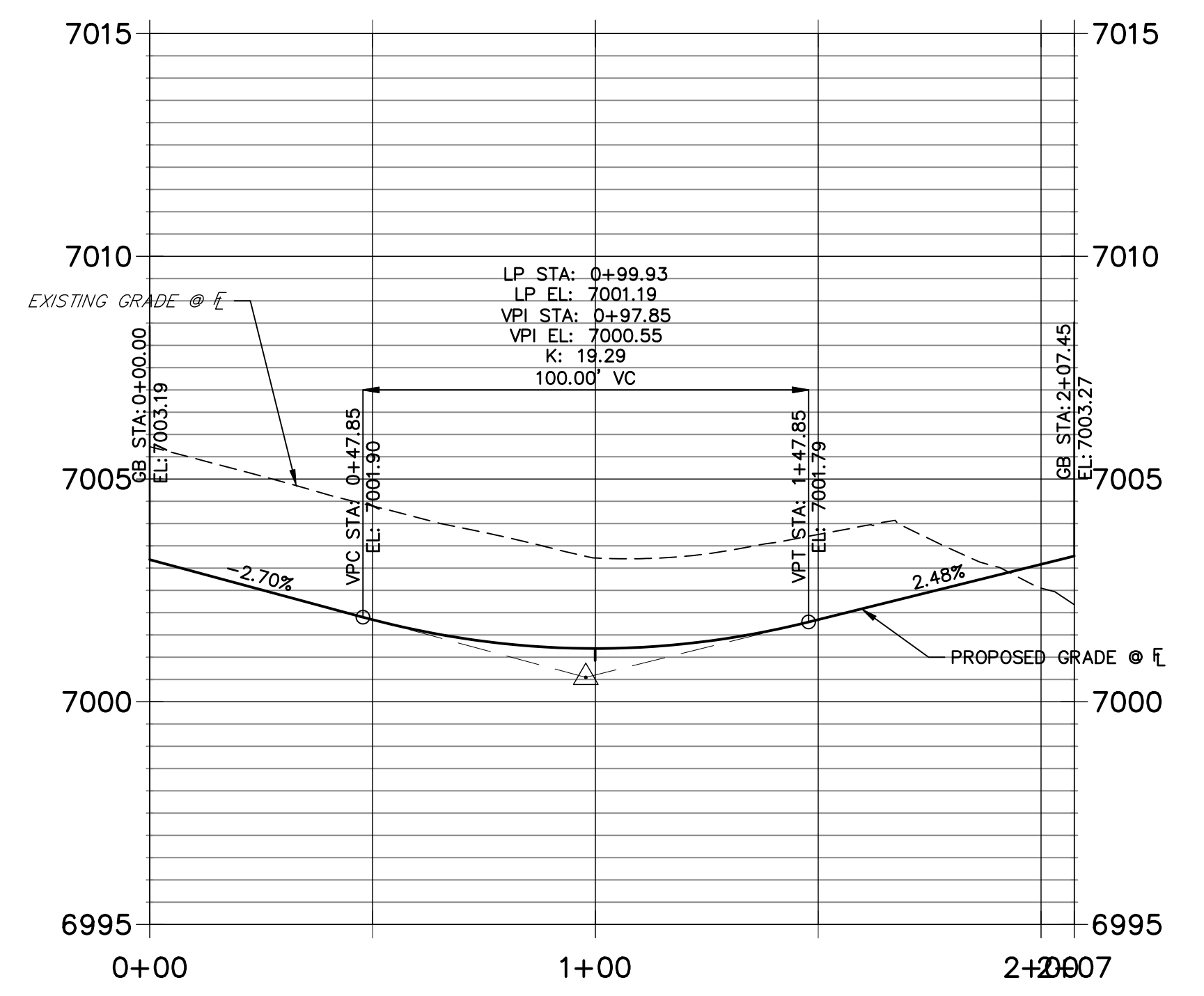
JOB NO. 25188.11



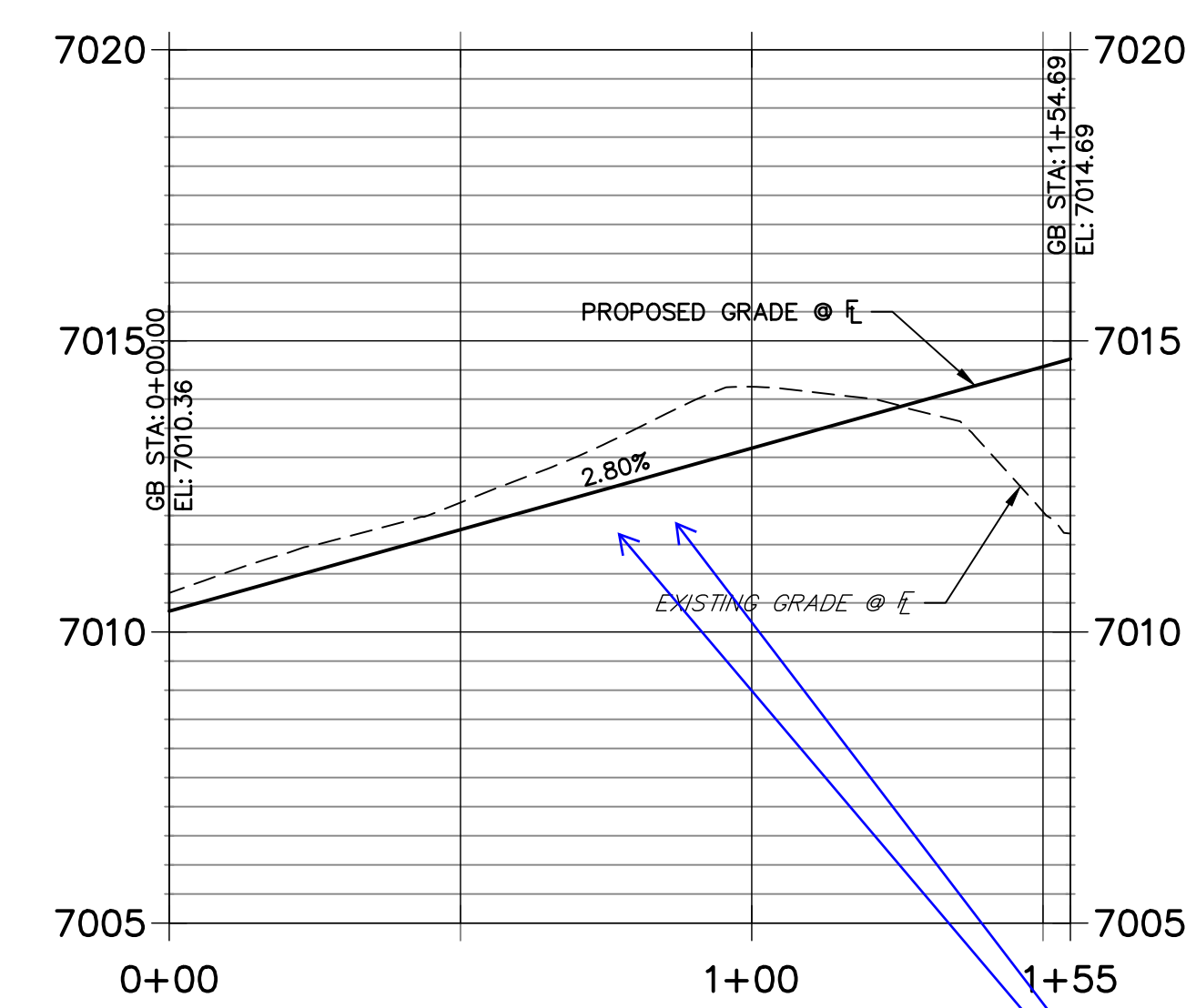
**LEFT FL CLANCY-SCHOOL HOSUE PROFILE
STA 0+00.00 TO 2+83.93**



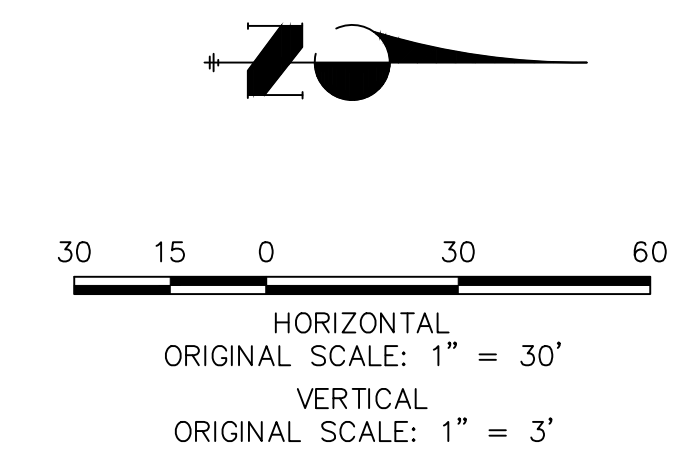
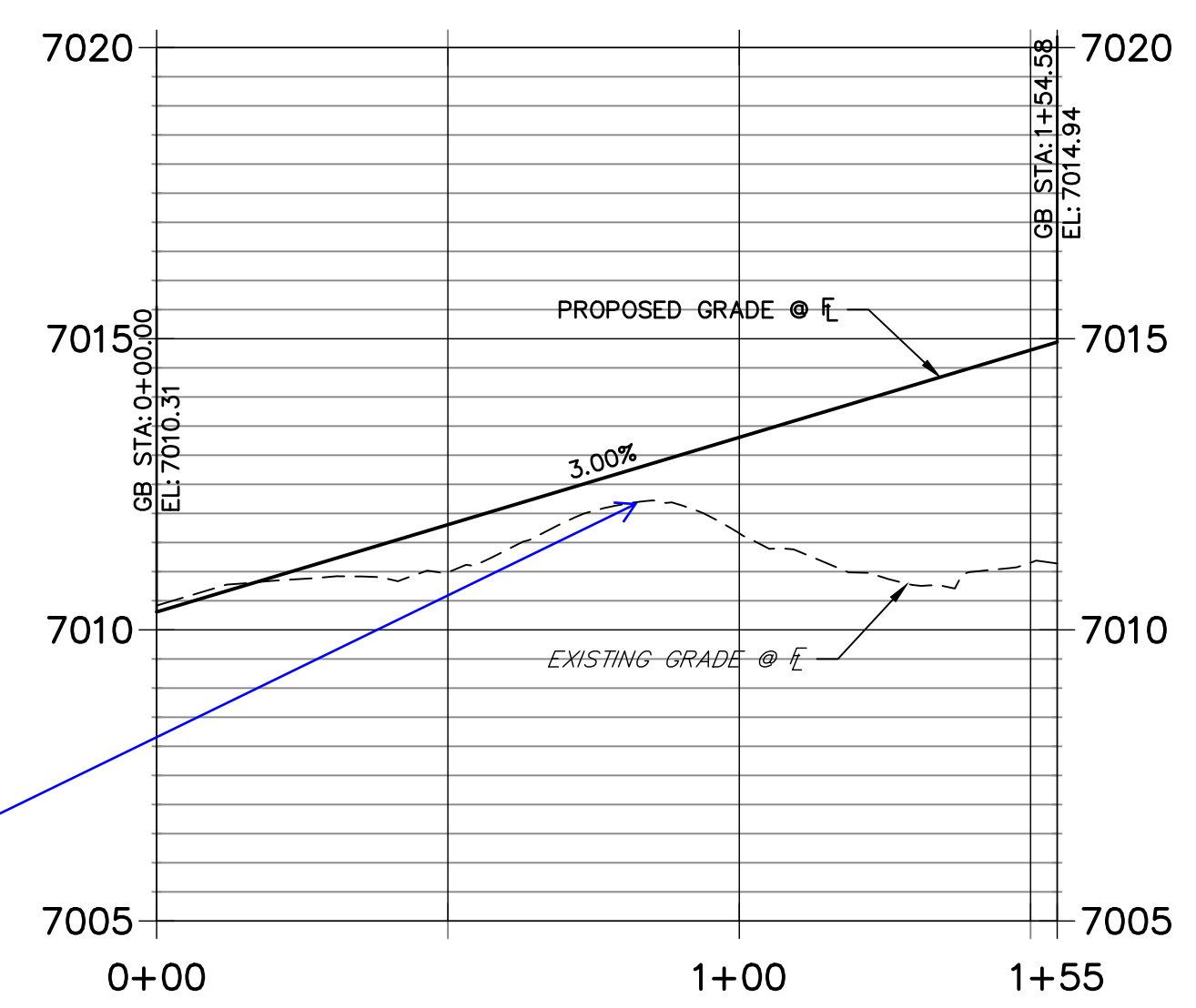
**CLANCY-SCHOOL HOUSE RIGHT FL PROFILE
STA 0+00.00 TO 2+07.45**



**LEFT FL CLANCY PROFILE
STA 0+00.00 TO 1+54.69**



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



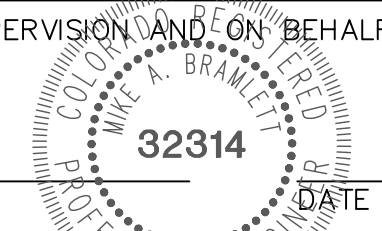
Label pedestrian crossing cross-slopes, verify ADA compliance



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



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

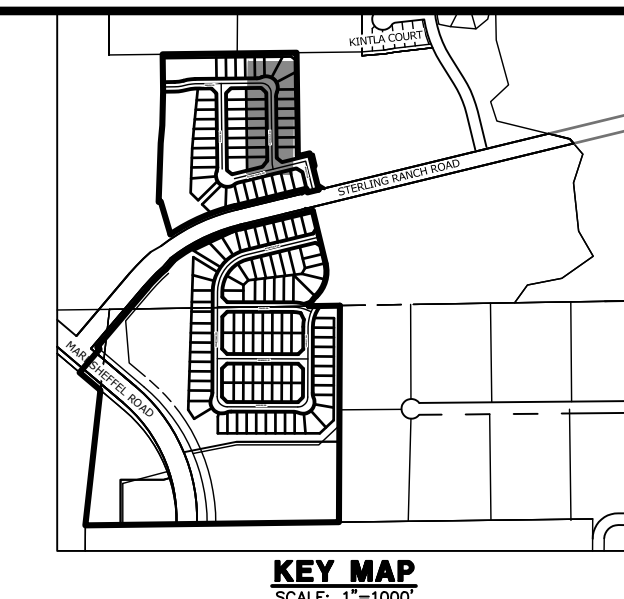
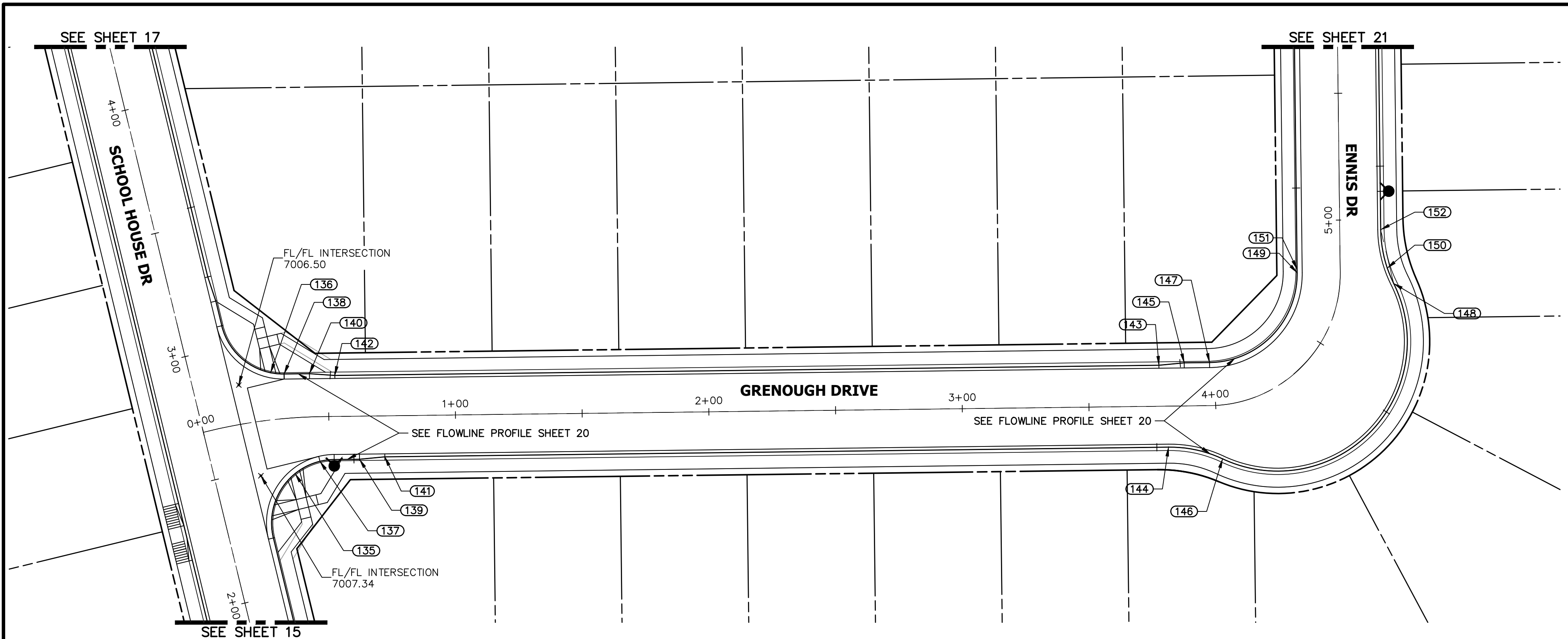
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A Westman Company
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No.	REVISION	BY	DATE

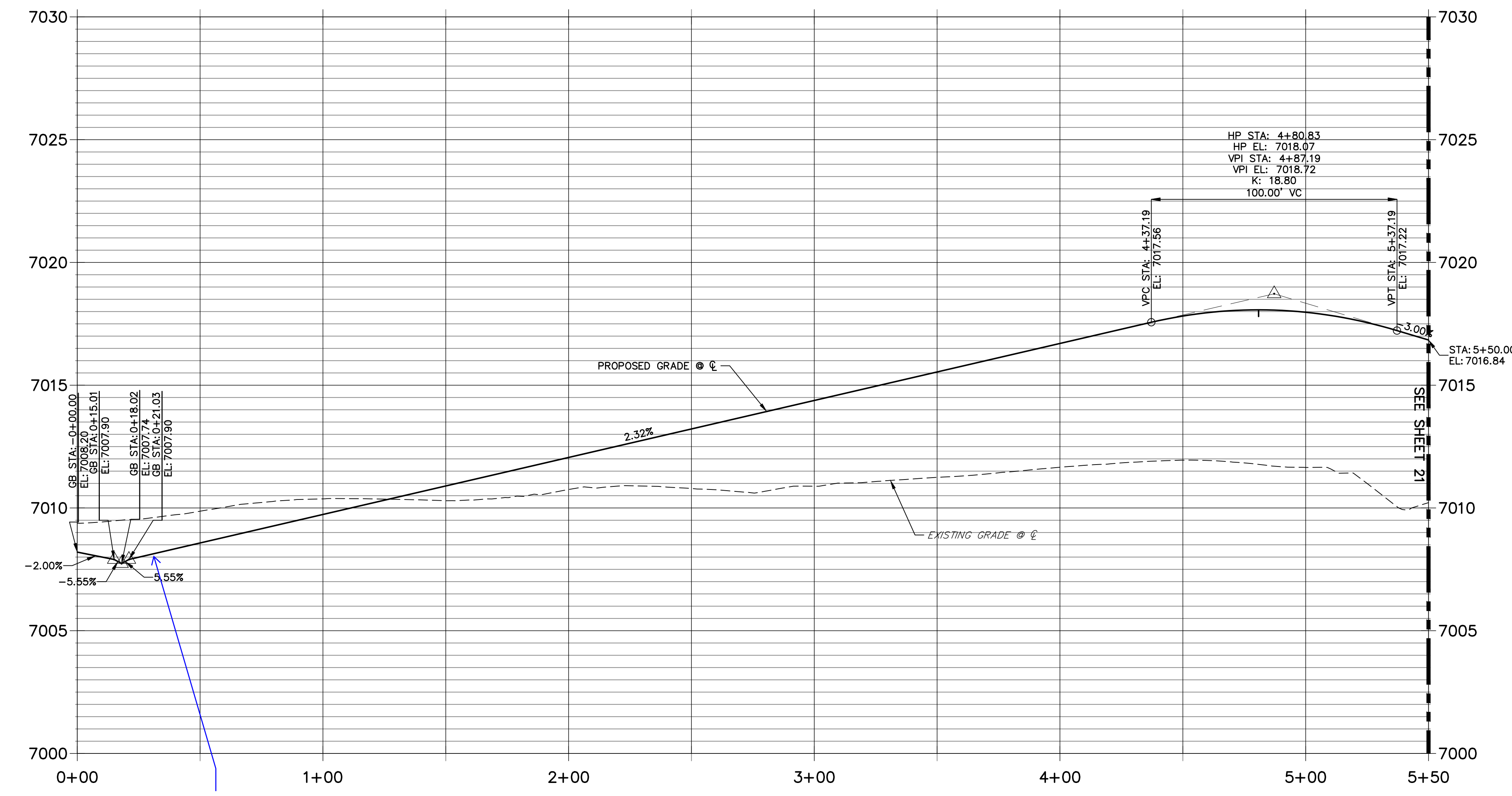
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V-SCALE	1"=3'
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DESIGNED BY	XXX
DRAWN BY	WKN
CHECKED BY	

STERLING RANCH FILING 4
STREET IMPROVEMENT PLAN

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



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
135	0+35.08	22.01' (RT)	GRENOUGH-ENNIS DR	7008.02	HC RAMP MID PT
136	0+28.95	18.52' (LT)	GRENOUGH-ENNIS DR	7007.49	HC RAMP MID PT
137	0+46.19	17.63' (RT)	GRENOUGH-ENNIS DR	7008.36	PCR
138	0+33.77	17.51' (LT)	GRENOUGH-ENNIS DR	7007.90	PCR
139	0+61.92	17.00' (RT)	GRENOUGH-ENNIS DR	7008.96	CURB TRANSITION
140	0+42.97	17.06' (LT)	GRENOUGH-ENNIS DR	7008.18	CURB TRANSITION
141	0+71.92	16.17' (RT)	GRENOUGH-ENNIS DR	7008.69	CURB TRANSITION
142	0+52.58	16.17' (LT)	GRENOUGH-ENNIS DR	7008.24	CURB TRANSITION
143	3+77.78	16.17' (LT)	GRENOUGH-ENNIS DR	7015.79	CURB TRANSITION
144	3+81.18	16.17' (RT)	GRENOUGH-ENNIS DR	7015.91	PC
145	3+87.78	17.00' (LT)	GRENOUGH-ENNIS DR	7016.52	CURB TRANSITION
146	4+01.19	21.18' (RT)	GRENOUGH-ENNIS DR	7016.14	PRC
147	3+97.79	17.00' (LT)	GRENOUGH-ENNIS DR	7016.75	PC
148	4+76.04	21.18' (RT)	GRENOUGH-ENNIS DR	7017.43	PRC
149	4+79.43	17.00' (LT)	GRENOUGH-ENNIS DR	7018.17	PT
150	4+80.83	18.59' (RT)	GRENOUGH-ENNIS DR	7017.50	HIGH PT
151	4+80.83	17.00' (LT)	GRENOUGH-ENNIS DR	7018.17	HIGH PT
152	4+96.03	16.17' (RT)	GRENOUGH-ENNIS DR	7017.61	PT

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

32314

MIKE A. BRAMLETT, P.E.
 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, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

J.R. ENGINEERING
 A Westman Company

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No.	REVISION	BY	DATE

H-SCALE	1"=30'
V-SCALE	1"=3'
DATE	5/6/22
DESIGNED BY	XXX
DRAWN BY	WKN
CHECKED BY	

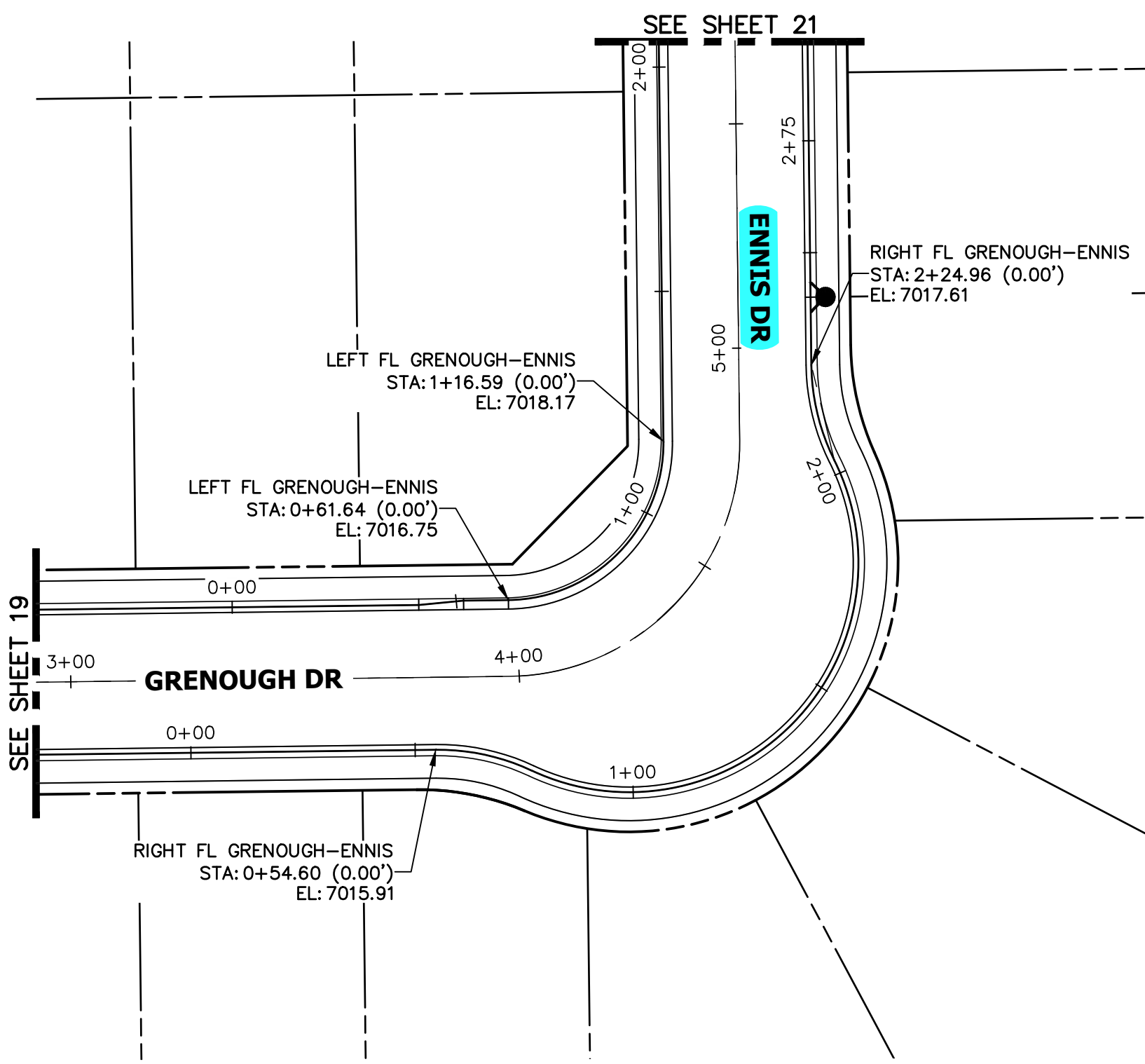
STERLING RANCH FILING 4

STREET IMPROVEMENT PLAN

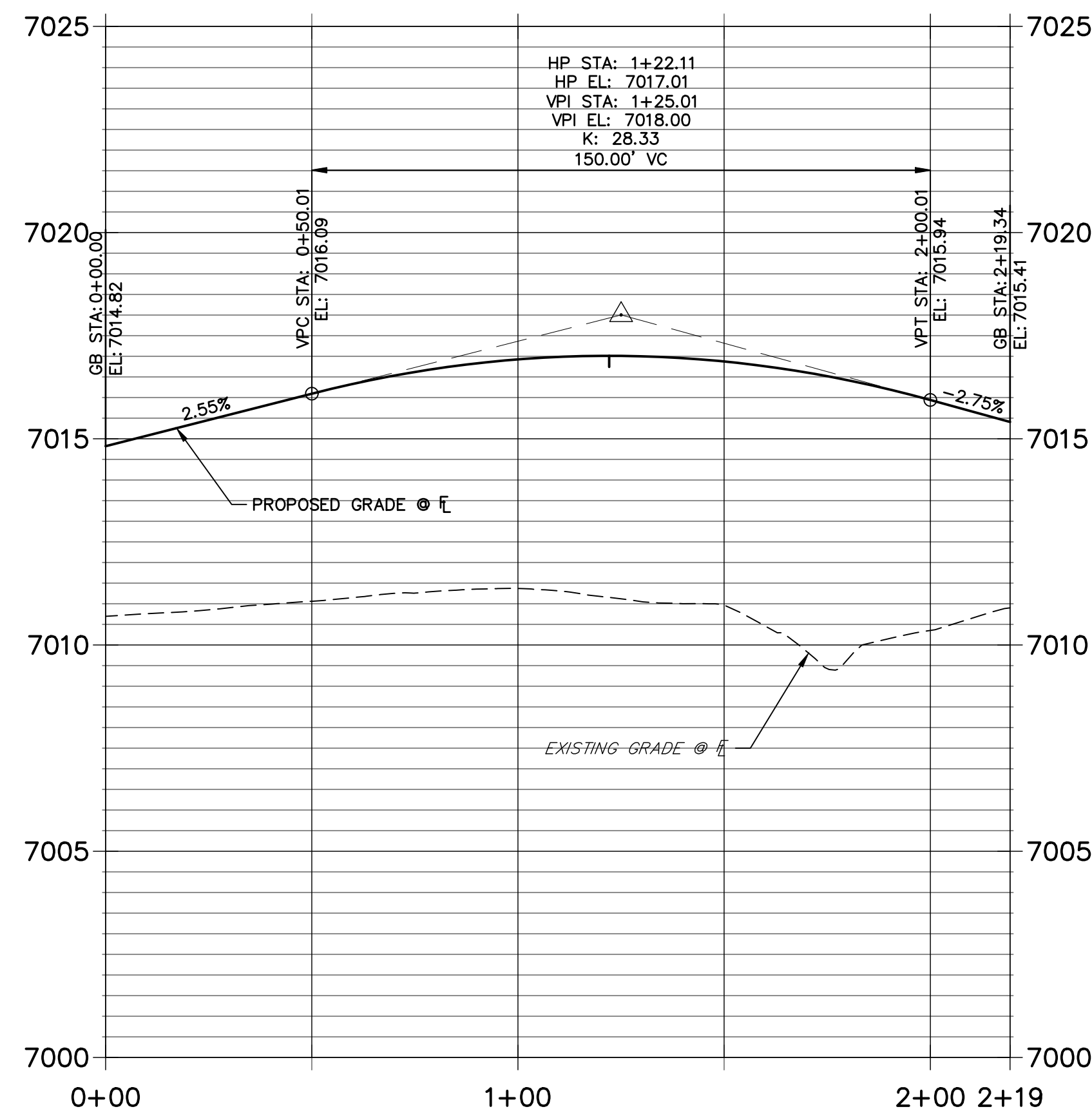
SHEET 19 OF 24

JOB NO. 25188.11

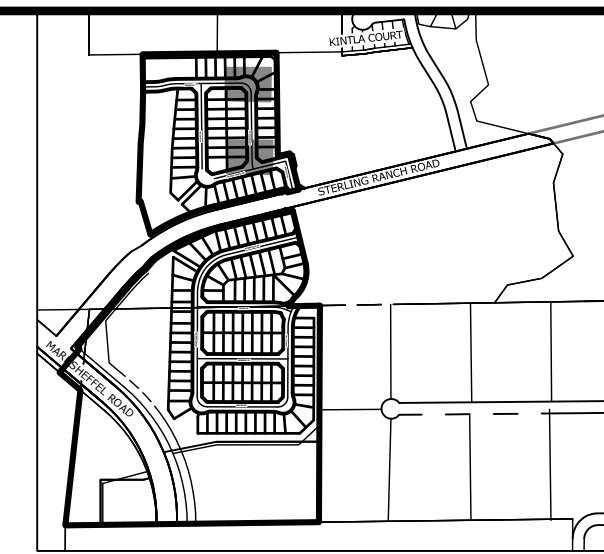
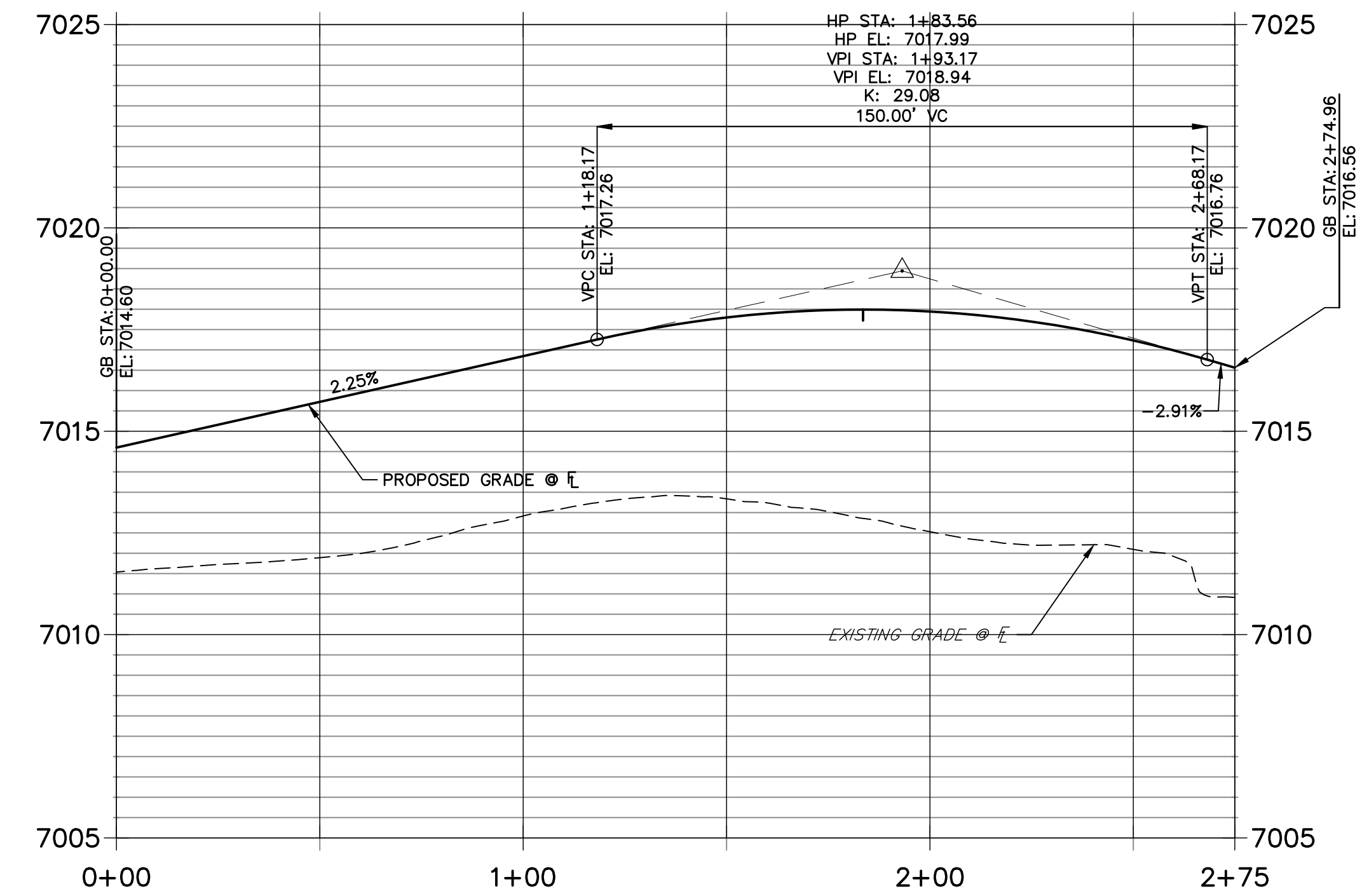
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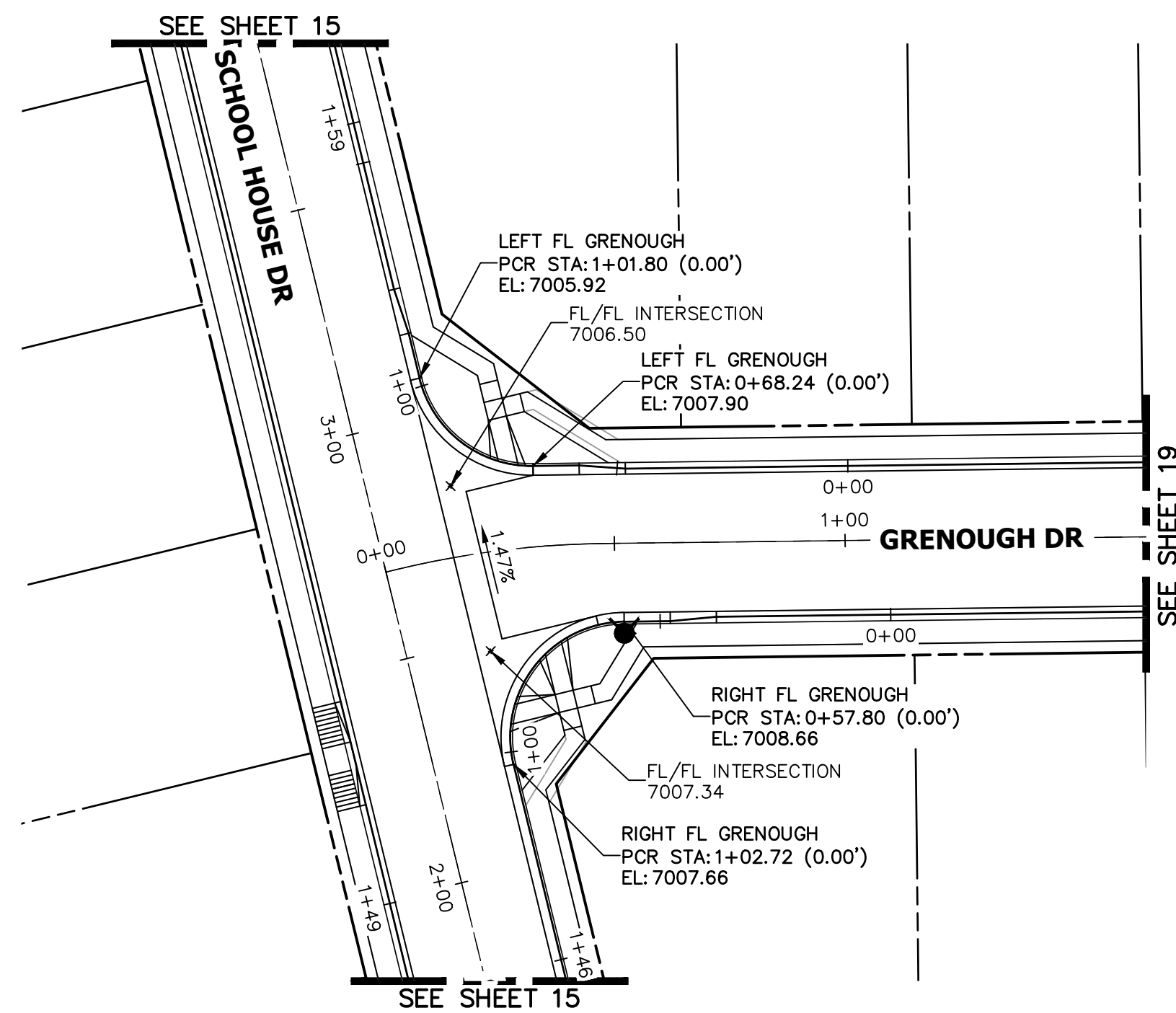
**LEFT FL GRENOUGH-ENNIS PROFILE
STA 0+00.00 TO 2+19.34**



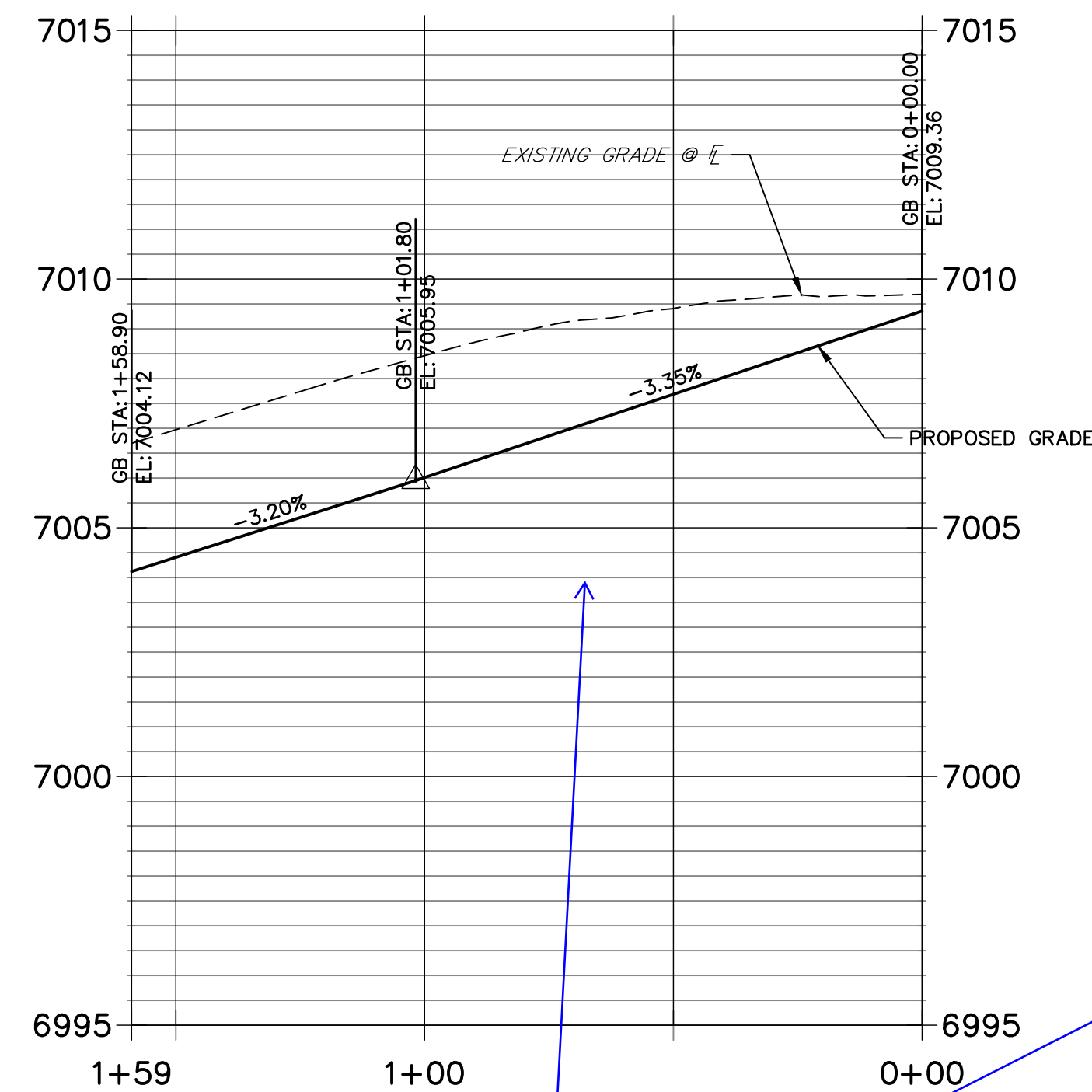
**RIGHT FL GRENOUGH-ENNIS PROFILE
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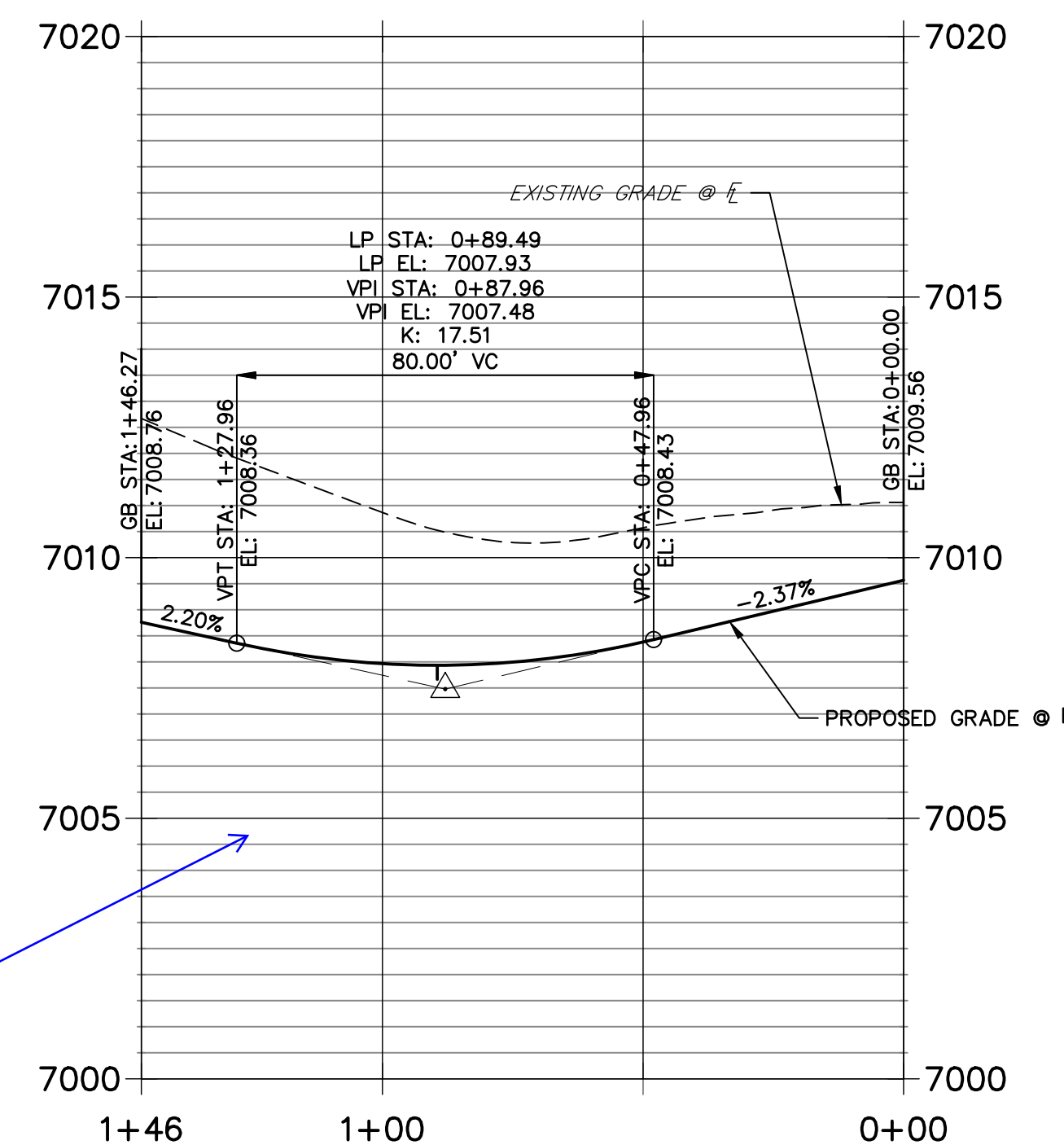
KEY MAP
SCALE: 1"=1000'



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



**RIGHT FL GRENOUGH PROFILE
STA 0+00.00 TO 1+46.27**



ADA cross-slopes
need to be <2%

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



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

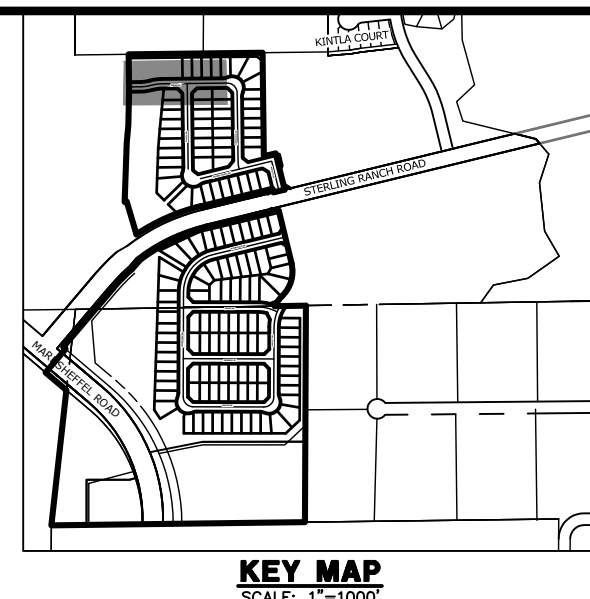
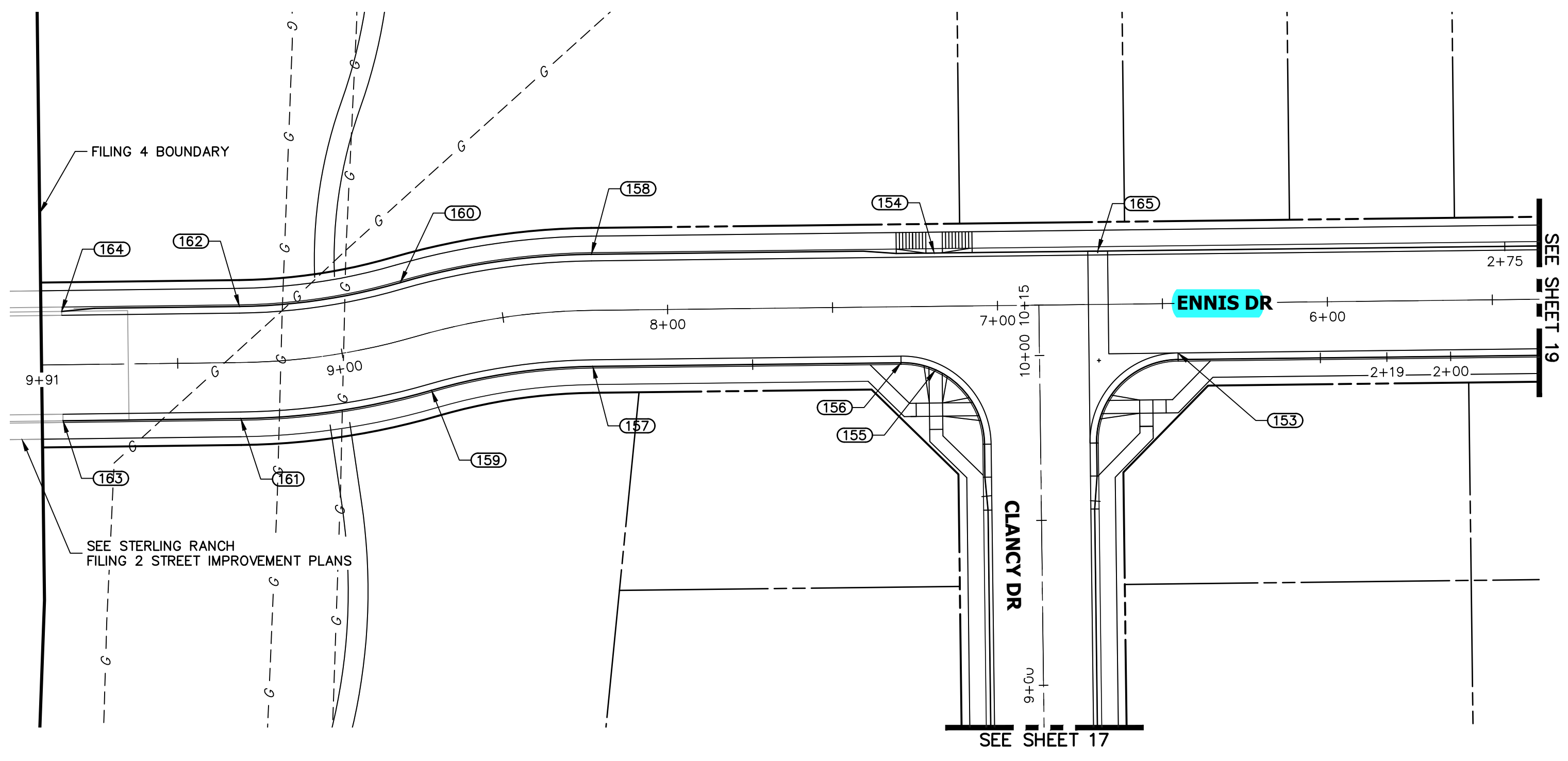
J.R. ENGINEERING
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Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

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1"=30'	1"=3'	5/6/22	XXX	WKN	

STERLING RANCH FILING 4
STREET IMPROVEMENT PLAN

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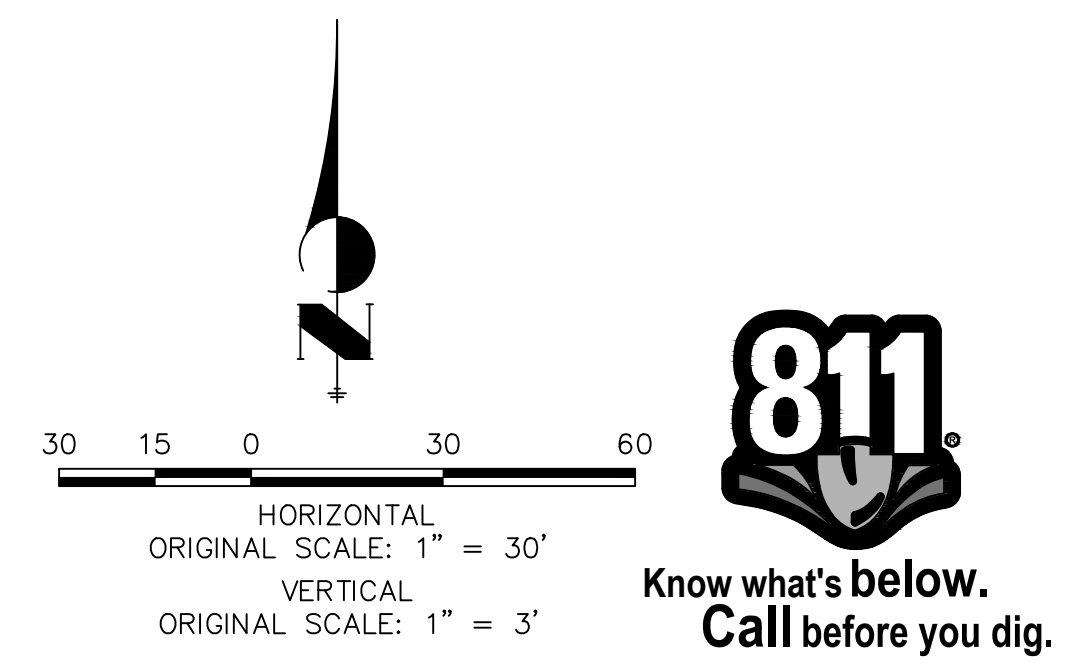
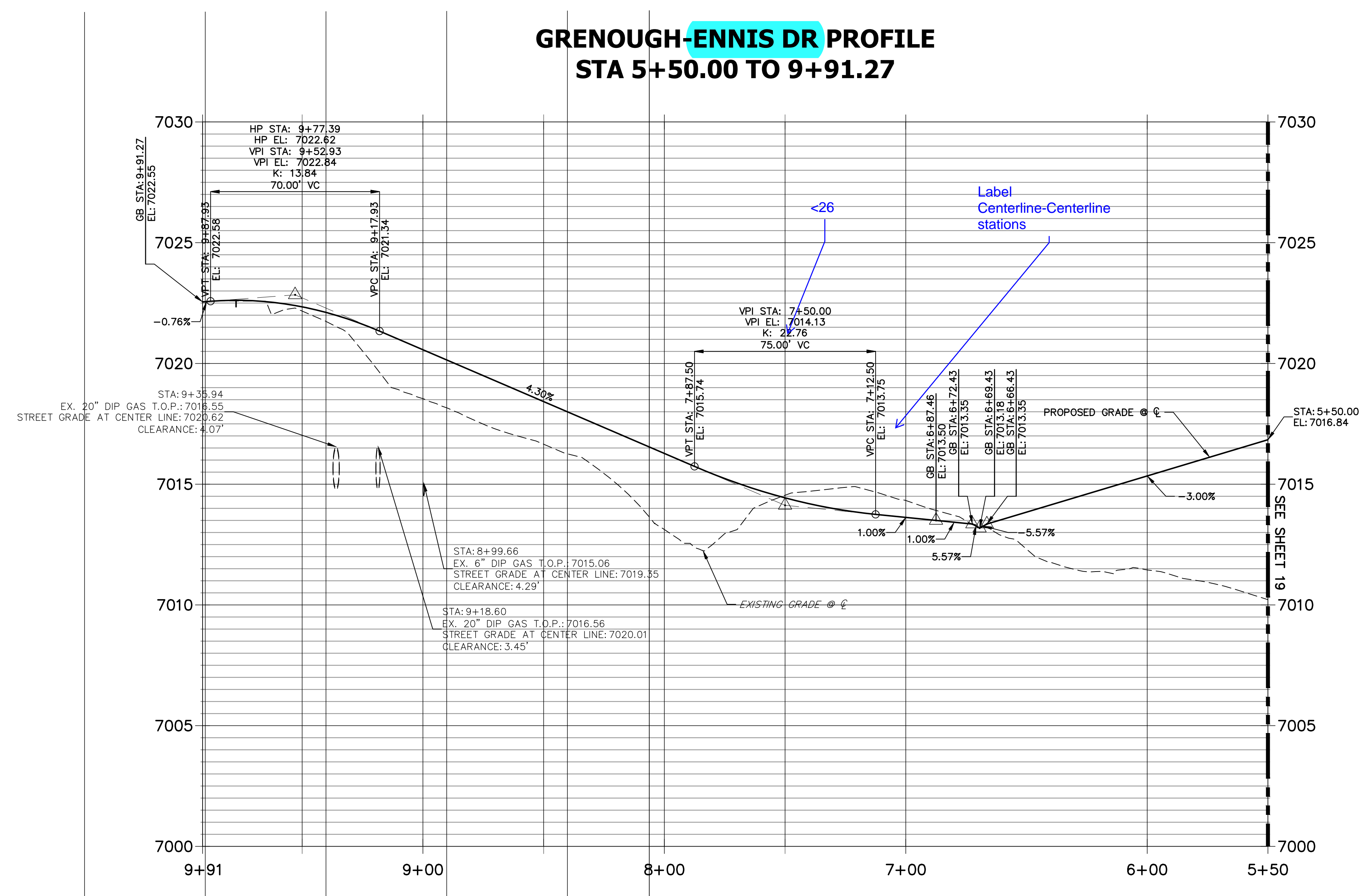
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PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT
 SUITE 200
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 471-1742

J.R. ENGINEERING
 A Westman Company
 Centennial 305-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
153	6+45.43	15.00' (LT)	GRENOUGH-ENNIS DR	7013.68	PCR
154	7+19.00	16.17' (RT)	GRENOUGH-ENNIS DR	7013.64	HC RAMP MID PT
155	7+19.00	19.28' (LT)	GRENOUGH-ENNIS DR	7013.42	HC RAMP MID PT
156	7+29.43	17.00' (LT)	GRENOUGH-ENNIS DR	7013.50	PCR
157	8+22.89	17.00' (LT)	GRENOUGH-ENNIS DR	7016.20	PC
158	8+22.89	17.00' (RT)	GRENOUGH-ENNIS DR	7016.20	PC
159	8+77.04	17.00' (LT)	GRENOUGH-ENNIS DR	7018.09	PRC
160	8+77.04	17.00' (RT)	GRENOUGH-ENNIS DR	7018.09	PRC
161	9+31.05	17.00' (LT)	GRENOUGH-ENNIS DR	7019.98	PT
162	9+31.05	17.00' (RT)	GRENOUGH-ENNIS DR	7019.98	PT
163	9+84.97	17.00' (LT)	GRENOUGH-ENNIS DR	7022.13	MATCH EX C&G
164	9+84.97	16.17' (RT)	GRENOUGH-ENNIS DR	7022.22	MATCH EX C&G
165	6+69.43	16.17' (RT)	GRENOUGH-ENNIS DR	7013.07	LOW PT

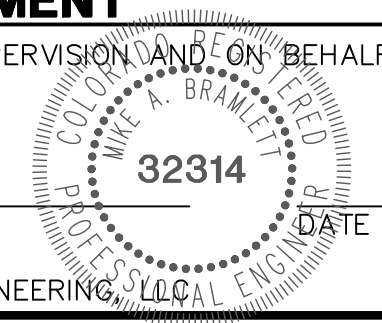
**GRENOUGH-ENNIS DR PROFILE
 STA 5+50.00 TO 9+91.27**



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

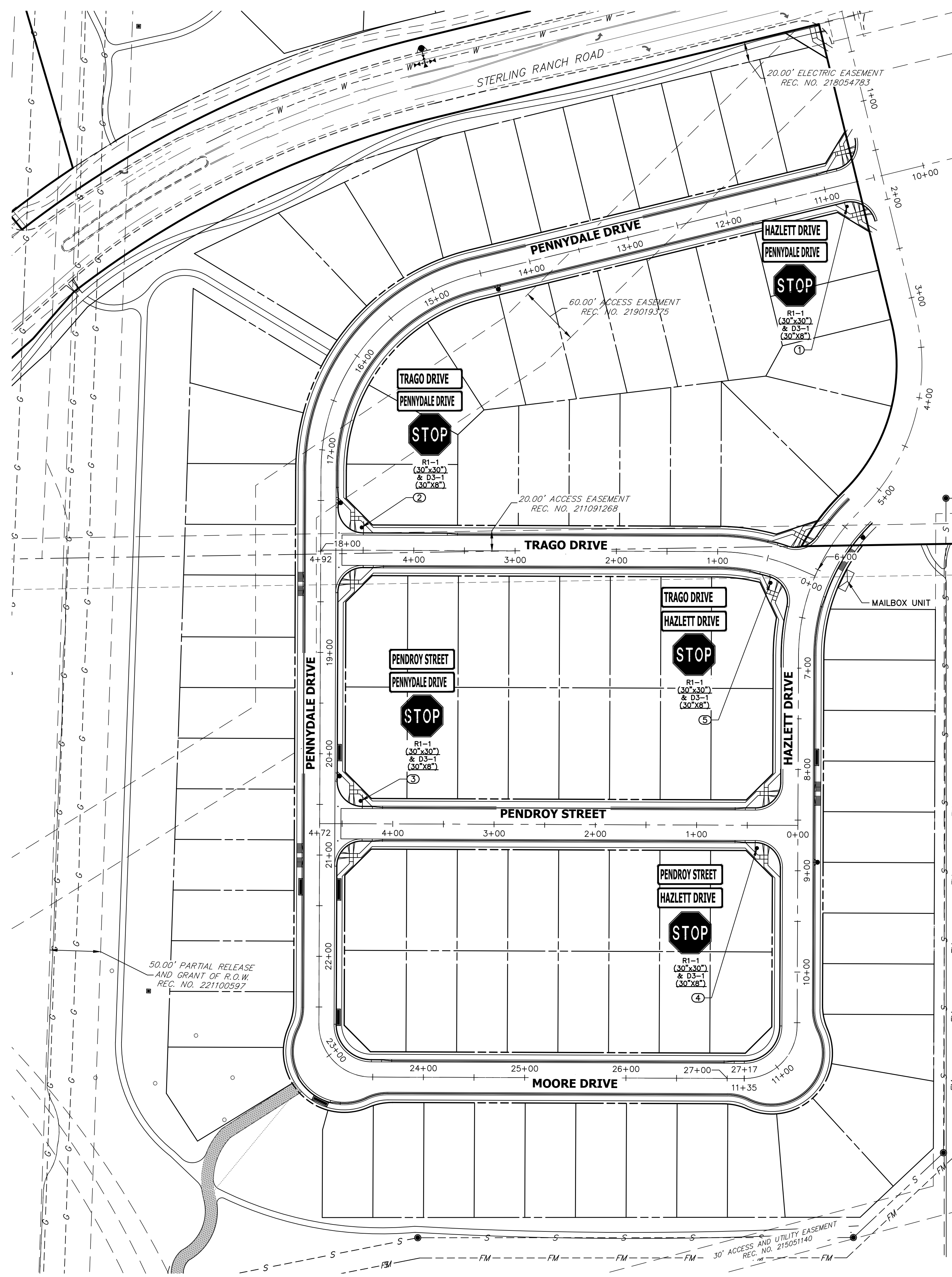


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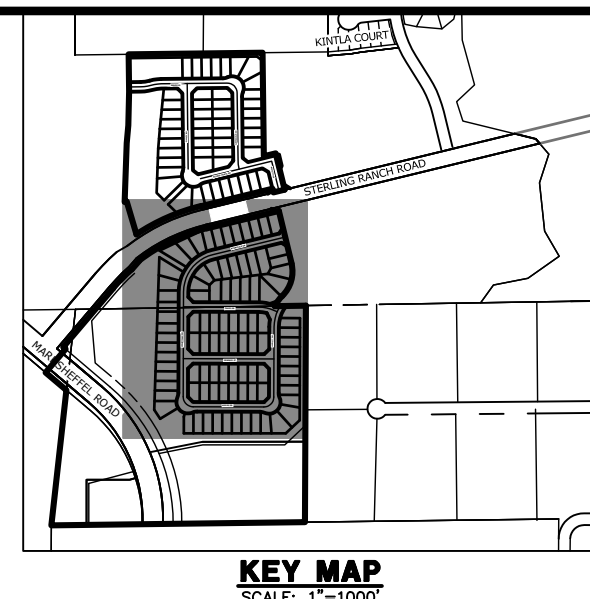
STERLING RANCH FILING 4
 STREET IMPROVEMENT PLAN

SHEET 21 OF 24
 JOB NO. 25188.11

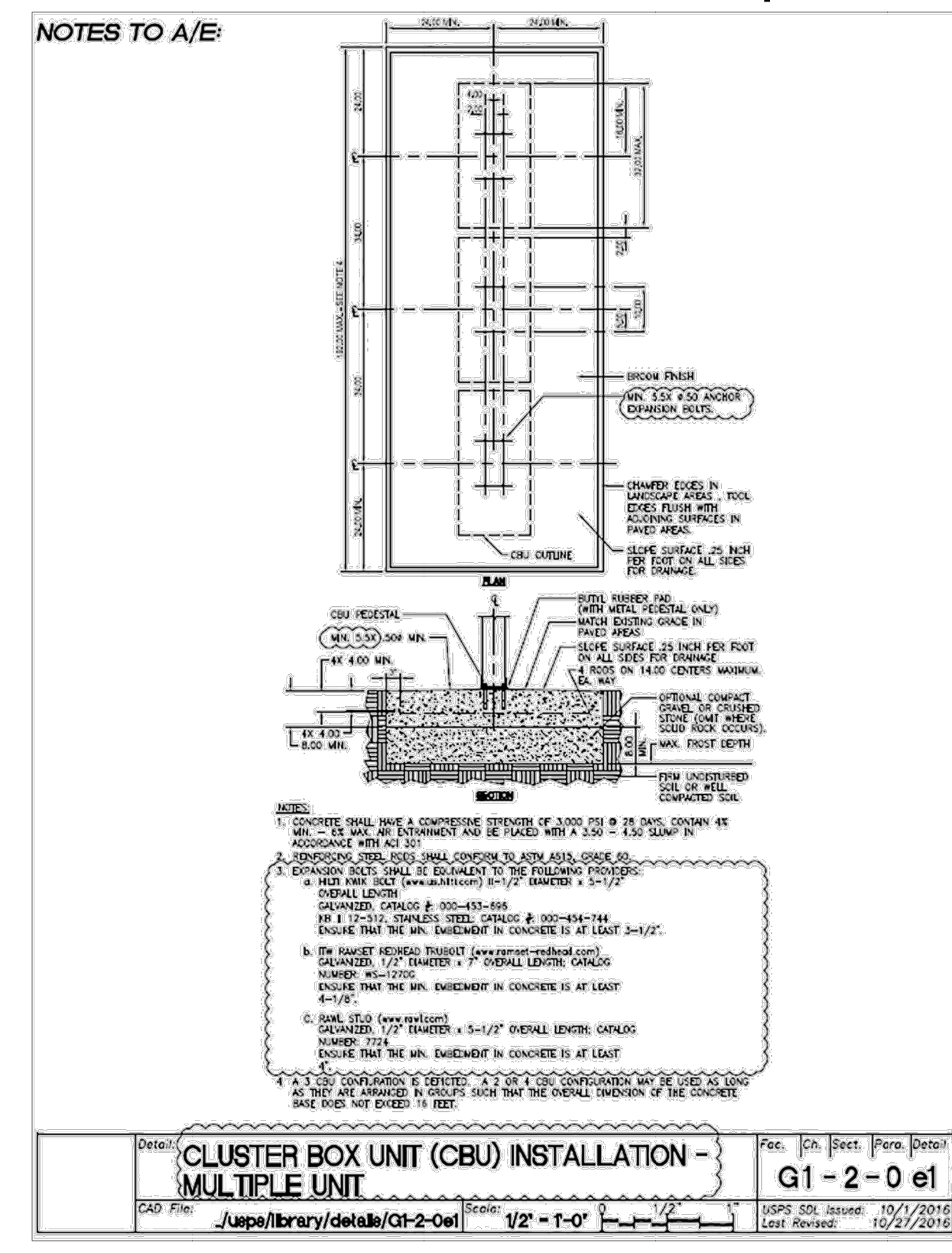
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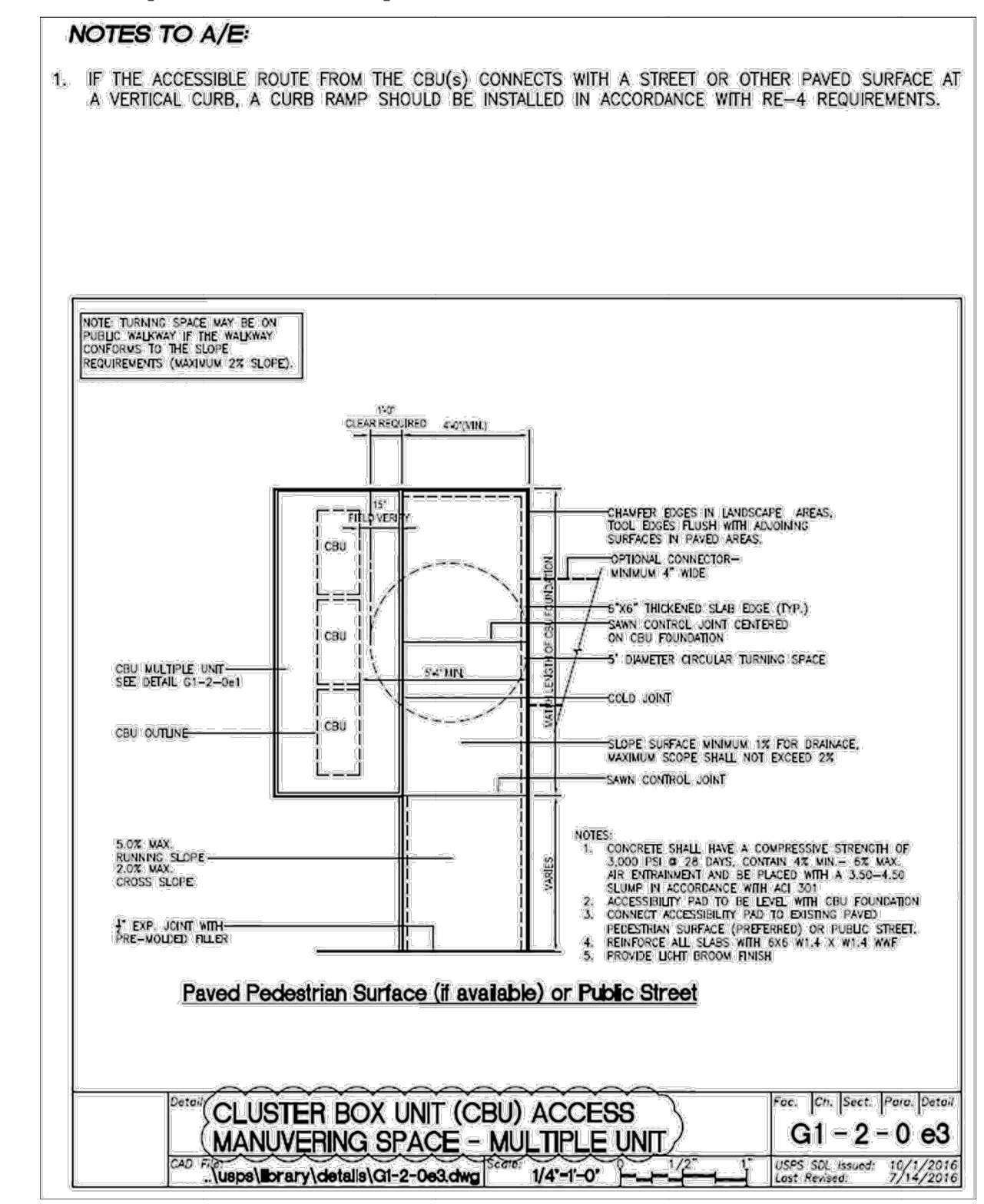
POINT TABULATION				
POINT NUMBER	STATION	OFFSET	ALIGNMENT	DESCRIPTION
1	10+82.64	21.47' (LT)	PENNYDALE-MOORE	STOP SIGN AND STREET SIGNS
2	4+51.51	22.51' (RT)	TRAGO DRIVE	STOP SIGN AND STREET SIGNS
3	4+31.78	22.57' (RT)	PENDROY STREET	STOP SIGN AND STREET SIGNS
4	0+40.39	22.56' (LT)	PENDROY STREET	STOP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

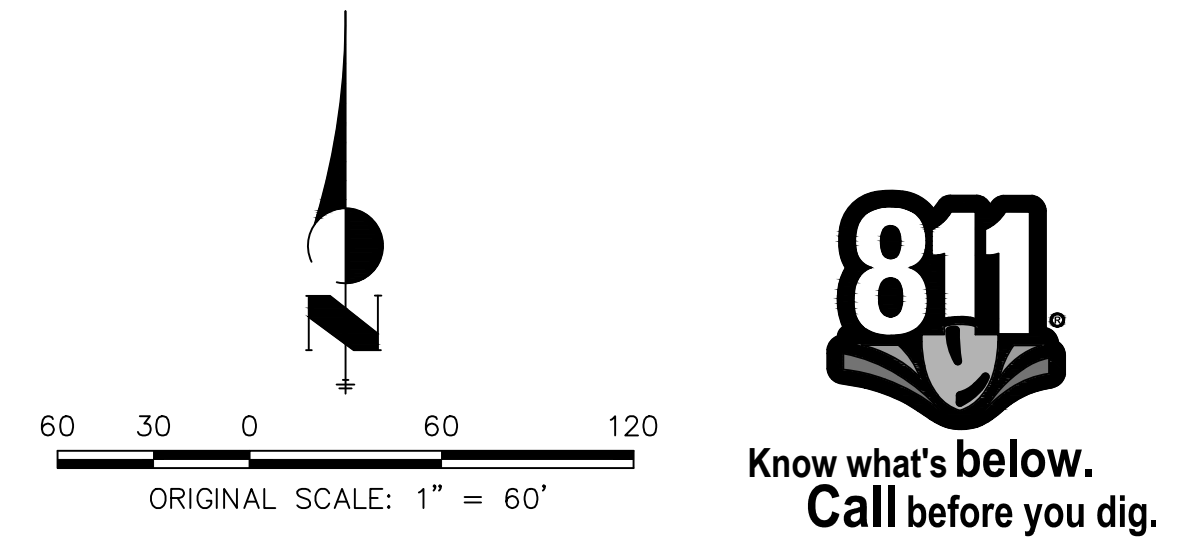


May 2020

25

May 2020

29



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

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

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

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

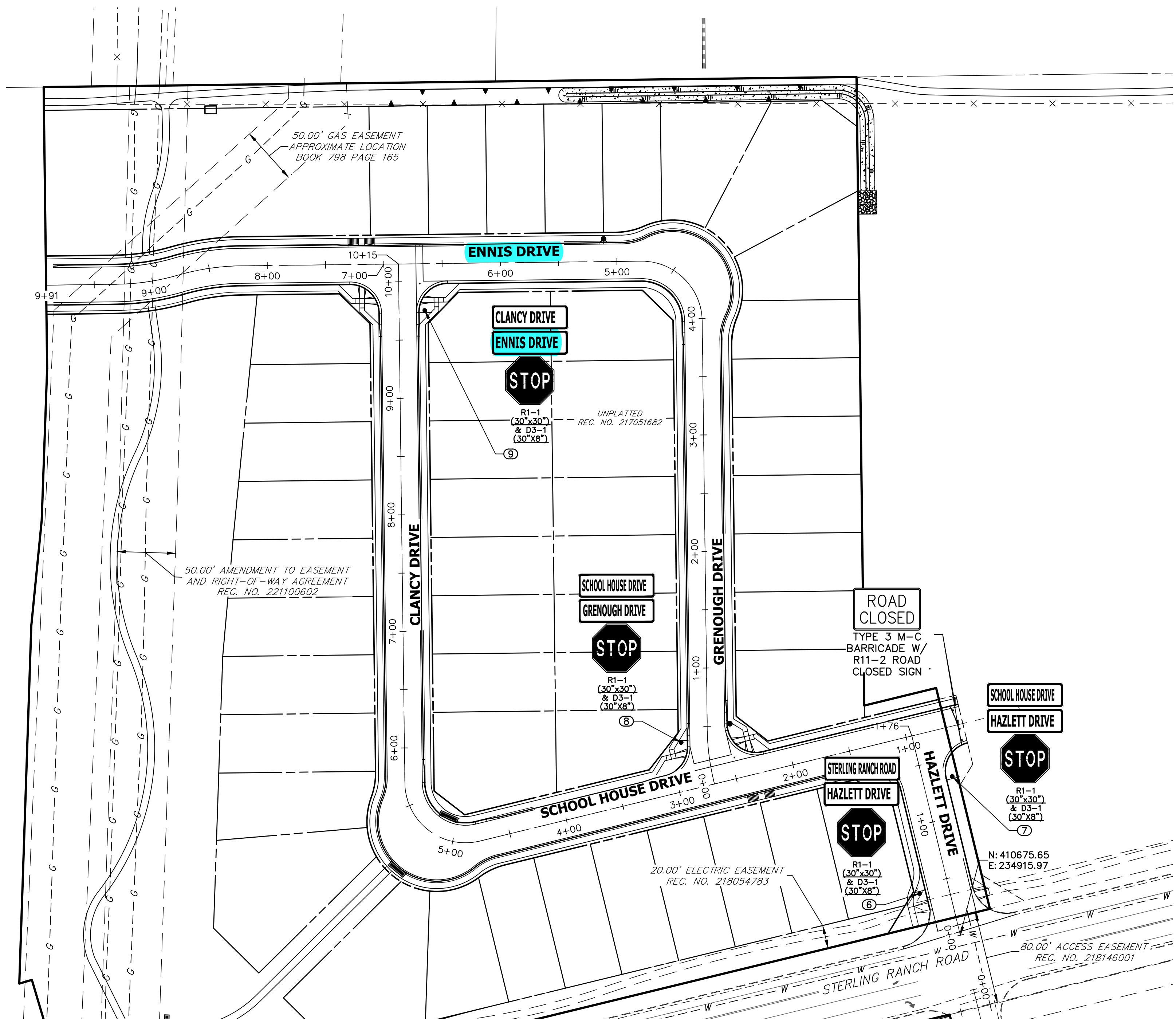
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BY	DATE	No.	REVISION

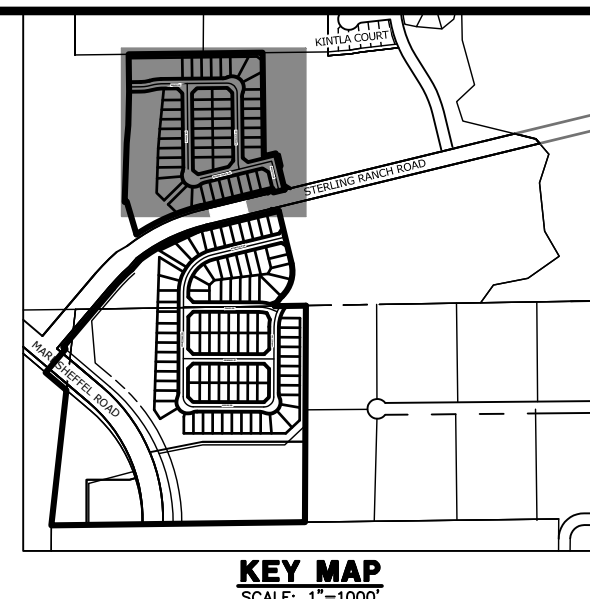
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V-SCALE: N/A
DATE: 5/6/22
DESIGNED BY: XXX
DRAWN BY: WKN
CHECKED BY:

STERLING RANCH FILING 4
STREET SIGNAGE

SHEET 22 OF 24
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+75.13	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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BY	DATE	No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=60'	N/A	5/6/22	XXX	WKN	

STERLING RANCH FILING 4
 STREET SIGNAGE
 SHEET 23 OF 24
 JOB NO. 25188.11

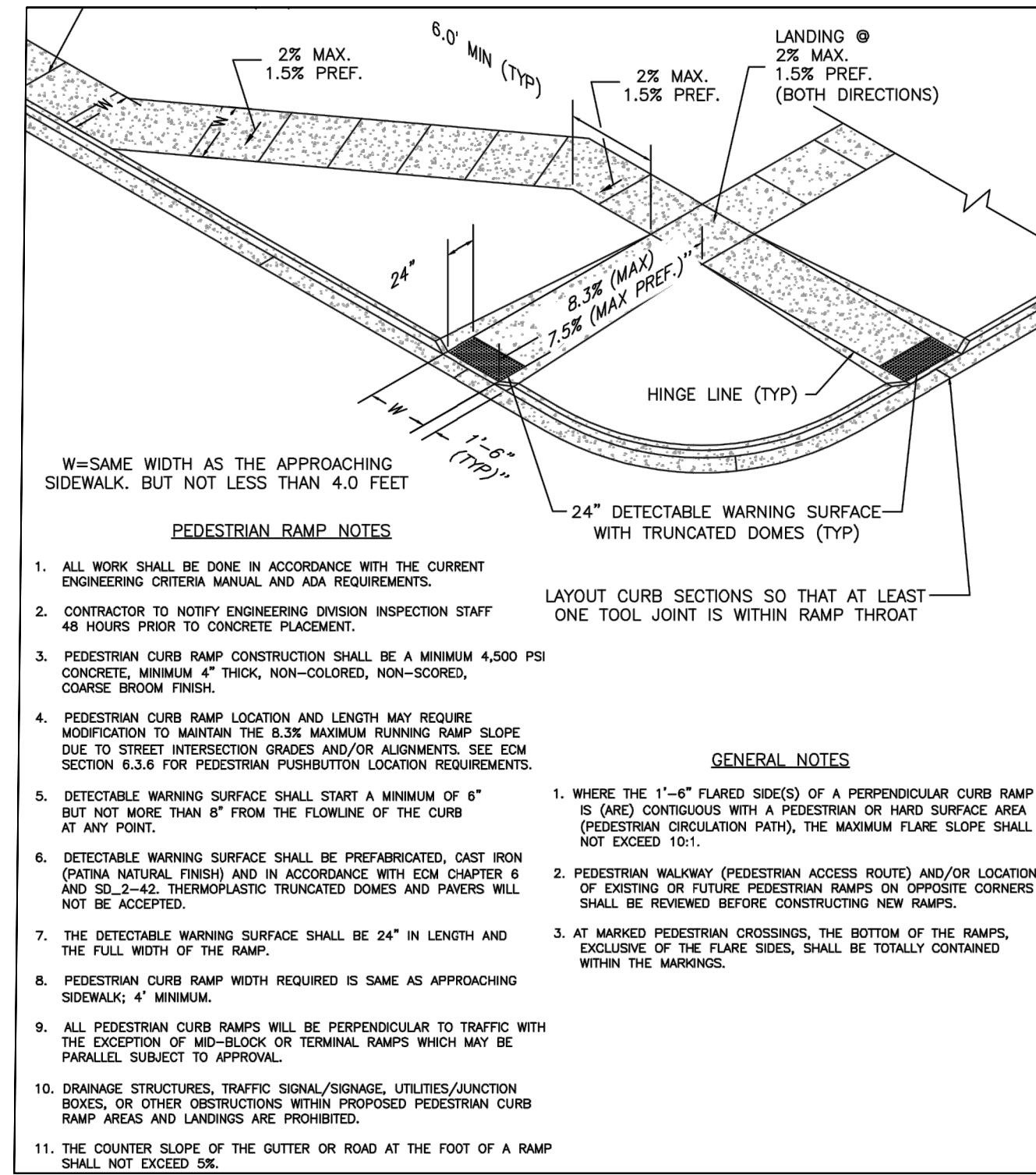
811
 Know what's below.
 Call before you dig.

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

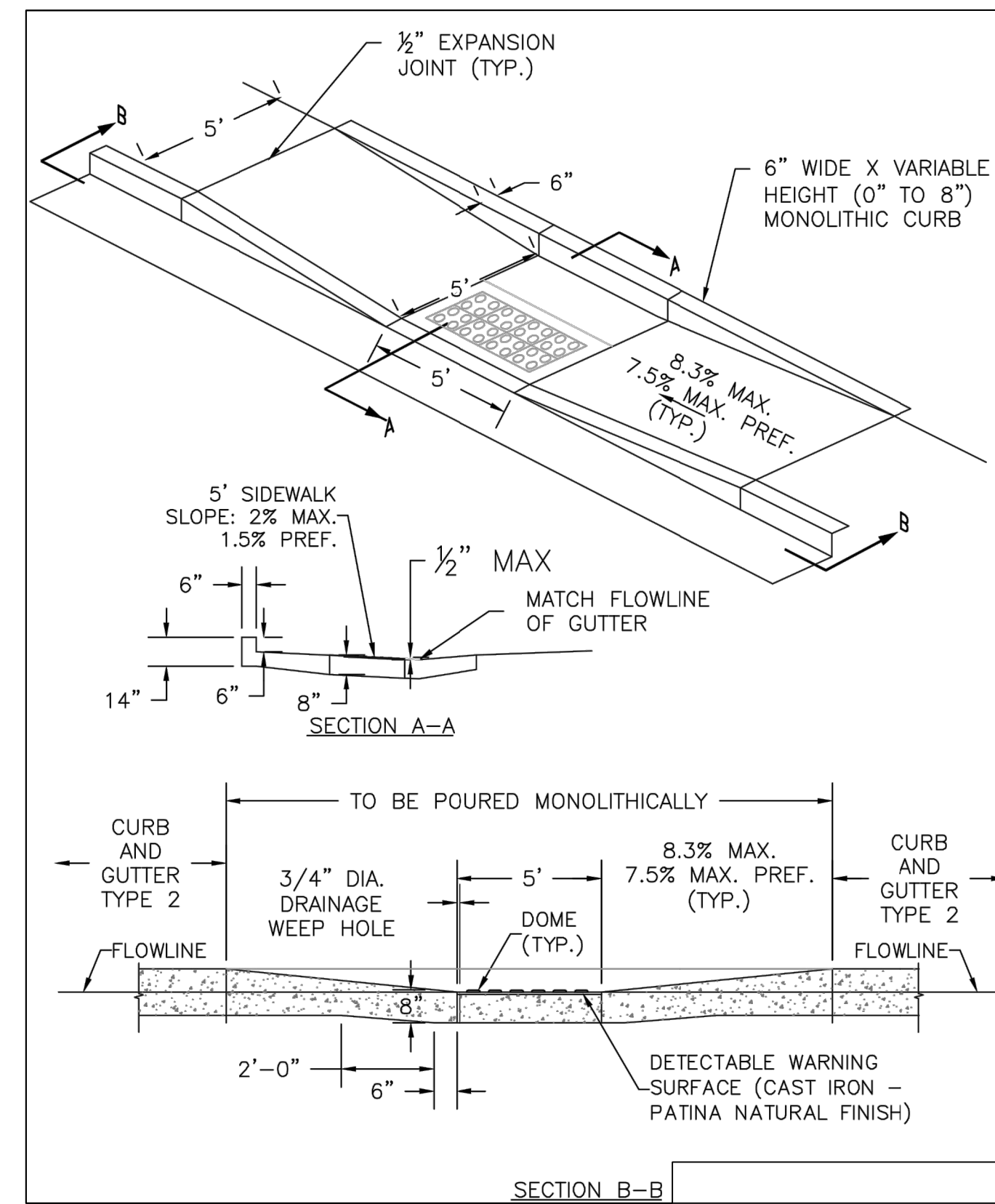
32314
 DATE

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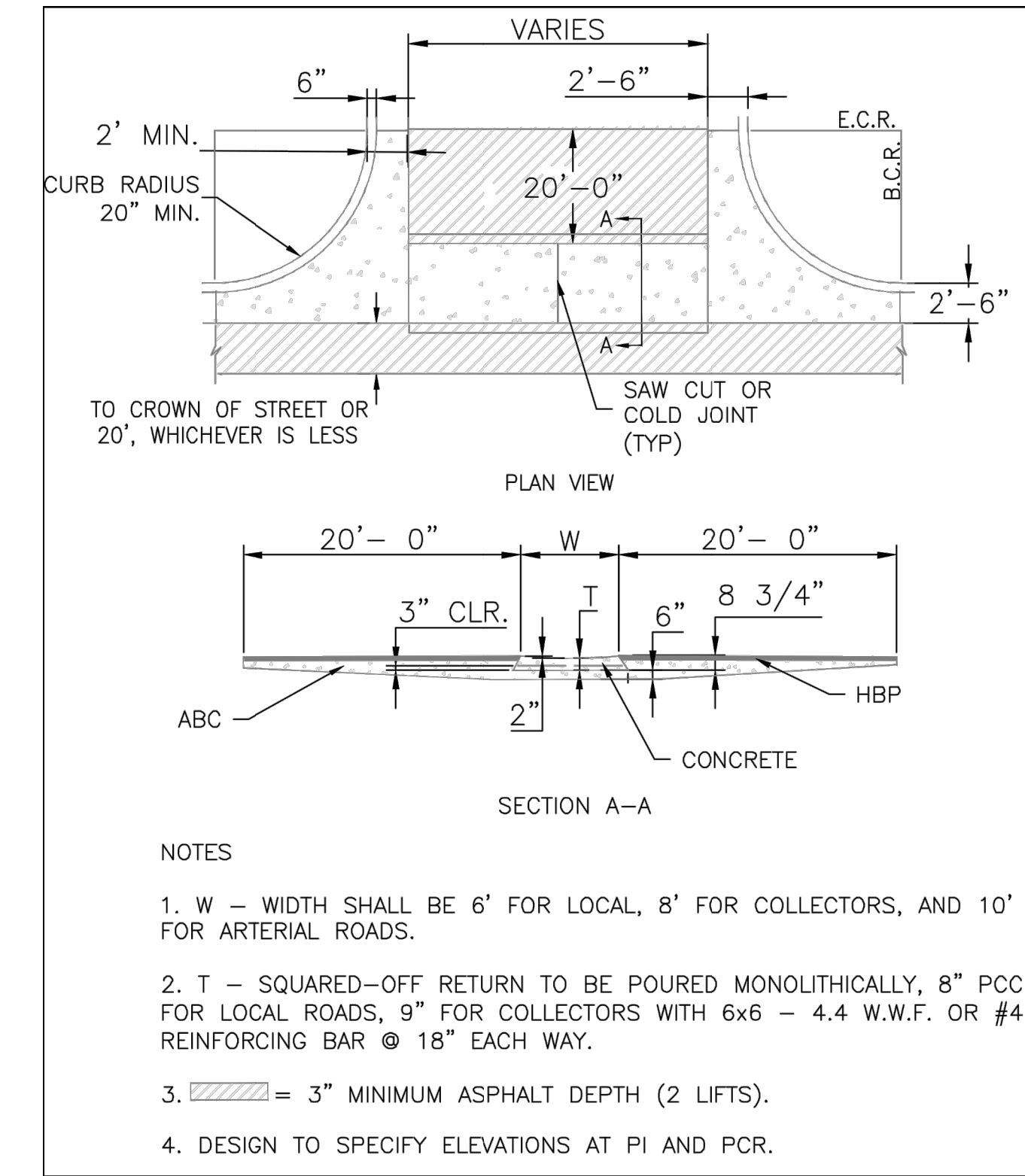
PEDESTRIAN INTERSECTION RAMP (SD 2-41)

SCALE: NTS



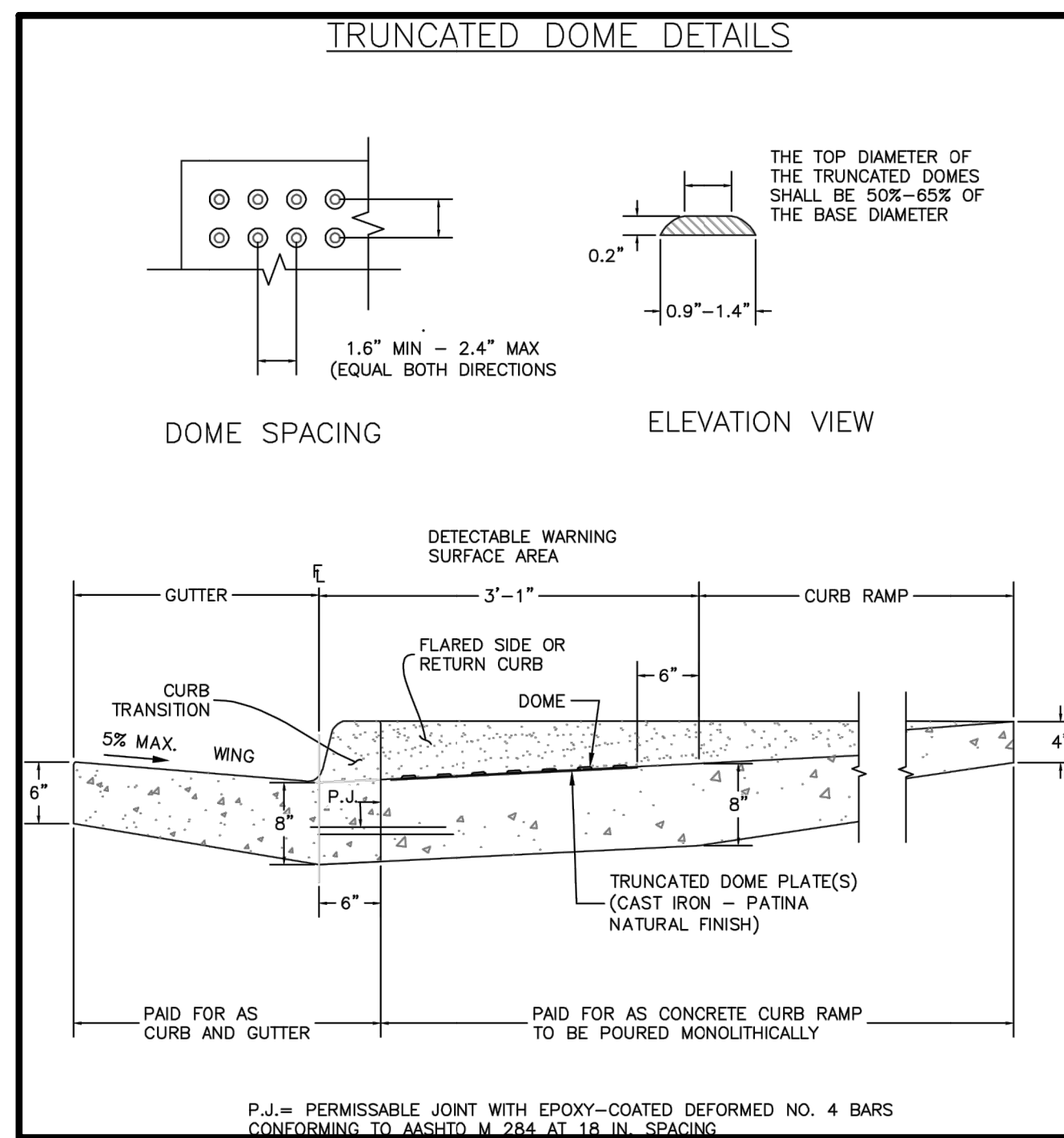
PARALLEL PEDESTRIAN RAMP DETAIL (SD 2-50)

SCALE: NTS



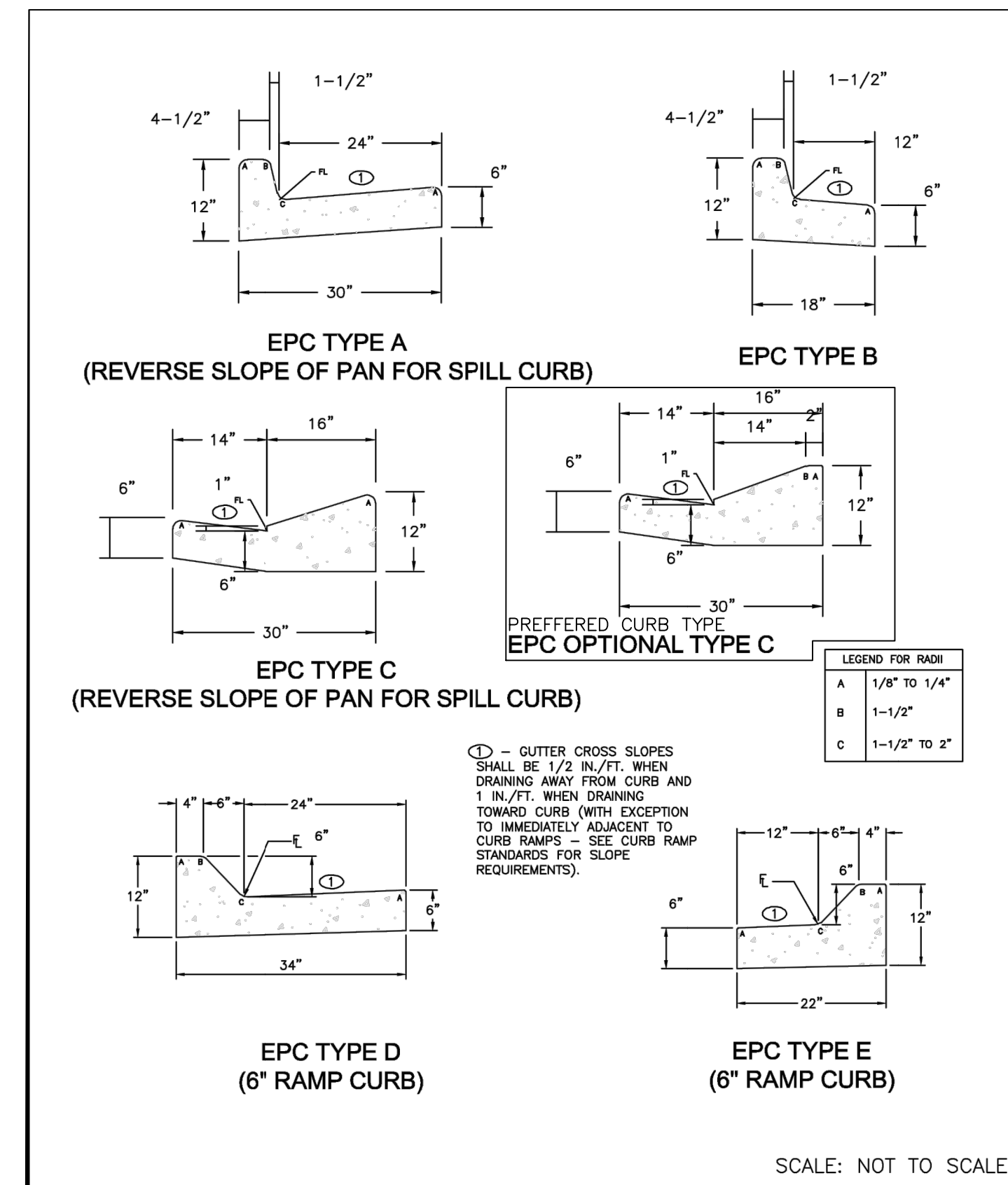
TYPICAL CROSS PAN LAYOUT DETAIL (SD 2-26)

SCALE: NTS



DETECTABLE WARNING SURFACE DETAILS (SD 2-42)

SCALE: NTS



TYPICAL CURB AND GUTTER DETAILS (SD 2-20)

SCALE: NTS

Provide standard details for knuckles, curb returns, C&G transitions...

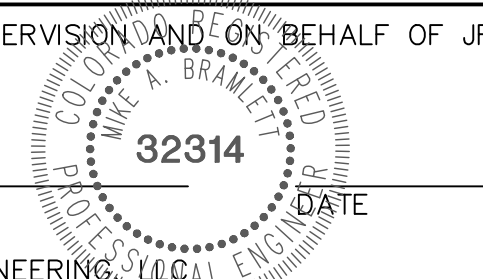


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MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314

DATE FOR AND ON BEHALF OF JR ENGINEERING, LLC



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

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

J.R. ENGINEERING
A WestHam Company
Central 303-740-9888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jr-engineering.com

No.	REVISION	BY	DATE

STERLING RANCH FILING 4

DETAILS

DESIGNED BY: AJH
DRAWN BY: WKN
CHECKED BY:

DATE: 5/6/22

H-SCALE: N/A
V-SCALE: N/A

811
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MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314

DATE: FOR AND ON BEHALF OF JR ENGINEERING, LLC

32314

SHEET 24 OF 24

JOB NO. 25188.11

STERLING RANCH FILING 4

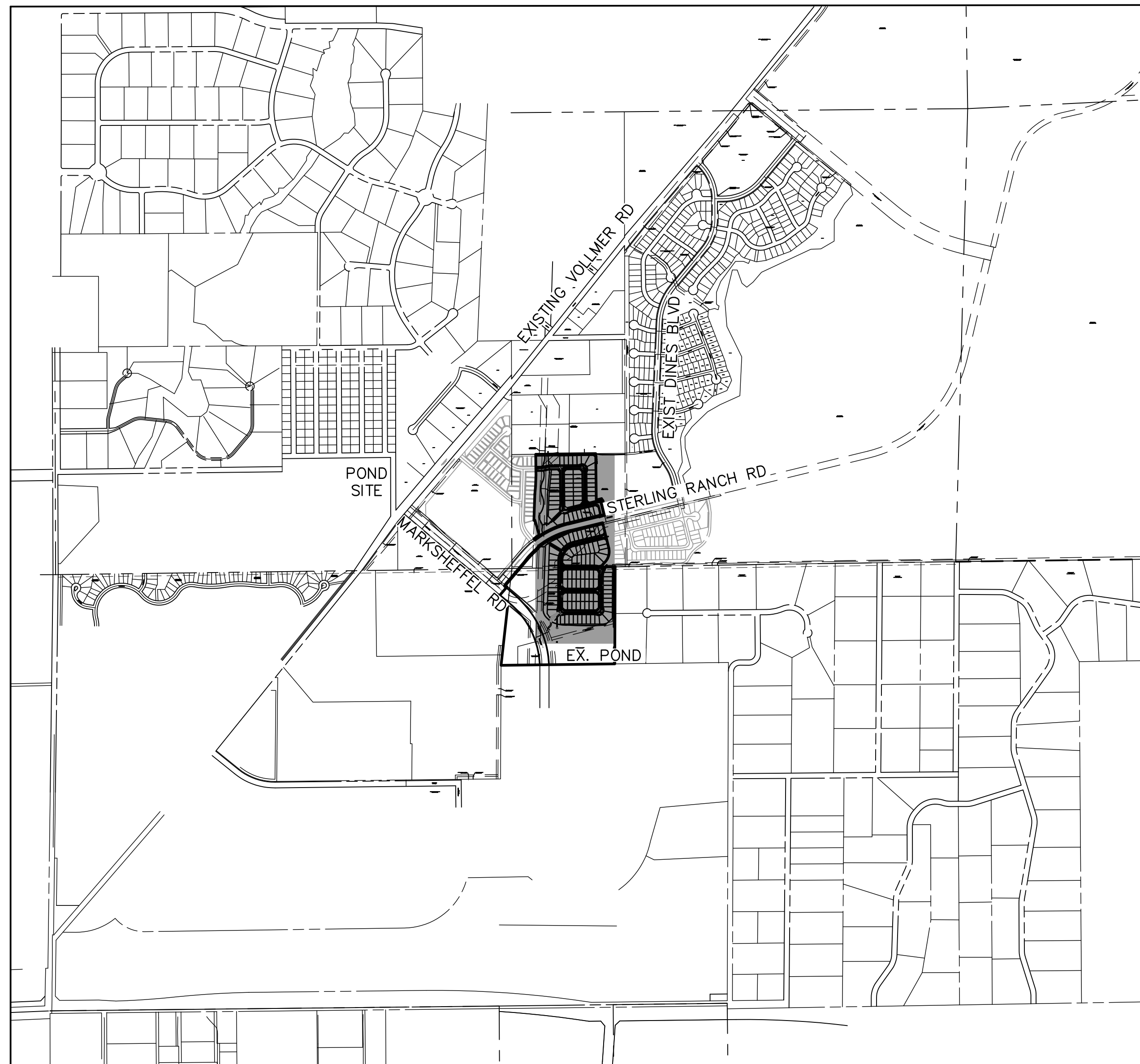
COUNTY OF EL PASO, STATE OF COLORADO

STORM SEWER PLANS

MAY 2022

AGENCIES

OWNER/DEVELOPER:	SR LAND, LLC 20 BOULDER CRESCENT, SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742
CIVIL ENGINEER:	JR ENGINEERING, LLC 5475 TECH CENTER DRIVE COLORADO SPRINGS, CO 80919 MIKE BRAMLETT P.E. (303) 267-6240
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 JEFF RICE, P.E. (719) 520-6300
TRAFFIC ENGINEERING:	EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JENNIFER IRVINE, P.E. (719) 520-6460
WATER RESOURCES:	STERLING RANCH METRO DISTRICT ENGINEERS JDS-HYDRO CONSULTANTS 545 E. PIKES PEAK AVE., SUITE 300 COLORADO SPRINGS, CO 80903 JOHN MCGINN (719) 668-8769
FIRE DISTRICT:	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300
GAS DEPARTMENT:	COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556
ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283
COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674
STORMWATER	STORMWATER ENTERPRISE 30 S. NEVADA AVENUE, SUITE 401 COLORADO SPRINGS, CO 80903
COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674
STORMWATER:	STORMWATER ENTERPRISE 30 S. NEVADA AVENUE, SUITE 401 COLORADO SPRINGS, CO 80903 (719) 385-5980
TRAFFIC:	TRAFFIC AND TRANSPORTATION ENGINEERING 30 S. NEVADA AVE. COLORADO SPRINGS, CO 80903 (719)-385-5908
GAS:	STEPHEN BACON SR. ROW AGENT II COLORADO INTERSTATE GAS CO. (KINDER MORGAN) 2 N. NEVADA AVE. COLORADO SPRINGS, CO 80903 719-659-5936
GAS:	CRAIG KEIRSEY REAL ESTATE MAGELLAN MIDSTREAM PARTNERS, L.P. ONE WILLIAMS CENTER, OTC-6, TULSA, OK 74172 918-574-7986



VICINITY MAP
SCALE : 1"=1,000'



SHEET INDEX

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

BENCHMARKS

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

OWNER/DEVELOPER STATEMENT

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

JAMES F. MORLEY _____ 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.

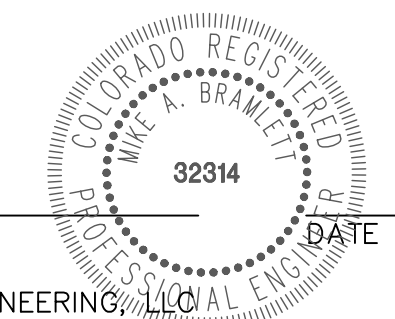
JENNIFER IRVINE, P.E. _____ DATE _____

COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

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

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



DISTRICT APPROVALS

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

FOR AND ON BEHALF OF THE STERLING RANCH METRO DISTRICT _____ DATE _____

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

PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
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STERLING RANCH FILING 4	COVER SHEET
SHEET 1 OF 11	JOB NO. 25188.11



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FILE NO. SF-22-XXX
030

STANDARD CONSTRUCTION NOTES:

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIME INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY ENGINEERING CRITERIA MANUAL VOLUMES 1 AND 2.
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARDS SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
 - CDOT M&S STANDARDS.
- IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ACCURACY SHOW EXISTING CONDITION BOTH ONSITE AND OFFSITE ON THE CONSTRUCTION PLANS. ANY MODIFICATION NECESSARY DUE TO CONFLICT OMISSIONS OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPERS RESPONSIBILITY TO RECTIFY.
- IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORM WATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, US ARMY CORPS OF ENGINEER ISSUED 401 AND/OR 404 PERMITS AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- ANY TEMPORARY SIGNAGE AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PCD AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFFSITE DISTURBANCE GRADING, OR CONSTRUCTION.

STORM SEWER GENERAL NOTES

- ALL STATIONING IS ALONG STORM SEWER CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE INVERT UNLESS OTHERWISE INDICATED.
- ALL STORM SEWER BENDS AND WYES SHOWN ON THE PLAN SHALL BE PREFABRICATED.
- HORIZONTAL AND VERTICAL BENDS ARE INDICATED ON THE PLANS.
- JOINTS SHALL BE IN ACCORDANCE WITH ASTM C443 "STANDARD SPECIFICATIONS FOR JOINTS FOR CIRCULAR CONCRETE SEWER AND CULVERT PIPE USING RUBBER GASKET." IN NO CASE SHALL THE MAXIMUM JOINT OPENING FOR STRAIGHT ALIGNMENT EXCEED 1 INCH OR ONE AND ONE-HALF INCH ON CURVED ALIGNMENT. Specify watertight joints and 100-year service life
- INLET DIMENSIONS SHOWN ON PLANS REFER TO DISTANCES FROM INSIDE FACES OF BOX BETWEEN THE WIDTHS AND LENGTHS.
- MANHOLE WIDTHS AND LENGTHS SHOWN ON PLAN REFER TO THE EXTERIOR WALL DIMENSIONS.
- ALL STORM SEWER SHALL BE A MINIMUM OF CLASS III REINFORCED CONCRETE PIPE. SPECIFIC SEGMENTS OF STORM SEWER SHALL BE REQUIRED TO BE CONSTRUCTED OF A MINIMUM OF 5000 PSI CONCRETE DUE TO EXCESSIVE VELOCITIES. REFER TO ADDITIONAL NOTES WITHIN CONSTRUCTION PLANS.
- SINCE ALL PIPE ENTRIES INTO THE BASE ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
- THE MH RING (FRAME) SHALL BE SET IN A BED OF GROUT. THE FRAME SHALL BE SURROUNDED WITH A GROUT IN UNPAVED AREA, OR A CONCRETE COLLAR IN PAVED AREA.
- PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO ASTM C 478 (AASHTO M 199).
- CAST IN PLACE MANHOLES SHALL BE CLASS B CONCRETE.
- STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 3'-6" AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
- ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI. VERTICAL STEEL SHALL BE PLACED AT ̸ OF WALL. ALL BARS SHALL HAVE A 2" MINIMUM CLEARANCE.
- FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING WITH CLASS B CONCRETE OR APPROVED GROUT.
- STUB-OUTS SHALL EXTEND 4 FT MINIMUM BEYOND OUTSIDE WALL SURFACE OF MANHOLE AND BE SATISFACTORILY PLUGGED.
- CHECK WITH THE LOCAL GOVERNMENT AUTHORITY FOR ANY ADDITIONAL STORM SEWER SPECIFICATIONS, DETAILS, OR REGULATIONS.
- THE SLOPE OF THE MANHOLE COVER SHALL MATCH THE ROADWAY PROFILE AND CROSS SLOPE.
- THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURES TO THE ENGINEER FOR REVIEW PRIOR TO INSTALLATION.

SOIL RIPRAP NOTES:

- THE SOIL MATERIAL SHALL BE NATIVE OR TOPSOIL AND MIXED WITH SIXTY FIVE PERCENT (65%) RIPRAP AND THIRTY FIVE PERCENT (35%) SOIL BY VOLUME.
- SOIL RIPRAP SHALL CONSIST OF A UNIFORM MIXTURE OF SOIL AND RIPRAP WITHOUT VOIDS.
- CONTRACTOR SHALL COOPERATE WITH ENGINEER IN OBTAINING AND PROVIDED SAMPLES OF ALL SPECIFIED MATERIALS.
- CONTRACTOR SHALL SUBMIT CERTIFIED LABORATORY TEST CERTIFICATES FOR ALL ITEMS REQUIRED FOR SOIL RIPRAP.
- RIPRAP USED SHALL BE THE TYPE DESIGNATED ON THE DRAWINGS AND SHALL CONFORM TO TABLE SHOWN TO THE RIGHT.
- THE RIPRAP DESIGNATION AND TOTAL THICKNESS OF RIPRAP SHALL BE AS SHOWN ON THE DRAWINGS. THE MAXIMUM STONE SIZE SHALL NOT LARGER THAN THE THICKNESS OF THE RIPRAP.
- NEITHER WIDTH NOR THICKNESS OF A SINGLE STONE OF RIPRAP SHALL BE LESS THAN ONE-THIRD (1/3) OF ITS LENGTH.
- THE SPECIFIC GRAVITY OF THE RIPRAP SHALL BE TWO AND ONE-HALF (2.5) OR GREATER.
- MINIMUM DENSITY FOR ACCEPTABLE RIPRAP SHALL BE ONE HUNDRED AND SIXTY FIVE (165) POUNDS PER CUBIC FOOT.
- RIPRAP SPECIFIC GRAVITY SHALL BE ACCORDING TO THE BULK-SATURATED, SURFACE-DRY BASIS, IN ACCORDANCE WITH AASHTO T85.
- BROKEN CONCRETE OR ASPHALT PAVEMENT SHALL NOT BE ACCEPTABLE FOR USE IN THE WORK.
- ROUNDED RIPRAP (RIVER ROCK) IS NOT ACCEPTABLE, UNLESS SPECIFICALLY DESIGNATED ON THE DRAWINGS.

STRUCTURAL CONCRETE NOTES:

- ALL CONSTRUCTION INVOLVING THE PLACEMENT OF STRUCTURAL CONCRETE SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD SPECIFICATIONS, AND AS SUPPLEMENTED BY THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION.
- STEEL REINFORCING SHALL BE GRADE 60 FOR ALL REINFORCING STEEL GREATER THAN #4. SPLICING, LAP SPLICING SHALL BE MINIMUM IN THE FOLLOWING TABLE UNLESS OTHERWISE SPECIFIED:

BAR SIZE	#4	#5	#6	#7	#8
SPLICE LENGTH	1'-9"	2'-2"	2'-7"	3'-4"	4'-3"

 ALL REINFORCING SHALL HAVE A 2-INCH MINIMUM COVER UNLESS OTHERWISE SPECIFIED. ALL REINFORCED STEEL TO BE EPOXY COATED.
- CAST-IN-PLACE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f_c) OF 4,000 PSI AT 28 DAYS. ALL CONCRETE PLACED AGAINST SOIL SHALL BE TYPE II PORTLAND CEMENT. ALL EXPOSED CORNERS SHALL BE FORMED WITH A 3/4" CHAMFER UNLESS OTHERWISE SPECIFIED.
- EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213.
- BACKFILL AGAINST STRUCTURES SHALL NOT COMMENCE UNTIL ALL SUPPORTING DIAPHRAGMS ARE IN PLACE AND CONCRETE HAS OBTAINED ITS FULL SEVEN DAY STRENGTH. BACKFILL SHALL BE PLACED EQUALLY ON EACH SIDE OF RETAINING WALL STRUCTURES AND CUTOFF WALLS UNTIL THE FINAL GRADE IS REACHED.
- FOOTING EXCAVATIONS SHALL BE EXAMINED BY THE GEOTECHNICAL ENGINEER WITH A 24-HOUR MINIMUM NOTIFICATION FOR SOIL AND/OR CONCRETE TESTING. PLACEMENT OF CONCRETE IN THE ABSENCE OF TESTING SHALL BE COMPLETED AT THE SOLE RISK OF THE CONTRACTOR.
- PRIOR TO THE PLACEMENT OF CONCRETE IN AREAS WHERE SOIL IS PRESENT, THE SOIL SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6-INCHES. THE MOISTURE CONTENT SHALL BE ADJUSTED TO WITHIN PLUS OR MINUS 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT AND RECOMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION (AASHTO-T-180).

ABBREVIATIONS
 EC --- EPOXY COATED O.F. --- OUTSIDE FACE E.F. --- EACH FACE E.W. --- EACH WAY I.F. --- INSIDE FACE N.F. --- NEAR FACE
 T.O.C. --- TOP OF CONCRETE B.O.C. --- BOTTOM OF CONCRETE CONT. --- CONTINUOUS

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PREPARED FOR
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 20 BOULDER CRESCENT
 SUITE 201
 COLORADO SPRINGS, CO 80903
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J.R. ENGINEERING
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BY	DATE	No.	REVISION	H-SCALE	N/A	V-SCALE	N/A	DATE	5/6/22	DESIGNED BY	XXX	DRAWN BY	WKN	CHECKED BY

STERLING RANCH FILING 4

GENERAL NOTES

SHEET 2 OF 11

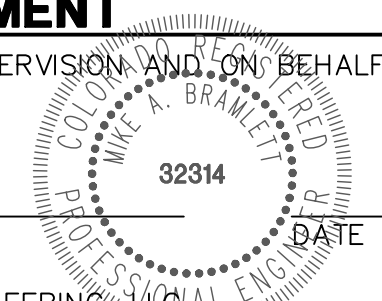
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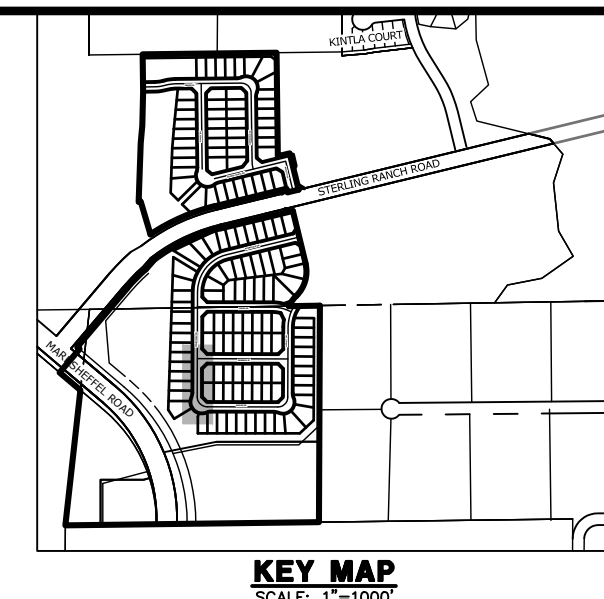
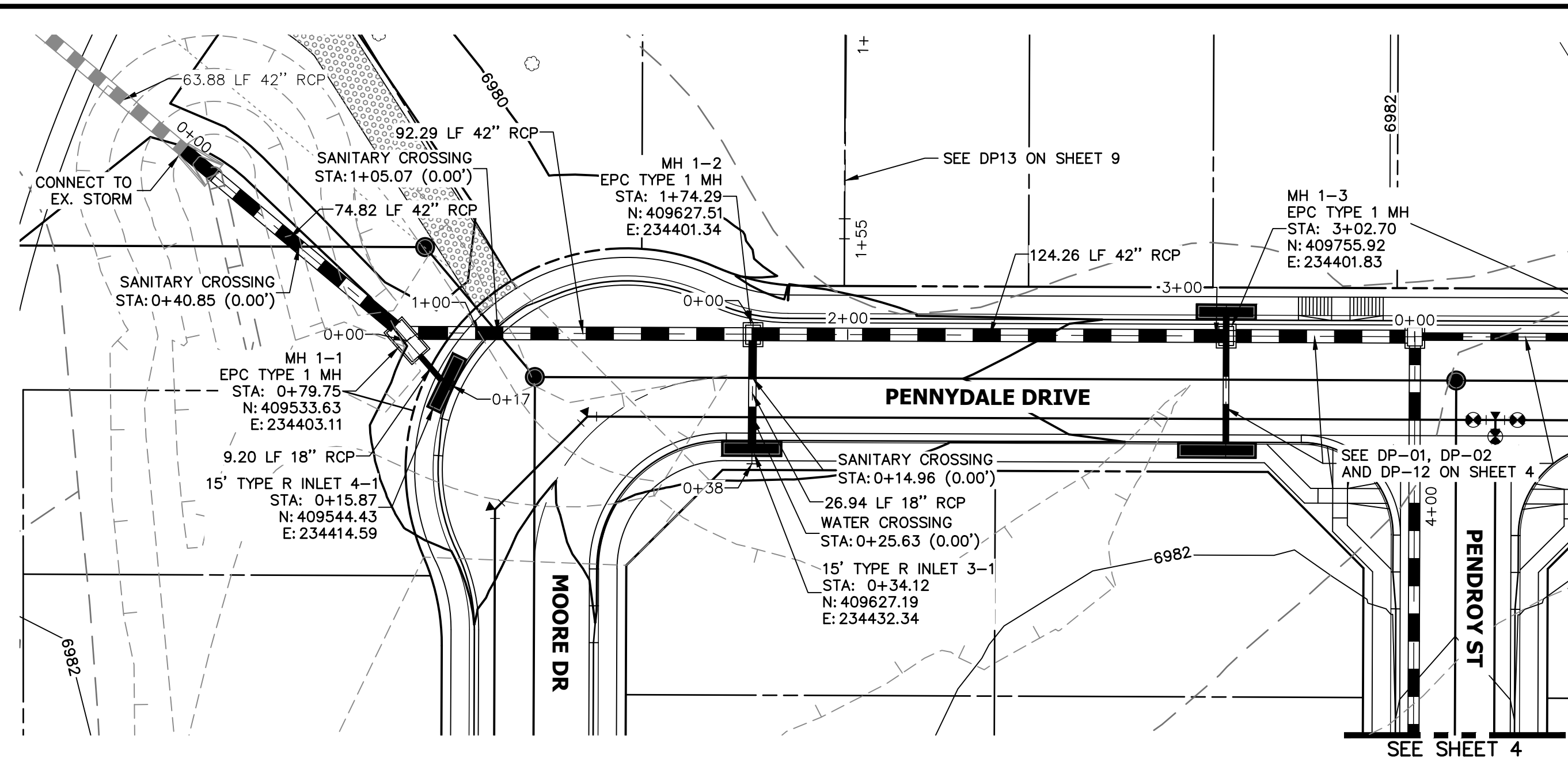
MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
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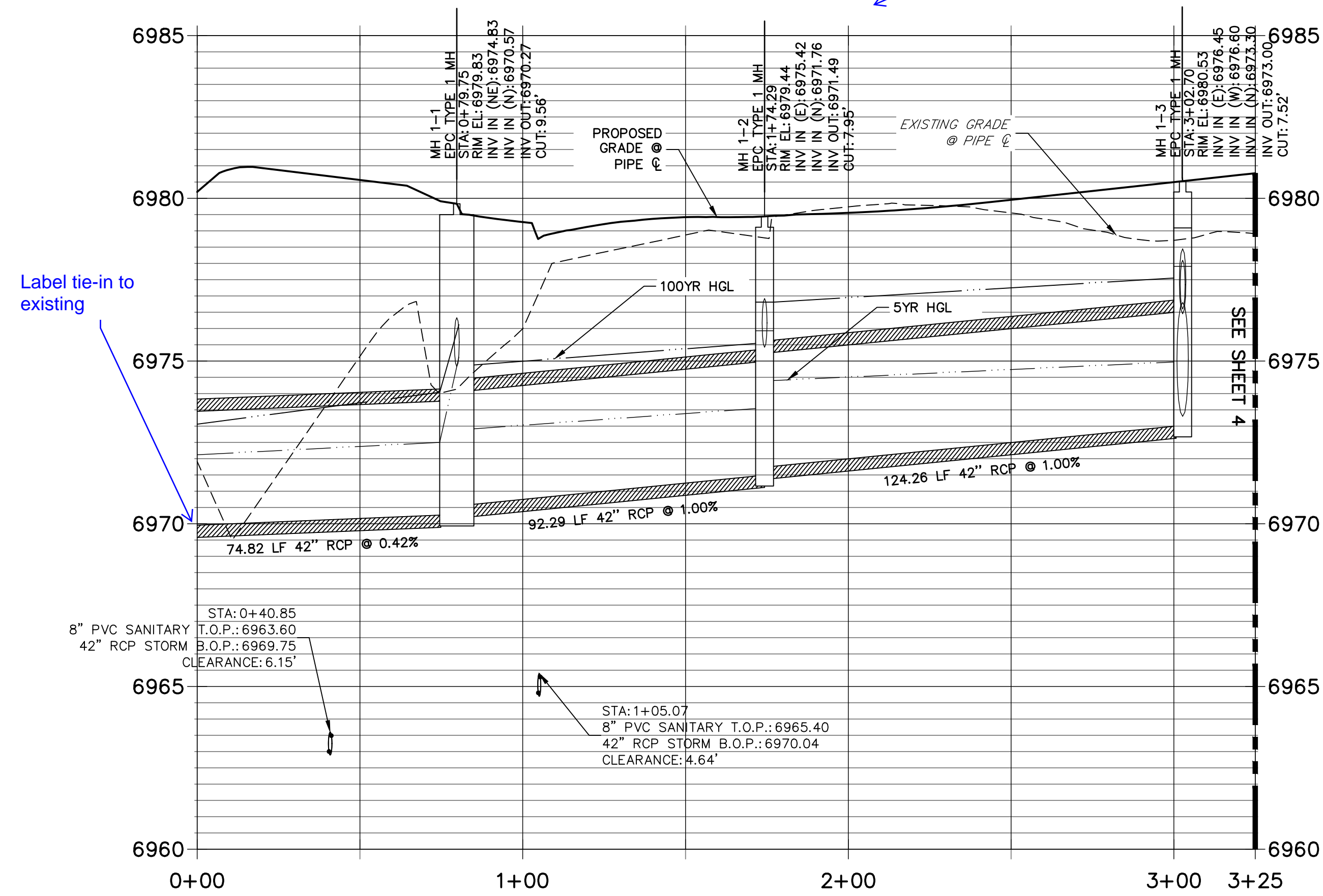


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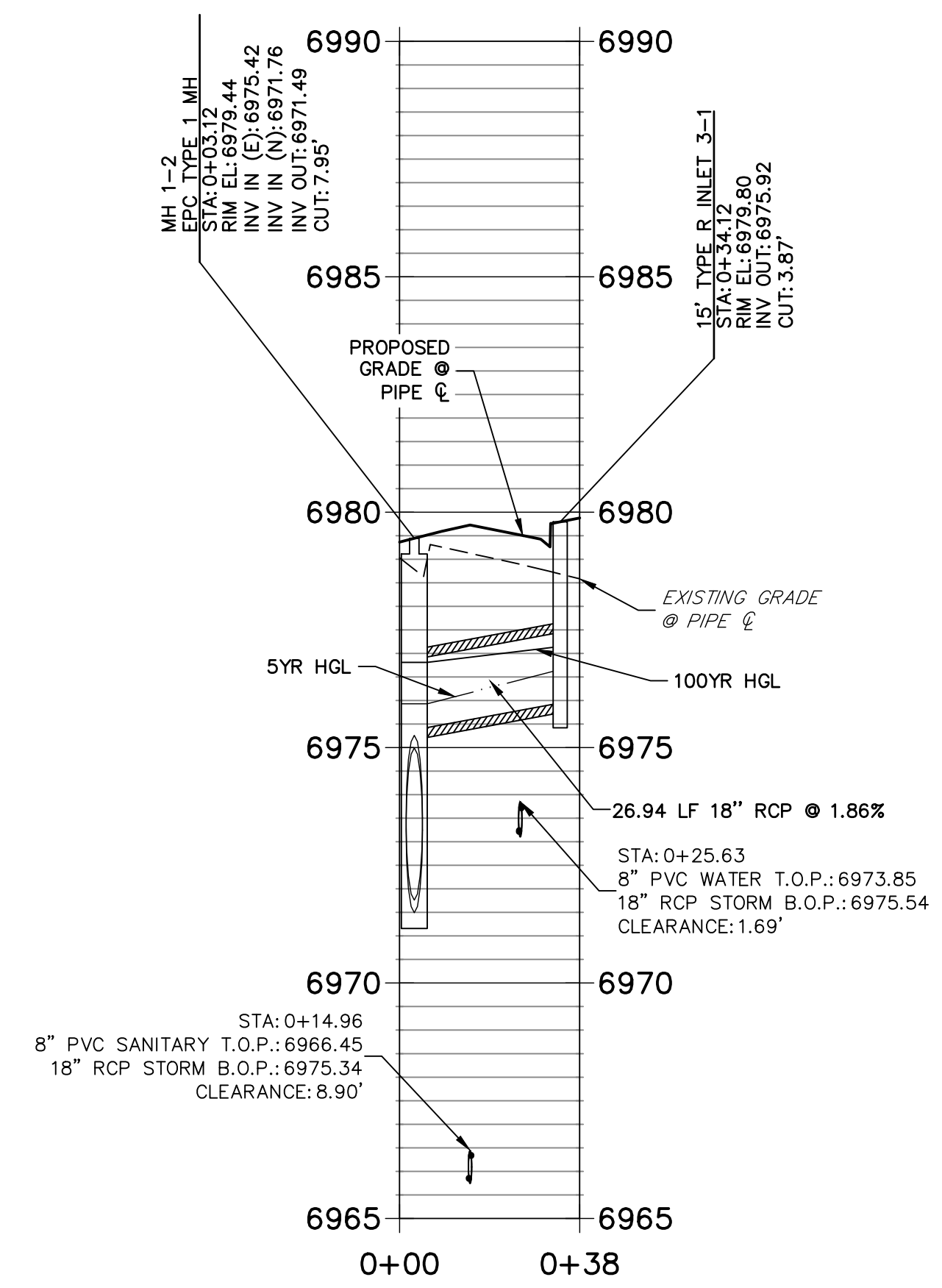
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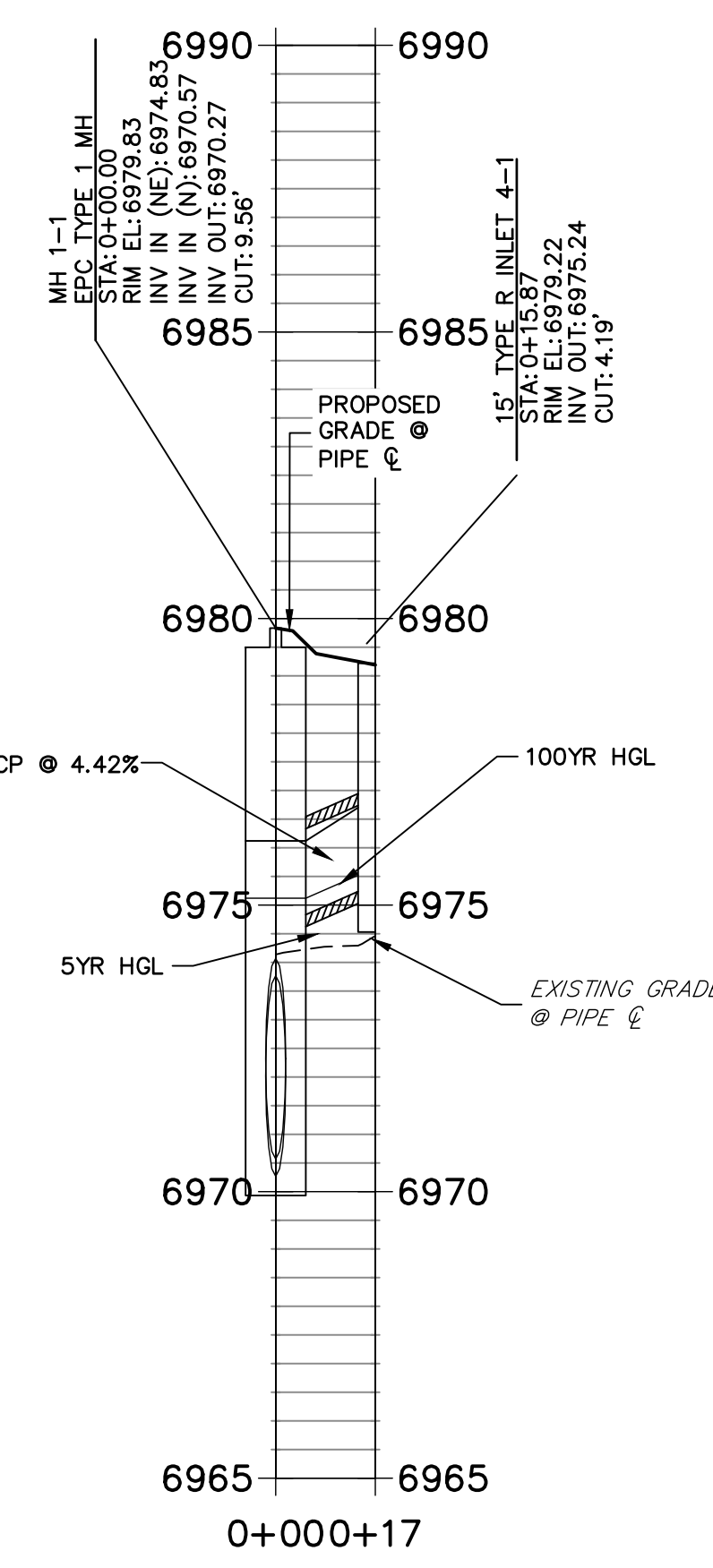
Label tie-in to existing

Label public / private segments

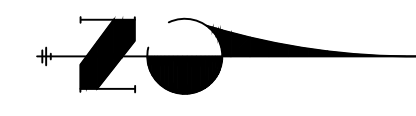
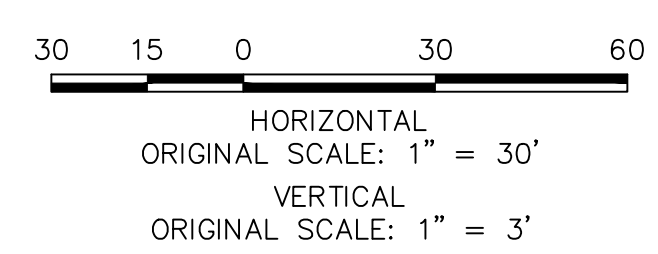
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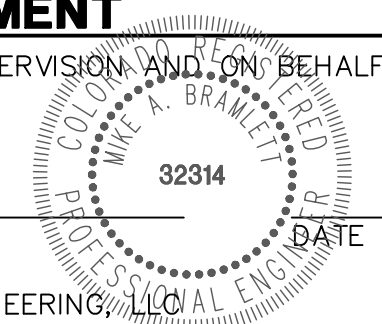


NOTE:
 ADD WATER TIGHT JOINT WHEN 100 YR HGL SHOWS PIPE FULLY INUNDATED



ENGINEER'S STATEMENT

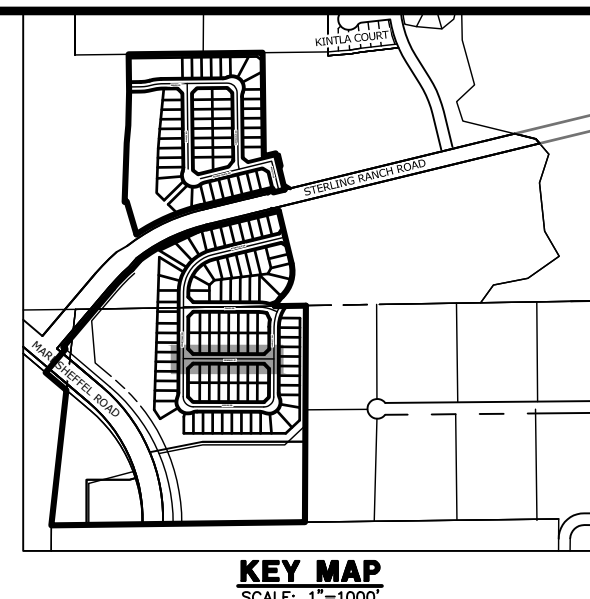
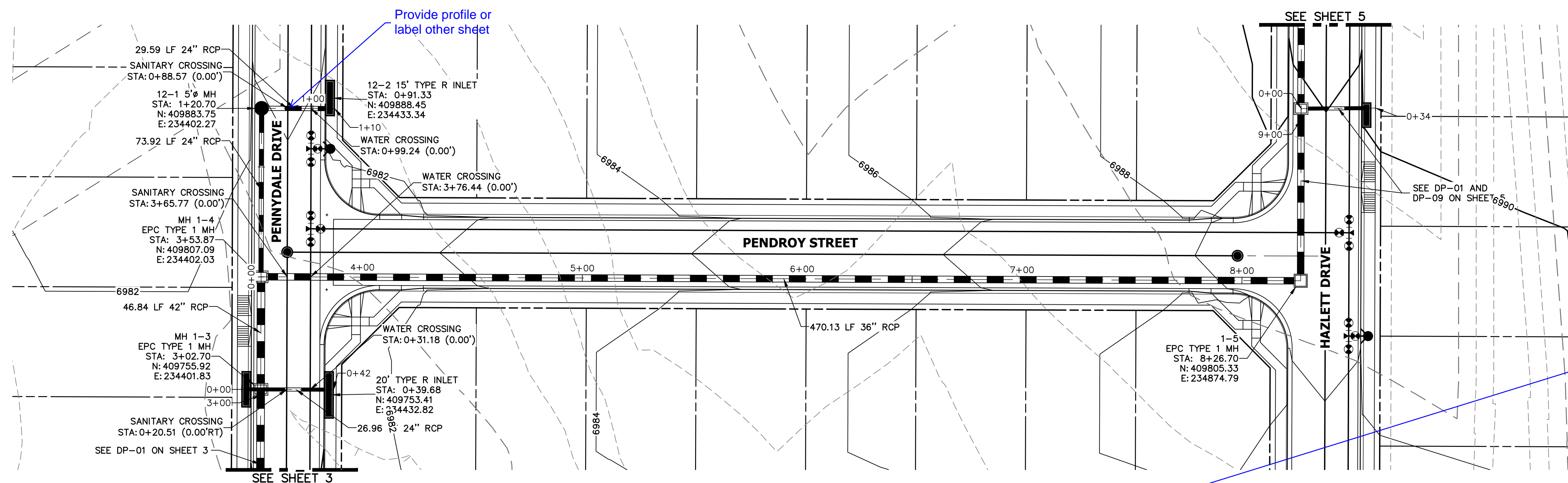
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 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEER



No.	REVISION	BY	DATE

H-SCALE	1" = 30'
V-SCALE	1" = 3'
DATE	5/6/22
DESIGNED BY	XXX
DRAWN BY	WKN
CHECKED BY	

STERLING RANCH FILING 4
 STORM SEWER PLAN
 SHEET 3 OF 11
 JOB NO. 25188.11



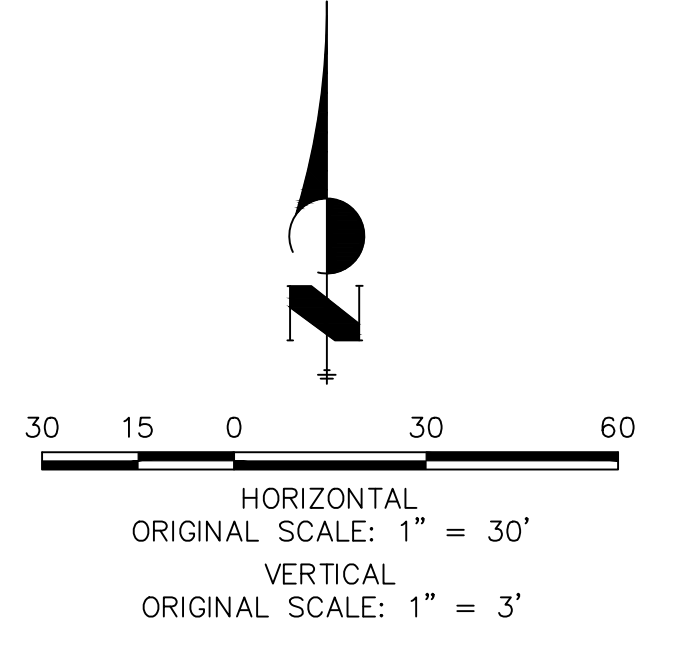
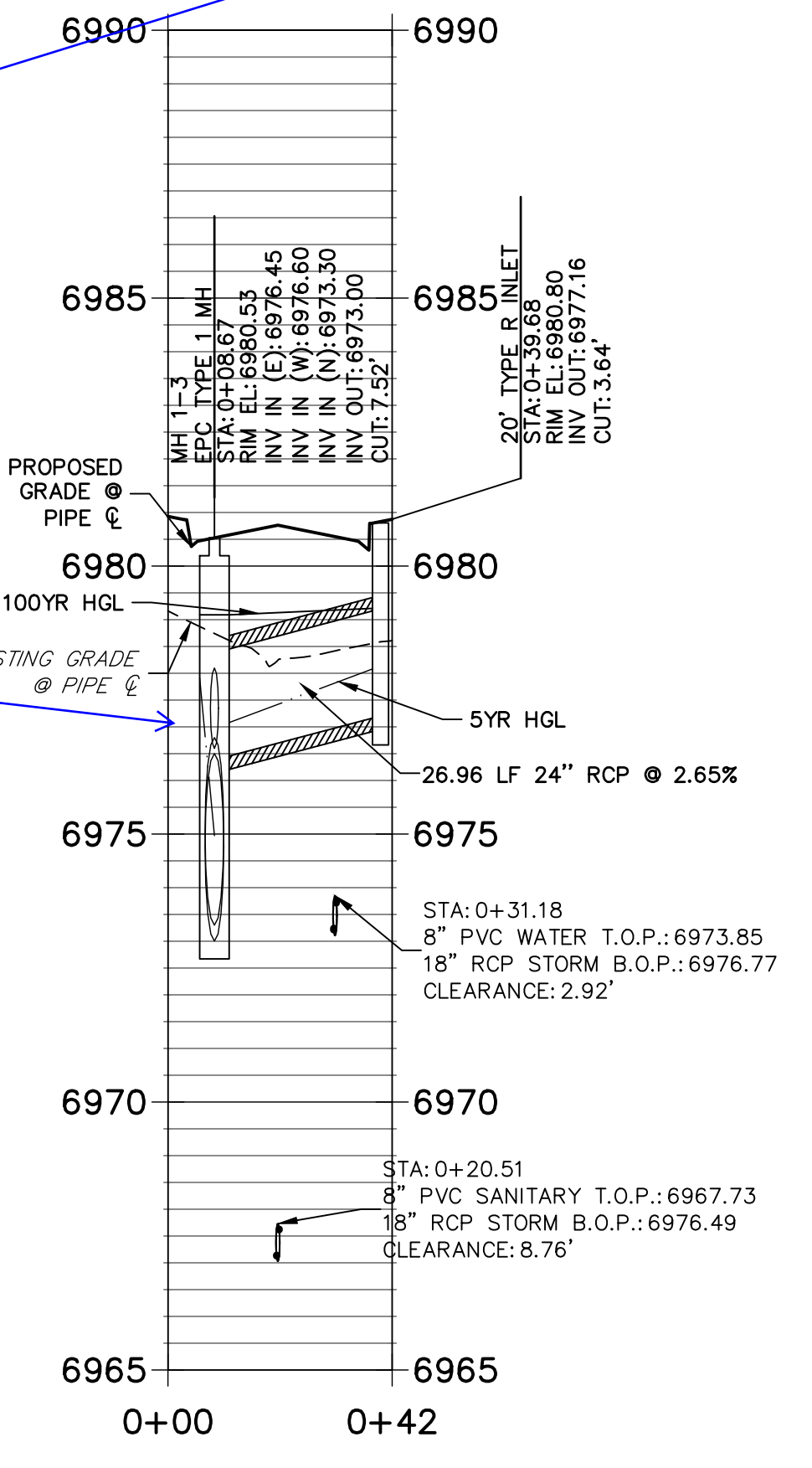
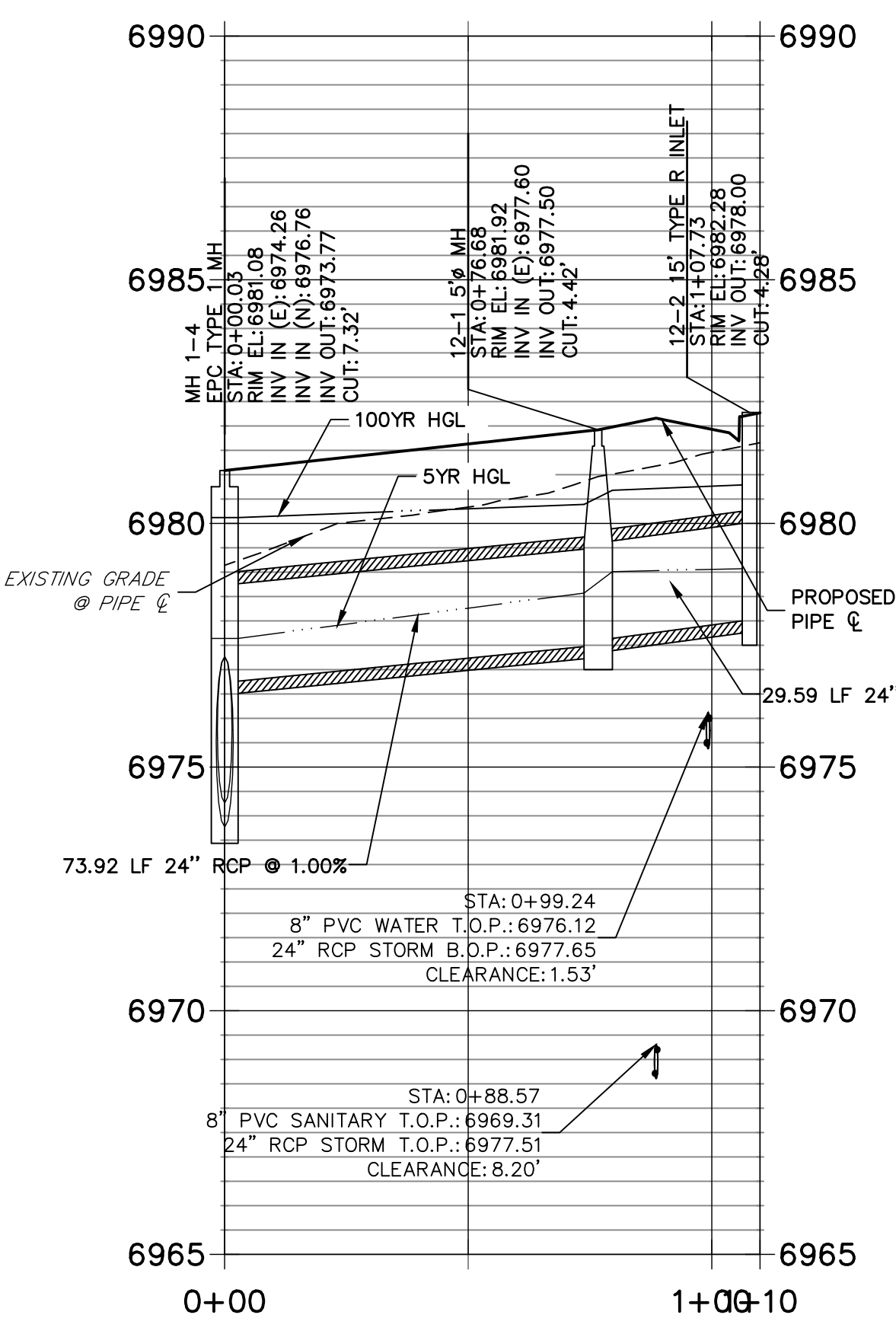
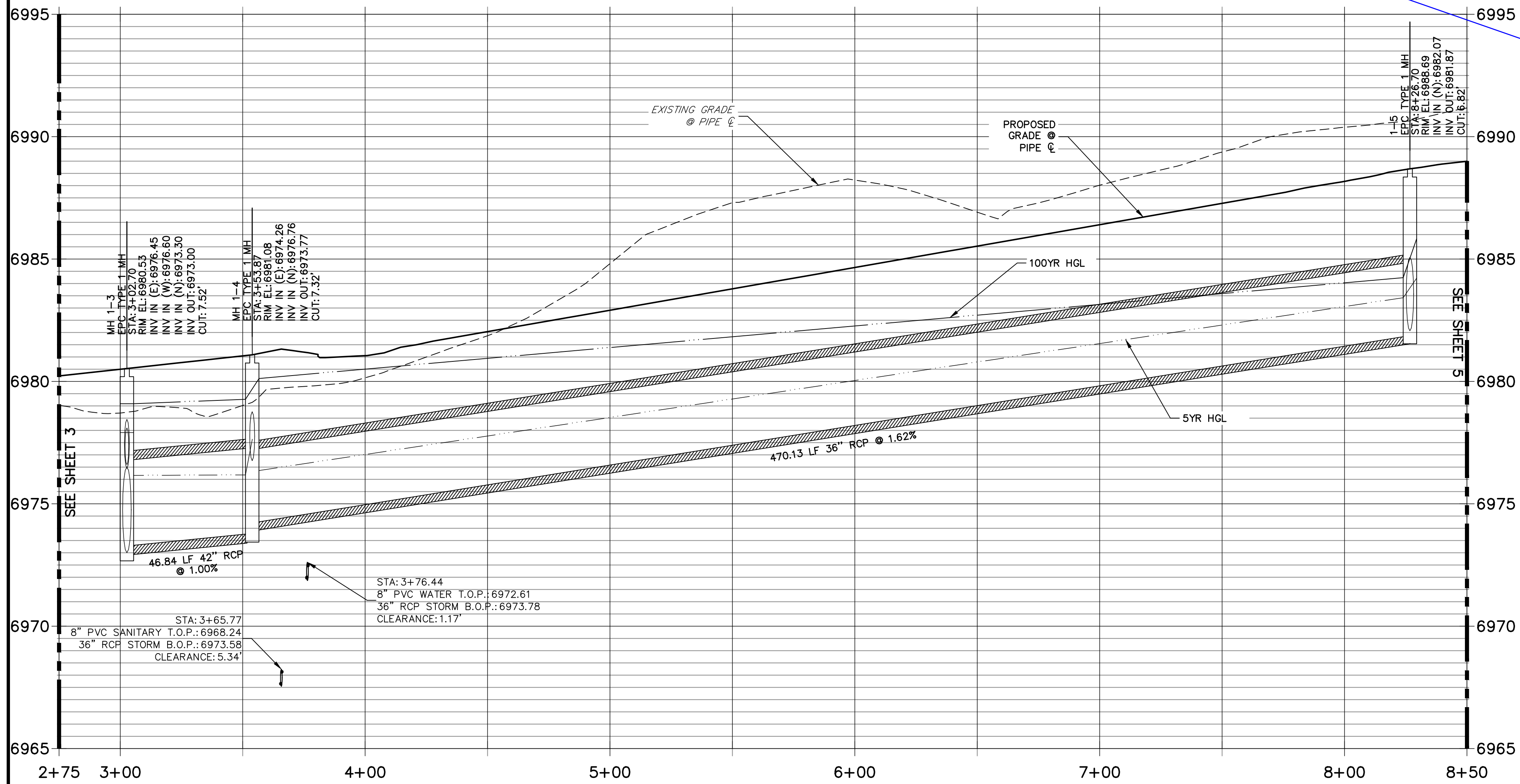
**DP-01 PROFILE (1)
STA 2+75.00 TO 8+50.00**

Label public segments

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

Show other inlet and pipe

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



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



ENGINEER'S STATEMENT

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

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

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

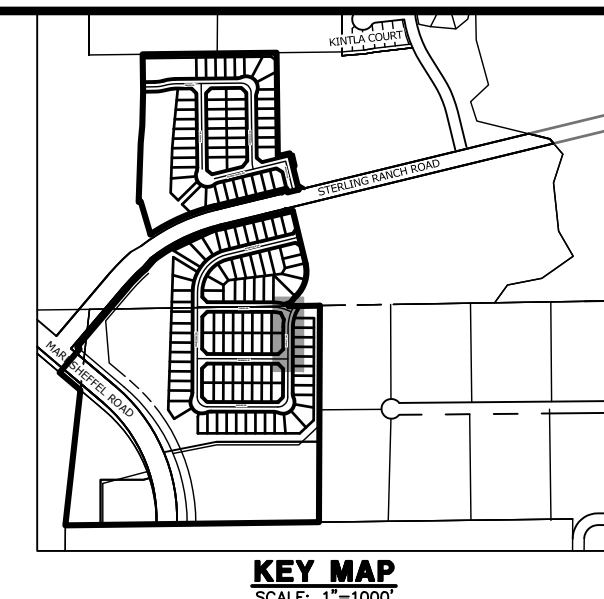
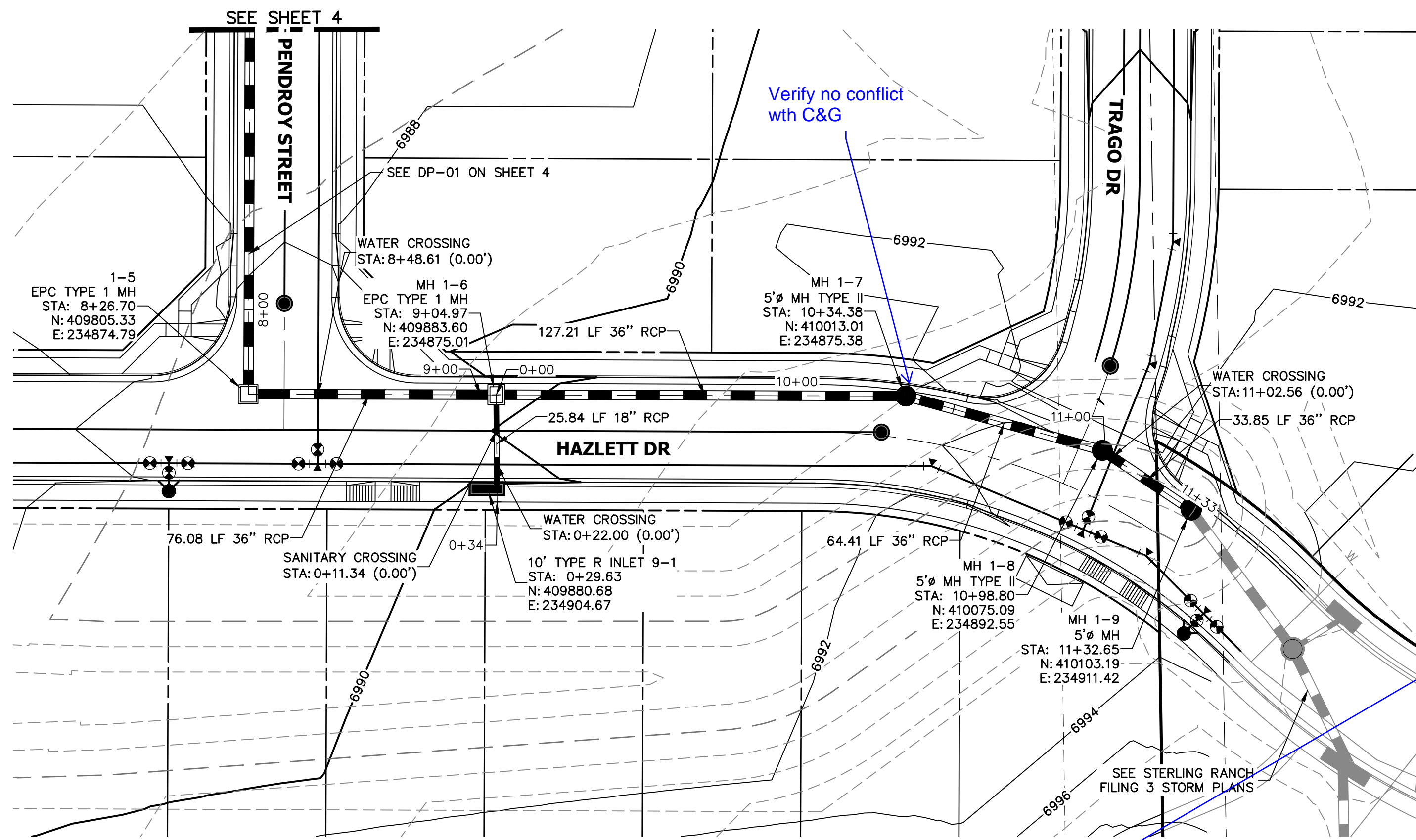
J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9888 • Colorado Springs 719-583-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

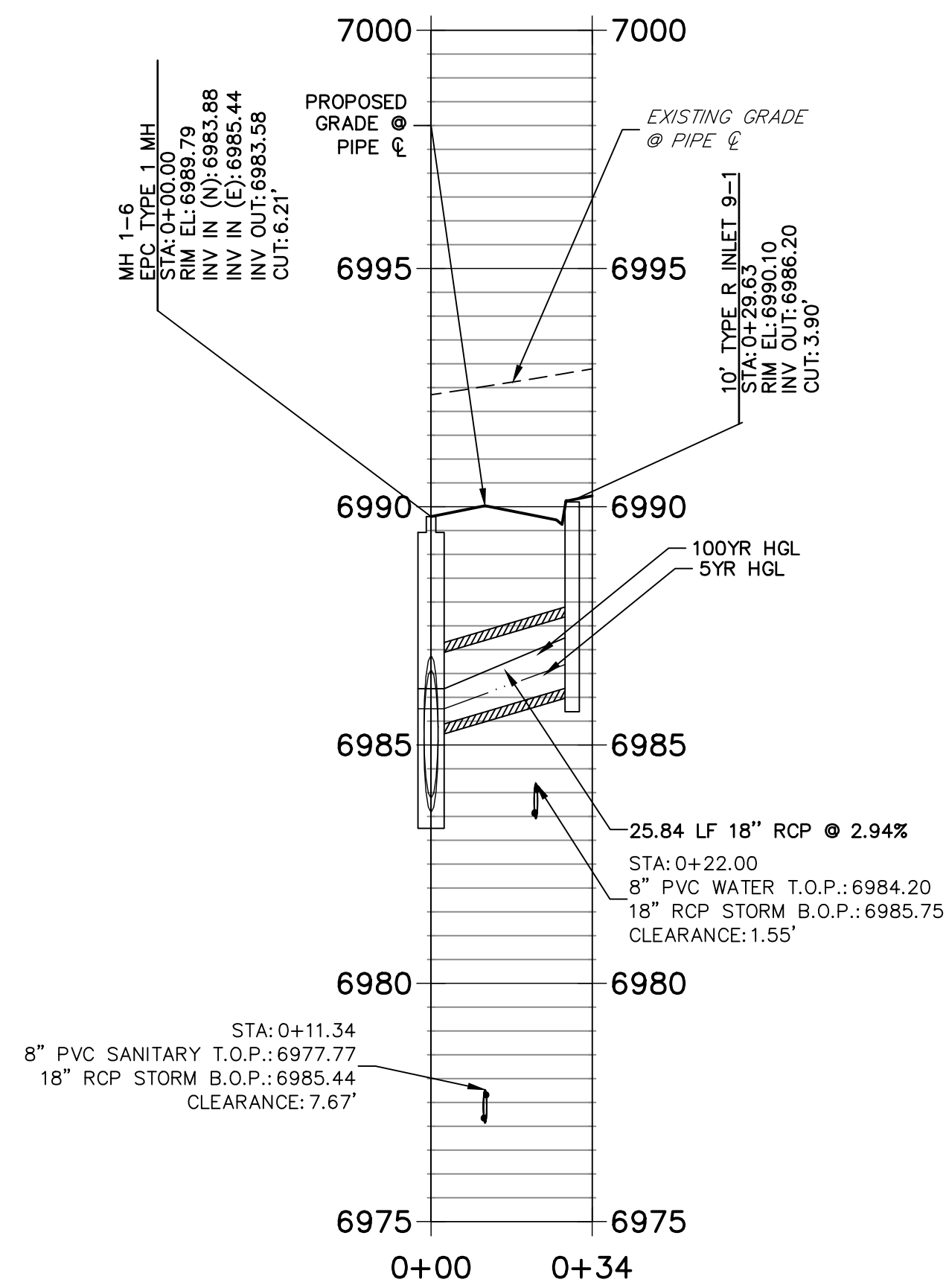
H-SCALE 1"=30'
 V-SCALE 1"=3'
 DATE 5/6/22
 DESIGNED BY XXX
 DRAWN BY WKN
 CHECKED BY

STERLING RANCH FILING 4
STORM SEWER PLAN

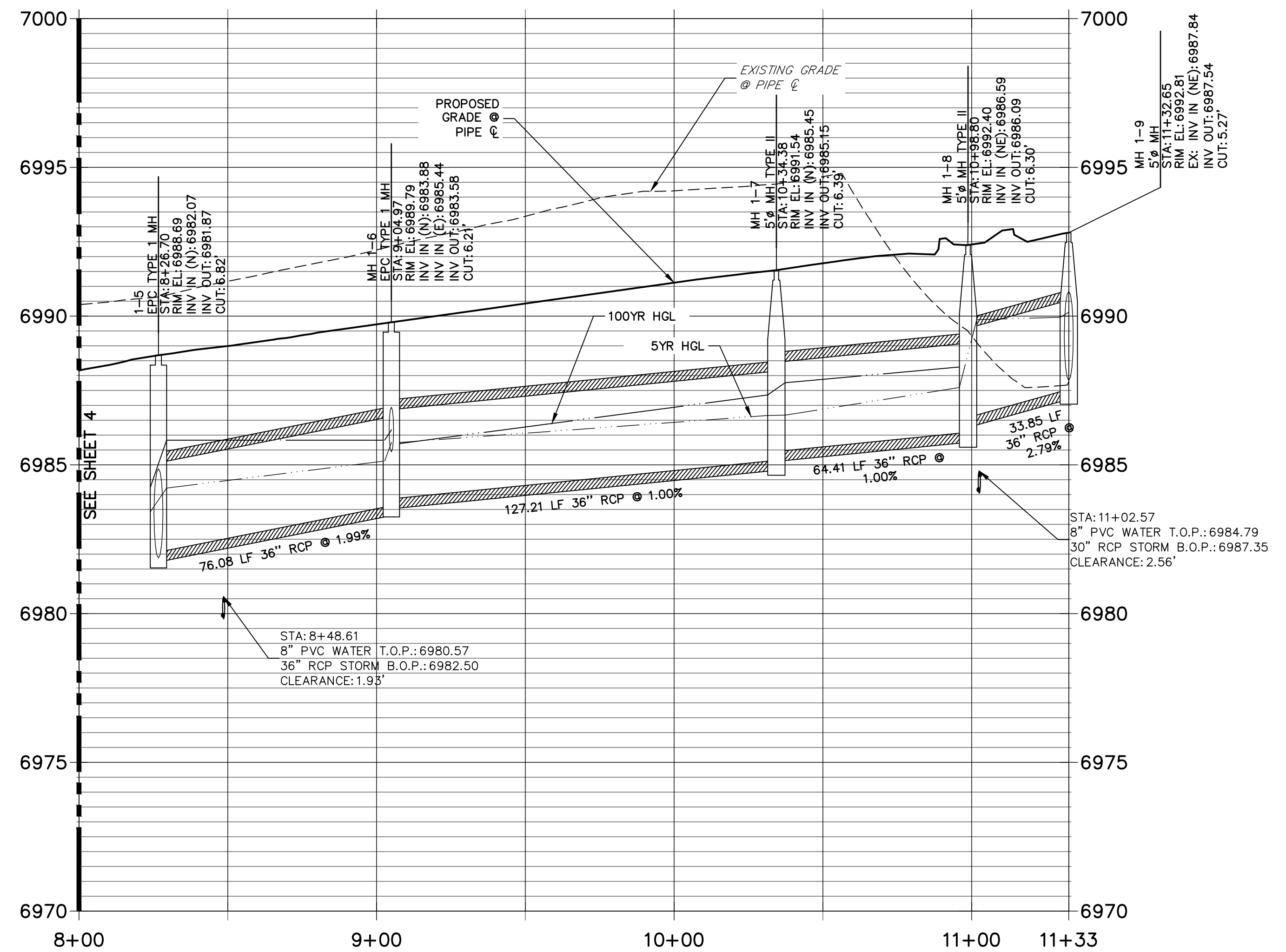
SHEET 4 OF 11
 JOB NO. 25188.11



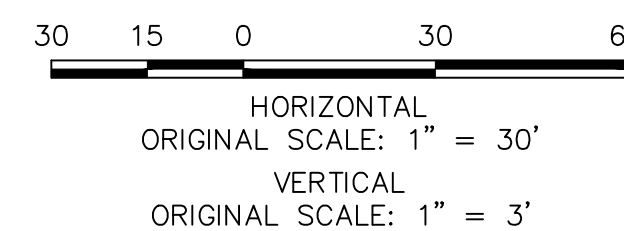
**DP-09 PROFILE
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**DP-01 PROFILE
STA 8+00.00 TO 11+32.65**



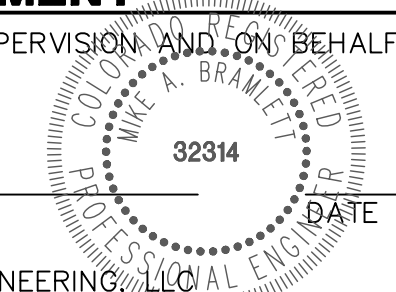
NOTE:
ADD WATER TIGHT JOINT
WHEN 100 YR HGL SHOWS
PIPE FULLY INUNDATED



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



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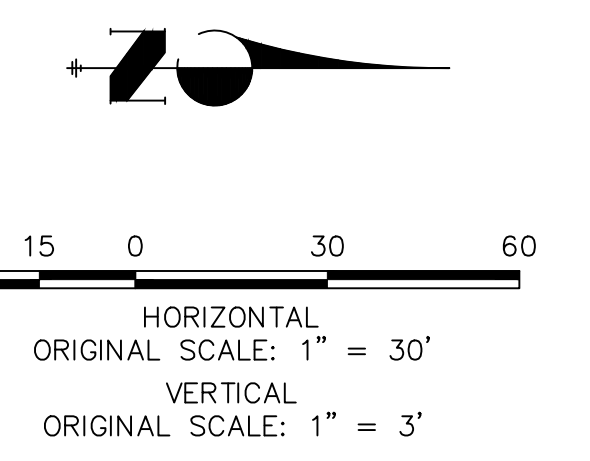
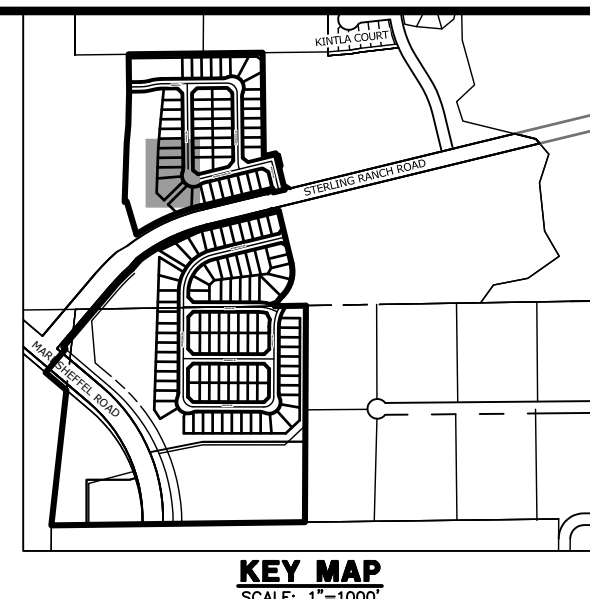
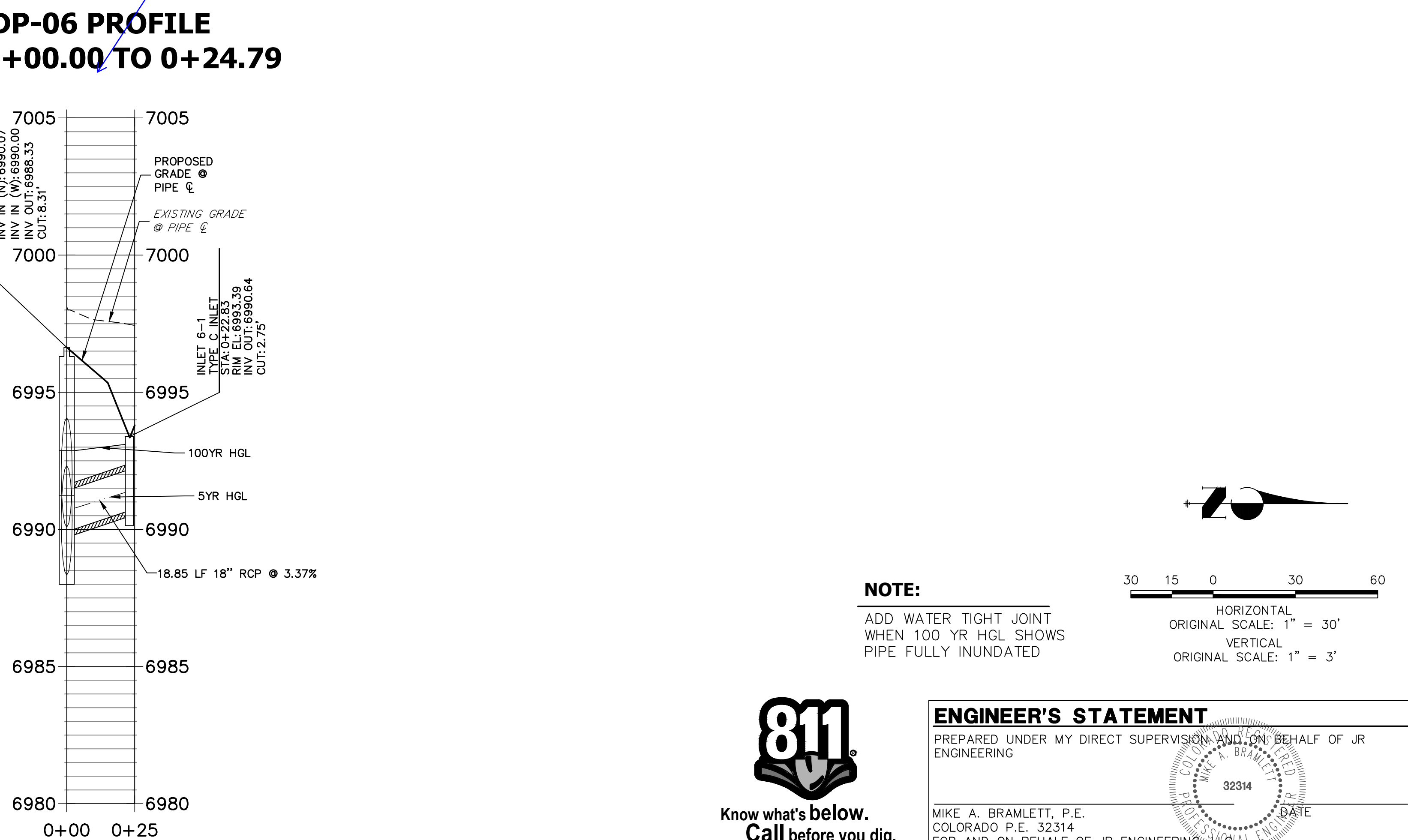
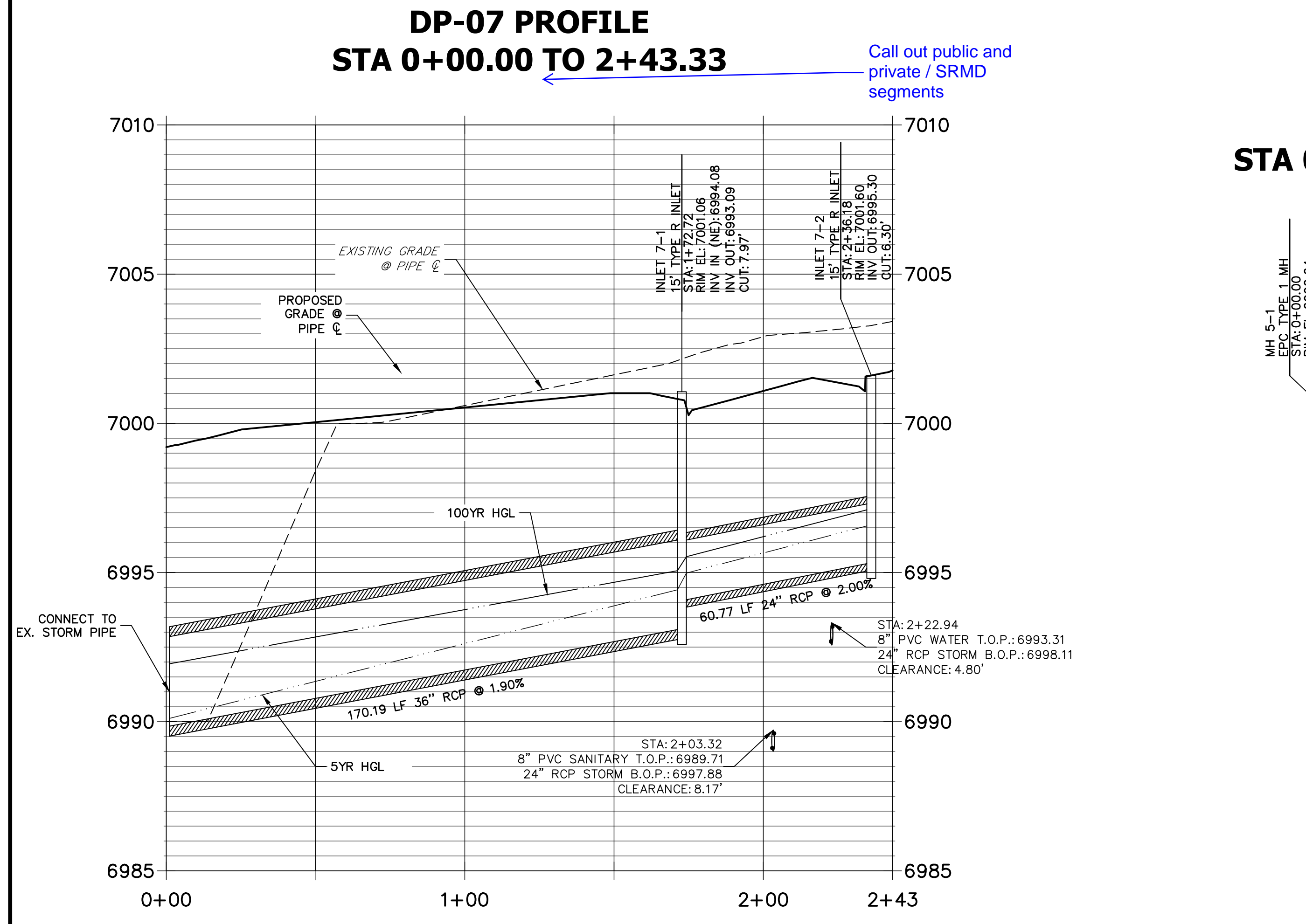
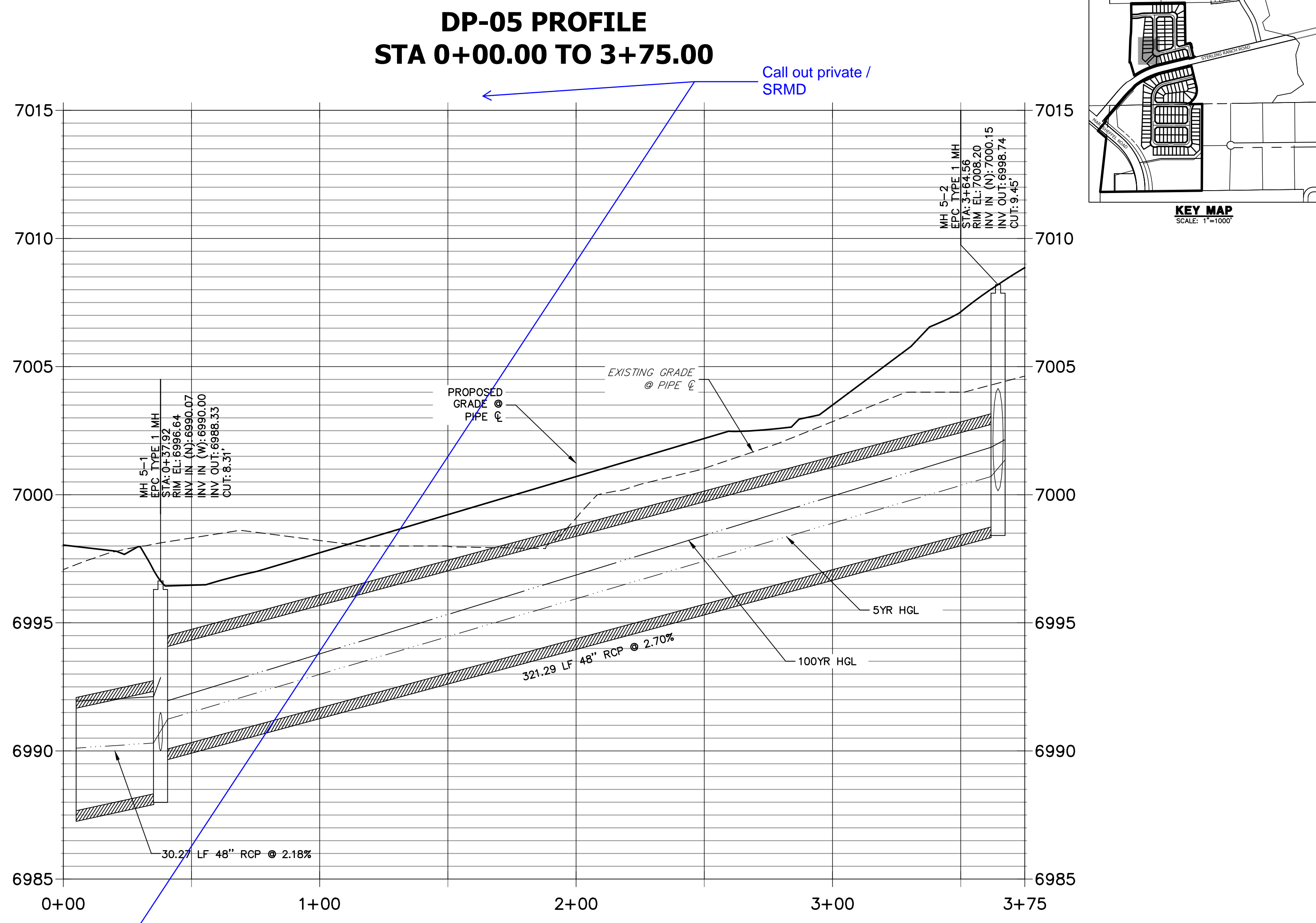
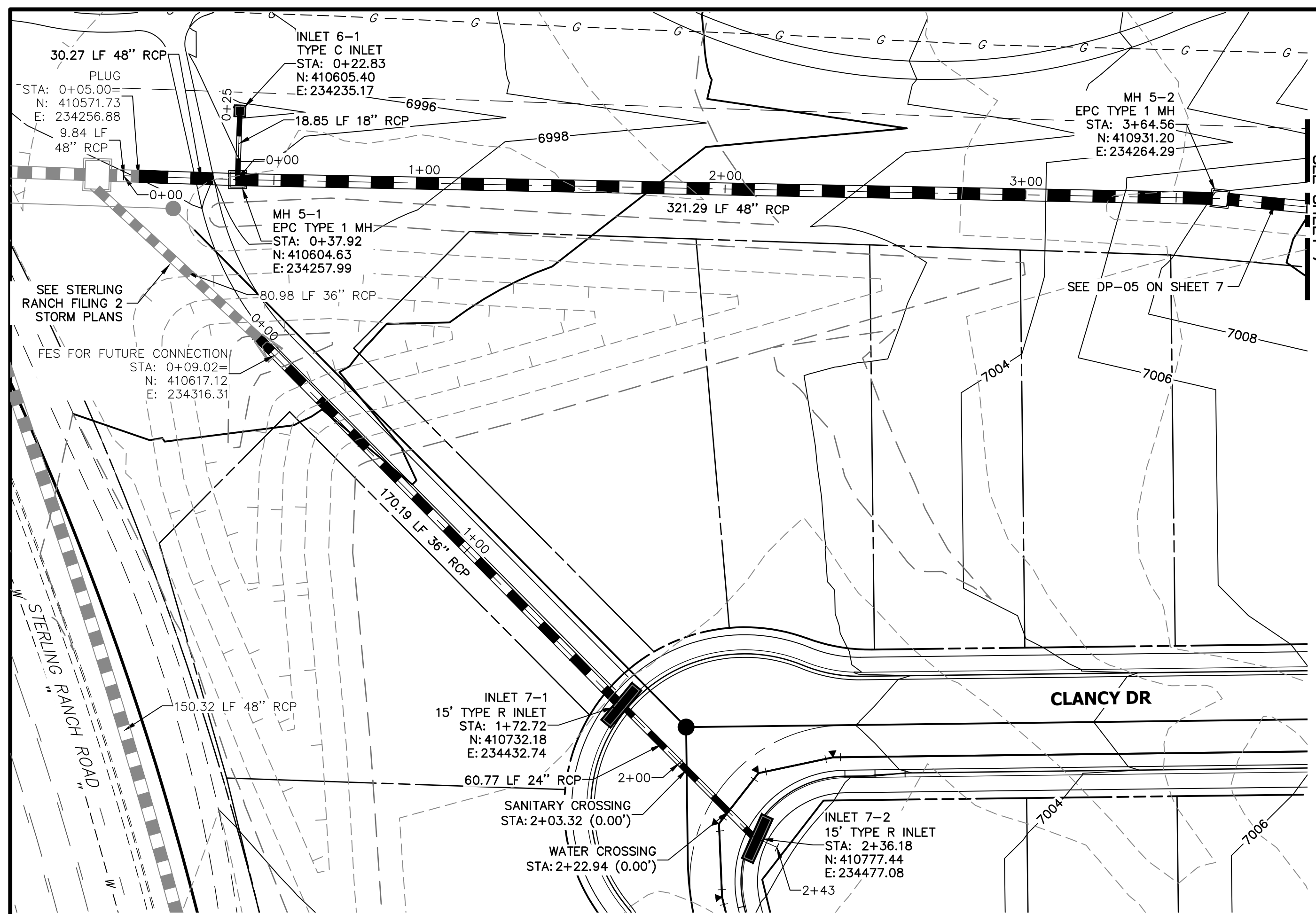
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

J.R. ENGINEERING
A Westman Company
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No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	1"=3'	5/6/22	XXX	WKN	

STERLING RANCH FILING 4	SHEET 5 OF 11
STORM SEWER PLAN	JOB NO. 25188.11



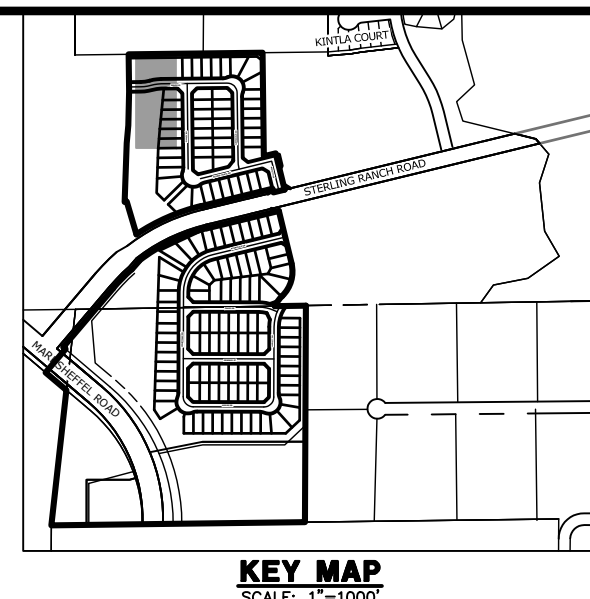
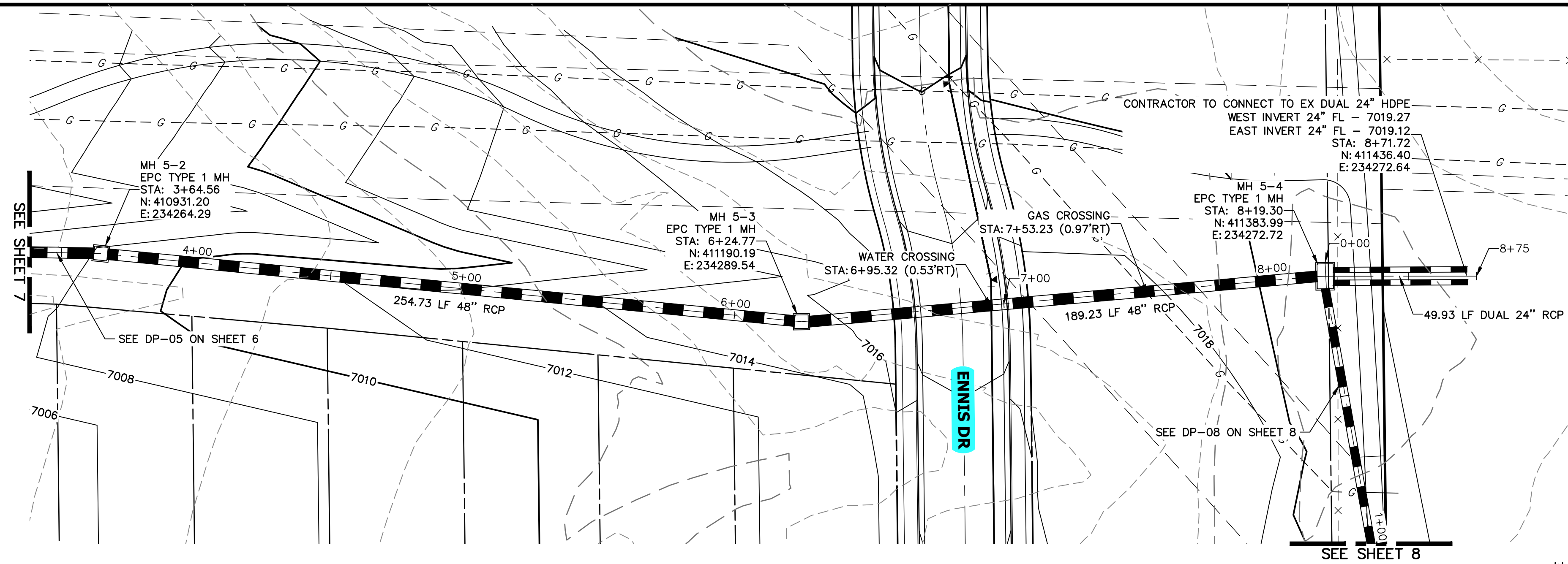
NOTE:
ADD WATER TIGHT JOINT WHEN 100 YR HGL SHOWS PIPE FULLY INUNDATED



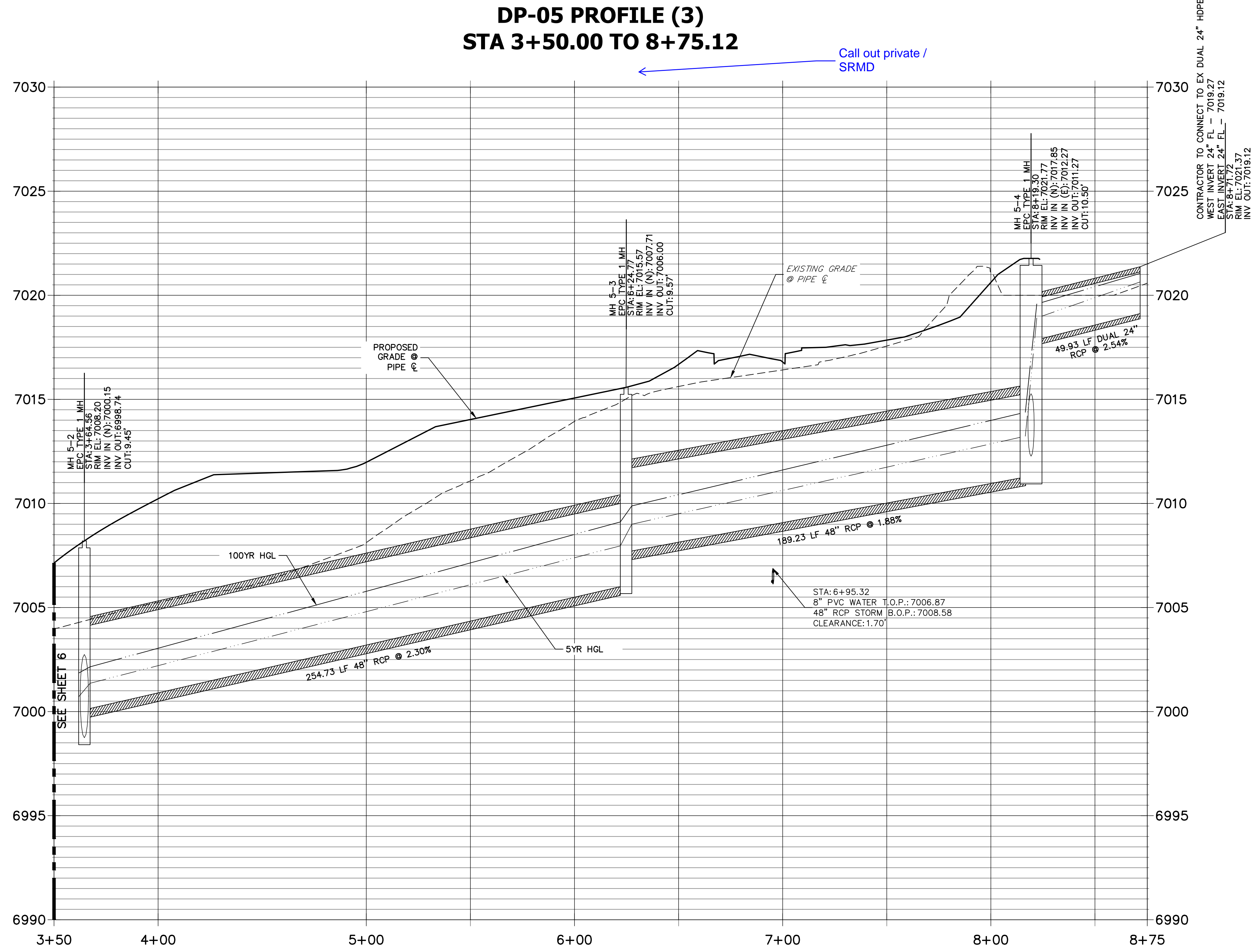
ENGINEER'S STATEMENT

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

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 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	J.R. ENGINEERING A Westman Company Centennial 300-740-9888 • Colorado Springs 719-583-2593 Fort Collins 970-491-9888 • www.jrengineering.com	BY: _____ DATE: _____ BY: _____ DATE: _____ BY: _____ DATE: _____ BY: _____ DATE: _____ BY: _____ DATE: _____ BY: _____ DATE: _____	H-SCALE 1"=30' V-SCALE 1"=3' DATE 5/6/22 DESIGNED BY XXX DRAWN BY WKN CHECKED BY _____	STERLING RANCH FILING 4 STORM SEWER PLAN SHEET 6 OF 11 JOB NO. 25188.11
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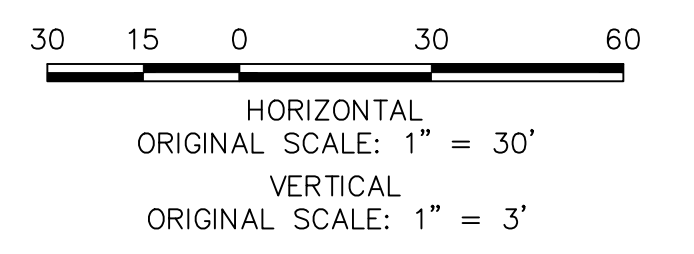


**DP-05 PROFILE (3)
STA 3+50.00 TO 8+75.12**



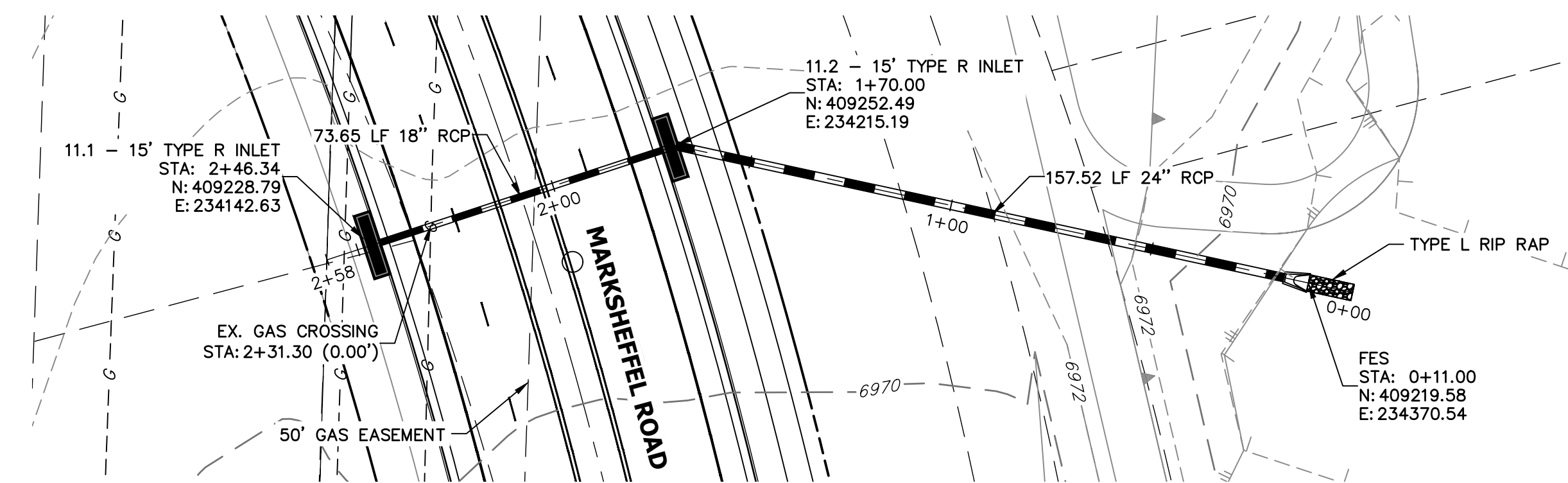
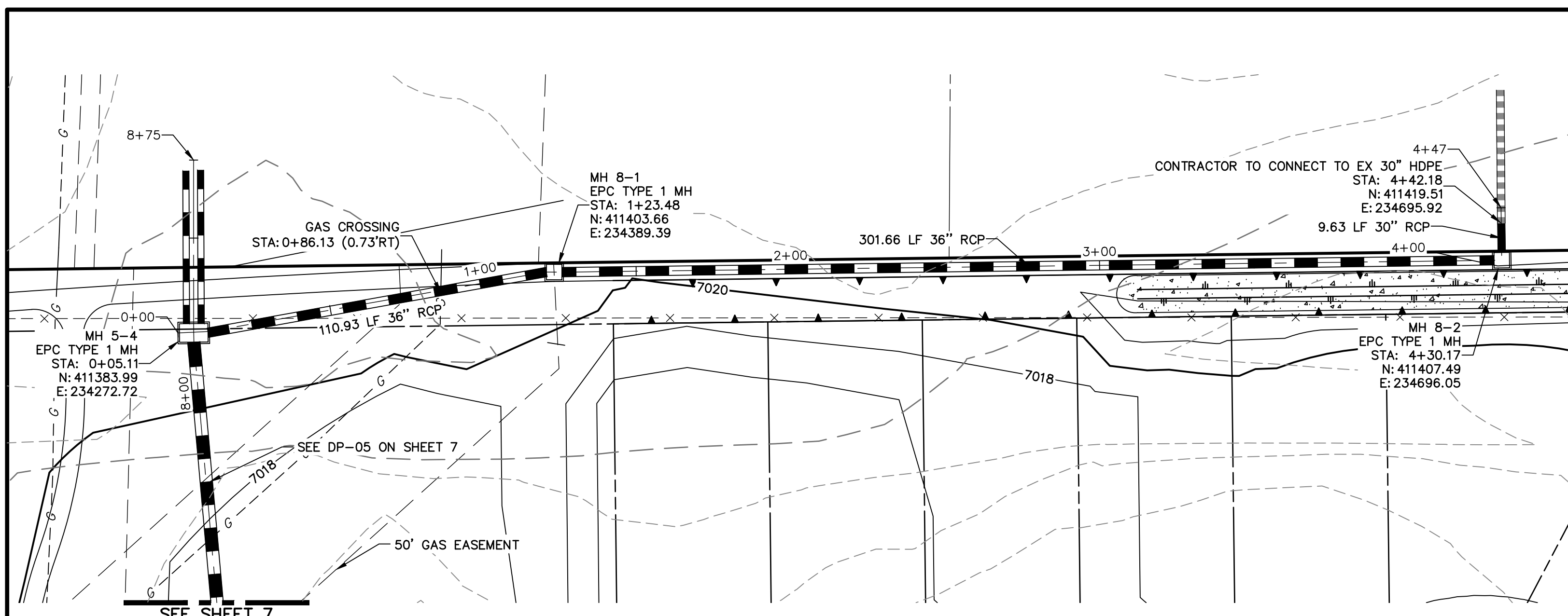
Call out private / SRMD

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



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

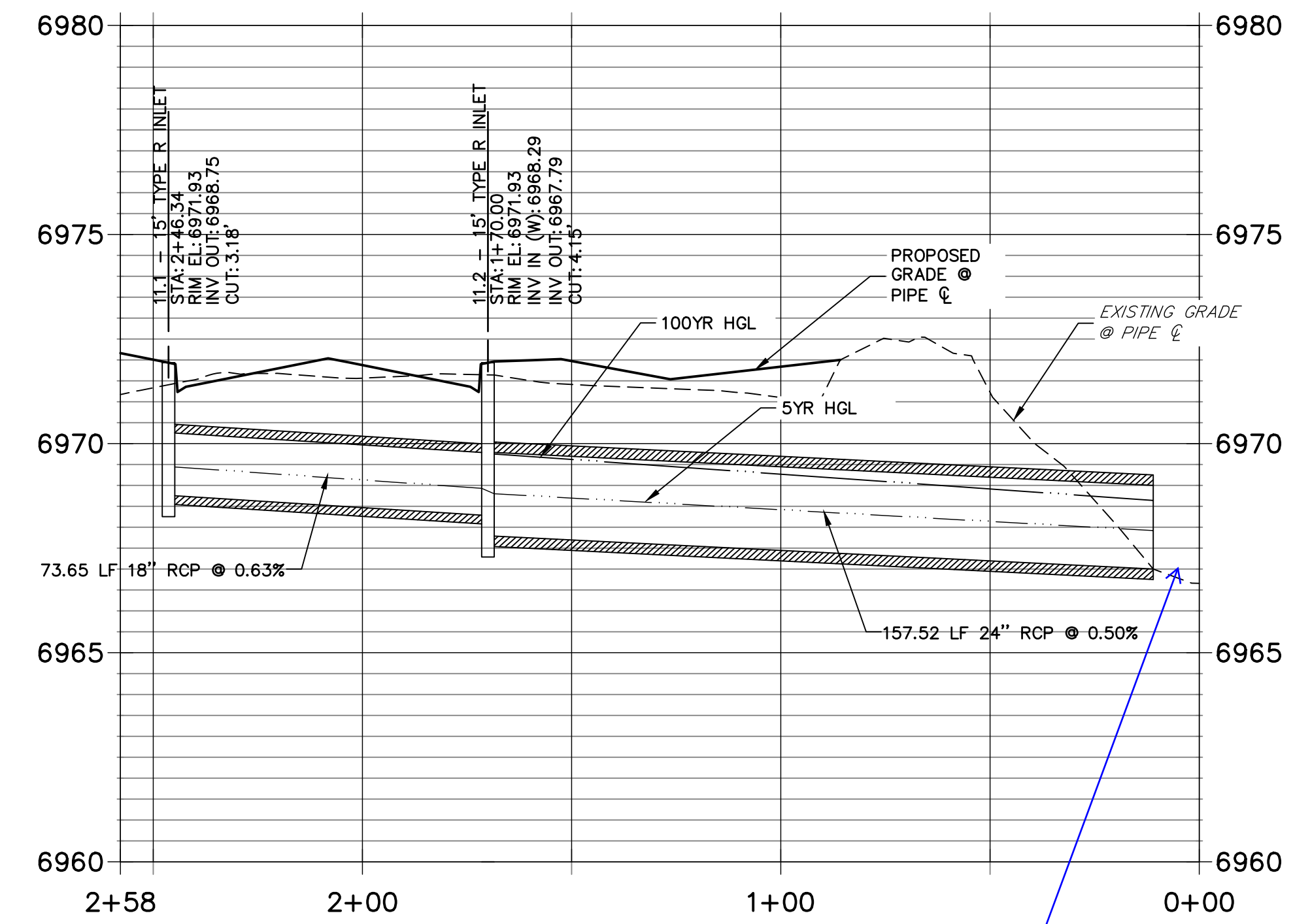
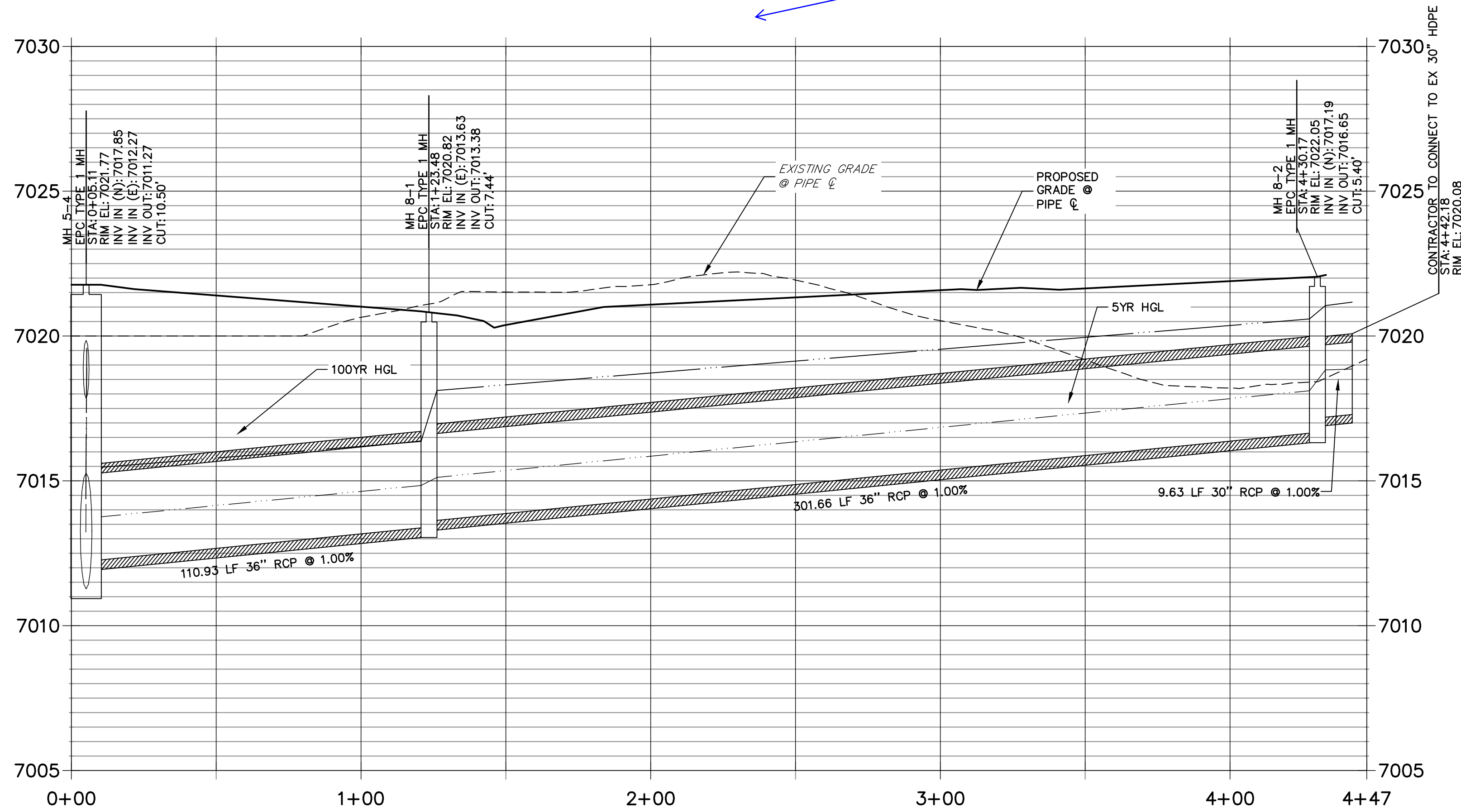
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	J.R. ENGINEERING A Westman Company Centennial 303-740-9888 • Colorado Springs 719-588-2583 Fort Collins 970-491-9888 • www.jrengineering.com
No. REVISION 1"=30' V-SCALE 1"=3' DATE 5/6/22 DESIGNED BY XXX DRAWN BY WKN CHECKED BY	BY DATE
STERLING RANCH FILING 4 STORM SEWER PLAN	SHEET 7 OF 11 JOB NO. 25188.11



DP-08 PROFILE
STA 0+00.00 TO 4+47.18

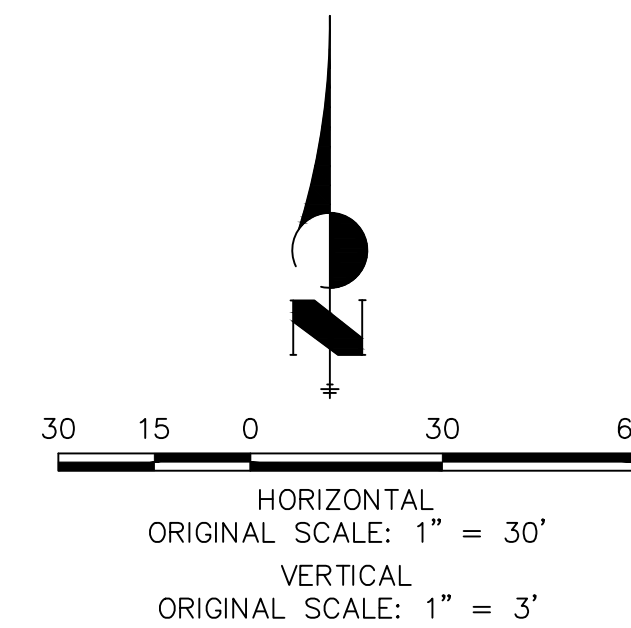
Label City / SRMD/ private segments

DP11 PROFILE
STA 0+00.00 TO 2+57.84



Provide forebay design

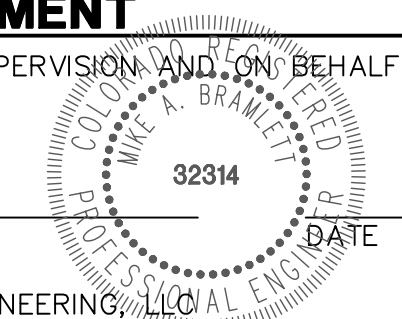
NOTE:
ADD WATER TIGHT JOINT WHEN 100 YR HGL SHOWS PIPE FULLY INUNDATED



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



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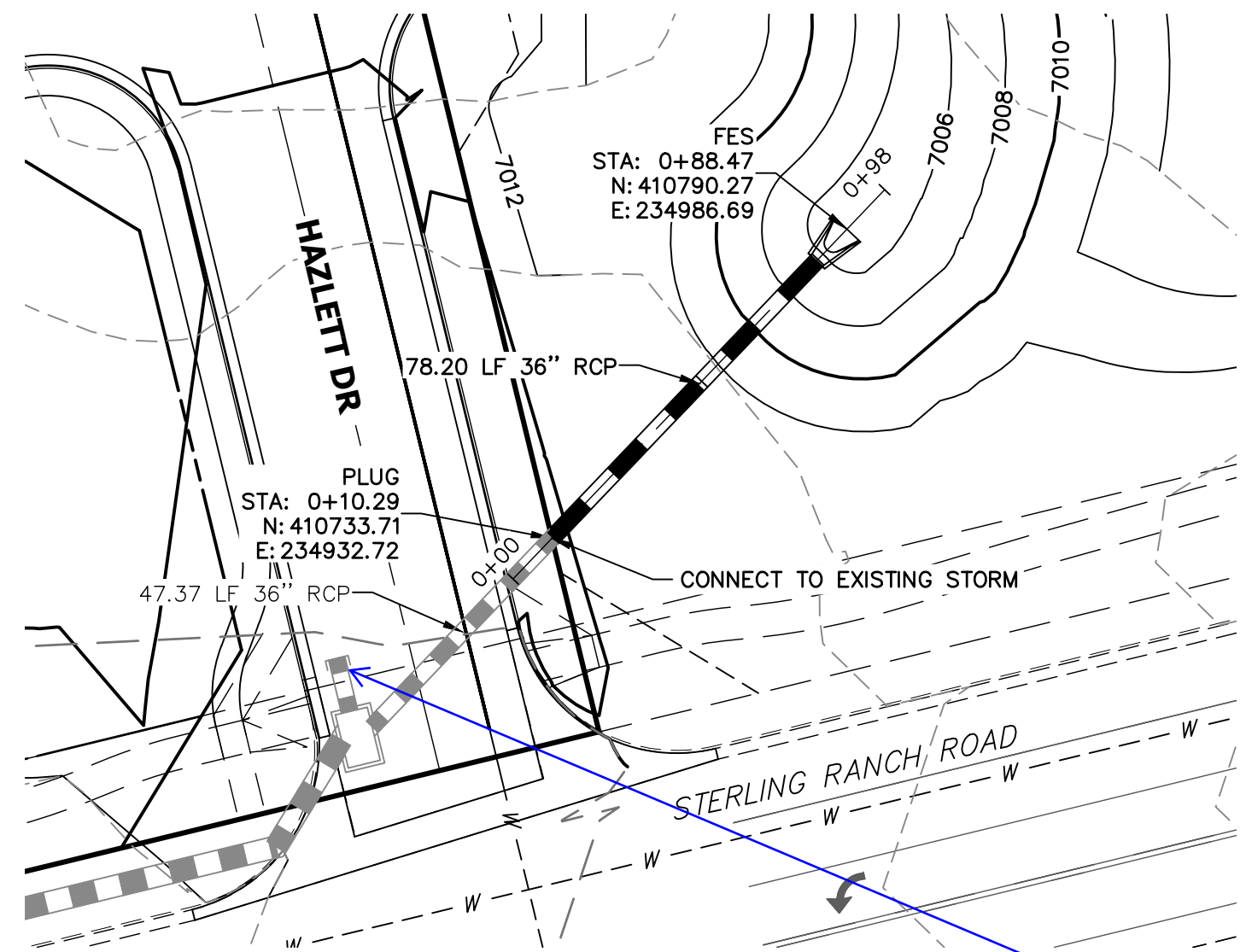
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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

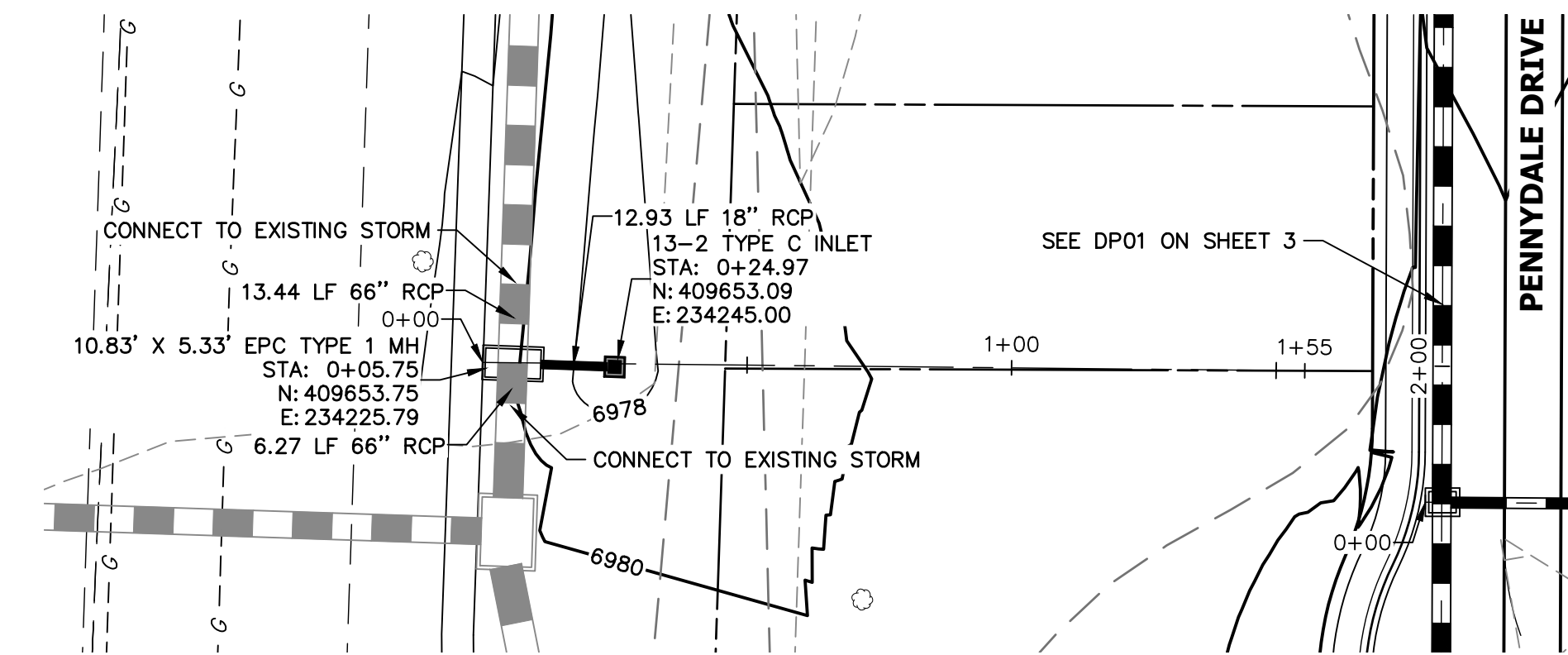
No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	1"=3'	5/6/22	XXX	WKN	

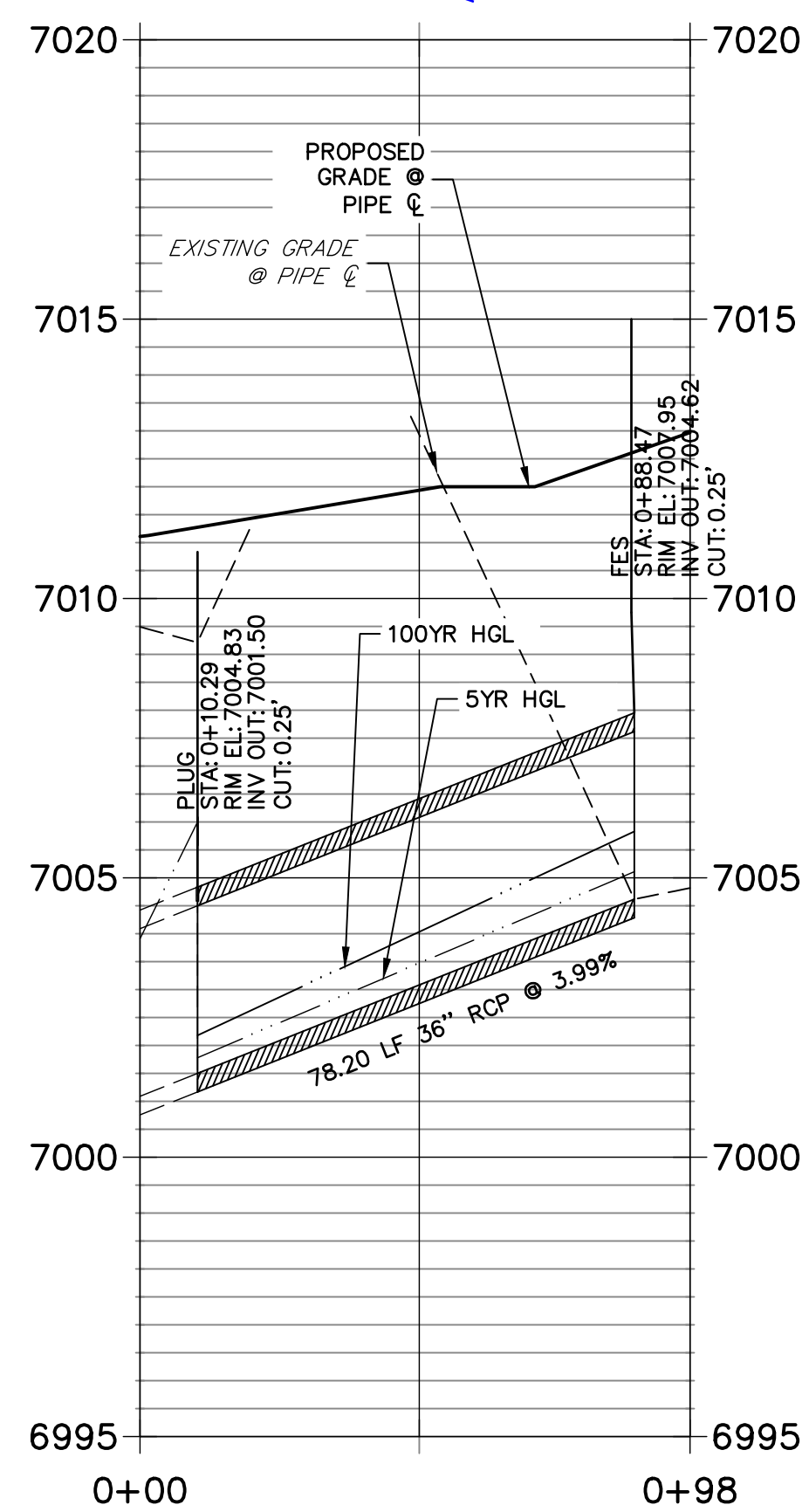
STERLING RANCH FILING 4	
STORM SEWER PLAN	
SHEET 8 OF 11	
JOB NO. 25188.11	



Label as plugged?

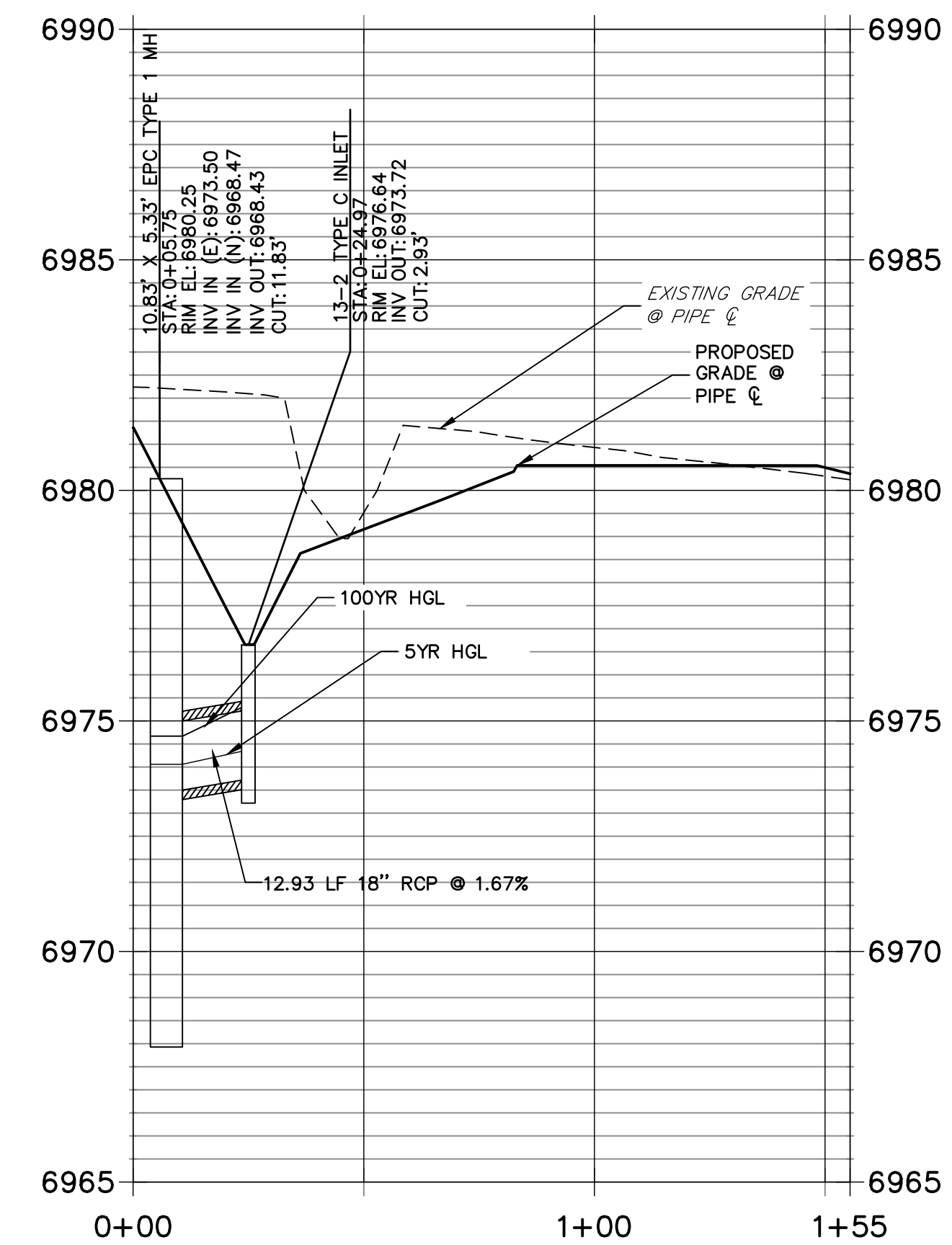


**DP10 PROFILE
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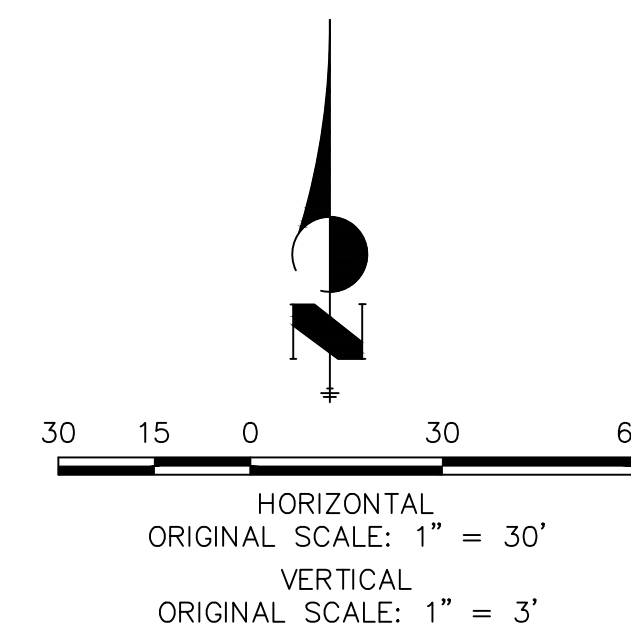


Label public / private segments

**DP13 PROFILE
STA 0+00.00 TO 1+55.41**



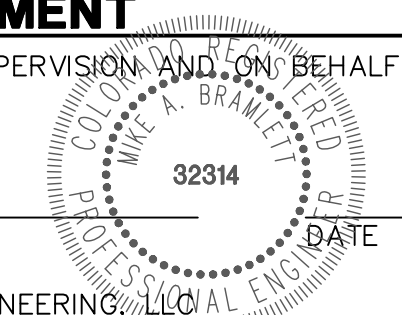
NOTE:
ADD WATER TIGHT JOINT
WHEN 100 YR HGL SHOWS
PIPE FULLY INUNDATED



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



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

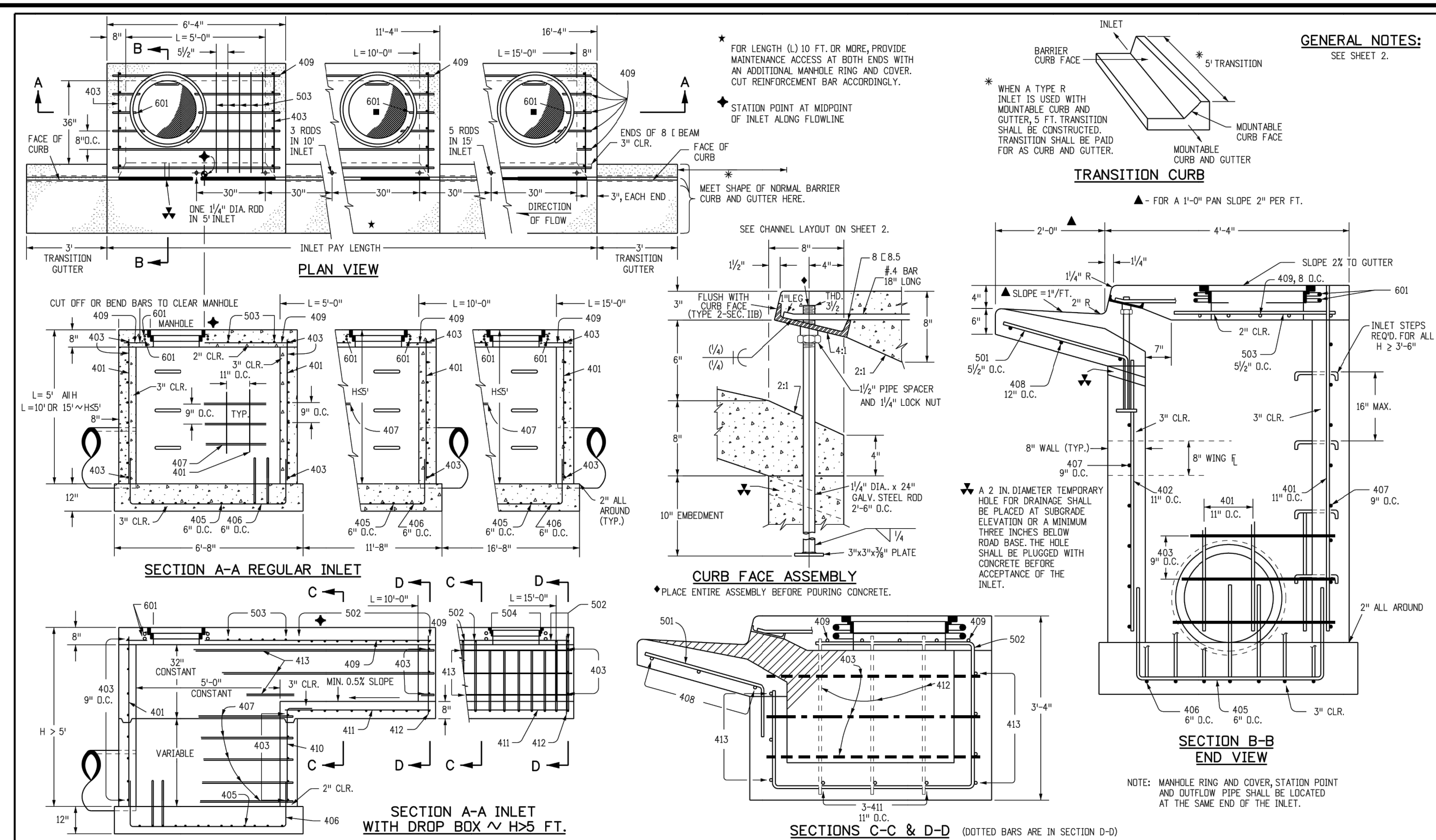
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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

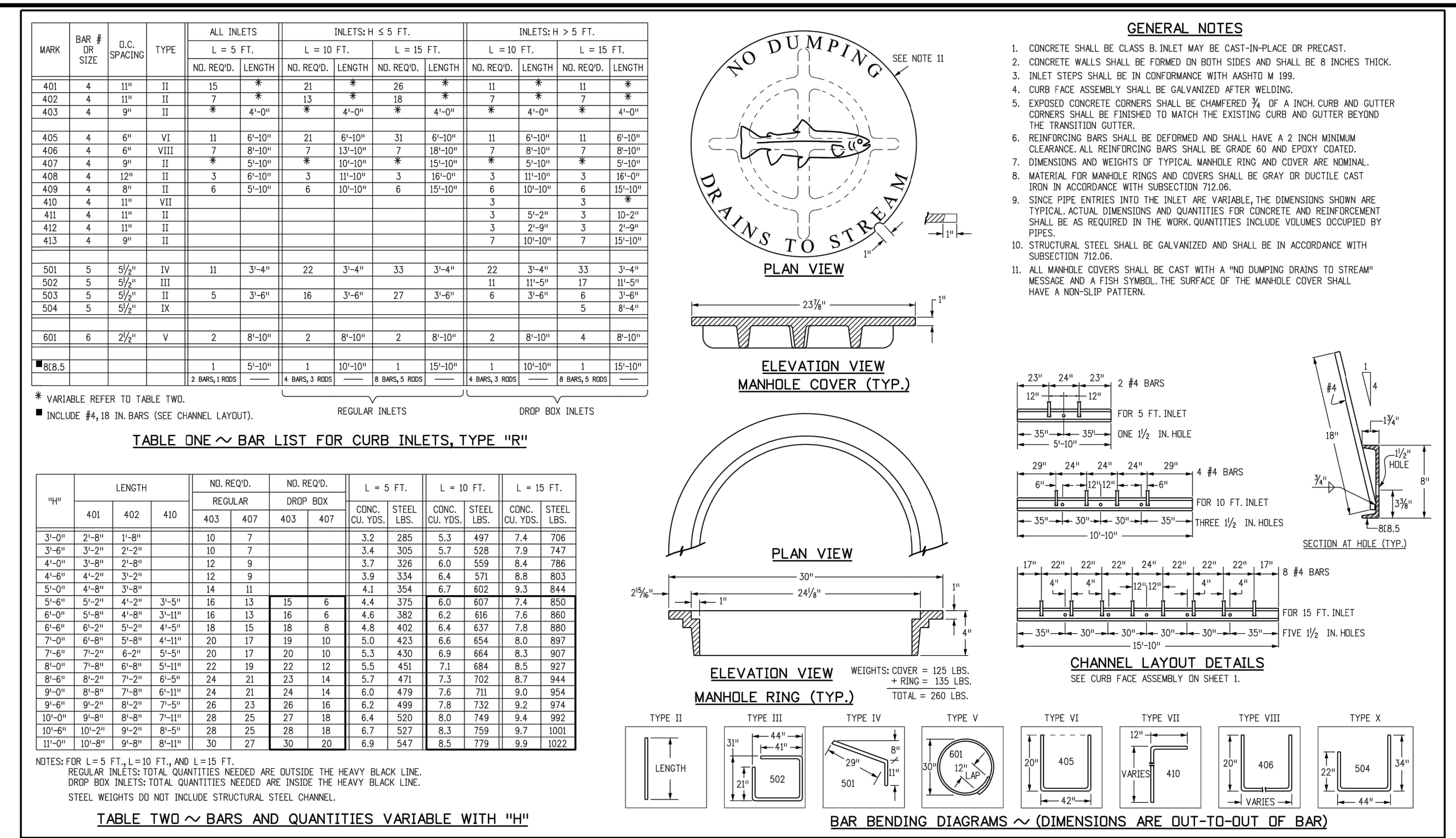
No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	1"=3'	5/6/22	XXX	WKN	

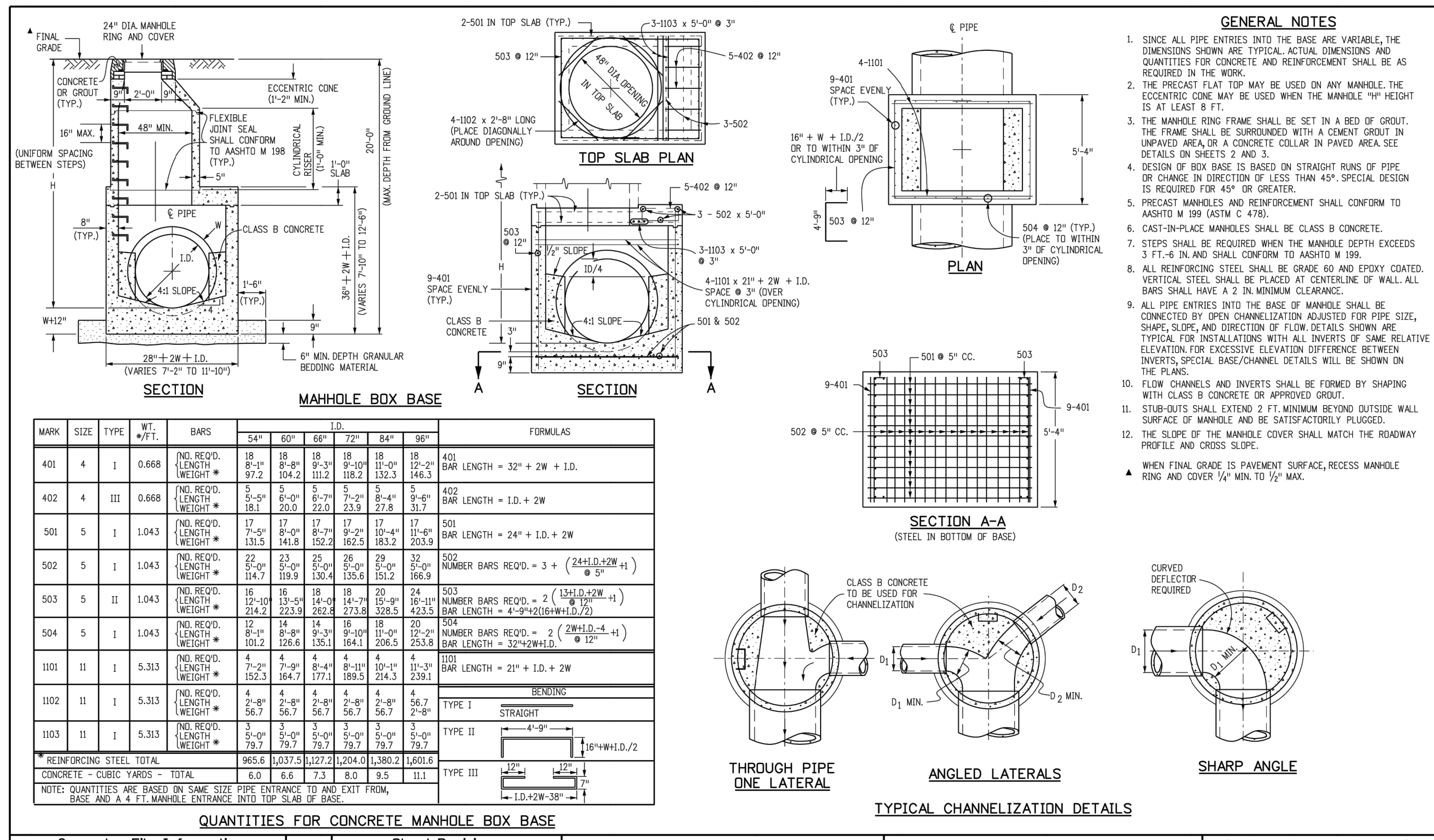
STERLING RANCH FILING 4	STORM SEWER PLAN	SHEET 9 OF 11
JOB NO. 25188.11		



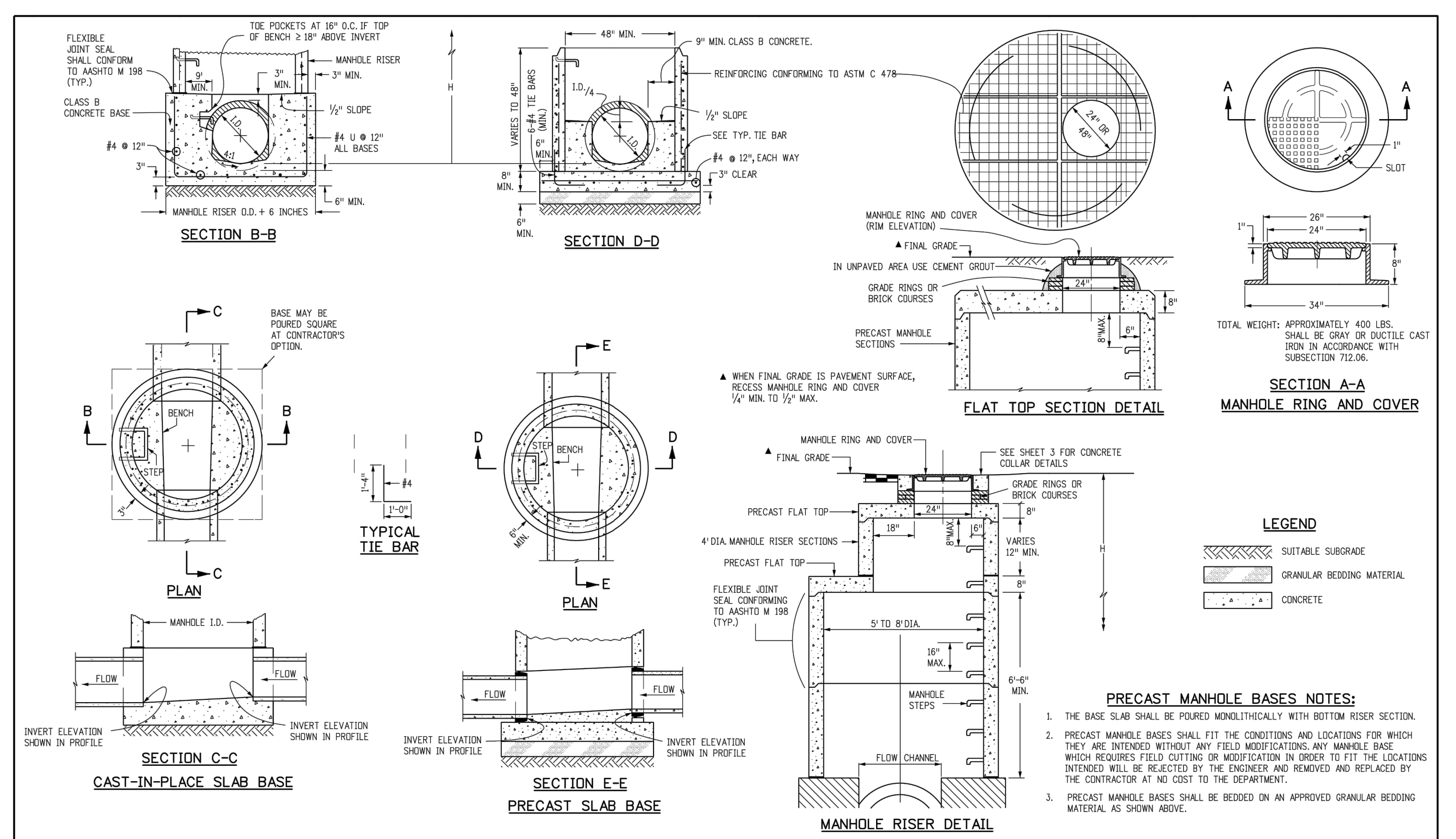
Computer File Information		Sheet Revisions		Colorado Department of Transportation		CURB INLET TYPE R		STANDARD PLAN NO.	
Creation Date: 07/31/19	Date:	Comments:		2829 West Howard Place		M-604-12			
Designer Initials: JKB				CDOT HQ, 3rd Floor		Standard Sheet No. 1 of 2			
Last Modification Date: 07/31/19				Denver, CO 80204					
Detailer Initials: LTA				Phone: 303-757-9021 FAX: 303-757-9868					
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English				Project Development Branch	JKB	Issued by the Project Development Branch: July 31, 2019			Project Sheet Number:



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



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



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

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

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

FOR AND ON BEHALF OF JR ENGINEERING, LLC

FILE NO. SF-22-XXX

STERLING RANCH FILING 4
 DETAIL SHEETS

BY DATE
 No. REVISION

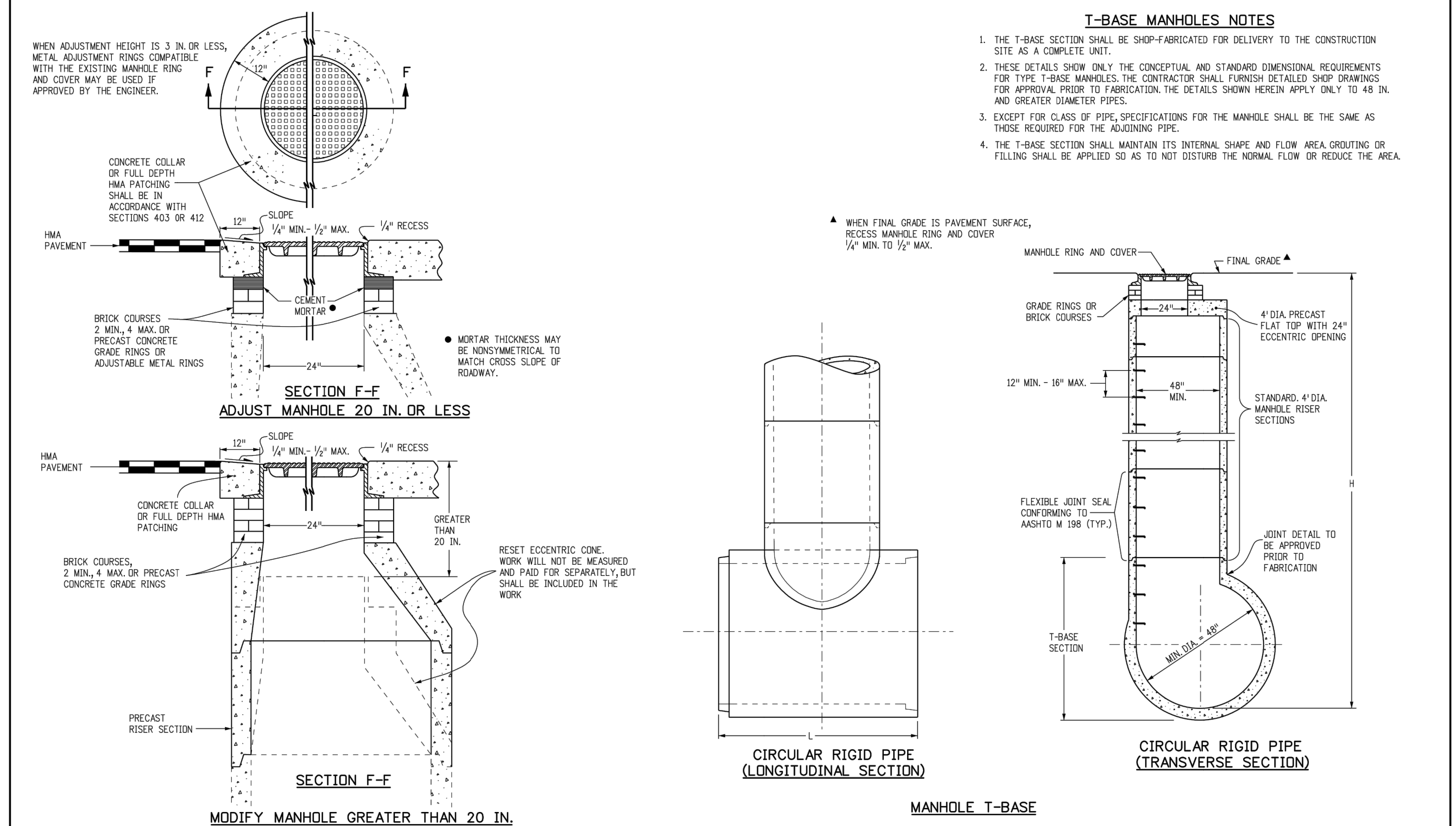
H-SCALE N/A
 V-SCALE N/A
 DATE 5/6/22
 DESIGNED BY XXX
 DRAWN BY WKN
 CHECKED BY

SHEET 10 OF 11
 JOB NO. 25188.11

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY DESIGNATED BY WRITTEN AUTHORIZATION.

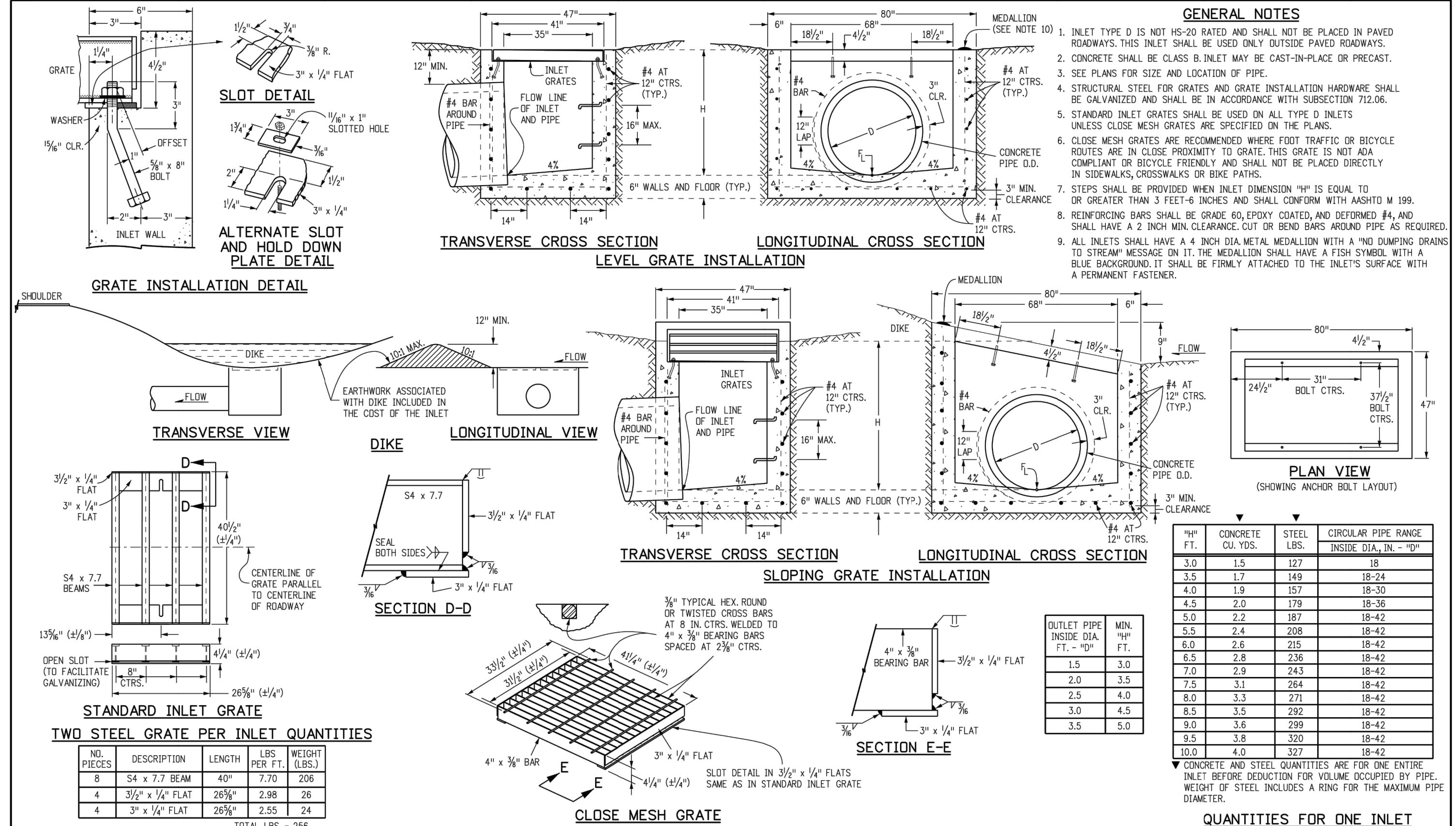
PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT SUITE 201
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 471-1742

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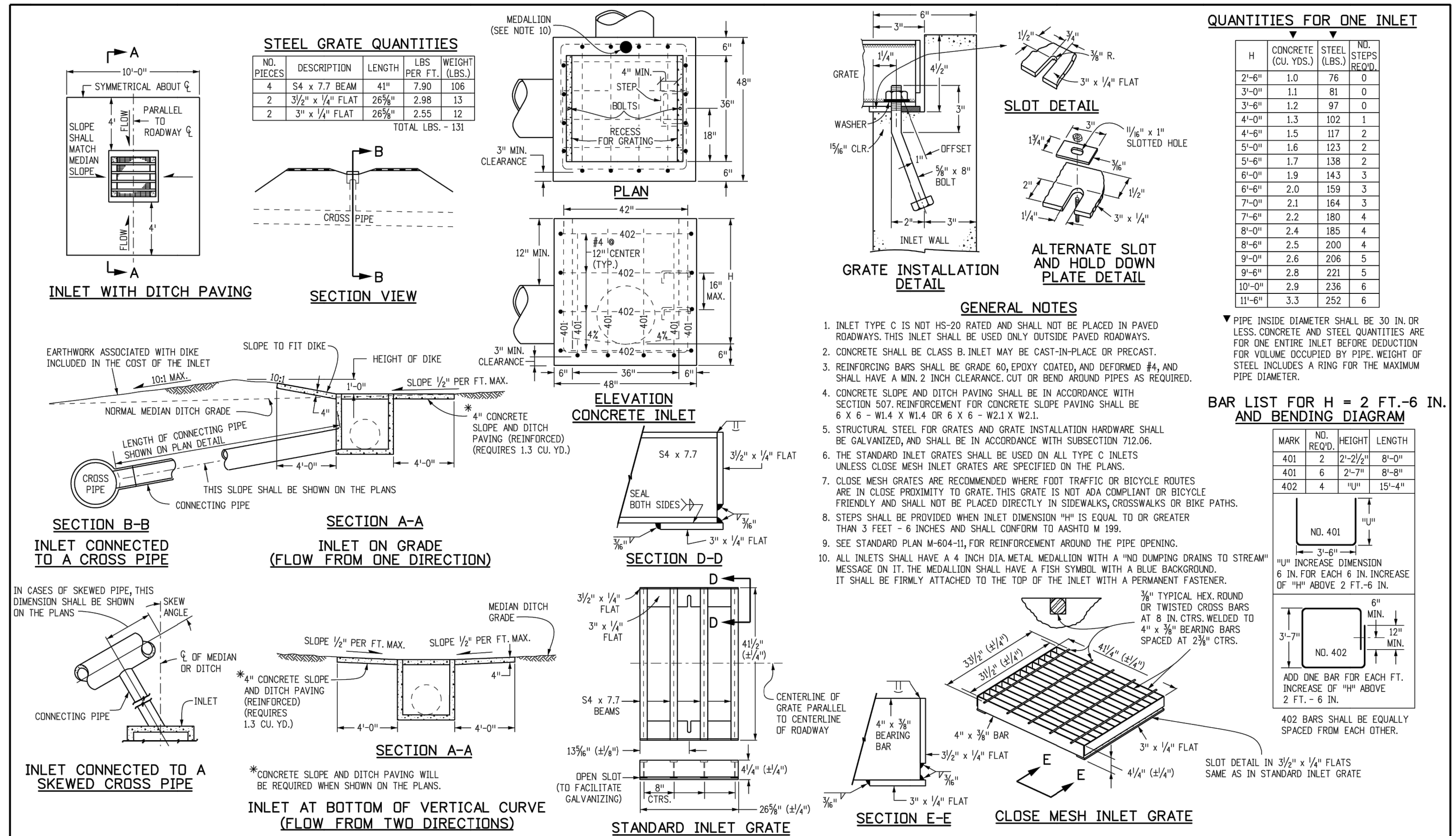
- ### T-BASE MANHOLES NOTES
1. THE T-BASE SECTION SHALL BE SHOP-FABRICATED FOR DELIVERY TO THE CONSTRUCTION SITE AS A COMPLETE UNIT.
 2. THESE DETAILS SHOW ONLY THE CONCEPTUAL AND STANDARD DIMENSIONAL REQUIREMENTS FOR TYPE T-BASE MANHOLES. THE CONTRACTOR SHALL FURNISH DETAILED SHOP DRAWINGS FOR APPROVAL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

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



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

Computer File Information		Sheet Revisions		Colorado Department of Transportation		INLET, TYPE D	
Creation Date: 07/31/19	Date:	Comments	2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9888		STANDARD PLAN NO.		M-604-11
Designer Initials: JBK			Project Development Branch		Issued by the Project Development Branch: July 31, 2019		Standard Sheet No. 1 of 1
Last Modification Date: 07/31/19			JBK		Project Sheet Number:		
Detailer Initials: LTA							
CAD Ver: MicroStation V8 Scale: Not to Scale Units: English							



QUANTITIES FOR ONE INLET

H	CONCRETE (CU. YDS.)	STEEL (LBS.)	NO. STEPS (REQD.)
2'-6"	1.0	76	0
3'-0"	1.1	81	0
3'-6"	1.2	87	0
4'-0"	1.3	102	1
4'-6"	1.5	117	2
5'-0"	1.6	123	2
5'-6"	1.7	138	2
6'-0"	1.9	143	3
6'-6"	2.0	159	3
7'-0"	2.1	184	3
7'-6"	2.2	180	4
8'-0"	2.4	185	4
8'-6"	2.5	200	4
9'-0"	2.6	206	5
9'-6"	2.8	221	5
10'-0"	2.9	236	6
11'-0"	3.3	252	6

BAR LIST FOR H = 2 FT. - 6 IN. AND BENDING DIAGRAM

MARK	NO. REQD.	HEIGHT	LENGTH
401	2	2'-2 1/2"	8'-0"
401	6	2'-7"	8'-6"
402	4	10"	15'-4"

Computer File Information		Sheet Revisions		Colorado Department of Transportation		INLET, TYPE C	
Creation Date: 07/31/19	Date:	Comments	2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9888		STANDARD PLAN NO.		M-604-10
Designer Initials: JBK			Project Development Branch		Issued by the Project Development Branch: July 31, 2019		Standard Sheet No. 1 of 1
Last Modification Date: 07/31/19			JBK		Project Sheet Number:		
Detailer Initials: LTA							
CAD Ver: MicroStation V8 Scale: Not to Scale Units: English							

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

PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
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J.R. ENGINEERING
A Westman Company
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STERLING RANCH FILING 4	BY	DATE					
	REVISION	No.					
DETAIL SHEETS	H-SCALE	N/A					
	V-SCALE	N/A					
	DATE	5/6/22					
	DESIGNED BY	XXX					
	DRAWN BY	WKN					
	CHECKED BY						
	SHEET	11	OF	11			
	JOB NO.	25188.11					

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

32314

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

FILE NO. SF-22-XXX

GENERAL NOTES

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

WASTEWATER SYSTEM INSTALLATION NOTES

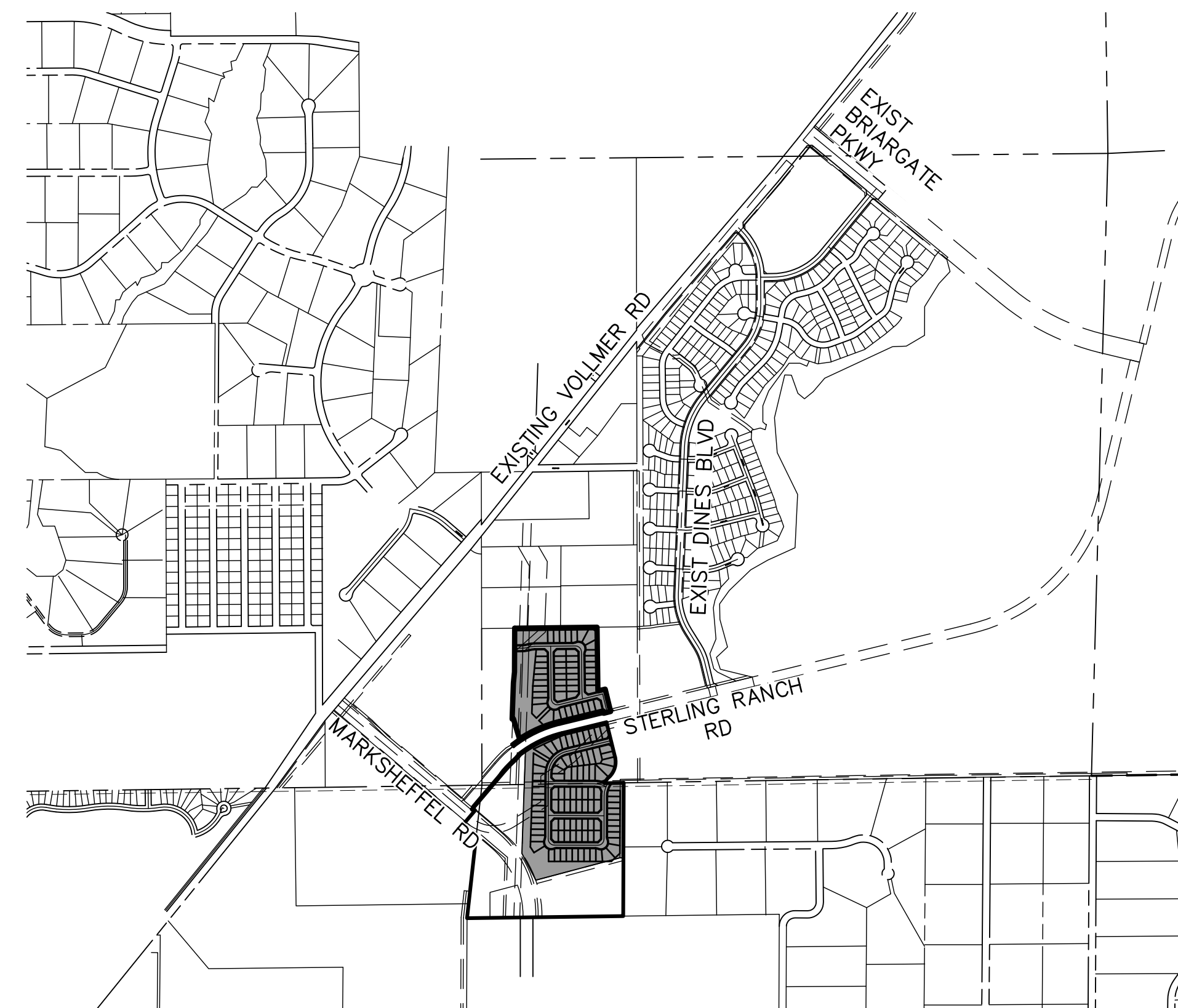
- SANITARY SEWER LENGTHS ARE MH CENTER-MH CENTER (OR STRUCTURE CENTER-STRUCTURE CENTER). ALL SANITARY SEWER PIPES SHALL BE SDR 35 PVC OR EQUAL. SEWER LINES MAY NOT EXCEED 7% GRADE FOR ANY SIZE WITHOUT PRIOR APPROVAL OF THE DISTRICT. ALL NEWLY CONSTRUCTED RESIDENTIAL SANITARY SEWER TAPS SHALL USE PRE-MANUFACTURED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

STERLING RANCH FILING 4

COUNTY OF EL PASO, STATE OF COLORADO

SANITARY SEWER PLAN

APRIL 2022



VICINITY MAP
SCALE: 1"=1,000'

SHEET INDEX

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

BENCHMARKS

- THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION
NORTHING = 411416.273
EASTING = 235167.071
ELEVATION = 7023.42
- THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PAWNEE RANCHEROS SUBDIVISION
NORTHING = 410095.404
EASTING = 235052.131
ELEVATION = 7000.40
- THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "38141", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDIVISION
NORTHING = 411399.862
EASTING = 233849.817
ELEVATION = 7030.82

LEGEND

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

AGENCIES

- OWNER/DEVELOPER: SR LAND, LLC
20 BOULDER CRESCENT, SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY (719) 471-1742
- CIVIL ENGINEER: JR ENGINEERING, LLC
5475 TECH CENTER DRIVE
COLORADO SPRINGS, CO 80919
MIKE BRAMLETT P.E. (303) 267-6240
- COUNTY ENGINEERING: EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
JEFF RICE, P.E. (719) 520-6300
- TRAFFIC ENGINEERING: EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS
3275 AKERS DRIVE
COLORADO SPRINGS, CO 80922
JENNIFER IRVINE, P.E. (719) 520-6460
- WATER RESOURCES: STERLING RANCH METRO DISTRICT ENGINEERS
JDS-HYDRO CONSULTANTS
545 E. PIKES PEAK AVE., SUITE 300
COLORADO SPRINGS, CO 80903
JOHN MCGINN (719) 668-8769
- FIRE DISTRICT: BLACK FOREST FIRE PROTECTION DISTRICT
11445 TEACHOUT ROAD
COLORADO SPRINGS, CO 80908
CHIEF BRYAN JACK (719) 495-4300
- GAS DEPARTMENT: COLORADO SPRINGS UTILITIES
7710 DURANT DR.
COLORADO SPRINGS, CO 80947
TIM WENDT (719) 668-3556
- ELECTRIC DEPARTMENT: MOUNTAIN VIEW ELECTRIC
1140 E. WOODMEN ROAD
FALGON, CO 80831
(719) 495-2283
- COMMUNICATIONS: QWEST COMMUNICATIONS
(U.N.C.C. LOCATORS) (800) 922-1987
AT&T (LOCATORS) (719) 635-3674

EL PASO COUNTY STATEMENT

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

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

IN ACCORDANCE WITH 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.

JENNIFER IRVINE, P.E. _____ DATE _____

COUNTY ENGINEER/ECM ADMINISTRATOR

WATER & SEWER MAIN EXTENSIONS

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

SIGNED _____ DATE _____
JAMES F. MORLEY

SR LAND, LLC
20 BOULDER CRESCENT, SUITE 201
COLORADO SPRINGS, CO 80903
(719) 471-1742

DISTRICT APPROVALS

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

**STERLING RANCH METROPOLITAN DISTRICT
WASTEWATER DESIGN APPROVAL**

DATE: _____ BY: _____

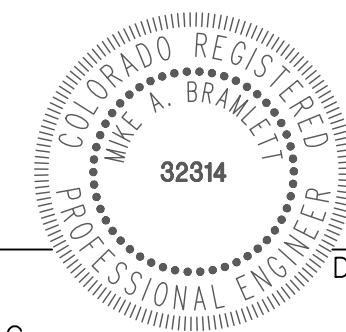
PROJECT NO. _____

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

APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL.

ENGINEER'S STATEMENT

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



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

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

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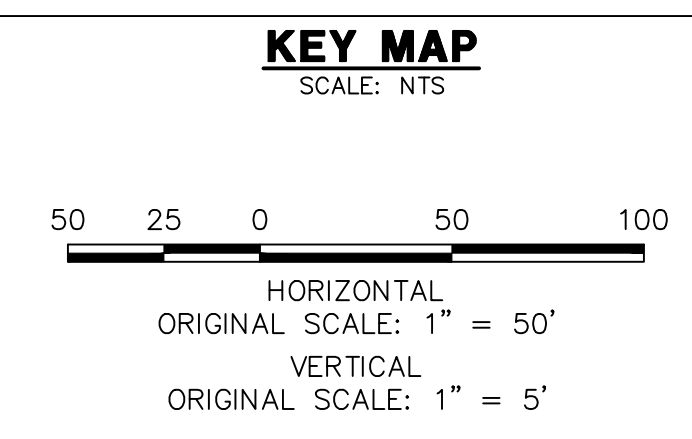
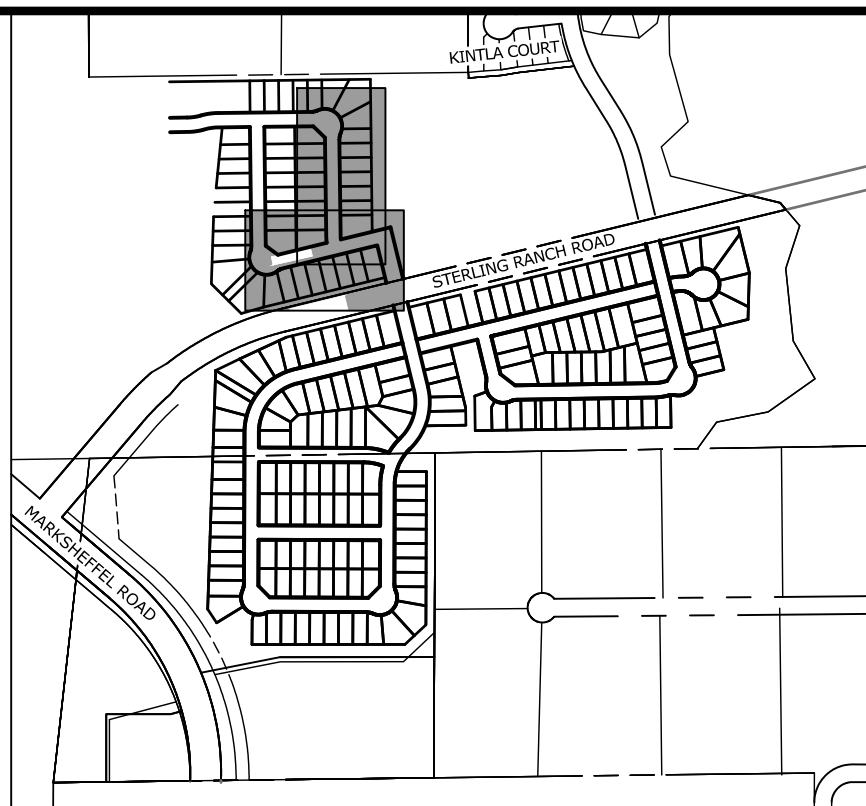
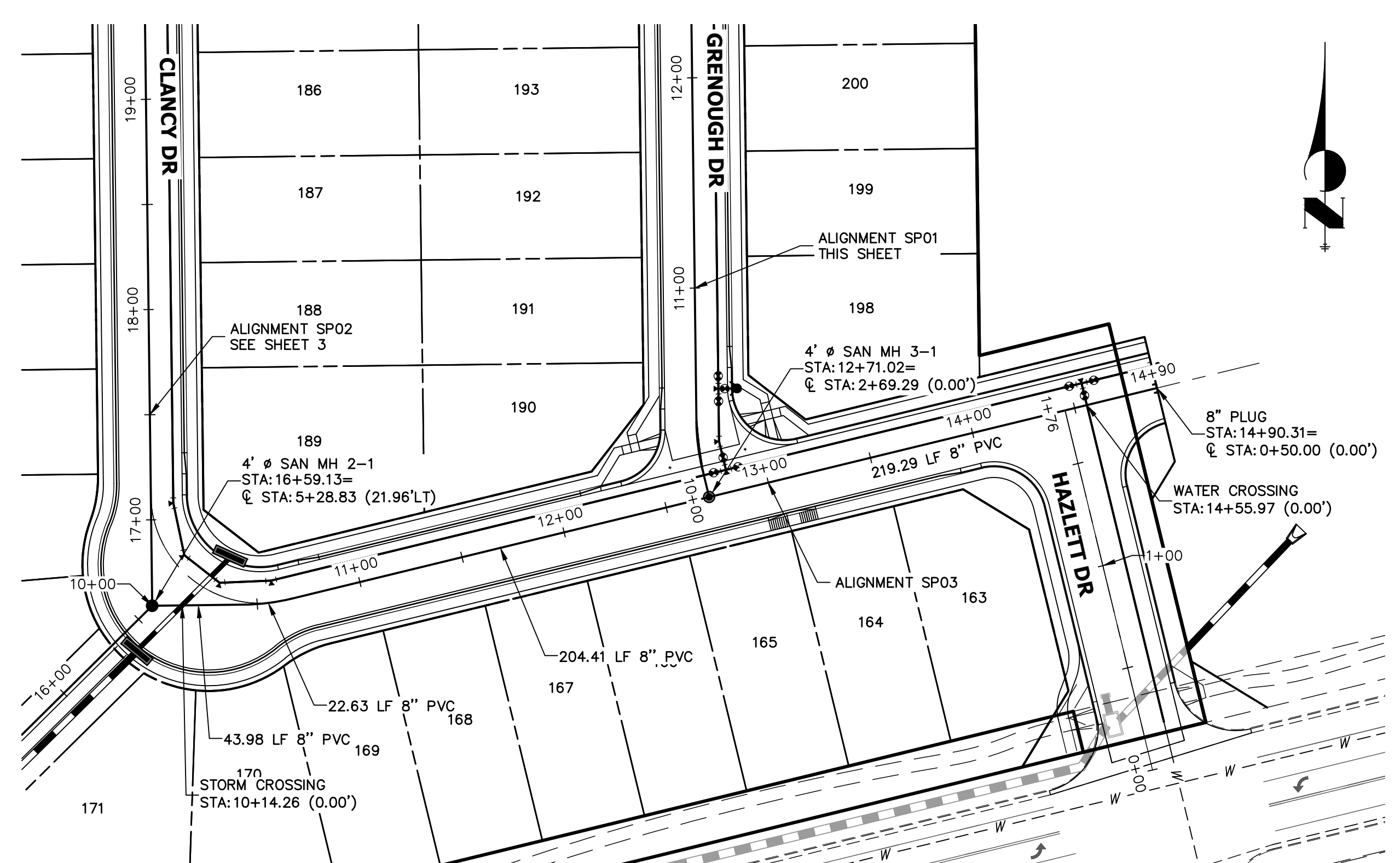
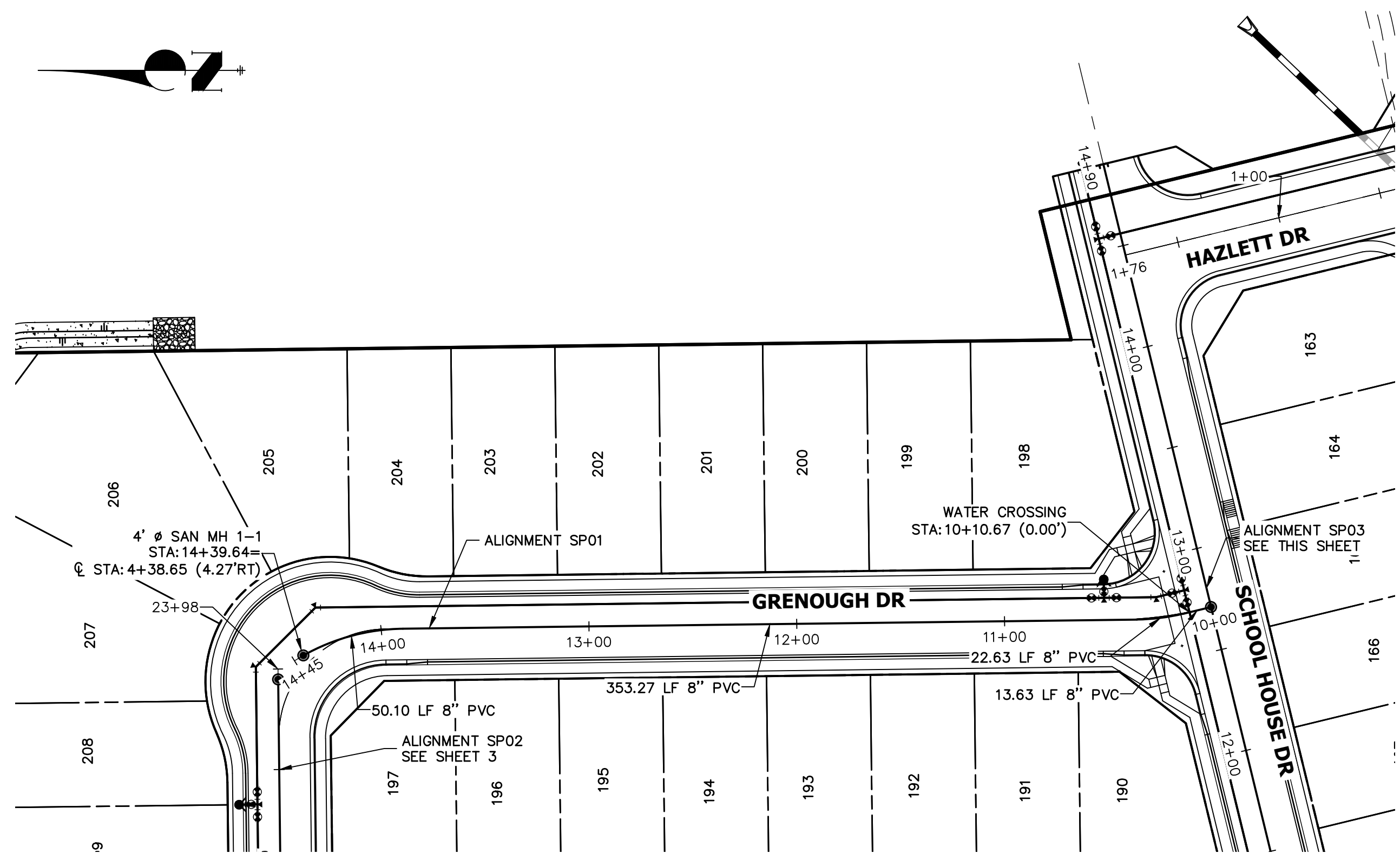
J.R. ENGINEERING
A Westman Company
Central 303-740-9383 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=1000'	N/A	04/25/22	MMC	MMC	

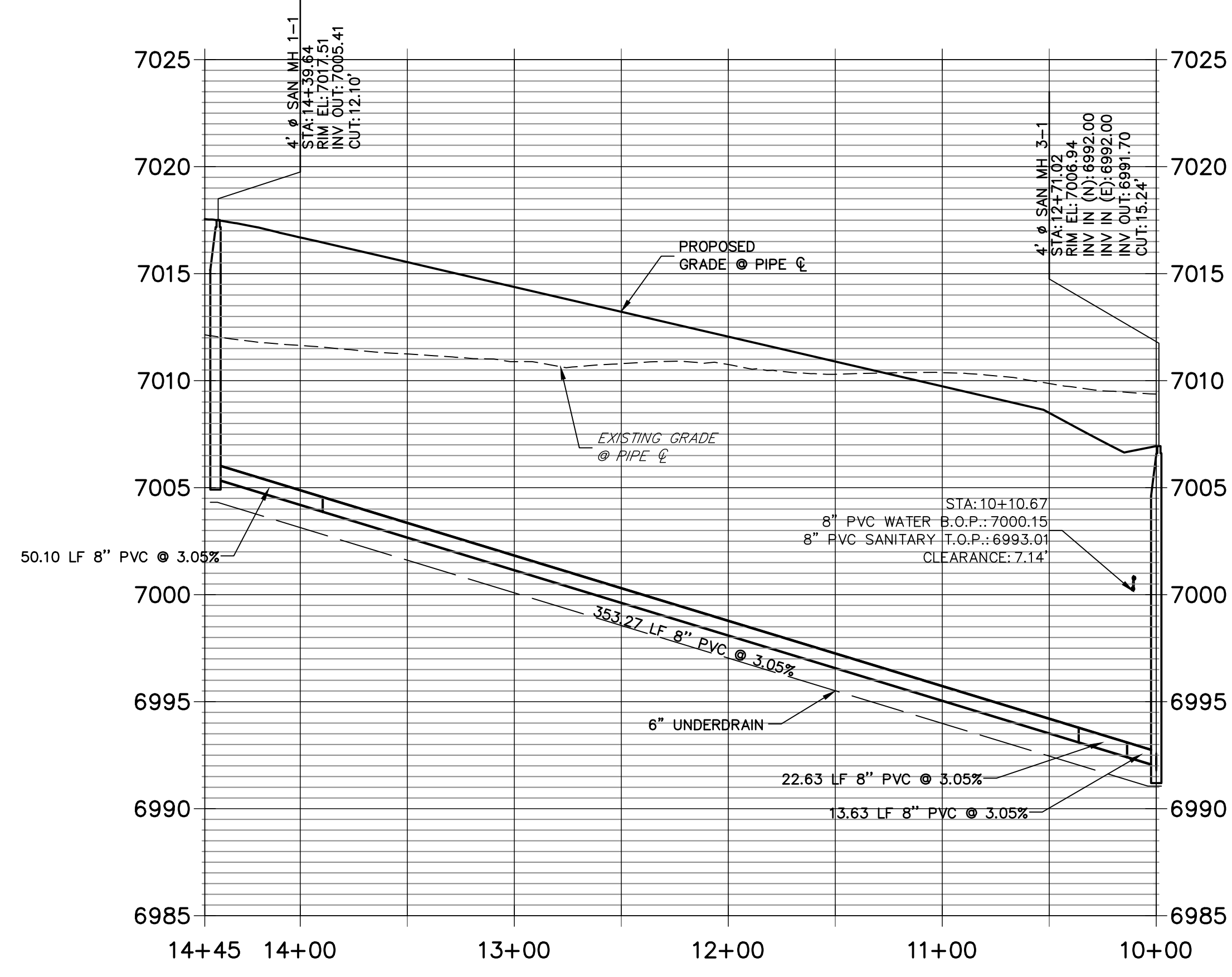
STERLING RANCH FILING 4
COVER SHEET

SHEET 1 OF 9
JOB NO. 25188.11

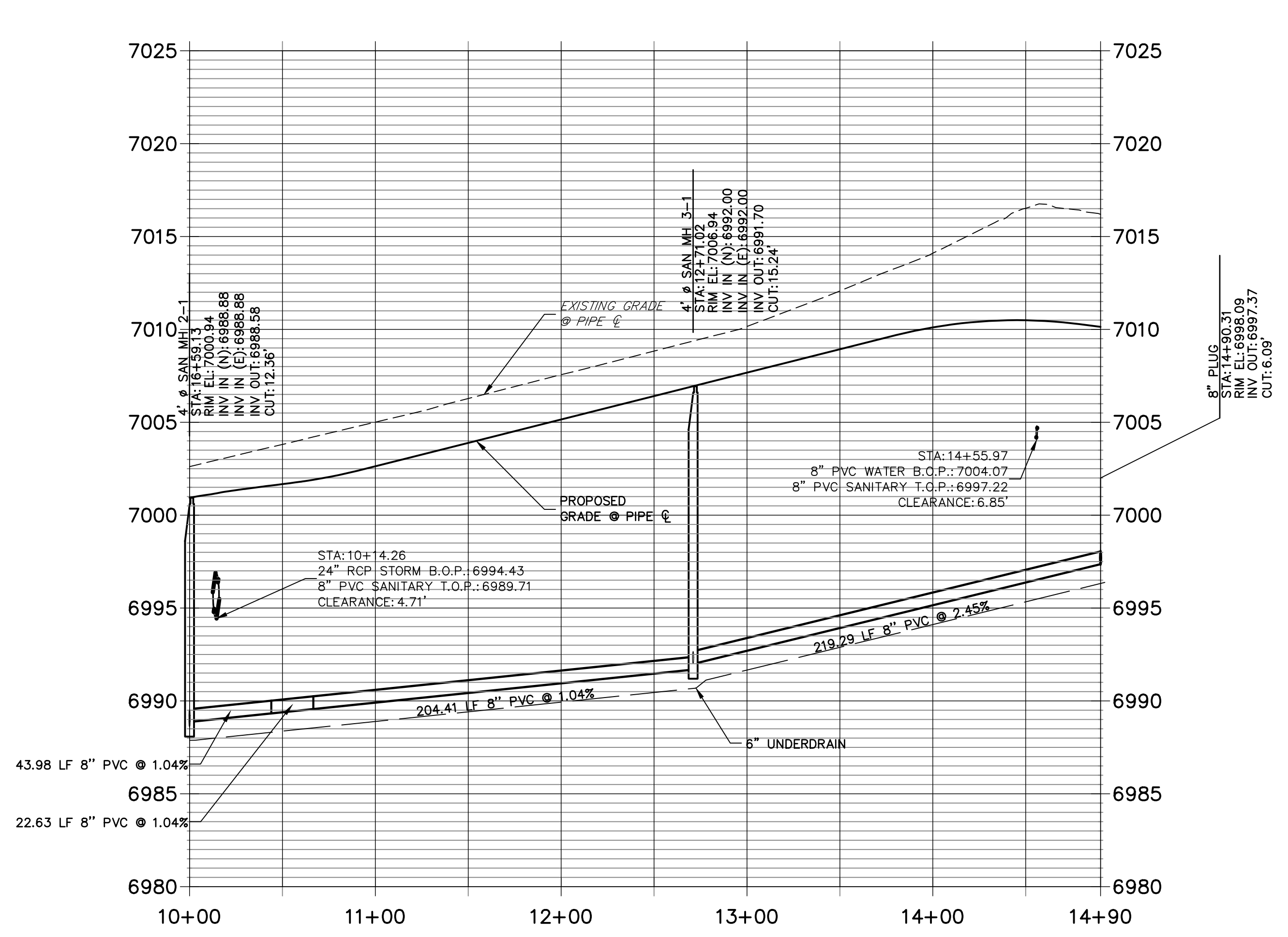




**SP01 PROFILE
STA 10+00.00 TO 14+44.64**



**SP03 PROFILE
STA 10+00.00 TO 14+90.31**



ENGINEER'S STATEMENT

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

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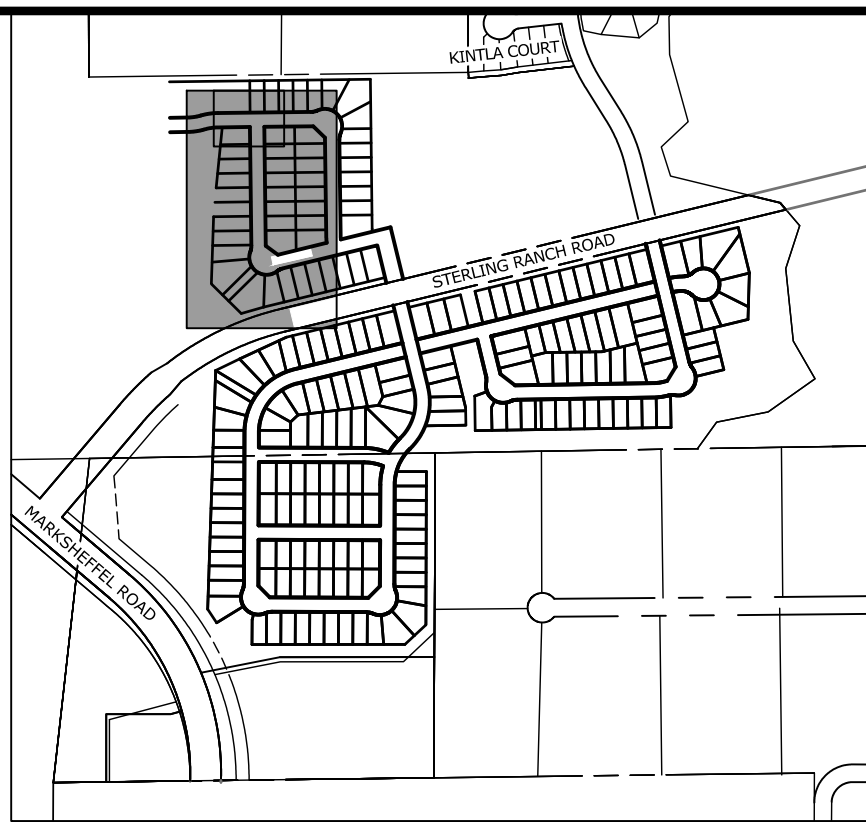
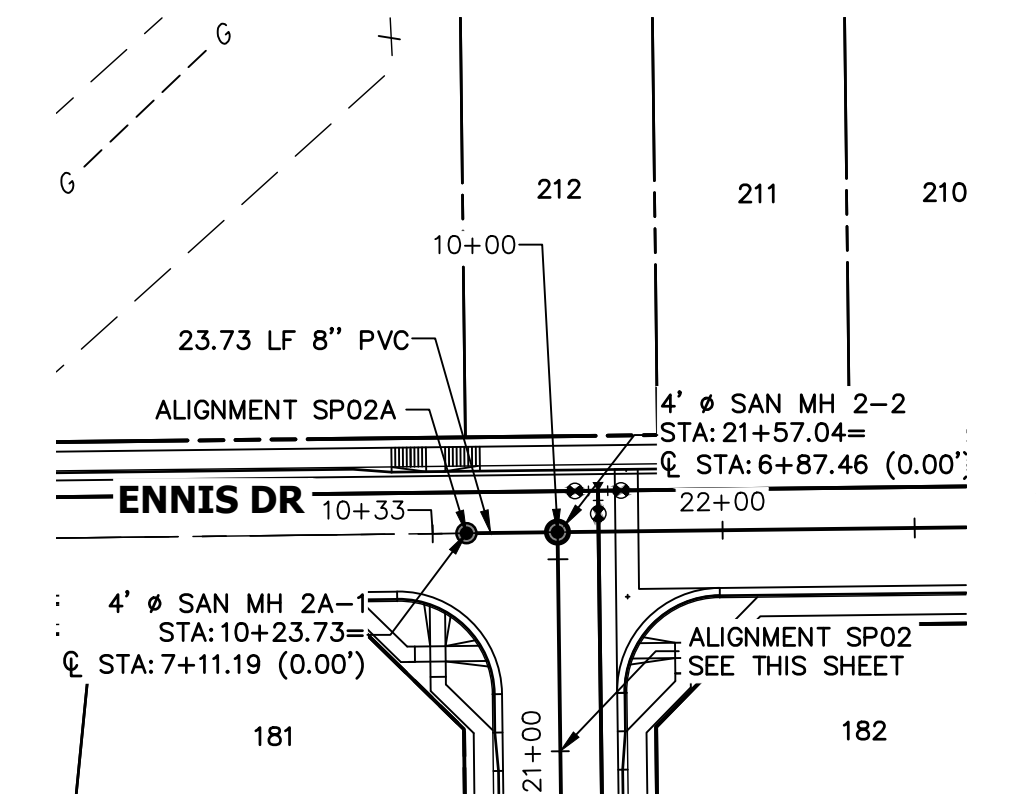
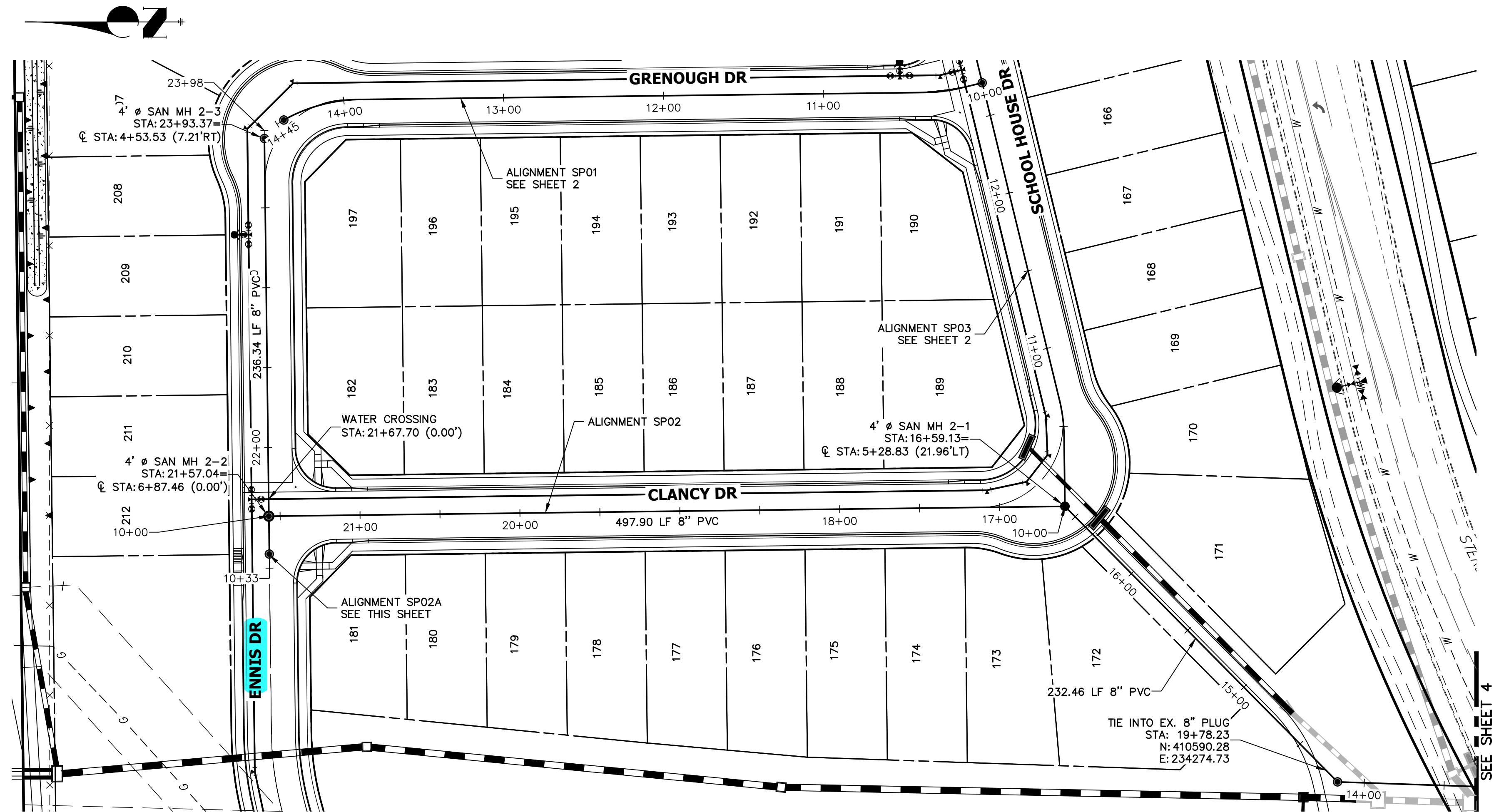
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No.	REVISION	BY	DATE

H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	04/25/22
DESIGNED BY	MMC
DRAWN BY	MMC
CHECKED BY	

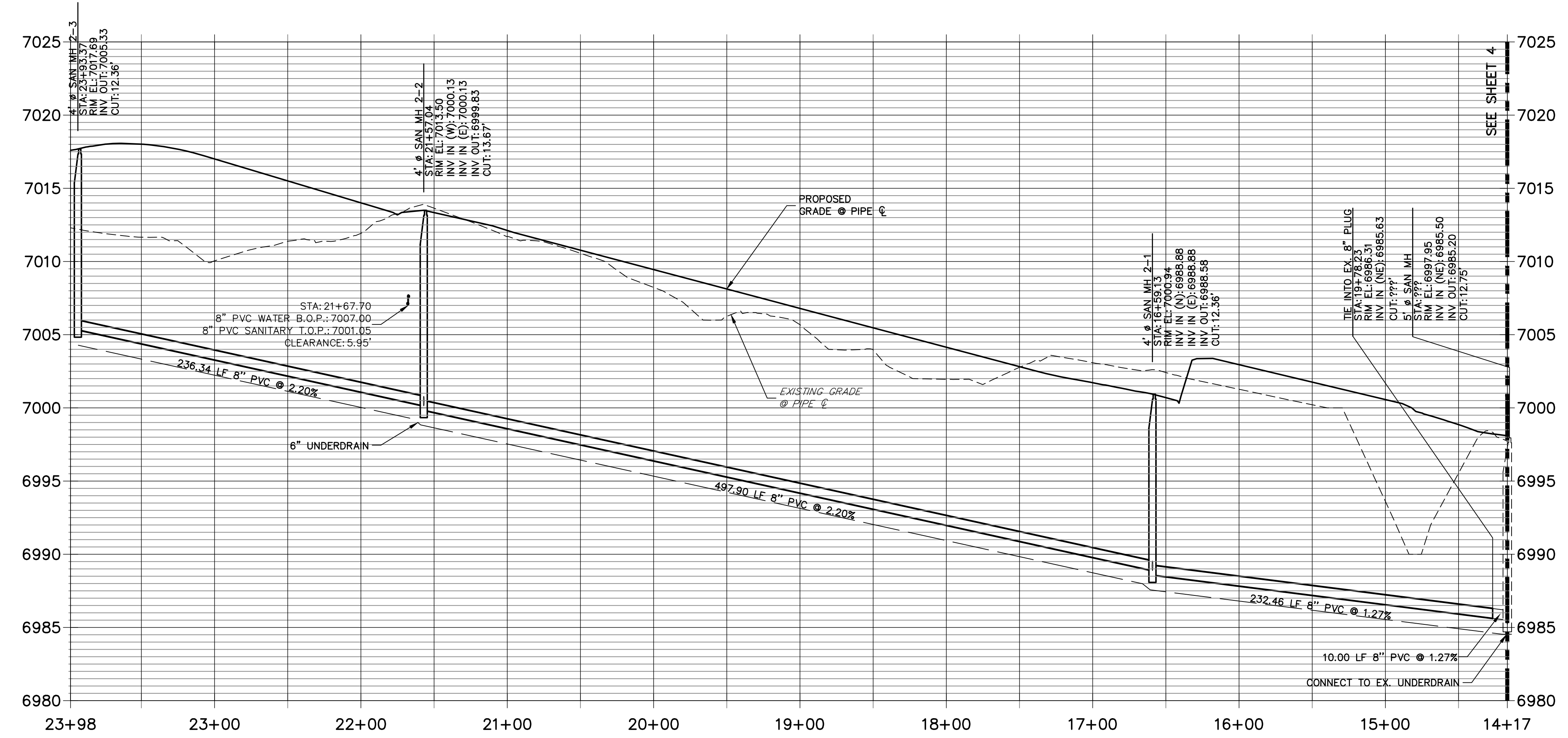
STERLING RANCH FILING 4
 SANITARY SEWER PLAN
 SHEET 2 OF 9
 JOB NO. 25188.11



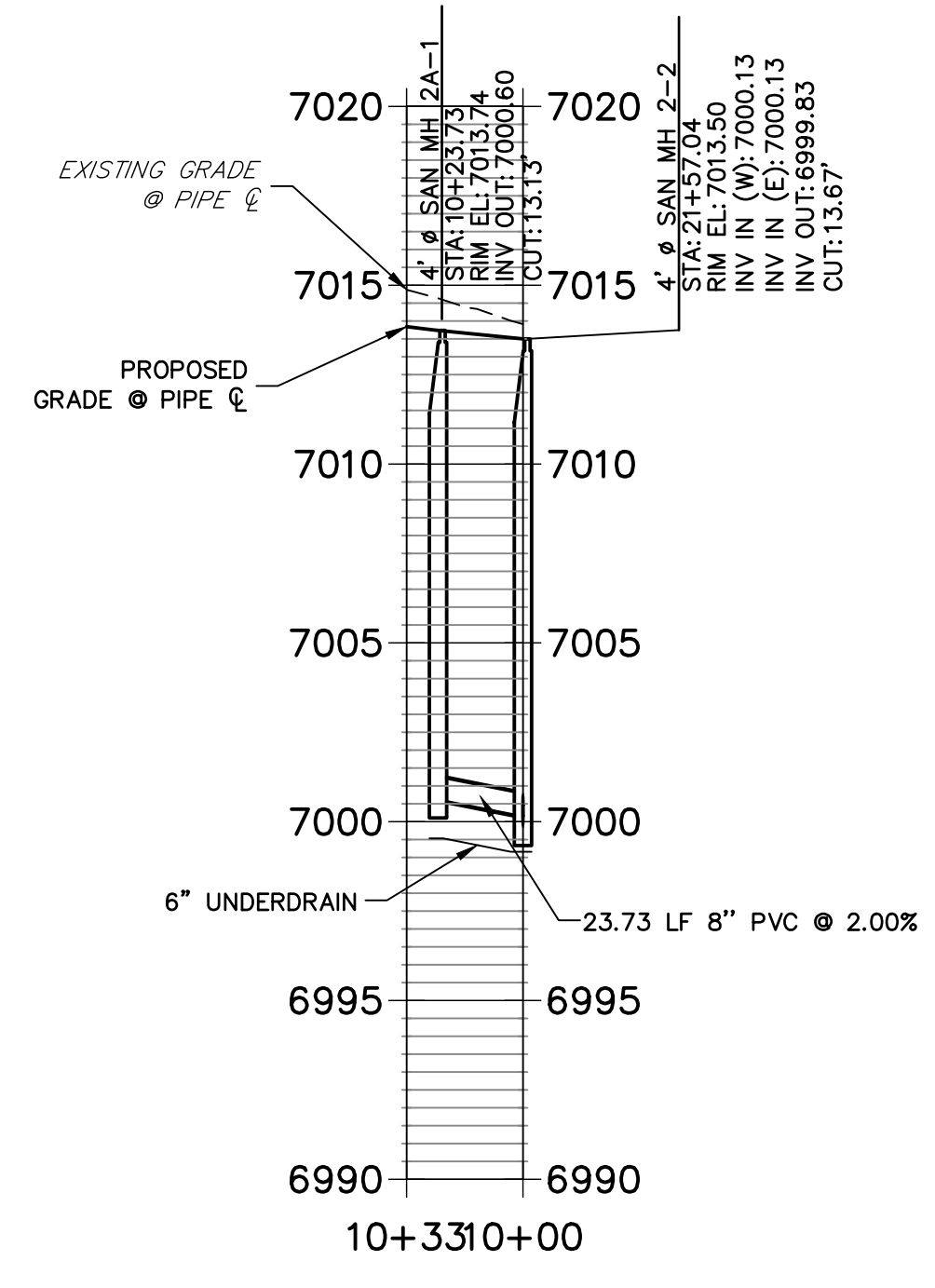
KEY MAP
SCALE: NTS

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

SP02 PROFILE
STA 14+16.67 TO 23+98.37



SP02A PROFILE
STA 10+00.00 TO 10+32.52



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
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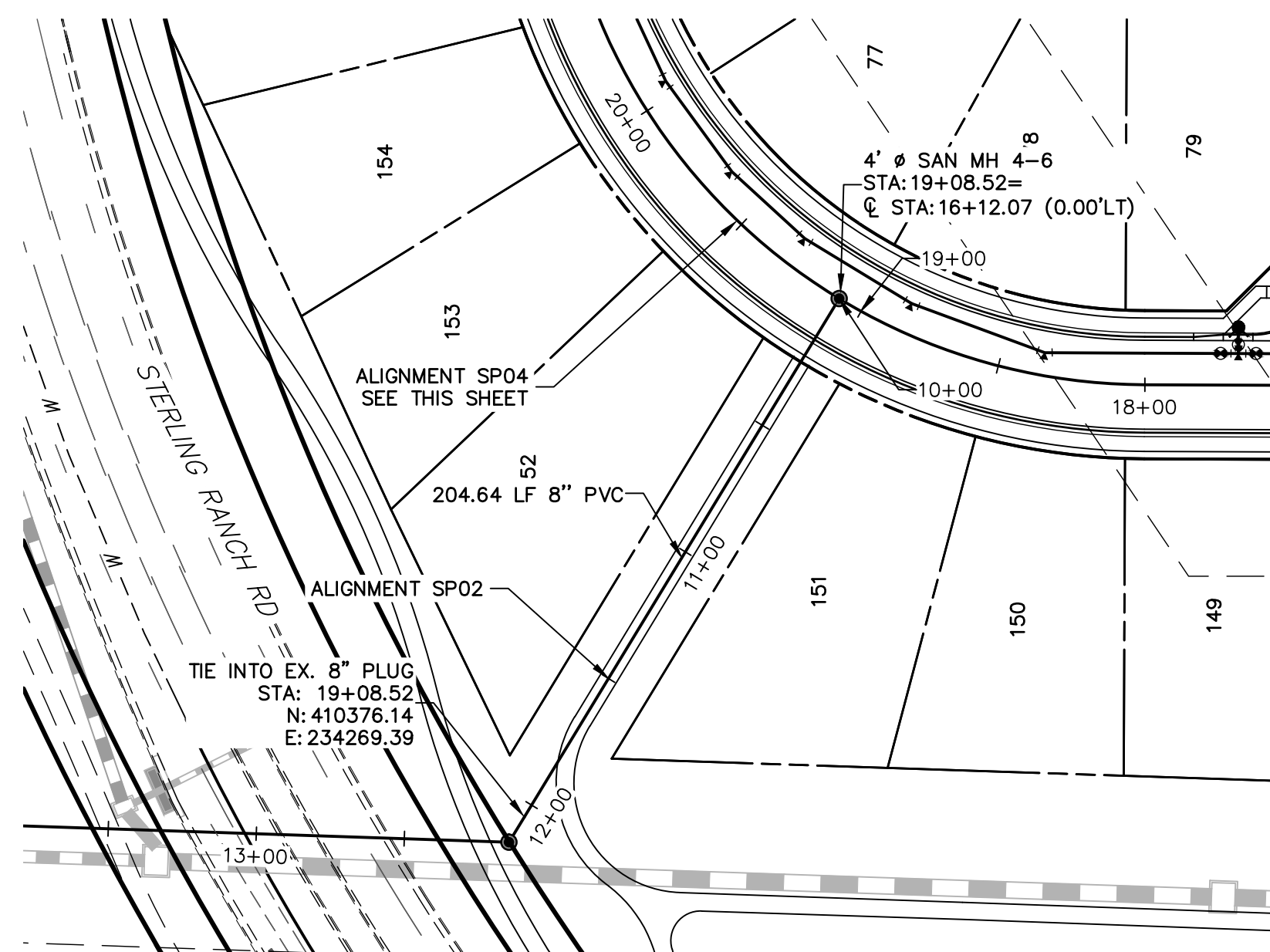
No.	REVISION	BY	DATE

STERLING RANCH FILING 4

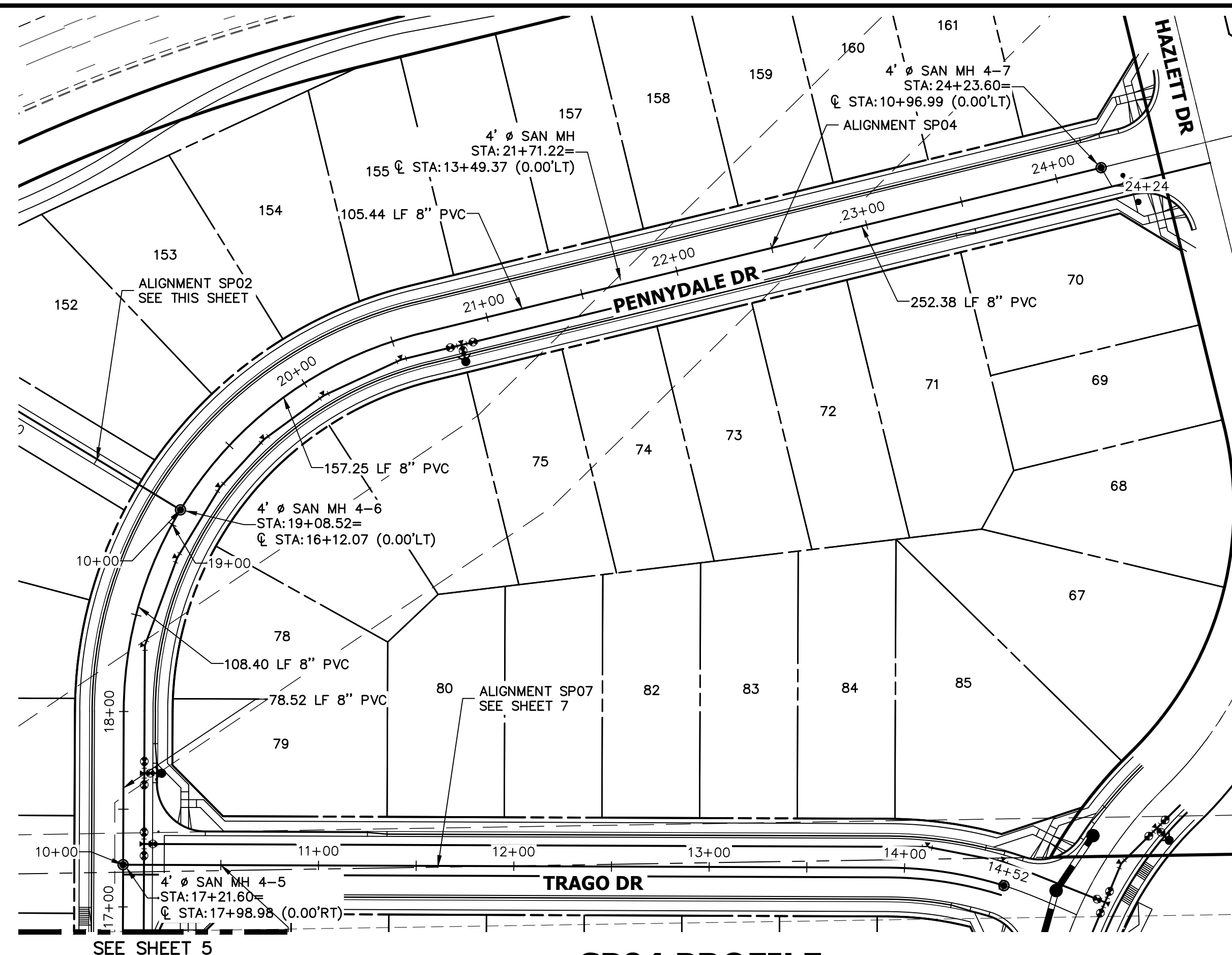
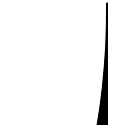
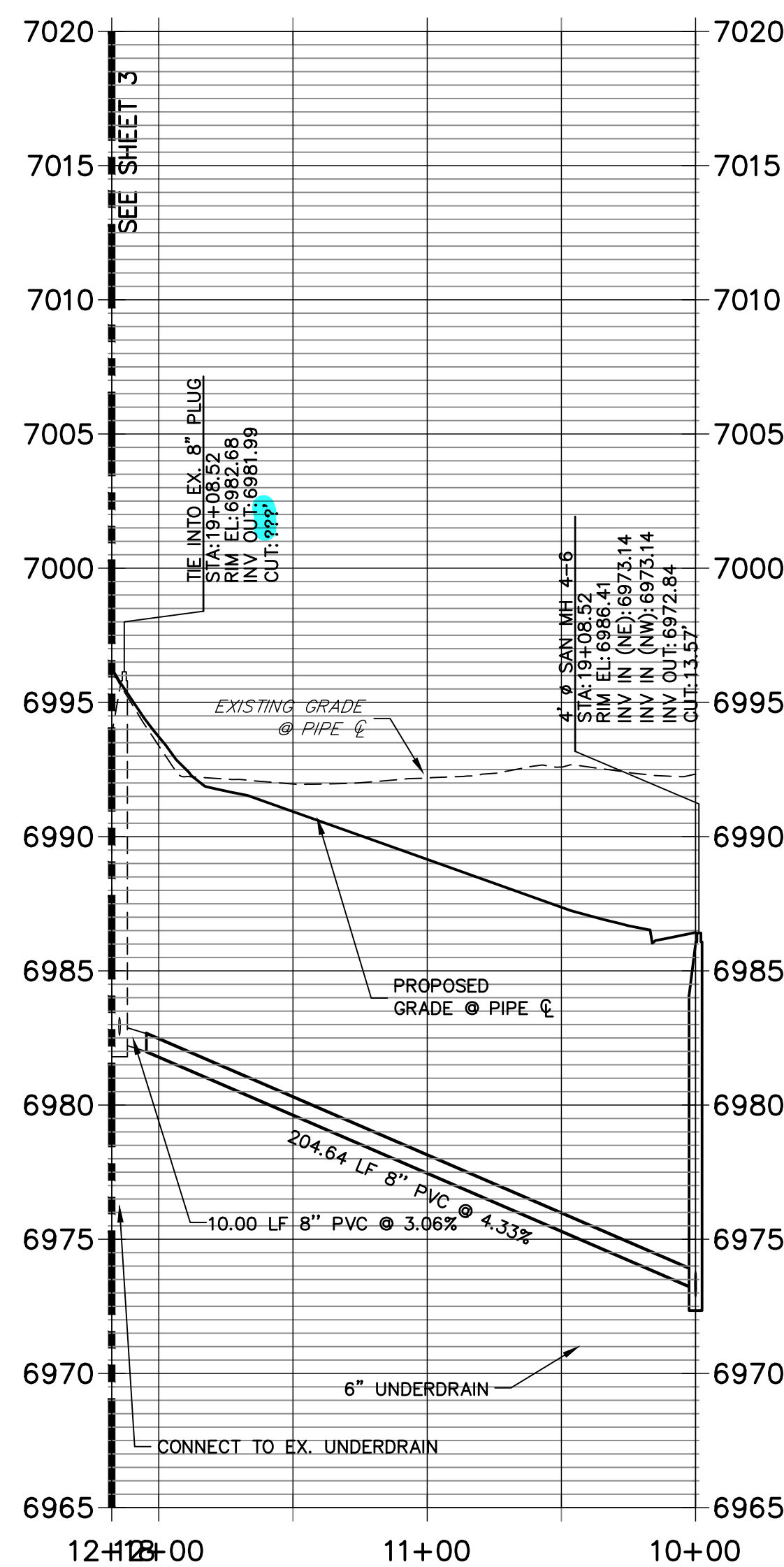
SANITARY SEWER PLAN

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V-SCALE 1"=5'
DATE 04/25/22
DESIGNED BY MMC
DRAWN BY MMC
CHECKED BY

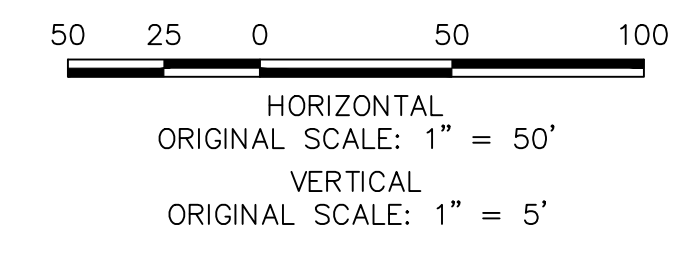
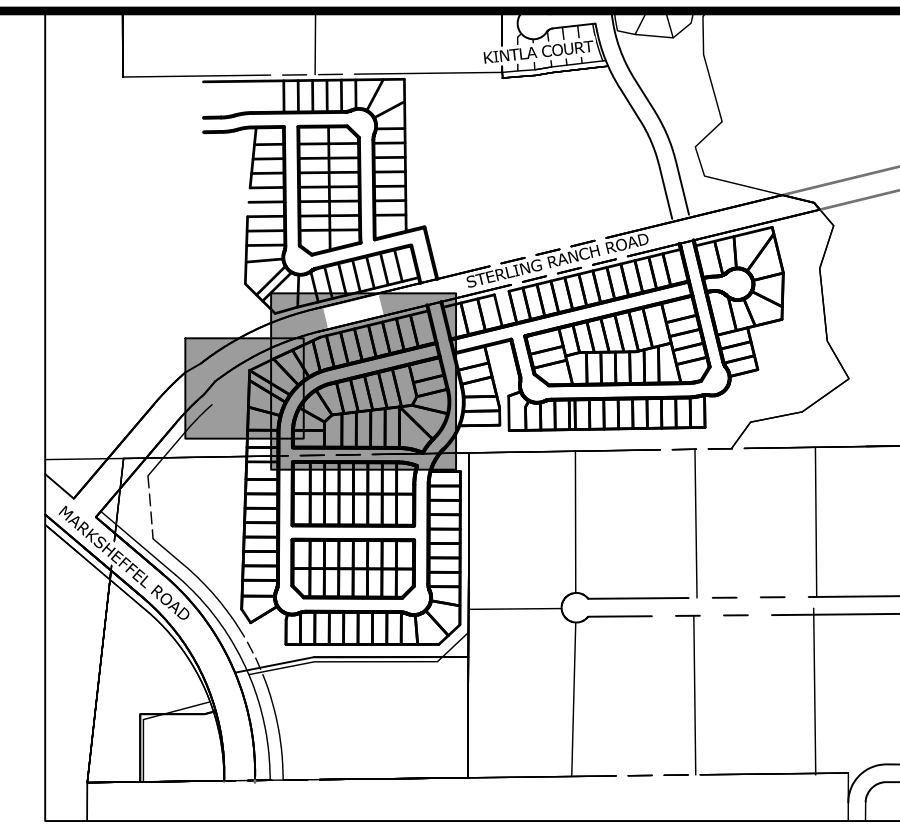
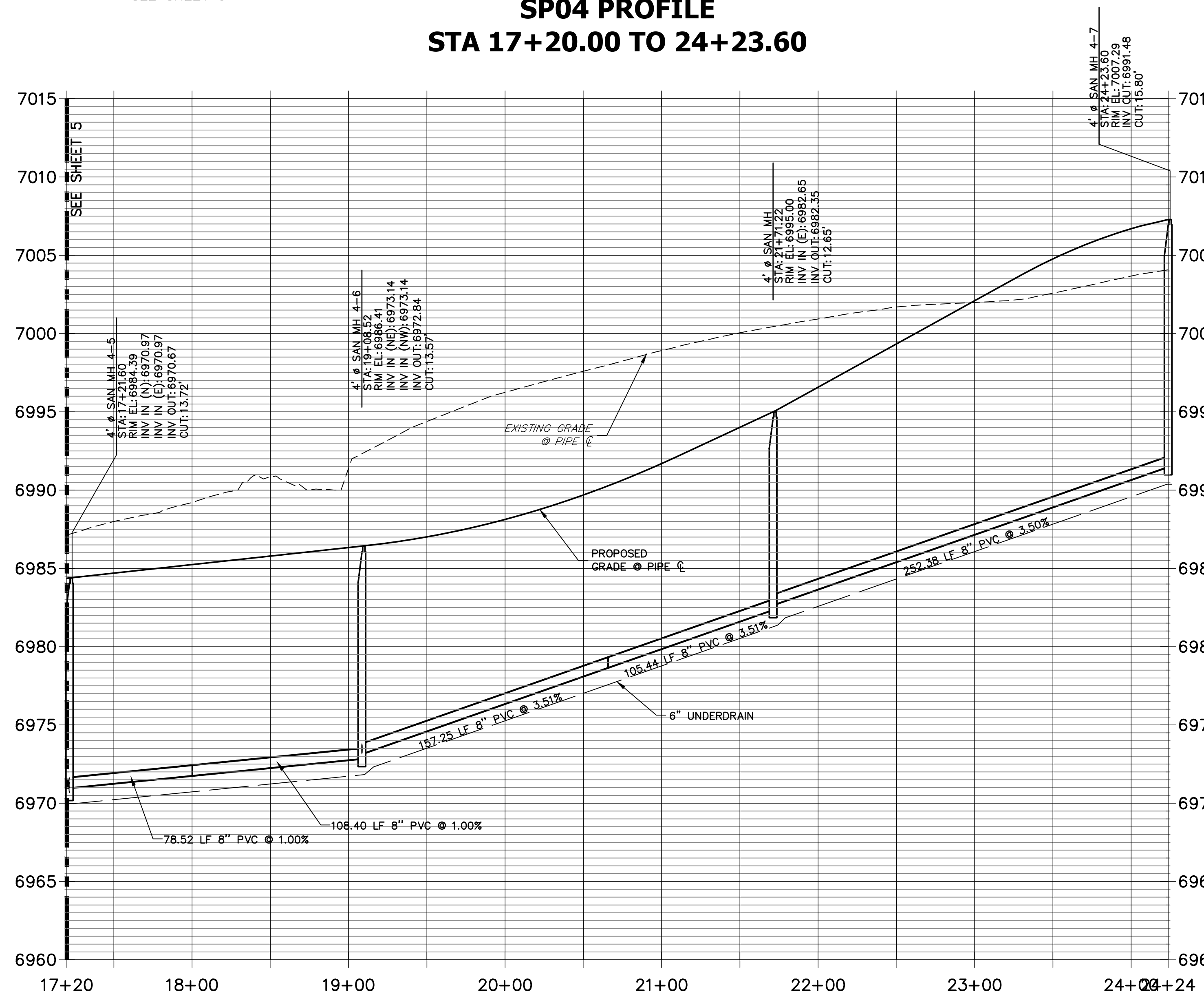
SHEET 3 OF 9
JOB NO. 25188.11



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



SP04 PROFILE
STA 17+20.00 TO 24+23.60



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

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

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

No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	04/25/22	MMC	MMC	

STERLING RANCH FILING 4
SANITARY SEWER PLAN

SHEET 4 OF 9
JOB NO. 25188.11

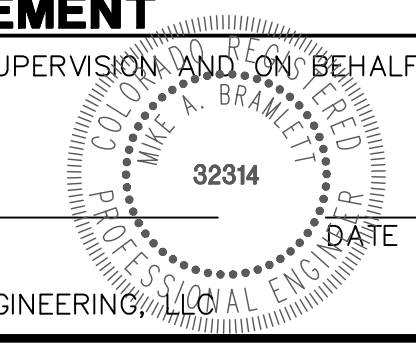


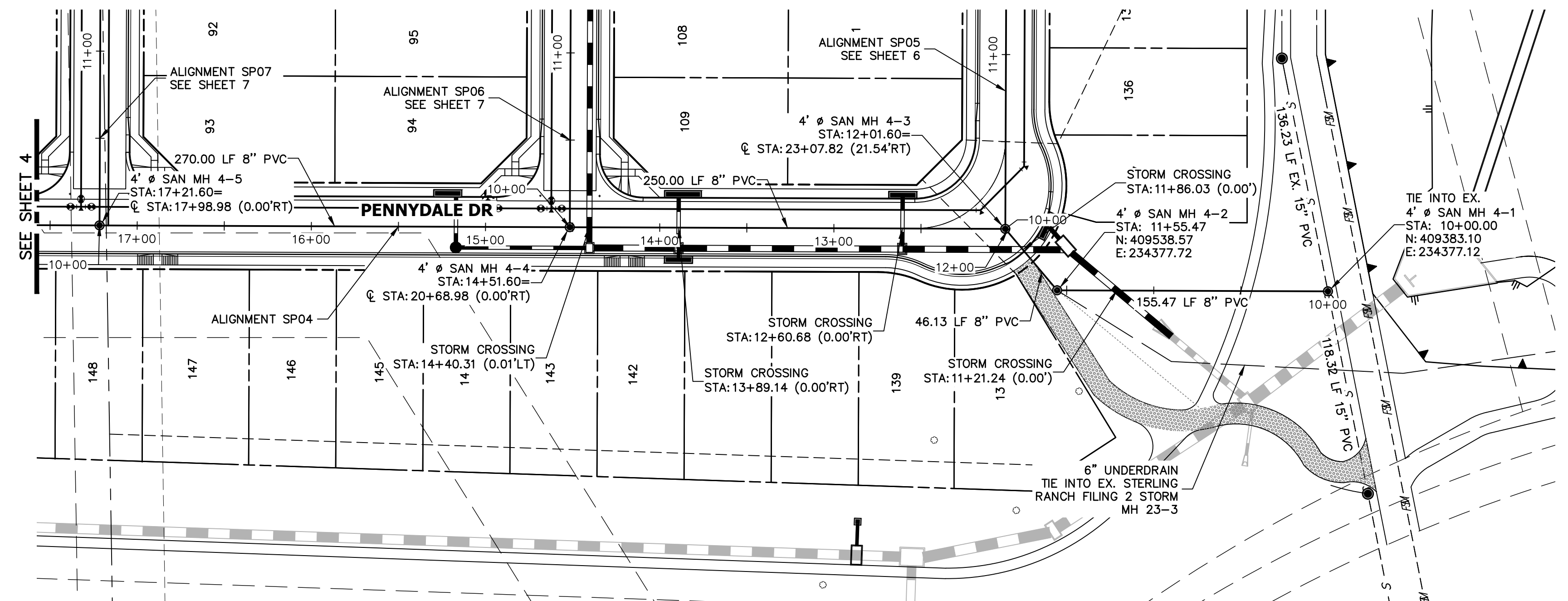
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ENGINEER'S STATEMENT

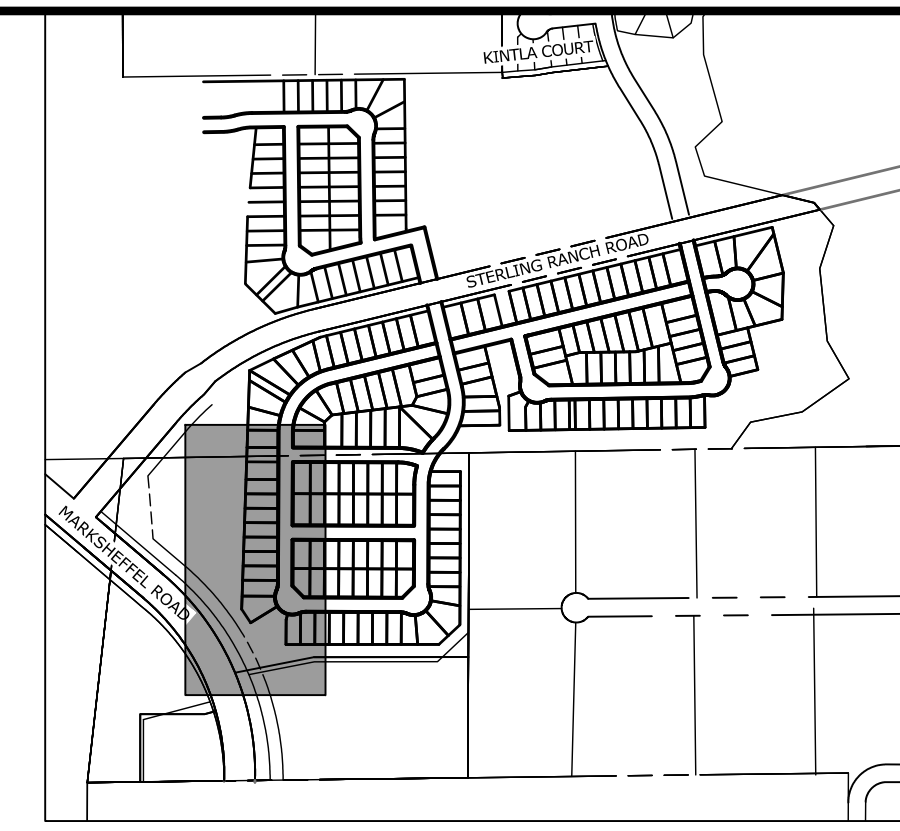
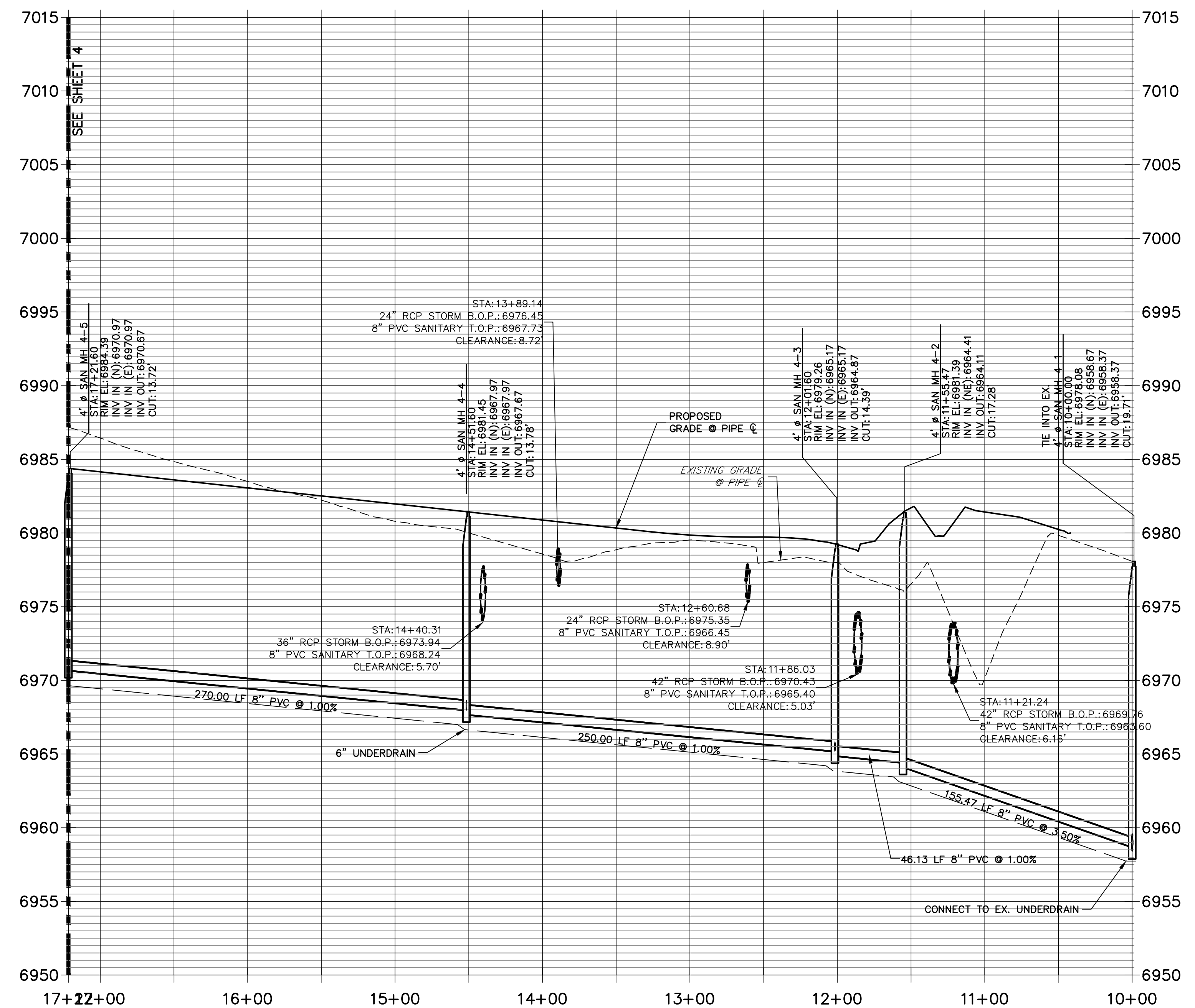
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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





**SP04 PROFILE (2)
STA 10+00.00 TO 17+21.60**



KEY MAP
SCALE: NTS

50 25 0 50 100
HORIZONTAL
ORIGINAL SCALE: 1" = 50'
VERTICAL
ORIGINAL SCALE: 1" = 5'



No.	REVISION	BY	DATE

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

J.R. ENGINEERING
A Westman Company

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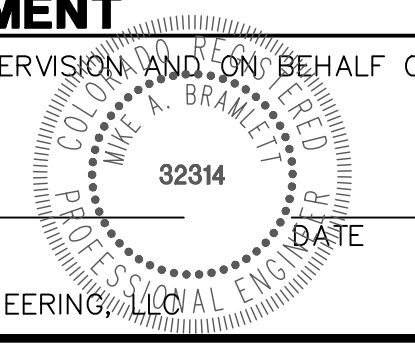


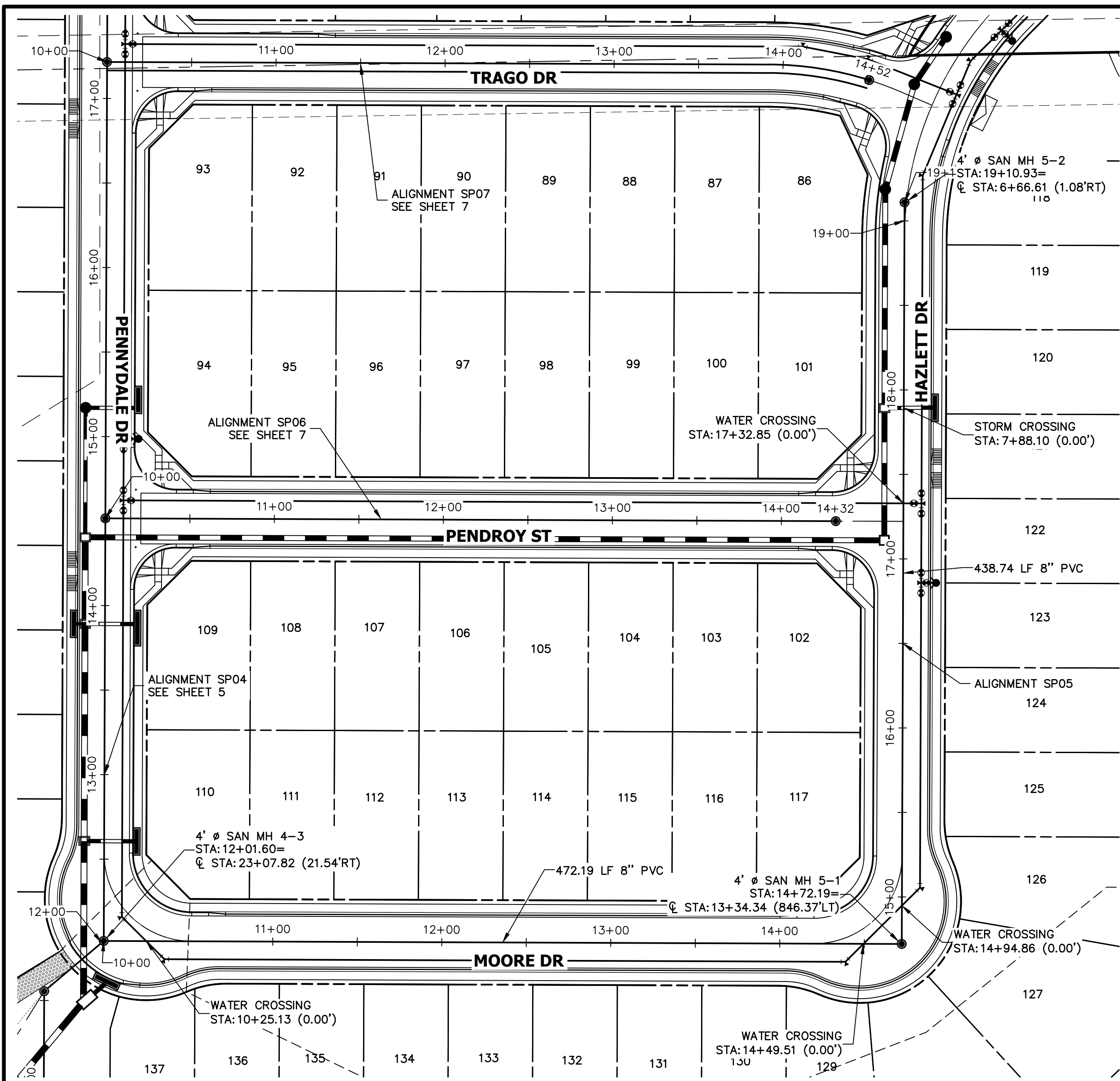
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ENGINEER'S STATEMENT

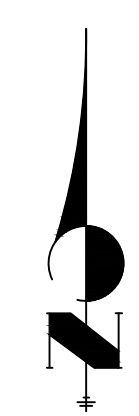
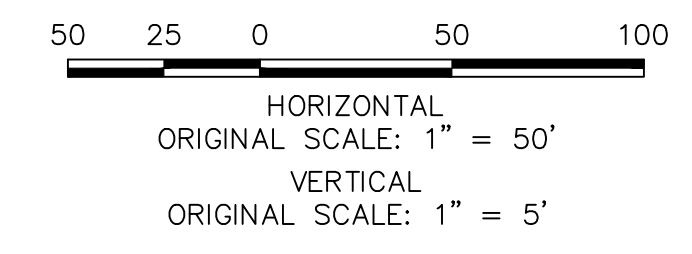
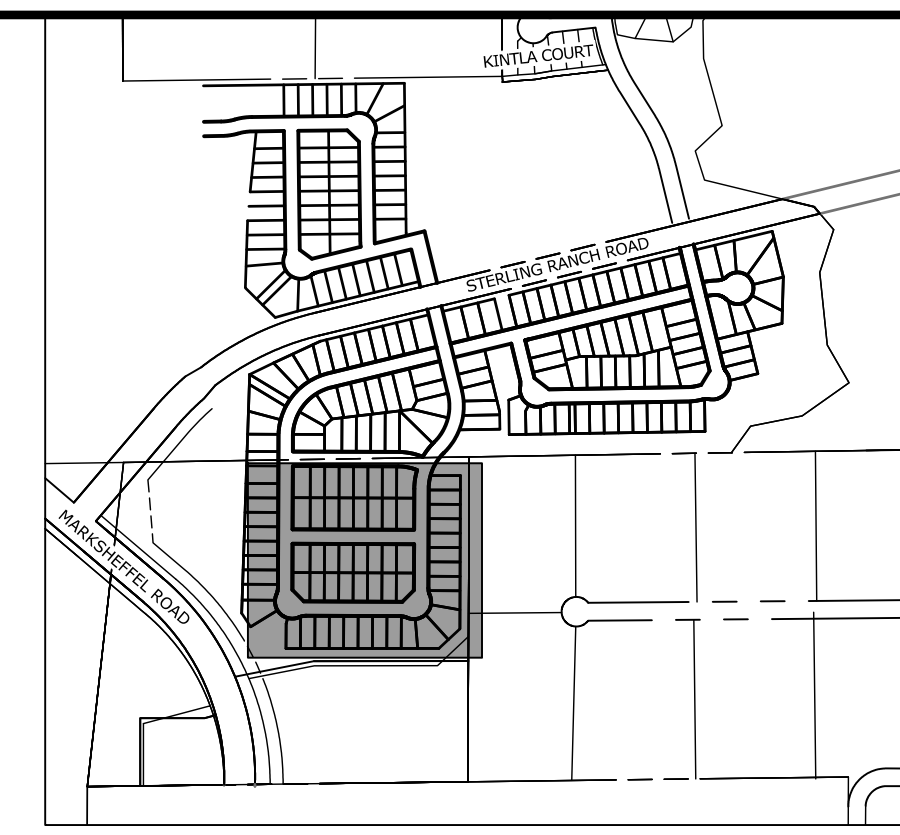
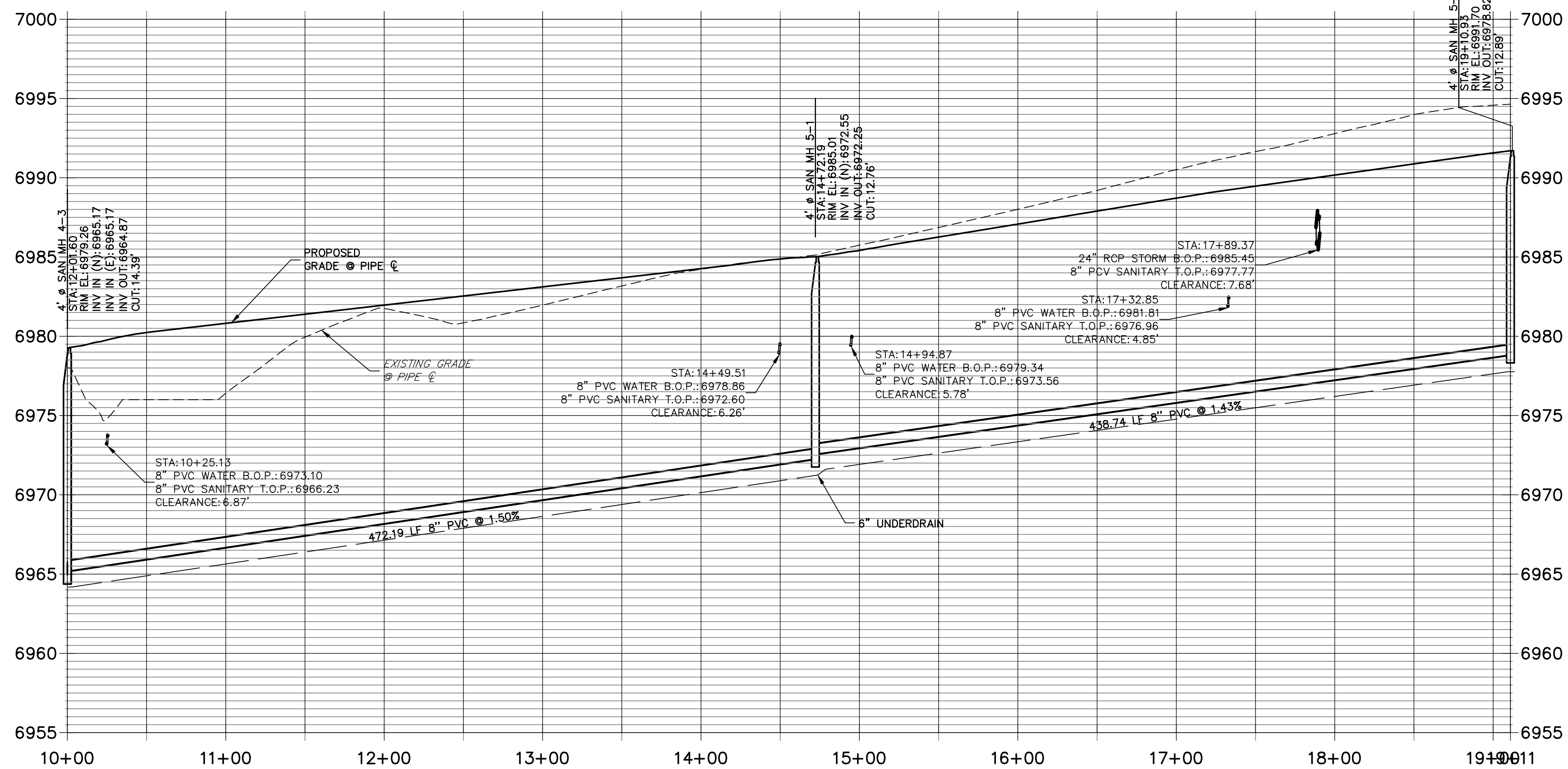
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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





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



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

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

BY	DATE	No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	04/25/22	MMC	MMC	

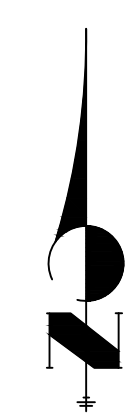
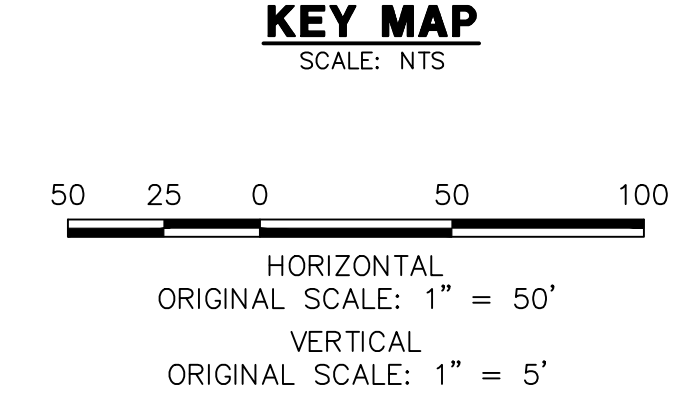
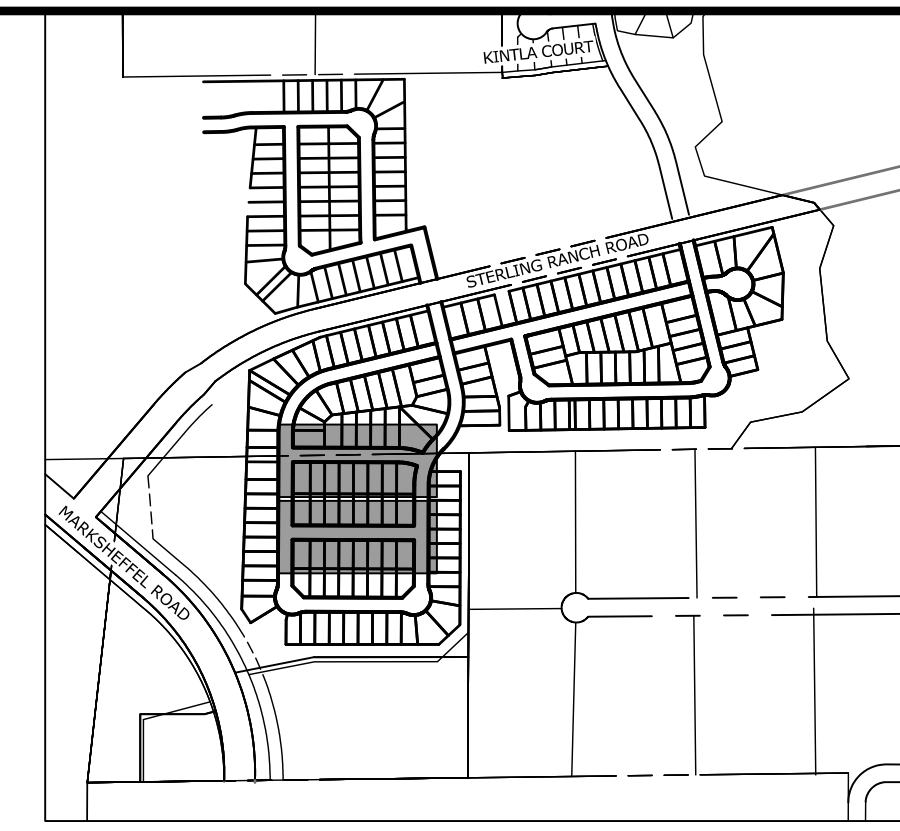
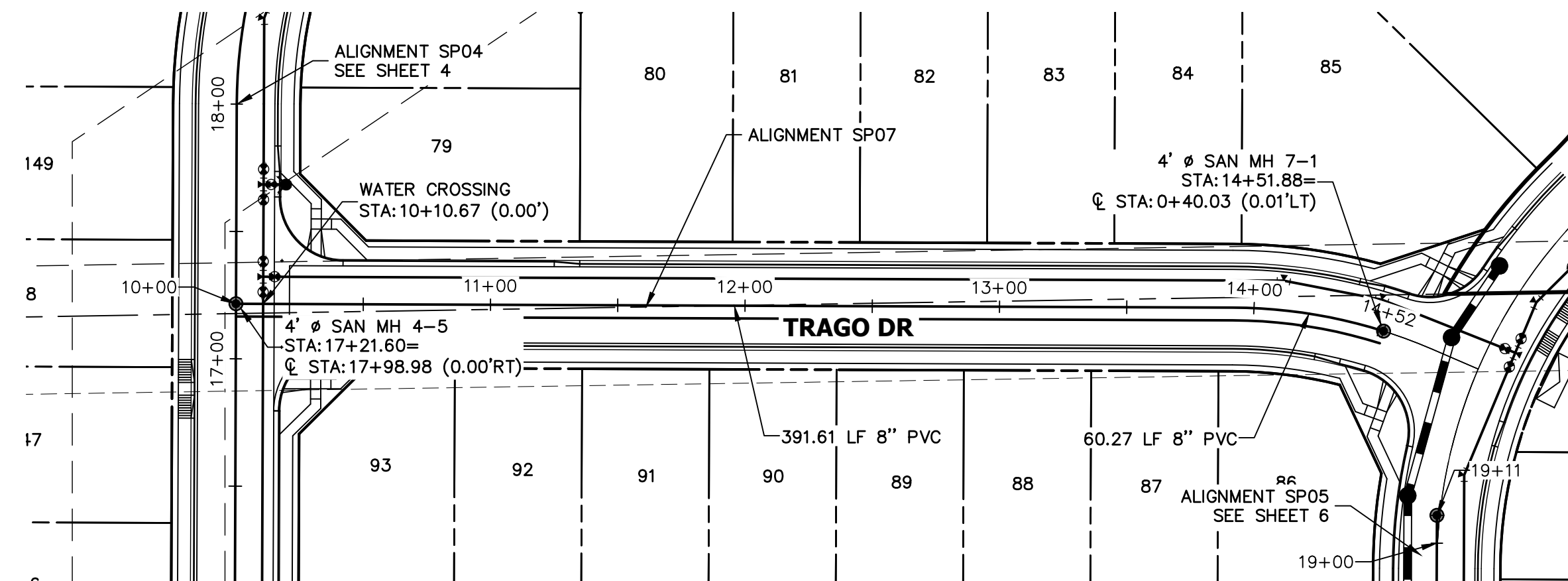
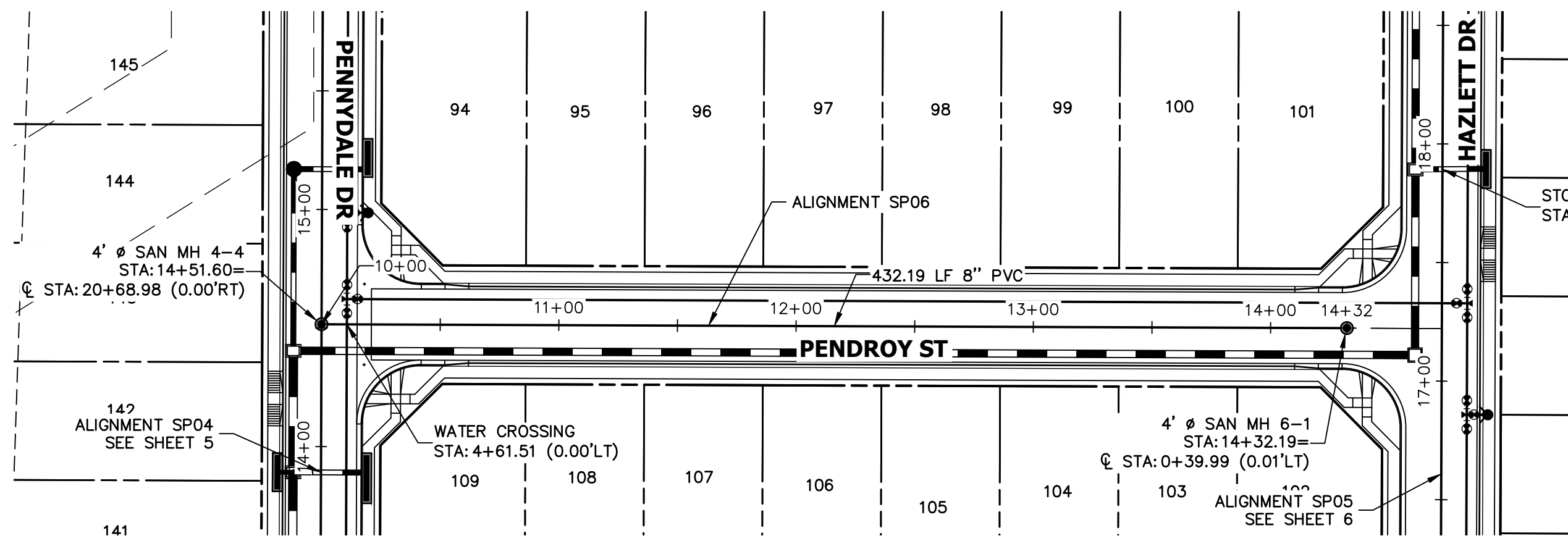
STERLING RANCH FILING 4
SANITARY SEWER PLAN

SHEET 6 OF 9
JOB NO. 25188.11

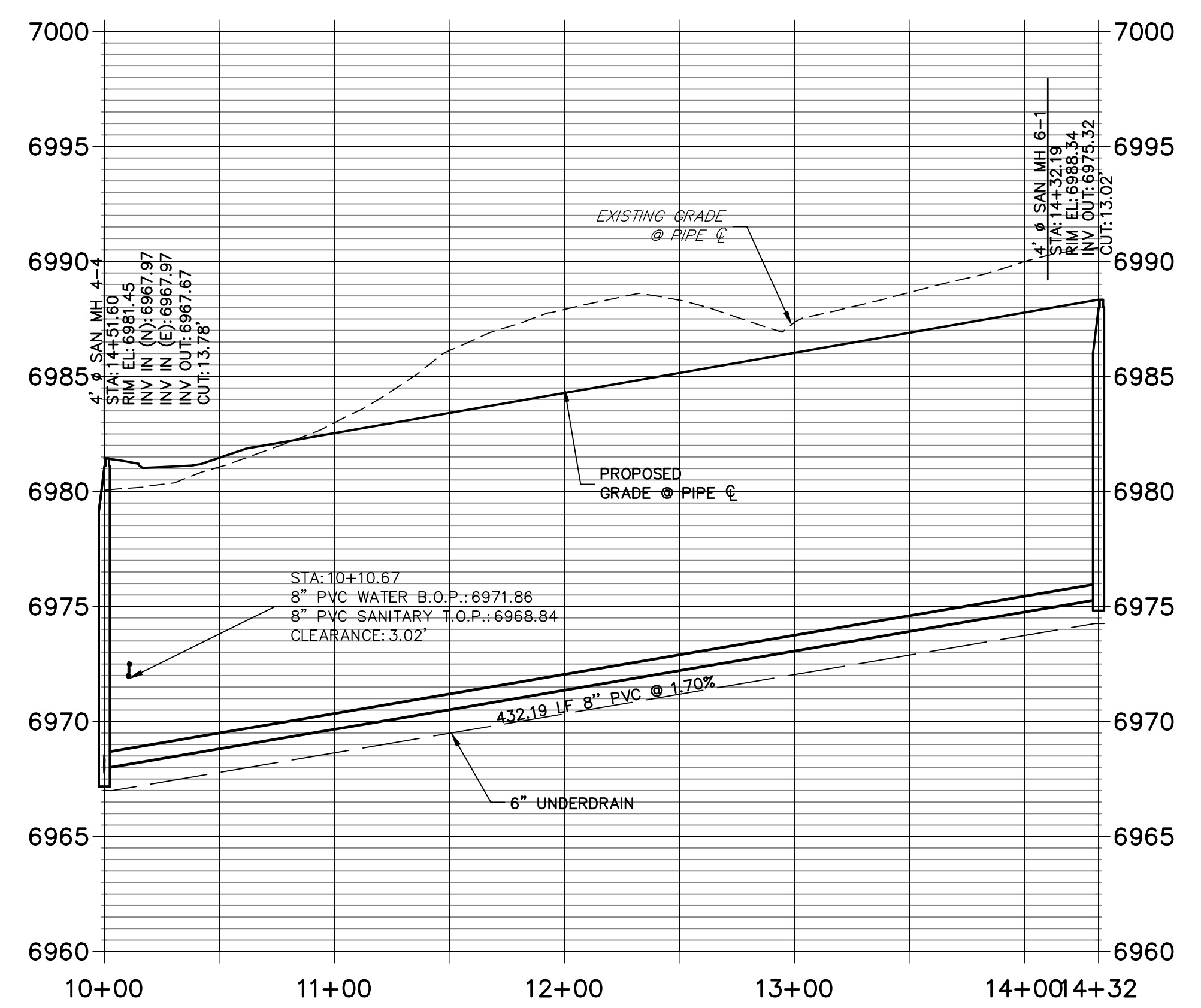
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

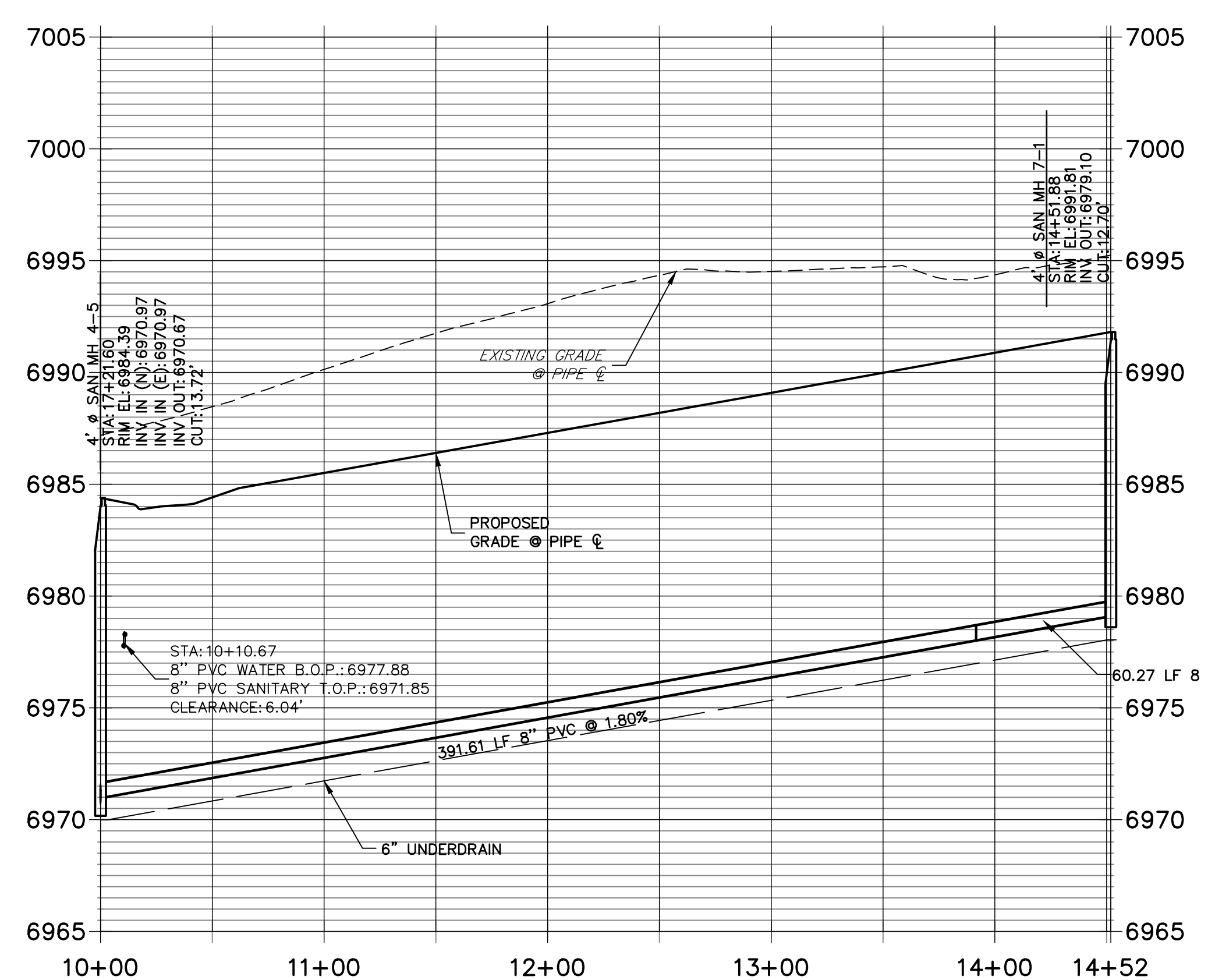
811 Know what's below. Call before you dig.



SP06 PROFILE
STA 10+00.00 TO 14+32.19



SP07 PROFILE
STA 10+00.00 TO 14+51.88



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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

DATE: _____

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR	SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742
J.R. ENGINEERING A Westman Company	Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com
BY	DATE
No.	REVISION
H-SCALE 1"=50'	V-SCALE 1"=5'
DATE 04/25/22	DESIGNED BY MMC
DRAWN BY	CHECKED BY
STERLING RANCH FILING 4	SANITARY SEWER PLAN
SHEET 7 OF 9	JOB NO. 25188.11

STERLING RANCH FILING 4

COUNTY OF EL PASO, STATE OF COLORADO

WATER SYSTEMS PLAN

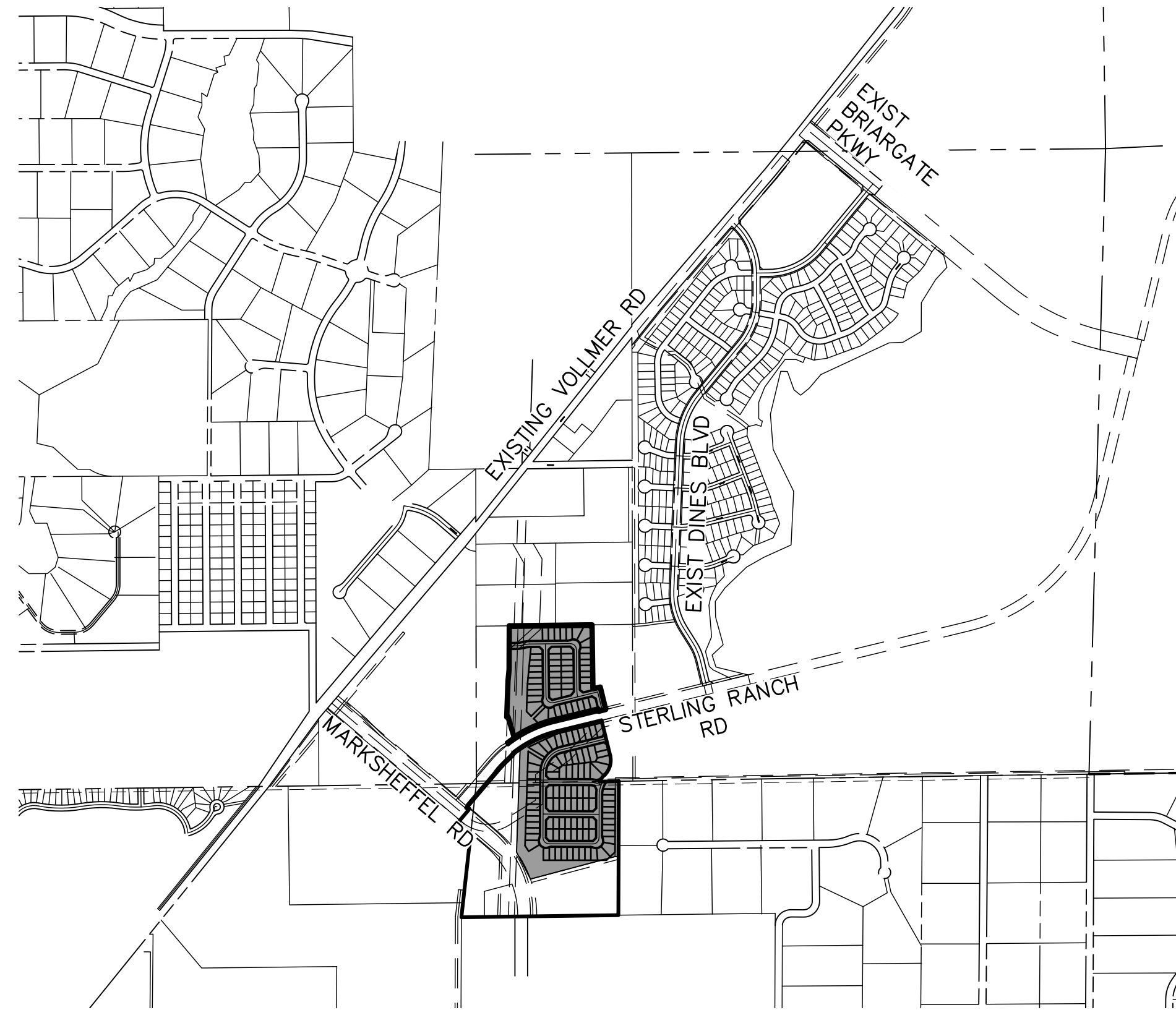
APRIL 2022

GENERAL NOTES

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

WATER SYSTEM INSTALLATION NOTES

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



VICINITY MAP
SCALE: 1"=1,000'

SHEET INDEX

1	COVER SHEET
2-4	WATER PLANS
6-7	UTILITY SERVICE PLAN

BENCHMARKS

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

LEGEND

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

AGENCIES

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

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.

JENNIFER IRVINE, P.E. _____ DATE _____

COUNTY ENGINEER/ECM ADMINISTRATOR

WATER & SEWER MAIN EXTENSIONS

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

SIGNED JAMES F. MORLEY _____ DATE _____

SR LAND, LLC
20 BOULDER CRESCENT, SUITE 201
COLORADO SPRINGS, CO 80903
(719) 471-1742

DISTRICT APPROVALS

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

STERLING RANCH METROPOLITAN DISTRICT WASTEWATER DESIGN APPROVAL

DATE: _____ BY: _____

PROJECT NO. _____

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

APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL.

FIRE AUTHORITY APPROVAL

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

FIRE PROTECTION DISTRICT _____

SIGNED _____ DATE _____
FIRE PROTECTION DISTRICT

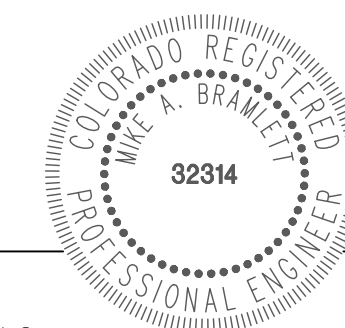
ENGINEER'S STATEMENT

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

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



Know what's below.
Call before you dig.



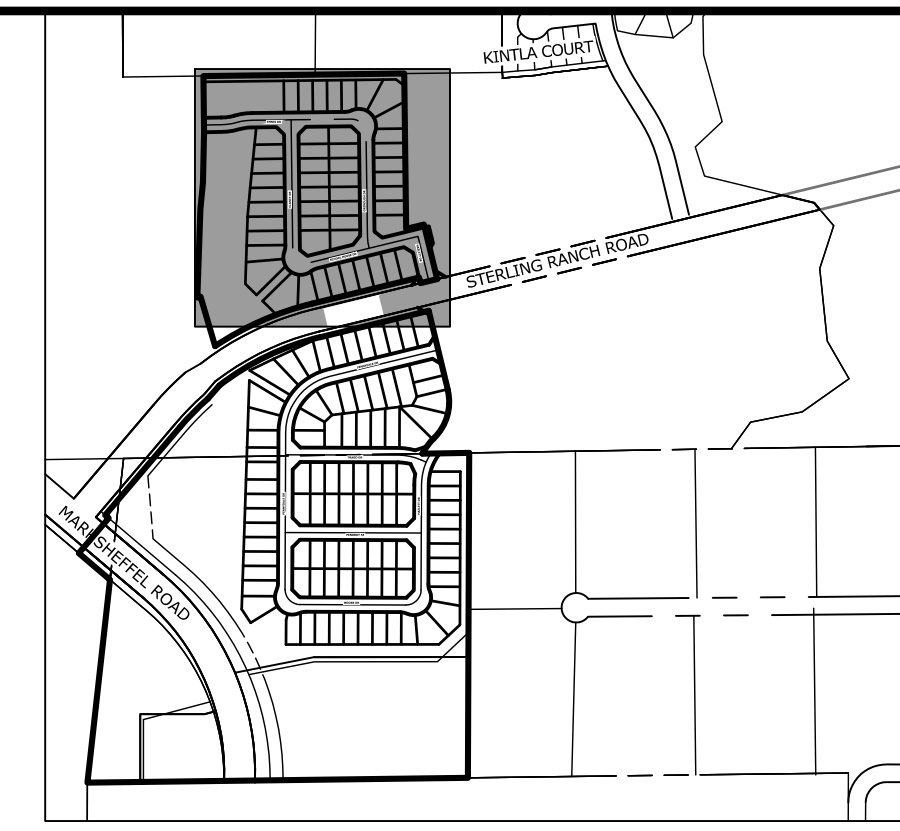
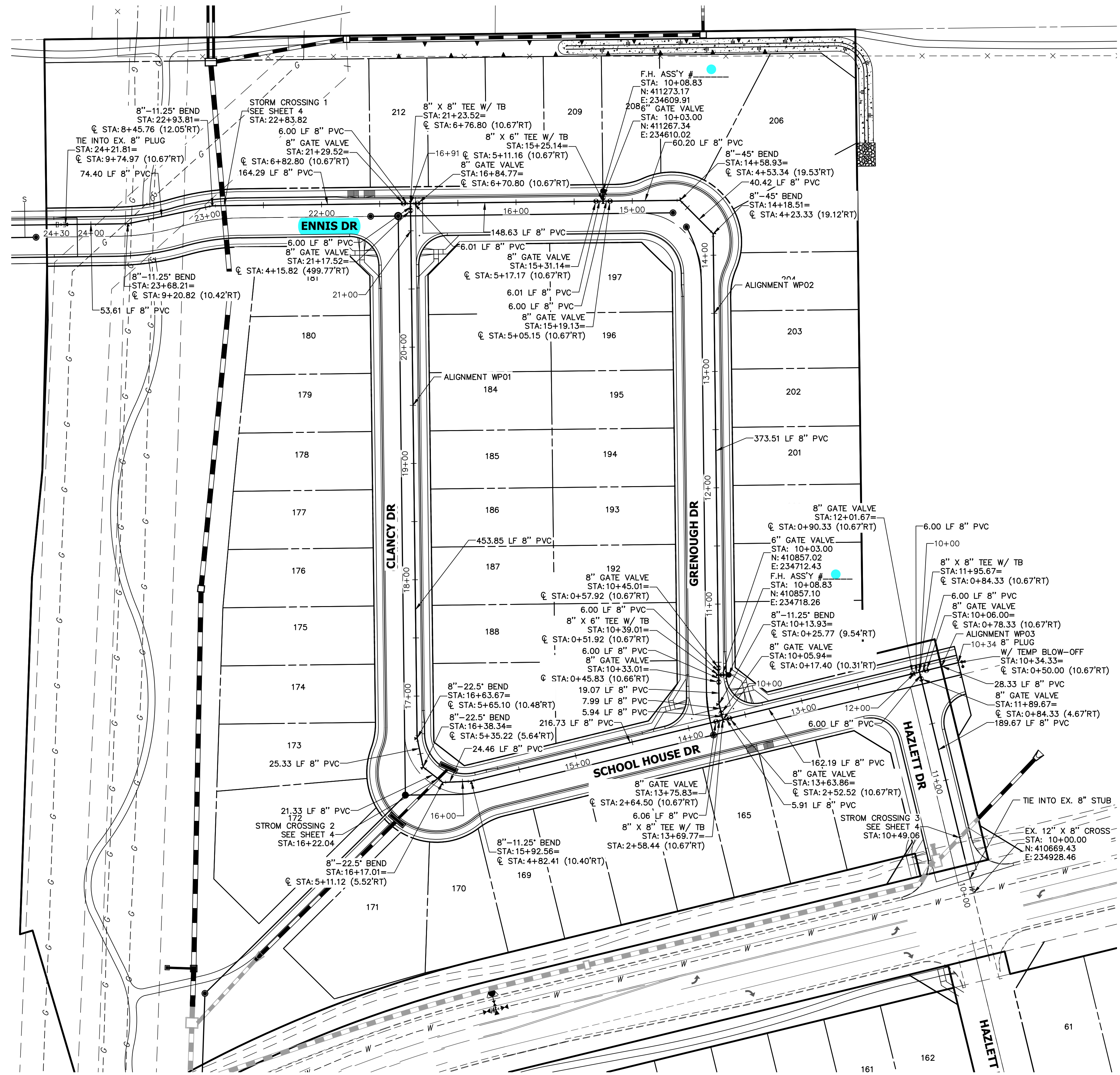
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

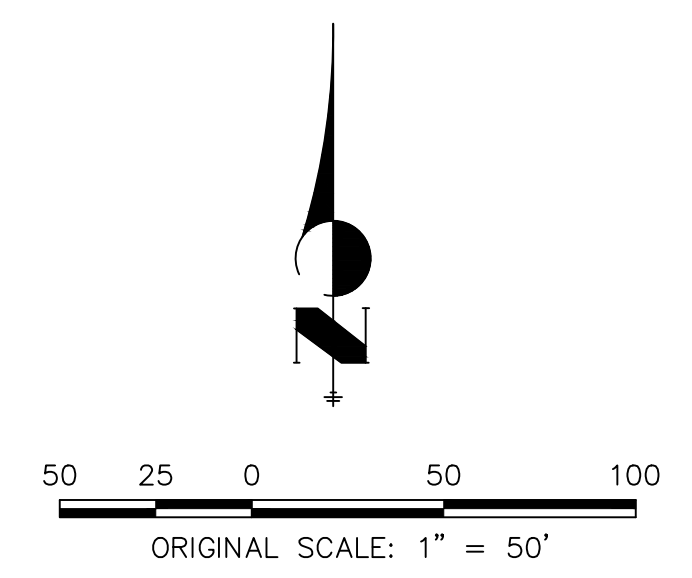
J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

H-SCALE	1"=XX'
V-SCALE	1"=X'
DATE	08/18/21
DESIGNED BY	MMC
DRAWN BY	MMC
CHECKED BY	



KEY MAP
SCALE: 1"=1000'



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

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

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No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	08/18/21	MMC	MMC	

STERLING RANCH FILING 4
WATER PLAN
SHEET 2 OF 7
JOB NO. 25188.11

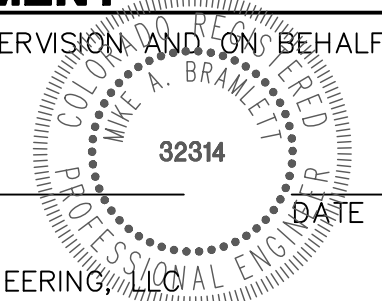


Know what's below.
Call before you dig.

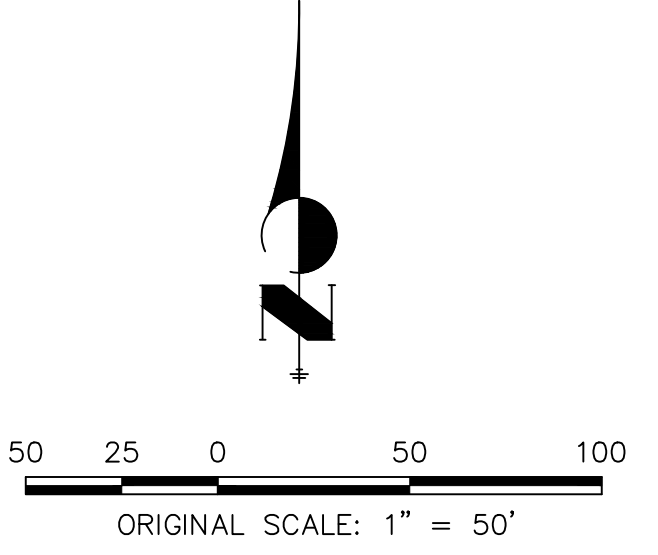
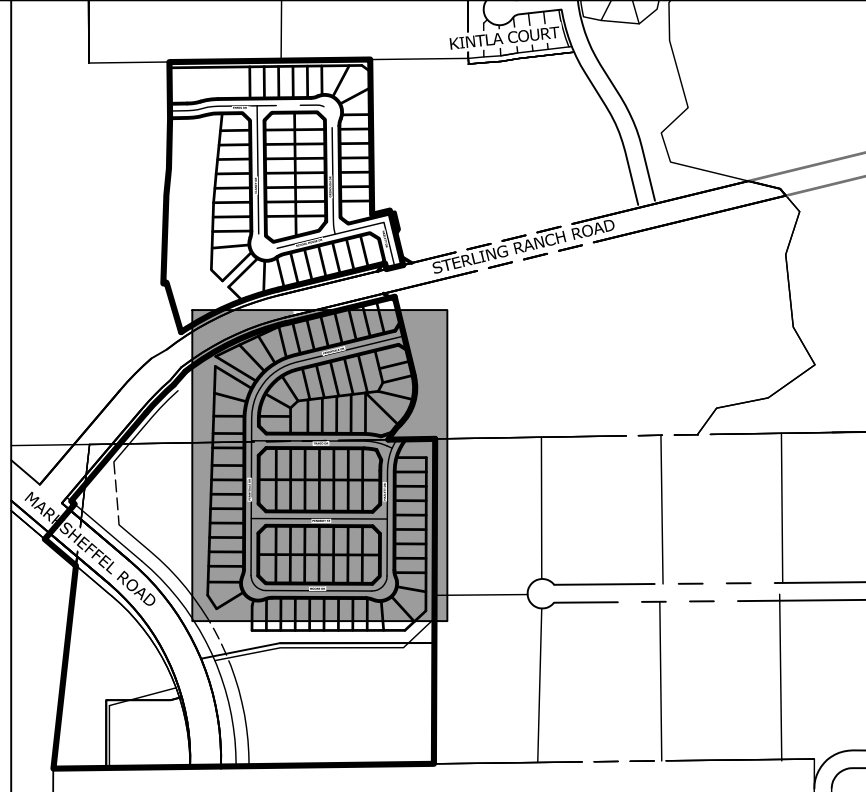
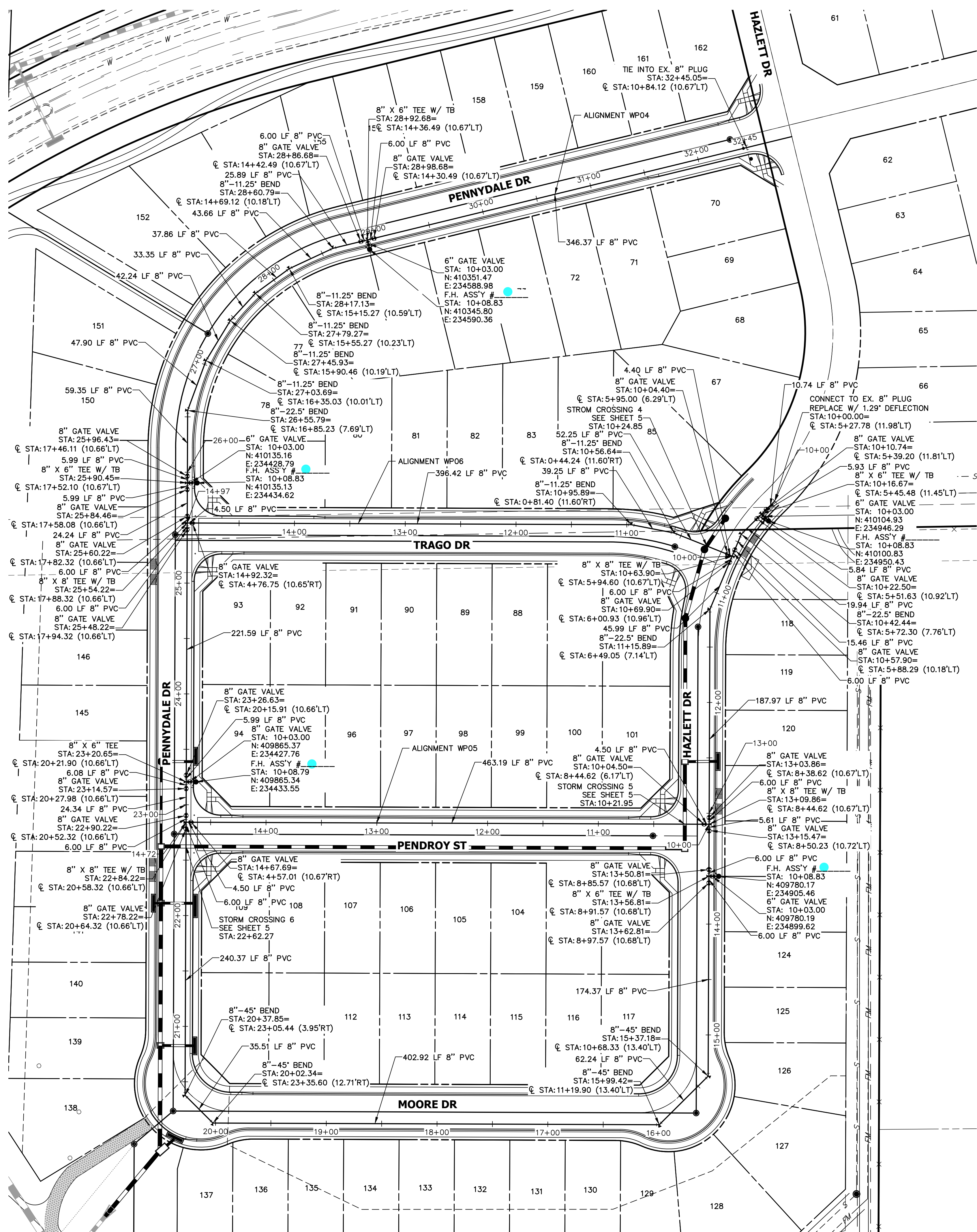
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



DATE



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

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

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

No.	REVISION	BY	DATE

H-SCALE	1" = 50'
V-SCALE	1" = 5'
DATE	08/18/21
DESIGNED BY	MMC
DRAWN BY	MMC
CHECKED BY	

STERLING RANCH FILING 4

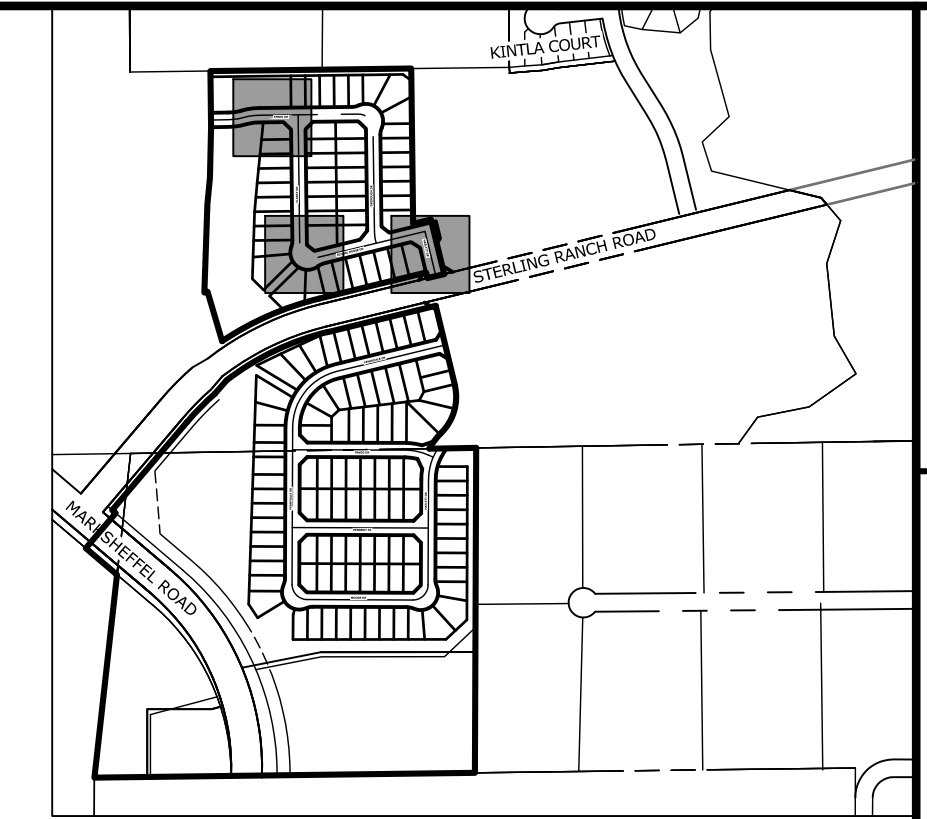
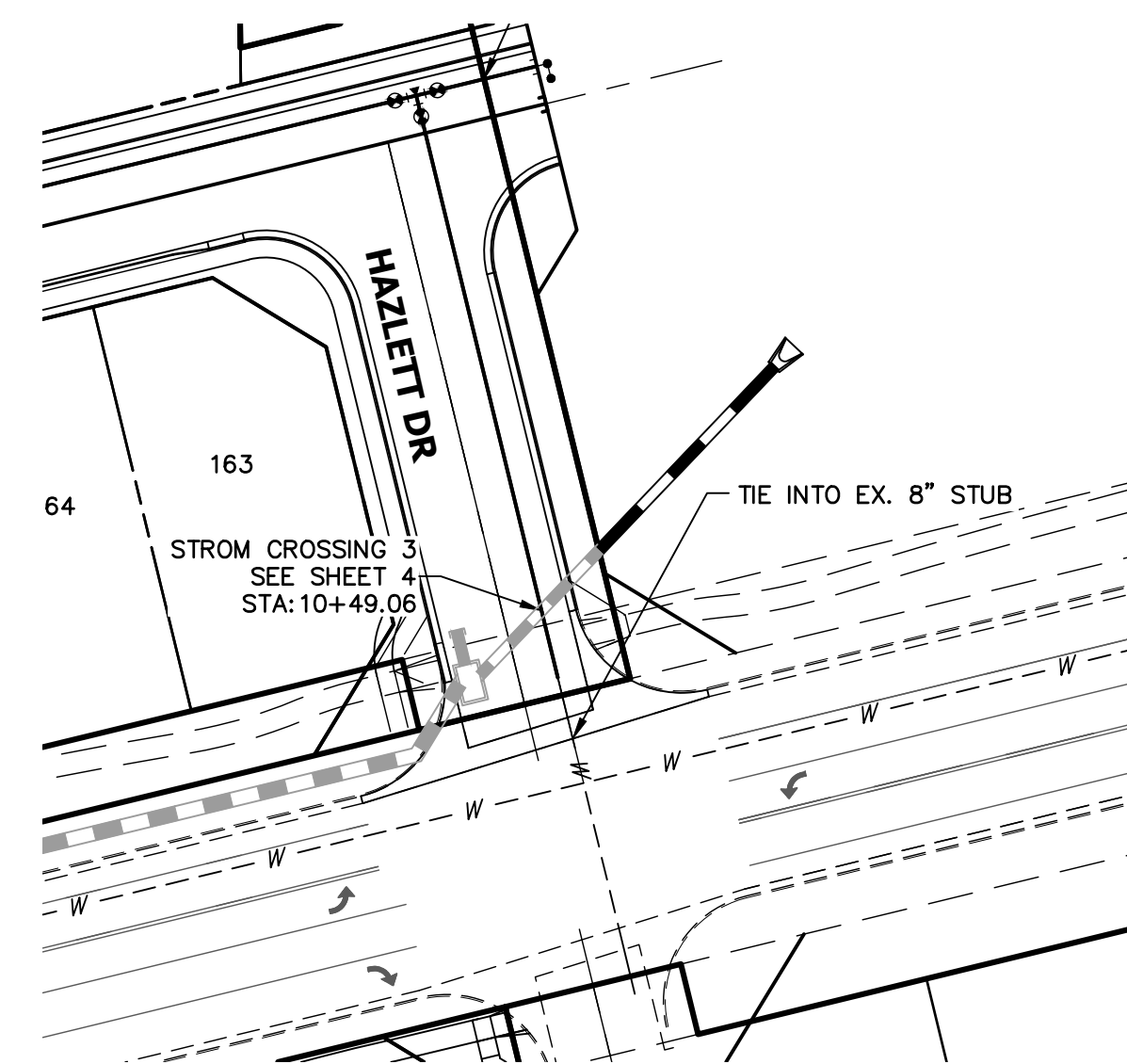
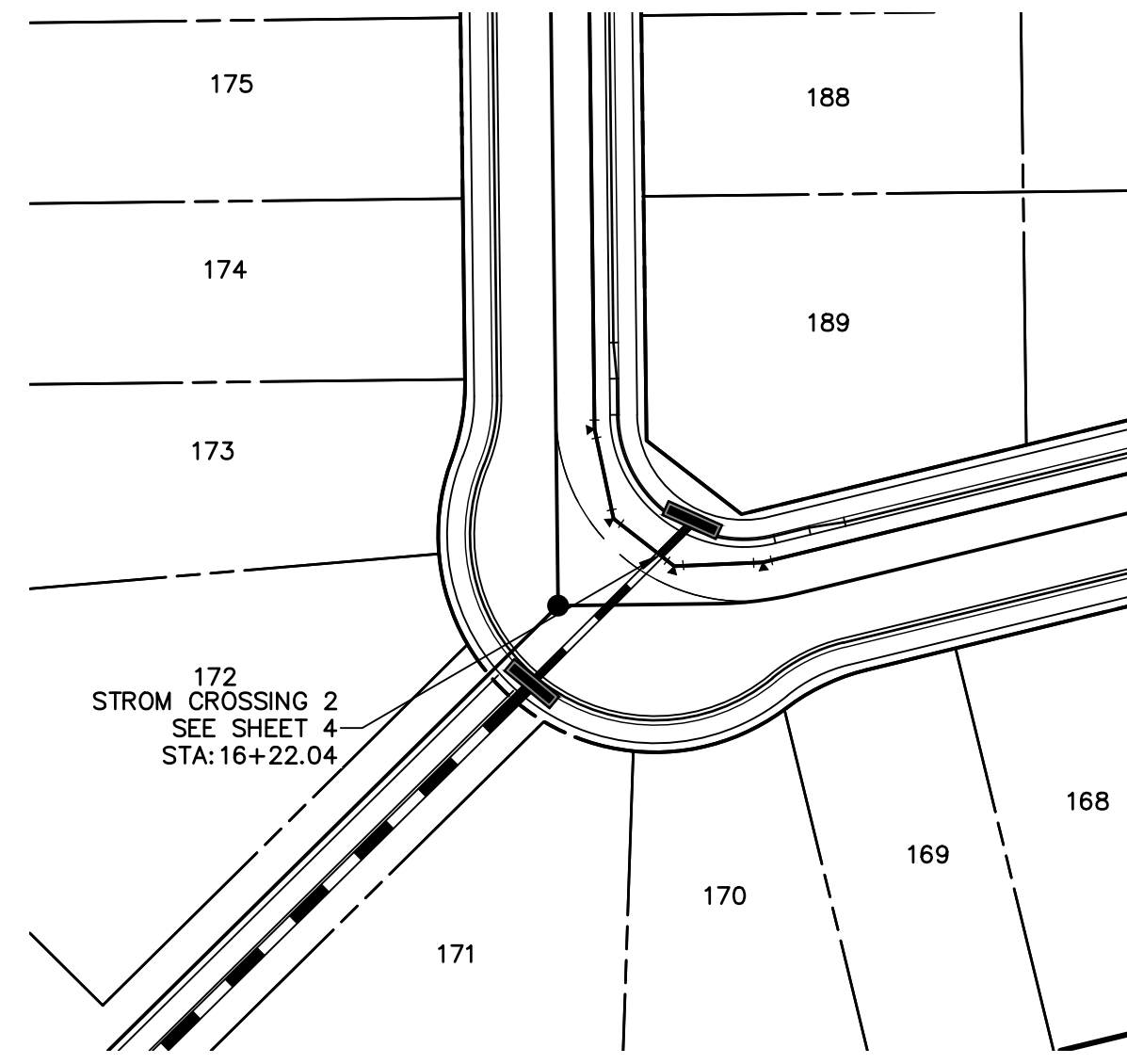
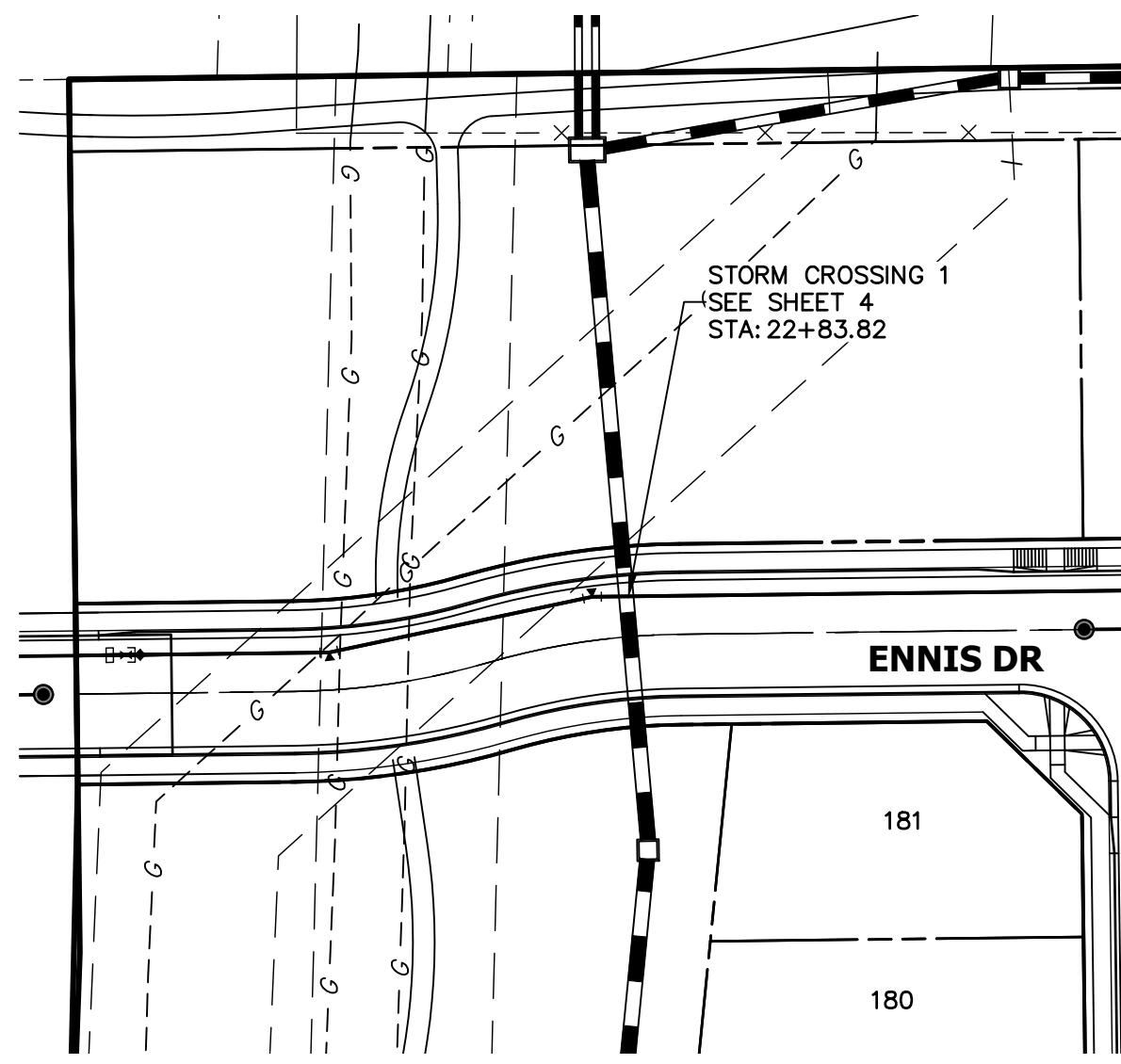
WATER PLAN



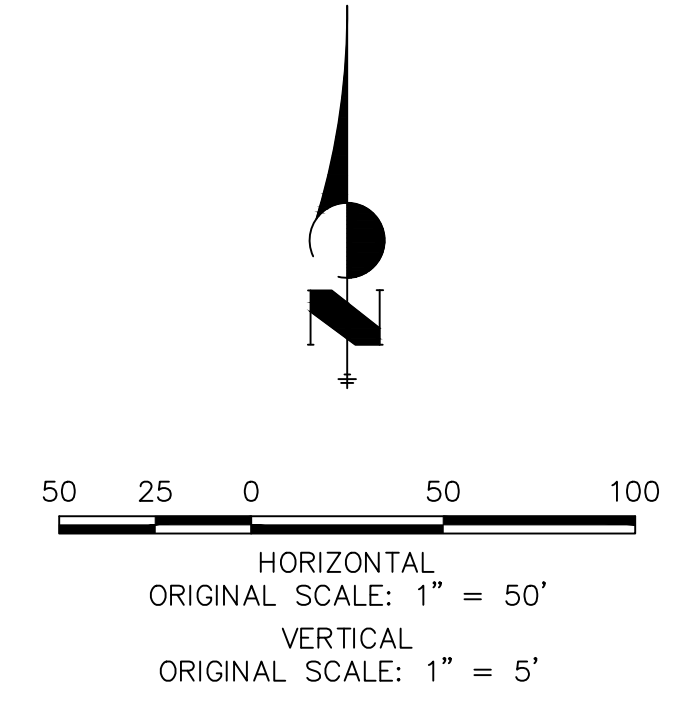
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

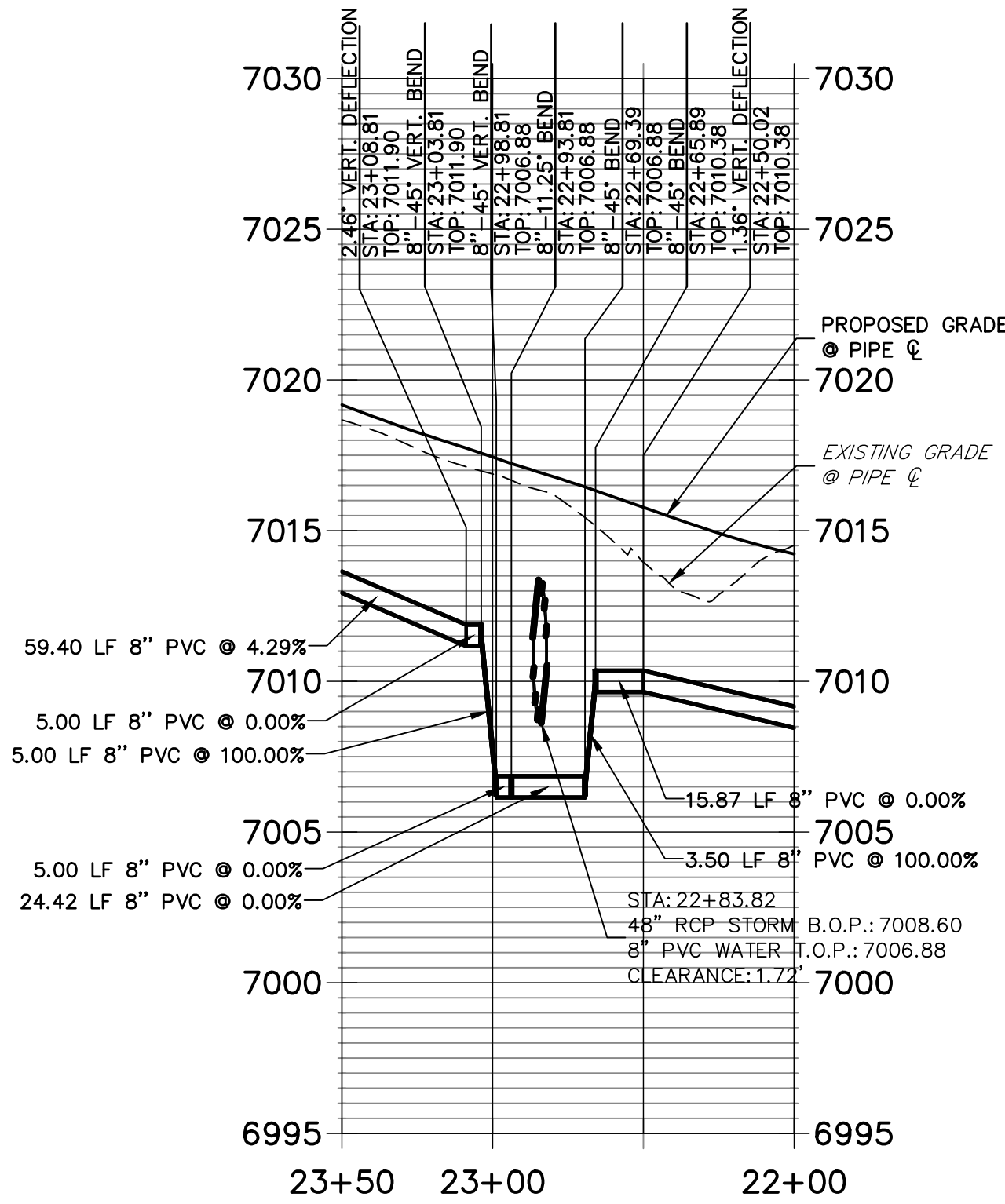
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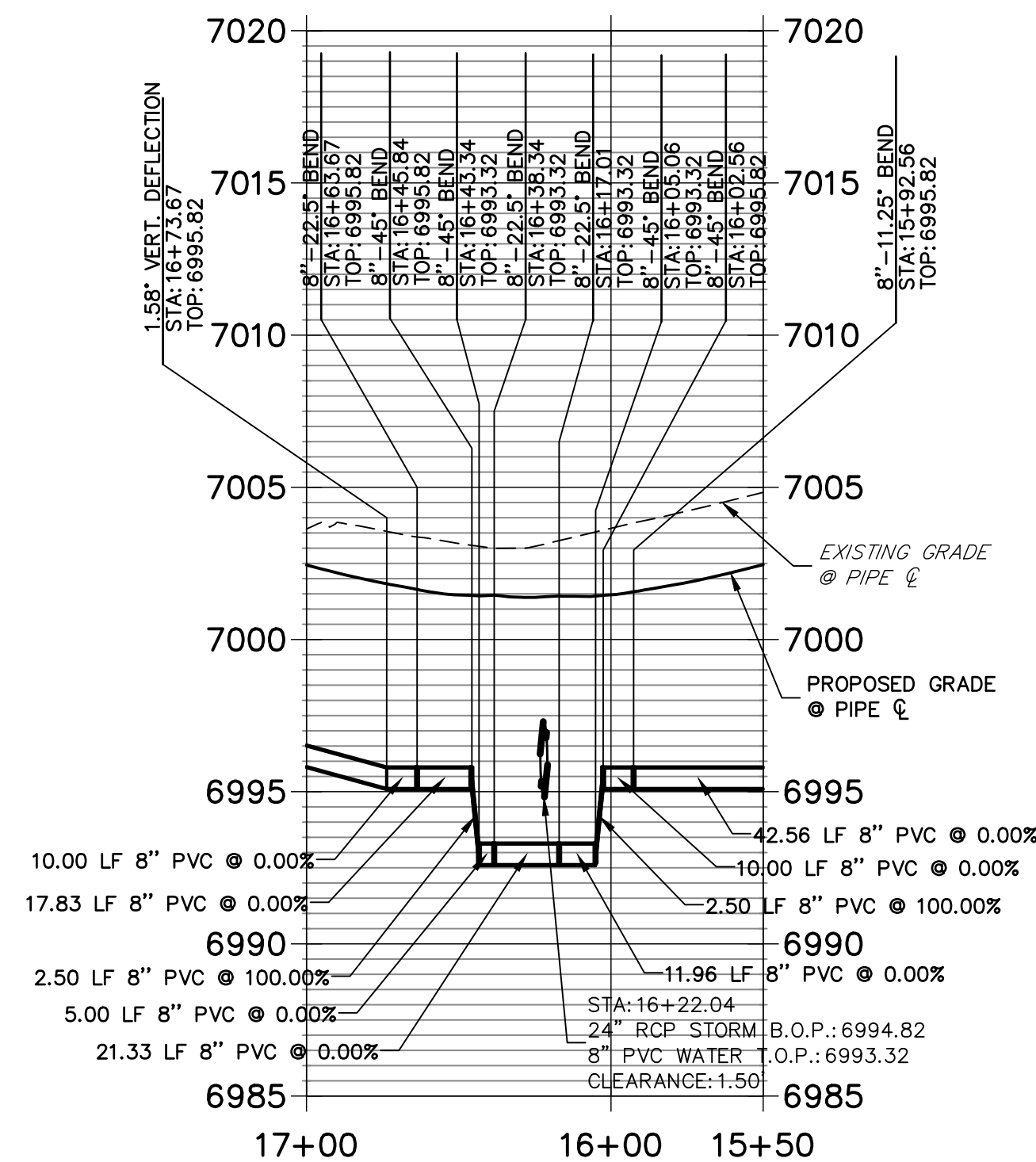
KEY MAP
SCALE: 1"=1000'



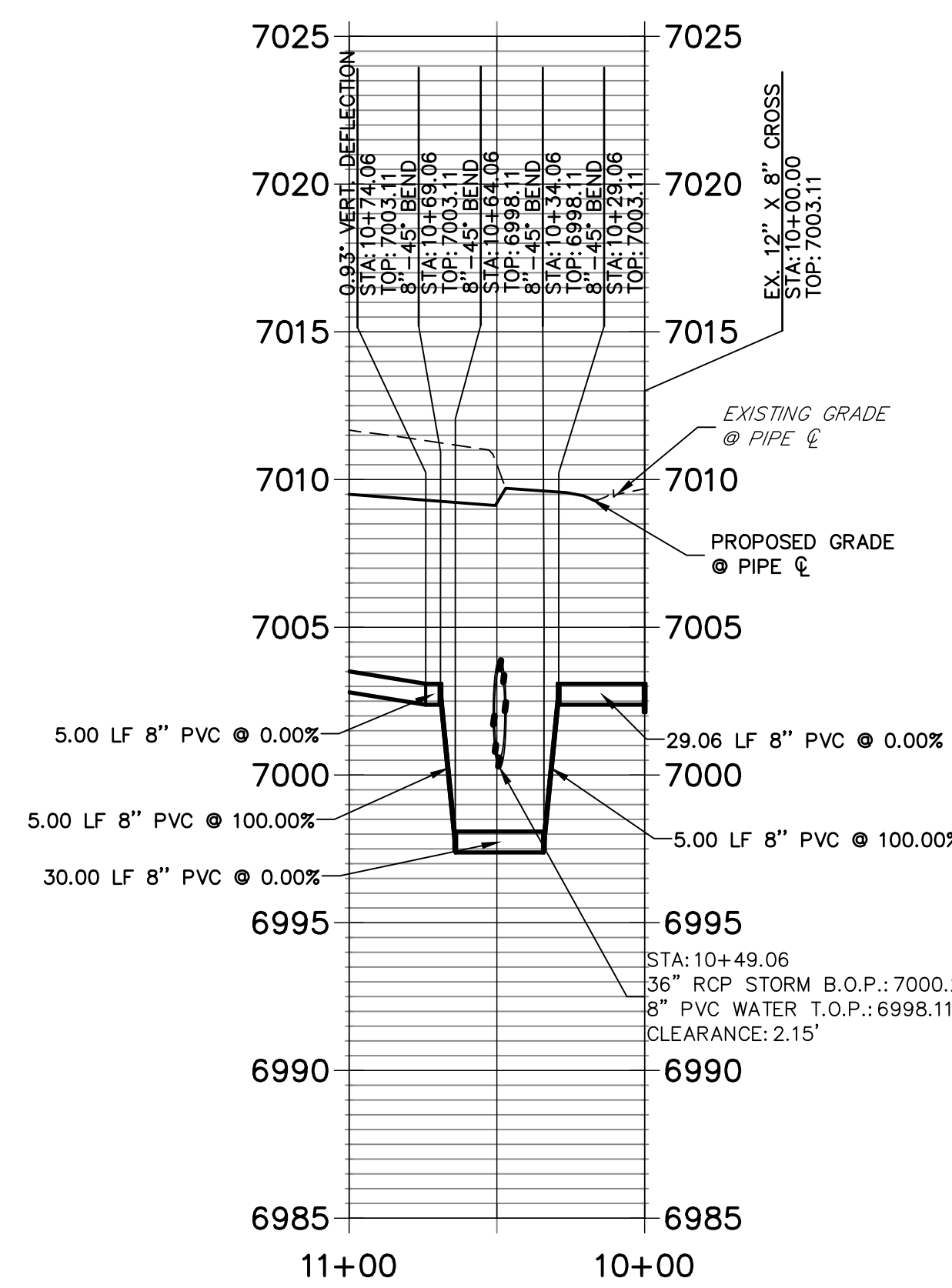
WATER LOWERING 1
STA 22+00.00 TO 23+50.00



WATER LOWERING 2
STA 15+50.00 TO 17+00.00



WATER LOWERING 3
STA 10+00.00 TO 11+00.00

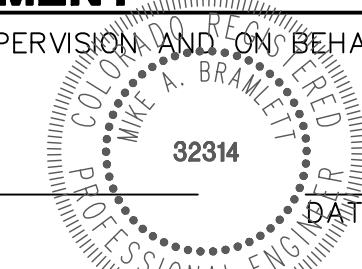


Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEER

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

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

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

No.	REVISION	BY	DATE

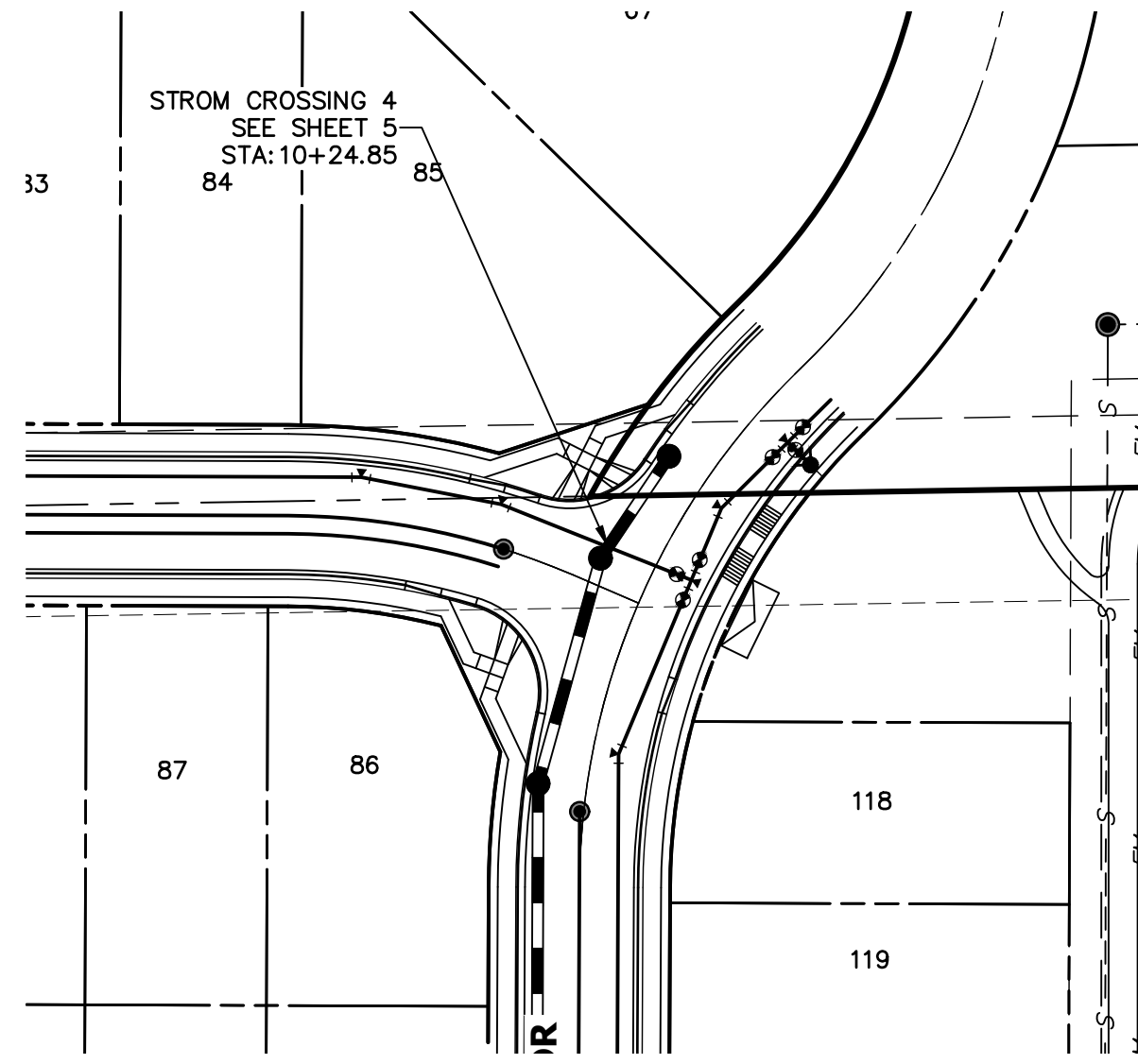
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	08/18/21	MMC	MMC	

STERLING RANCH FILING 4

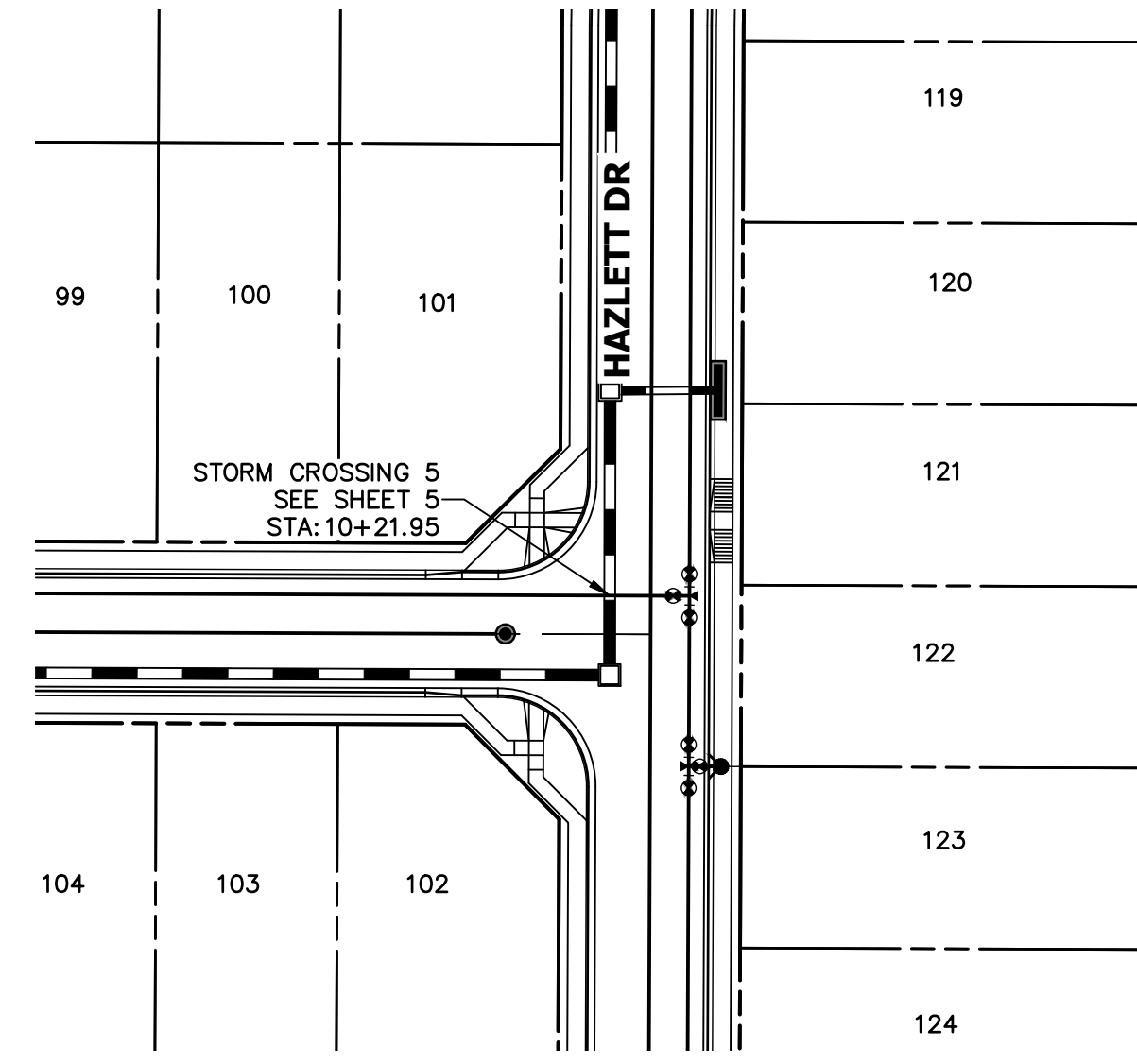
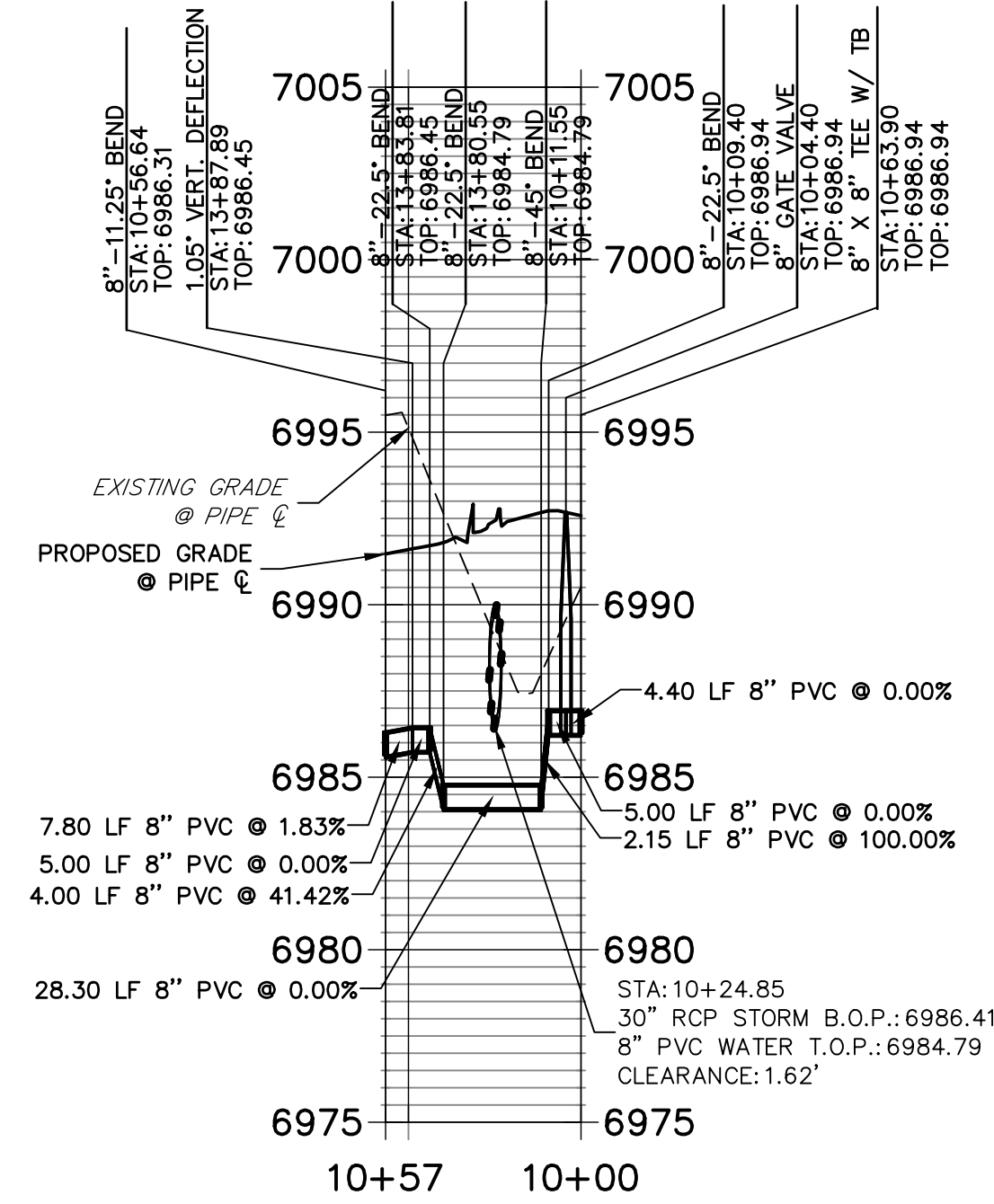
WATER PLAN

SHEET 4 OF 7

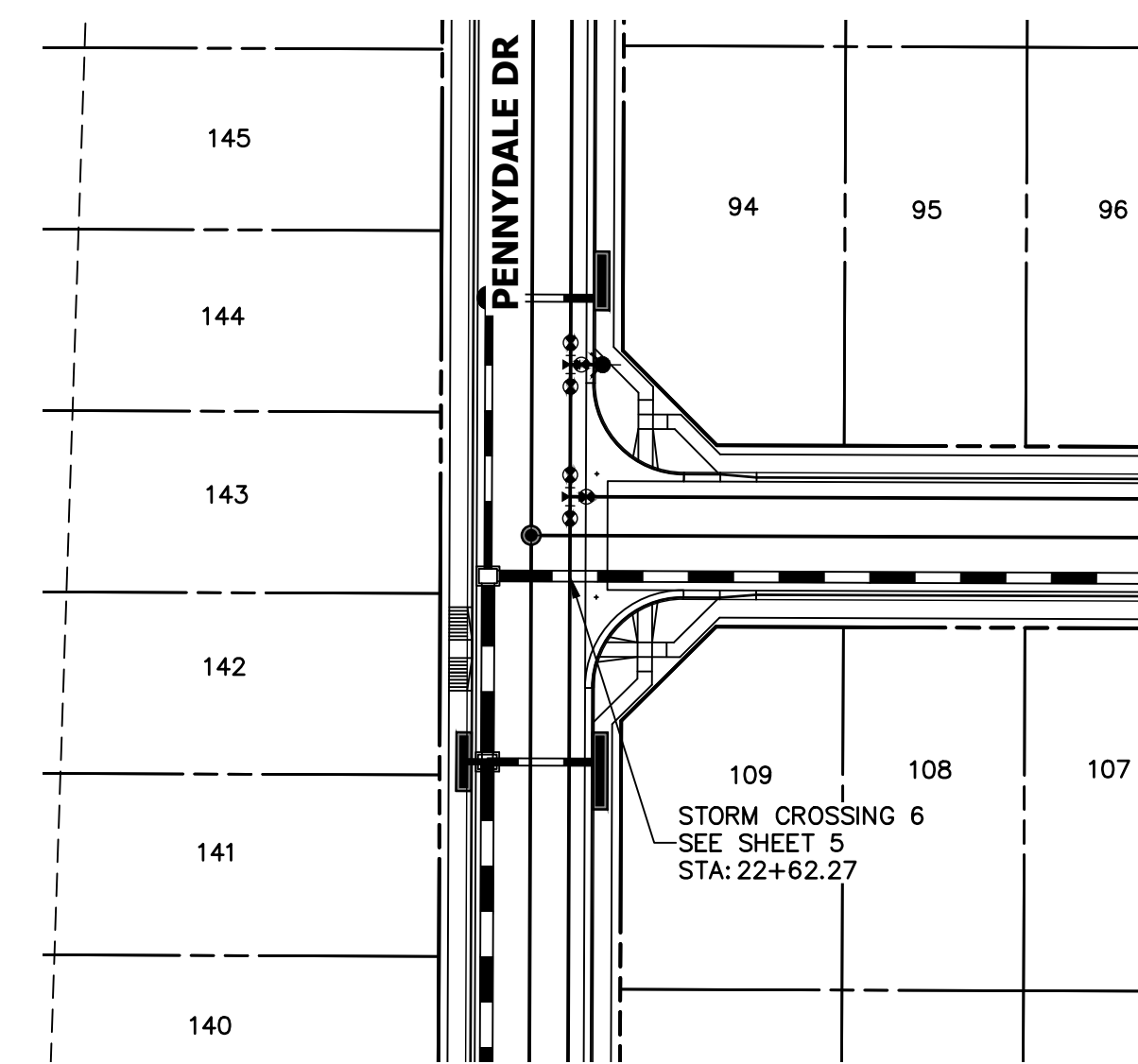
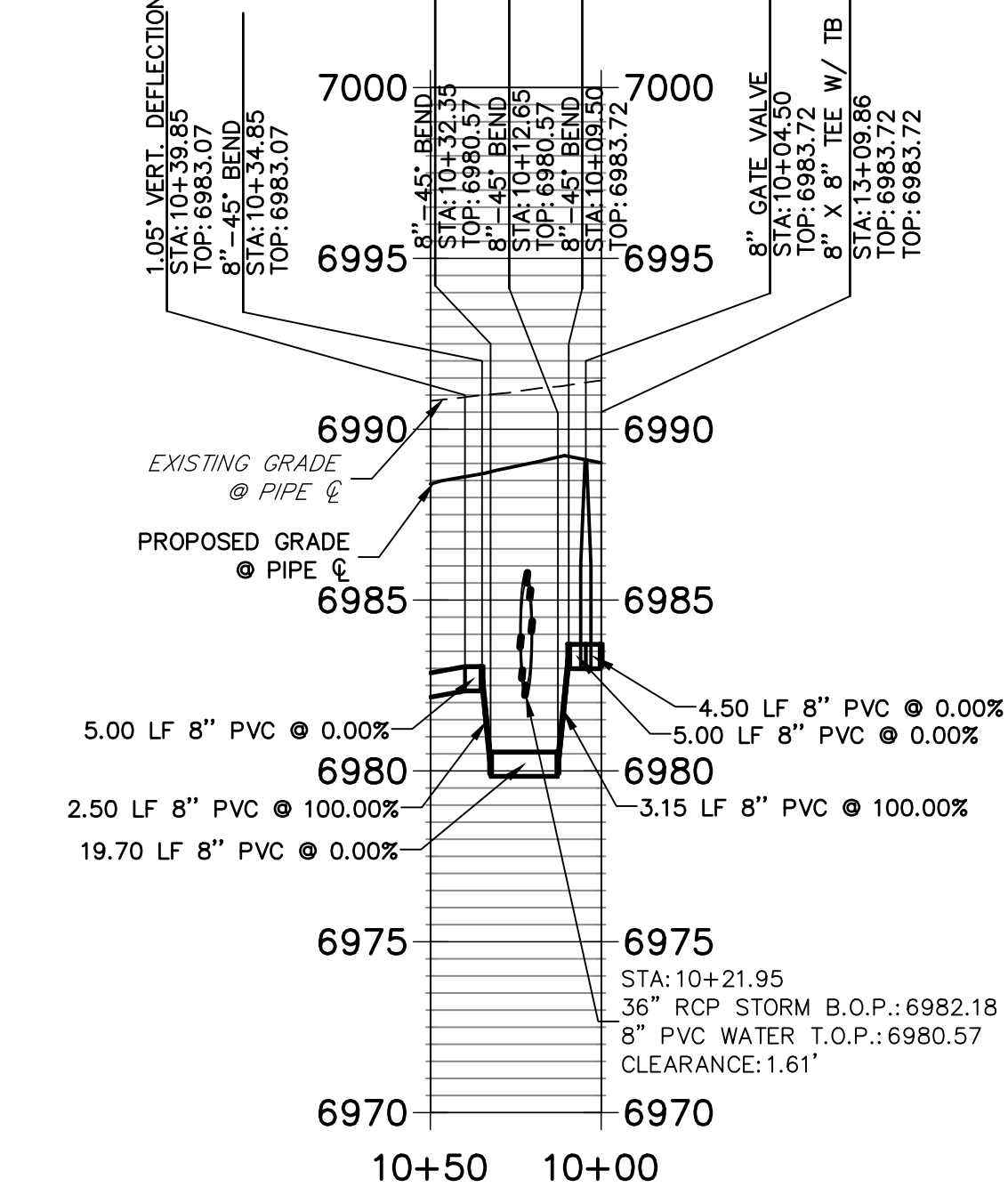
JOB NO. 25188.11



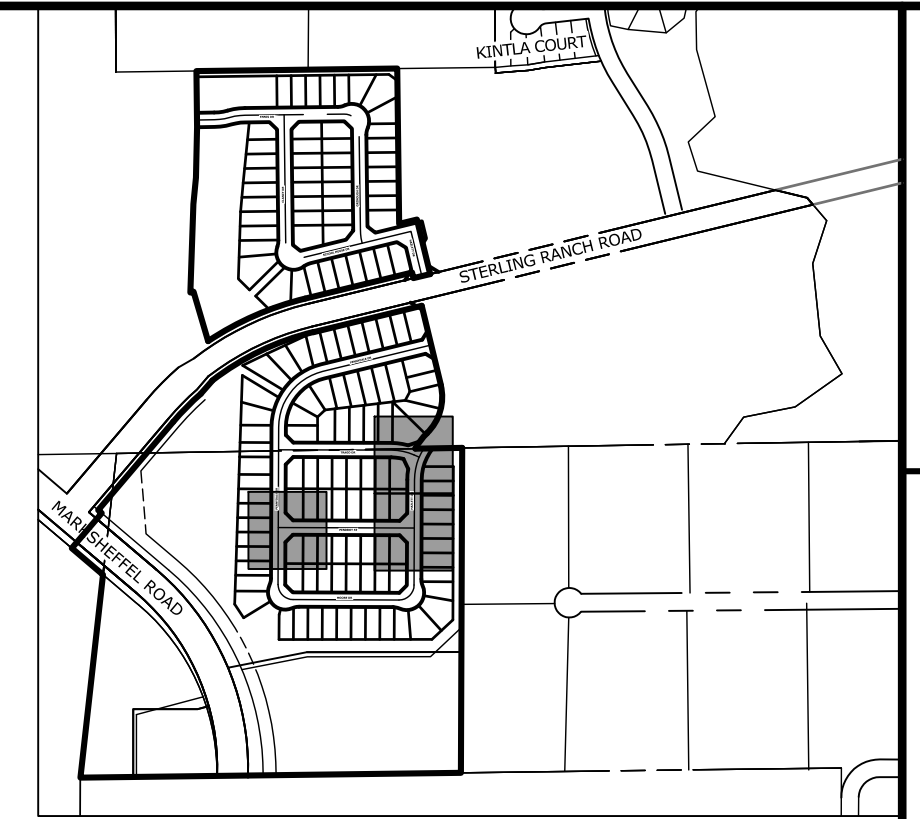
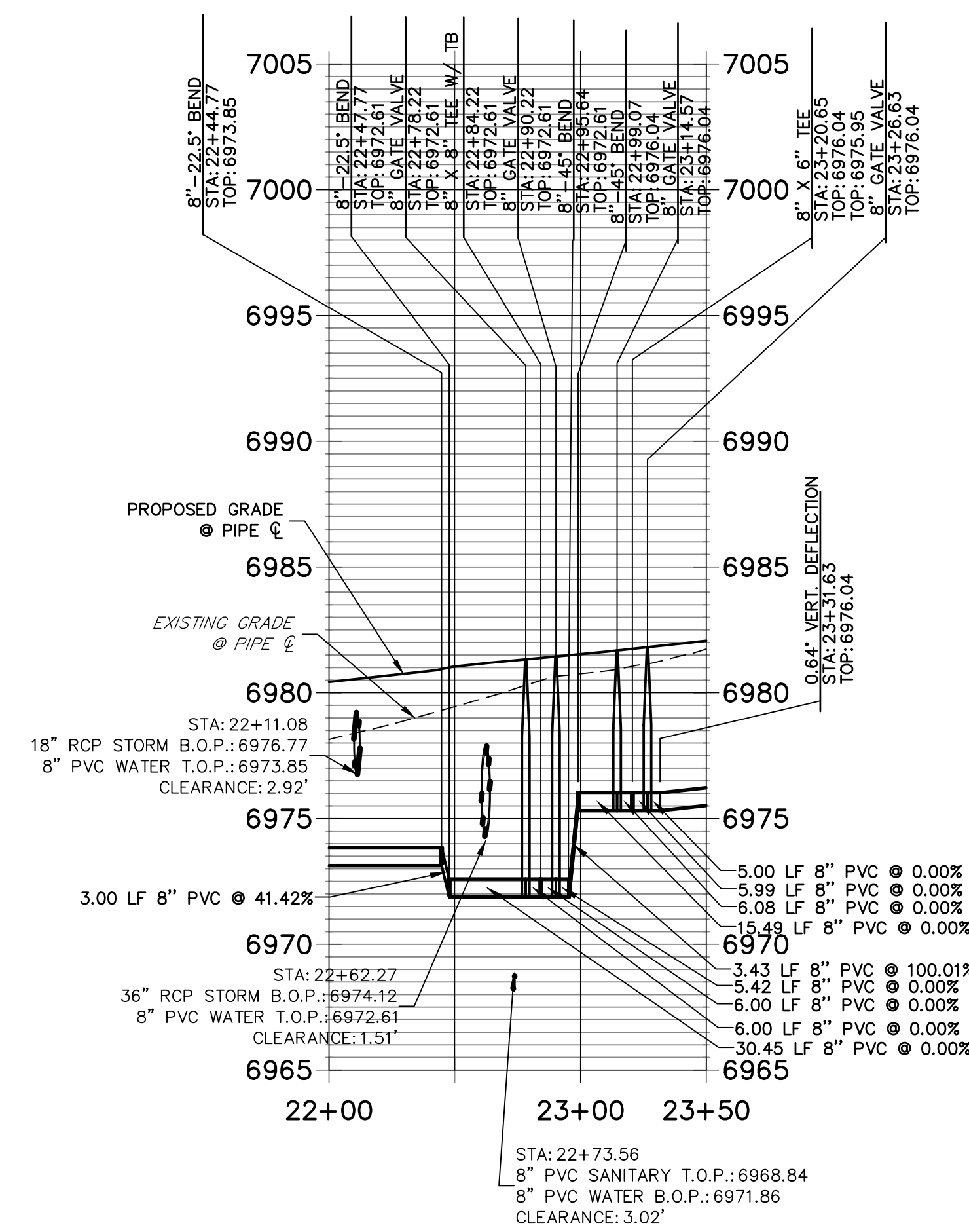
**WATER LOWERING 4
STA 10+00.00 TO 10+56.64**



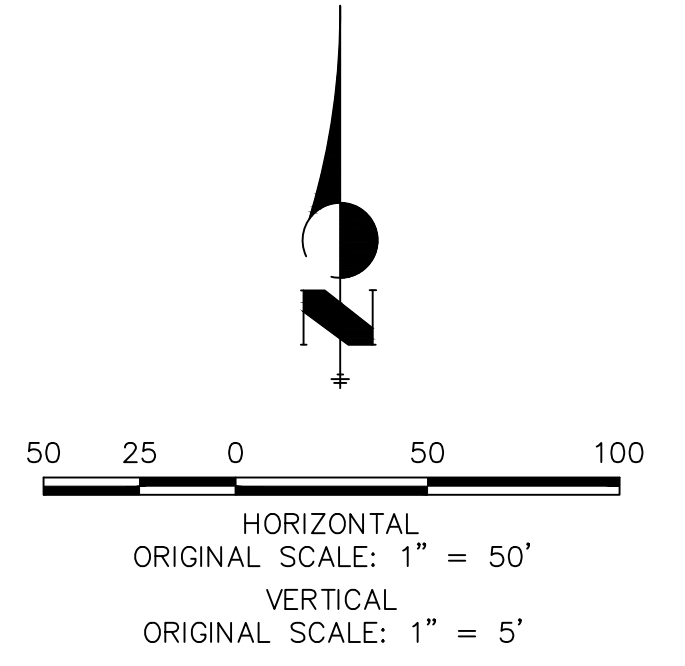
**WATER CROSSING 5
STA 10+00.00 TO 10+50.00**



**WATER LOWERING 6
STA 22+00.00 TO 23+50.00**



KEY MAP
SCALE: 1"=1000'



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

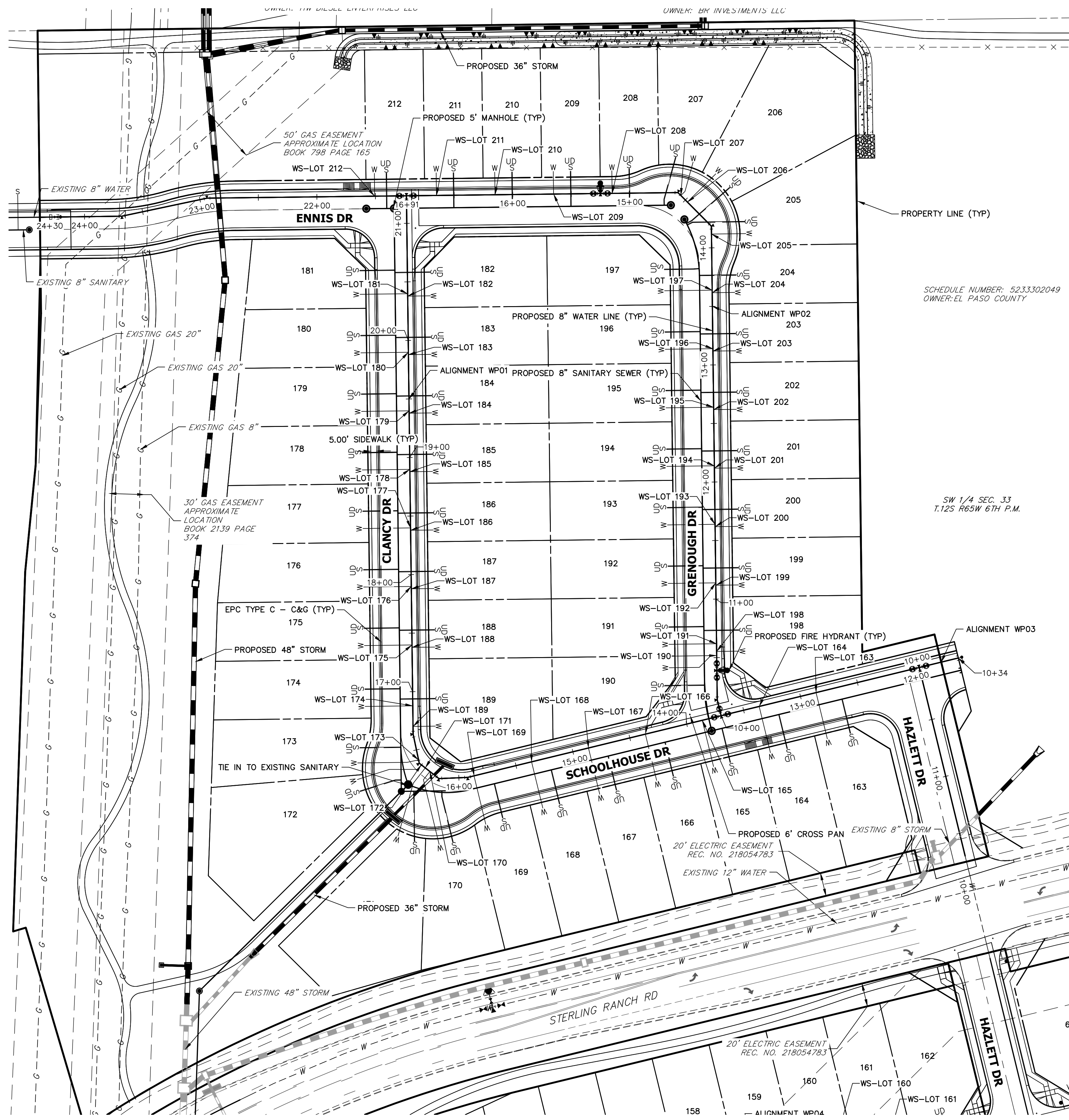
J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	08/18/21	MMC	MMC	

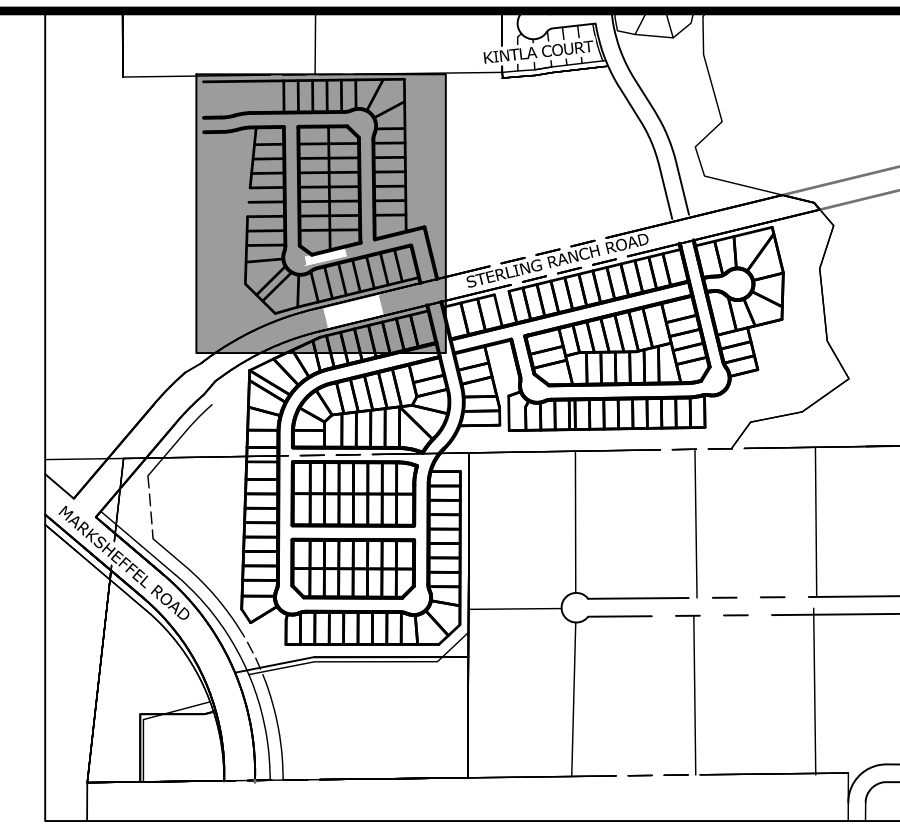
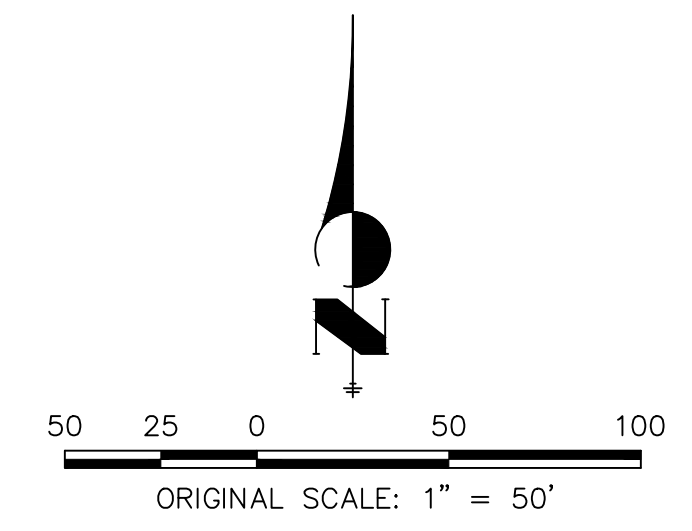


ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEER



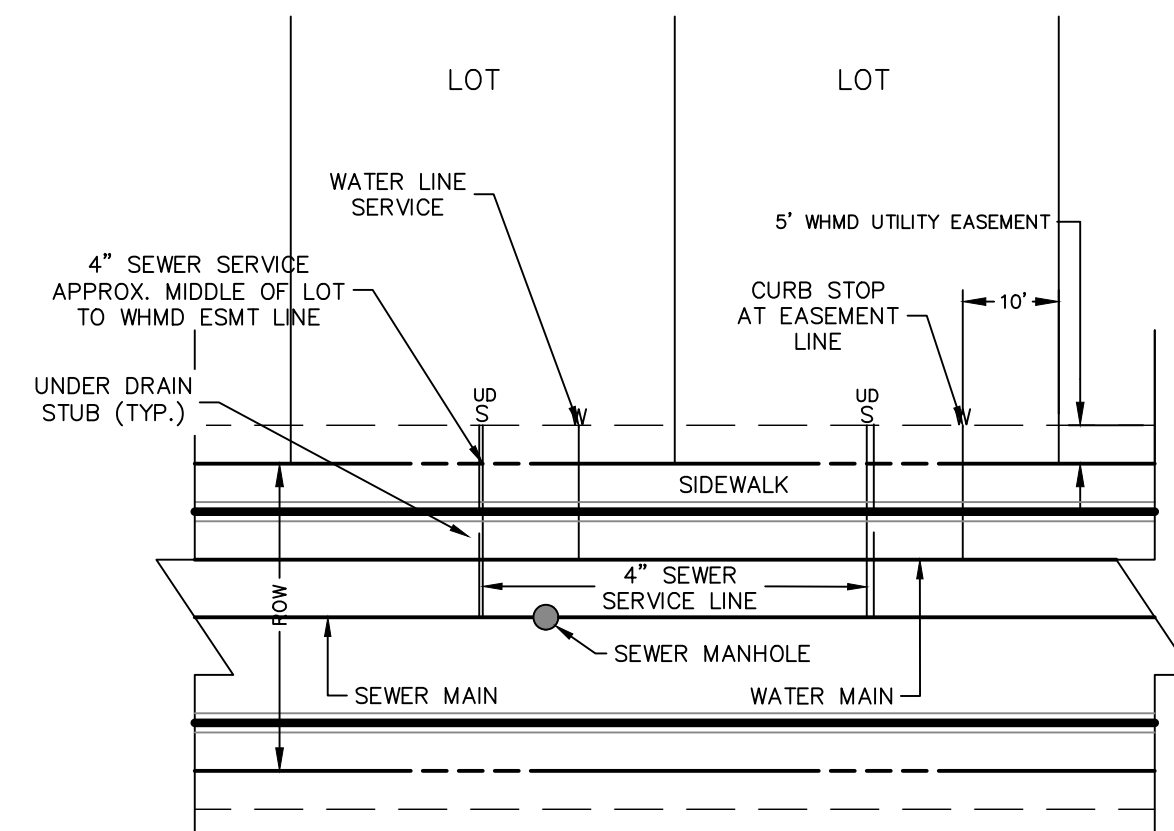
SCHEDULE NUMBER: 5233302049
OWNER: EL PASO COUNTY

SW 1/4 SEC. 33
T.12S R.65W 6TH P.M.



KEY MAP
SCALE: NTS

WATER SERVICE TABULATION			WATER SERVICE TABULATION		
SERVICE/LOT #	STATION	ALIGNMENT	SERVICE/LOT #	STATION	ALIGNMENT
WS-LOT 163	12+86.33	WP01	WS-LOT 188	17+37.85	WP01
WS-LOT 164	13+36.33	WP01	WS-LOT 189	16+70.31	WP01
WS-LOT 165	13+86.33	WP01	WS-LOT 190	10+51.79	WP02
WS-LOT 166	14+36.33	WP01	WS-LOT 191	10+61.86	WP02
WS-LOT 167	14+86.33	WP01	WS-LOT 192	11+13.86	WP02
WS-LOT 168	15+36.33	WP01	WS-LOT 193	11+63.86	WP02
WS-LOT 169	15+86.90	WP01	WS-LOT 194	12+13.86	WP02
WS-LOT 170	16+26.85	WP01	WS-LOT 195	12+63.86	WP02
WS-LOT 171	16+31.85	WP01	WS-LOT 196	13+13.86	WP02
WS-LOT 172	16+36.15	WP01	WS-LOT 197	13+63.86	WP02
WS-LOT 173	16+41.24	WP01	WS-LOT 198	10+55.31	WP02
WS-LOT 174	16+87.88	WP01	WS-LOT 199	11+11.82	WP02
WS-LOT 175	10+64.02	WP02	WS-LOT 200	11+61.82	WP02
WS-LOT 176	11+14.02	WP02	WS-LOT 201	12+11.82	WP02
WS-LOT 177	11+64.02	WP02	WS-LOT 202	12+61.82	WP02
WS-LOT 178	16+90.63	WP02	WS-LOT 203	13+11.82	WP02
WS-LOT 179	16+90.66	WP02	WS-LOT 204	13+61.68	WP02
WS-LOT 180	16+90.69	WP02	WS-LOT 205	14+11.78	WP02
WS-LOT 181	16+90.73	WP02	WS-LOT 206	14+47.53	WP02
WS-LOT 182	20+37.85	WP01	WS-LOT 207	14+55.45	WP02
WS-LOT 183	19+87.85	WP01	WS-LOT 208	15+15.17	WP02
WS-LOT 184	19+37.85	WP01	WS-LOT 209	15+65.17	WP02
WS-LOT 185	18+87.85	WP01	WS-LOT 210	16+15.17	WP02
WS-LOT 186	18+37.85	WP01	WS-LOT 211	16+65.17	WP02
WS-LOT 187	17+87.85	WP01	WS-LOT 212	21+50.68	WP01



UTILITY SERVICE LOCATIONS
NTS

- NOTES:**
1. WATER SERVICE TO BE 10' FROM "DOWNSTREAM" PROPERTY LINE AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
 2. SEWER SERVICE TO BE PLACED APPROXIMATELY IN THE MIDDLE OF THE LOT AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
 3. SERVICE SHALL BE MARKED WITH 2"x4" POST AT TERMINATION POINT FOR LOCATION DURING CONNECTION TO RESIDENCE. POSTS SHALL BE SPRAY-PAINTED BLUE FOR WATER AND GREEN FOR SEWER.

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



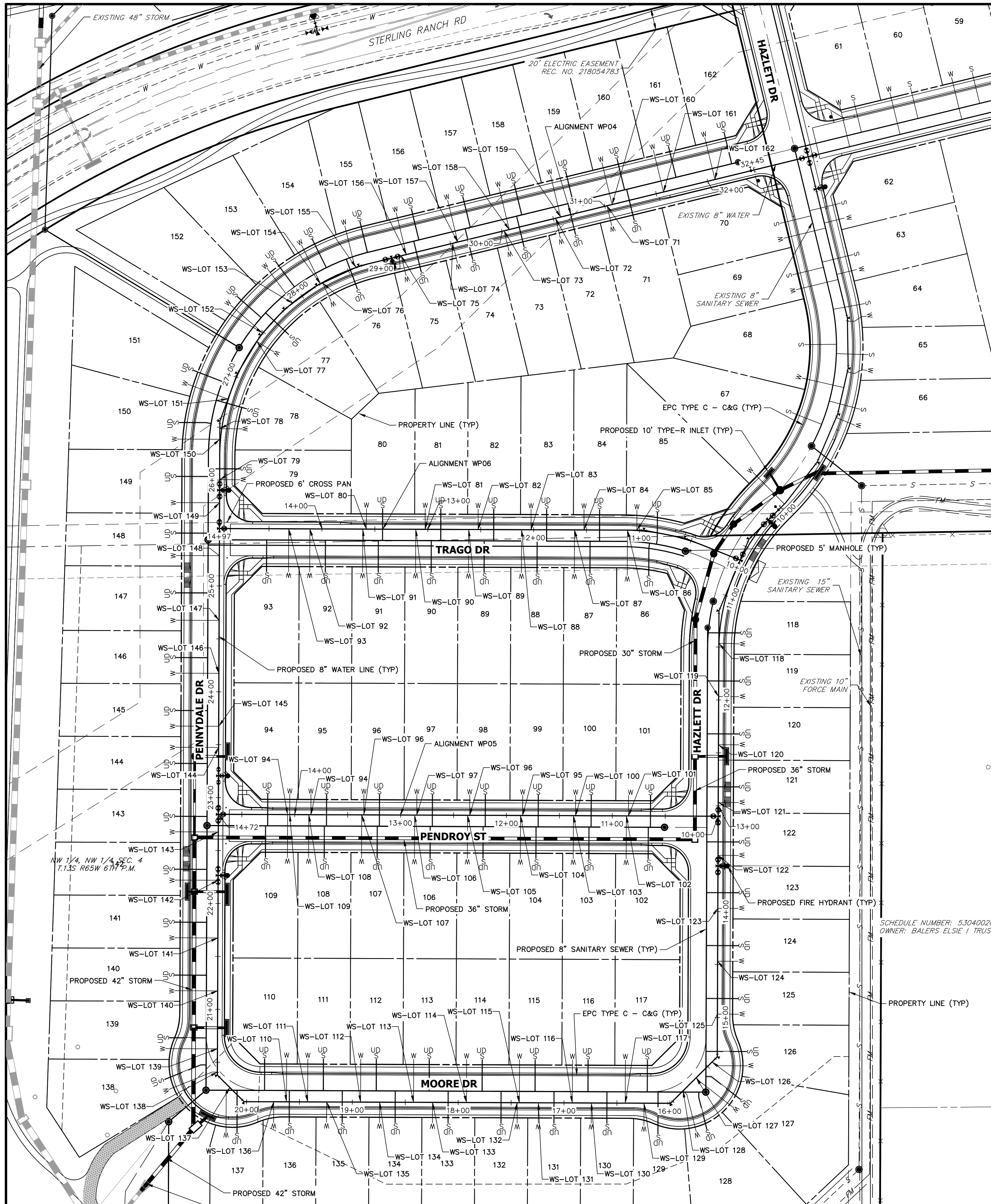
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
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Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

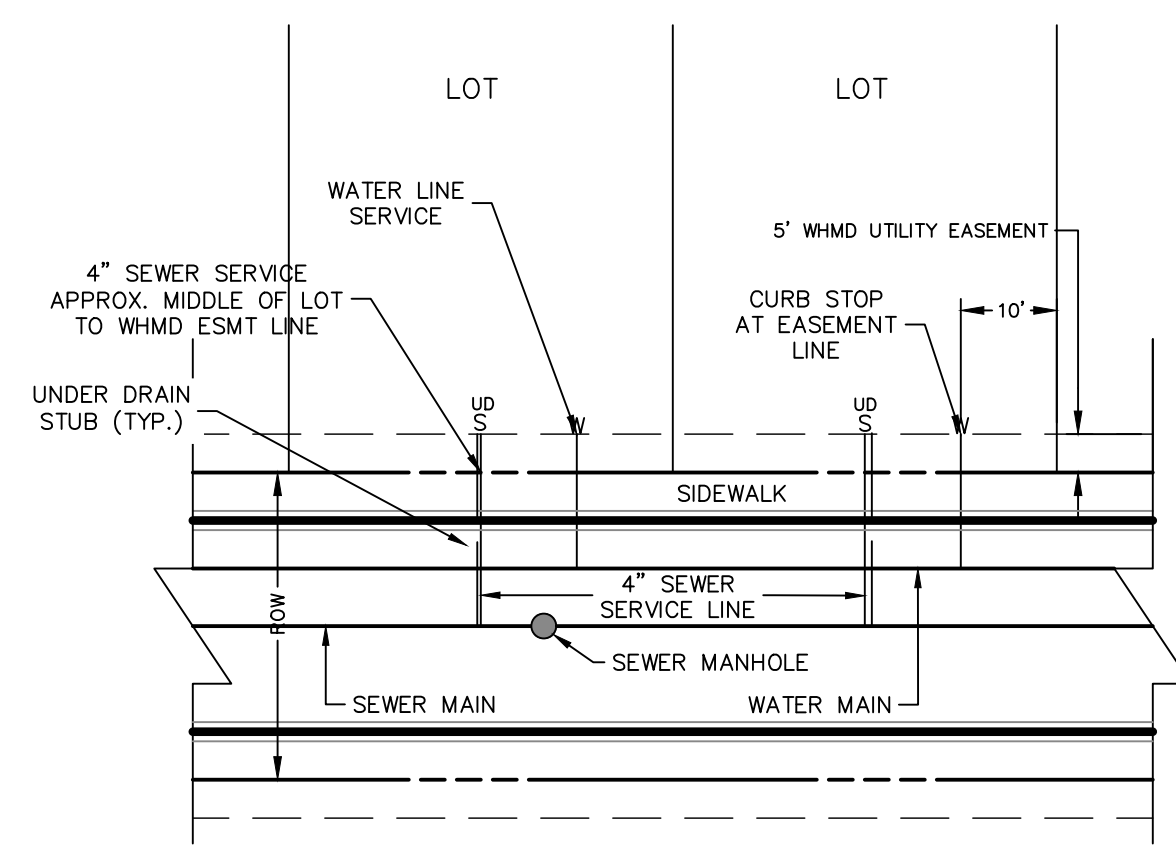
H-SCALE 1"=50'
V-SCALE N/A
DATE 08/18/21
DESIGNED BY MMC
DRAWN BY MMC
CHECKED BY

STERLING RANCH FILING 4
WATER PLAN
SHEET 6 OF 7
JOB NO. 25188.11



WATER SERVICE TABULATION			WATER SERVICE TABULATION		
SERVICE/LOT #	STATION	ALIGNMENT	SERVICE/LOT #	STATION	ALIGNMENT
WS-LOT 71	31+02.05	WP04	WS-LOT 91	13+36.76	WP05
WS-LOT 72	30+52.05	WP04	WS-LOT 92	13+86.76	WP05
WS-LOT 73	30+02.05	WP04	WS-LOT 93	14+06.76	WP05
WS-LOT 74	29+52.05	WP04	WS-LOT 94	13+84.77	WP05
WS-LOT 75	29+02.05	WP04	WS-LOT 94	14+06.77	WP05
WS-LOT 76	28+23.06	WP04	WS-LOT 95	11+84.77	WP05
WS-LOT 77	27+39.04	WP04	WS-LOT 96	12+34.77	WP05
WS-LOT 78	26+48.49	WP04	WS-LOT 96	13+34.77	WP05
WS-LOT 79	26+00.43	WP04	WS-LOT 97	12+84.77	WP05
WS-LOT 80	13+33.35	WP05	WS-LOT 100	11+34.77	WP05
WS-LOT 81	12+77.85	WP05	WS-LOT 101	10+84.77	WP05
WS-LOT 82	12+27.85	WP05	WS-LOT 102	10+86.77	WP05
WS-LOT 83	11+77.85	WP05	WS-LOT 103	11+36.77	WP05
WS-LOT 84	11+27.85	WP05	WS-LOT 104	11+86.77	WP05
WS-LOT 85	10+77.86	WP05	WS-LOT 105	12+36.77	WP05
WS-LOT 86	10+86.76	WP05	WS-LOT 106	12+86.77	WP05
WS-LOT 87	11+36.76	WP05	WS-LOT 107	13+36.77	WP05
WS-LOT 88	11+86.76	WP05	WS-LOT 108	13+86.77	WP05
WS-LOT 89	12+36.76	WP05	WS-LOT 109	14+04.77	WP05
WS-LOT 90	12+86.76	WP05	WS-LOT 110	19+62.19	WP04

WATER SERVICE TABULATION			WATER SERVICE TABULATION			WATER SERVICE TABULATION		
SERVICE/LOT #	STATION	ALIGNMENT	SERVICE/LOT #	STATION	ALIGNMENT	SERVICE/LOT #	STATION	ALIGNMENT
WS-LOT 111	19+42.19	WP04	WS-LOT 131	17+24.25	WP04	WS-LOT 151	26+77.94	WP04
WS-LOT 112	18+92.19	WP04	WS-LOT 132	17+44.25	WP04	WS-LOT 152	27+48.93	WP04
WS-LOT 113	18+42.19	WP04	WS-LOT 133	18+24.25	WP04	WS-LOT 153	27+88.87	WP04
WS-LOT 114	17+92.19	WP04	WS-LOT 134	18+74.25	WP04	WS-LOT 154	28+21.01	WP04
WS-LOT 115	17+42.19	WP04	WS-LOT 135	19+24.25	WP04	WS-LOT 155	28+57.89	WP04
WS-LOT 116	16+92.19	WP04	WS-LOT 136	19+74.25	WP04	WS-LOT 156	29+07.05	WP04
WS-LOT 117	16+42.19	WP04	WS-LOT 137	20+21.06	WP04	WS-LOT 157	29+57.05	WP04
WS-LOT 118	11+46.50	WP04	WS-LOT 138	20+40.73	WP04	WS-LOT 158	30+07.05	WP04
WS-LOT 119	11+96.81	WP04	WS-LOT 139	20+62.71	WP04	WS-LOT 159	30+57.05	WP04
WS-LOT 120	12+42.31	WP04	WS-LOT 140	21+17.44	WP04	WS-LOT 160	31+07.05	WP04
WS-LOT 121	12+96.81	WP04	WS-LOT 141	21+67.44	WP04	WS-LOT 161	31+57.05	WP04
WS-LOT 122	13+46.81	WP04	WS-LOT 142	22+21.94	WP04	WS-LOT 162	32+07.05	WP04
WS-LOT 123	13+96.81	WP04	WS-LOT 143	22+67.58	WP04			
WS-LOT 124	14+46.81	WP04	WS-LOT 144	23+47.44	WP04			
WS-LOT 125	14+96.81	WP04	WS-LOT 145	23+67.44	WP04			
WS-LOT 126	15+44.04	WP04	WS-LOT 146	24+17.44	WP04			
WS-LOT 127	15+65.22	WP04	WS-LOT 147	24+67.44	WP04			
WS-LOT 128	15+82.66	WP04	WS-LOT 148	25+28.58	WP04			
WS-LOT 129	16+24.46	WP04	WS-LOT 149	25+78.58	WP04			
WS-LOT 130	16+74.25	WP04	WS-LOT 150	26+38.57	WP04			



- NOTES:
1. WATER SERVICE TO BE 10' FROM "DOWNSTREAM" PROPERTY LINE AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
 2. SEWER SERVICE TO BE PLACED APPROXIMATELY IN THE MIDDLE OF THE LOT AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
 3. SERVICE SHALL BE MARKED WITH 2"x4" POST AT TERMINATION POINT FOR LOCATION DURING CONNECTION TO RESIDENCE. POSTS SHALL BE SPRAY-PAINTED BLUE FOR WATER AND GREEN FOR SEWER.



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



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

PREPARED FOR
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