

STERLING RANCH FILING 4

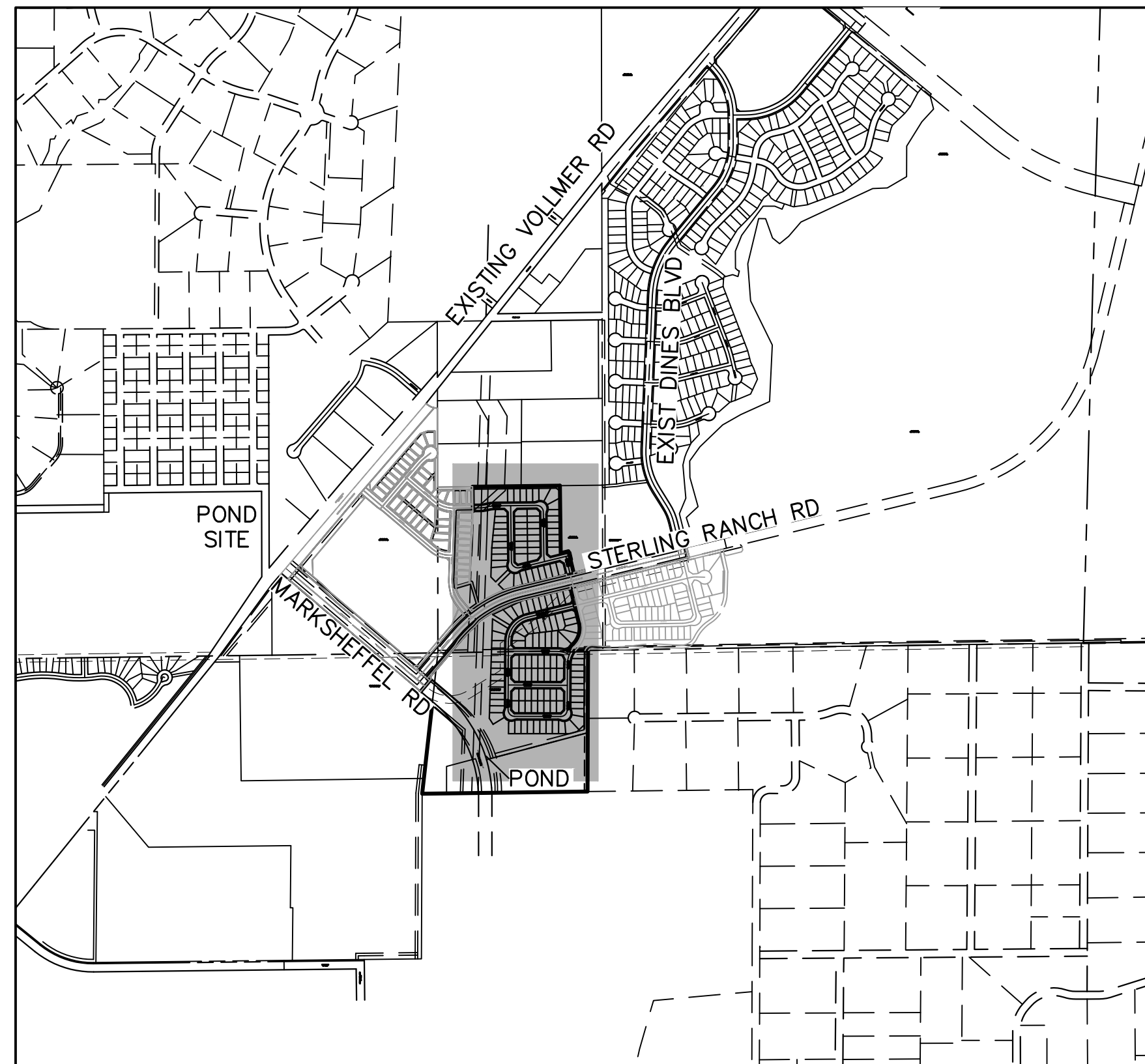
COUNTY OF EL PASO, STATE OF COLORADO

STREET IMPROVEMENT PLAN

NOVEMBER 2022

AGENCIES

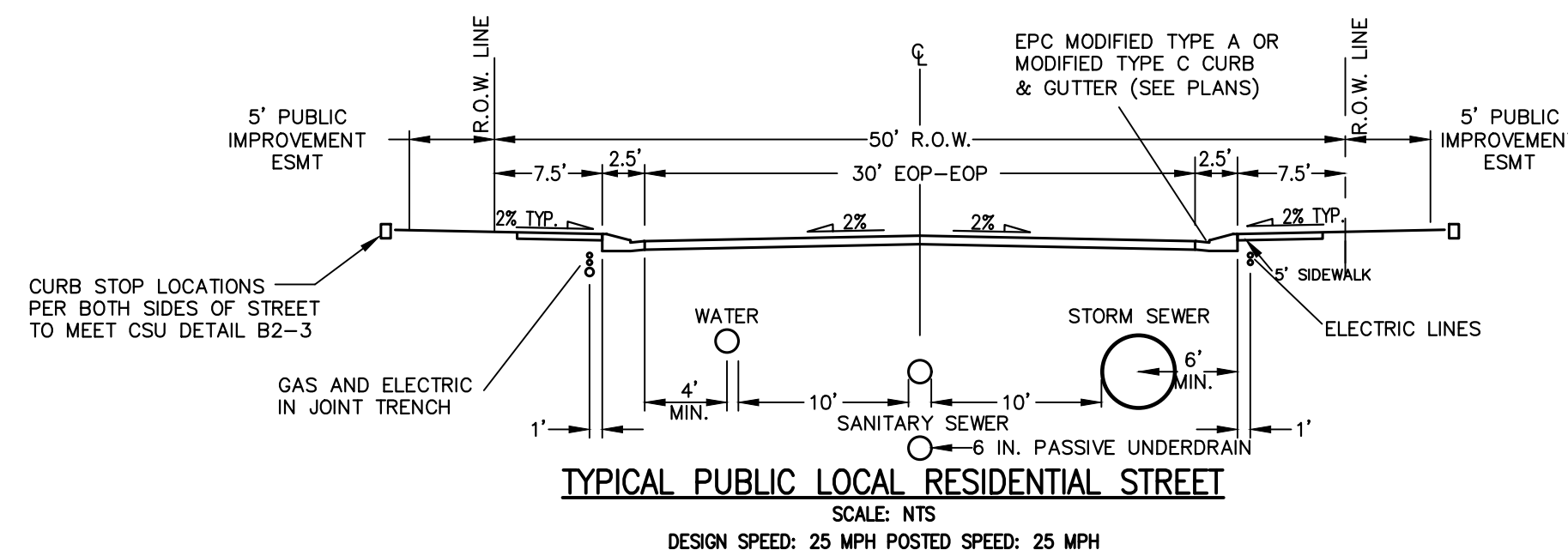
- OWNER/DEVELOPER:** SR LAND, LLC
20 BOULDER CRESCENT, SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY (719) 471-1742
- CIVIL ENGINEER:** JR ENGINEERING, LLC
5475 TECH CENTER DRIVE
COLORADO SPRINGS, CO 80919
MIKE BRAMLETT P.E. (303) 267-6240
- COUNTY ENGINEERING:** EL PASO COUNTY PLANNING AND COMMUNITY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



VICINITY MAP
SCALE : 1"=1,000'

SHEET INDEX

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



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

BENCHMARKS

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

Revise back to the standard signature block:

JR Response: Revised

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

OWNER/DEVELOPER STATEMENT

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

JAMES F. MORLEY _____ DATE _____

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

EL PASO COUNTY STATEMENT

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

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

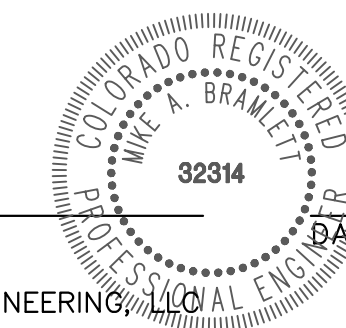
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF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

JOSHUA PALMER, P.E. _____ DATE _____

COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

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



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

DISTRICT APPROVALS

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

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

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

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

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

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

STERLING RANCH FILING 4

COVER SHEET

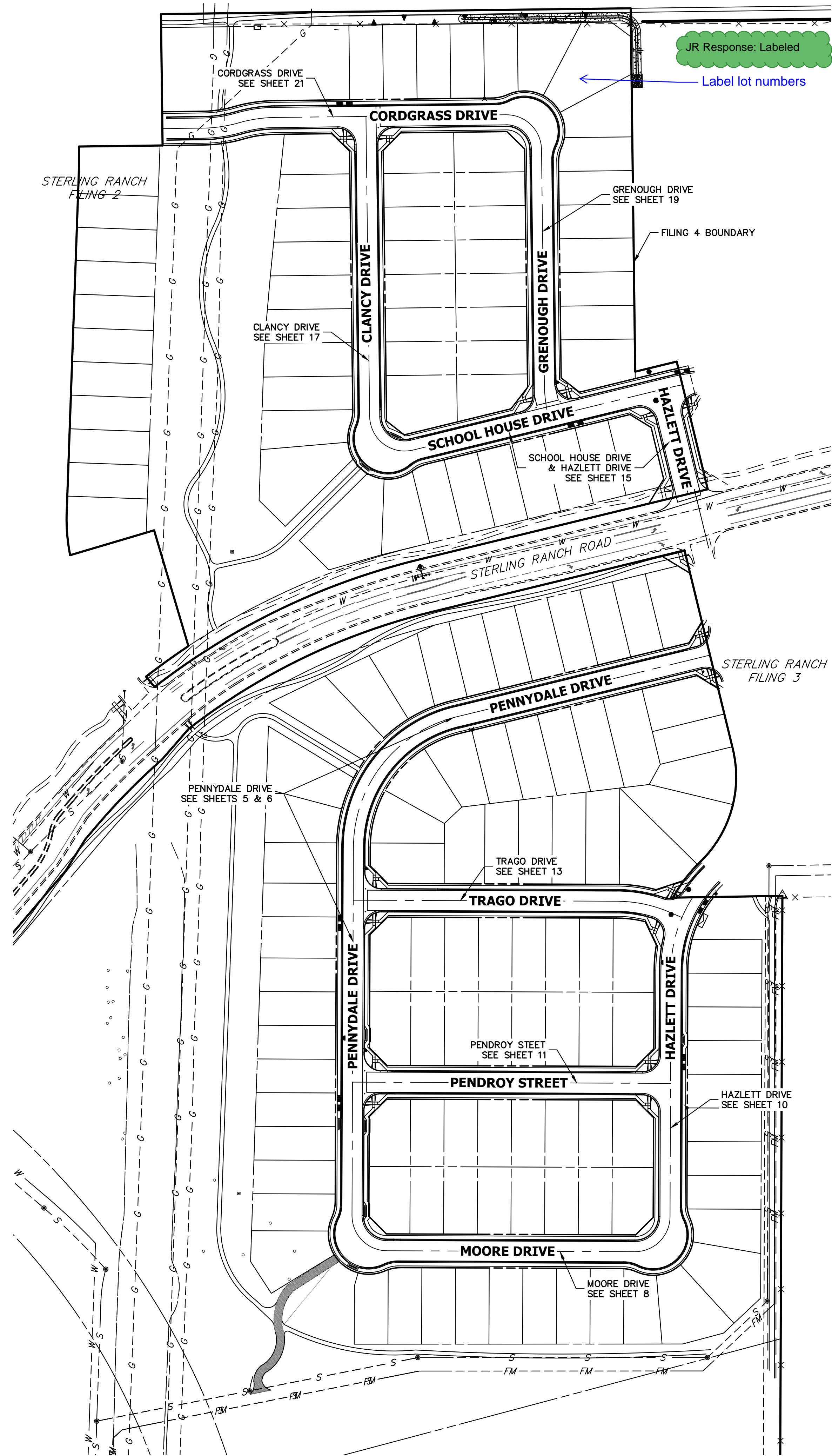
SHEET 1 OF 25

JOB NO. 25188.11



Know what's below.
Call before you dig.

FILE NO. SF-22-030



KEY MAP

GENERAL CONSTRUCTION NOTES:

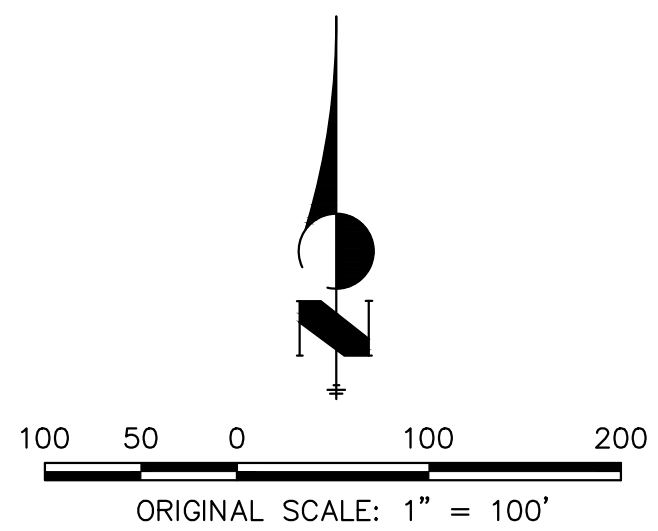
1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
2. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
3. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
4. ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED PER THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PCD.
5. ALL STATIONING IS CENTERLINE OF IMPROVEMENTS UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED AS TOP BACK OF CURB (TBC), ASPHALT (ASP), OR TOP OF INLET OR BOX (TOB).
6. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO EPC ECM APPENDIX K - 1.2C.
7. ALL INTERSECTION ACCESSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES IS REQUIRED AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" VERTICAL IN THIS AREA.
8. ALL CULVERTS AND STORM DRAIN PIPES SHALL BE REINFORCED CONCRETE PIPE (RCP). ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. ADEQUACY OF MATERIAL THICKNESS FOR ANY CSP INSTALLED SHALL BE VERIFIED BY OWNER'S GEOTECHNICAL ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST CONFORM TO EPC ECM SECTION 3.32 - CULVERTS.
9. ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT THE TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO CONSTRUCTION.

SIGNING AND STRIPING NOTES:

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

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

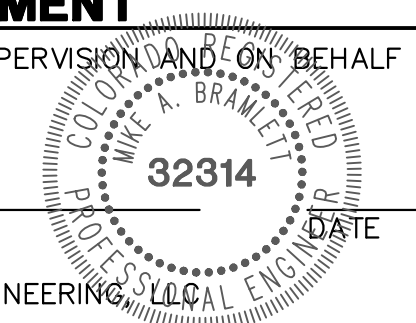
1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION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



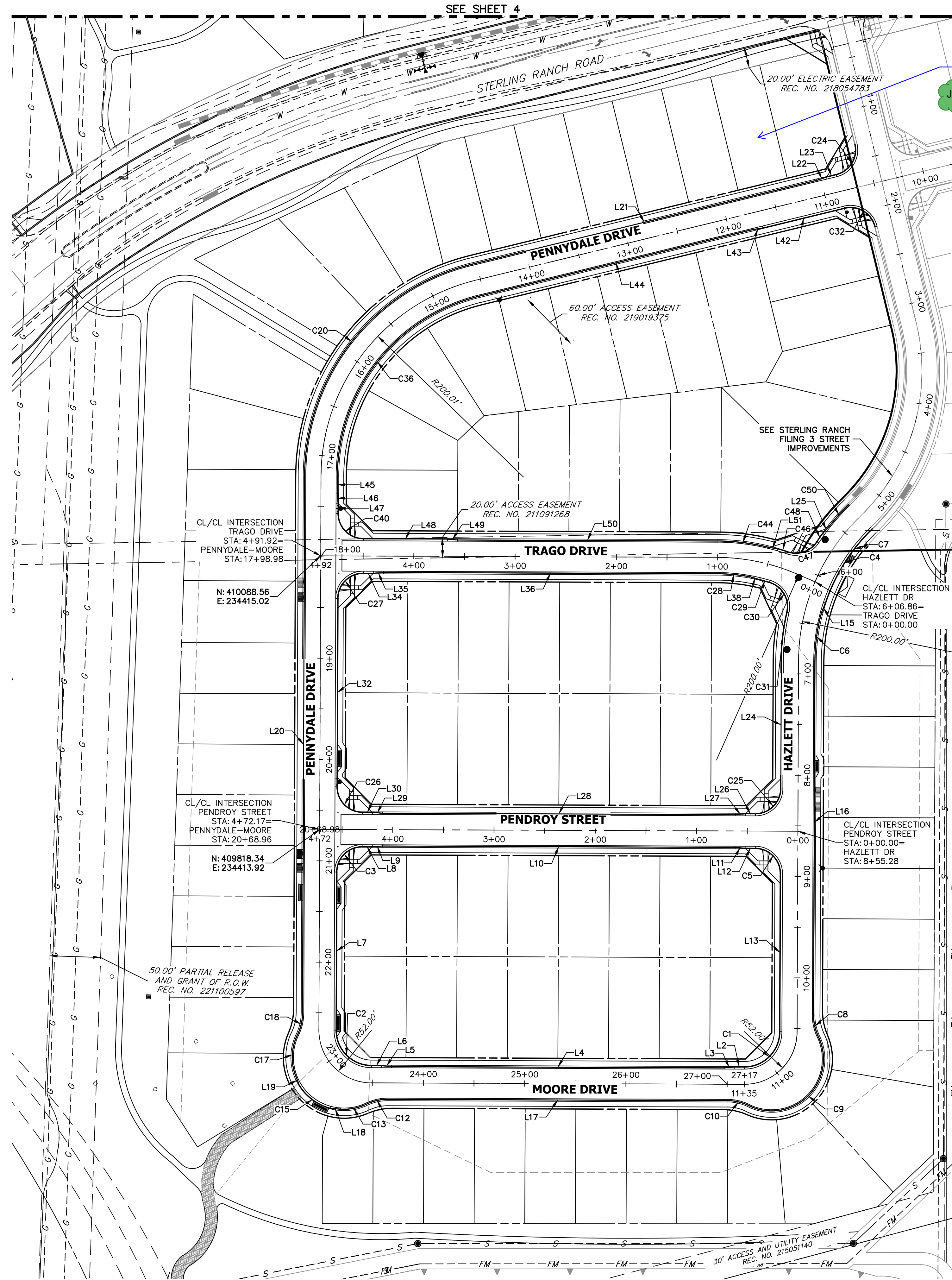
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

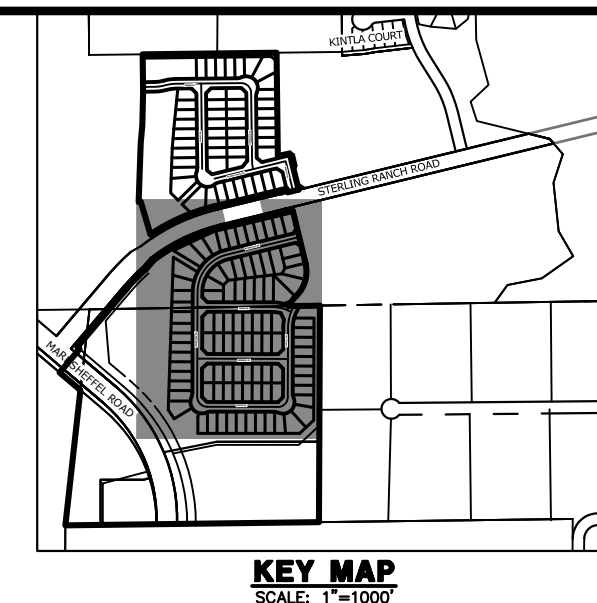
MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. ANY CHANGES DESIGNATED BY WRITTEN AUTHORIZATION.	PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 200 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	J.R. ENGINEERING A Westman Company Centennial 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	BY	DATE
			No.	REVISION
H-SCALE	1"=100'	N/A	DESIGNED BY	XXX
V-SCALE	N/A	11/18/22	DRAWN BY	WKN
STERLING RANCH FILING 4		GENERAL NOTES		
SHEET 2 OF 25		JOB NO. 25188.11		



LINE TABLE			CURVE TABLE			
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH
L2	N89°46'47\"W	10.00'	C1	89°59'56\"	35.00'	54.98'
L3	S85°27'31\"W	10.03'	C2	90°00'00\"	35.00'	54.98'
L4	N89°46'47\"W	328.19'	C3	90°00'00\"	25.00'	39.27'
L5	N85°01'04\"W	10.03'	C4	27°25'05\"	183.00'	87.57'
L6	N89°46'47\"W	10.00'	C5	90°00'00\"	25.00'	39.27'
L7	N00°13'13\"E	156.00'	C6	15°09'32\"	184.01'	48.68'
L8	S89°46'47\"E	10.00'	C7	27°25'05\"	183.00'	87.57'
L9	N85°27'31\"E	10.03'	C8	25°50'32\"	48.83'	22.02'
L10	S89°46'47\"E	348.19'	C9	141°41'05\"	51.17'	126.53'
L11	S85°01'04\"E	10.03'	C10	25°50'32\"	48.83'	22.02'
L12	S89°46'47\"E	10.00'	C12	25°50'32\"	48.83'	22.02'
L13	S00°13'13\"W	156.00'	C13	29°50'21\"	51.17'	26.65'
L14	N13°37'47\"W	95.99'	C15	43°11'47\"	52.00'	39.20'
L15	S21°42'31\"W	10.06'	C17	46°15'13\"	51.17'	41.31'
L16	S00°13'13\"W	349.31'	C18	25°50'32\"	48.83'	22.02'
L17	N89°46'47\"W	335.01'	C20	76°06'08\"	216.17'	287.12'
L18	N84°53'33\"W	10.10'	C24	90°00'01\"	25.00'	39.27'
L19	N21°04'53\"W	10.10'	C25	90°00'00\"	25.00'	39.27'
L20	N00°13'13\"E	529.92'	C26	90°00'00\"	25.00'	39.27'
L21	N76°19'20\"E	350.69'	C27	90°00'00\"	25.00'	39.27'
L22	N71°33'38\"E	10.03'	C28	10°08'03\"	183.83'	32.52'
L23	N76°19'20\"E	10.00'	C29	3°07'51\"	183.00'	10.00'
L24	S00°13'13\"W	125.89'	C30	86°21'35\"	25.02'	37.71'
L25	N41°50'07\"E	10.05'	C31	12°48'58\"	217.00'	48.54'
L26	N89°46'47\"W	10.00'	C32	90°00'00\"	25.00'	39.27'
L27	S85°27'31\"W	10.03'	C36	76°06'07\"	183.83'	244.17'
L28	N89°46'47\"W	348.19'	C40	90°00'00\"	25.00'	39.27'
L29	N85°01'04\"W	10.03'	C44	13°21'42\"	216.17'	50.41'
L30	N89°46'47\"W	10.00'	C46	2°46'35\"	206.40'	10.00'
L32	N00°13'13\"E	186.00'	C47	75°45'12\"	25.00'	33.05'
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'				



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

PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 200
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
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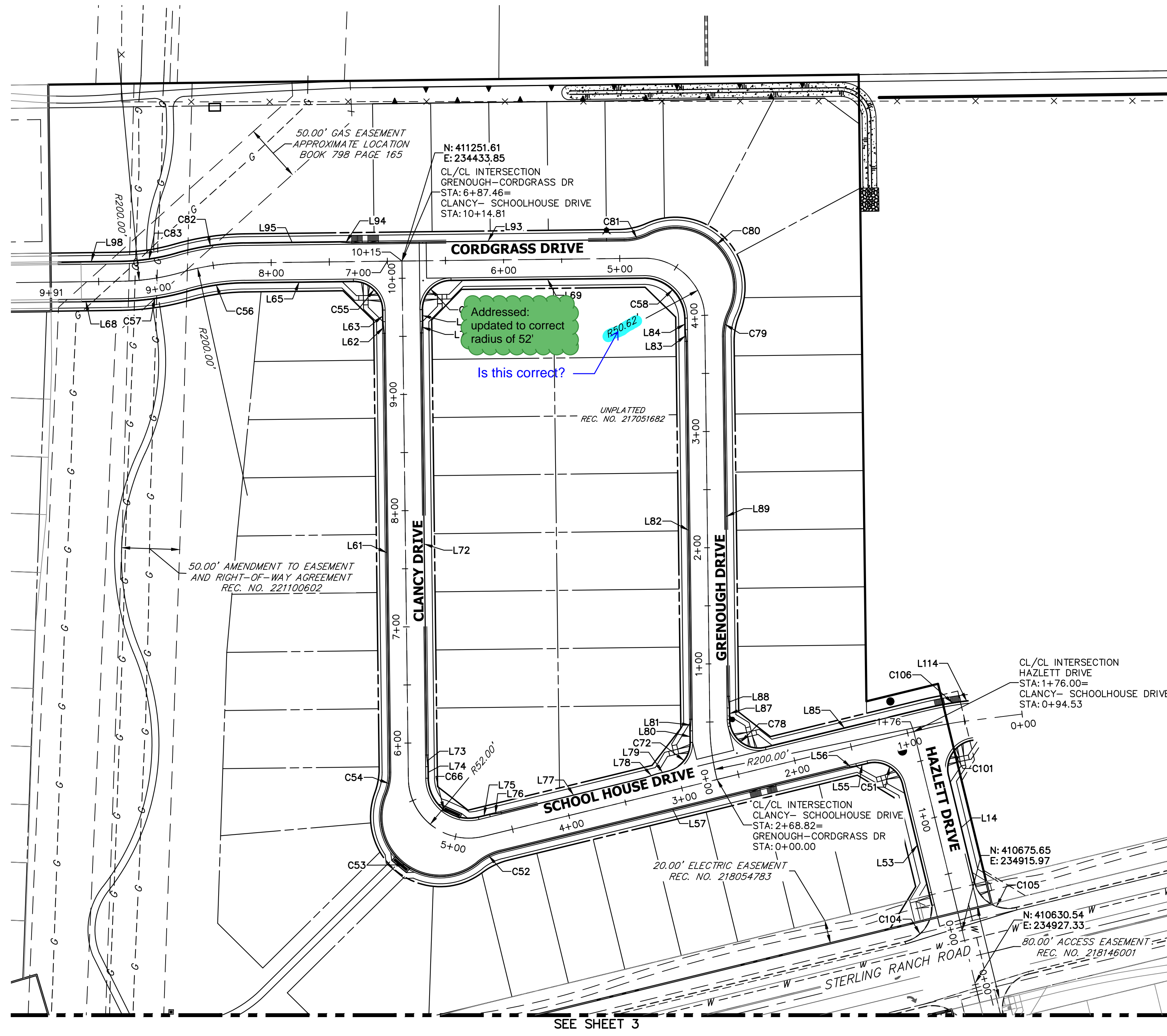
BY	DATE

1\"=60\"	

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

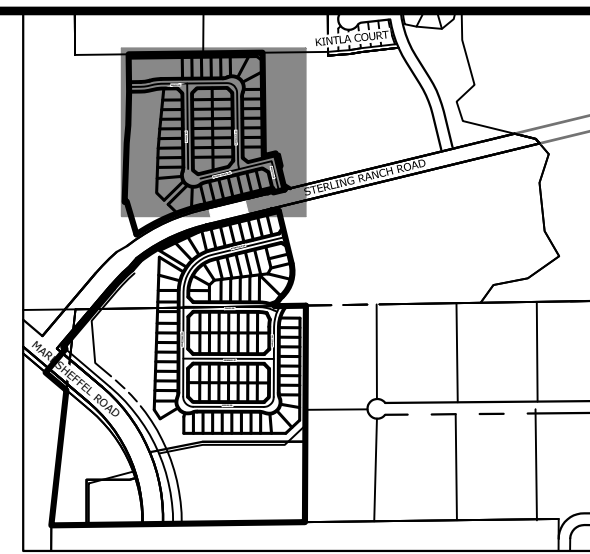
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

32314
DATE



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

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



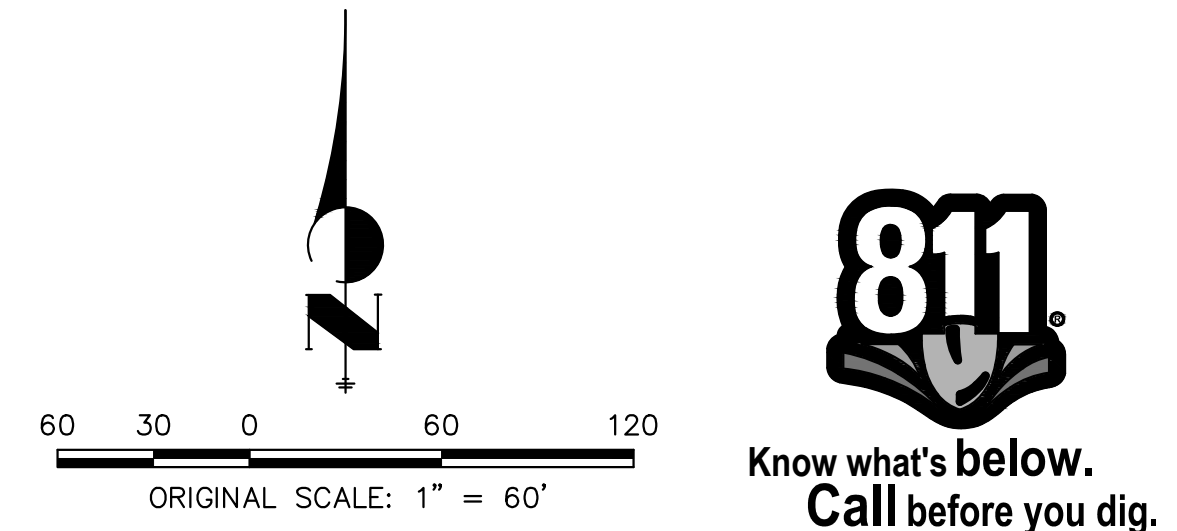
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

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

J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-0888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

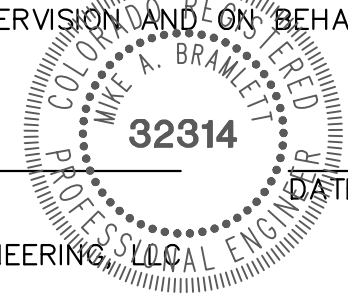
STERLING RANCH FILING 4
 HORIZONTAL CONTROL
 SHEET 4 OF 25
 JOB NO. 25188.11

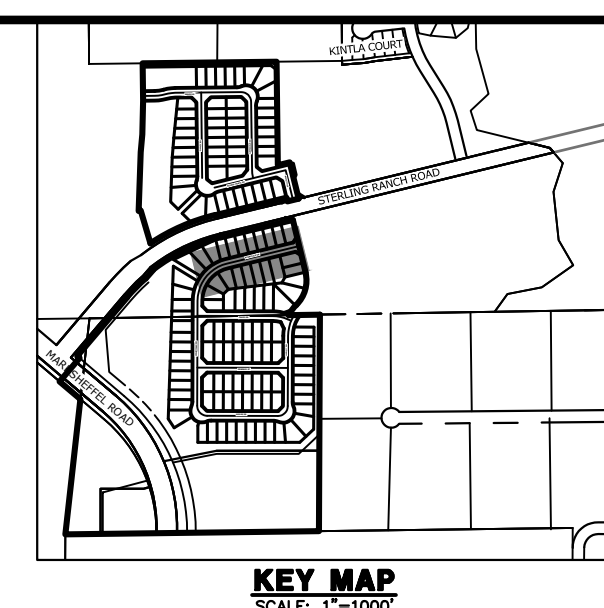
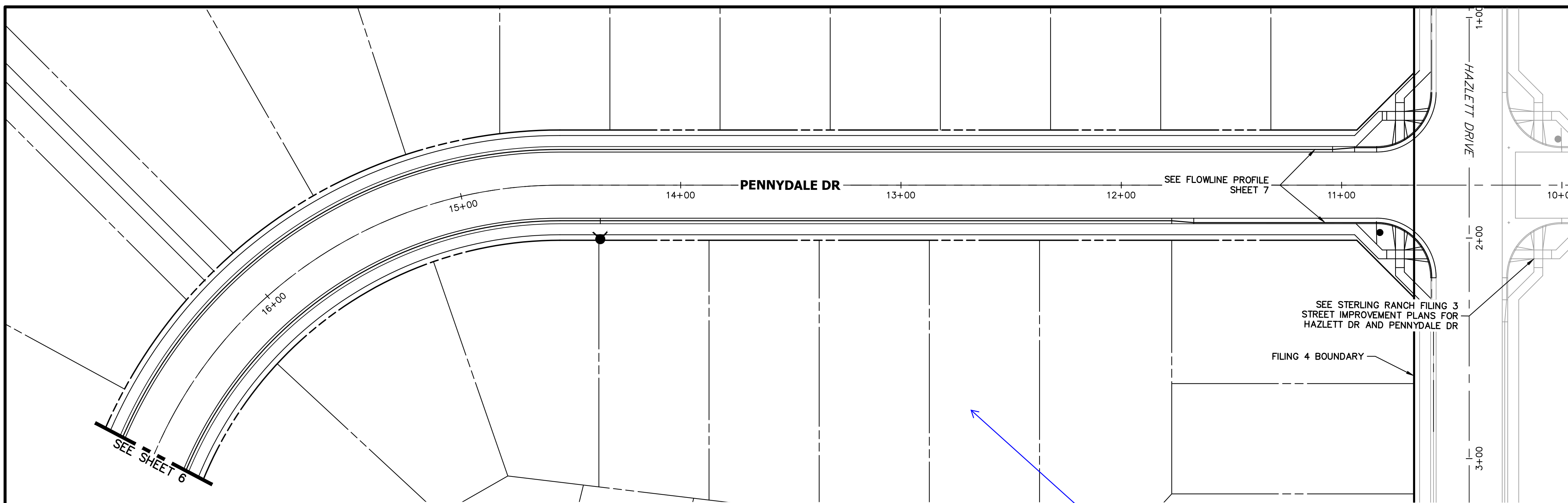


ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE



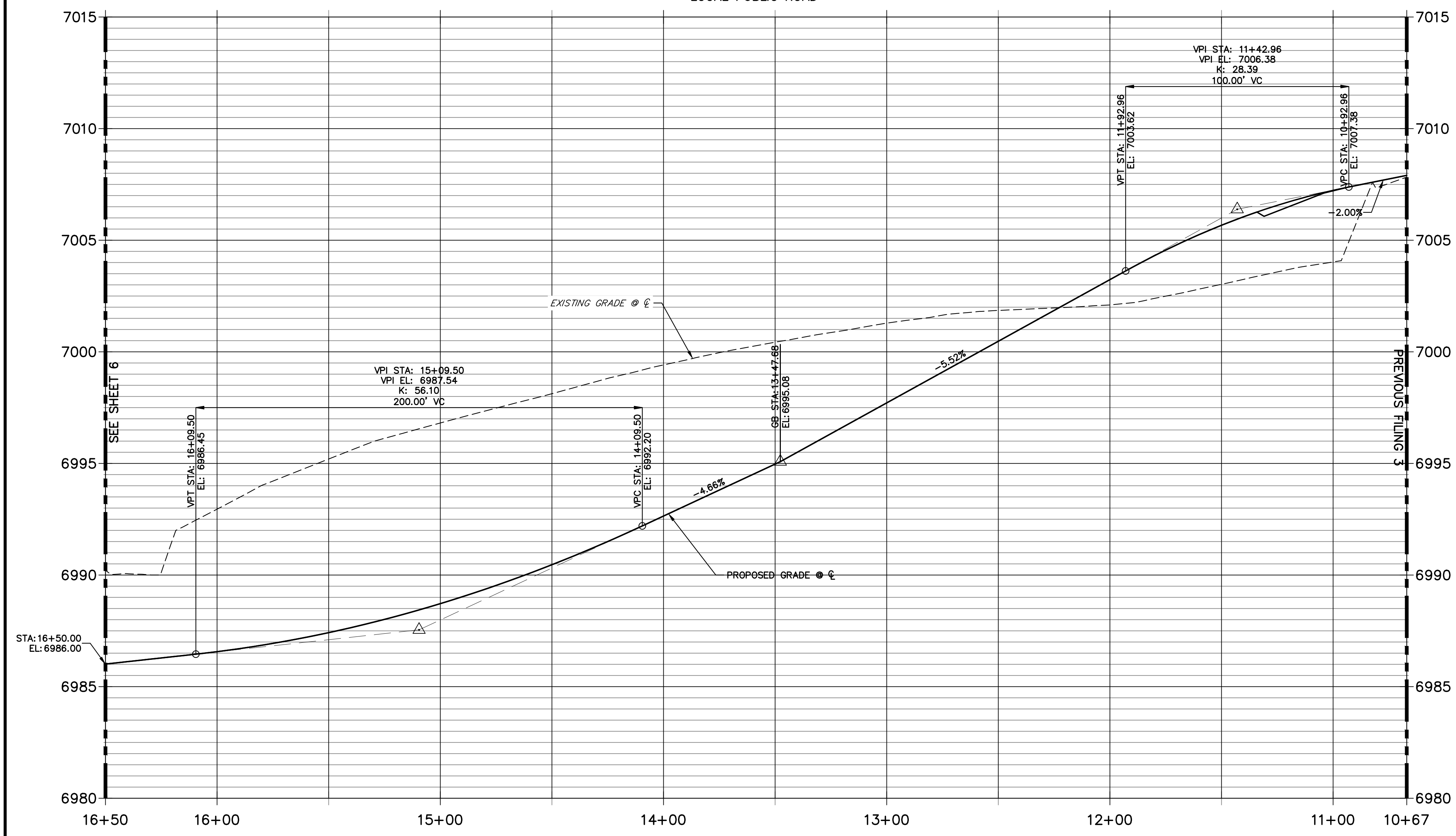


Replace point labels
JR Response: Replaced

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

PENNYDALE DRIVE
STA 10+67.00 TO 16+50.00

Label lot numbers on all sheets
JR Response: Labeled



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

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

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

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

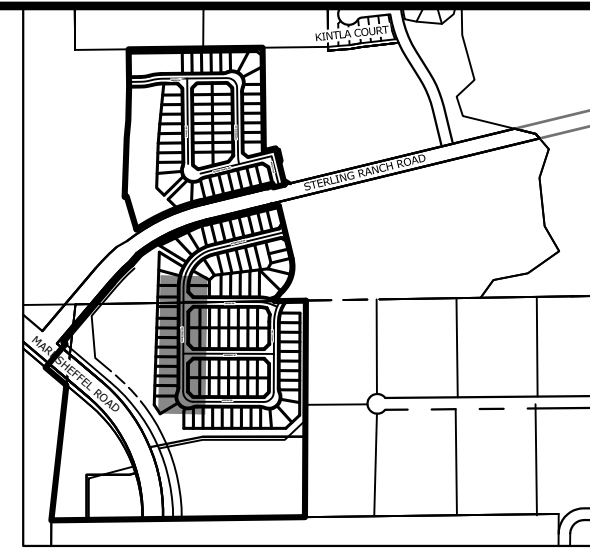
J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

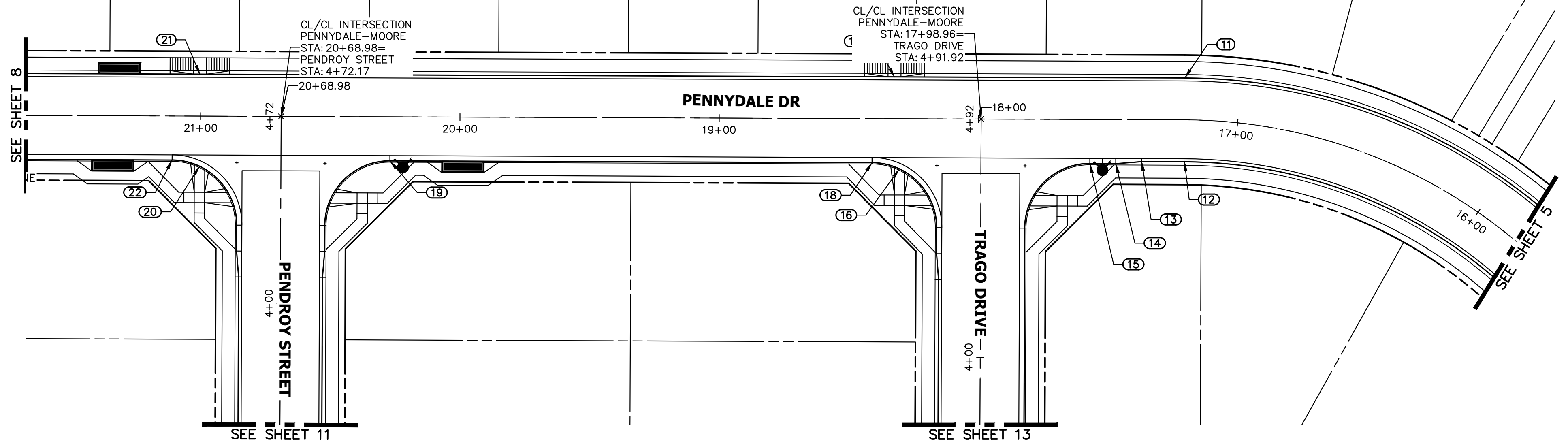
H-SCALE 1"=30'
V-SCALE 1"=3'
DATE 11/18/22
DESIGNED BY XXX
DRAWN BY WKN
CHECKED BY

STERLING RANCH FILING 4
STREET IMPROVEMENT PLAN

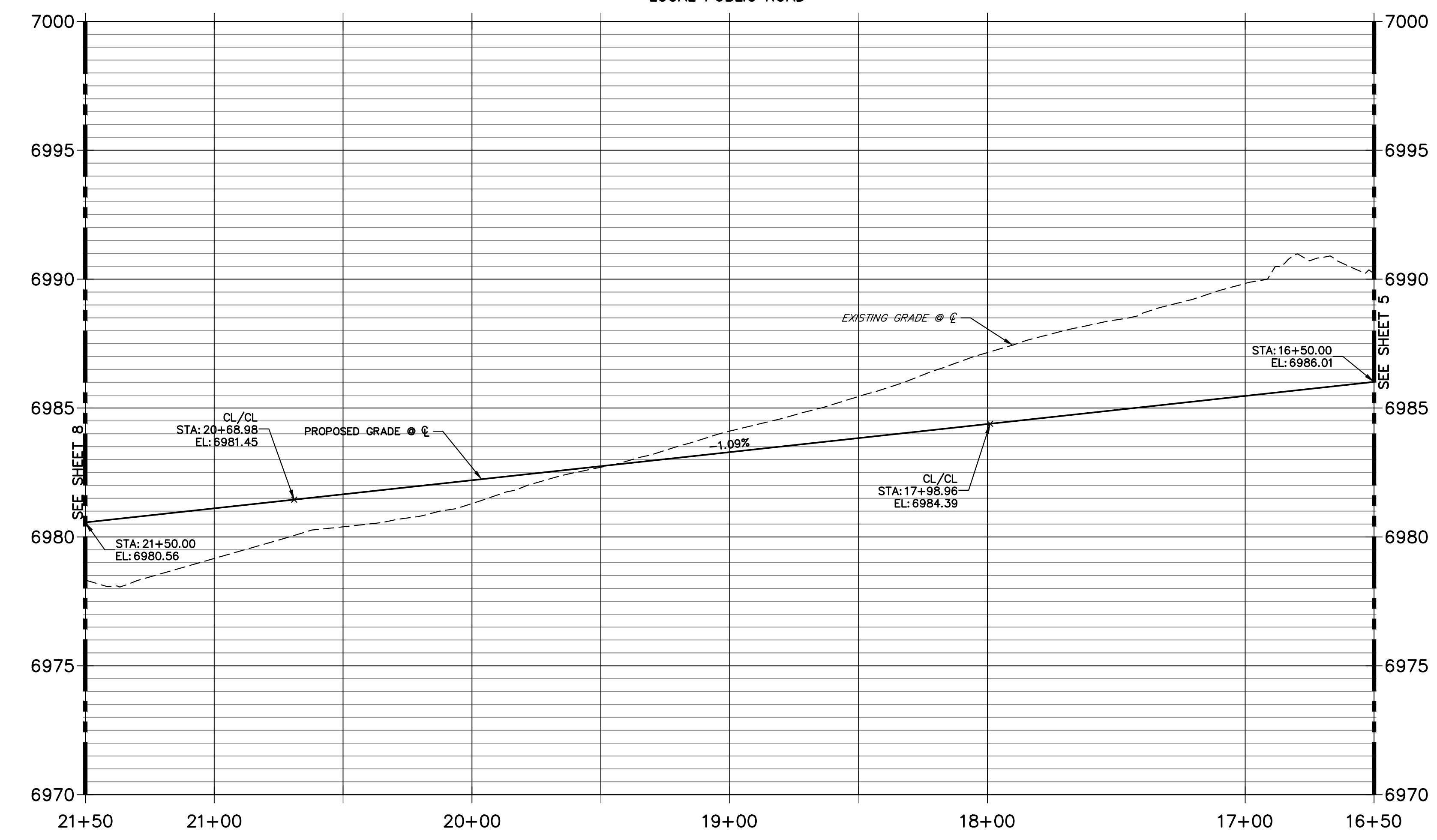
SHEET 5 OF 25
JOB NO. 25188.11



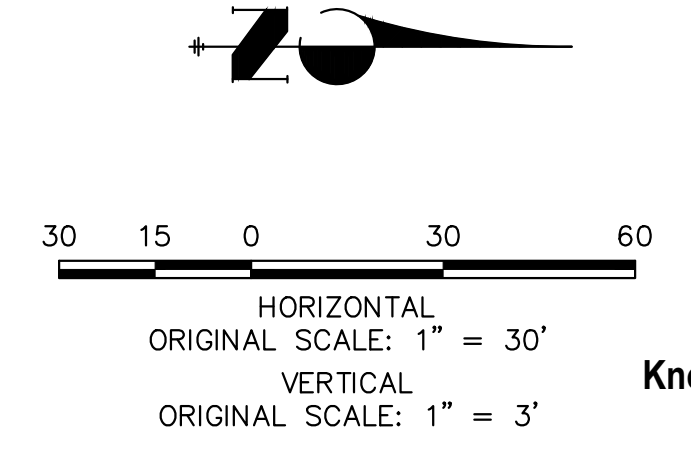
KEY MAP
SCALE: 1"=1000'



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



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
11	17+20.46	16.17' (RT)	PENNYDALE-MOORE	6984.85	PT
12	17+20.46	16.17' (LT)	PENNYDALE-MOORE	6984.85	PT
13	17+36.97	16.17' (LT)	PENNYDALE-MOORE	6984.67	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	6983.75	HC RAMP MID PT
17	18+32.43	16.17' (RT)	PENNYDALE-MOORE	6983.79	HC RAMP MID PT
18	18+40.97	17.00' (LT)	PENNYDALE-MOORE	6983.46	PCR
19	20+26.97	16.99' (LT)	PENNYDALE-MOORE	6981.52	PCR
20	21+00.37	19.35' (LT)	PENNYDALE-MOORE	6980.81	HC RAMP MID PT
21	21+00.37	16.18' (RT)	PENNYDALE-MOORE	6980.71	HC RAMP MID PT
22	21+10.97	16.99' (LT)	PENNYDALE-MOORE	6980.64	PCR



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



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

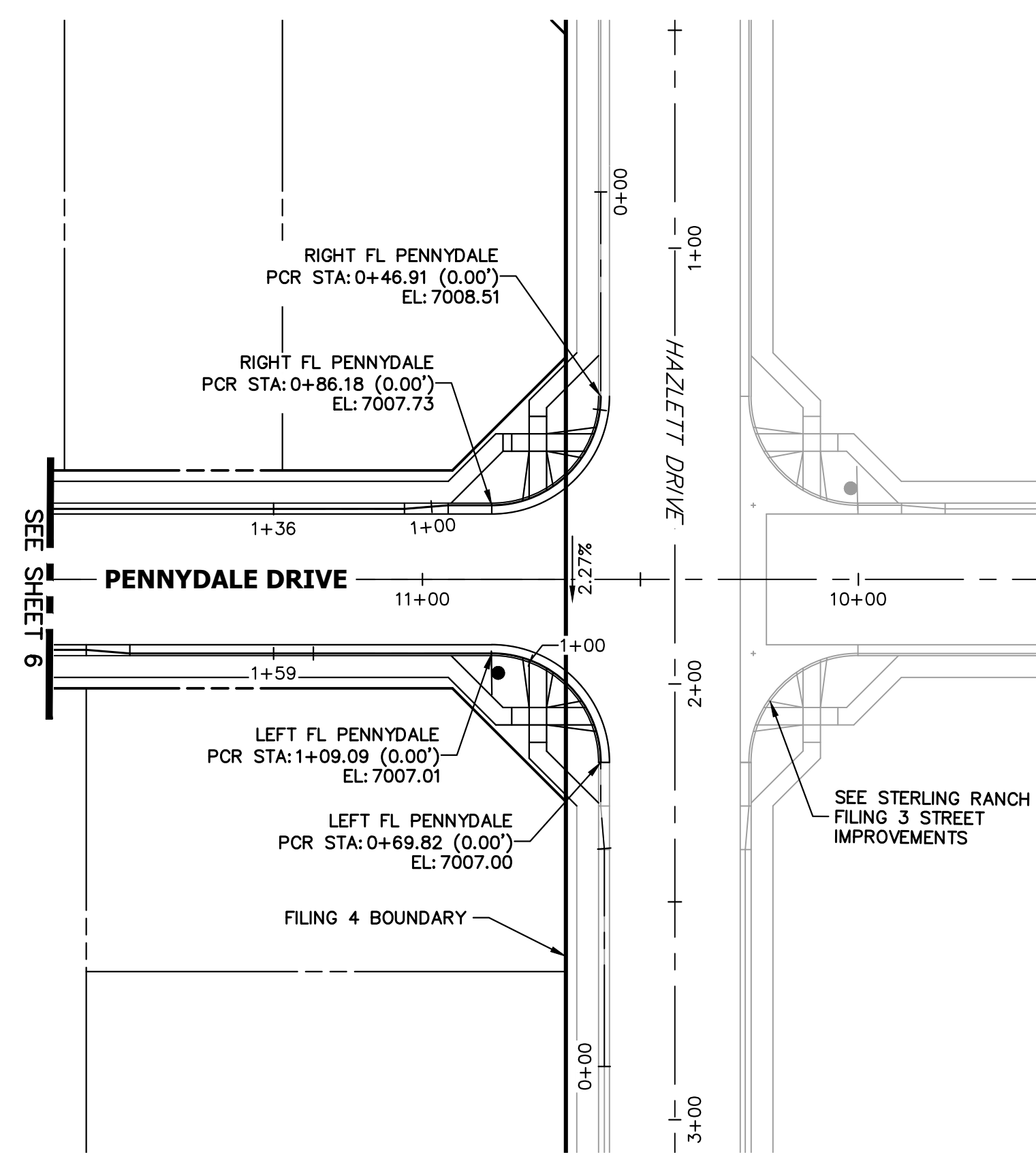
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 200
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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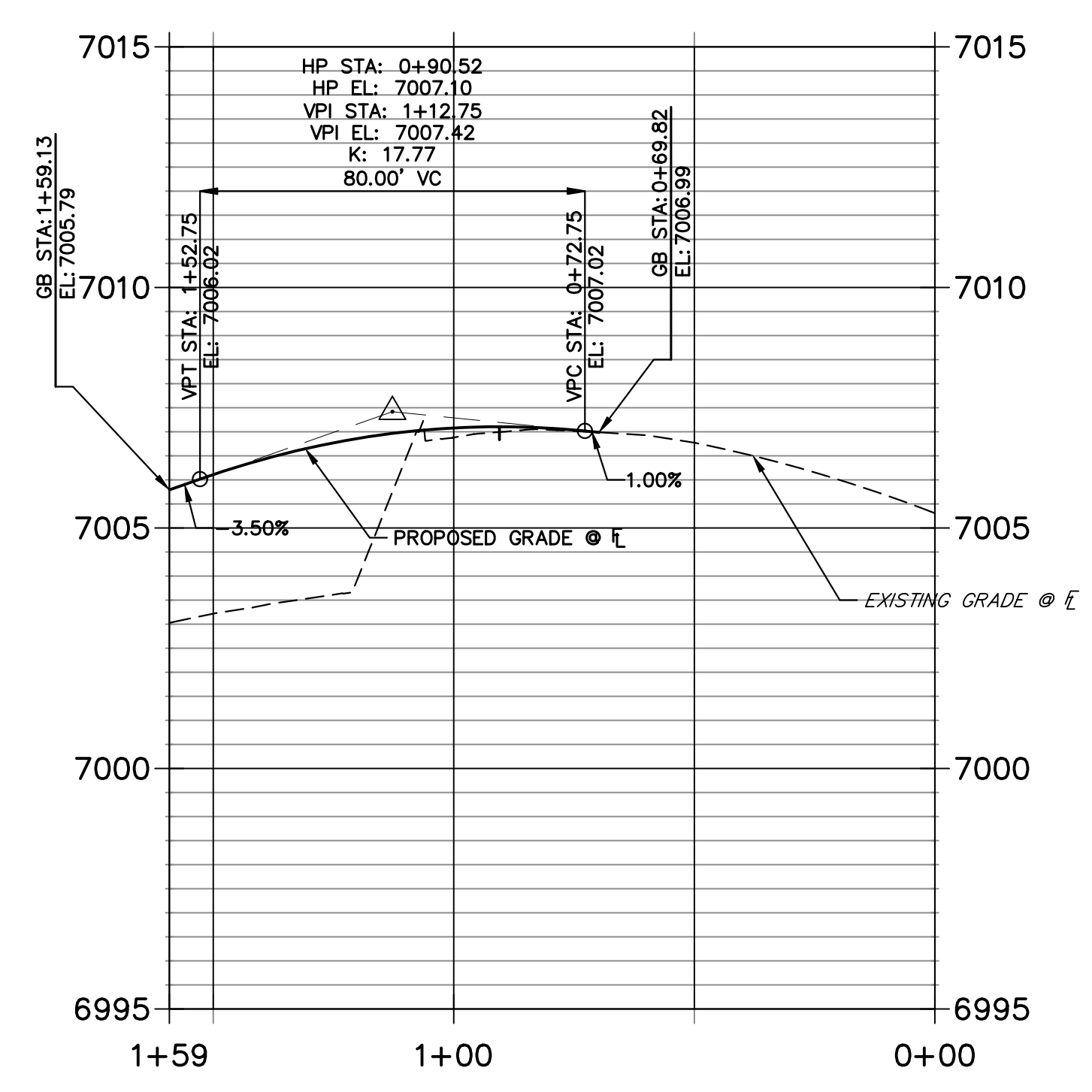
BY	DATE	No.	REVISION

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

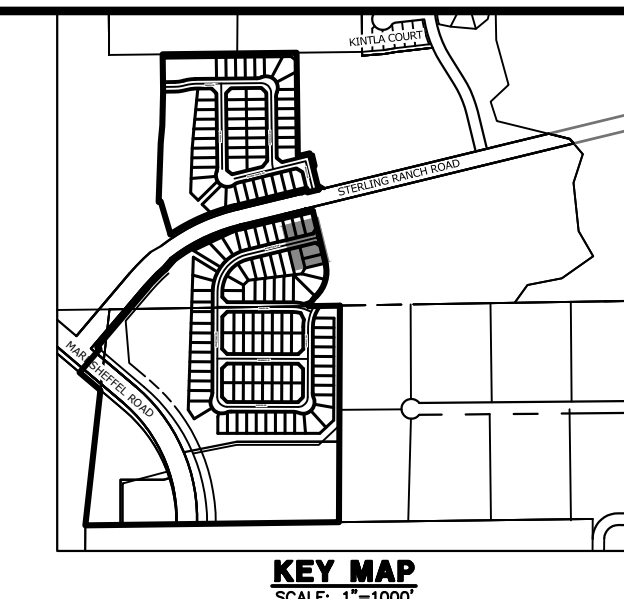
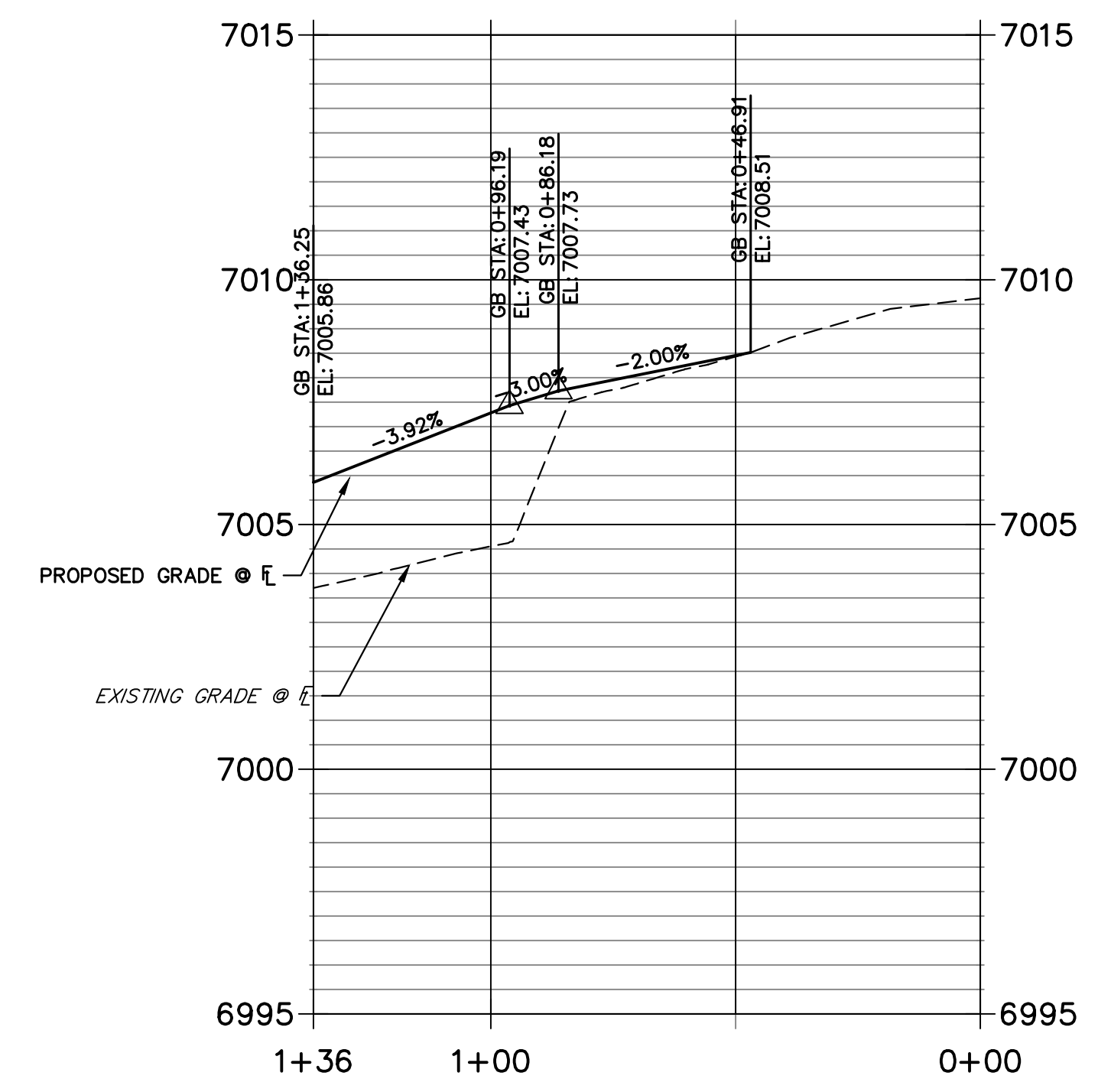
STERLING RANCH FILING 4
STREET IMPROVEMENT PLAN



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



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



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE IN ANY MANNER 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: 303-740-8888 • Colorado Springs: 719-583-2583
Fort Collins: 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

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

STERLING RANCH FILING 4
STREET IMPROVEMENT PLAN

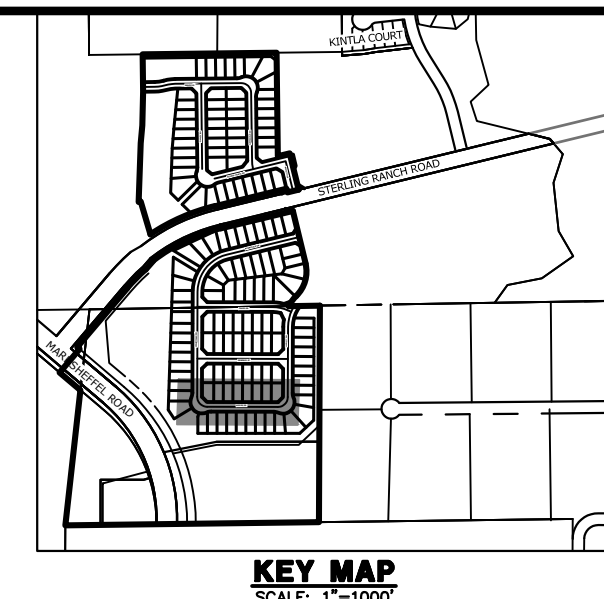
HORIZONTAL ORIGINAL SCALE: 1" = 30'

VERTICAL ORIGINAL SCALE: 1" = 3'

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

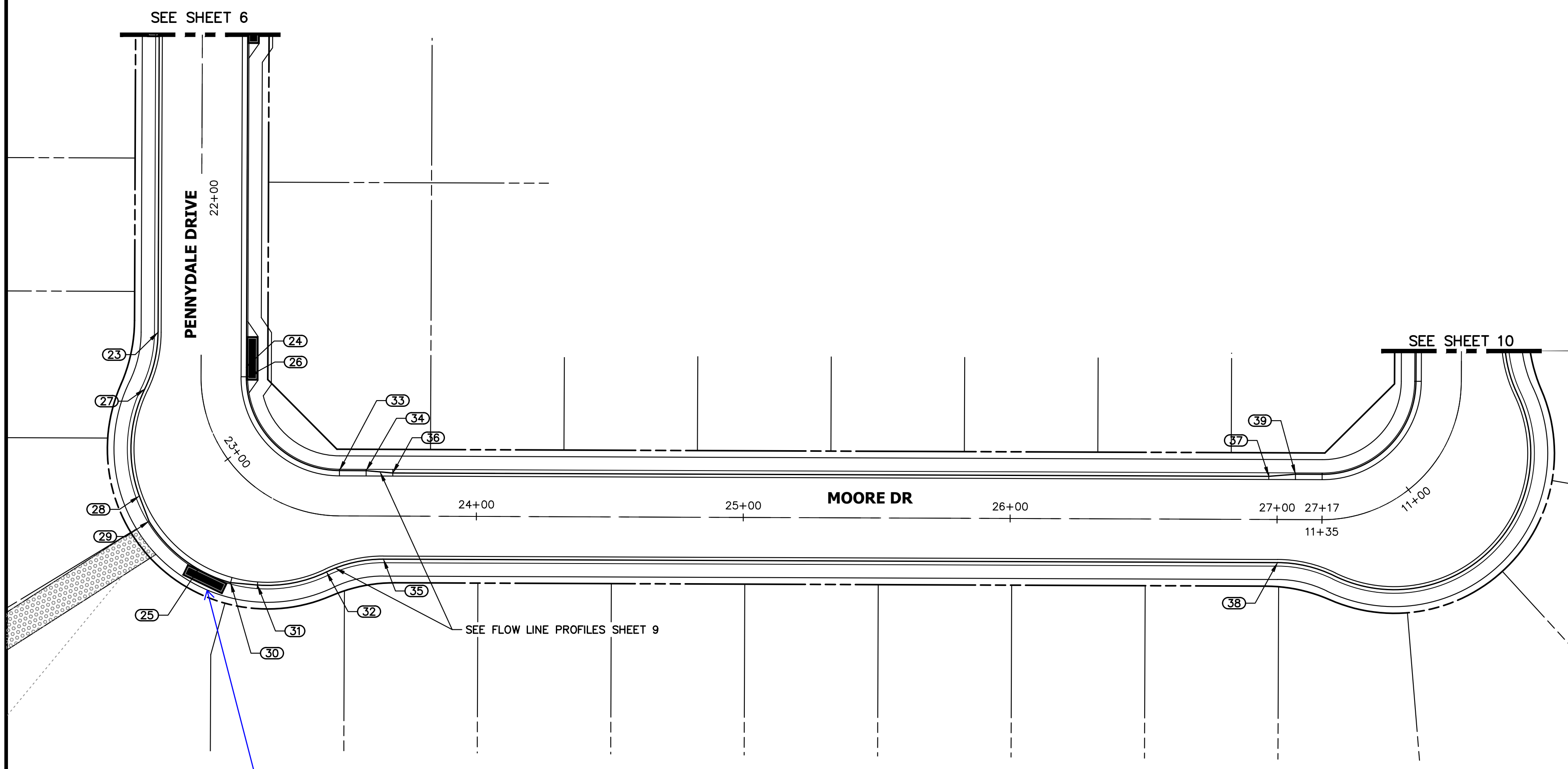
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



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

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



POINT TABULATION

POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
23	22+50.38	16.18' (RT)	PENNYDALE-MOORE	6979.13	PCR
24	22+63.22	16.99' (LT)	PENNYDALE-MOORE	6979.31	LOW PT
25	23+15.84	37.40' (RT)	PENNYDALE-MOORE	6978.31	LOW PT
26	22+66.97	17.49' (LT)	PENNYDALE-MOORE	6979.80	PC
27	22+70.30	21.20' (RT)	PENNYDALE-MOORE	6978.91	PRC
28	22+95.00	35.35' (RT)	PENNYDALE-MOORE	6978.50	CURB TRANSITION
29	23+00.79	37.58' (RT)	PENNYDALE-MOORE	6978.39	CURB TRANSITION
30	23+23.45	35.22' (RT)	PENNYDALE-MOORE	6978.28	CURB TRANSITION
31	23+29.23	31.81' (RT)	PENNYDALE-MOORE	6978.37	CURB TRANSITION
32	23+45.31	21.20' (RT)	PENNYDALE-MOORE	6978.82	PRC
33	23+48.65	17.00' (LT)	PENNYDALE-MOORE	6979.63	PT
34	23+58.65	17.00' (LT)	PENNYDALE-MOORE	6979.75	CURB TRANSITION
35	23+65.23	16.17' (RT)	PENNYDALE-MOORE	6979.37	PT
36	23+68.65	16.17' (LT)	PENNYDALE-MOORE	6979.88	CURB TRANSITION
37	26+96.83	16.17' (LT)	PENNYDALE-MOORE	6983.87	CURB TRANSITION
38	27+00.24	16.17' (RT)	PENNYDALE-MOORE	6983.94	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

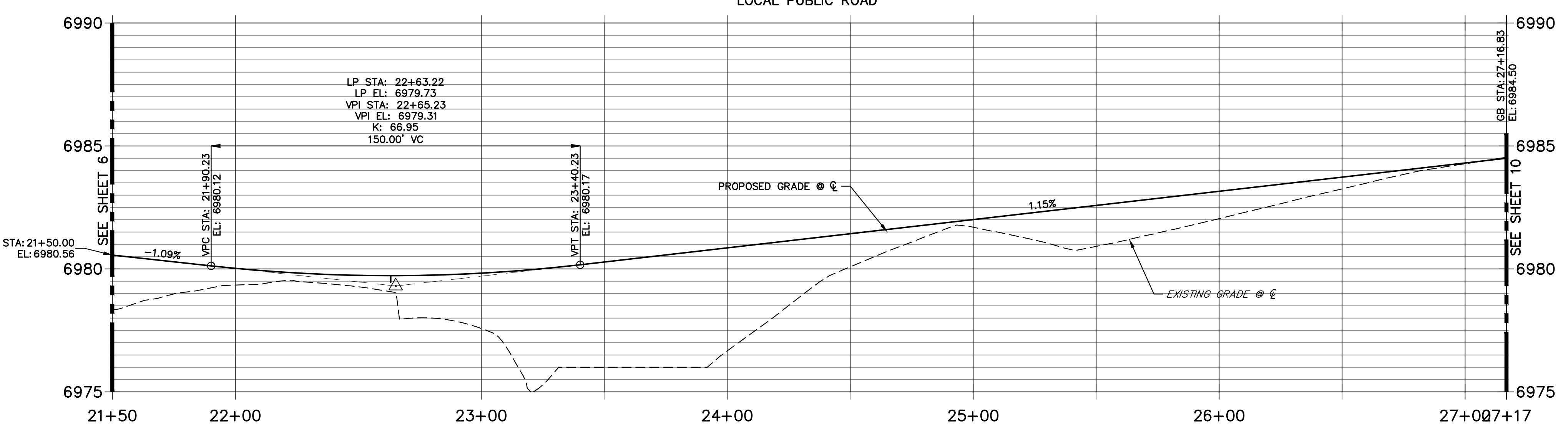
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 A Westman Company
 Centennial 303-740-9988 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

Verify whether sidewalk will be moved behind inlet per response.

JR Response: Moved

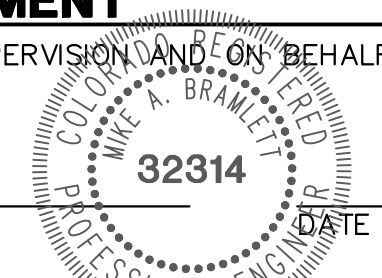
**MOORE DRIVE PROFILE
 STA 21+50.00 TO 27+16.83**

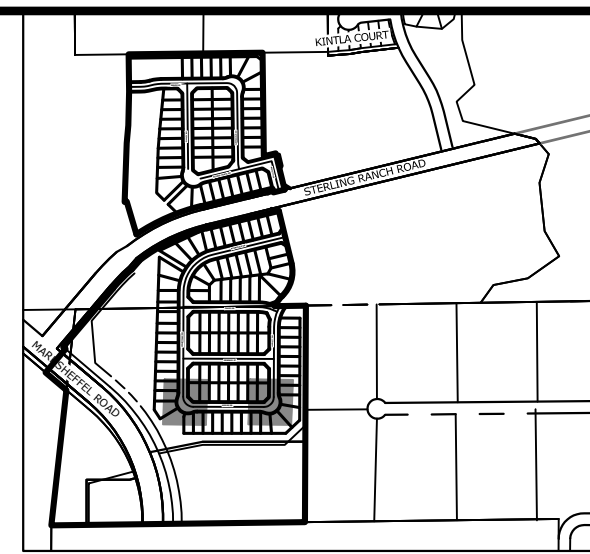


811
 Know what's below.
 Call before you dig.

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





UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE 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

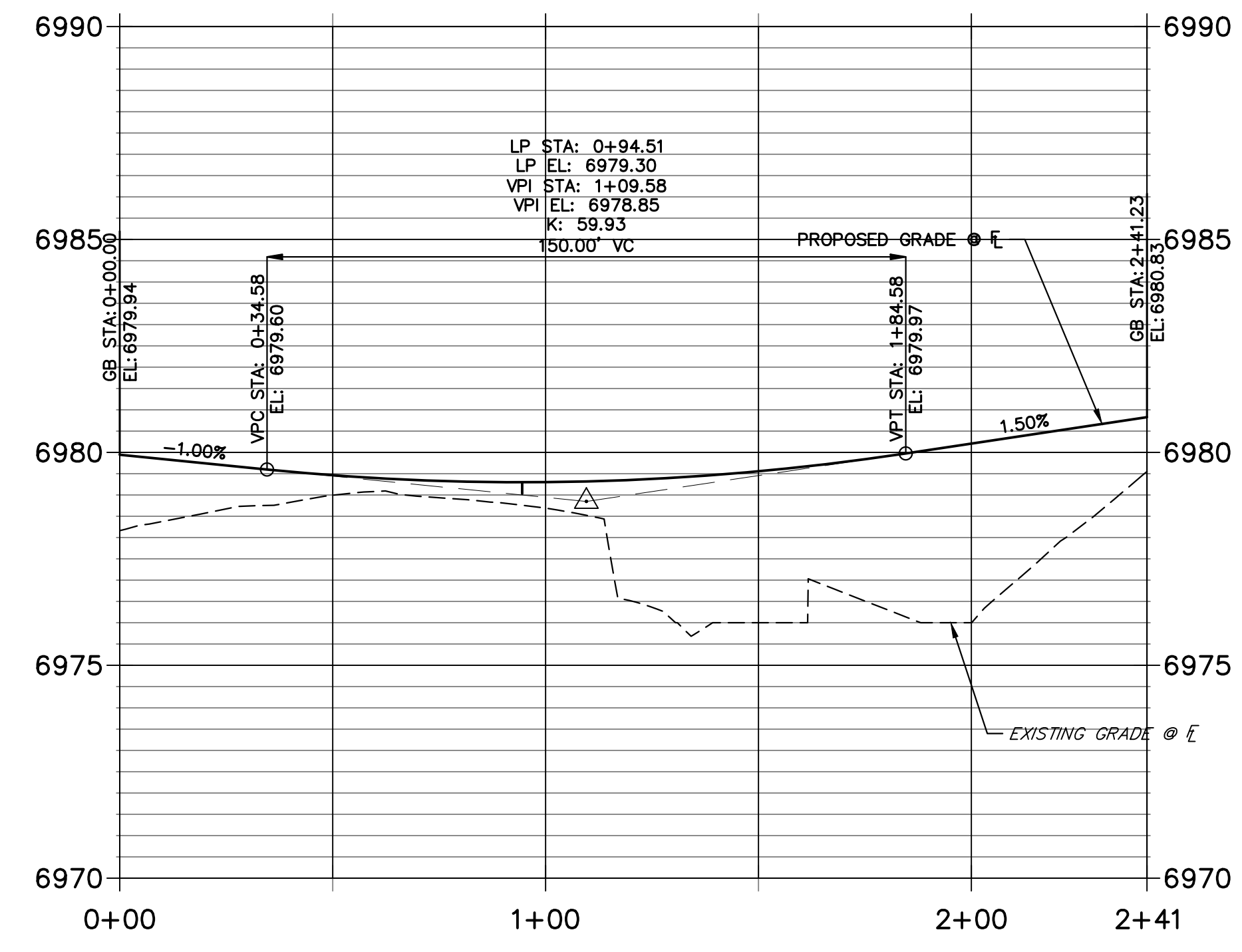
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NO.	REVISION	BY	DATE

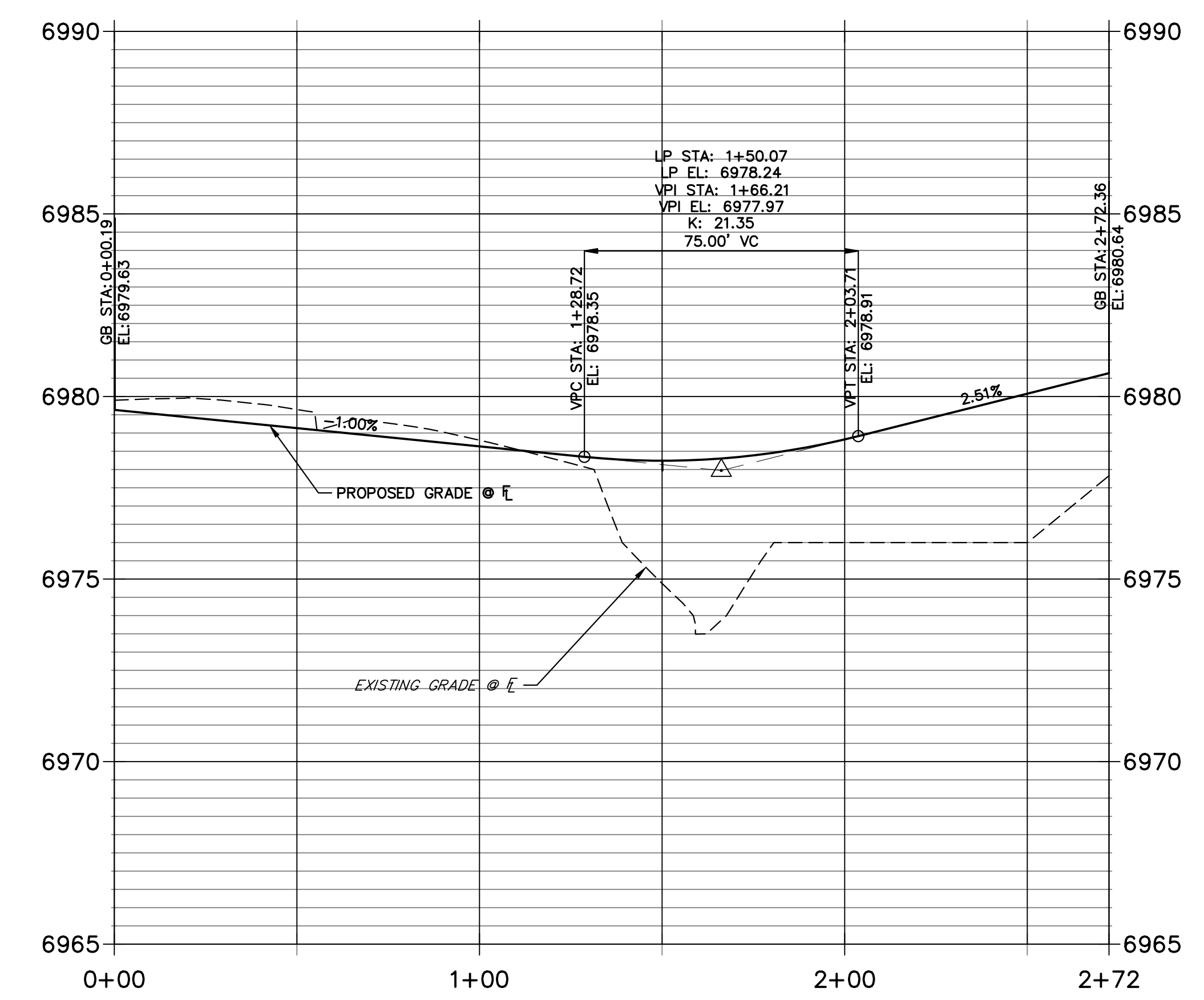
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1" = 30'	1" = 3'	11/18/22	XXX	WKN	

STERLING RANCH FILING 4
 STREET IMPROVEMENT PLAN
 SHEET 9 OF 25
 JOB NO. 25188.11

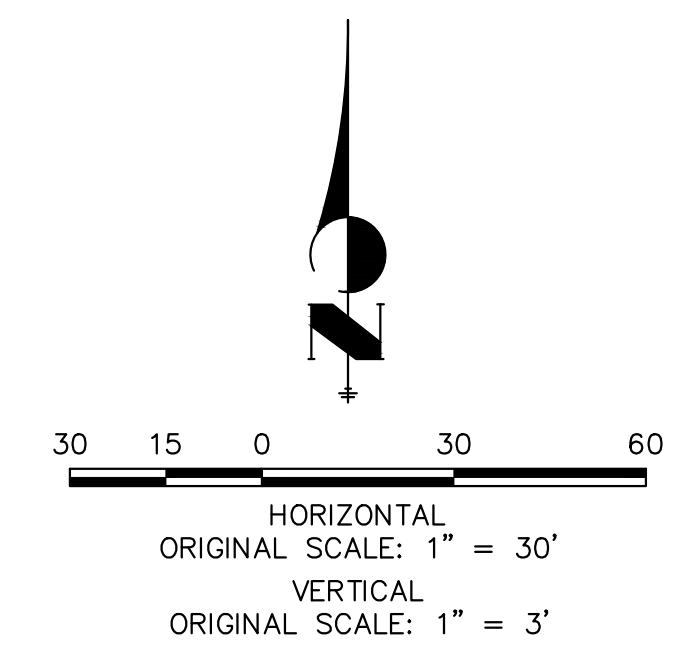
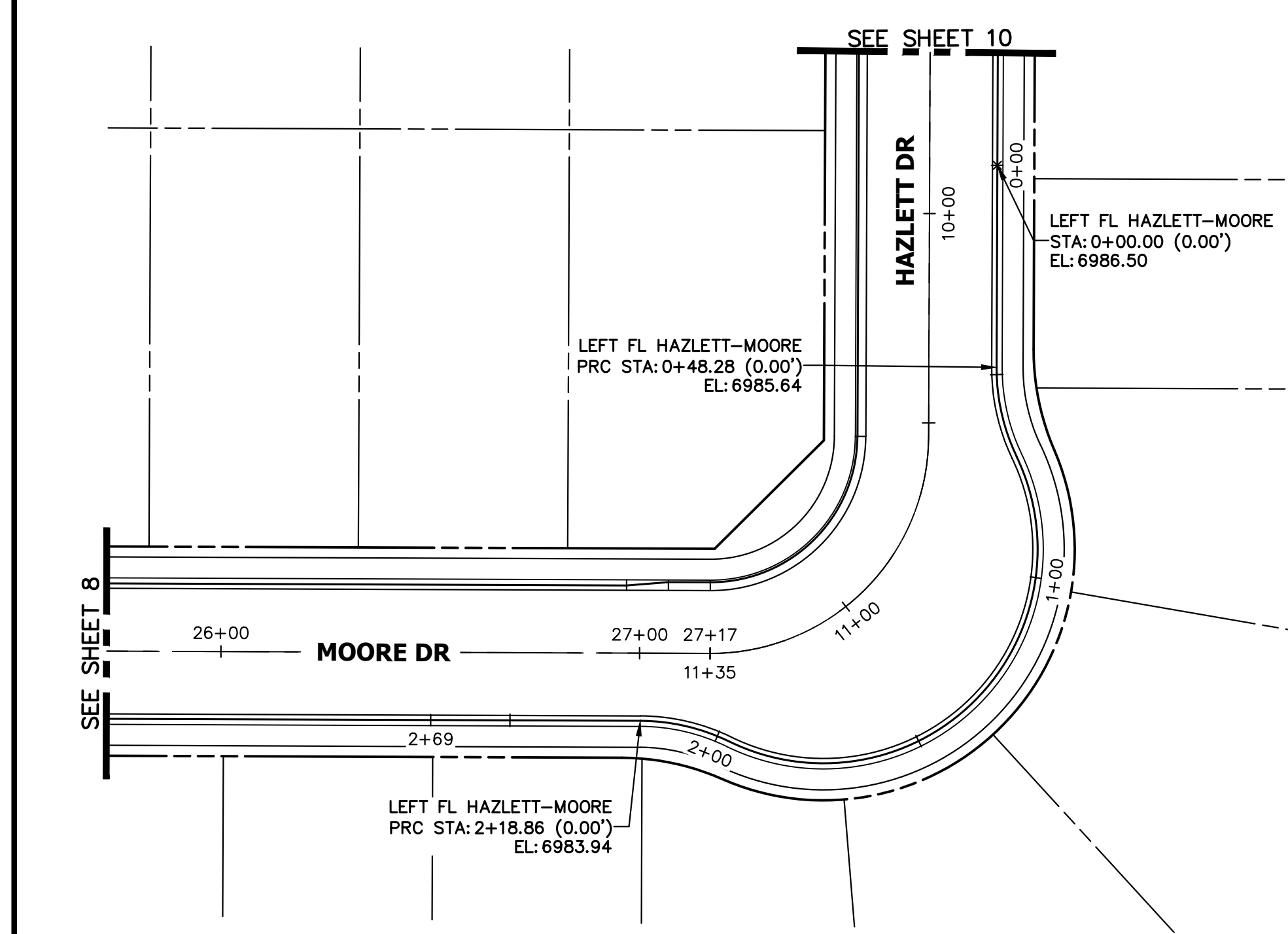
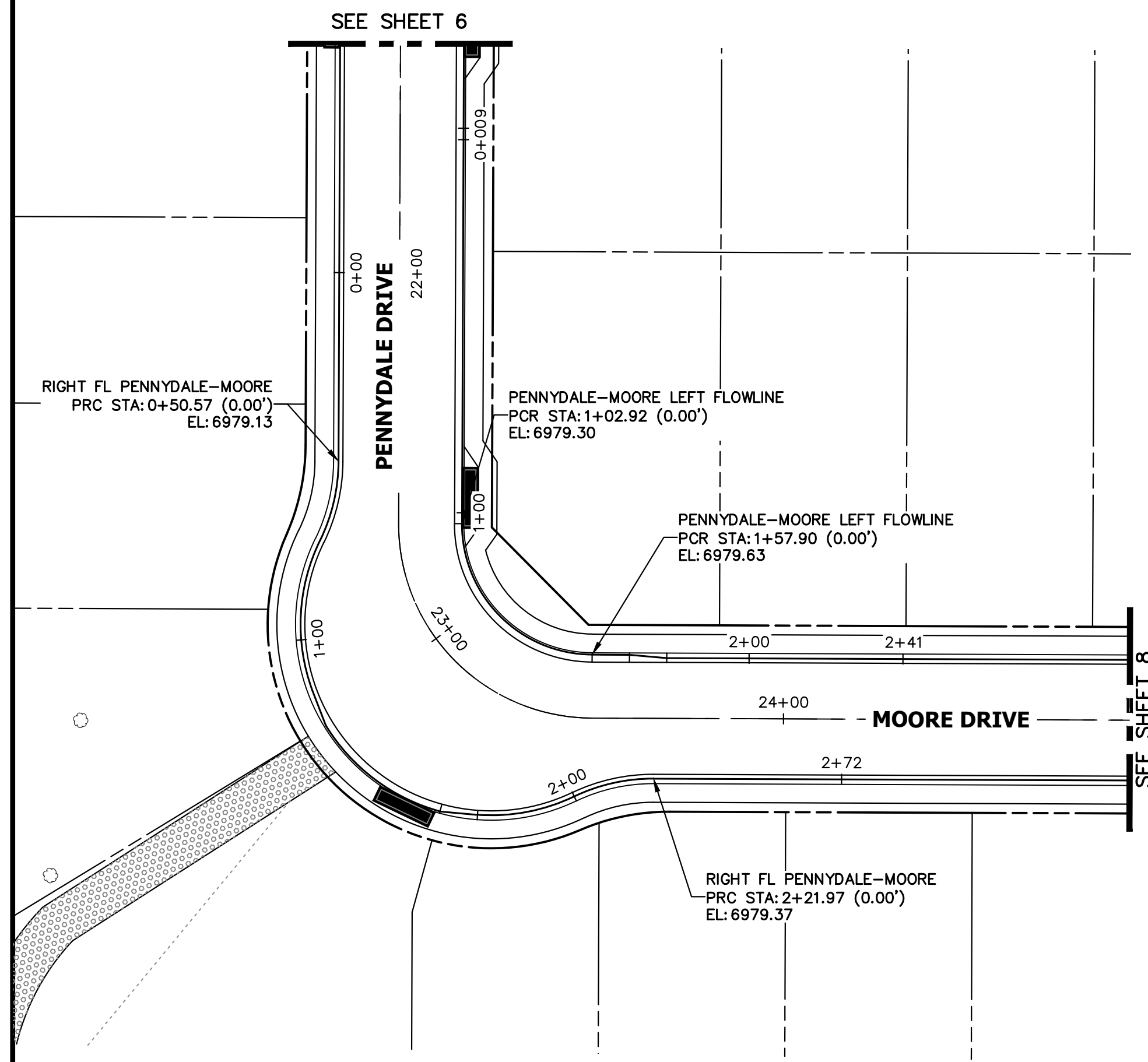
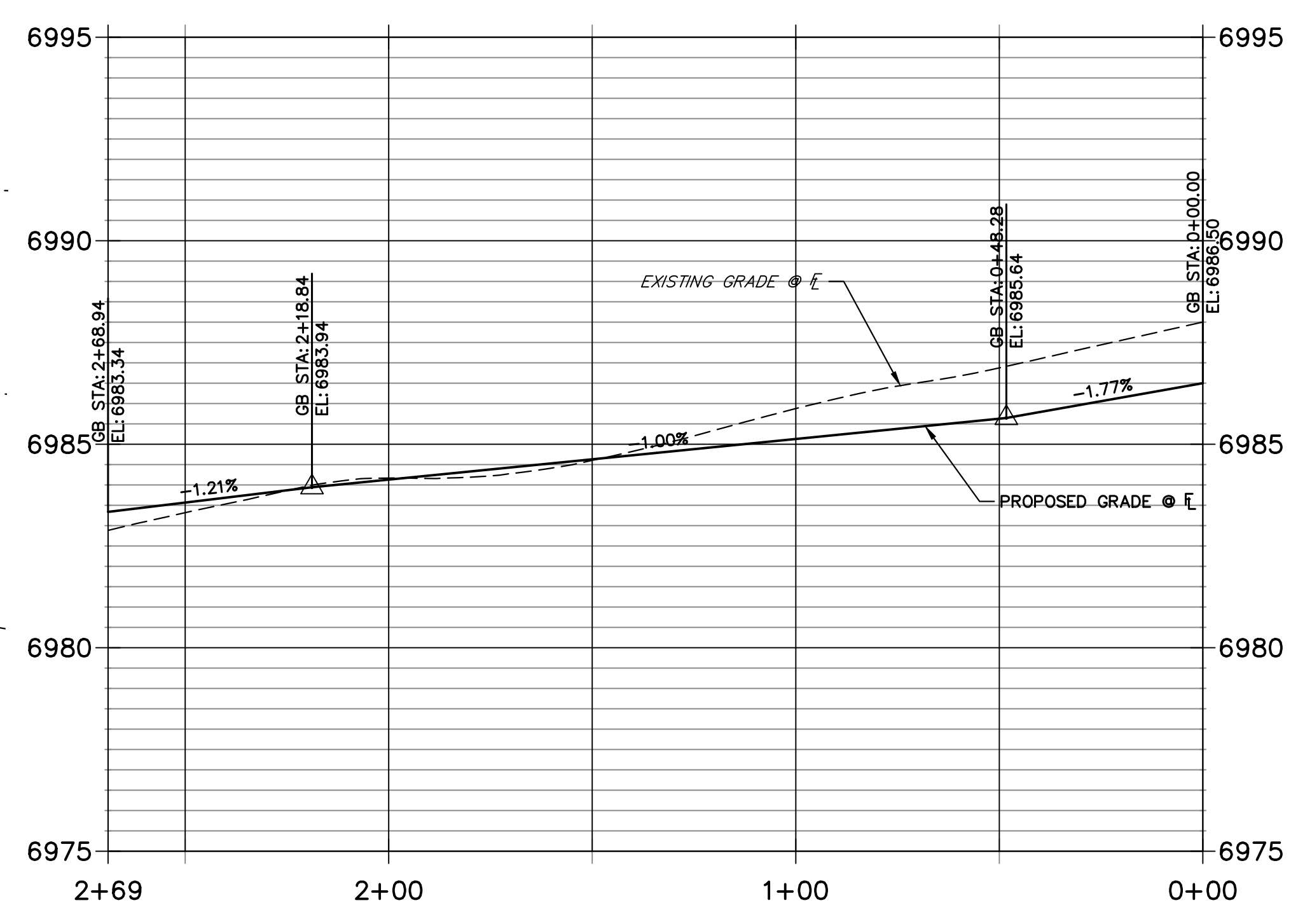
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RIGHT FL PENNYDALE-MOORE PROFILE STA 0+00.00 TO 2+72.36

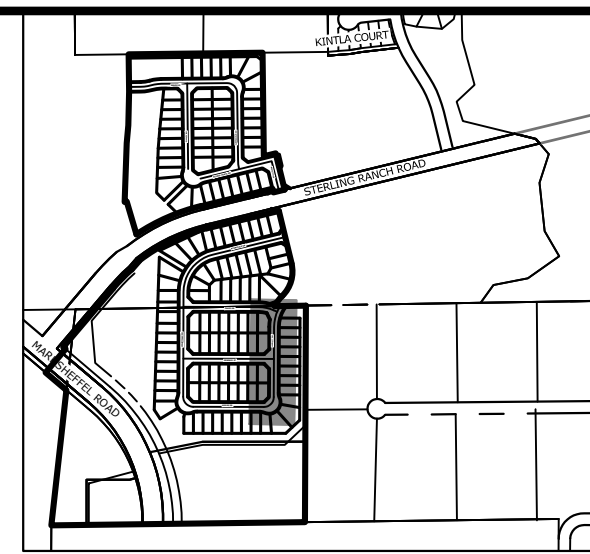


LEFT FL HAZLETT-MOORE PROFILE STA 0+00.00 TO 2+68.94



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

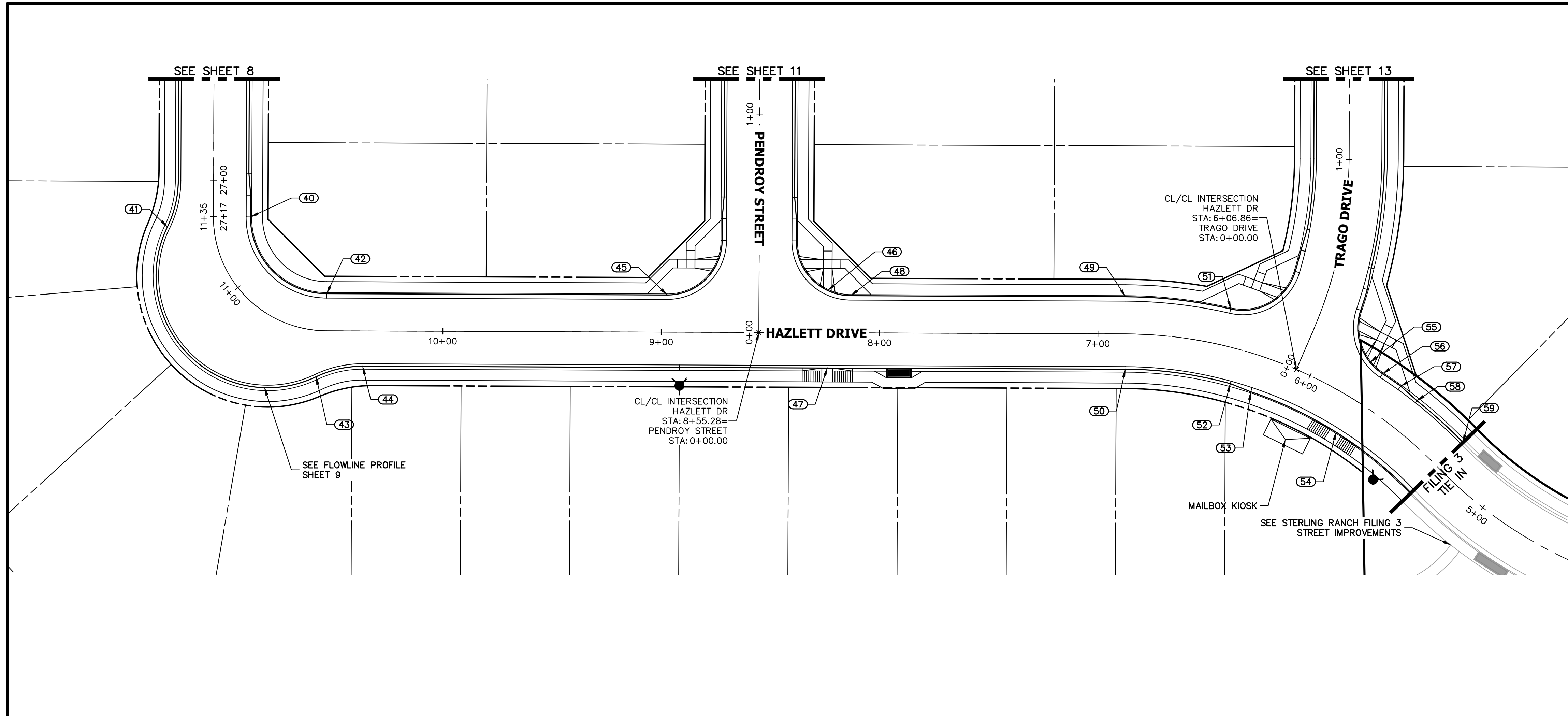




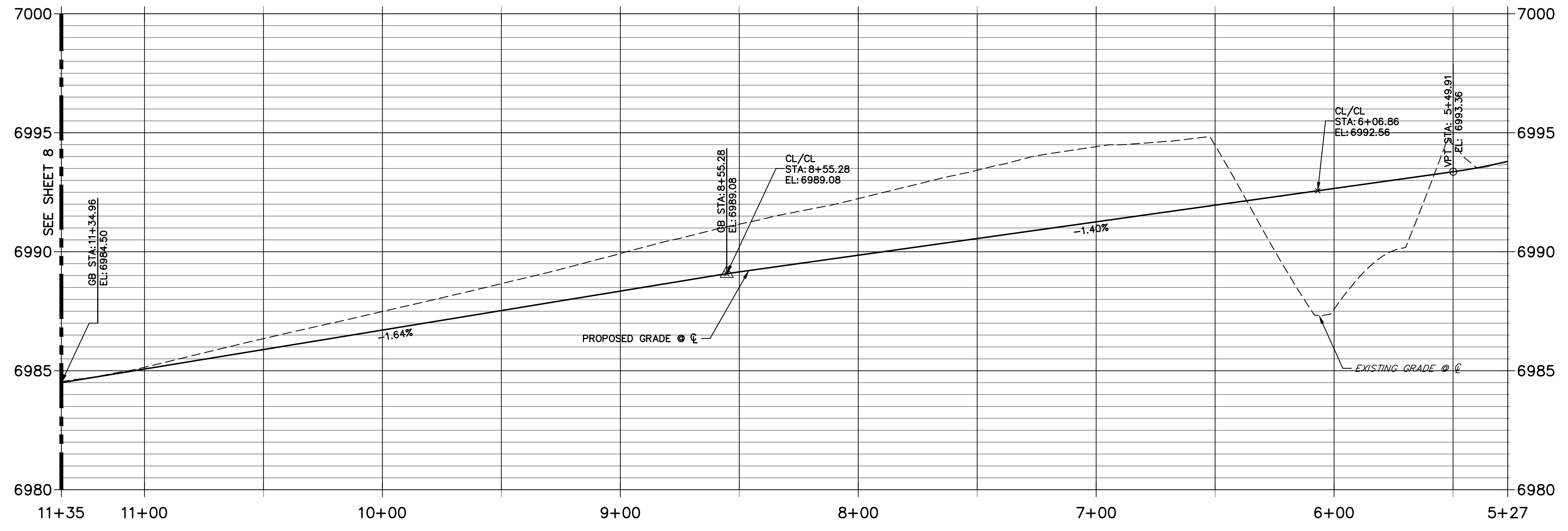
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PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT
 SUITE 200
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 471-1742

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



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



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

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

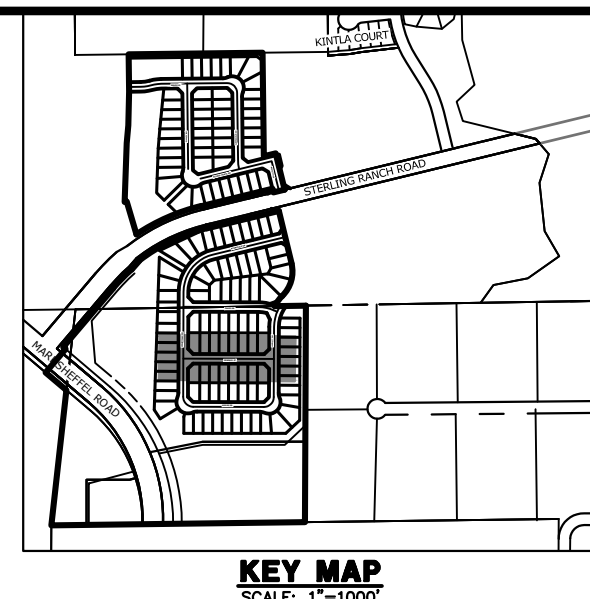
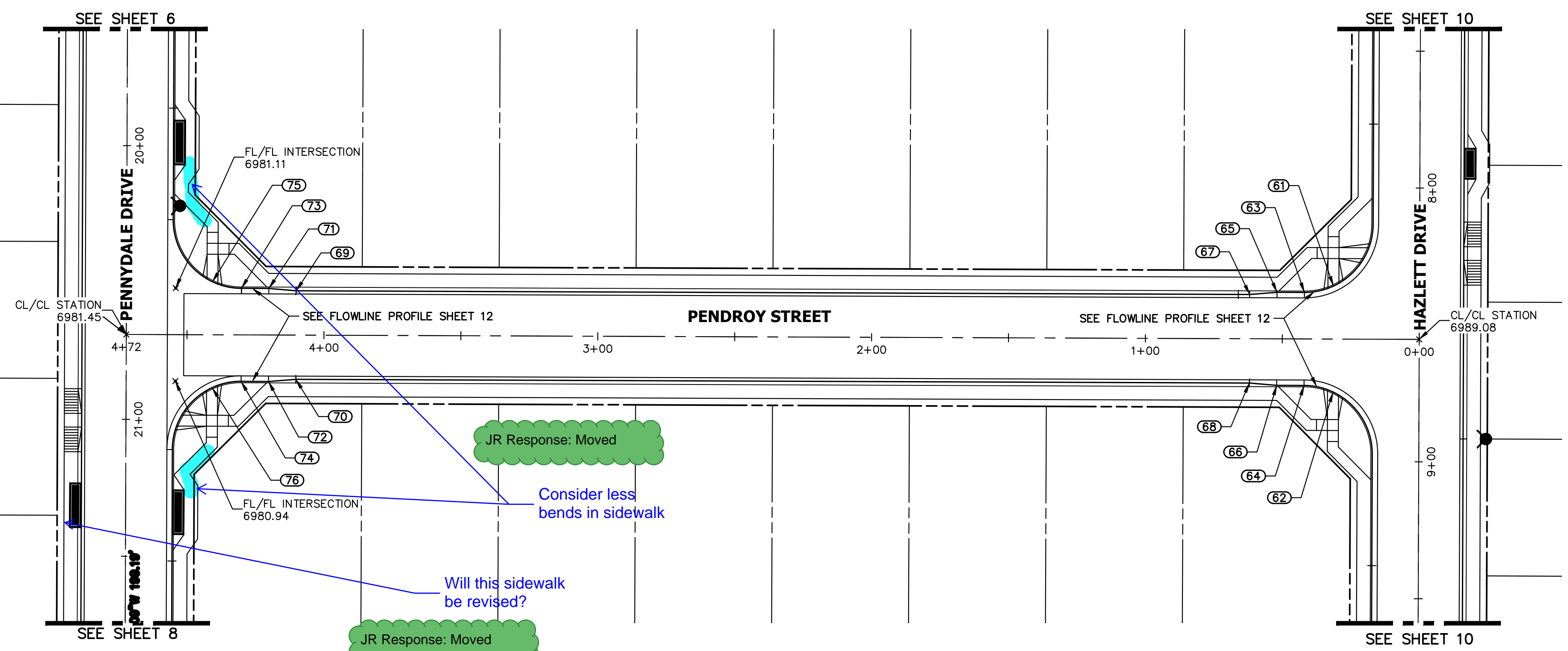
Know what's below. Call before you dig.

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

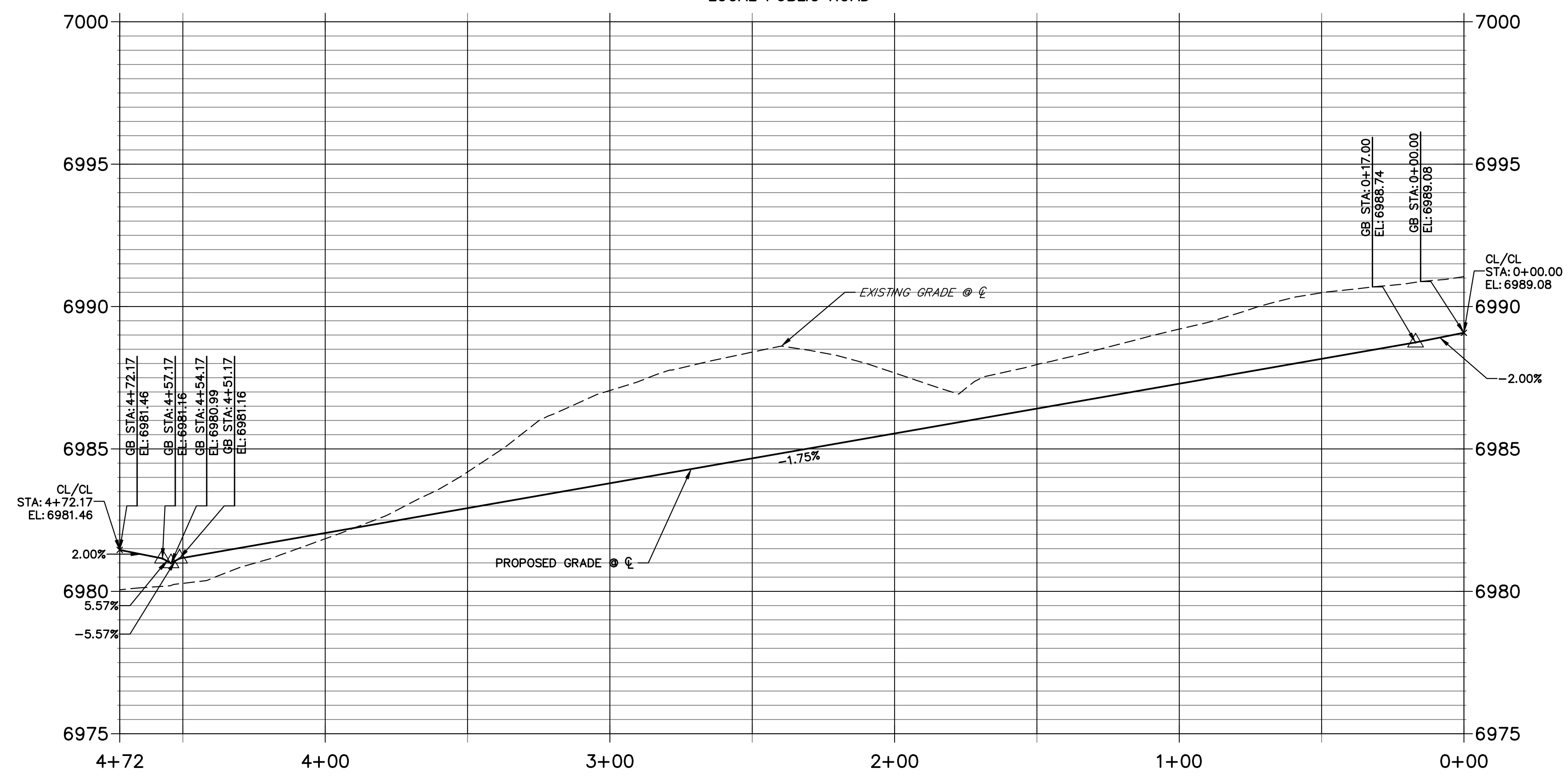
MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

32314

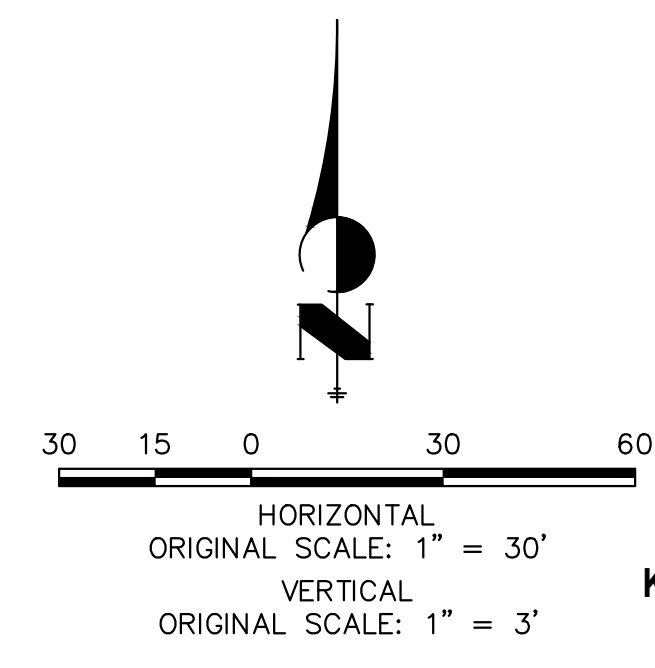
BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=30'	1"=3'	11/18/22	XXX	WKN	
STERLING RANCH FILING 4									
STREET IMPROVEMENT PLAN									
SHEET 10 OF 25									
JOB NO. 25188.11									



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



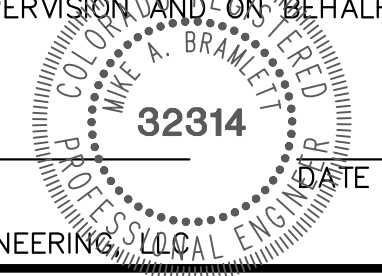
POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
61	0+31.40	19.36' (RT)	PENDROY STREET	6988.34	HC RAMP MID PT
62	0+31.41	19.35' (LT)	PENDROY STREET	6987.84	HC RAMP MID PT
63	0+42.00	17.00' (RT)	PENDROY STREET	6988.12	PCR
64	0+42.00	17.00' (LT)	PENDROY STREET	6987.79	PCR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



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING


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



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

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

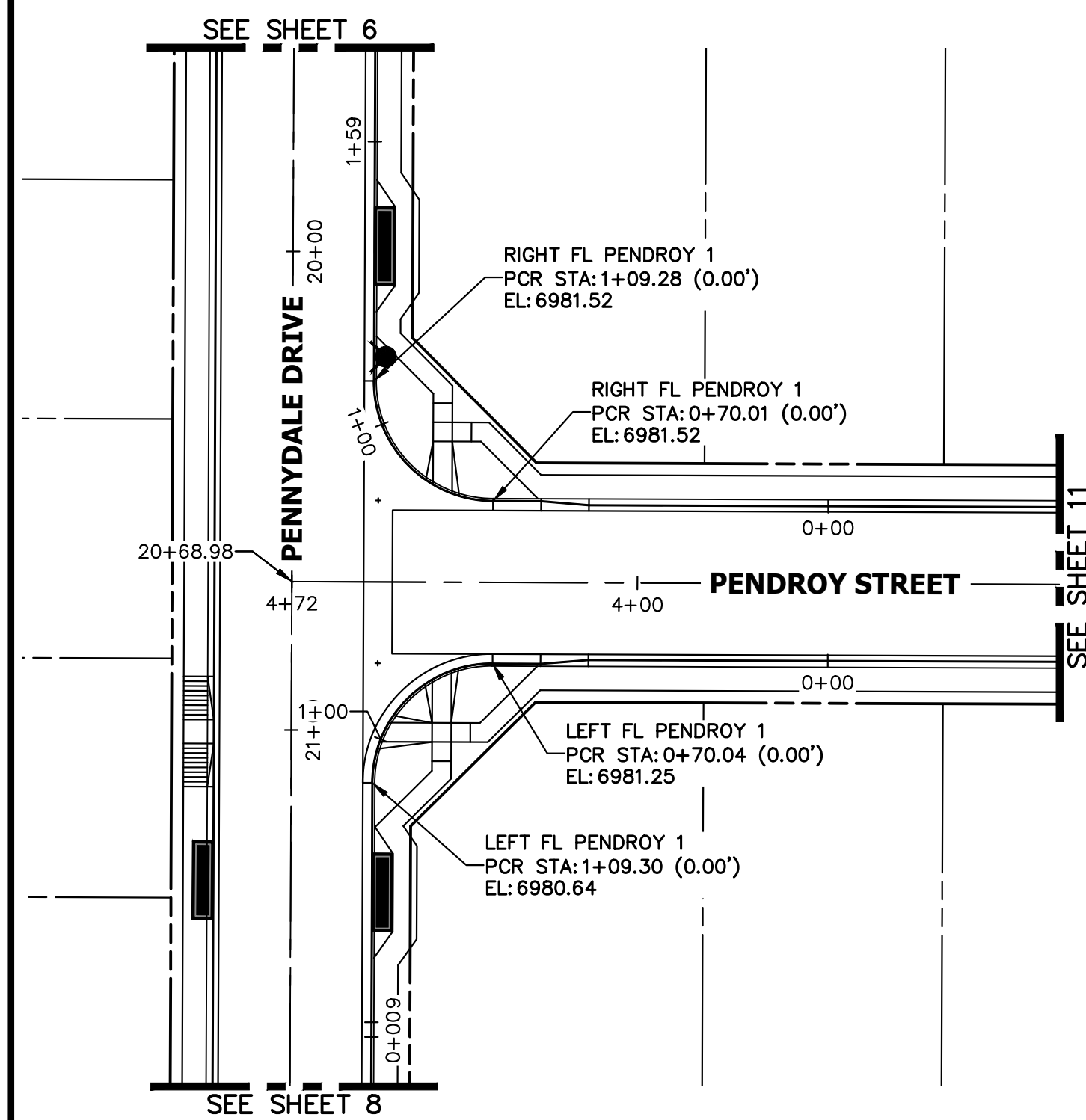
J.R. ENGINEERING
 A Westman Company



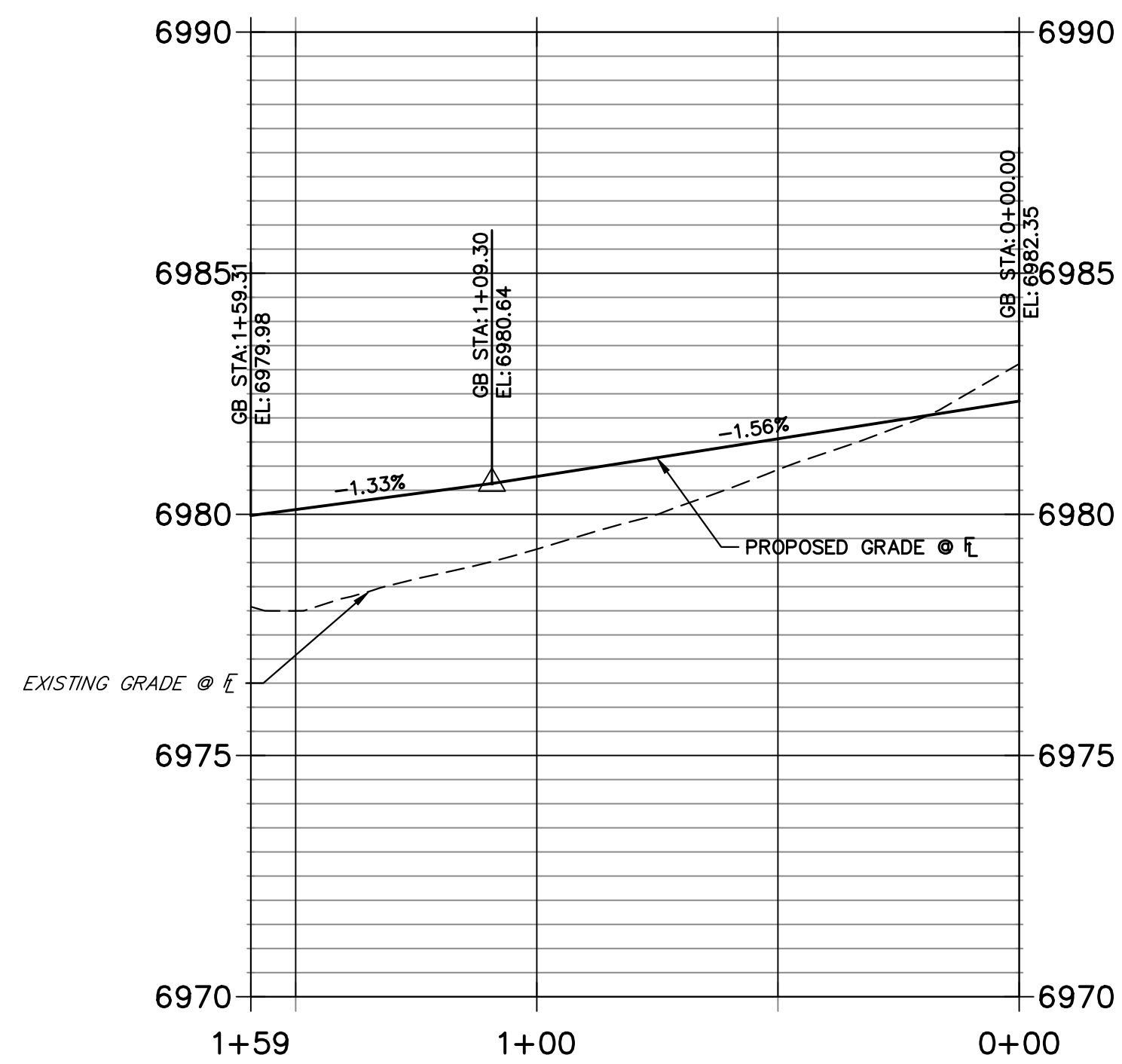
Central 303-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

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

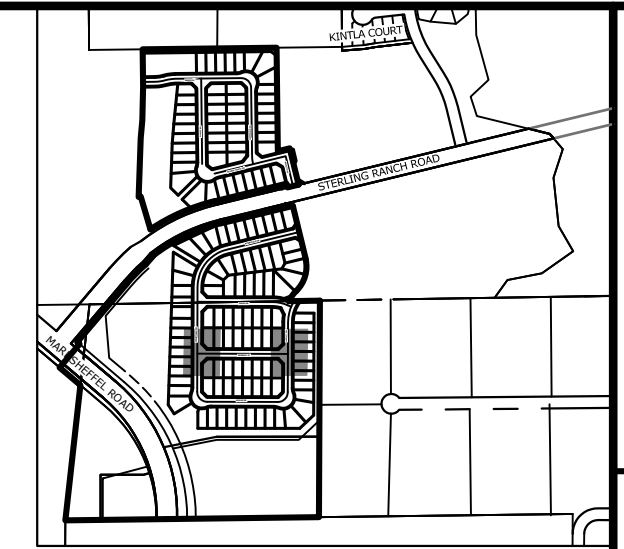
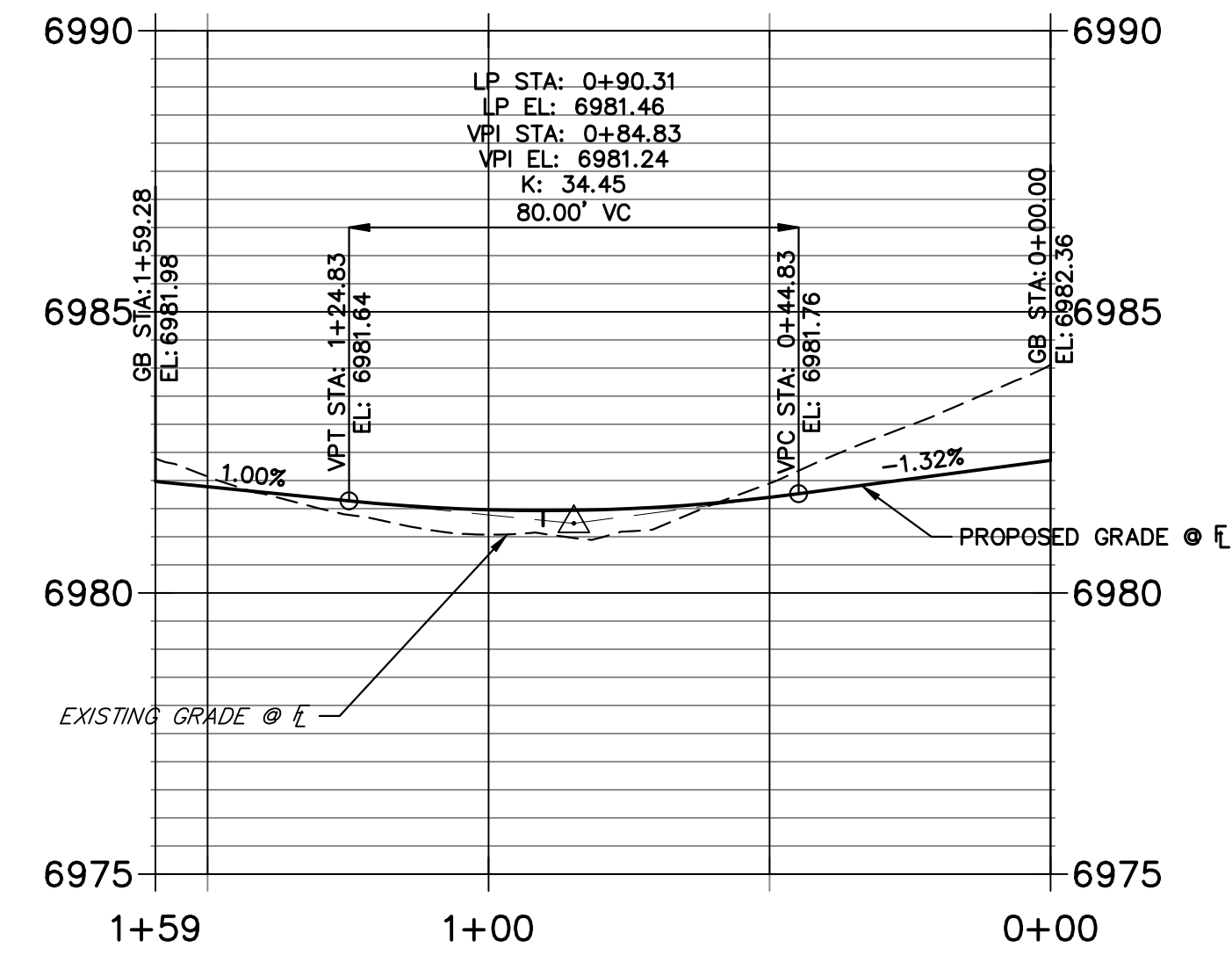
STERLING RANCH FILING 4
 STREET IMPROVEMENT PLAN



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



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

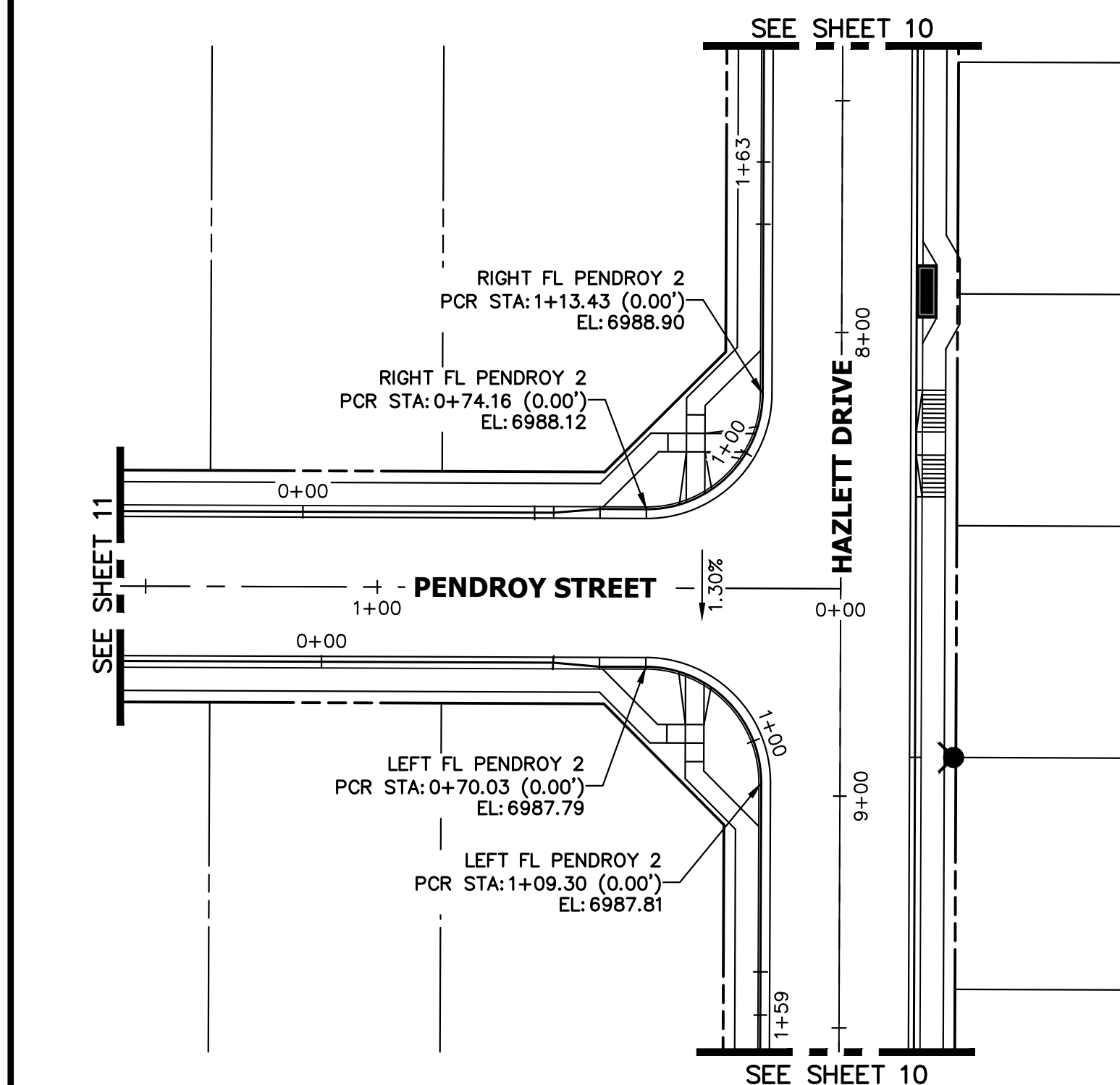


KEY MAP
SCALE: 1"=1000'

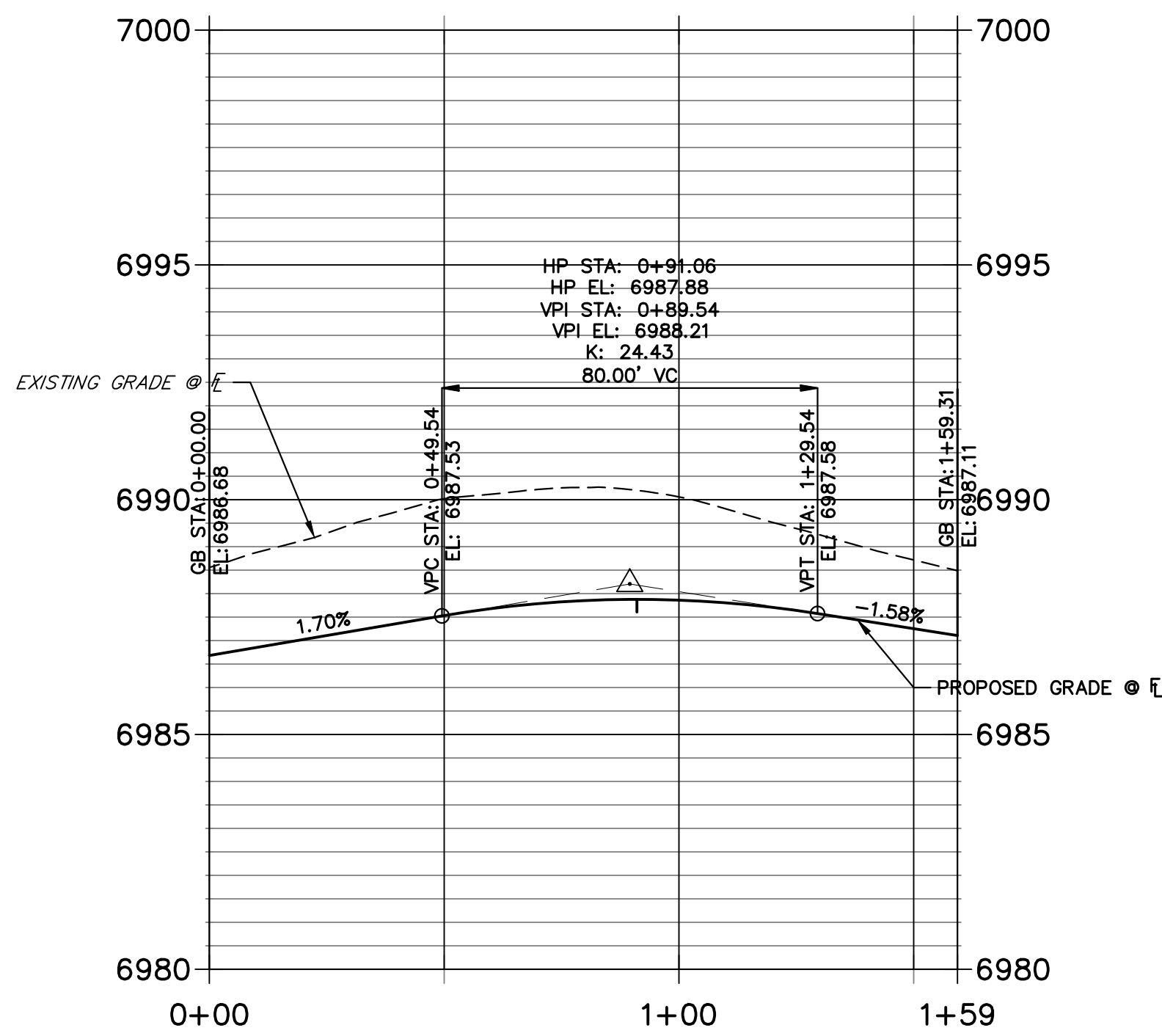
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

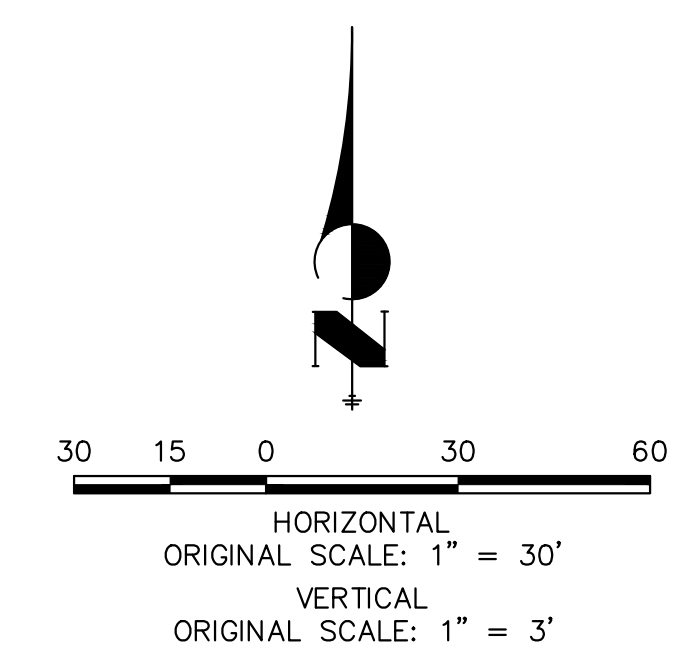
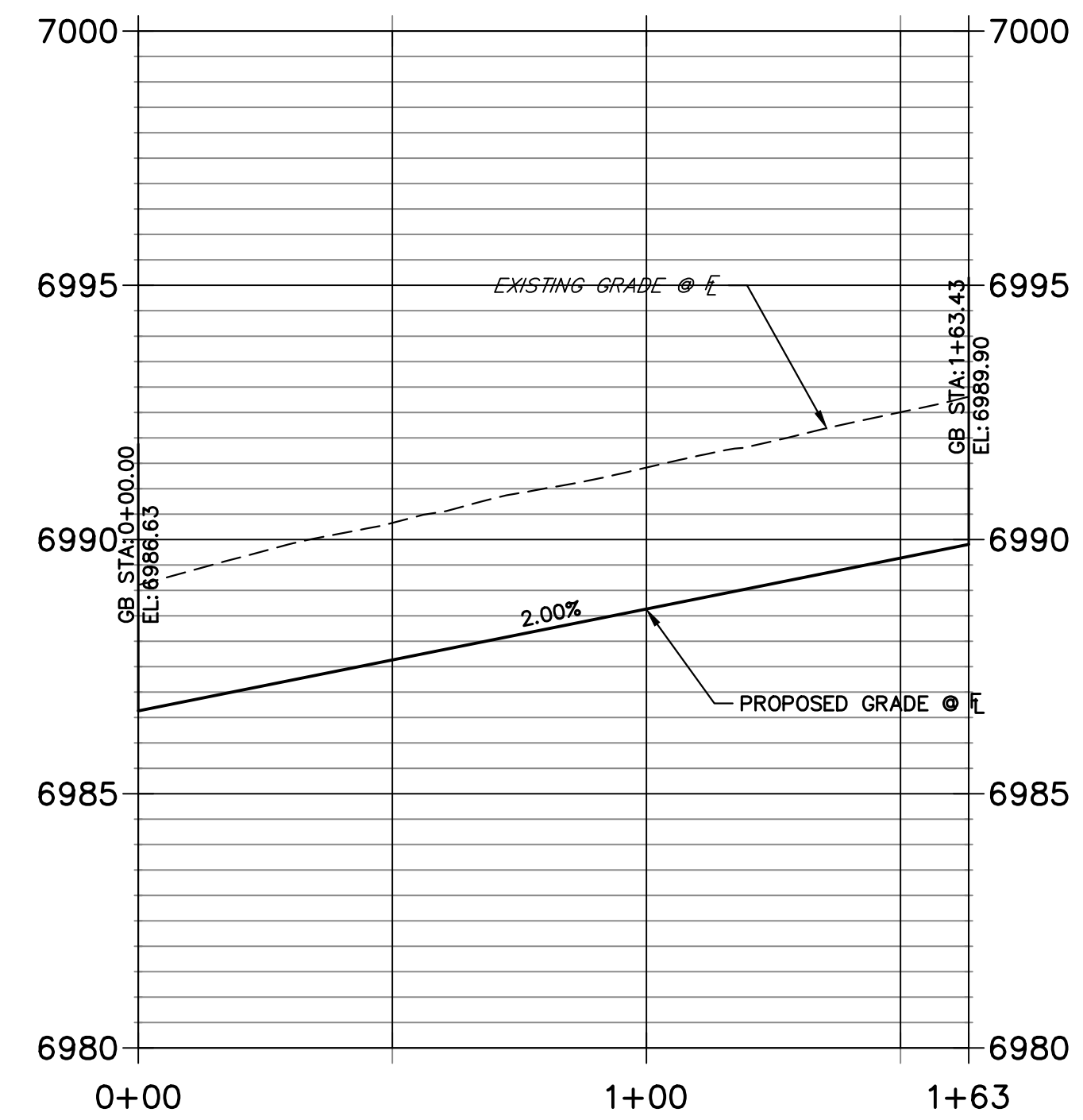
J.R. ENGINEERING
A Westman Company
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Fort Collins 970-491-9888 • www.jrengineering.com



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



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



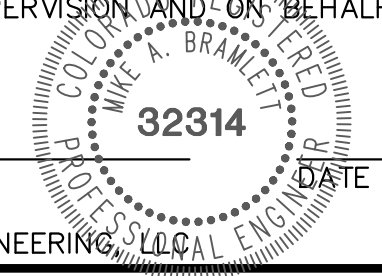
BY	DATE	REVISION

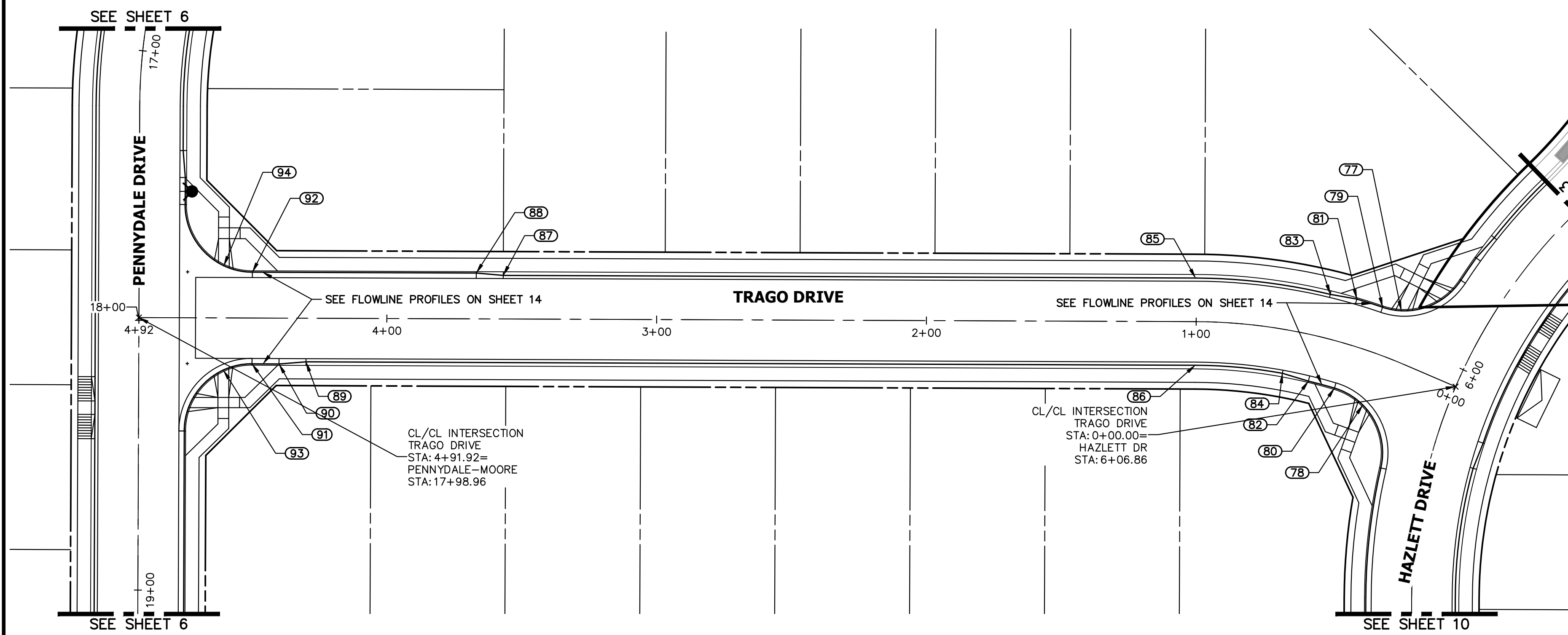
H-SCALE	1"=30'
V-SCALE	1"=3'
DATE	11/18/22
DESIGNED BY	XXX
DRAWN BY	WKN
CHECKED BY	

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



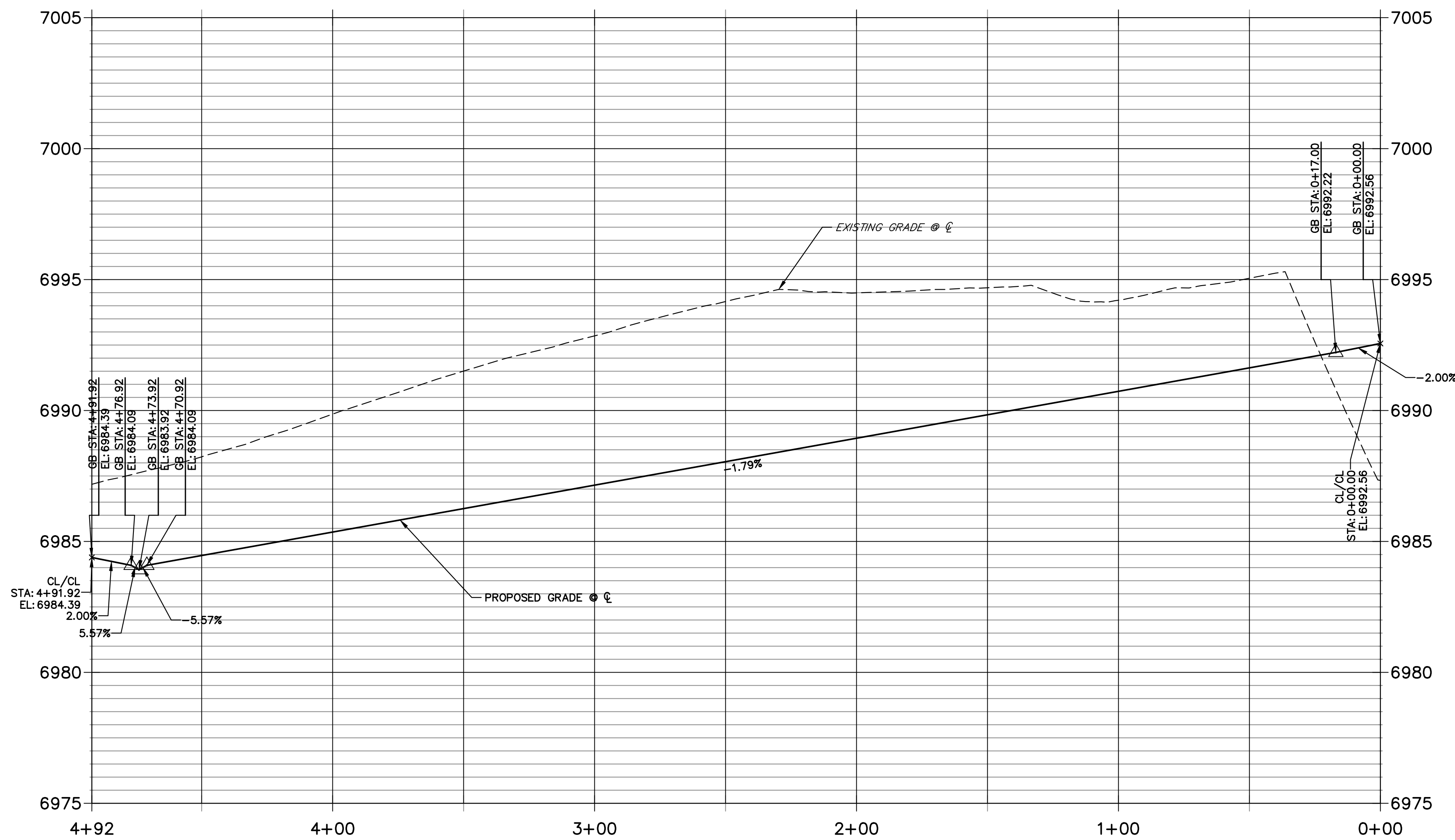
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC



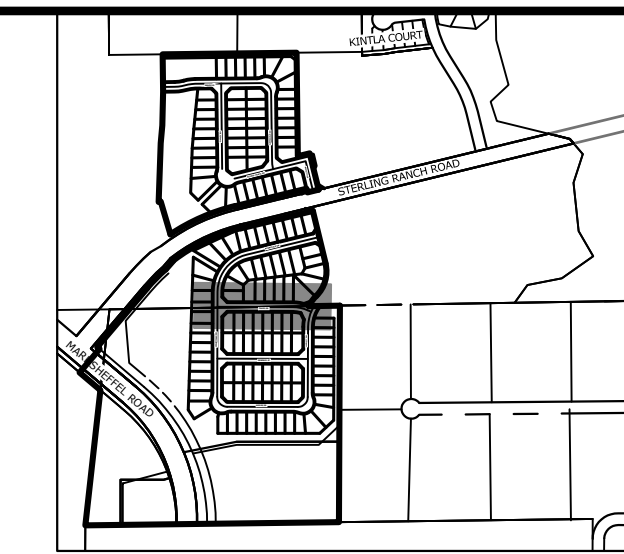


TRAGO DRIVE PROFILE STA 0+00.00 TO 4+91.92

LOCAL PUBLIC ROAD



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
77	0+28.80	18.11' (RT)	TRAGO DRIVE	6991.90	HC RAMP MID PT
78	0+29.93	19.60' (LT)	TRAGO DRIVE	6991.33	HC RAMP MID PT
79	0+35.23	16.99' (RT)	TRAGO DRIVE	6991.75	PCR
80	0+43.07	17.01' (LT)	TRAGO DRIVE	6991.23	PCR
81	0+44.45	17.00' (RT)	TRAGO DRIVE	6991.55	CURB TRANSITION
82	0+54.00	17.00' (LT)	TRAGO DRIVE	6991.11	CURB TRANSITION
83	0+53.66	16.17' (RT)	TRAGO DRIVE	6991.35	CURB TRANSITION
84	0+64.93	16.17' (LT)	TRAGO DRIVE	6990.95	CURB TRANSITION
85	1+00.30	16.17' (RT)	TRAGO DRIVE	6990.33	PT
86	1+00.30	16.17' (LT)	TRAGO DRIVE	6990.33	PT
87	3+56.92	16.15' (RT)	TRAGO DRIVE	6985.74	CURB TRANSITION
88	3+66.92	17.00' (RT)	TRAGO DRIVE	6986.05	CURB TRANSITION
89	4+29.92	16.17' (LT)	TRAGO DRIVE	6984.53	CURB TRANSITION
90	4+39.92	17.00' (LT)	TRAGO DRIVE	6984.37	CURB TRANSITION
91	4+49.92	17.00' (LT)	TRAGO DRIVE	6984.21	PCR
92	4+49.92	17.00' (RT)	TRAGO DRIVE	6984.77	PCR
93	4+60.53	19.36' (LT)	TRAGO DRIVE	6984.03	HC RAMP MID PT
94	4+60.51	19.36' (RT)	TRAGO DRIVE	6984.68	HC RAMP MID PT



KEY MAP
SCALE: 1"=1000'

UNLESS 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

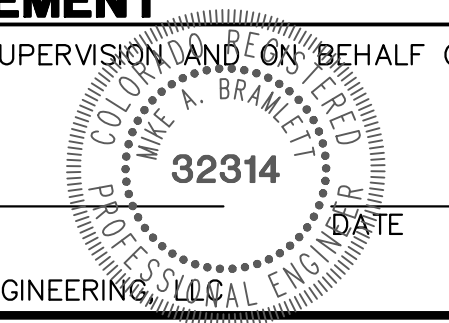
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BY	DATE	No.	REVISION

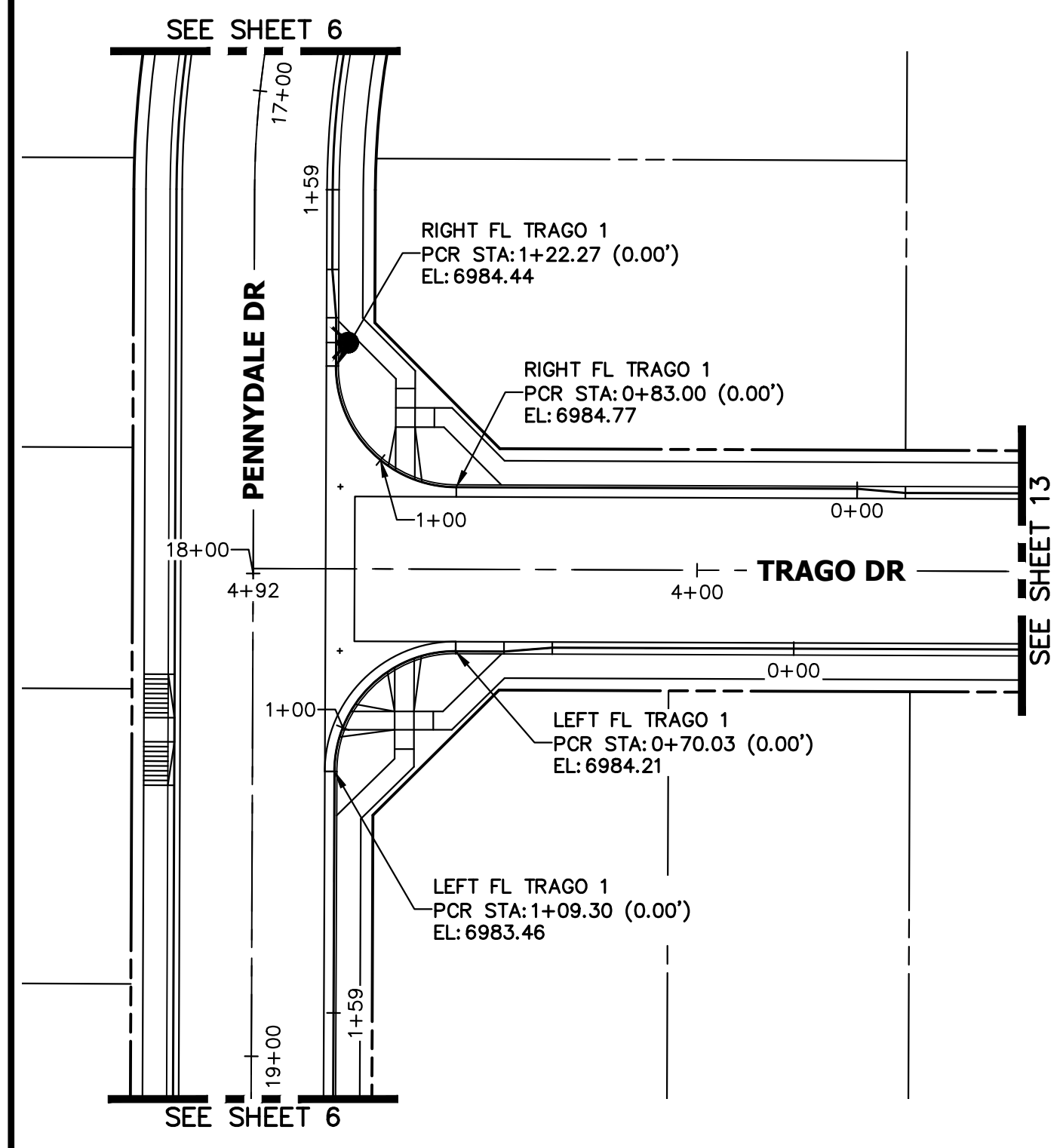
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

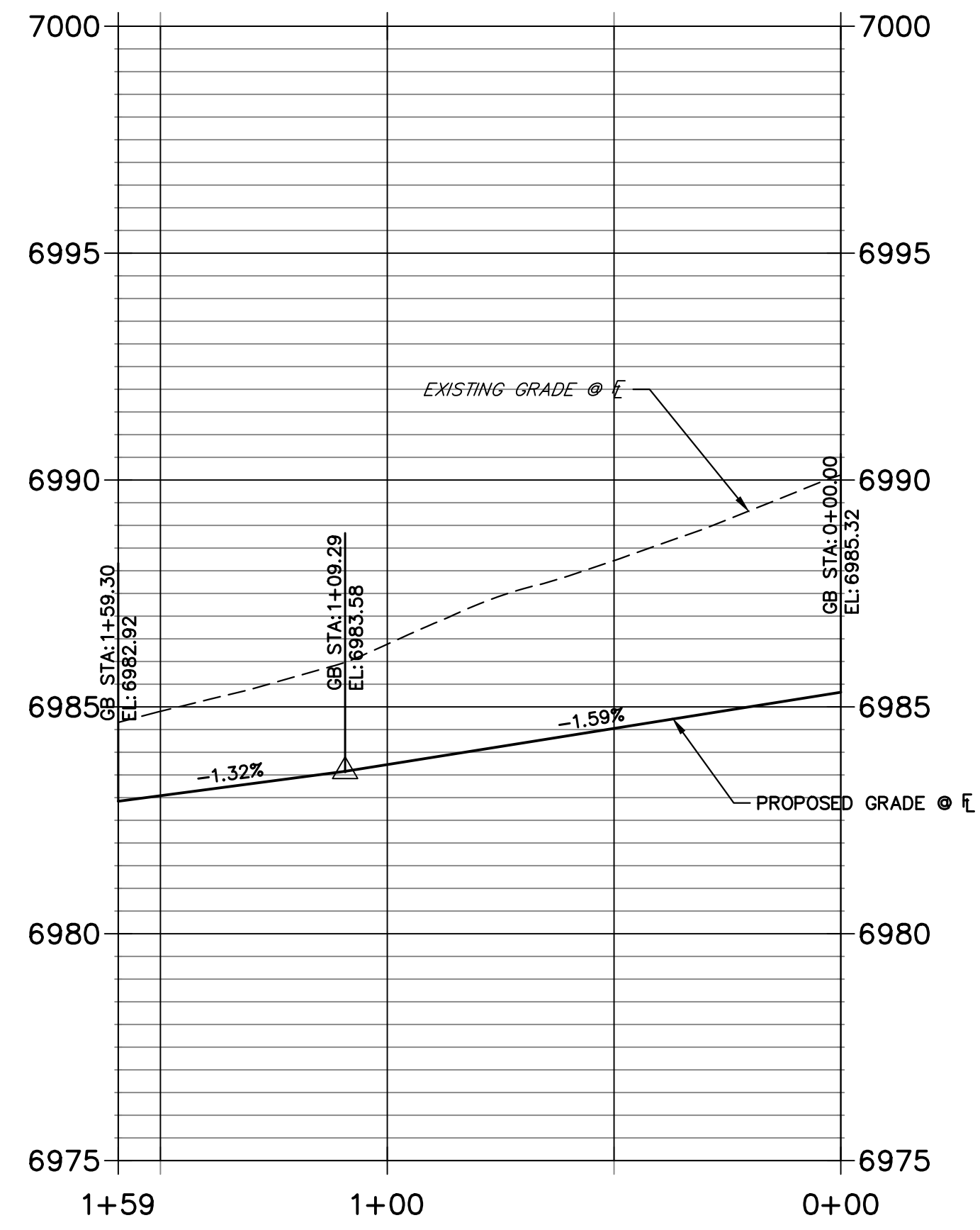
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



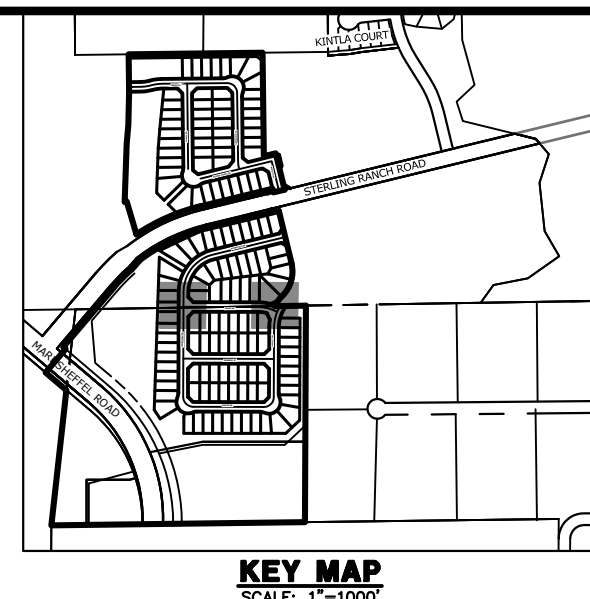
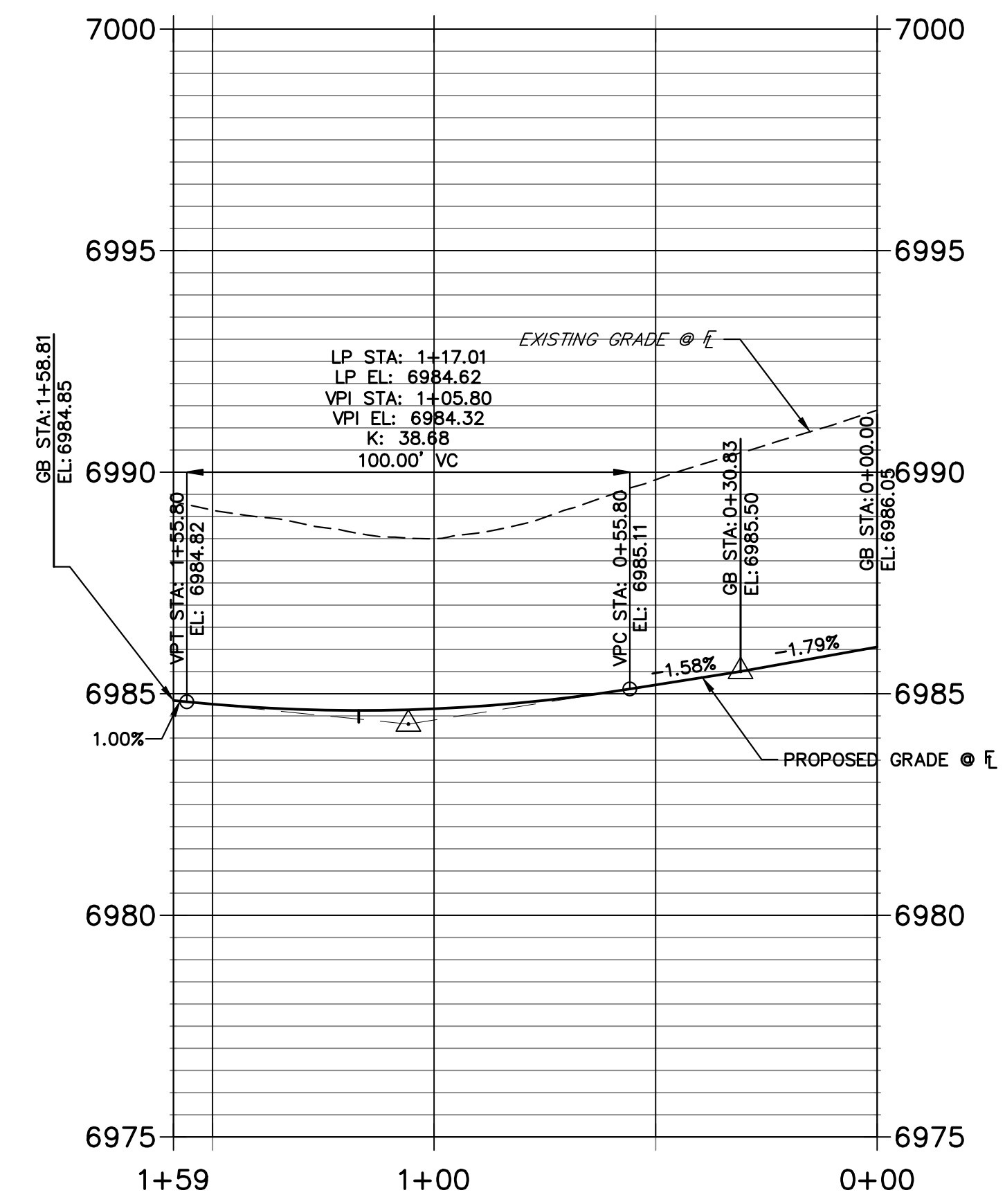
STERLING RANCH FILING 4
STREET IMPROVEMENT PLAN



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



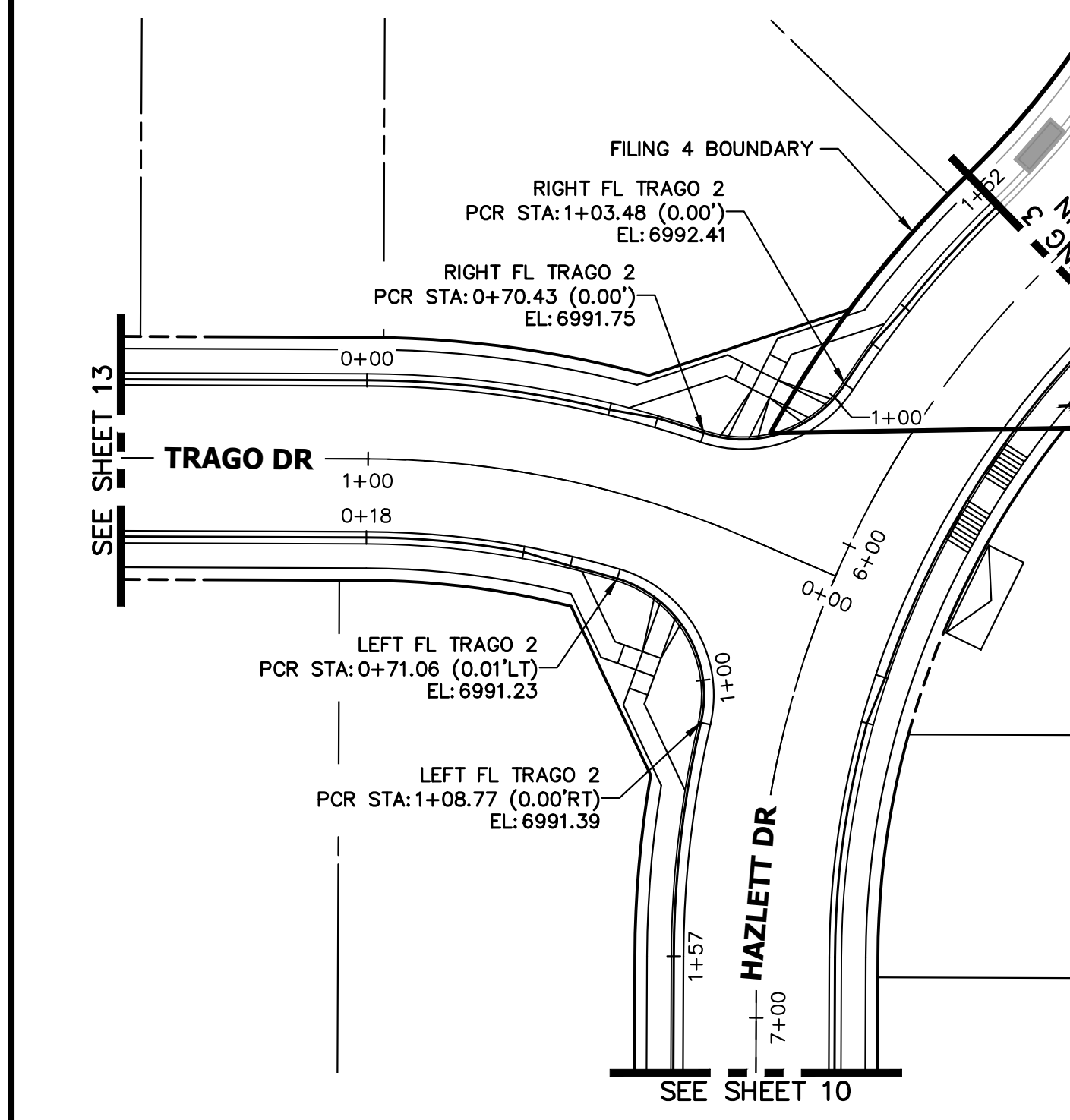
**RIGHT FL TRAGO 1 PROFILE
STA 0+00.00 TO 1+58.81**



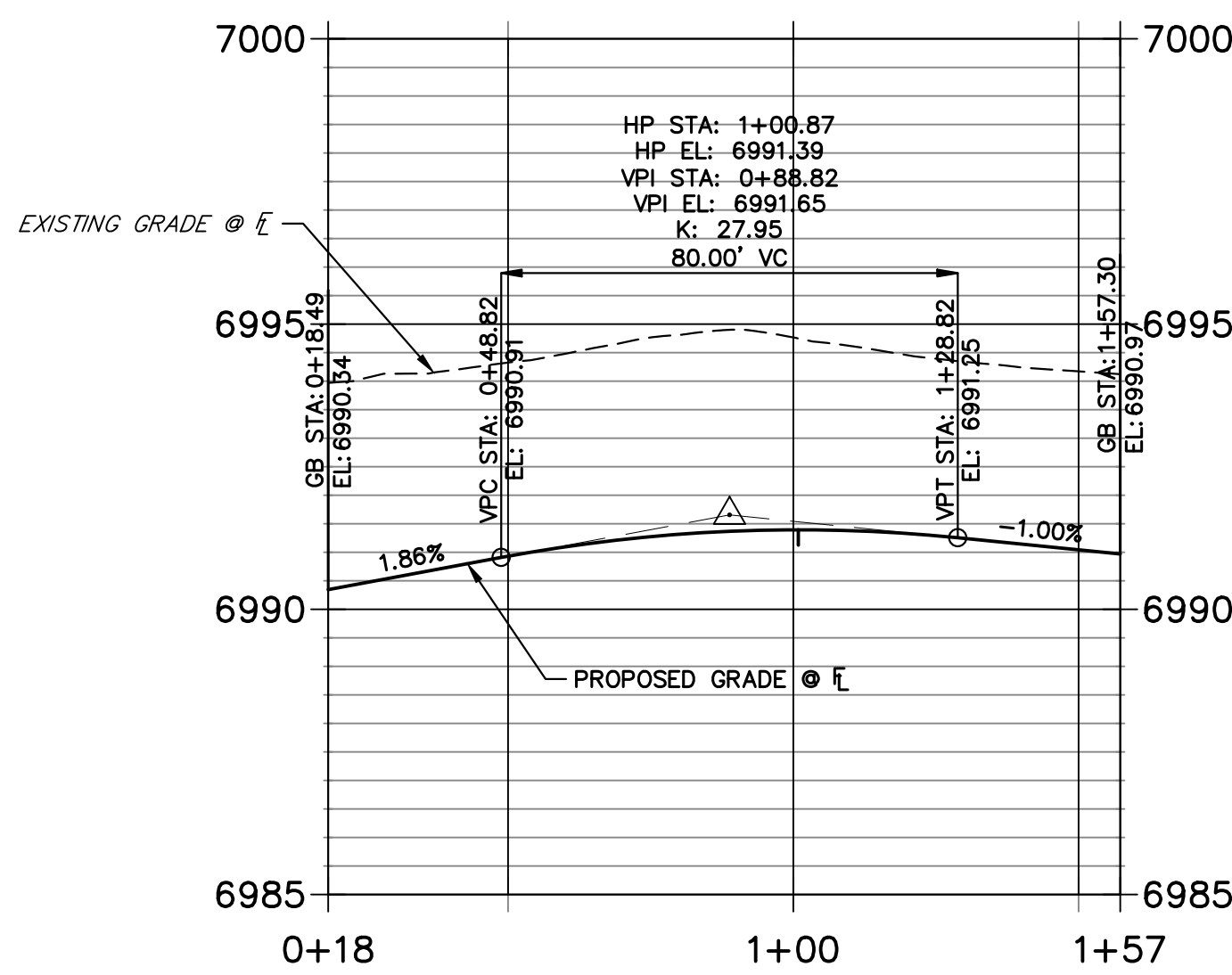
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

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

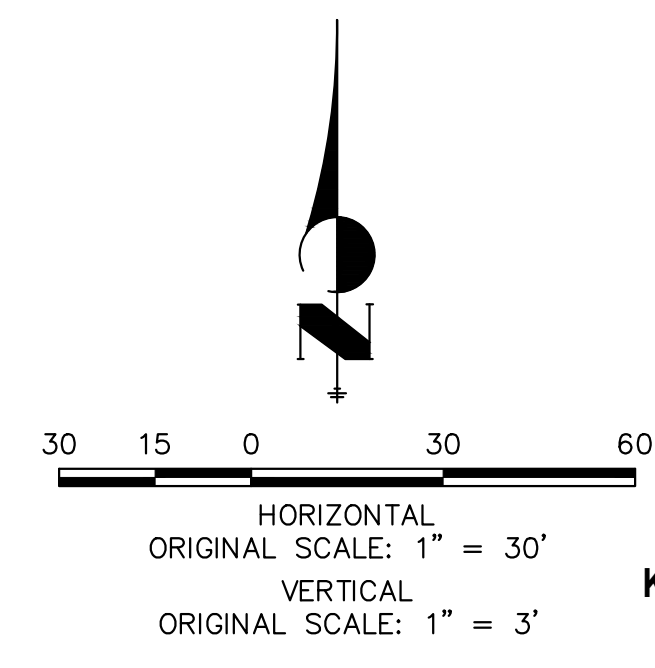
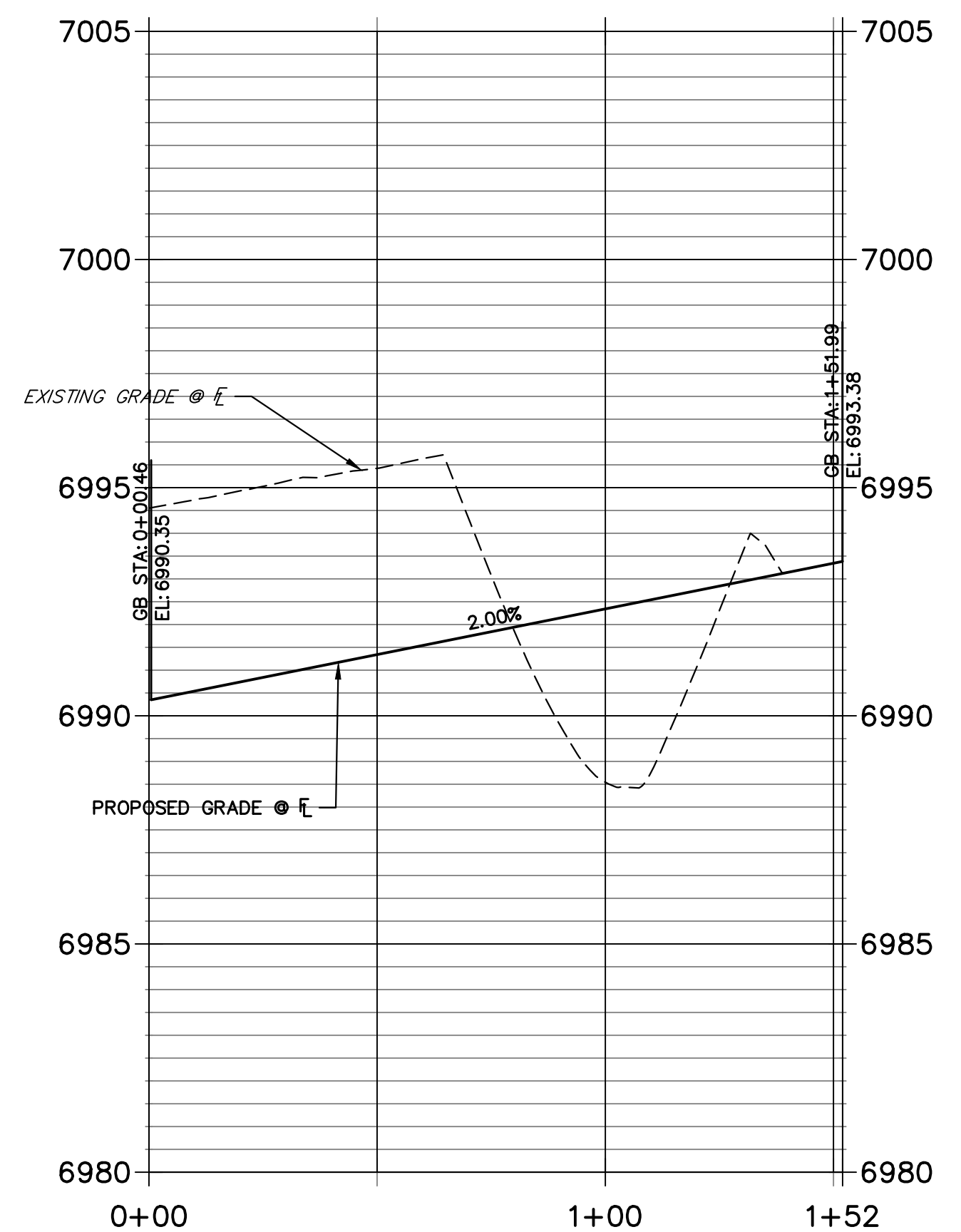
J.R. ENGINEERING
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**LEFT FL TRAGO 2 PROFILE
STA 0+18.49 TO 1+57.30**



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



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING



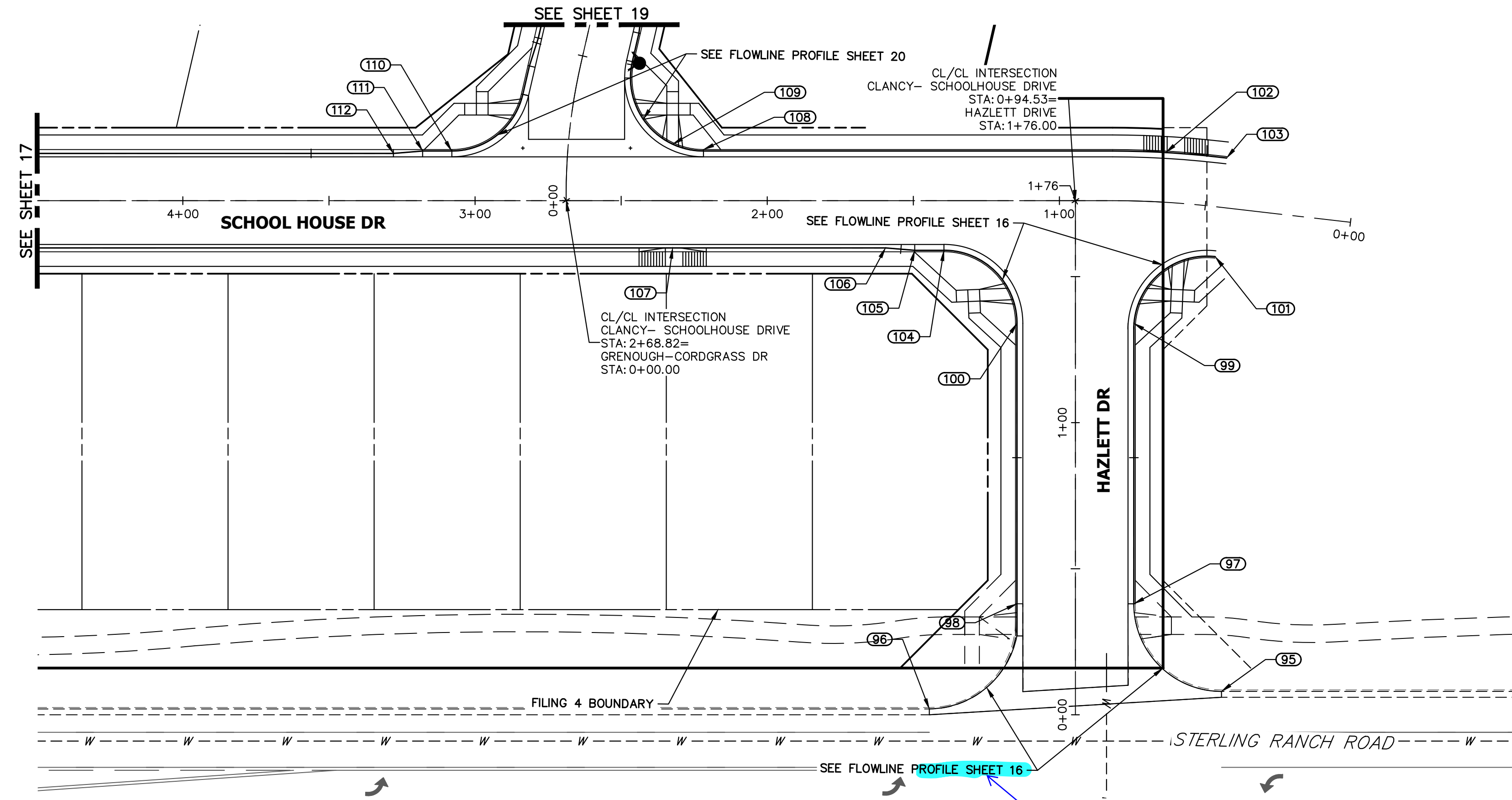
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

No.	REVISION	BY	DATE

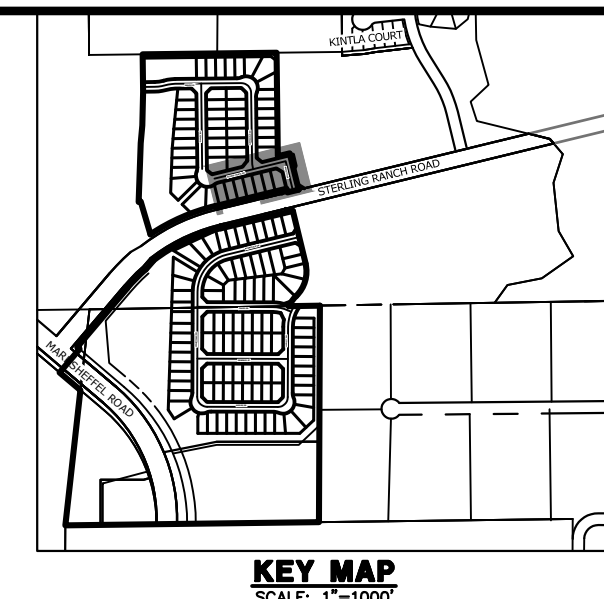
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1"=30'	1"=3'	11/18/22	XXX	WKN	

STERLING RANCH FILING 4
STREET IMPROVEMENT PLAN

SHEET 14 OF 25
JOB NO. 25188.11

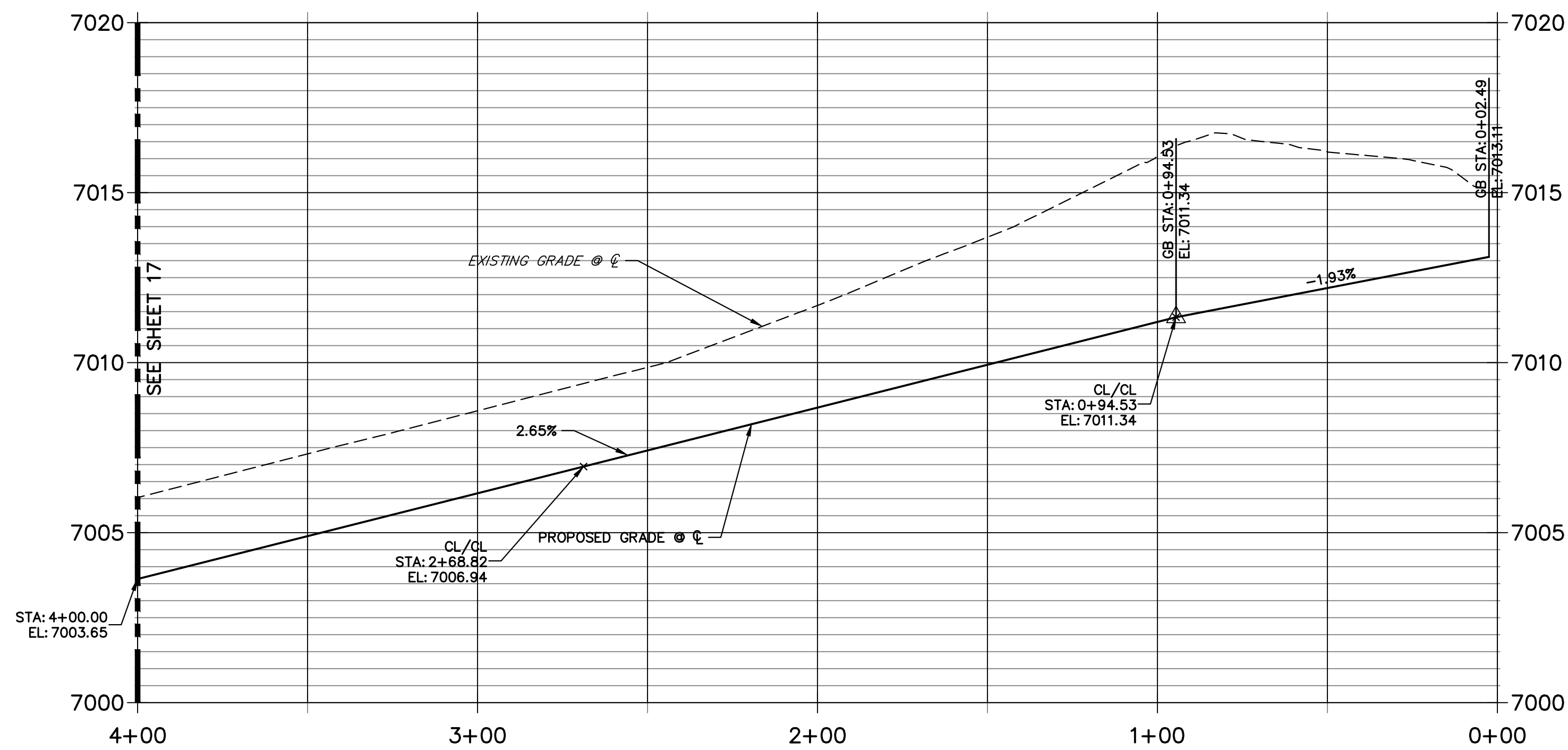


POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
95	0+08.00	50.00' (RT)	HAZLETT DRIVE	7010.48	PCR
96	0+02.00	50.00' (LT)	HAZLETT DRIVE	7007.42	PCR
97	0+38.00	20.00' (RT)	HAZLETT DRIVE	7009.70	PCR
98	0+38.00	20.00' (LT)	HAZLETT DRIVE	7008.94	PCR
99	1+34.00	20.00' (RT)	HAZLETT DRIVE	7011.04	PCR
100	1+34.00	20.00' (LT)	HAZLETT DRIVE	7009.79	PCR
101	0+64.63	17.00' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7011.83	BEGIN C&G
102	0+64.55	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7011.47	PT
103	0+44.63	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7011.83	BEGIN C&G
104	1+39.53	17.00' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7009.65	PCR
105	1+49.53	17.00' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7009.50	CURB TRANSITION
106	1+59.53	16.17' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7009.31	CURB TRANSITION
107	2+32.38	16.17' (LT)	CLANCY- SCHOOLHOUSE DRIVE	7007.46	HC RAMP MID PT
108	2+21.81	17.50' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7008.49	PCR
109	2+32.38	19.34' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7008.01	HC RAMP MID PT
110	3+08.01	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7005.92	PCR
111	3+17.95	17.00' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7005.61	CURB TRANSITION
112	3+27.95	16.17' (RT)	CLANCY- SCHOOLHOUSE DRIVE	7005.29	CURB TRANSITION



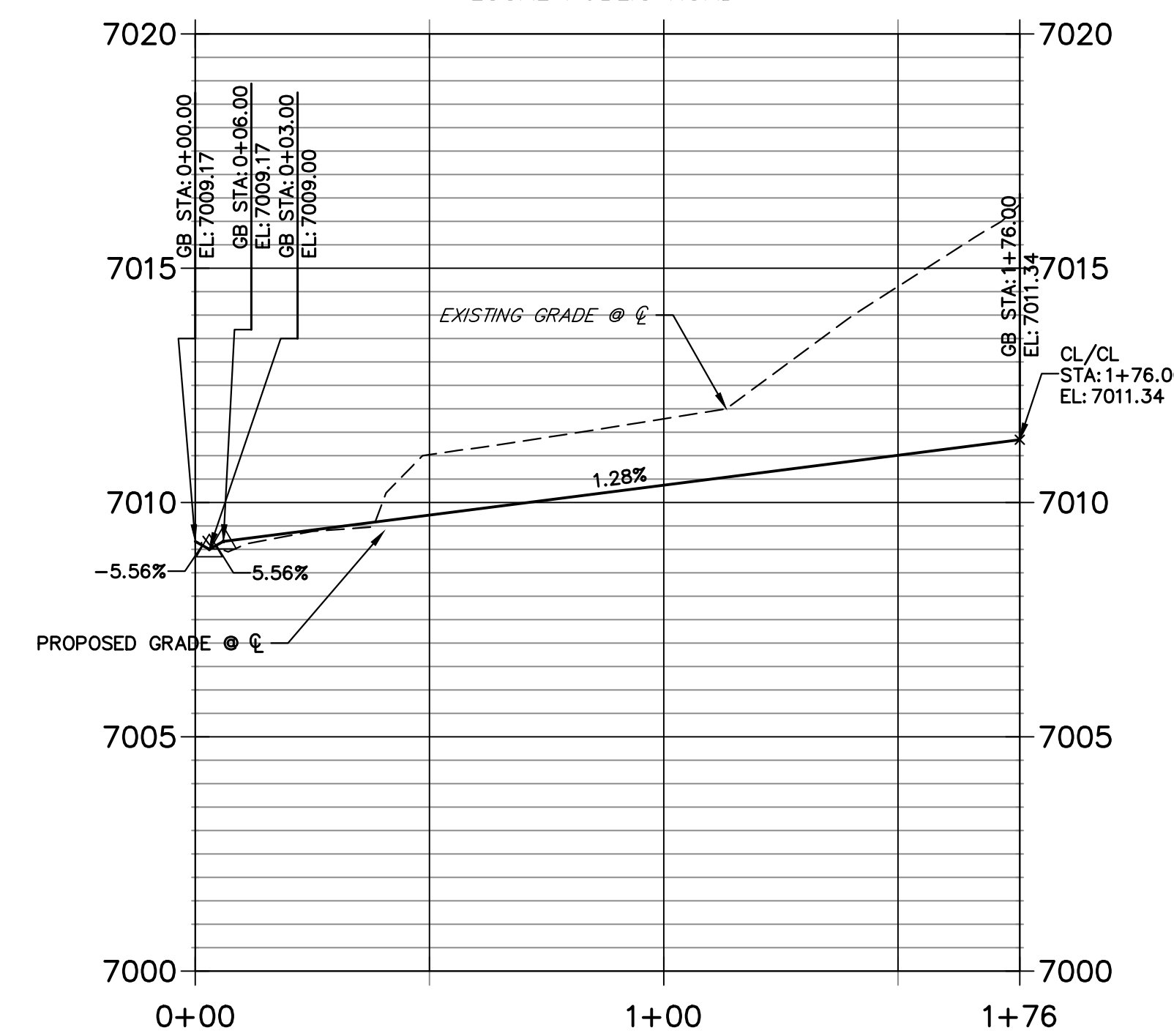
CLANCY- SCHOOLHOUSE DRIVE PROFILE (7) STA 0+00.00 TO 4+00.00

LOCAL PUBLIC ROAD

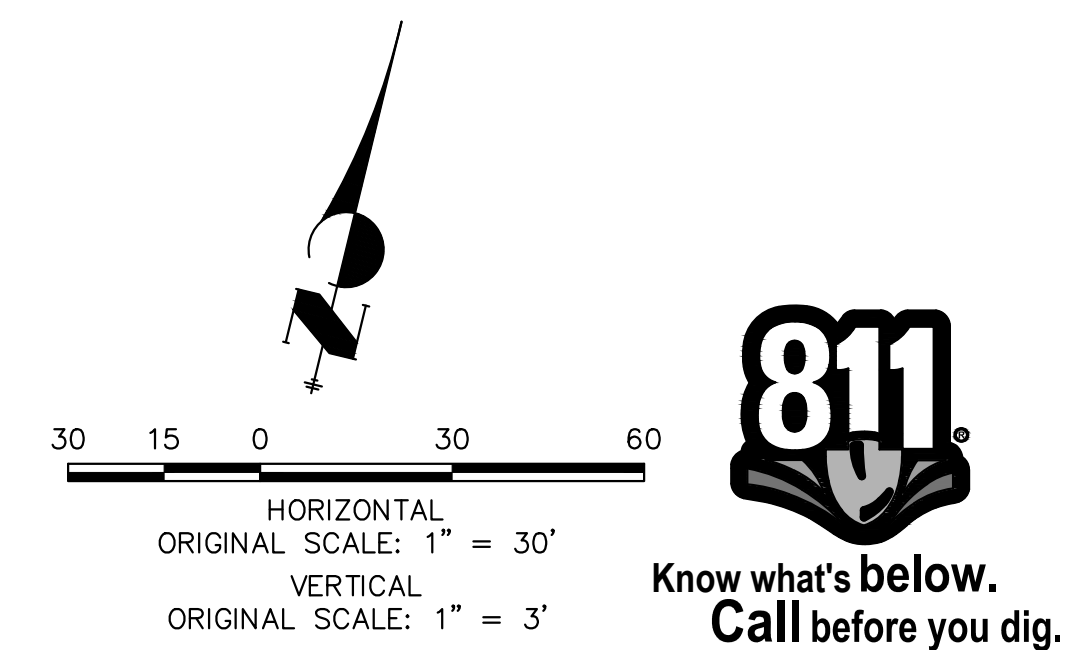


HAZLETT DRIVE PROFILE STA 0+00.00 TO 1+76.00

LOCAL PUBLIC ROAD

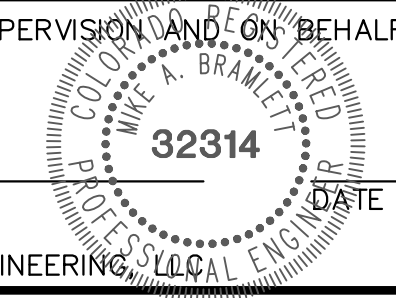


Reference separate plans
ADDRESSED



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 FOR PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

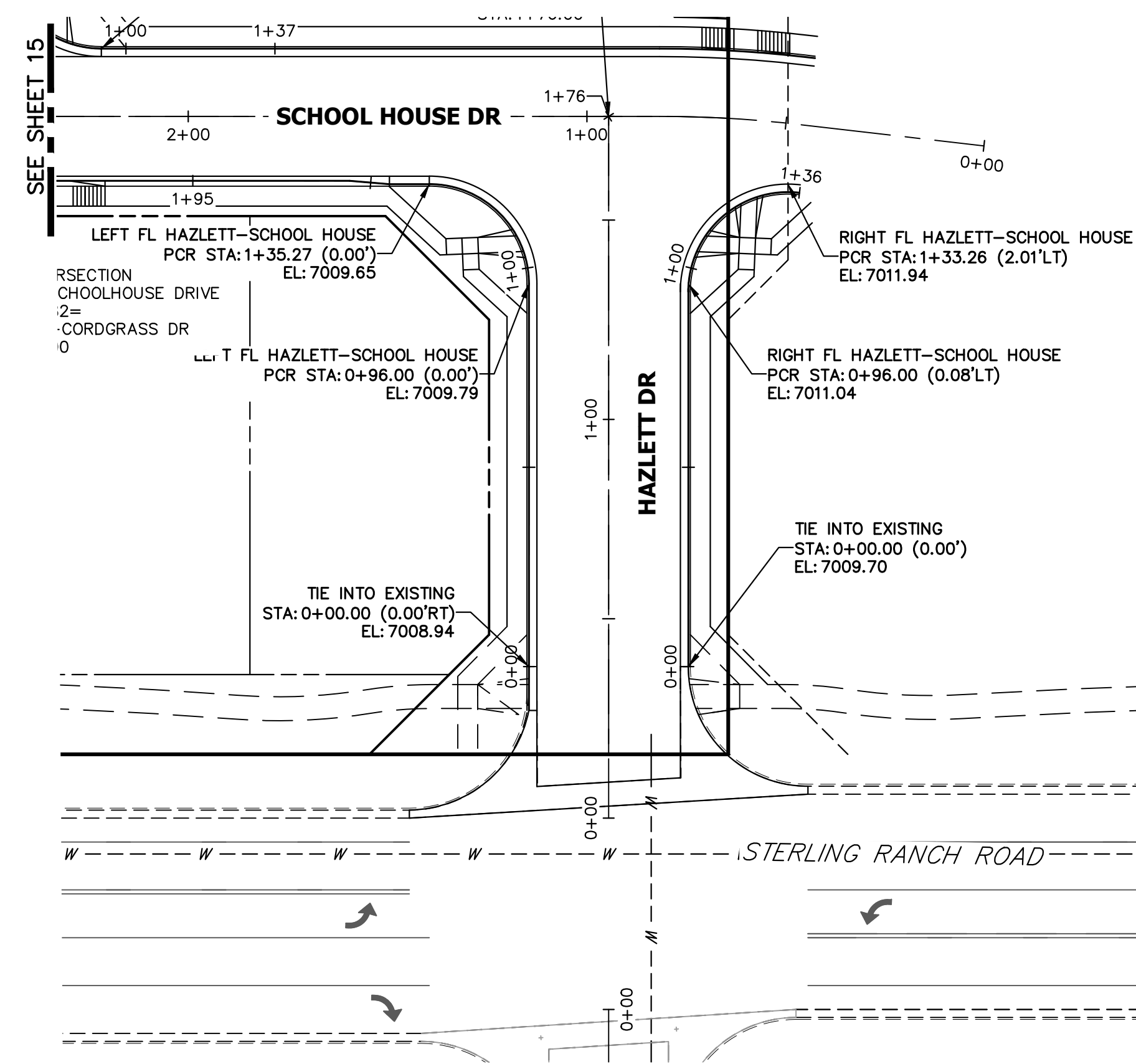
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT SUITE 200
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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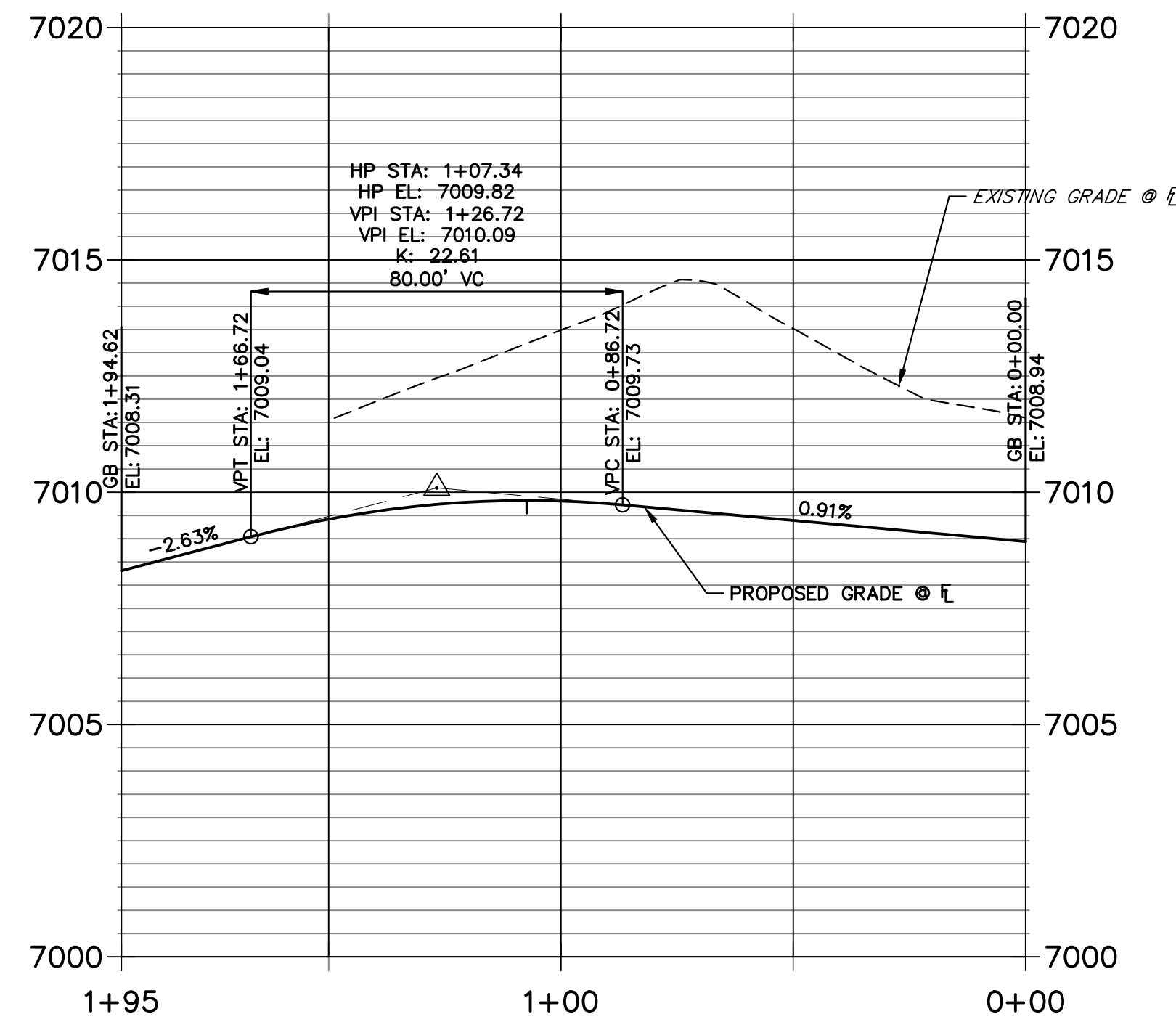
No.	REVISION	BY	DATE

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

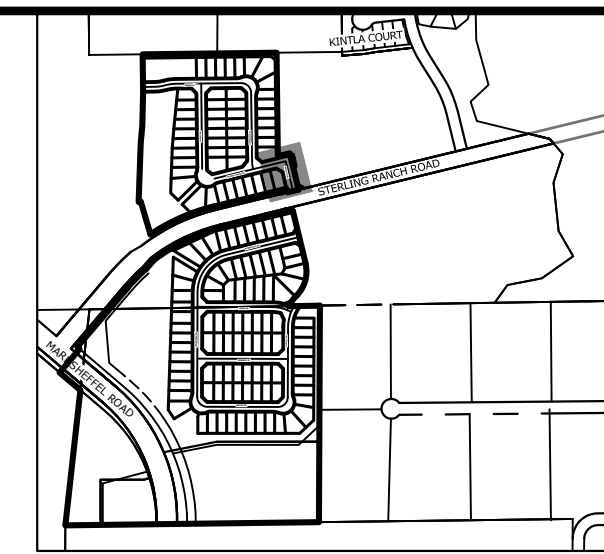
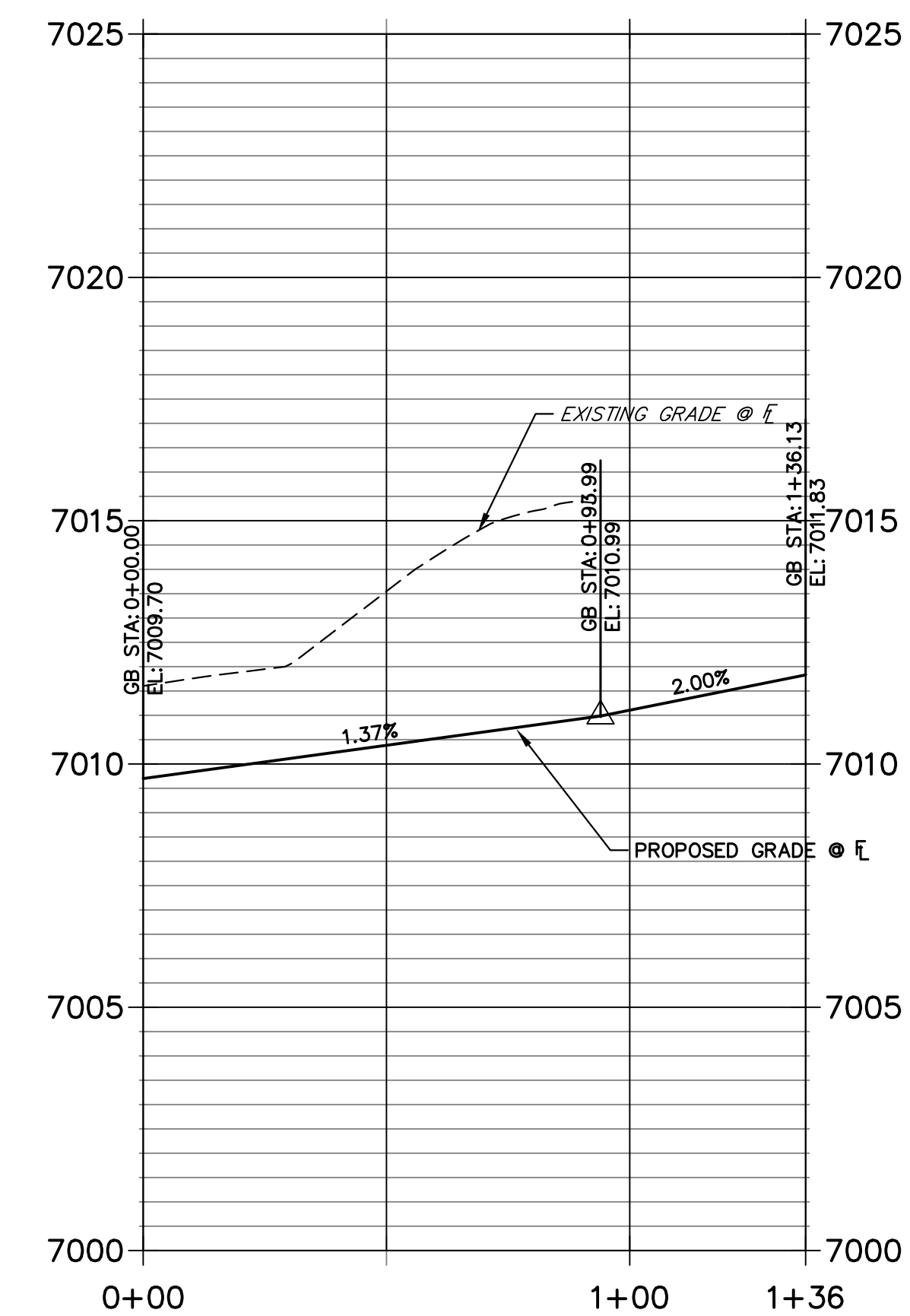
STERLING RANCH FILING 4
STREET IMPROVEMENT PLAN



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



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



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

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

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A Westman Company
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BY	DATE	No.	REVISION

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

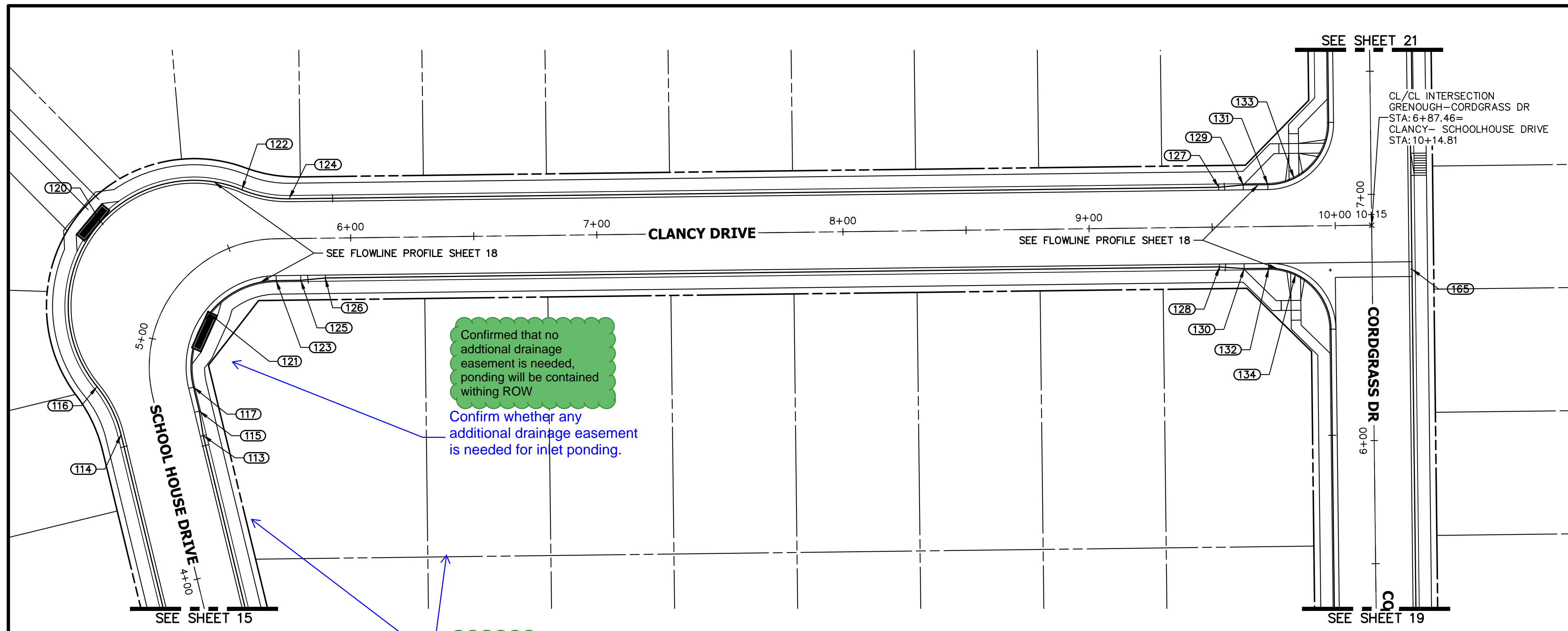
STERLING RANCH FILING 4
STREET IMPROVEMENT PLAN
SHEET 16 OF 25
JOB NO. 25188.11

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, LLC

32314



Confirmed that no additional drainage easement is needed, ponding will be contained withing ROW

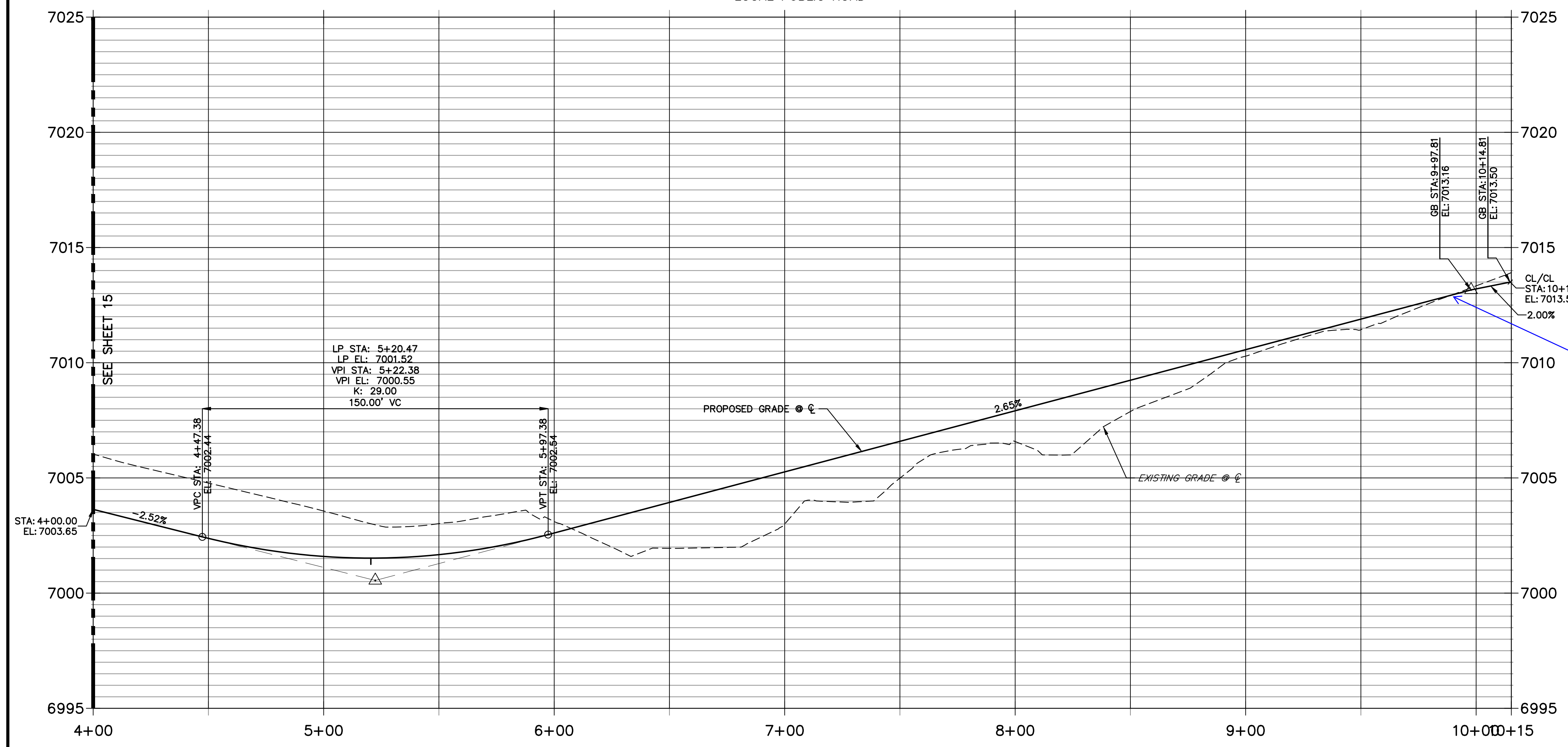
Confirm whether any additional drainage easement is needed for inlet ponding.

Addressed

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

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

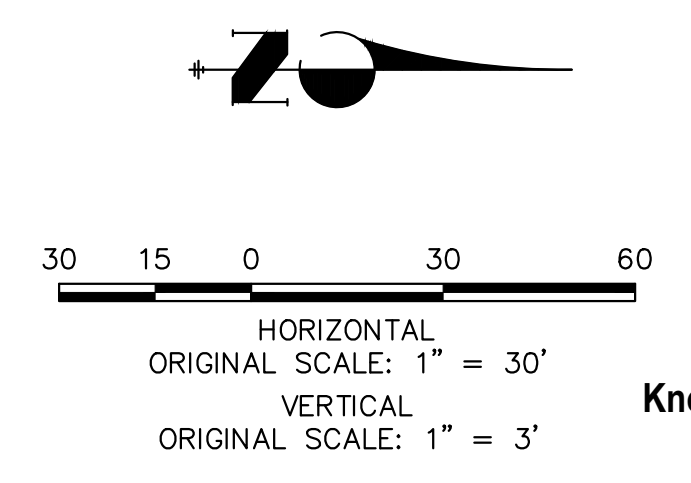
LOCAL PUBLIC ROAD



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

verify ped crossing will meet cross-slope requirements

JR Response: Verified and Labeled



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

DATE

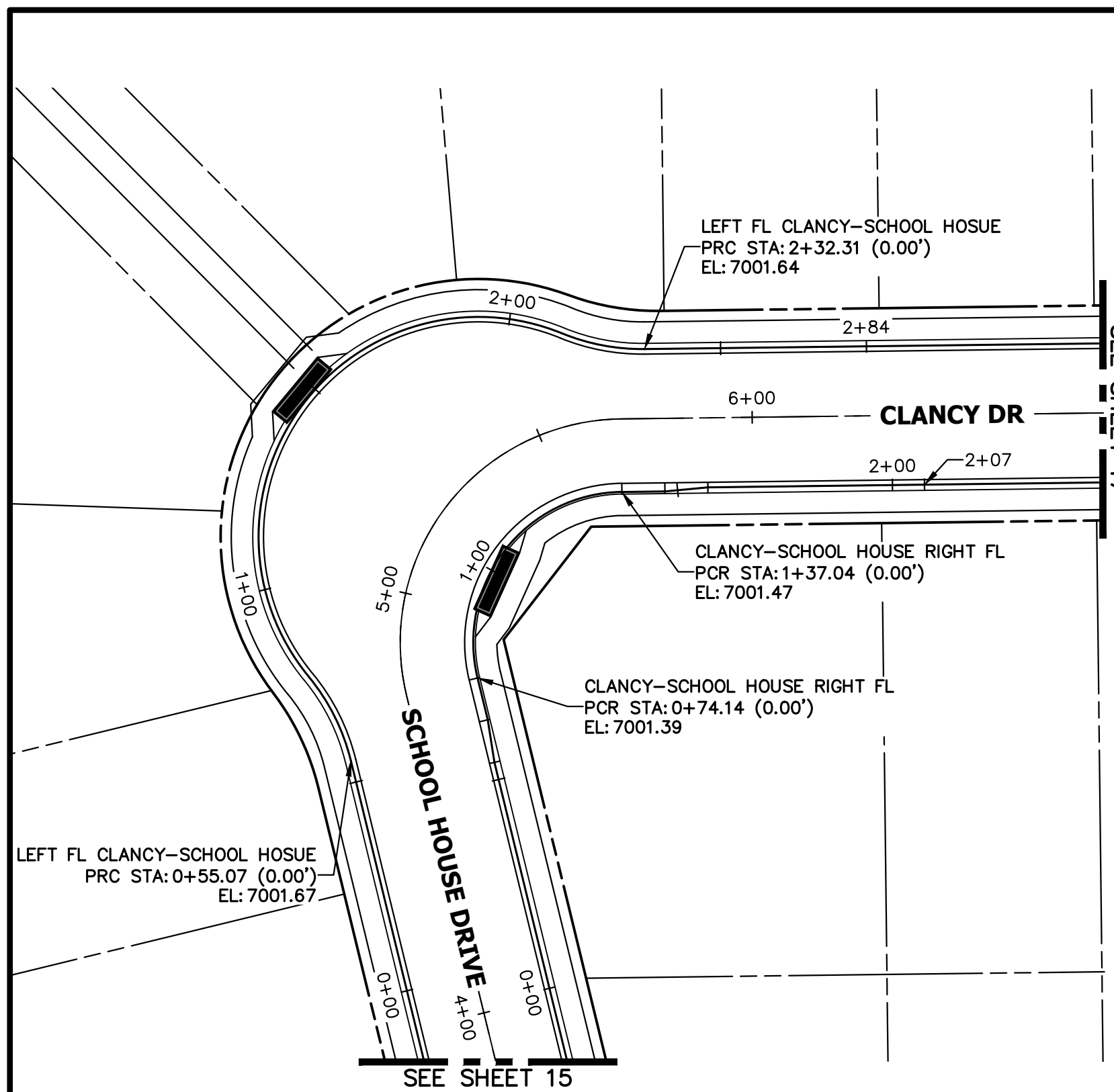
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PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 200
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

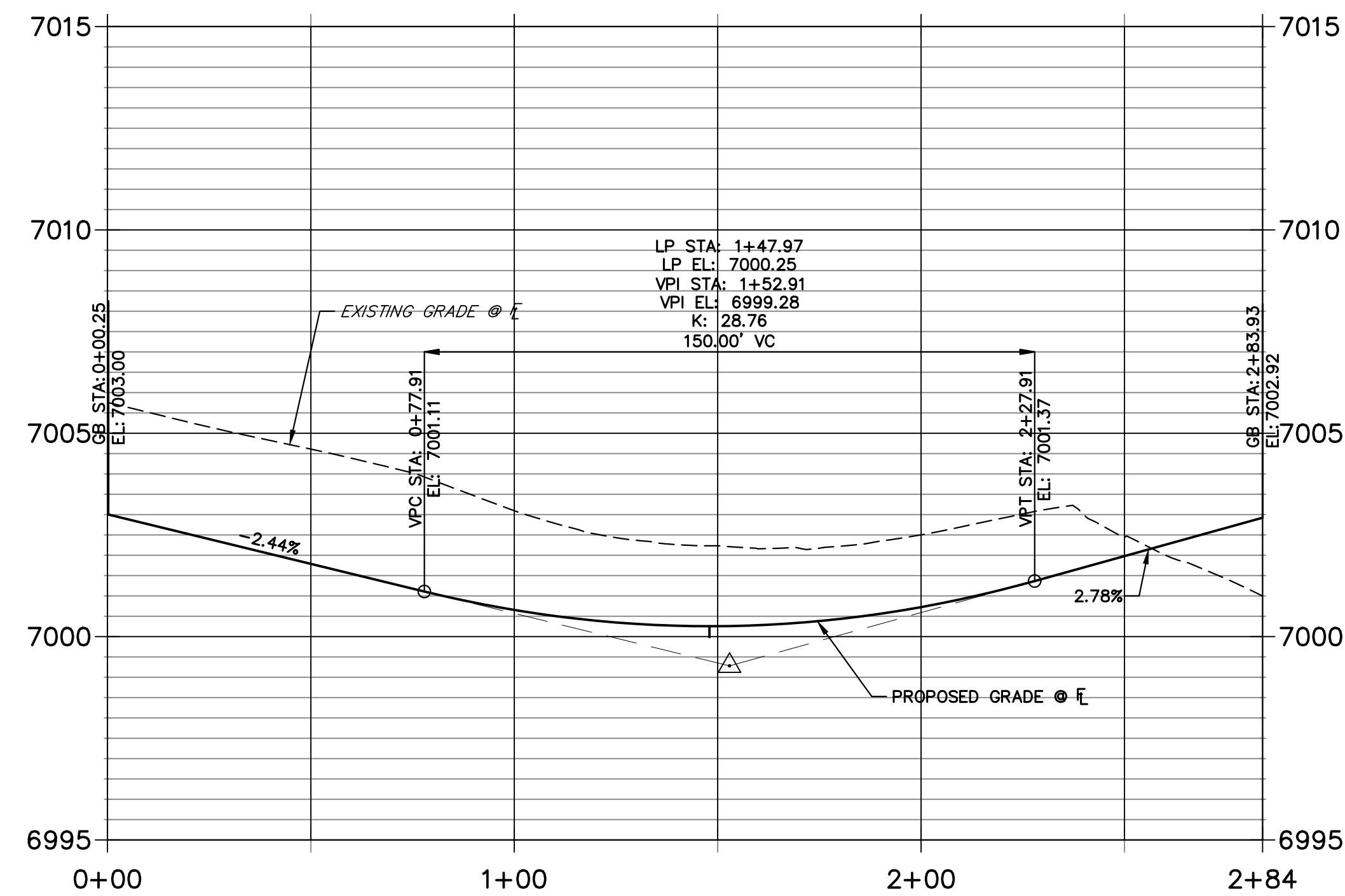
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No.	REVISION	BY	DATE

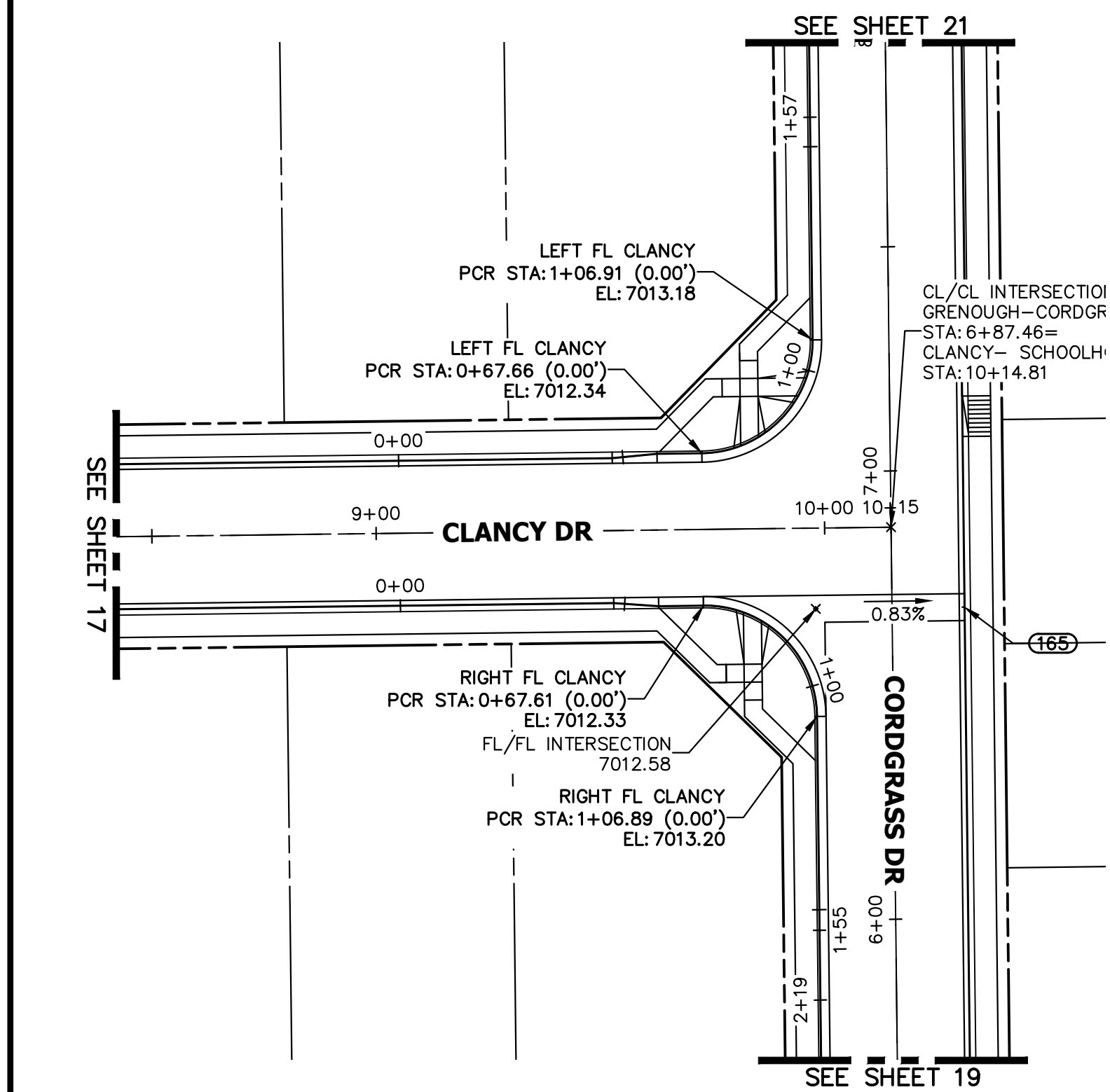
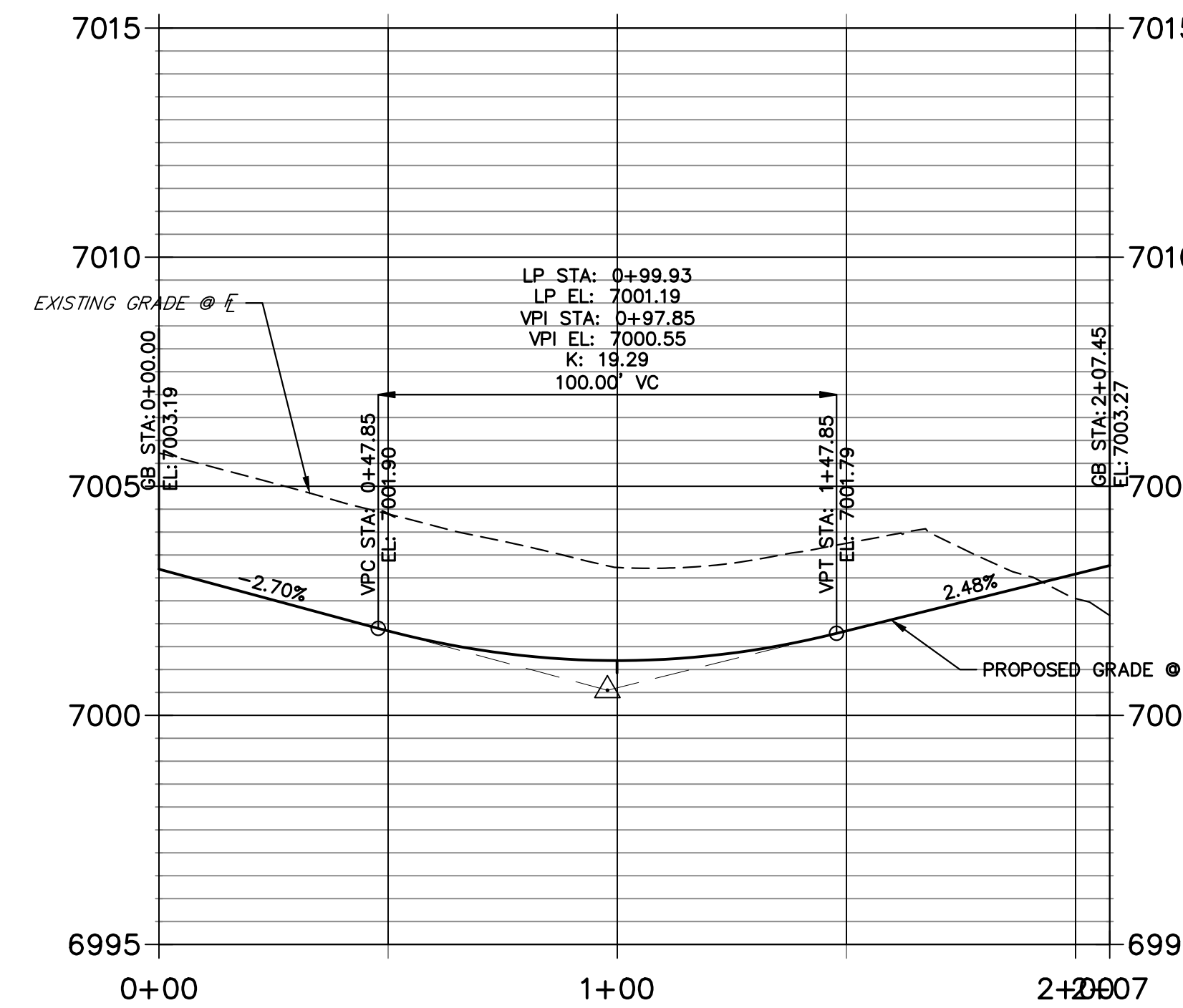
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1"=30'	1"=3'	11/18/22	XXX	WKN	



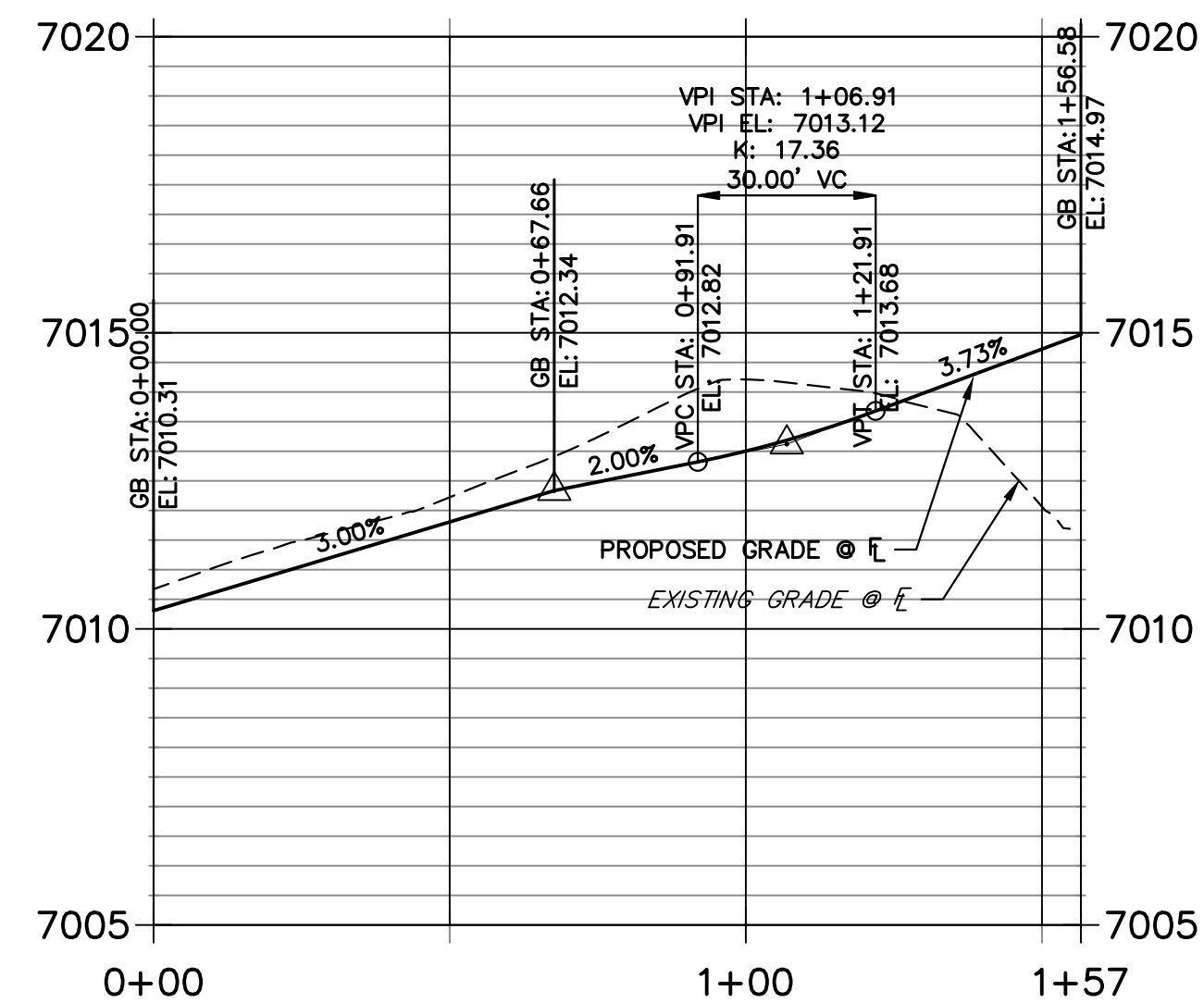
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STA 0+00.00 TO 2+83.93**



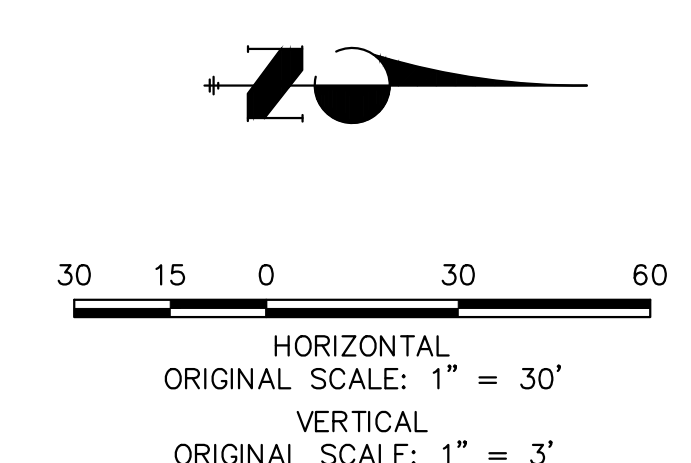
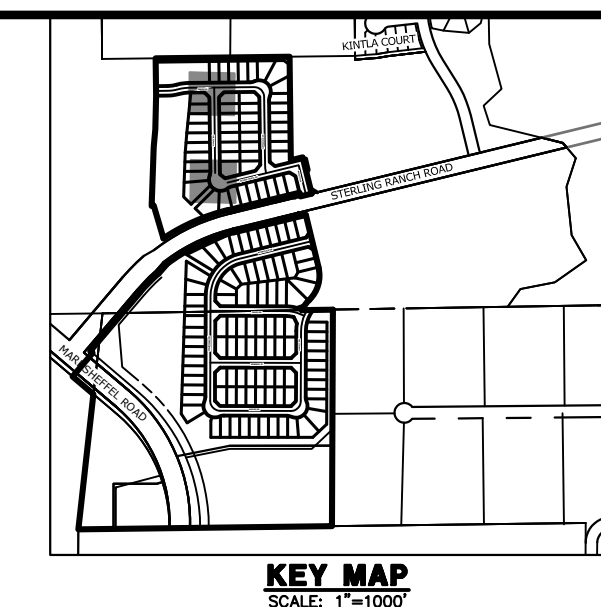
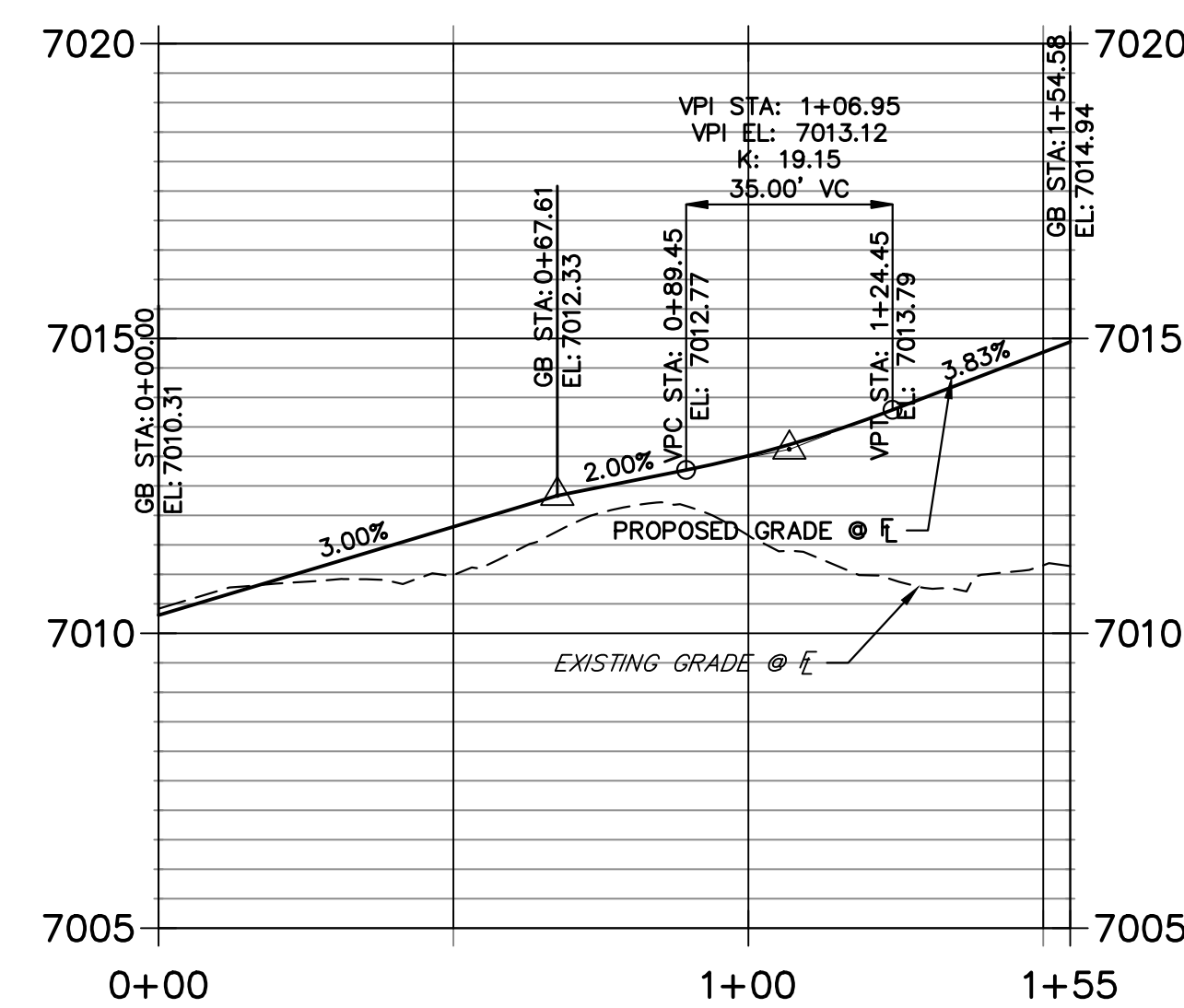
**CLANCY-SCHOOL HOUSE RIGHT FL PROFILE
STA 0+00.00 TO 2+07.45**



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



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



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

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

No.	REVISION	BY	DATE

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

STERLING RANCH FILING 4

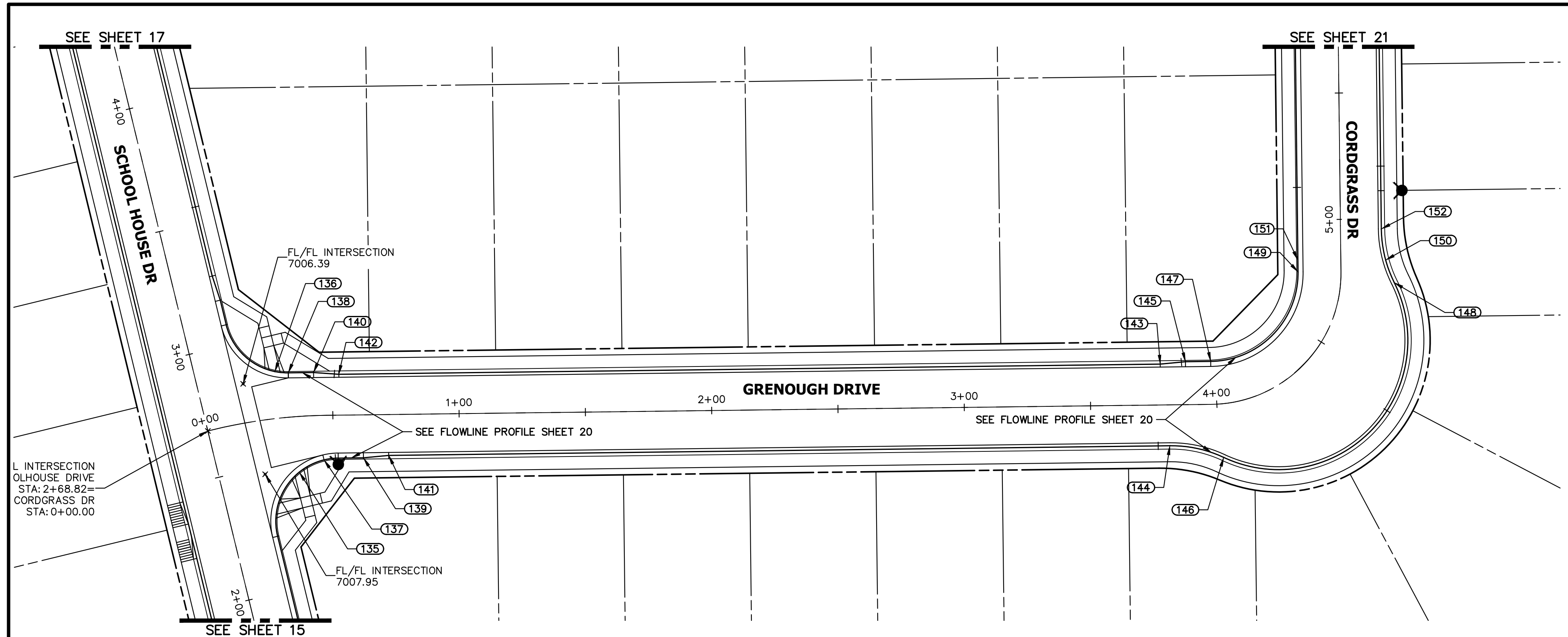
STREET IMPROVEMENT PLAN

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

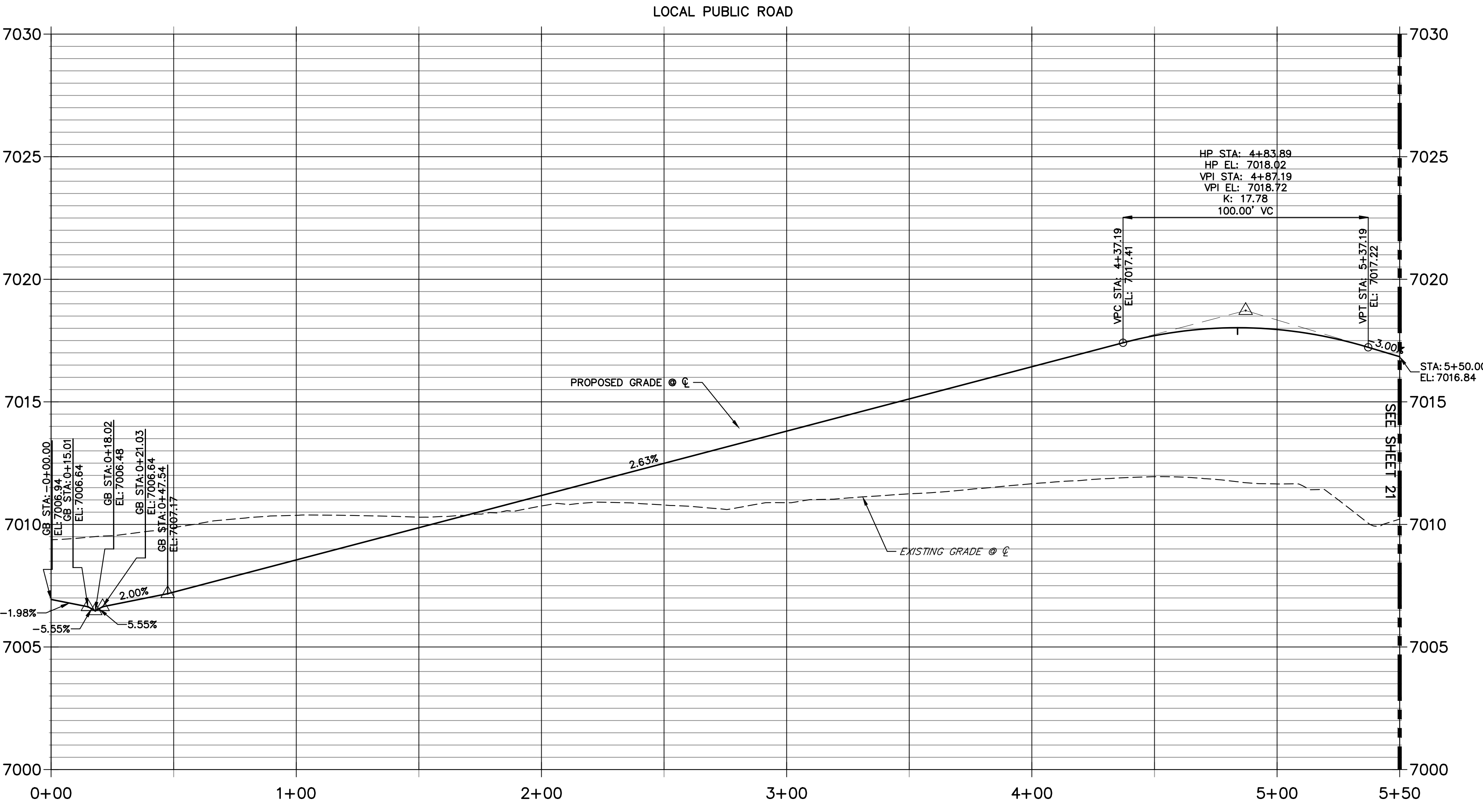
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

32314



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



POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
135	0+35.08	22.01' (RT)	GRENOUGH-CORDGRASS DR	7008.18	HC RAMP MID PT
136	0+28.95	18.52' (LT)	GRENOUGH-CORDGRASS DR	7006.58	HC RAMP MID PT
137	0+46.19	17.63' (RT)	GRENOUGH-CORDGRASS DR	7008.37	PCR
138	0+33.77	17.51' (LT)	GRENOUGH-CORDGRASS DR	7006.69	PCR
139	0+61.92	17.00' (RT)	GRENOUGH-CORDGRASS DR	7008.65	CURB TRANSITION
140	0+42.97	17.06' (LT)	GRENOUGH-CORDGRASS DR	7006.99	CURB TRANSITION
141	0+71.92	16.17' (RT)	GRENOUGH-CORDGRASS DR	7008.84	CURB TRANSITION
142	0+52.58	16.17' (LT)	GRENOUGH-CORDGRASS DR	7007.42	CURB TRANSITION
143	3+77.78	16.17' (LT)	GRENOUGH-CORDGRASS DR	7015.57	CURB TRANSITION
144	3+81.18	16.17' (RT)	GRENOUGH-CORDGRASS DR	7015.47	PC
145	3+87.78	17.00' (LT)	GRENOUGH-CORDGRASS DR	7015.86	CURB TRANSITION
146	4+01.19	21.18' (RT)	GRENOUGH-CORDGRASS DR	7016.03	PCR
147	3+97.79	17.00' (LT)	GRENOUGH-CORDGRASS DR	7016.13	PCR
148	4+76.04	21.18' (RT)	GRENOUGH-CORDGRASS DR	7017.89	PCR
149	4+79.43	17.00' (LT)	GRENOUGH-CORDGRASS DR	7016.92	PT
150	4+83.69	17.75' (RT)	GRENOUGH-CORDGRASS DR	7017.80	HIGH PT
151	4+84.10	17.00' (LT)	GRENOUGH-CORDGRASS DR	7016.92	HIGH PT
152	4+96.03	16.17' (RT)	GRENOUGH-CORDGRASS DR	7017.68	PT

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

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

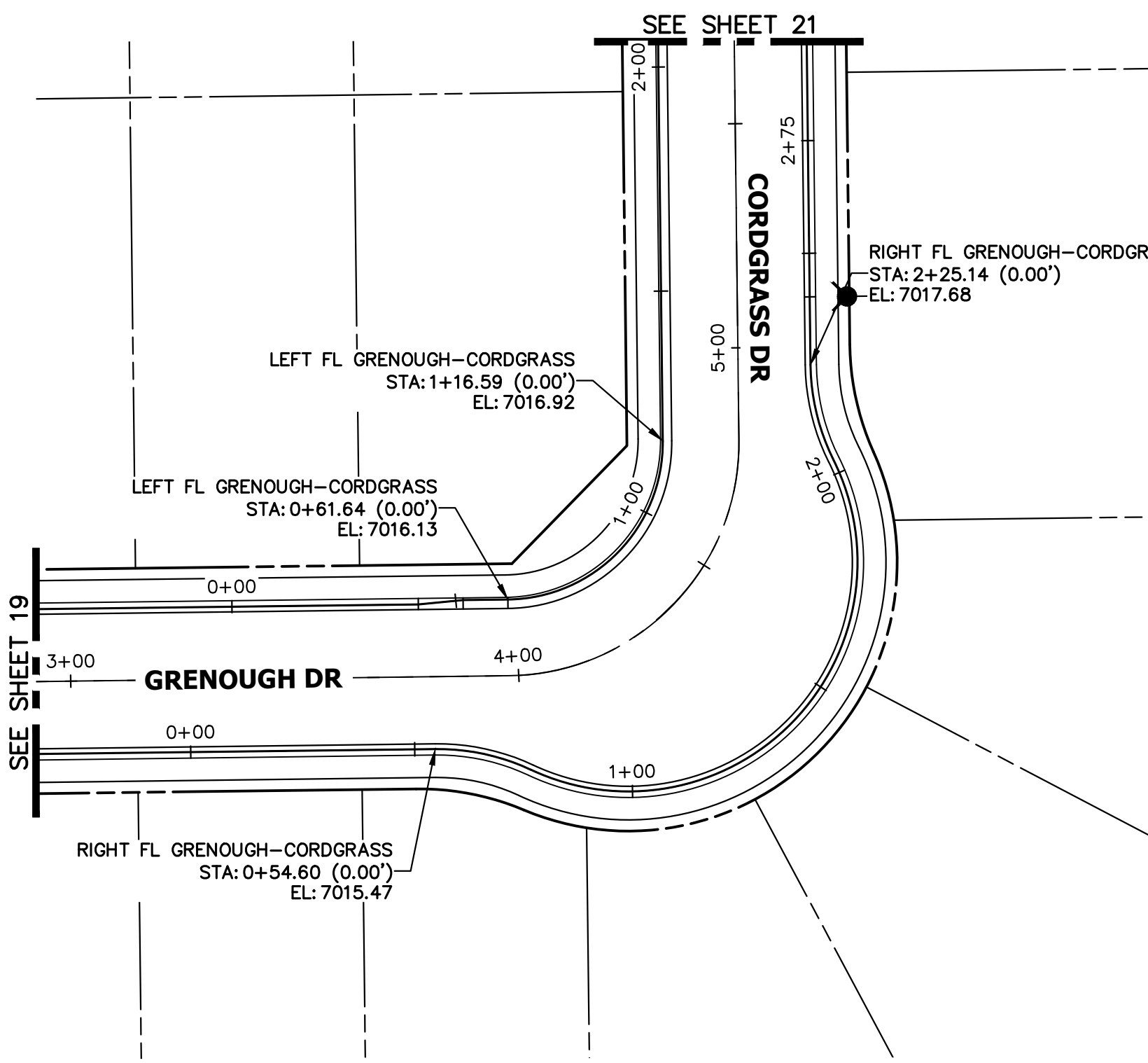
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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

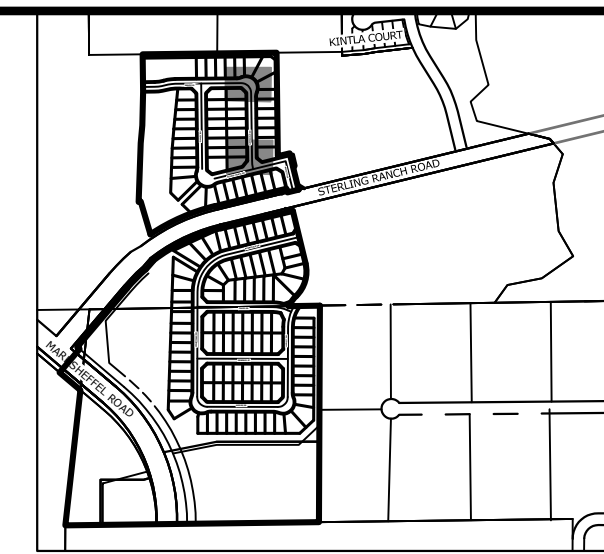
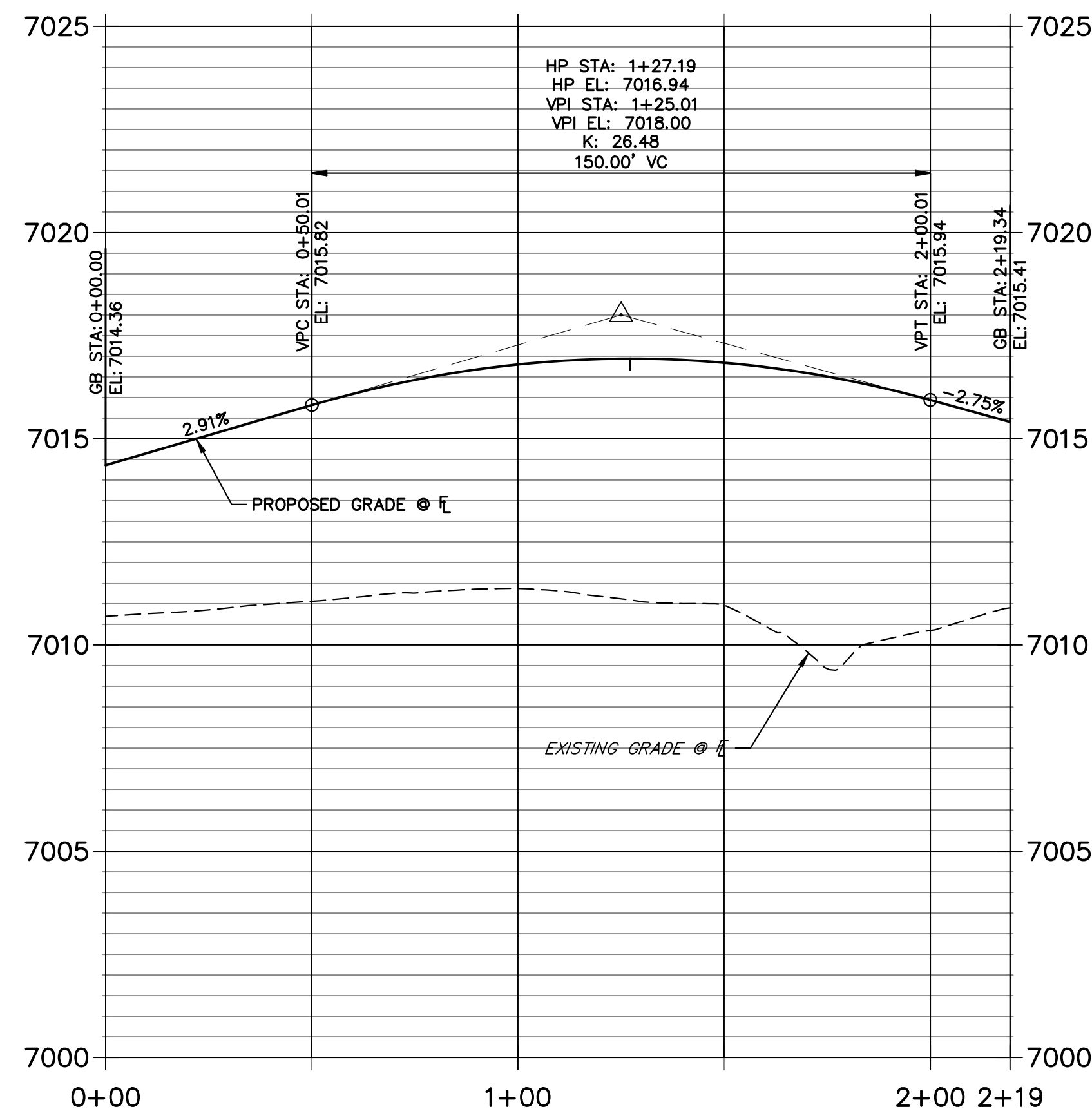
J.R. ENGINEERING
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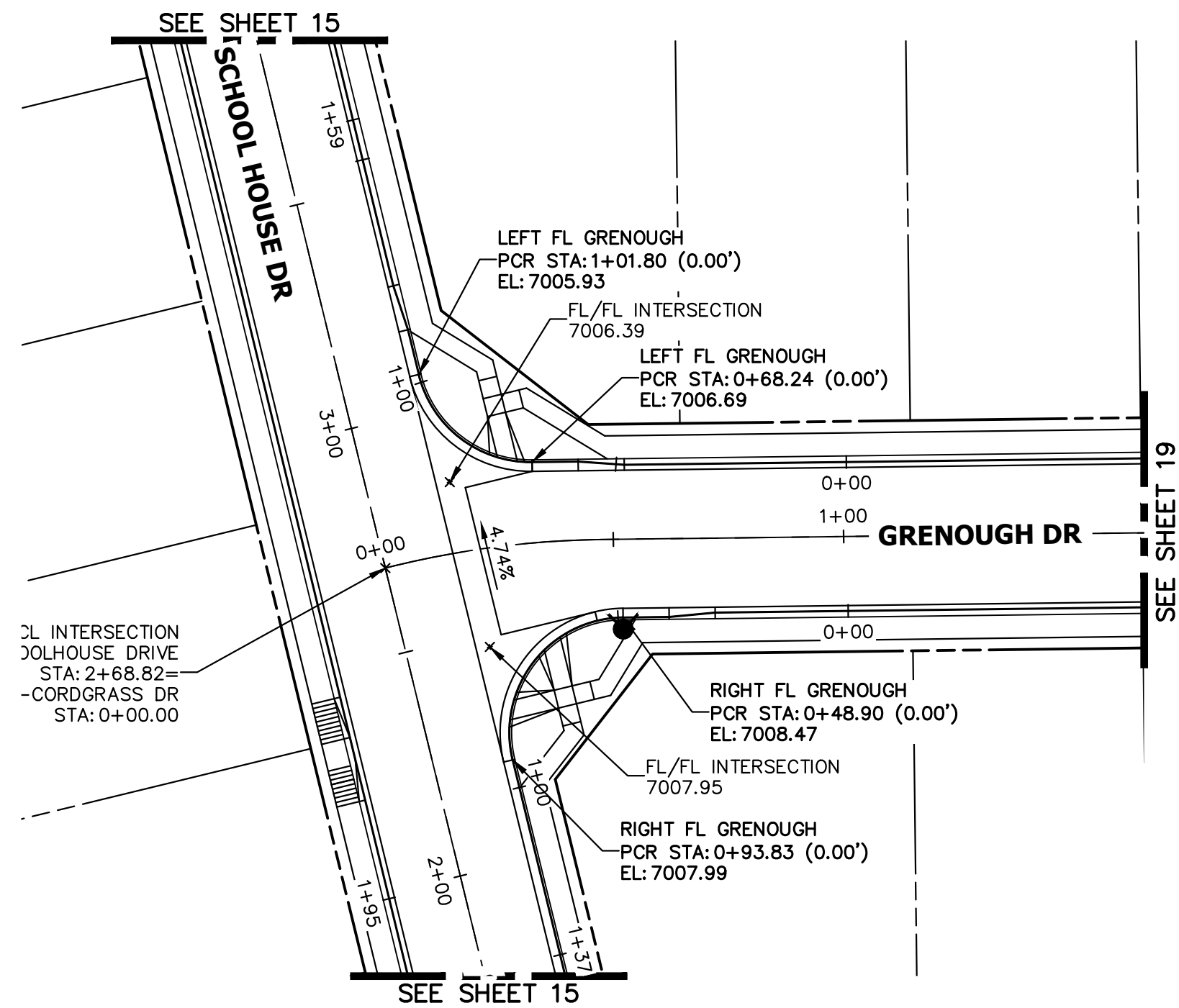
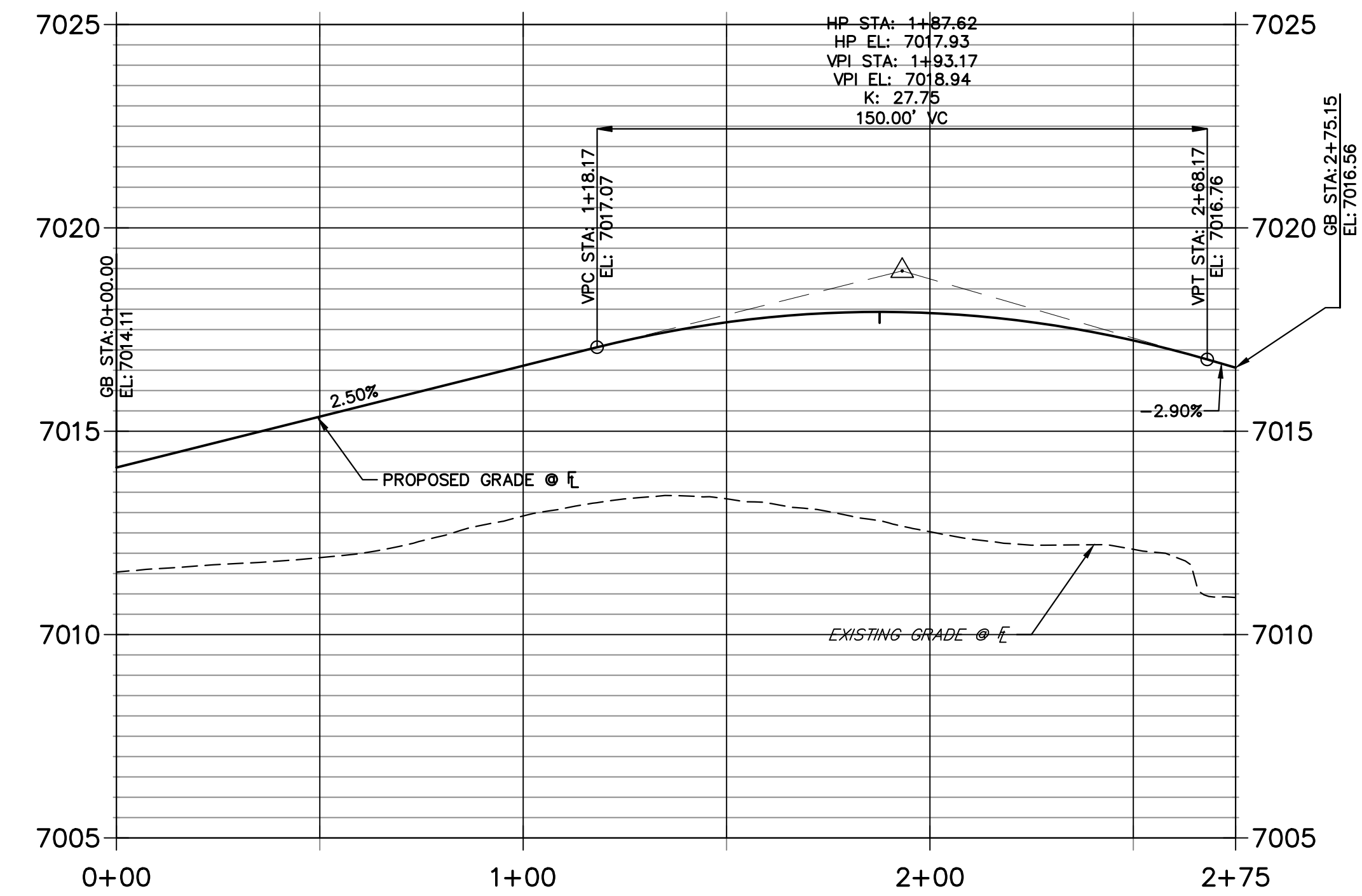
No.	REVISION	BY	DATE



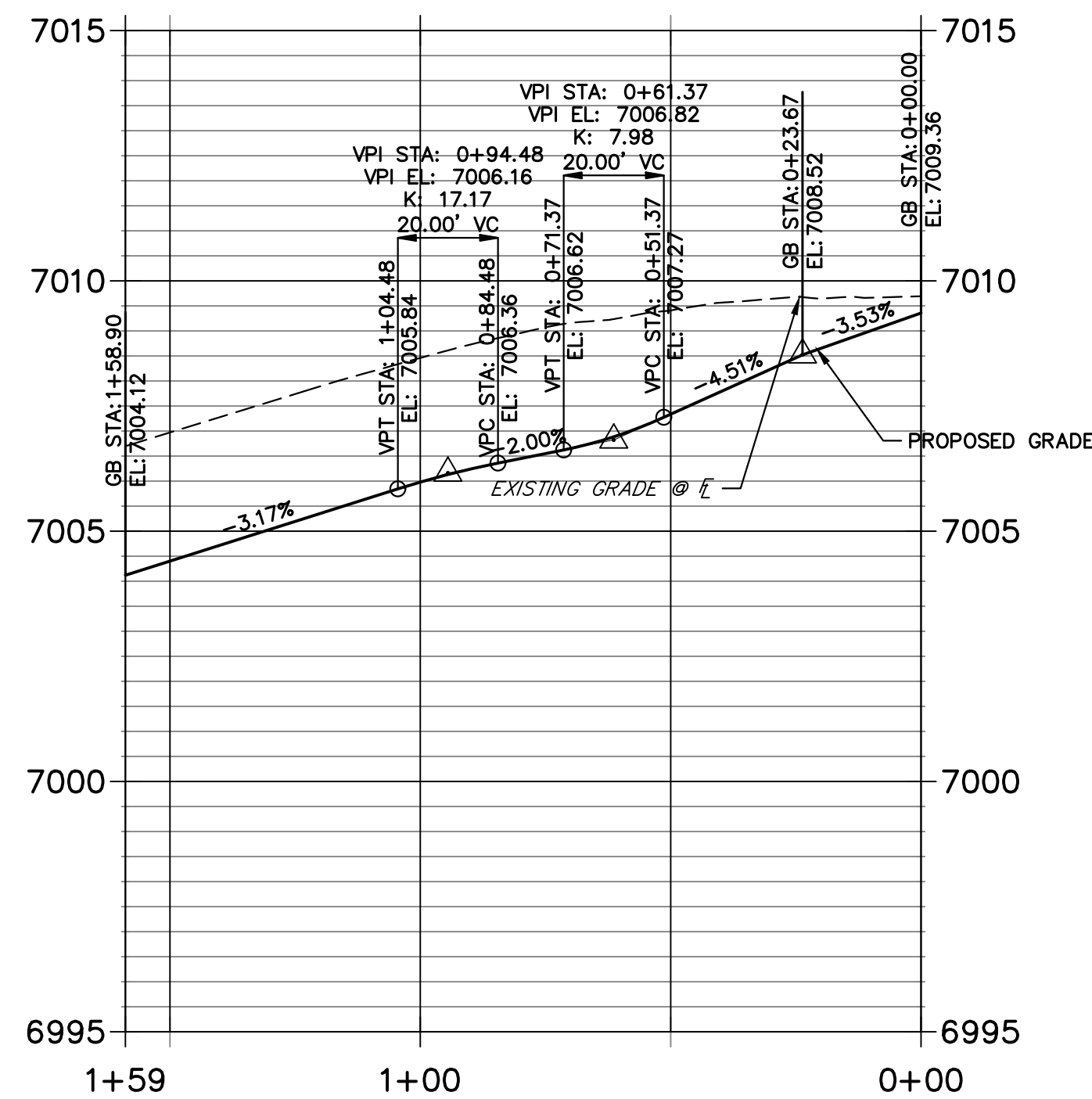
**LEFT FL GRENOUGH-CORDGRASS PROFILE
STA 0+00.00 TO 2+19.34**



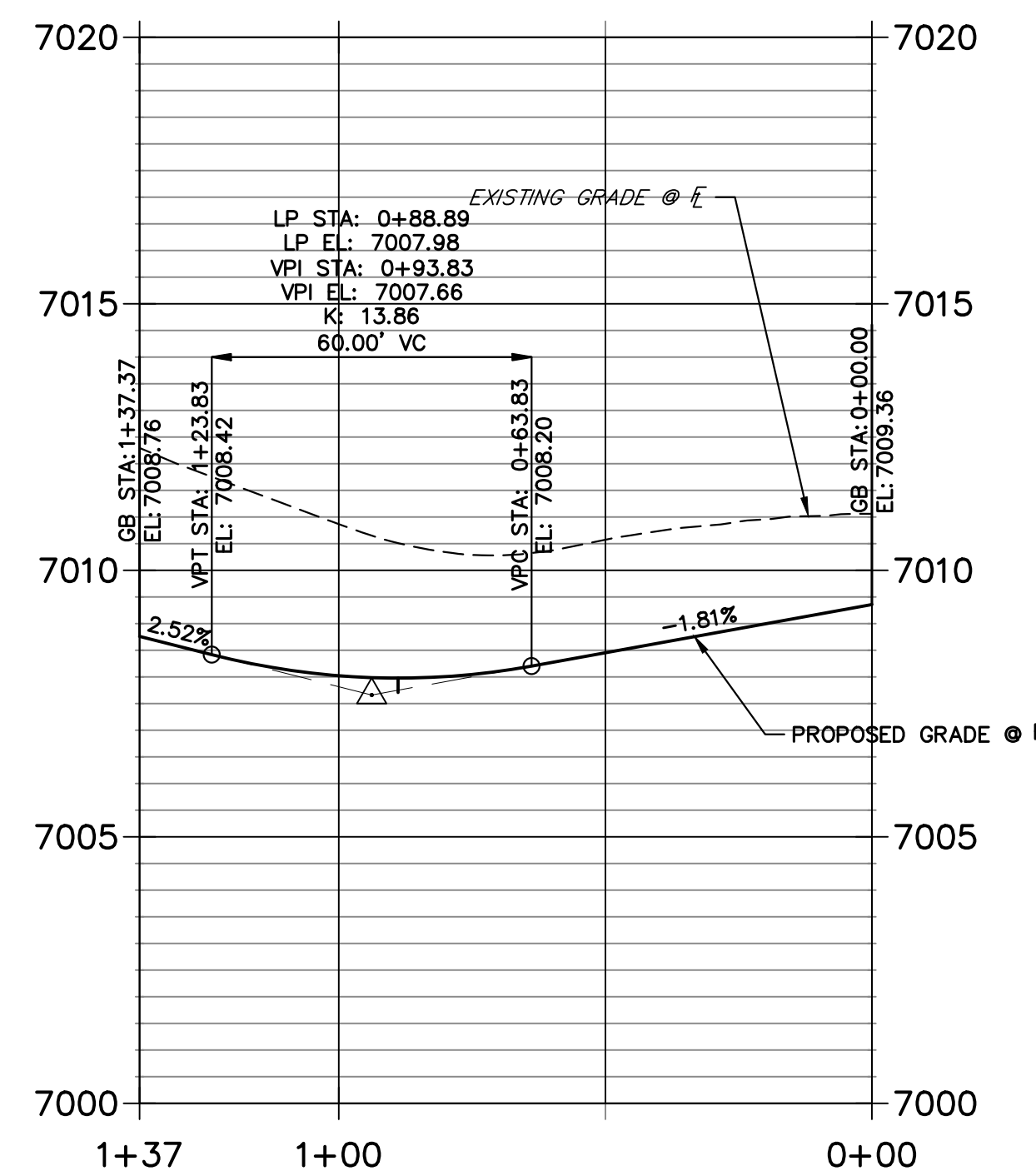
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STA 0+00.00 TO 2+75.15**



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



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



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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



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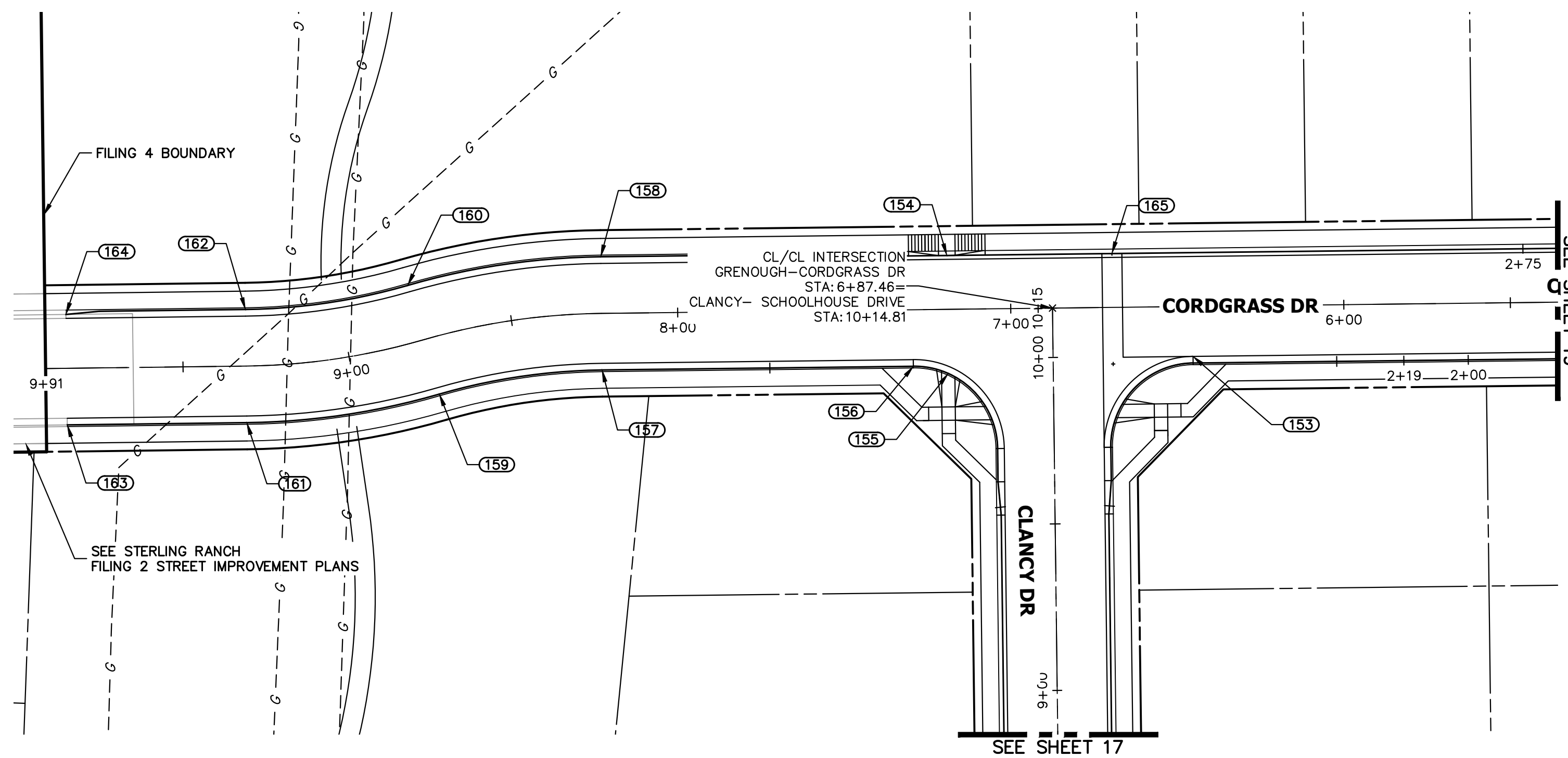
PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT
 SUITE 200
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 JAMES F. MORLEY
 (719) 471-1742

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NO.	REVISION	BY	DATE

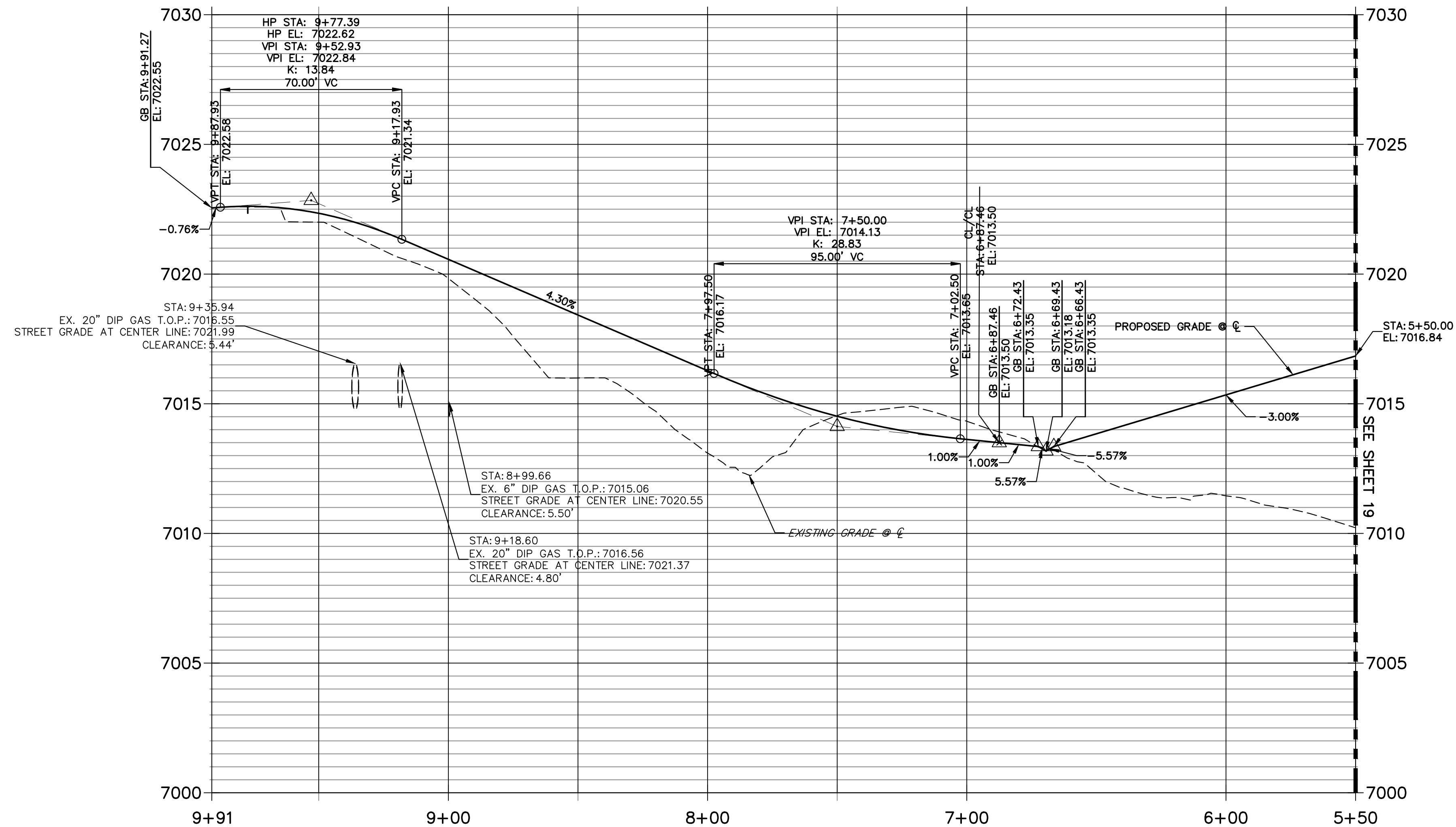
H-SCALE	1"=30'
V-SCALE	1"=3'
DATE	11/18/22
DESIGNED BY	XXX
DRAWN BY	WKN
CHECKED BY	

STERLING RANCH FILING 4
 STREET IMPROVEMENT PLAN



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

LOCAL PUBLIC ROAD

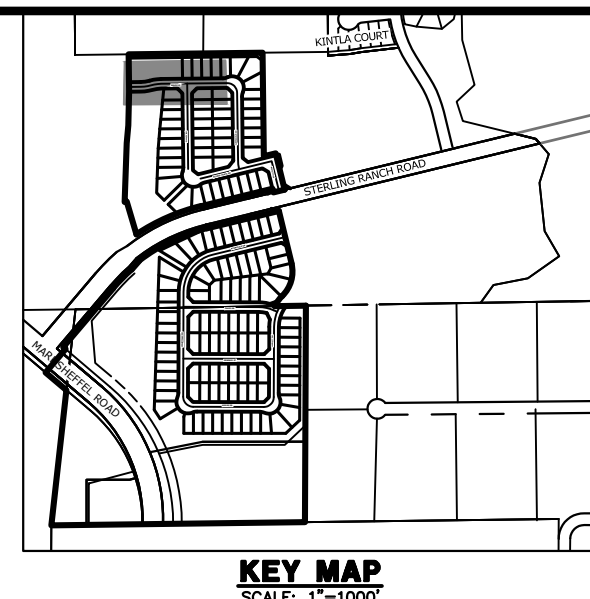


POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
153	6+45.43	15.00' (LT)	GRENOUGH-CORDGRASS DR	7013.36	PCR
154	7+19.00	16.17' (RT)	GRENOUGH-CORDGRASS DR	7013.72	HC RAMP MID PT
155	7+19.00	19.28' (LT)	GRENOUGH-CORDGRASS DR	7012.93	HC RAMP MID PT
156	7+29.43	17.00' (LT)	GRENOUGH-CORDGRASS DR	7013.18	PCR
157	8+22.89	17.00' (LT)	GRENOUGH-CORDGRASS DR	7016.79	PC
158	8+22.89	17.00' (RT)	GRENOUGH-CORDGRASS DR	7016.79	PC
159	8+77.04	17.00' (LT)	GRENOUGH-CORDGRASS DR	7019.12	PRC
160	8+77.04	17.00' (RT)	GRENOUGH-CORDGRASS DR	7019.12	PRC
161	9+31.05	17.00' (LT)	GRENOUGH-CORDGRASS DR	7021.37	PT
162	9+31.05	17.00' (RT)	GRENOUGH-CORDGRASS DR	7021.37	PT
163	9+84.97	17.00' (LT)	GRENOUGH-CORDGRASS DR	7022.13	MATCH EX C&G
164	9+84.97	16.17' (RT)	GRENOUGH-CORDGRASS DR	7022.22	MATCH EX C&G
165	6+69.43	16.17' (RT)	GRENOUGH-CORDGRASS DR	7013.41	LOW PT

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



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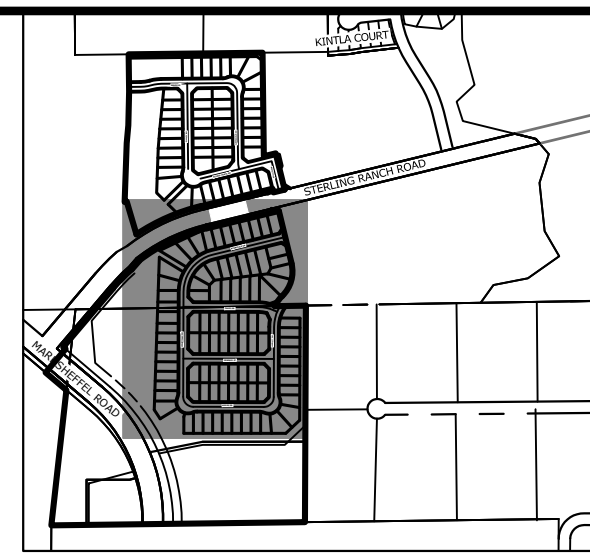
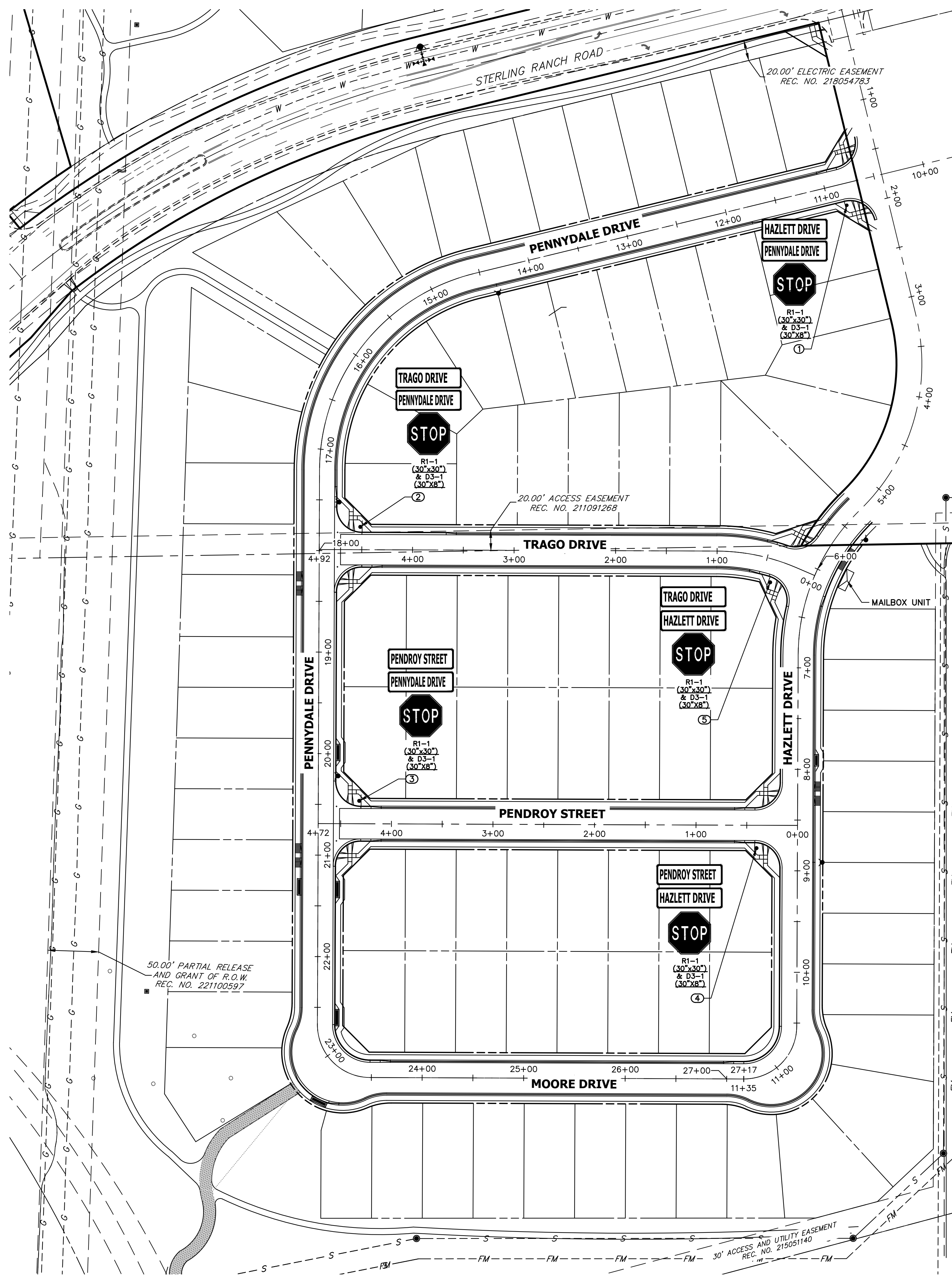
PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT
 SUITE 200
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 471-1742

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No.	REVISION	BY	DATE

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

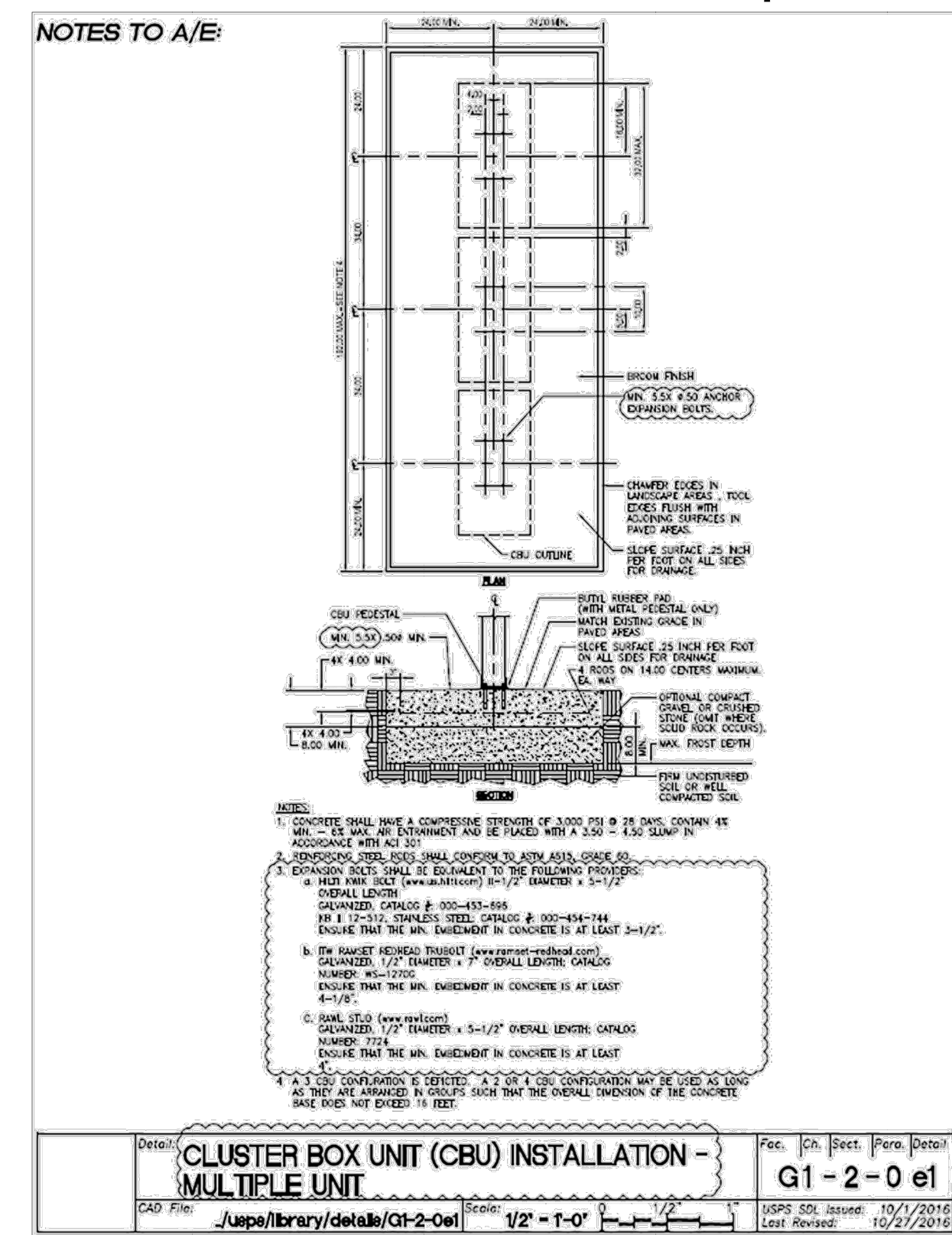


POINT NUMBER	STATION	OFFSET	ALIGNMENT	DESCRIPTION
1	10+82.64	21.47' (LT)	PENNYDALE-MOORE	STOP SIGN AND STREET SIGNS
2	4+51.51	22.51' (RT)	TRAGO DRIVE	STOP SIGN AND STREET SIGNS
3	4+31.78	22.57' (RT)	PENDROY STREET	STOP SIGN AND STREET SIGNS
4	0+40.39	22.56' (LT)	PENDROY STREET	STOP SIGN AND STREET SIGNS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

UNLESS SPECIFIED OTHERWISE, ALL THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE AS DESIGNATED BY WRITTEN AUTHORIZATION.

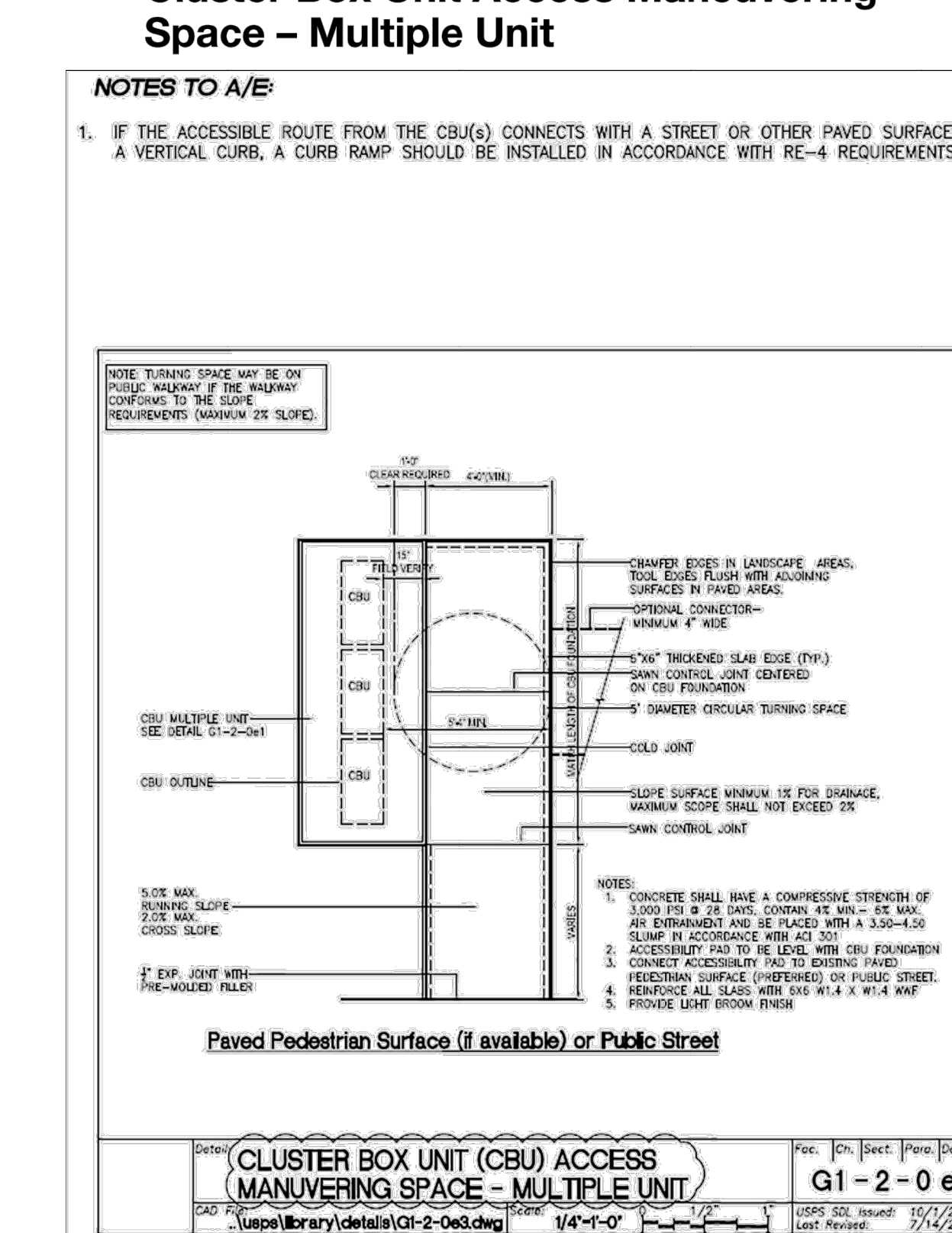
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20 BOULDER CRESCENT
SUITE 200
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

Appendix B
Cluster Box Unit Installation Multiple Unit

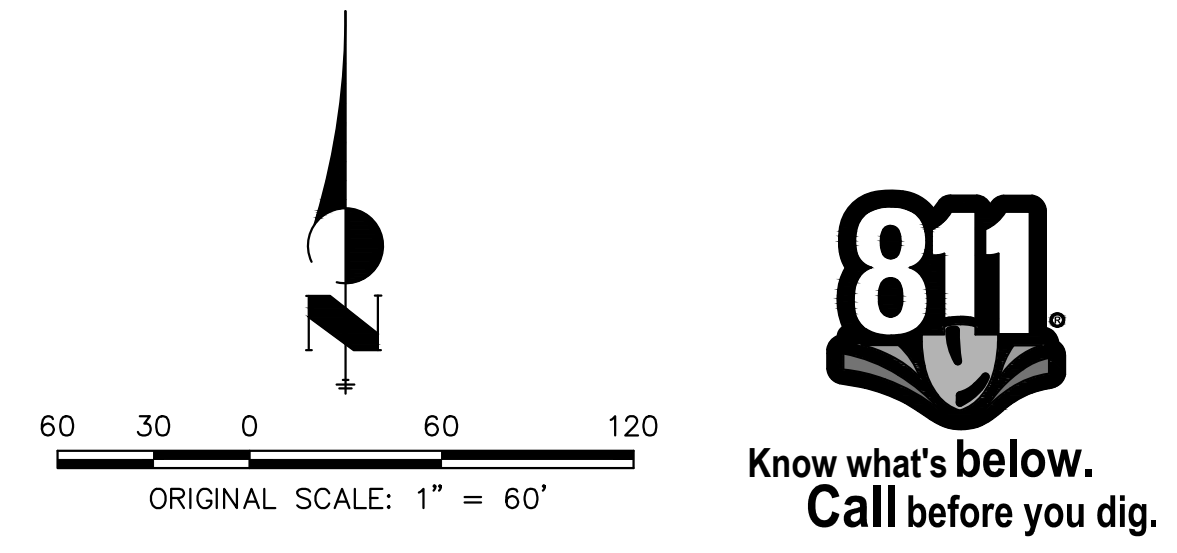


May 2020 25

Appendix D
Cluster Box Unit Access Maneuvering Space - Multiple Unit



May 2020 29



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

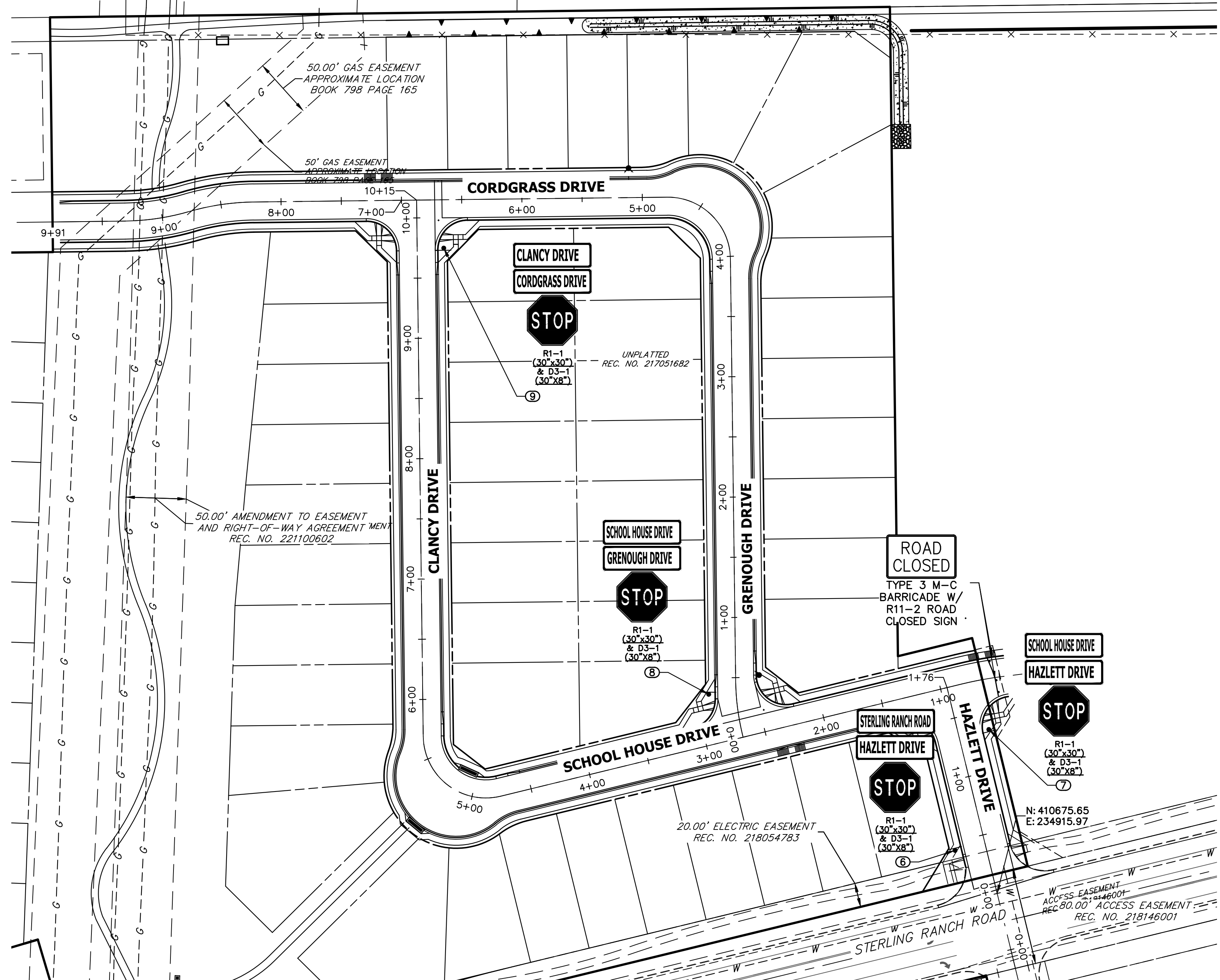
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

DATE: []/ []/ []

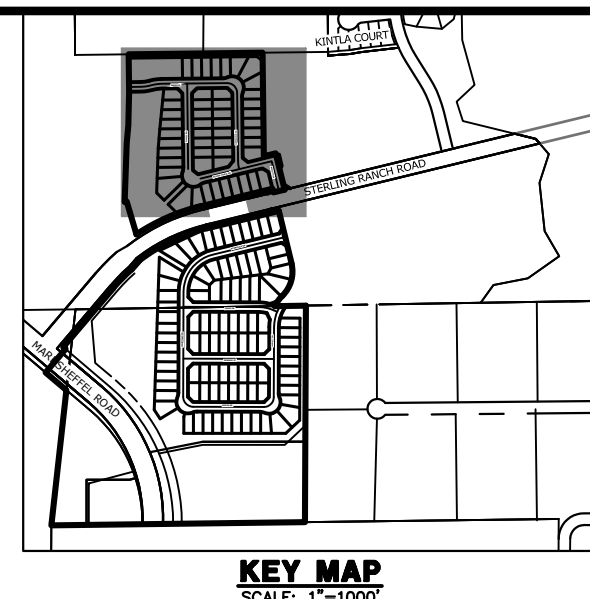
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BY	DATE	REVISION	DESIGNED BY				DRAWN BY				CHECKED BY			
			1"	H-SCALE	N/A	V-SCALE	DATE	DESIGNED BY	DATE	DESIGNED BY	DATE	DESIGNED BY	DATE	DESIGNED BY
			11/18/22											

STERLING RANCH FILING 4
STREET SIGNAGE
SHEET 22 OF 25
JOB NO. 25188.11



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



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

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No.	REVISION	BY	DATE

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

STERLING RANCH FILING 4
STREET SIGNAGE

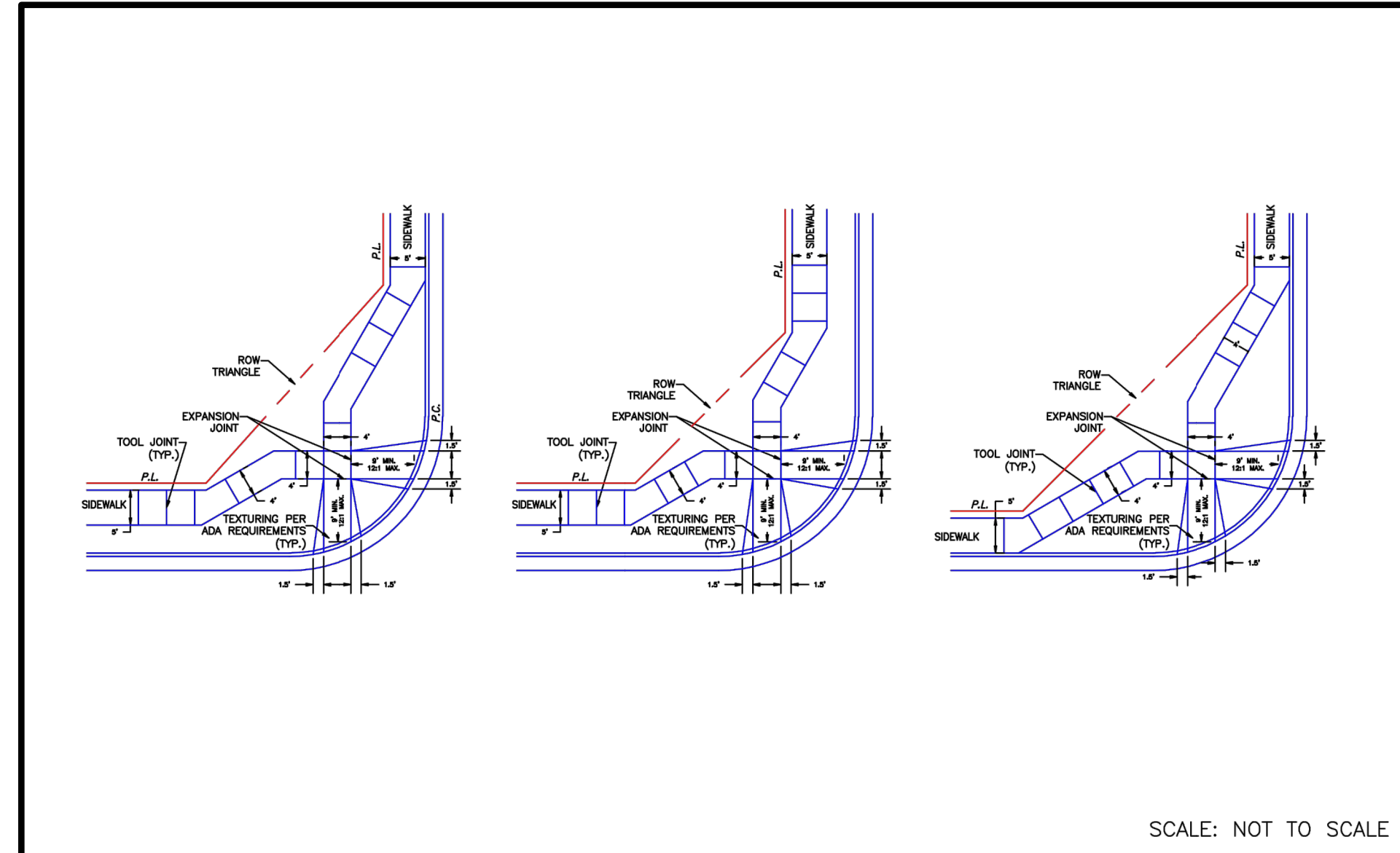
SHEET 23 OF 25
JOB NO. 25188.11

ORIGINAL SCALE: 1" = 60'

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

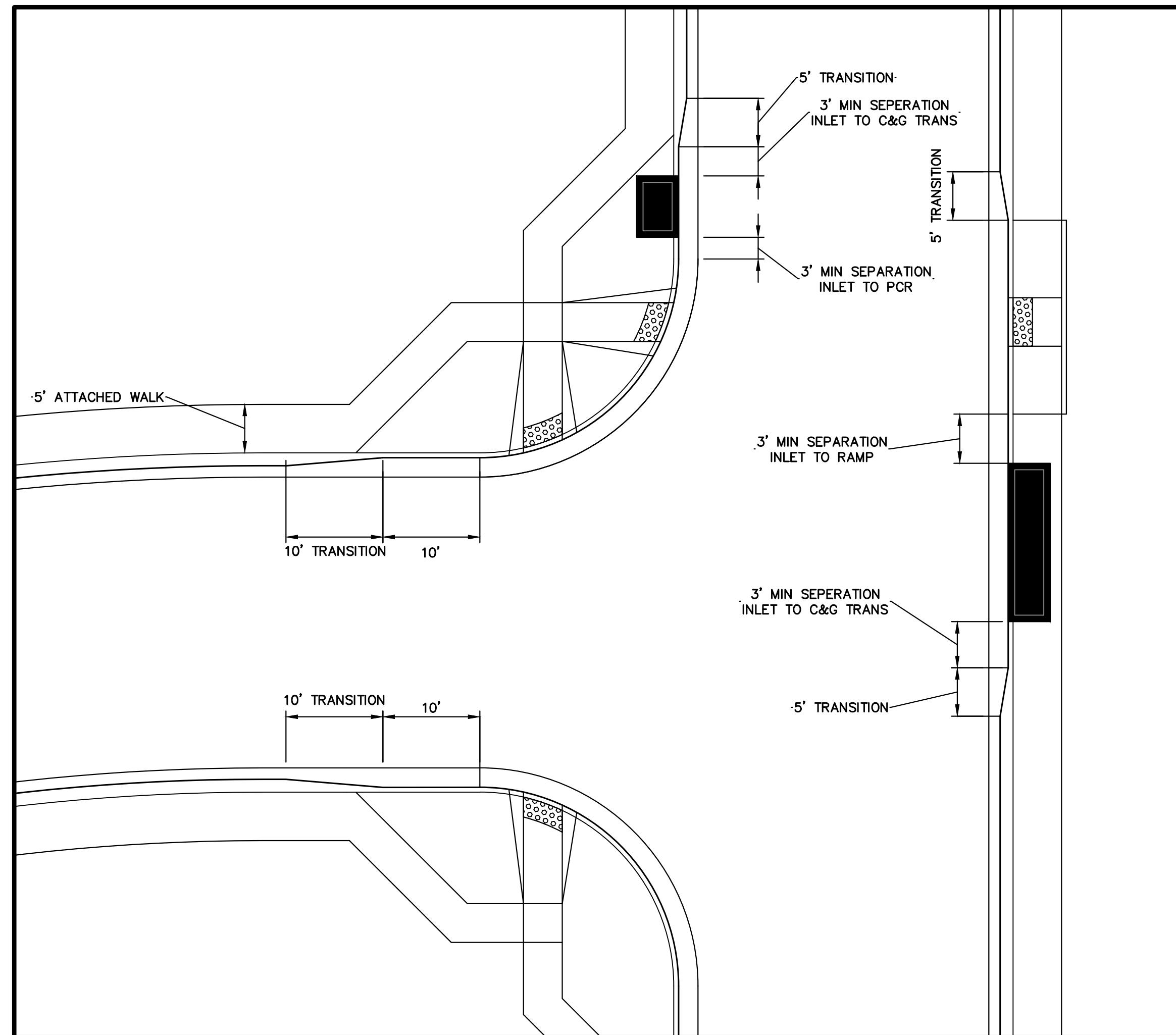
32314
DATE



SCALE: NOT TO SCALE

**PEDESTRIAN INTERSECTION
RAMP DETAIL (SD 2-40)**

SCALE: NTS



CURB RETURN TRANSITION DETAIL

SCALE: NTS

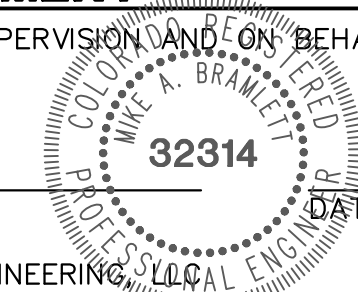


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MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC



H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
STERLING RANCH FILING 4									
DETAILS									
SHEET 25 OF 25									
JOB NO. 25188.11									

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

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STERLING RANCH FILING 4

COUNTY OF EL PASO, STATE OF COLORADO

STORM SEWER PLANS

NOVEMBER 2022

AGENCIES

OWNER/DEVELOPER: SR LAND, LLC
20 BOULDER CRESCENT, SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY (719) 471-1742

CIVIL ENGINEER: JR ENGINEERING, LLC
5475 TECH CENTER DRIVE
COLORADO SPRINGS, CO 80919
MIKE BRAMLETT P.E. (303) 267-6240

COUNTY ENGINEERING: EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
JEFF RICE, P.E. (719) 520-6300

TRAFFIC ENGINEERING: EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS
3275 AKERS DRIVE
COLORADO SPRINGS, CO 80922
JOSHUA PALMER, P.E. (719) 520-6460

WATER RESOURCES: STERLING RANCH METRO DISTRICT ENGINEERS
JDS-HYDRO CONSULTANTS
545 E. PIKES PEAK AVE., SUITE 300
COLORADO SPRINGS, CO 80903
JOHN MCGINN (719) 668-8769

FIRE DISTRICT: BLACK FOREST FIRE PROTECTION DISTRICT
11445 TEACHOUT ROAD
COLORADO SPRINGS, CO 80908
CHIEF BRYAN JACK (719) 495-4300

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

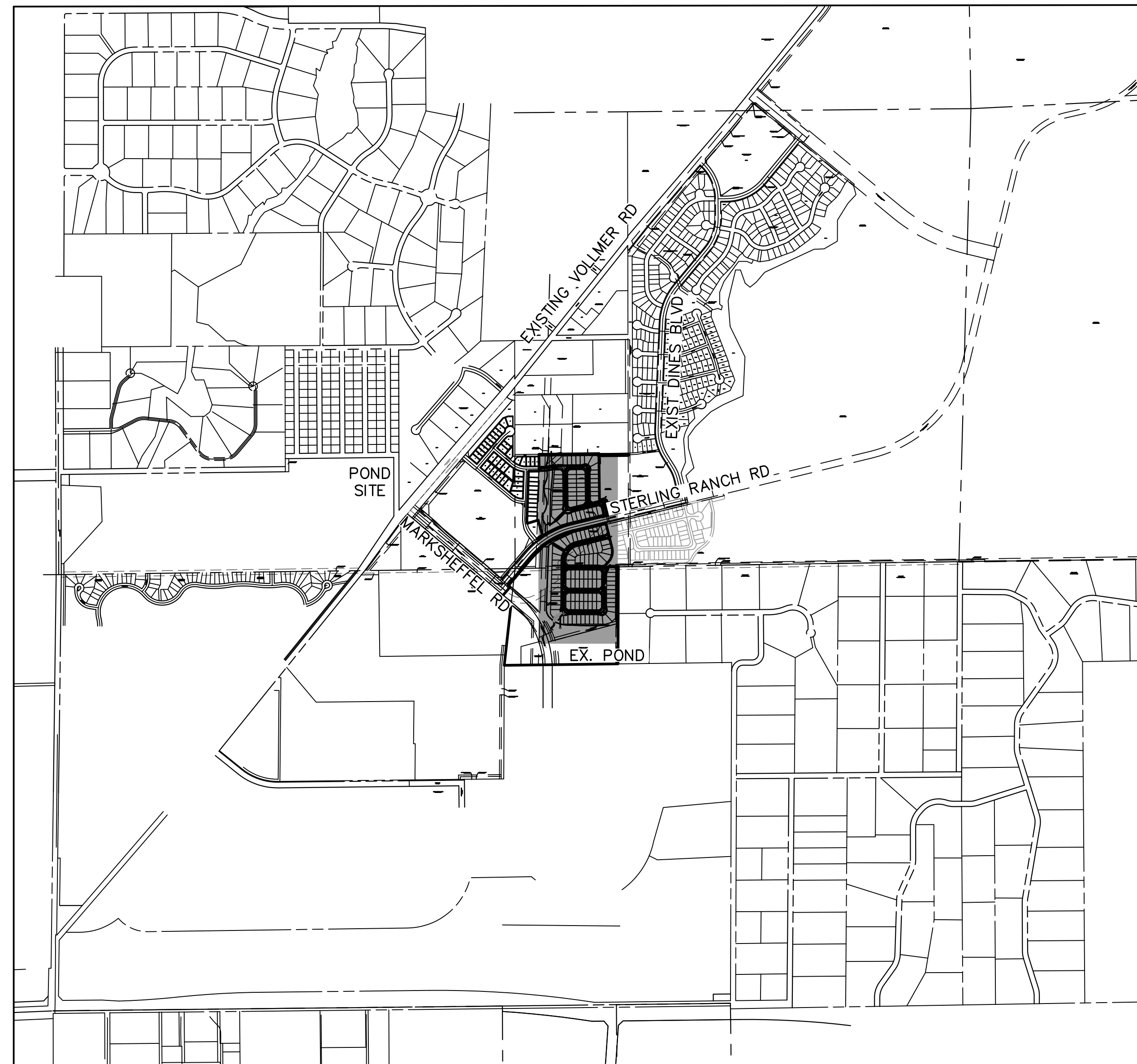
COMMUNICATIONS: QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987
AT&T (LOCATORS) (719) 635-3674

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
3-11 STORM SEWER PLANS
12-13 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.

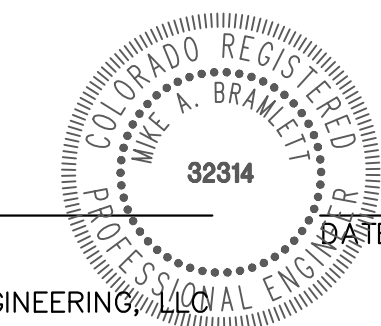
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF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

JOSHUA PALMER, P.E. _____ DATE _____

COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

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



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

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
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

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY		DATE	
								1"	1000'	N/A	11/18/22

STERLING RANCH FILING 4
COVER SHEET

SHEET 1 OF 13

JOB NO. 25188.11



Know what's below.
Call before you dig.

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

SOIL RIPRAP NOTES:

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

STRUCTURAL CONCRETE NOTES:

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

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

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

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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, 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 Washitan Company



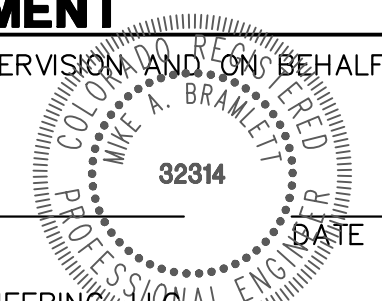
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 Fort Collins 970-491-9888 • www.jrengineering.com

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

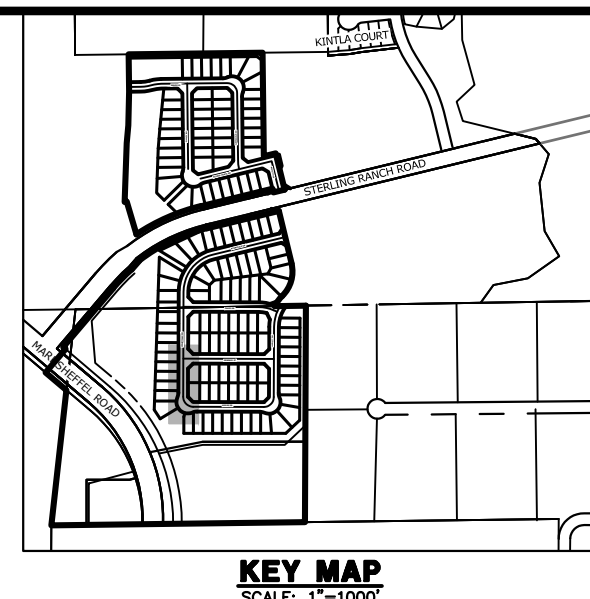
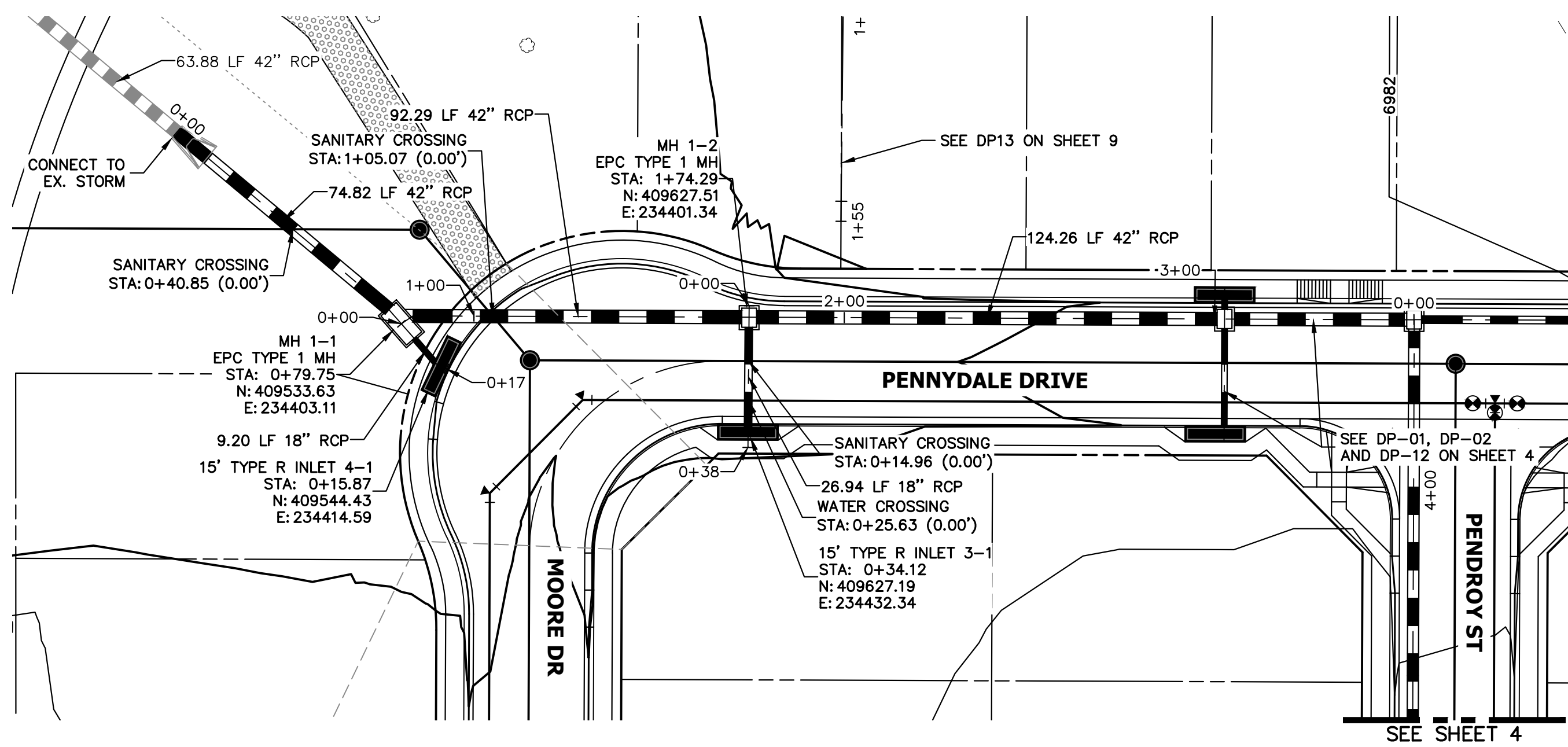
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GENERAL NOTES

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

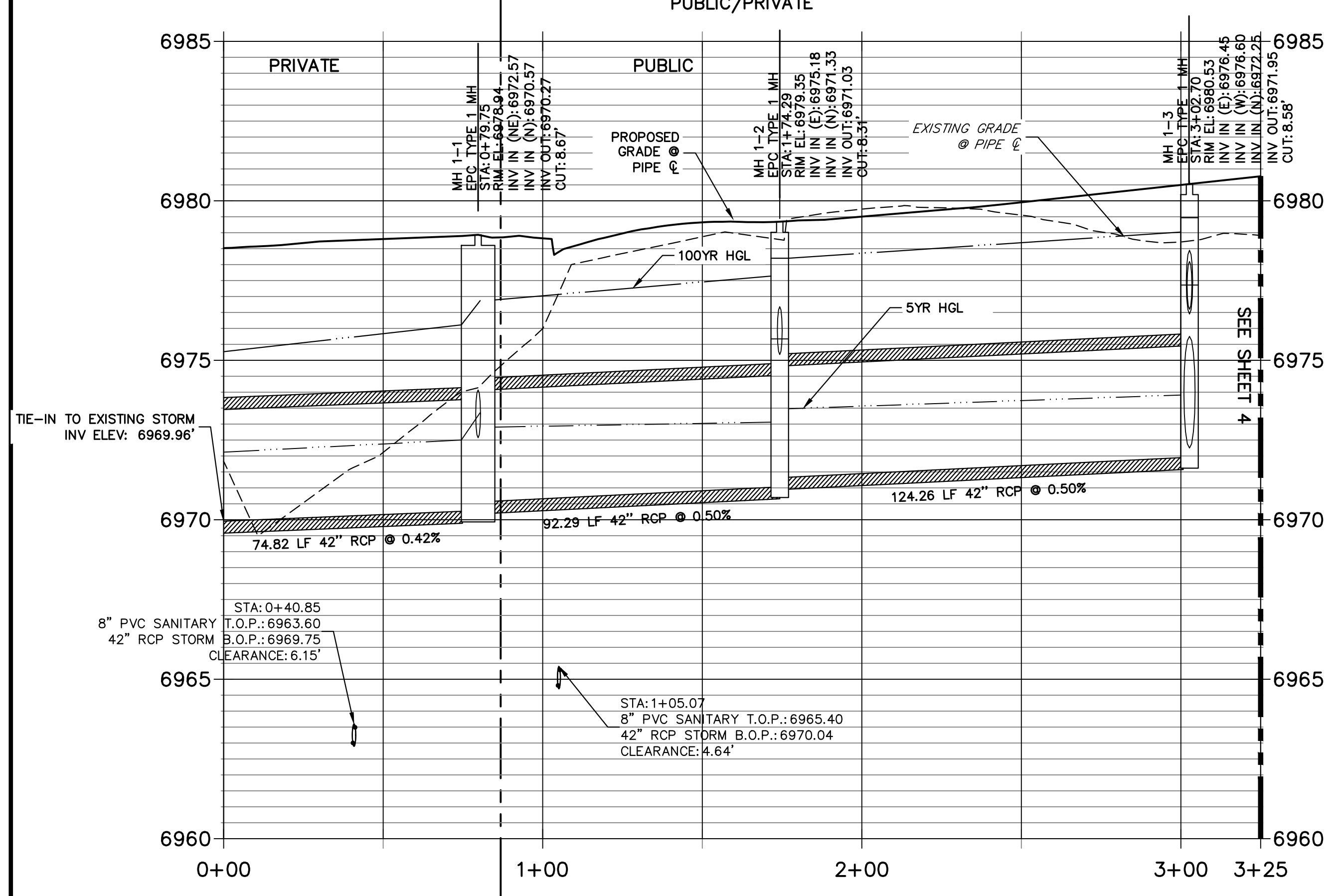


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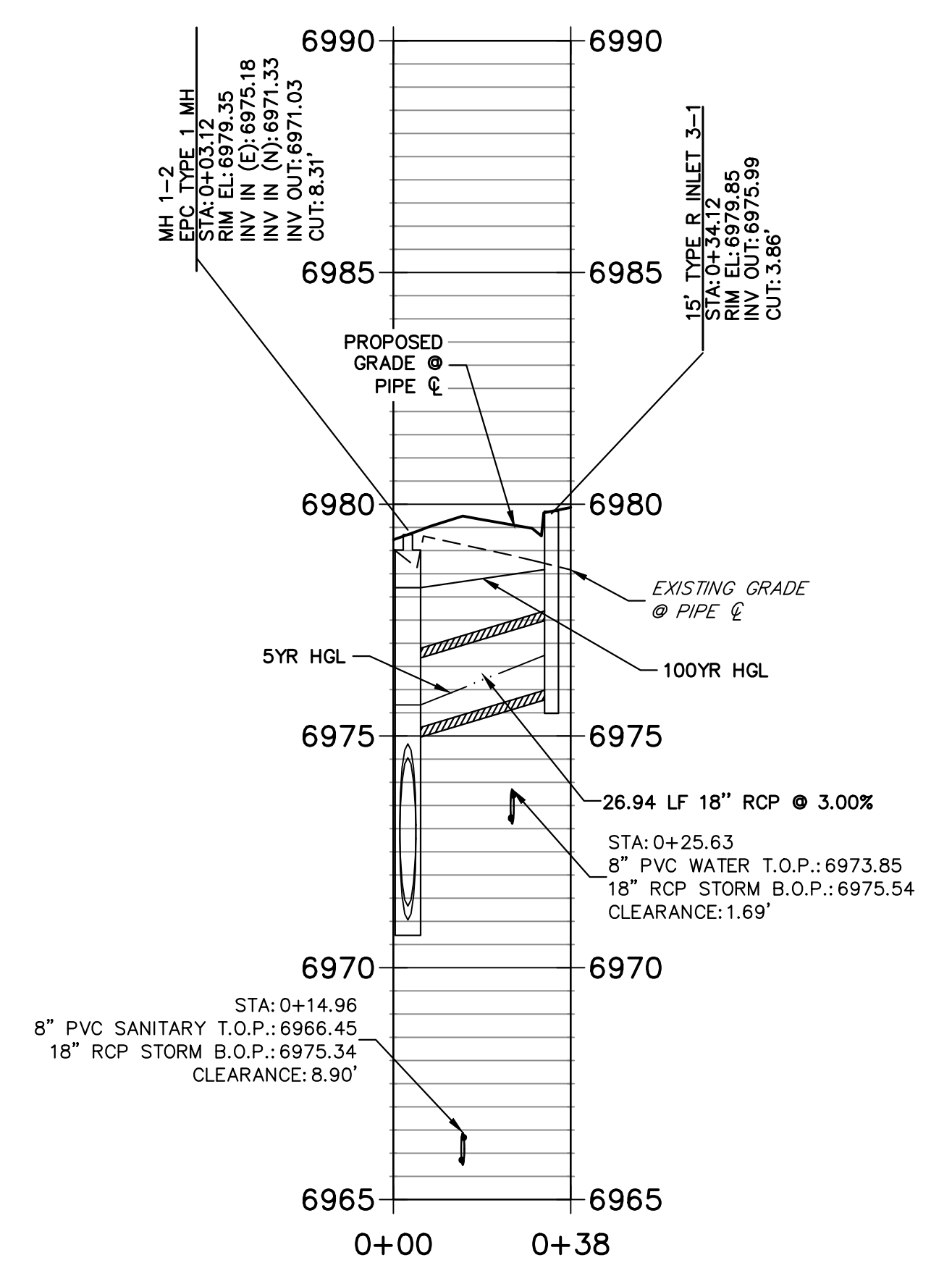
PREPARED FOR
SR LAND, LLC
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 SUITE 201
 COLORADO SPRINGS, CO 80903
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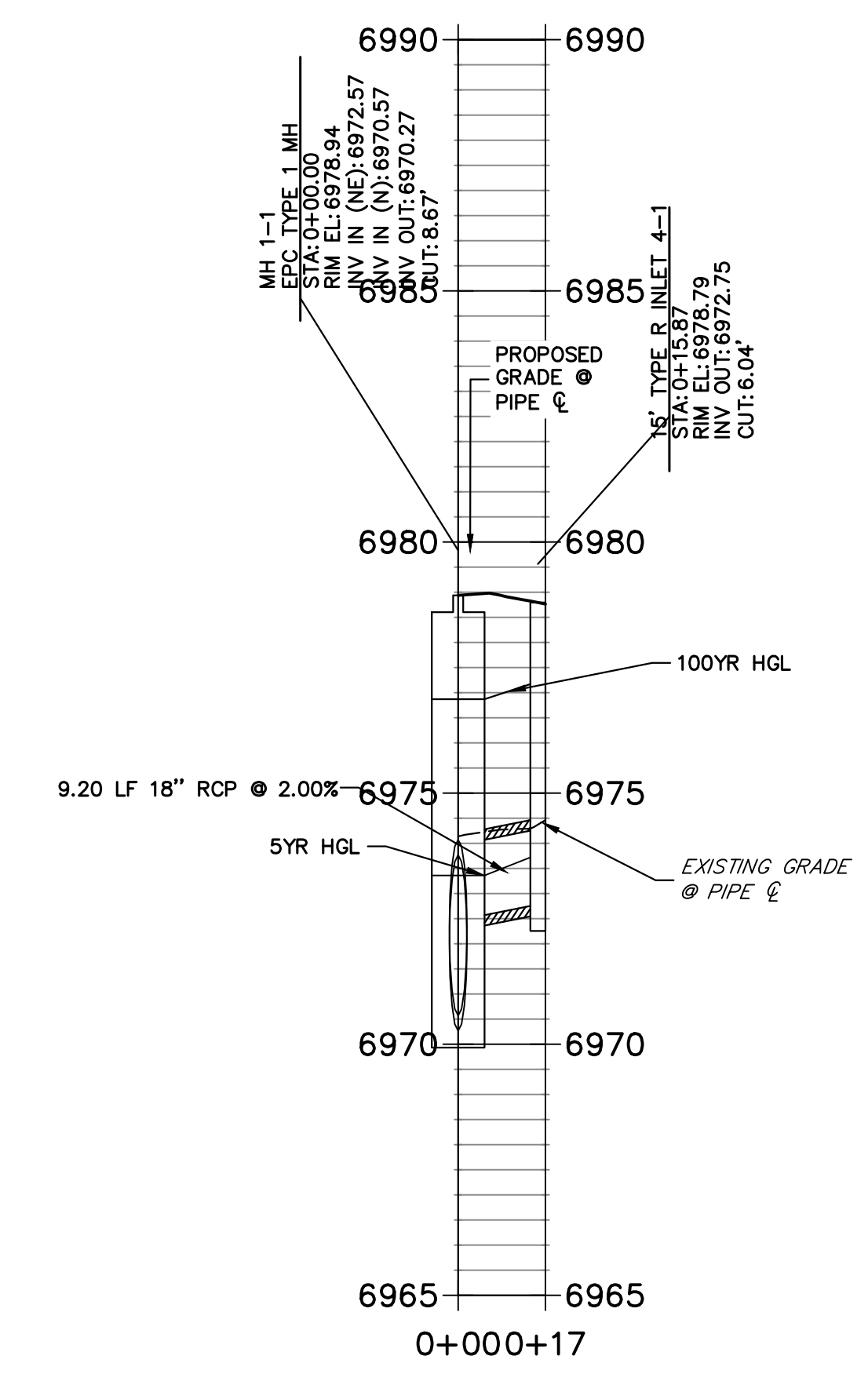
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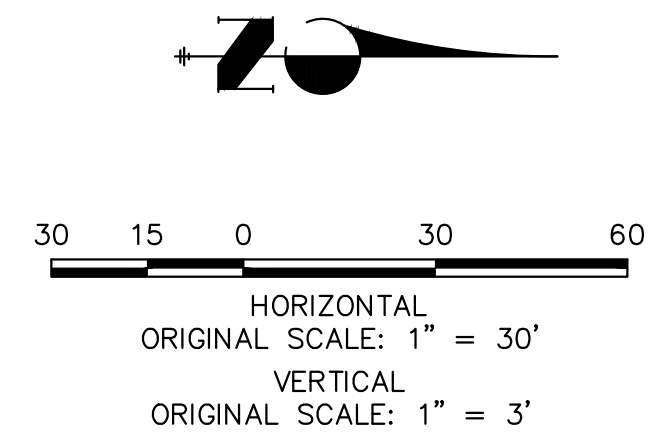
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DP-04 PROFILE
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NOTE:
 ADD WATER TIGHT JOINT
 WHEN 100 YR HGL SHOWS
 PIPE FULLY INUNDATED

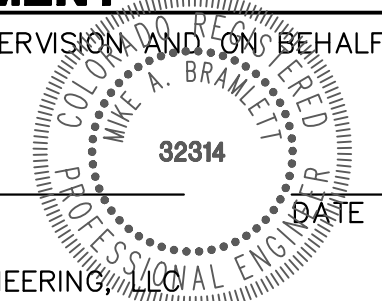


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 Know what's below.
 Call before you dig.

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



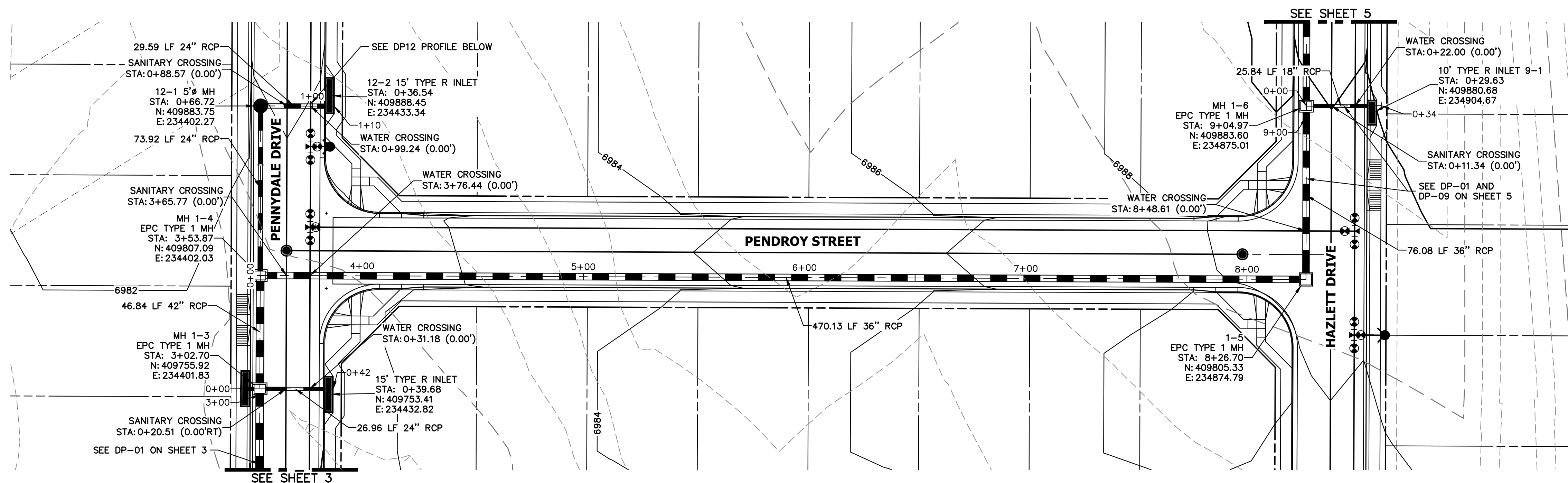
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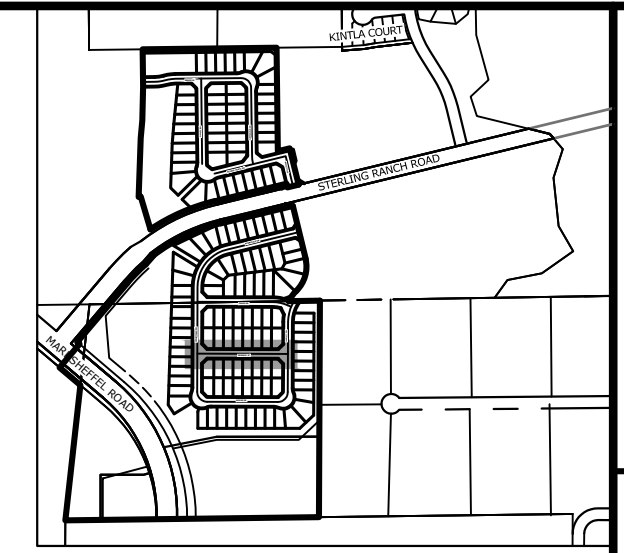
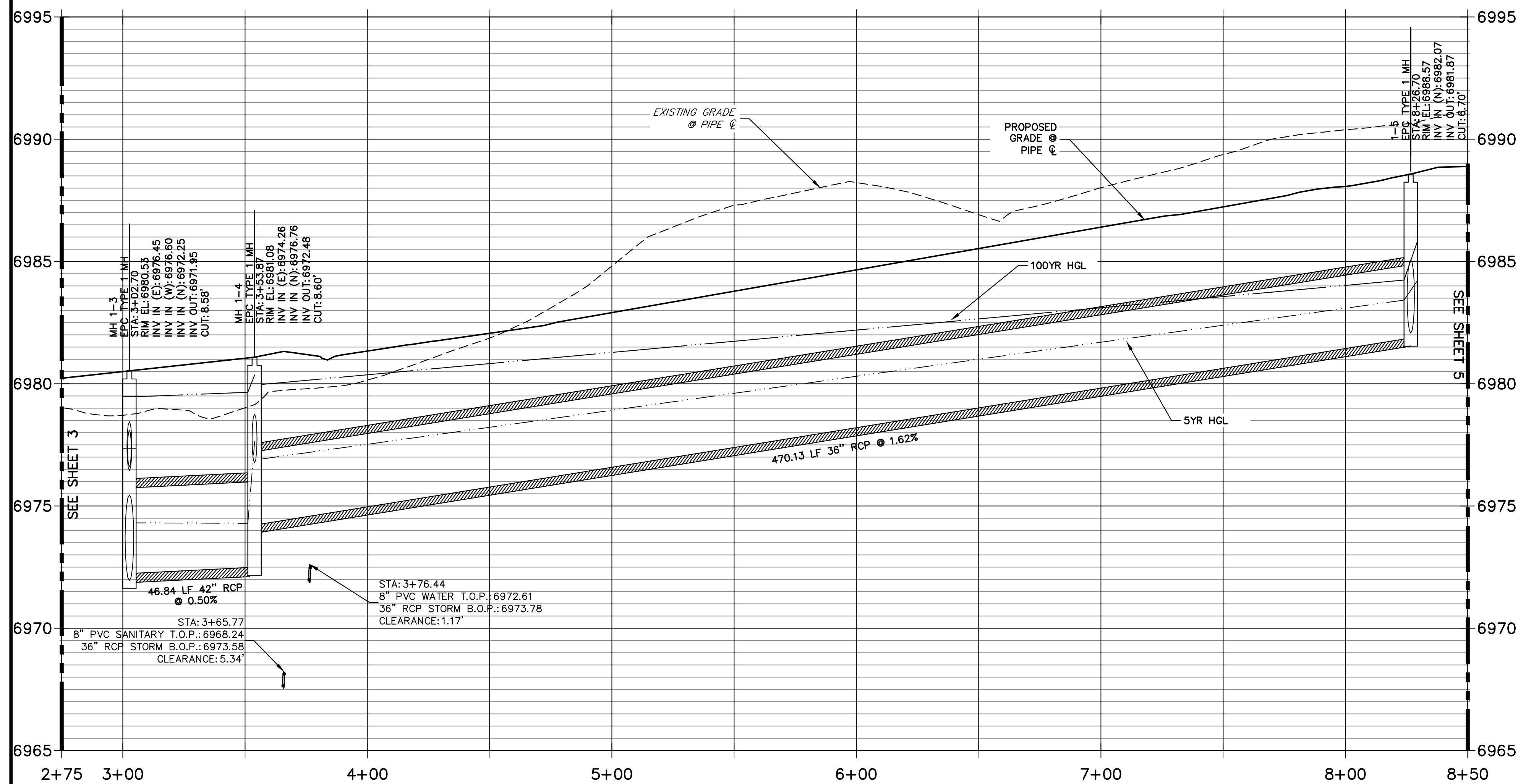
STORM SEWER PLAN

SHEET 3 OF 13

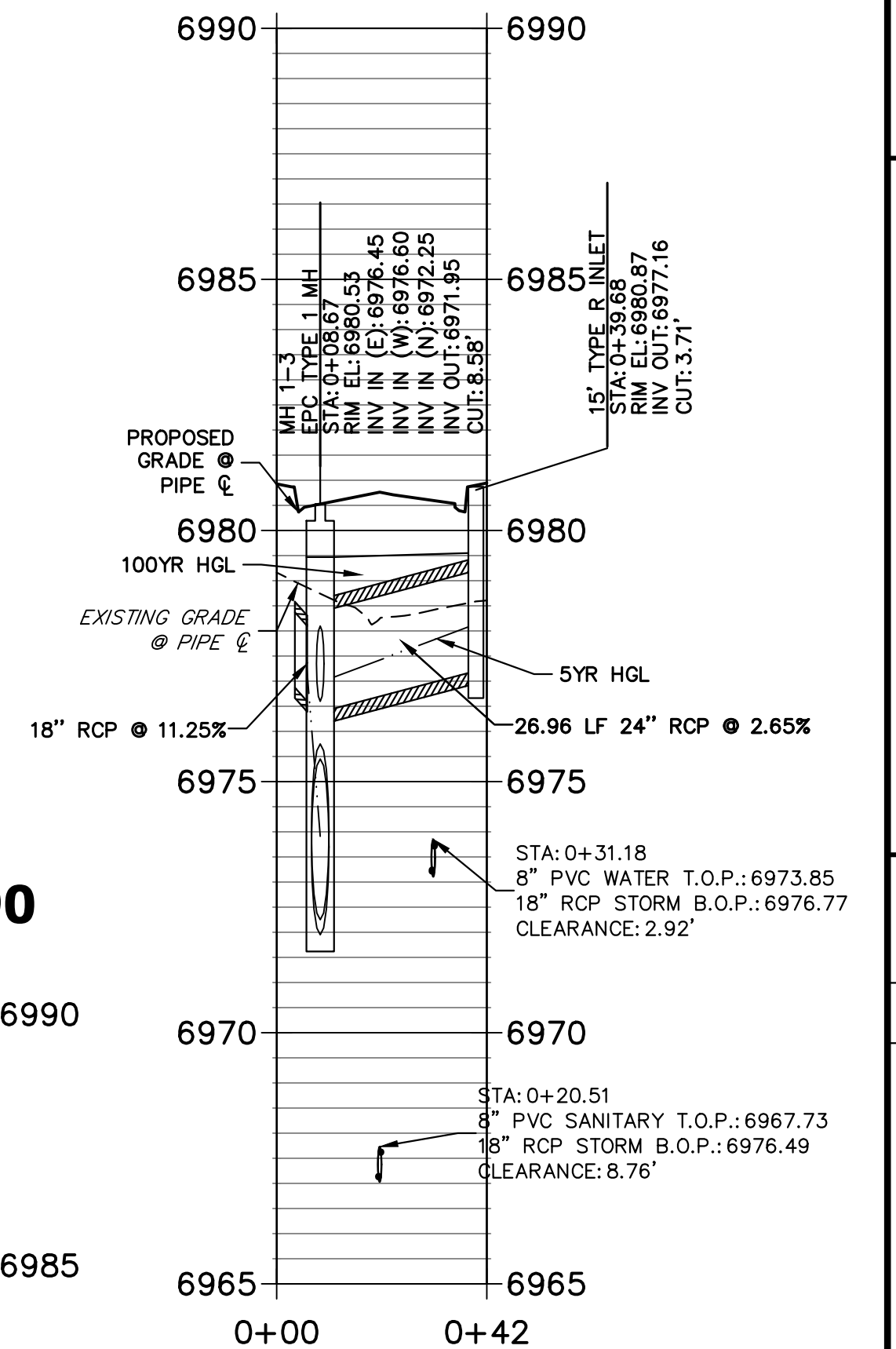
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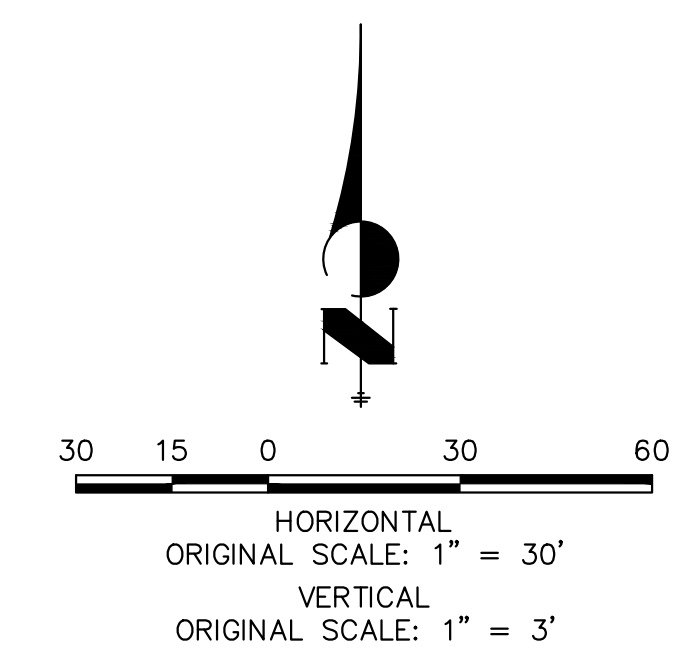
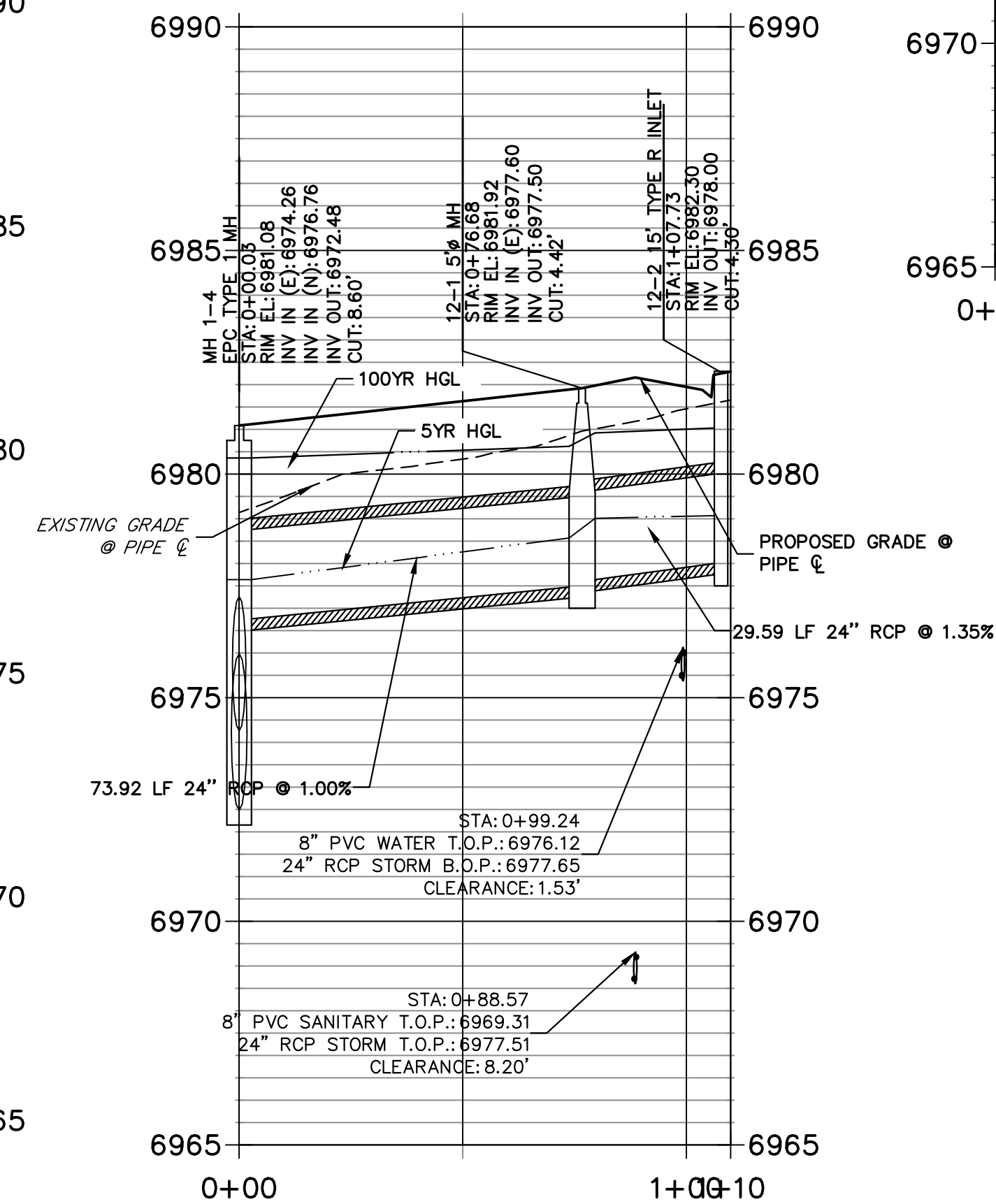
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DP-02 PROFILE
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 PUBLIC



DP12 PROFILE
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 PUBLIC



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



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

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

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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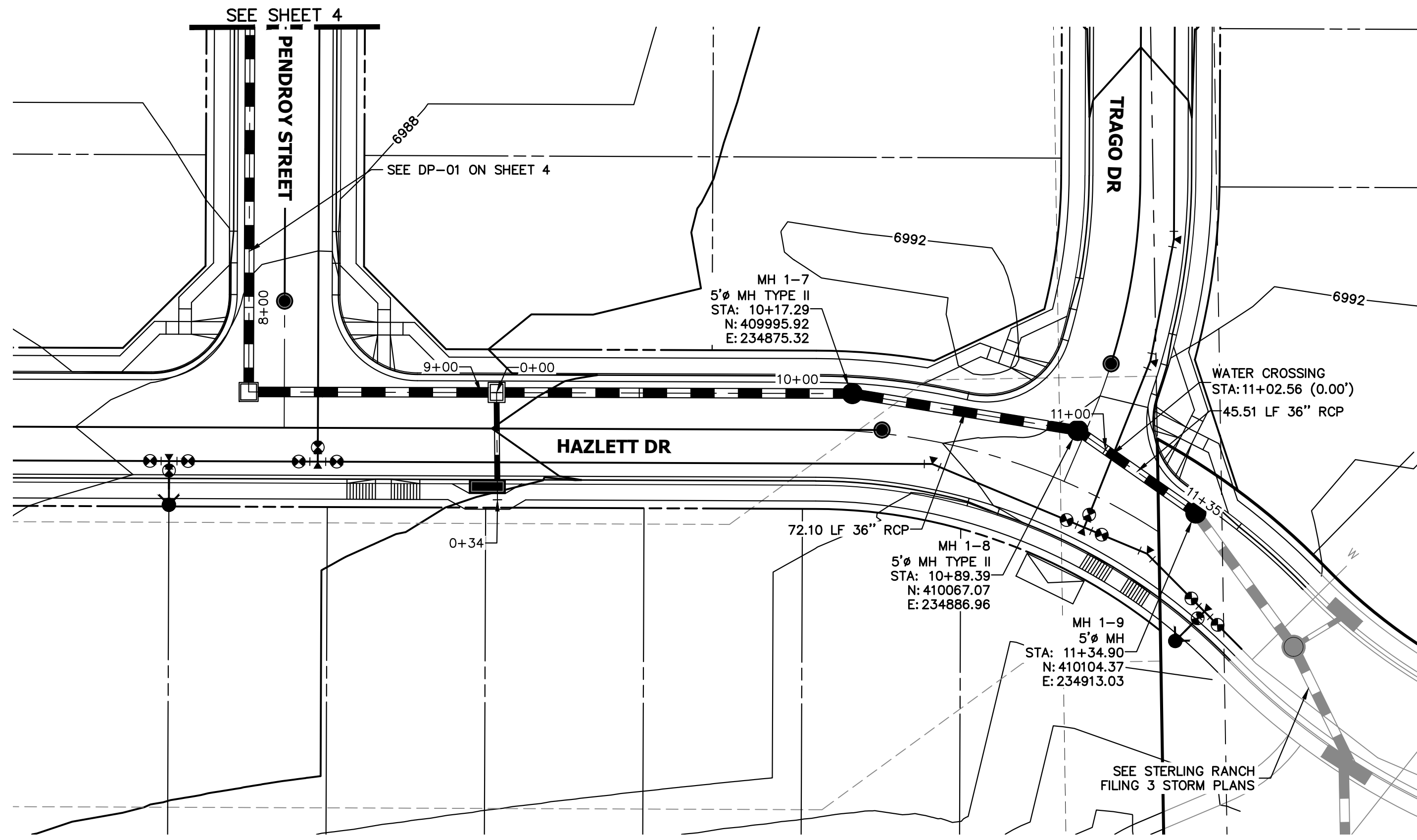
BY	DATE	No.	REVISION

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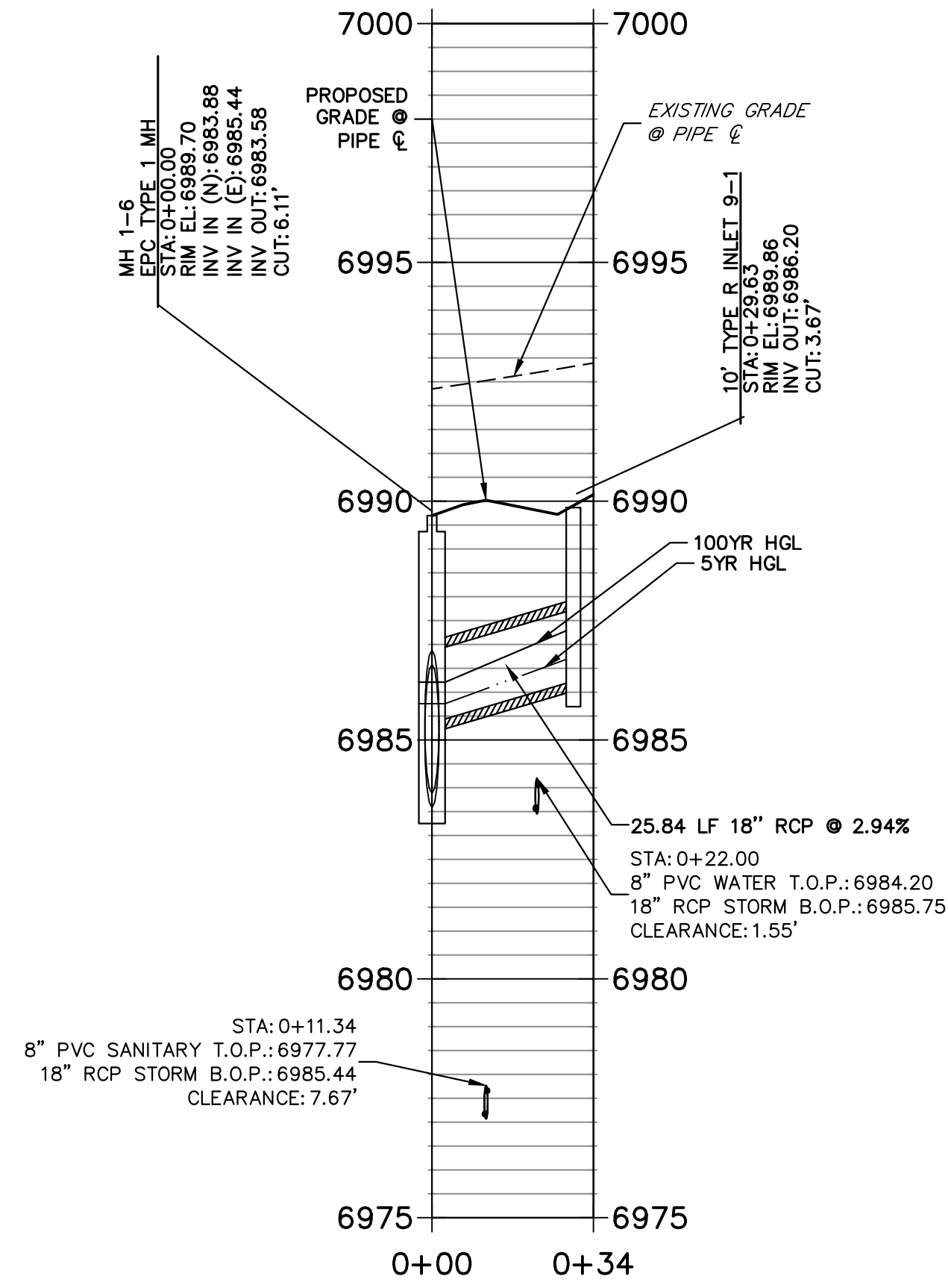
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STORM SEWER PLAN

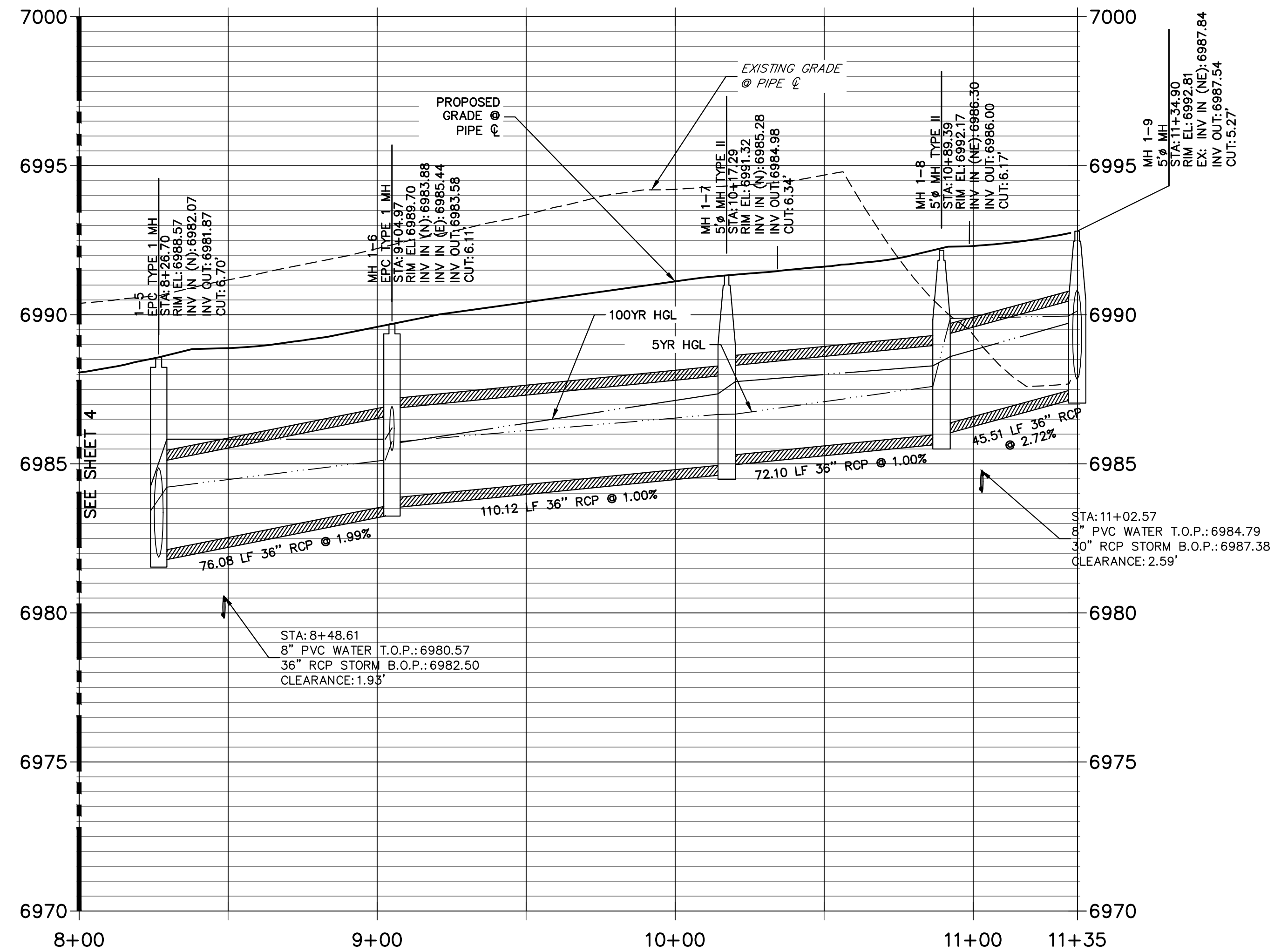
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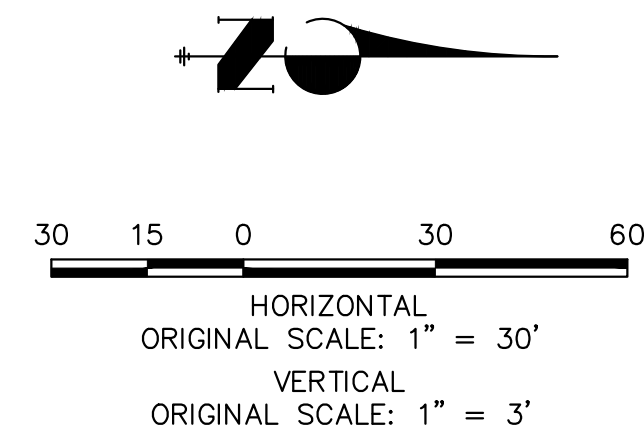
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DP-01 PROFILE
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 PUBLIC



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 PIPE FULLY INUNDATED

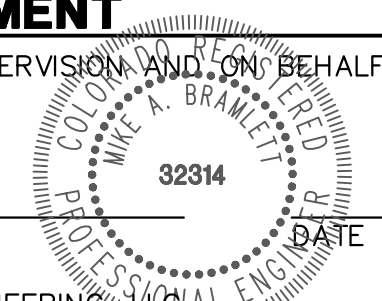


811
 Know what's below.
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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



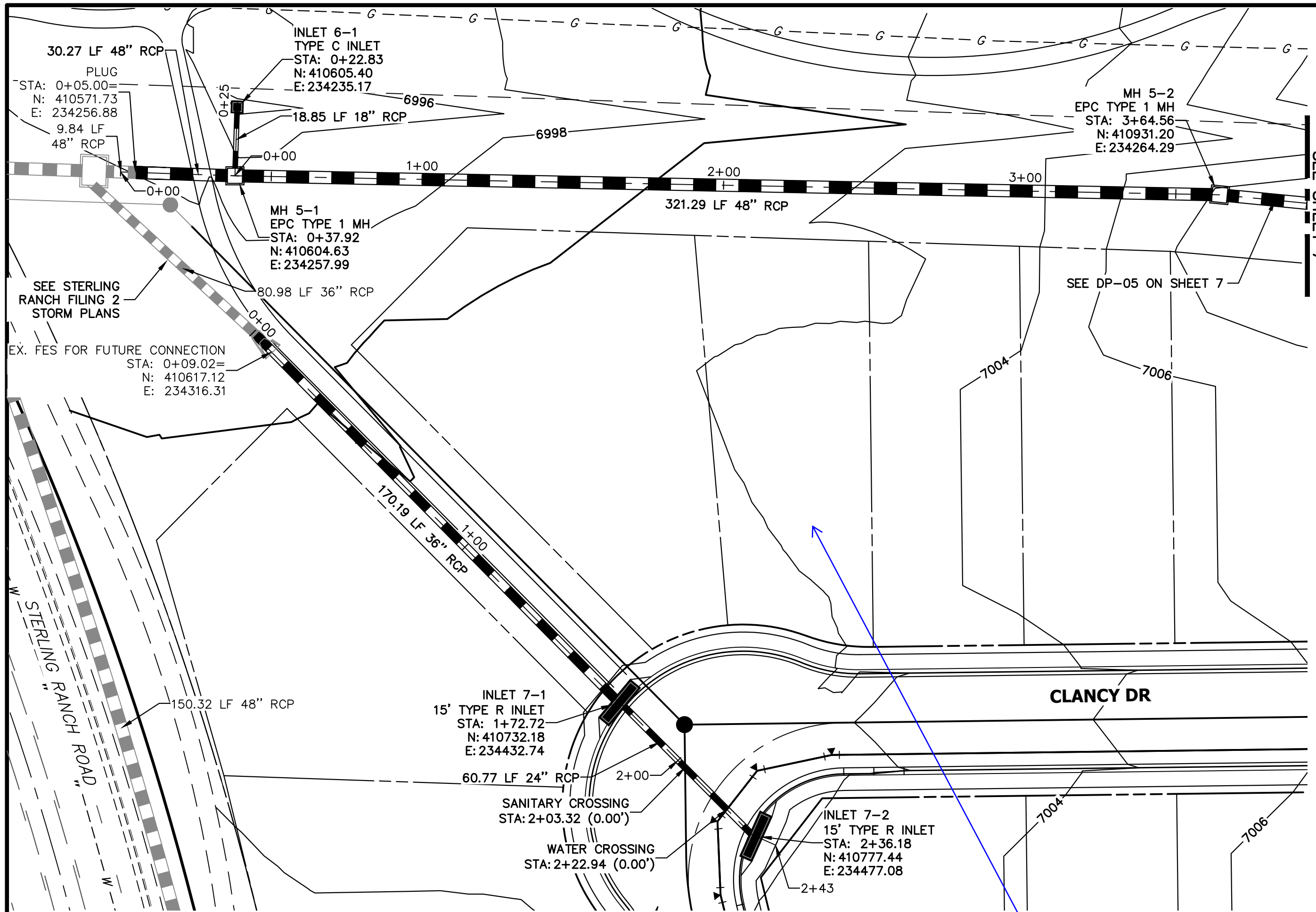
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 20 BOULDER CRESCENT
 SUITE 201
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 471-1742

J.R. ENGINEERING
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1"	30'		
V-	SCALE		
DATE	11/18/22		
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CHECKED BY			

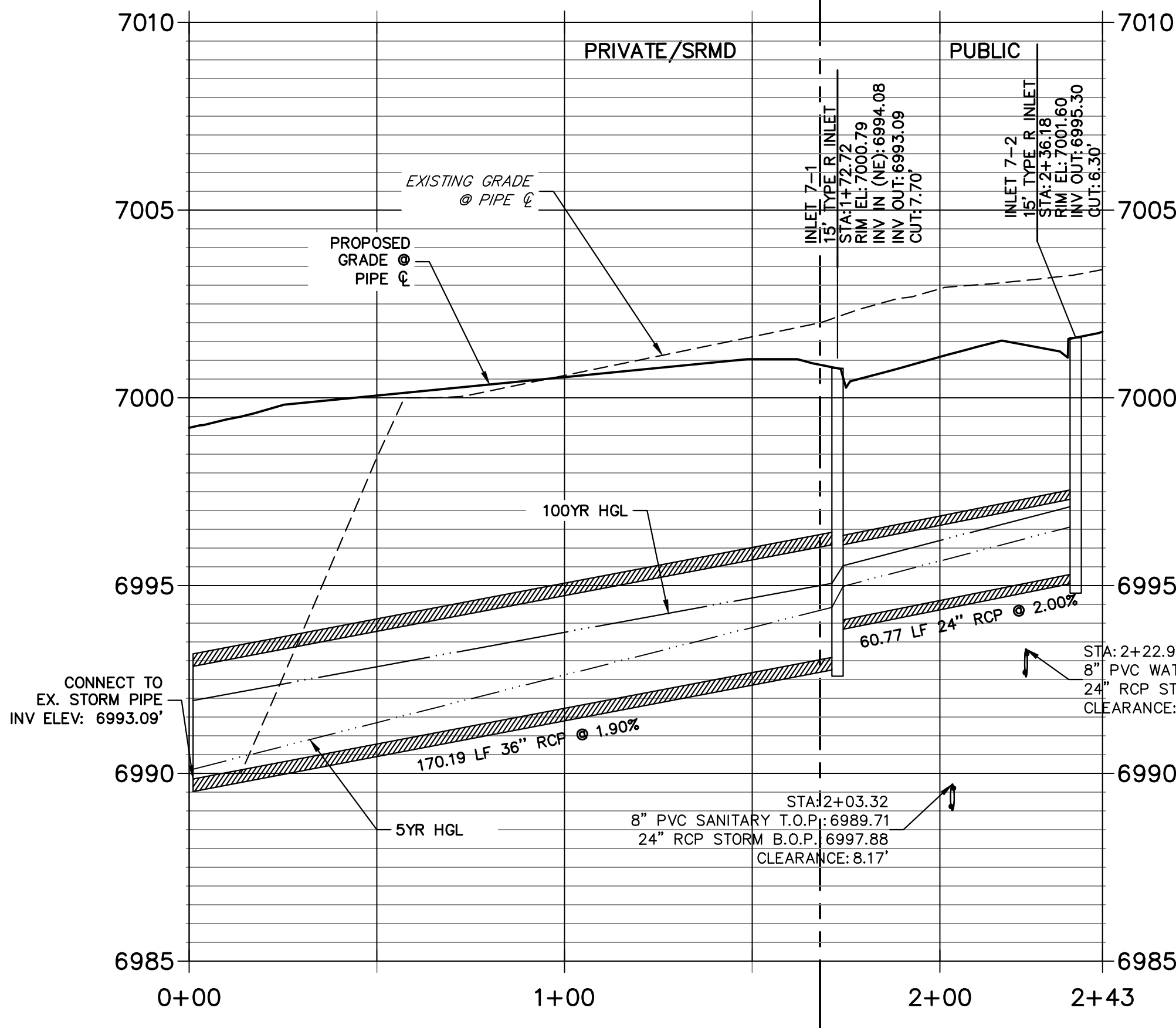
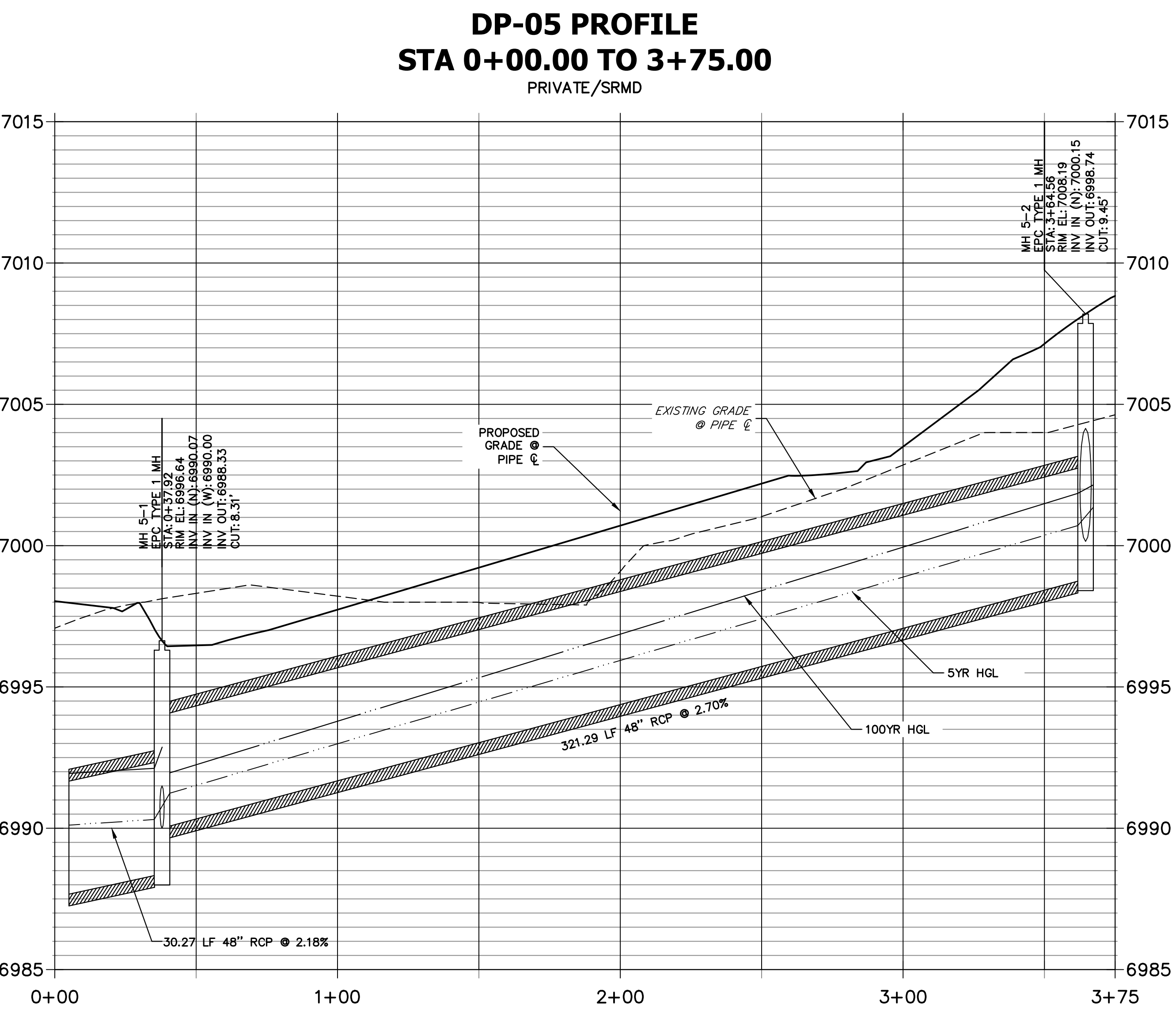
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 STORM SEWER PLAN



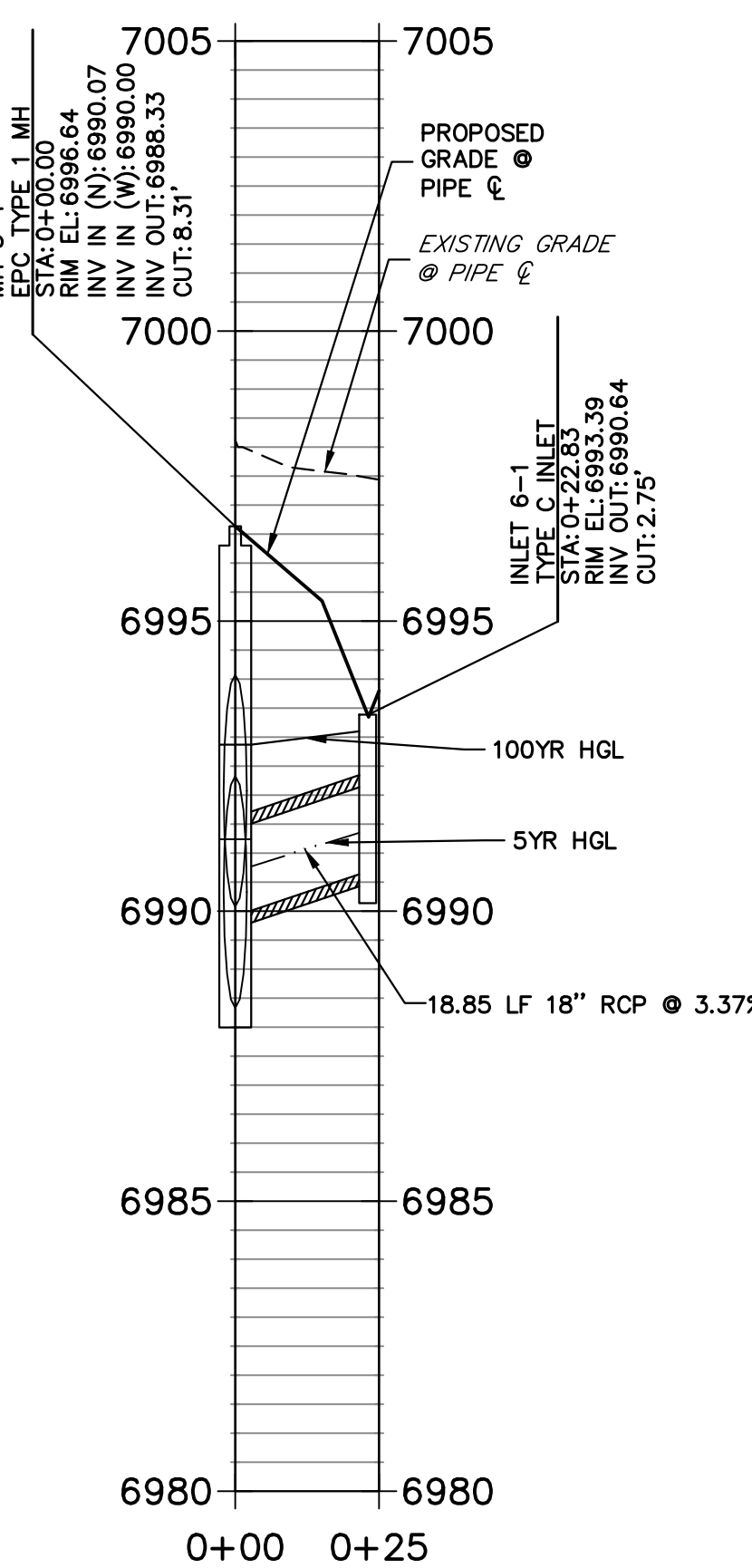
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PUBLIC/PRIVATE/SRMD

Label lot numbers on all sheets

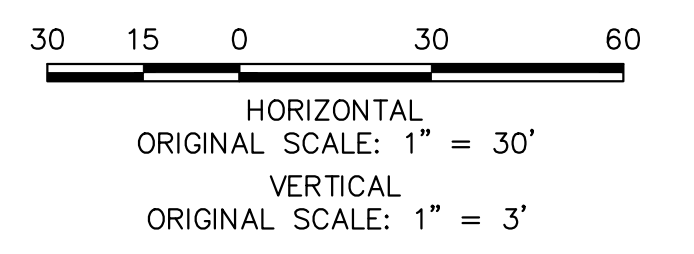
JR Response: Labeled



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

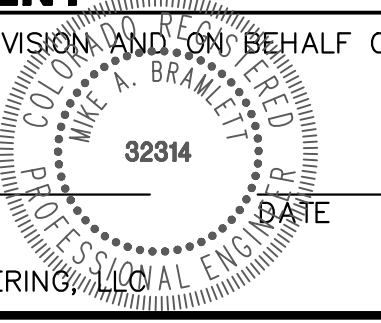


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COLORADO P.E. 32314
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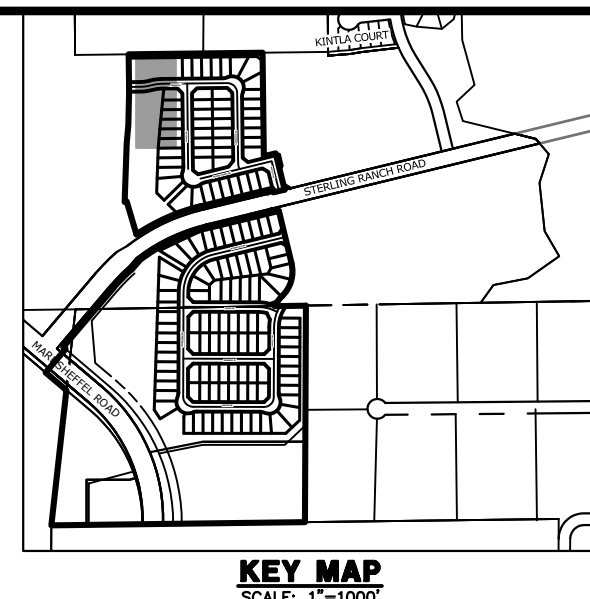
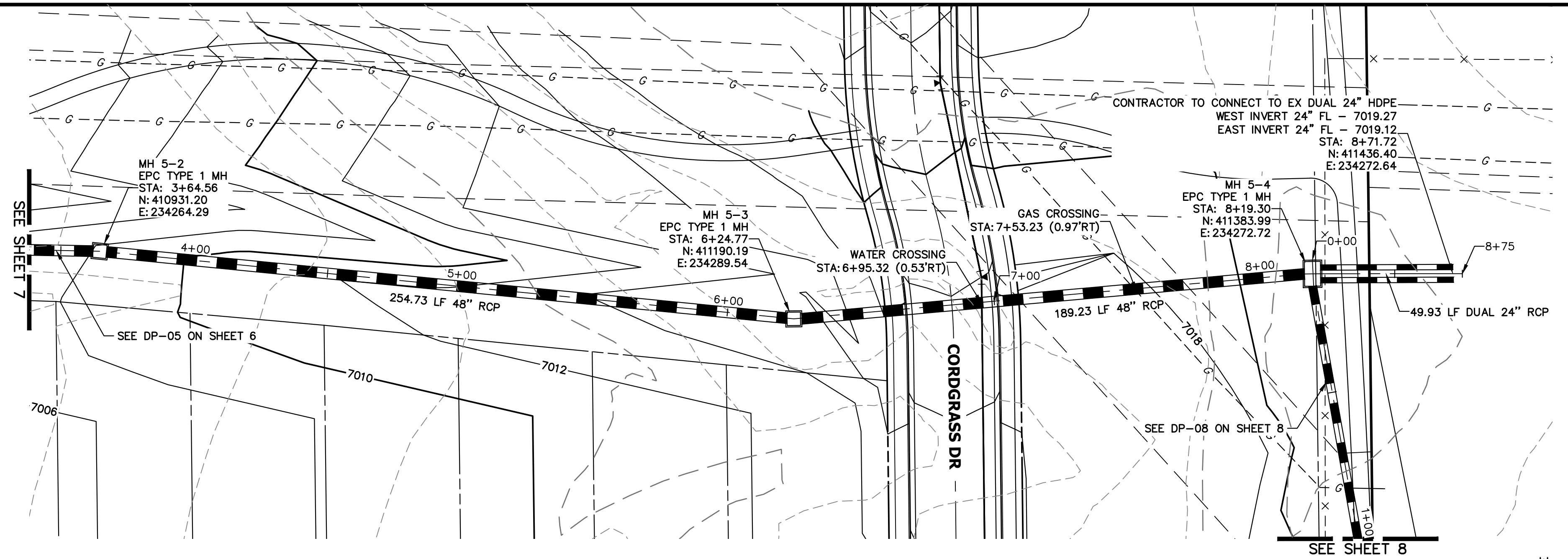


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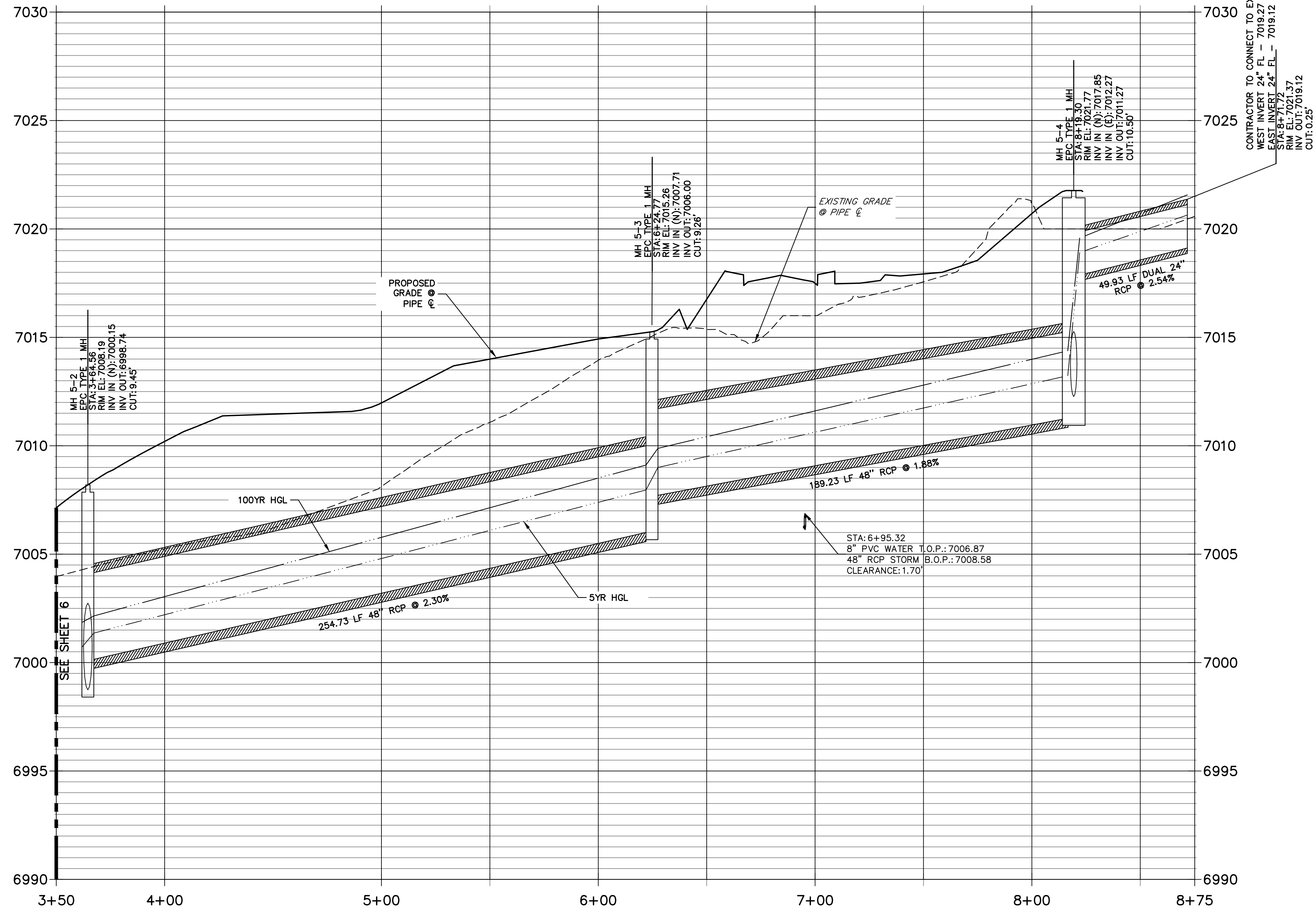
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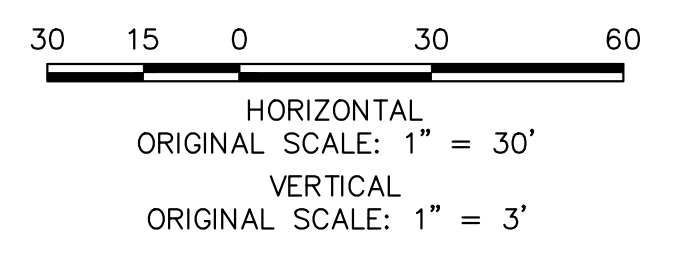
No.	REVISION	BY	DATE



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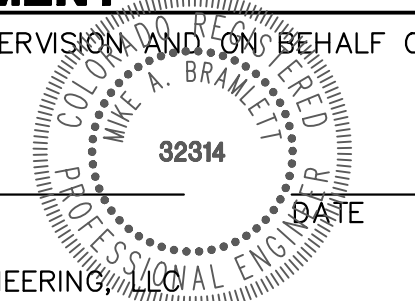


NOTE:
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 WHEN 100 YR HGL SHOWS
 PIPE FULLY INUNDATED



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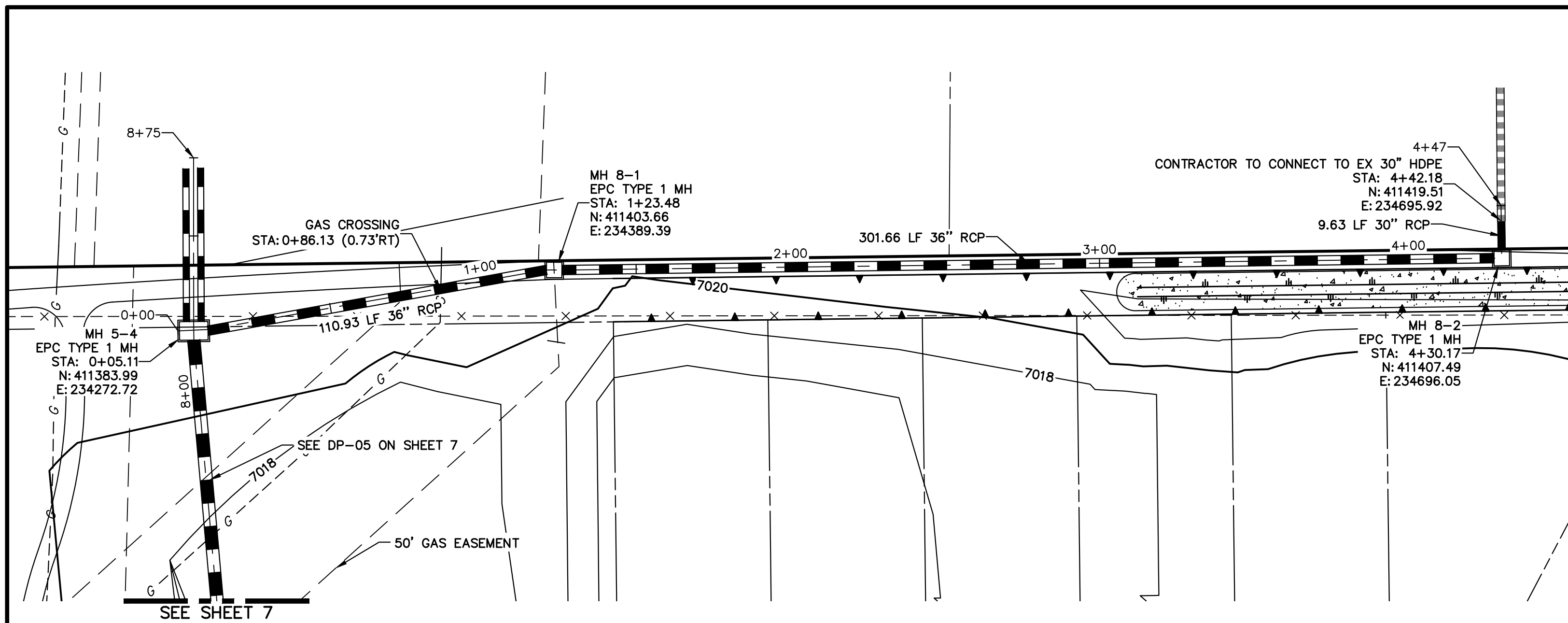
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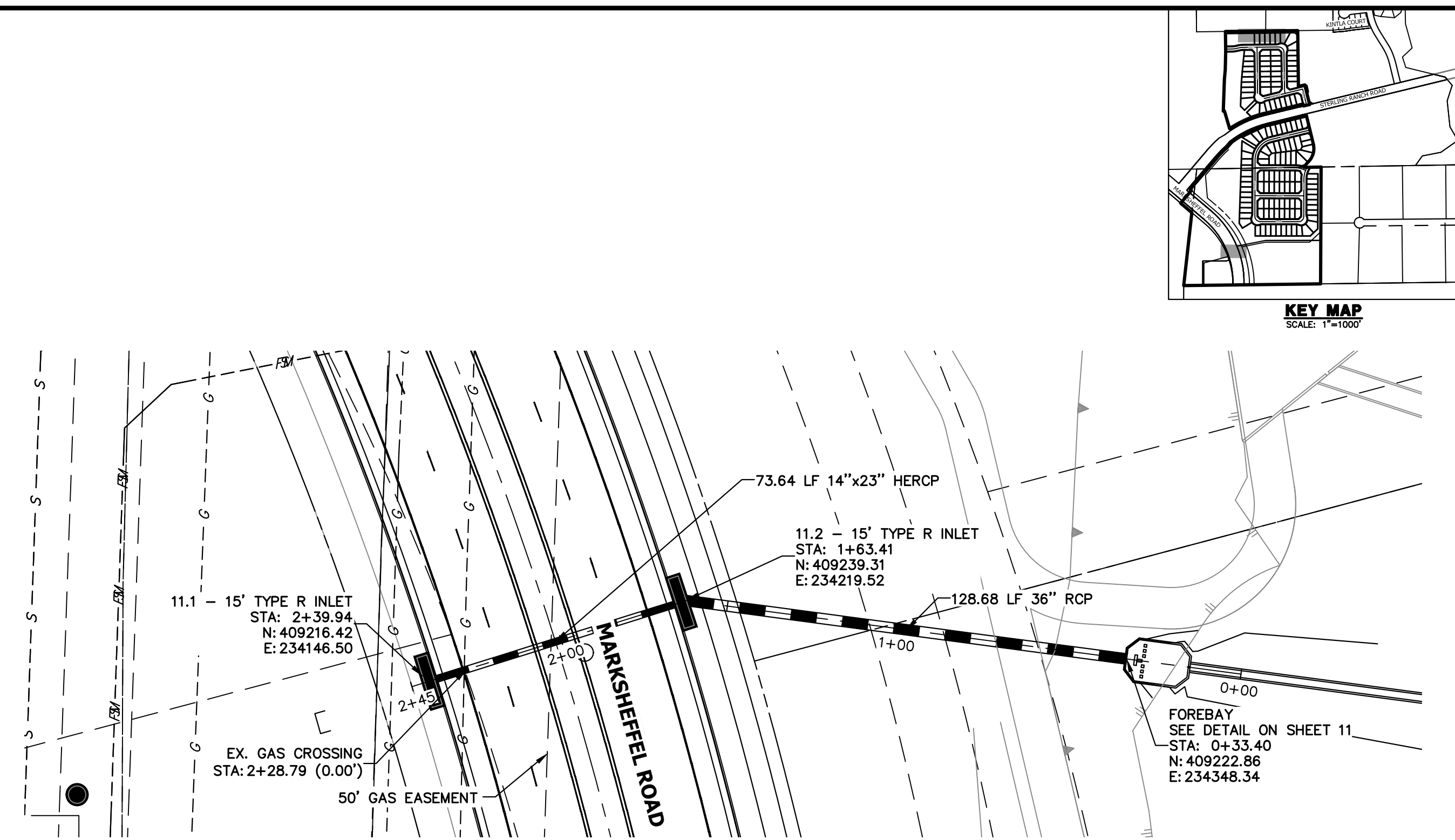
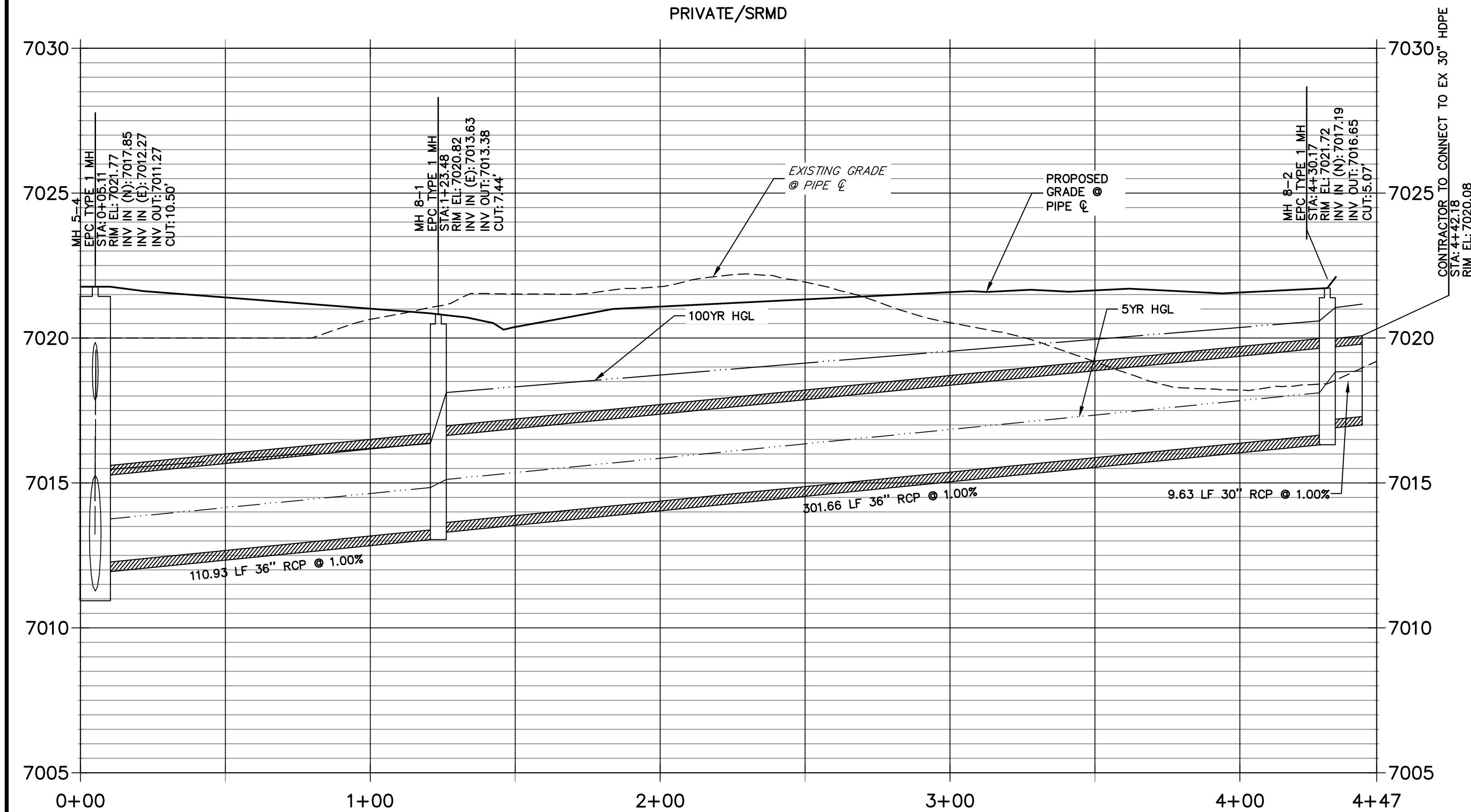
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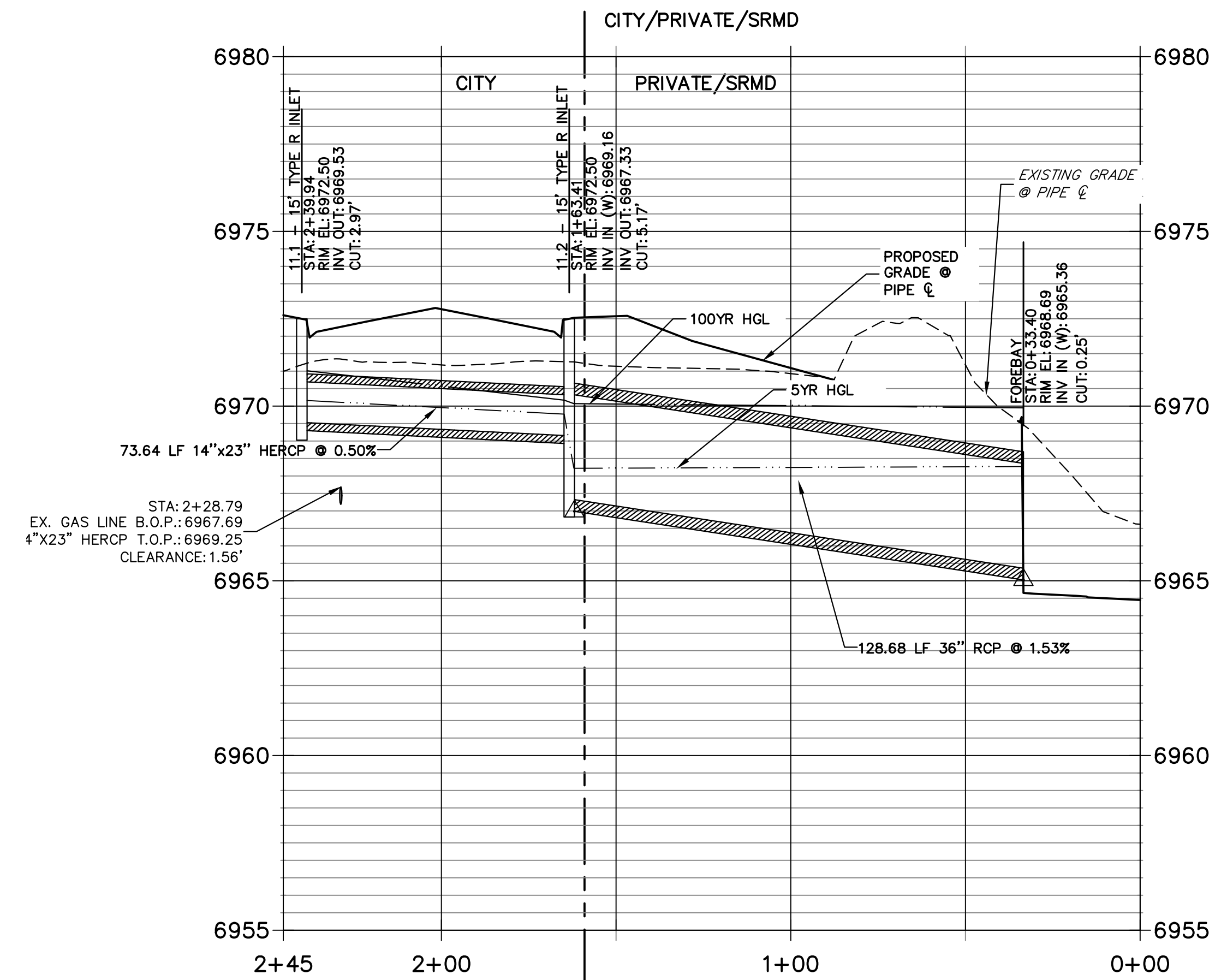
STERLING RANCH FILING 4
 STORM SEWER PLAN
 SHEET 7 OF 13
 JOB NO. 25188.11



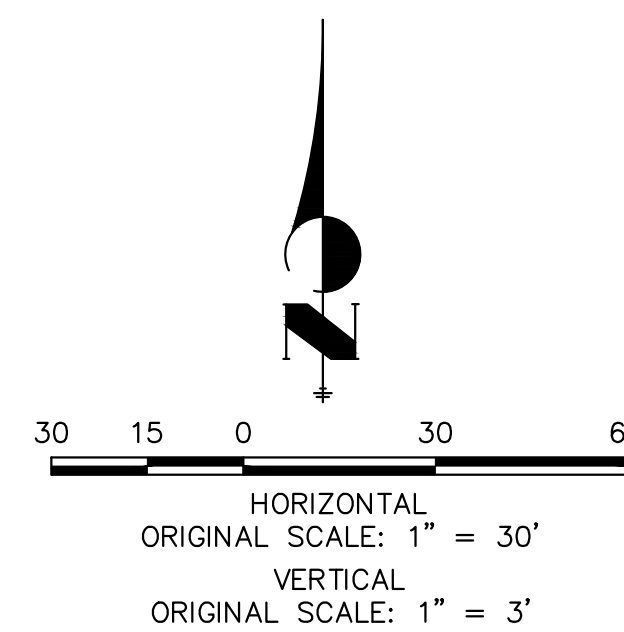
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DP11 PROFILE
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 CITY/PRIVATE/SRMD



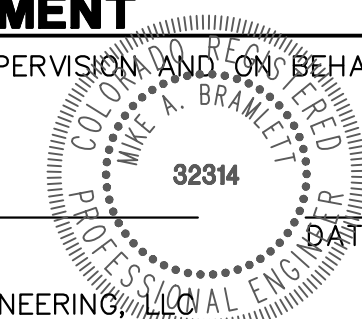
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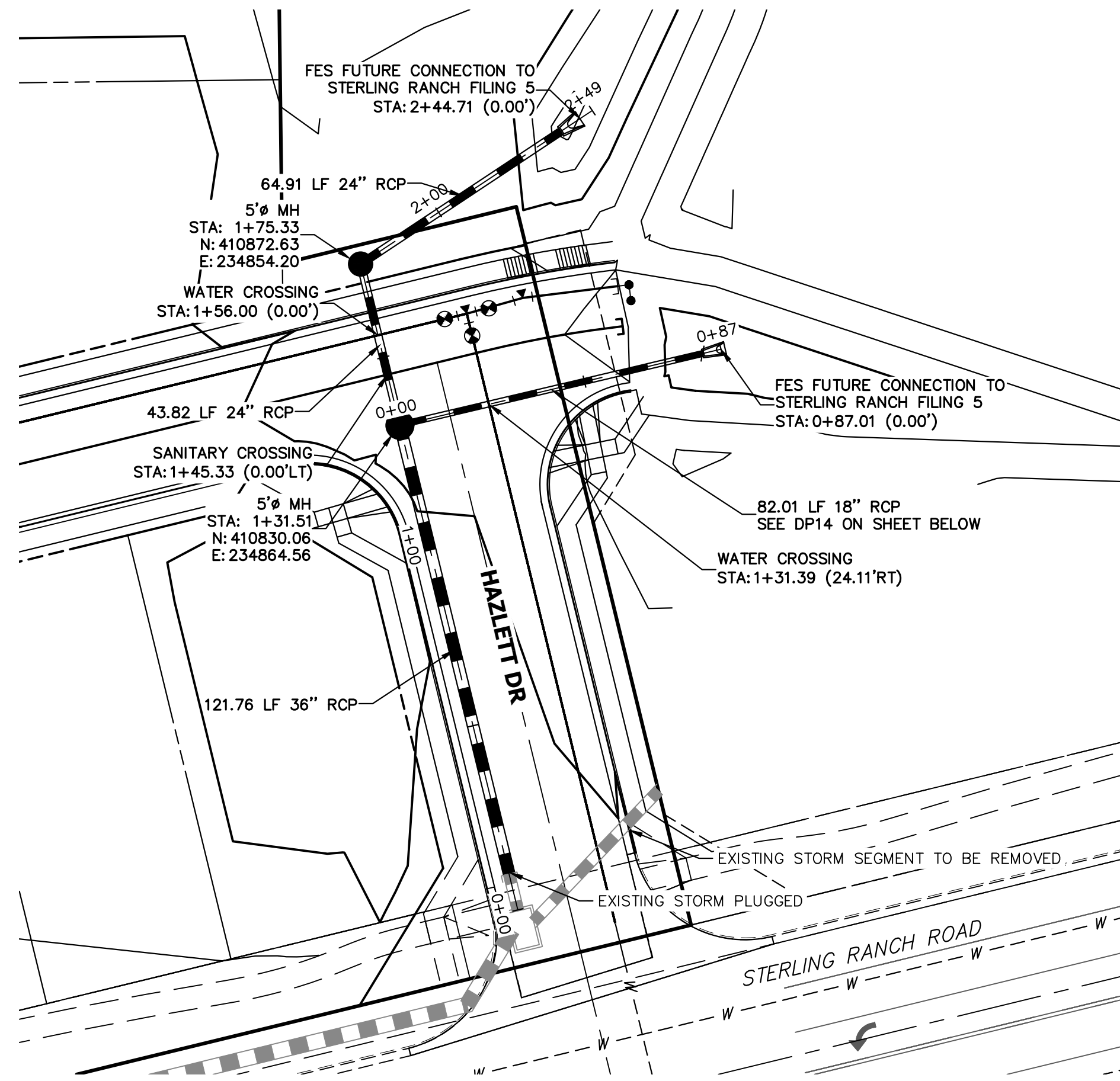
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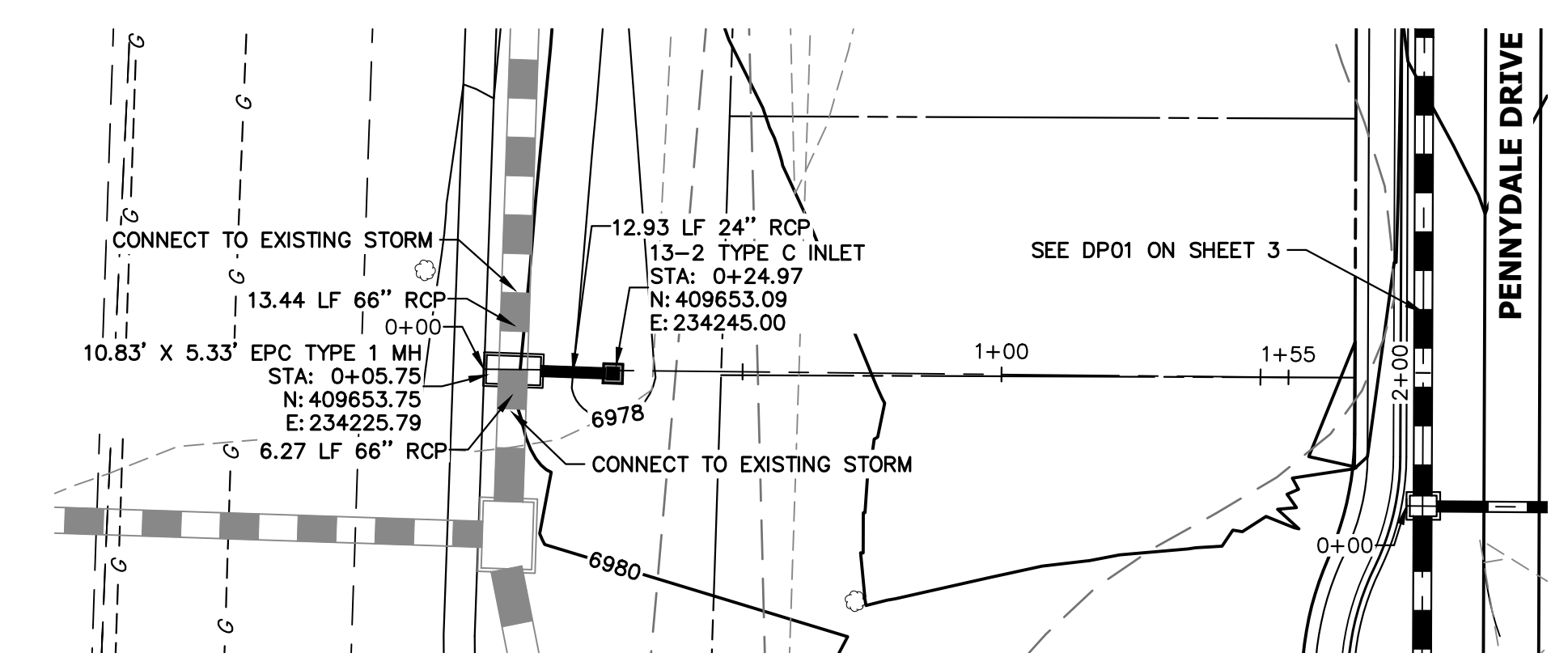
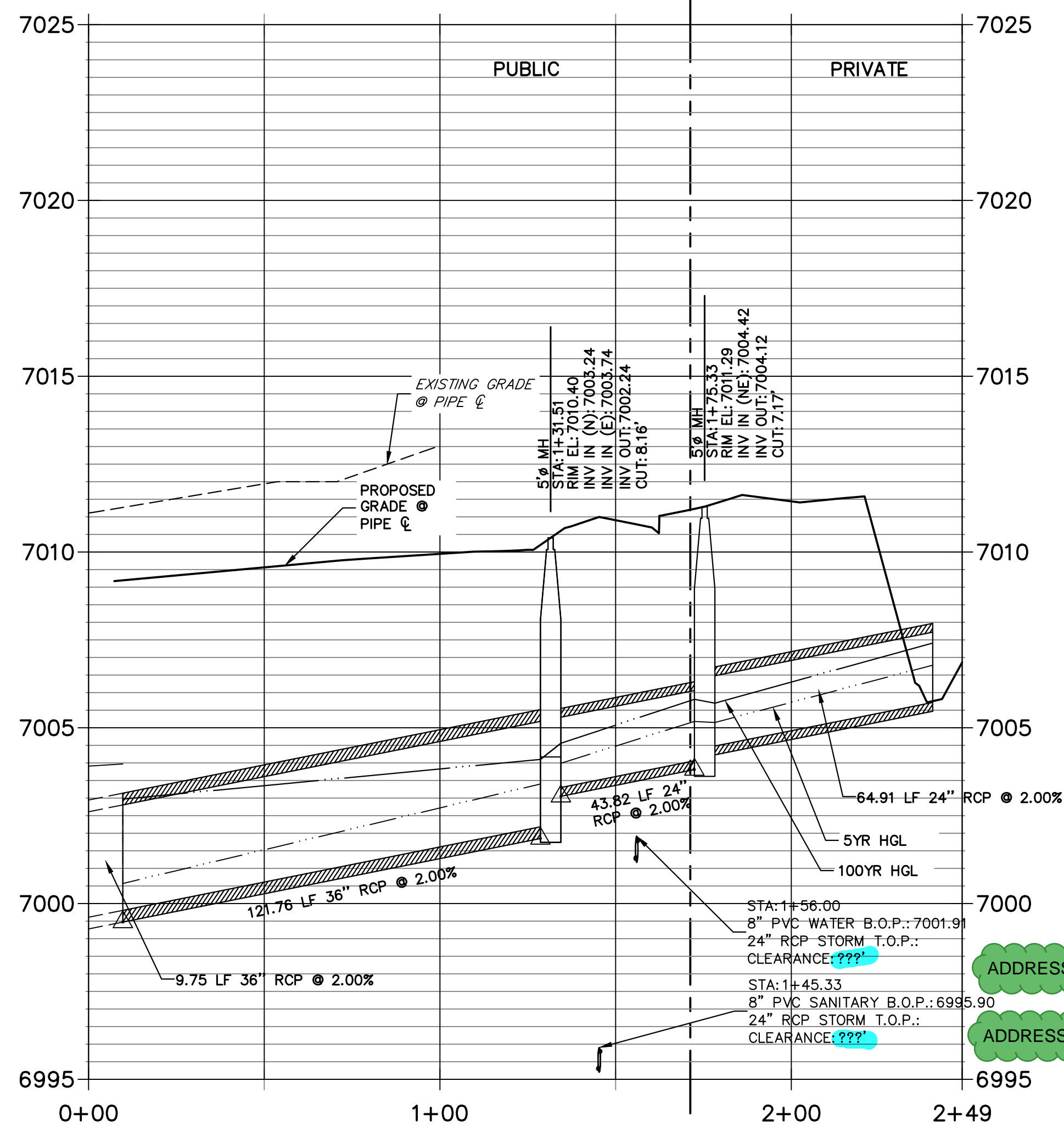
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H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	1"=3'	11/18/22	XXX	WKN	

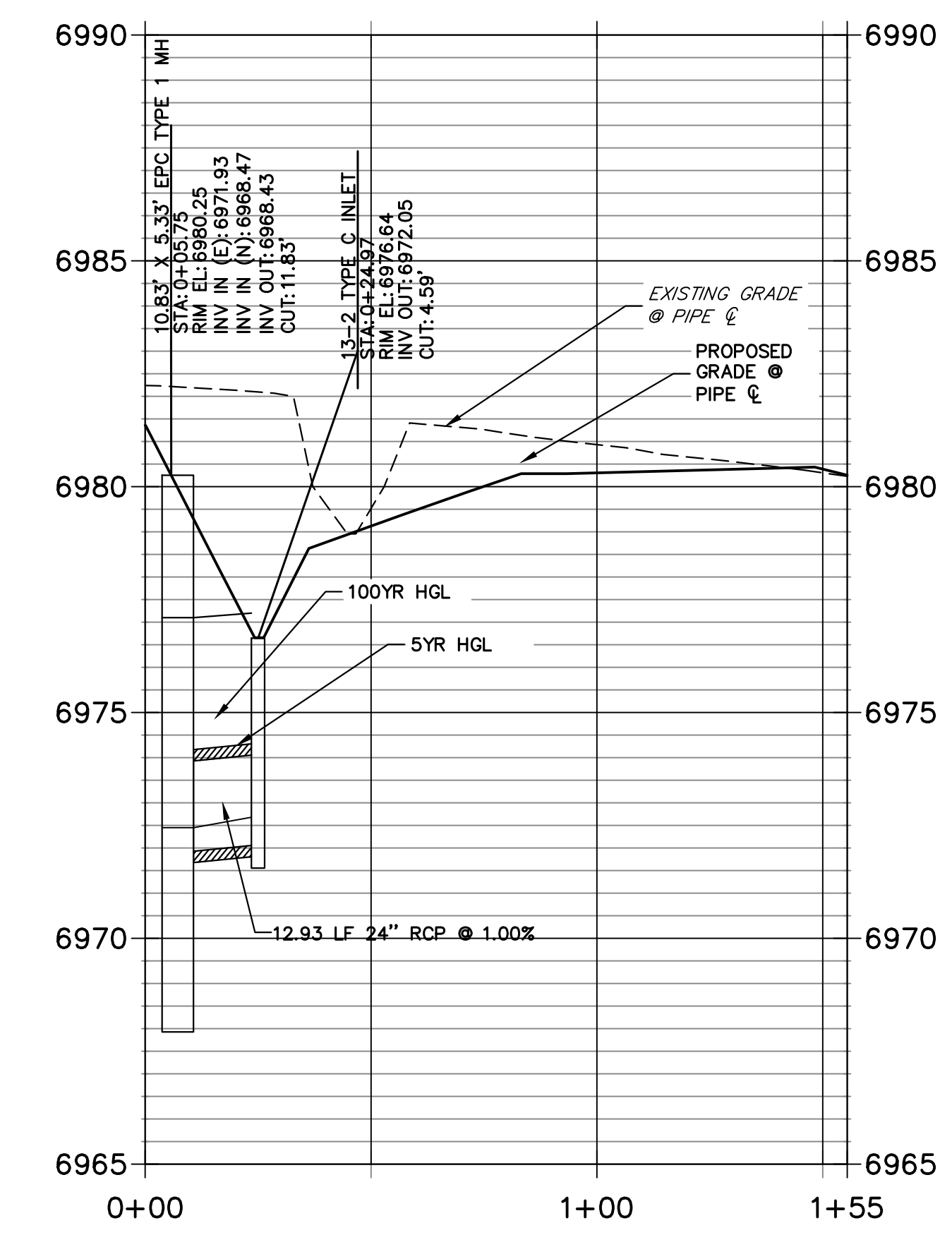
STERLING RANCH FILING 4
 STORM SEWER PLAN
 SHEET 8 OF 13
 JOB NO. 25188.11



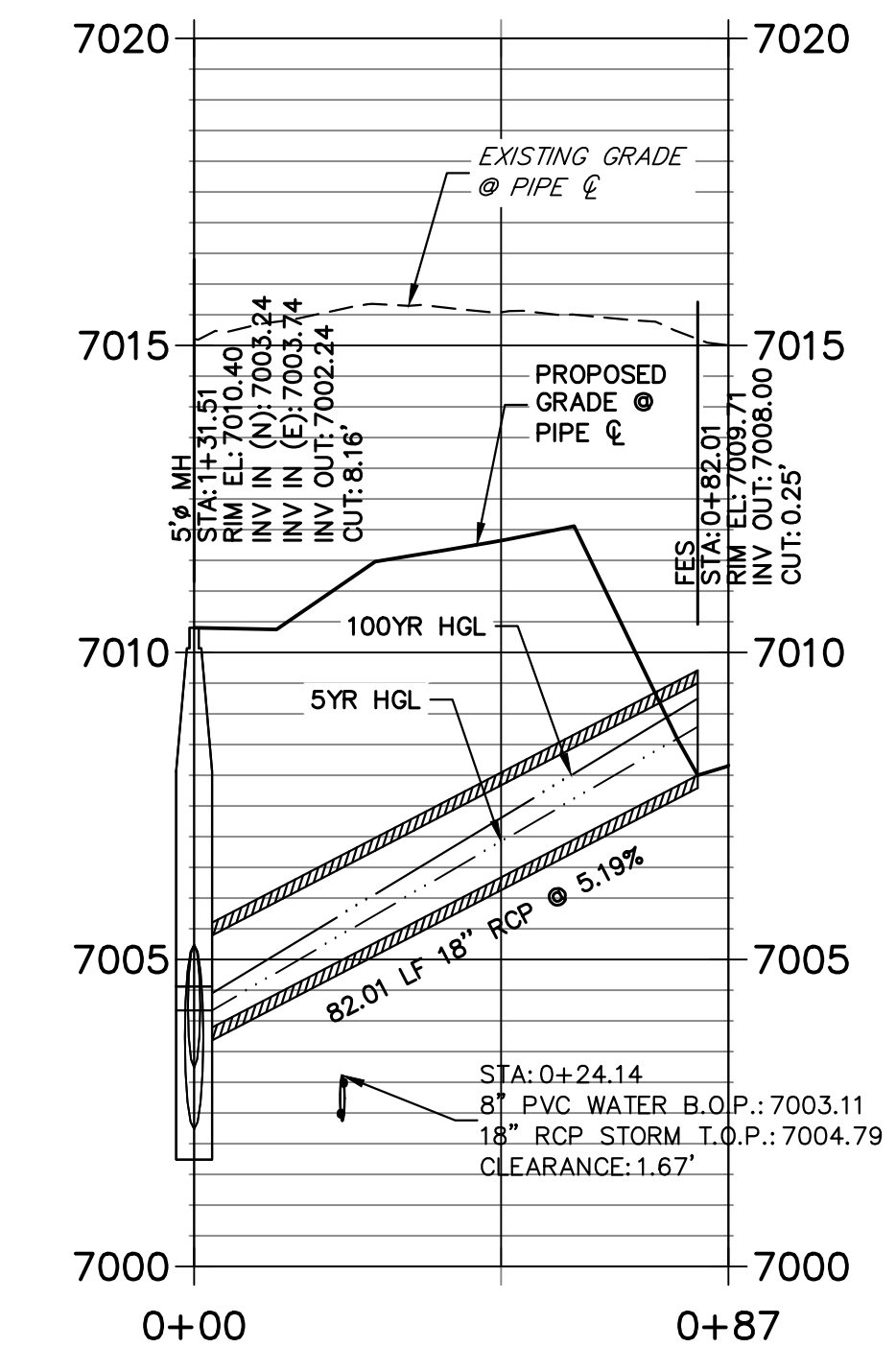
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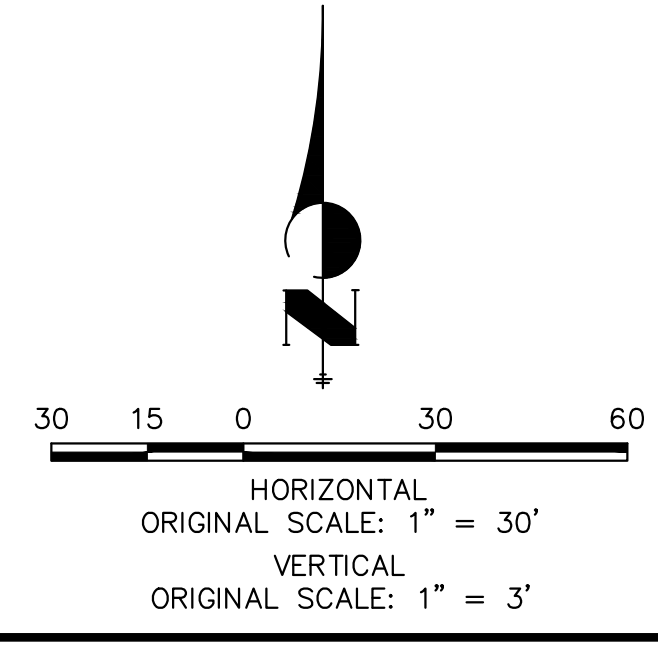
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DP14 PROFILE
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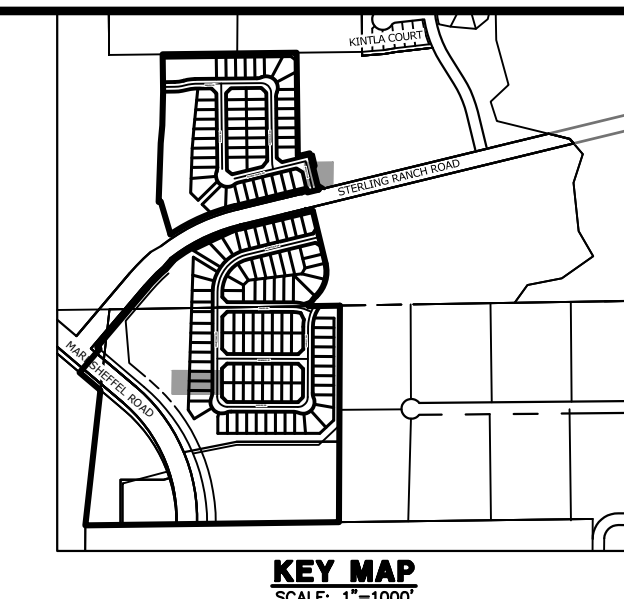
NOTE:
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 FOR AND ON BEHALF OF JR ENGINEERING

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

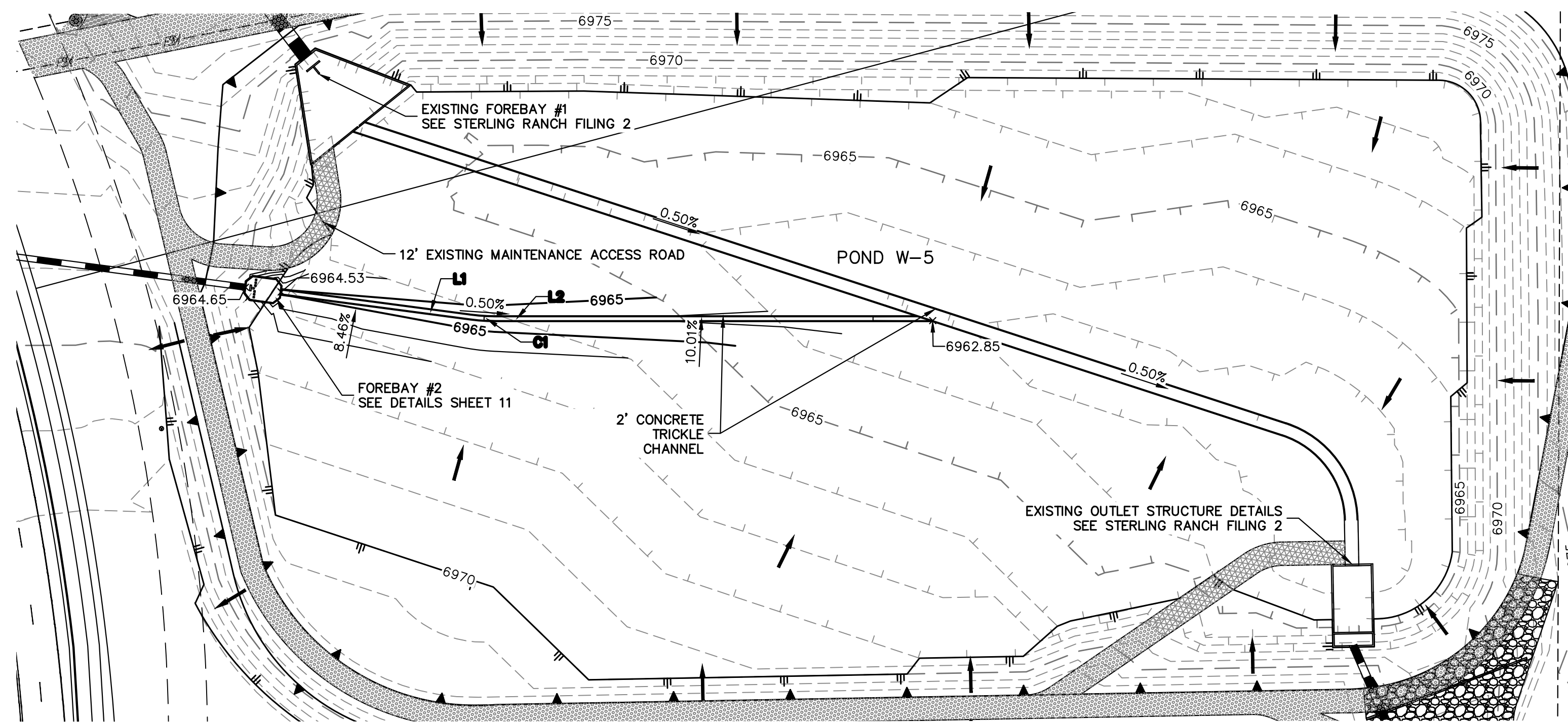
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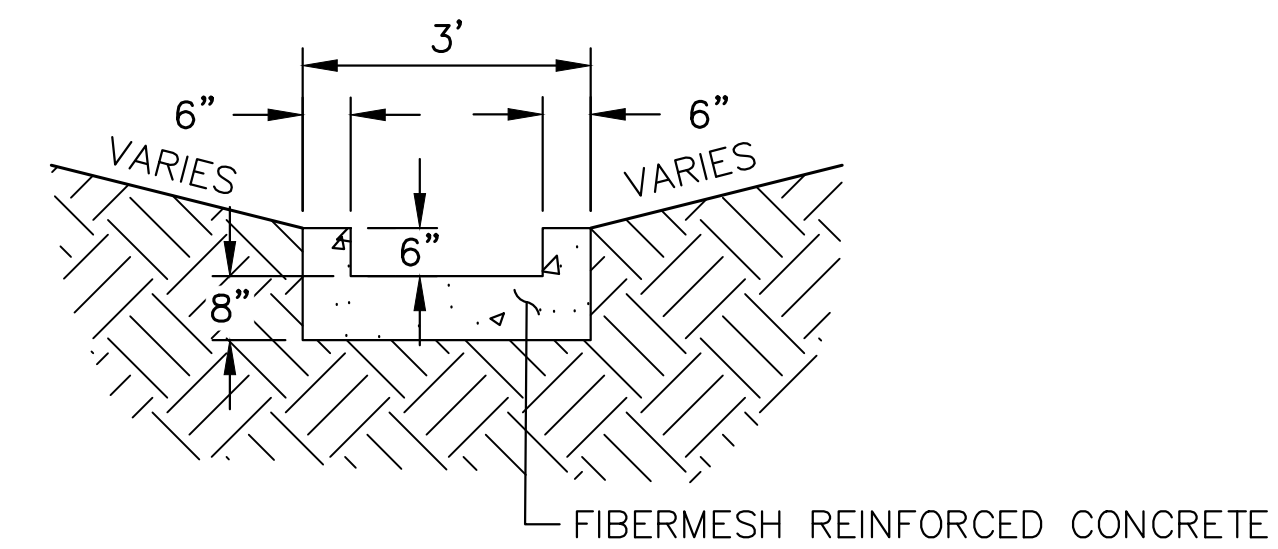
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1"=30'	1"=3'	11/18/22	XXX	WKN	

STERLING RANCH FILING 4
 STORM SEWER PLAN

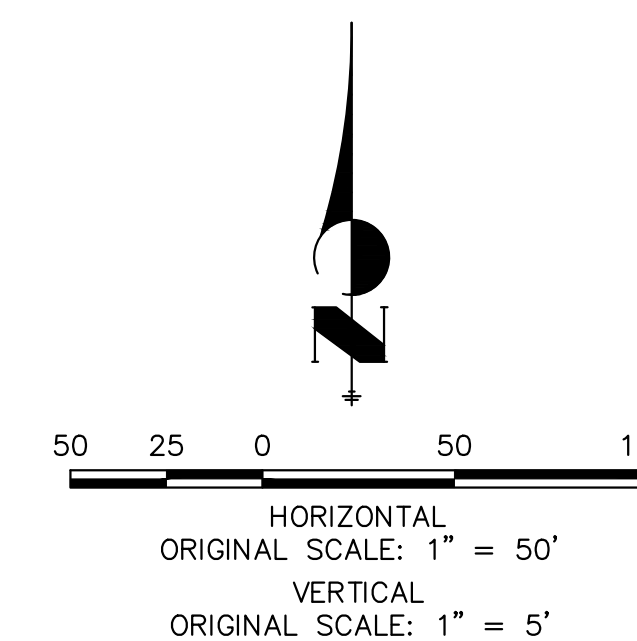
SHEET 9 OF 13
 JOB NO. 25188.11



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



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



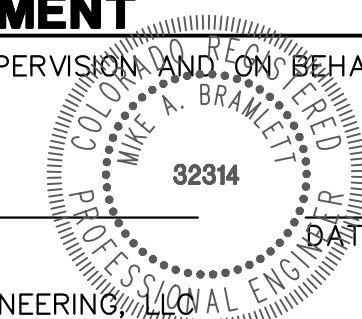
GRADING NOTES:

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

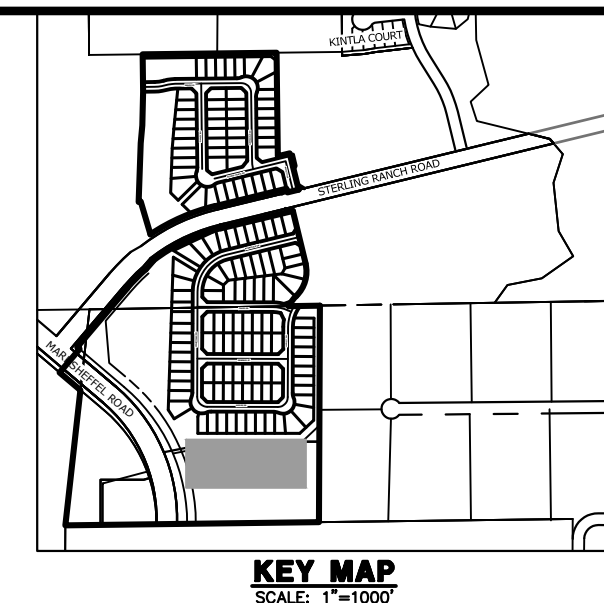
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MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
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FILE NO. SF-22-030



KEY MAP
SCALE: 1"=1000'

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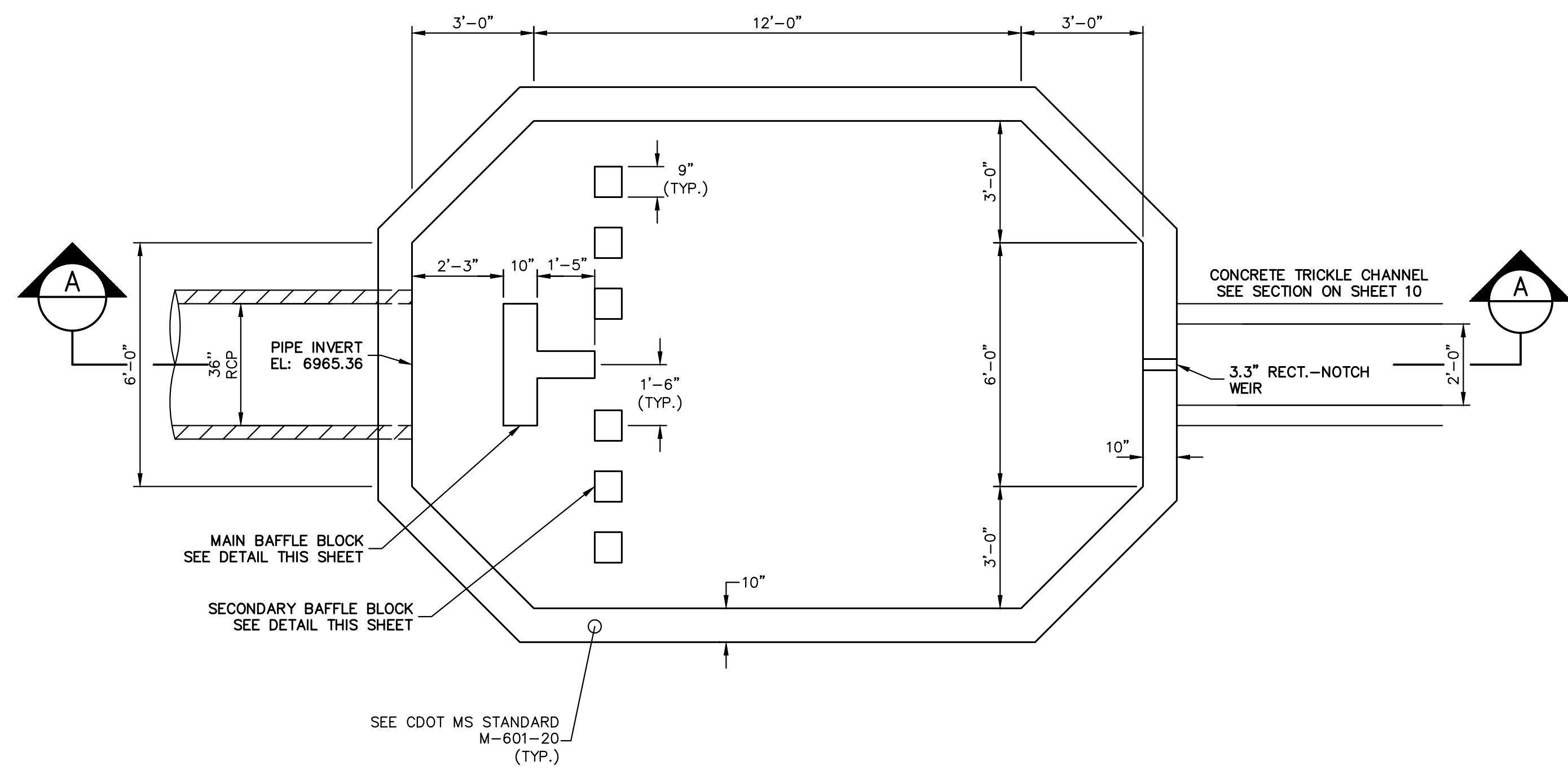
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STERLING RANCH FILING 4

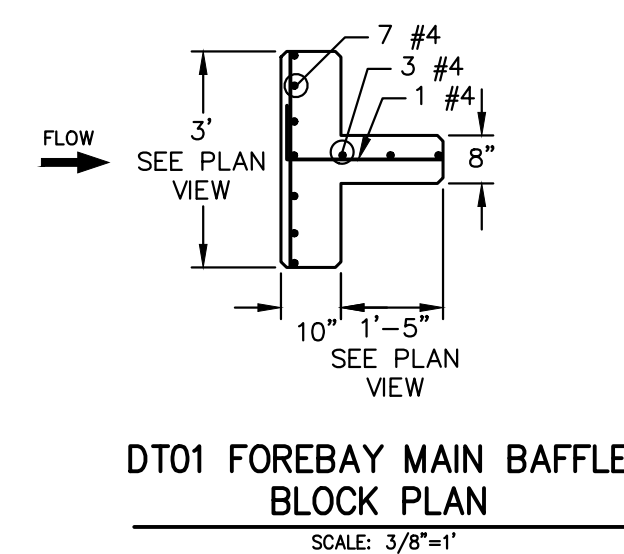
STORM SEWER PLAN

SHEET 10 OF 13

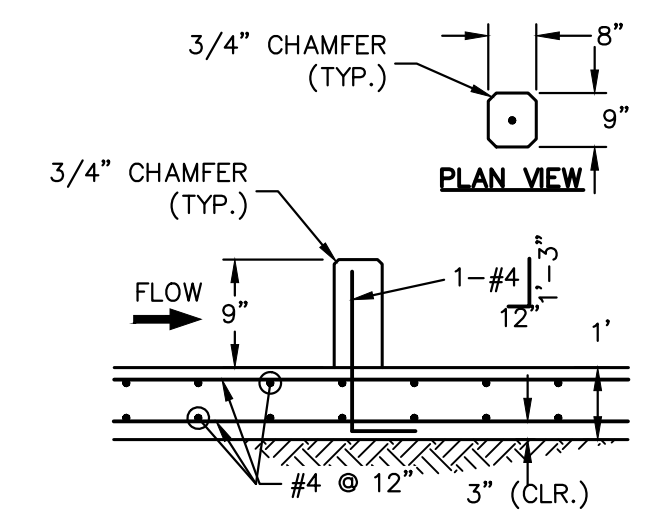
JOB NO. 25188.11



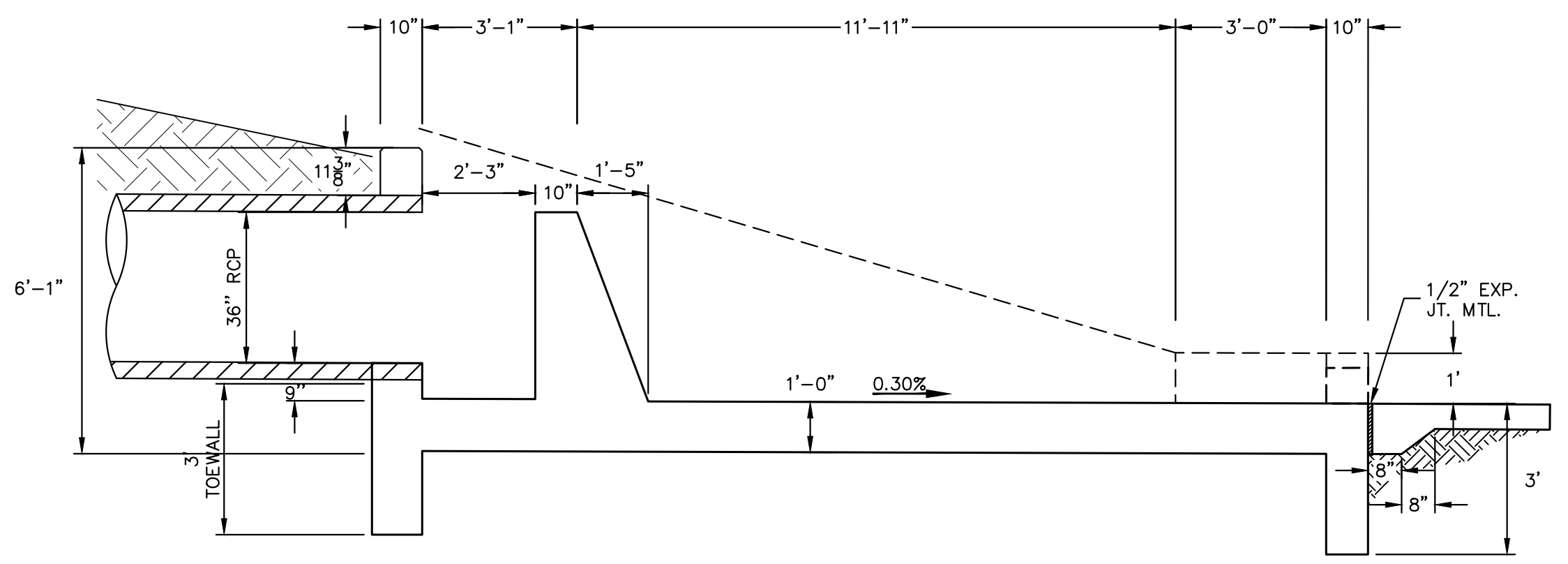
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PLAN VIEW
SCALE: 3/8"=1'



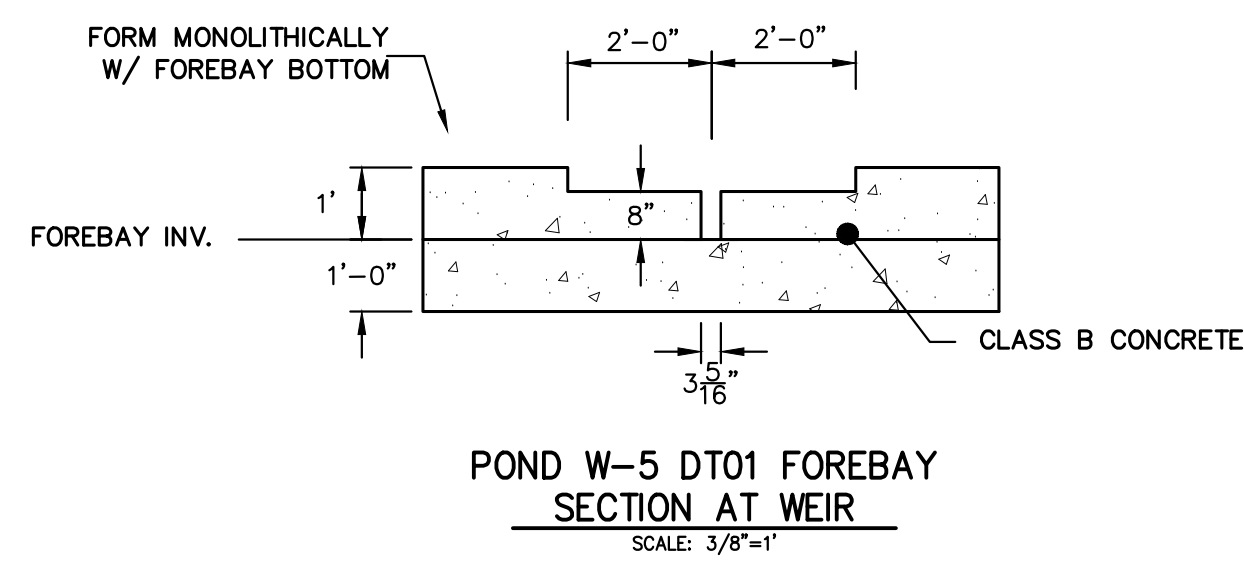
DT01 FOREBAY MAIN BAFFLE
BLOCK PLAN
SCALE: 3/8"=1'



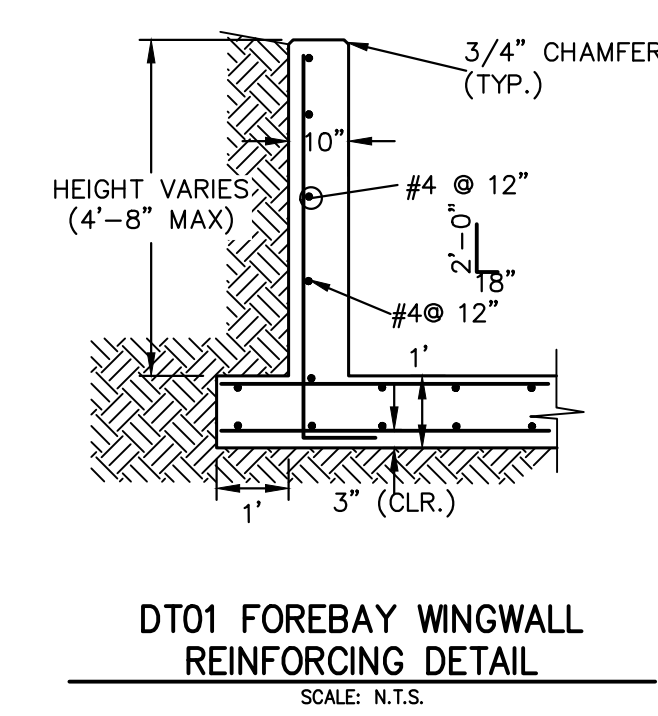
DT01 FOREBAY SECONDARY
BAFFLE BLOCK DETAILS
SCALE: 3/8"=1'



POND W-5 DT01 FOREBAY CROSS SECTION A-A
SCALE: 3/8"=1'



POND W-5 DT01 FOREBAY
SECTION AT WEIR
SCALE: 3/8"=1'



DT01 FOREBAY WINGWALL
REINFORCING DETAIL
SCALE: N.T.S.



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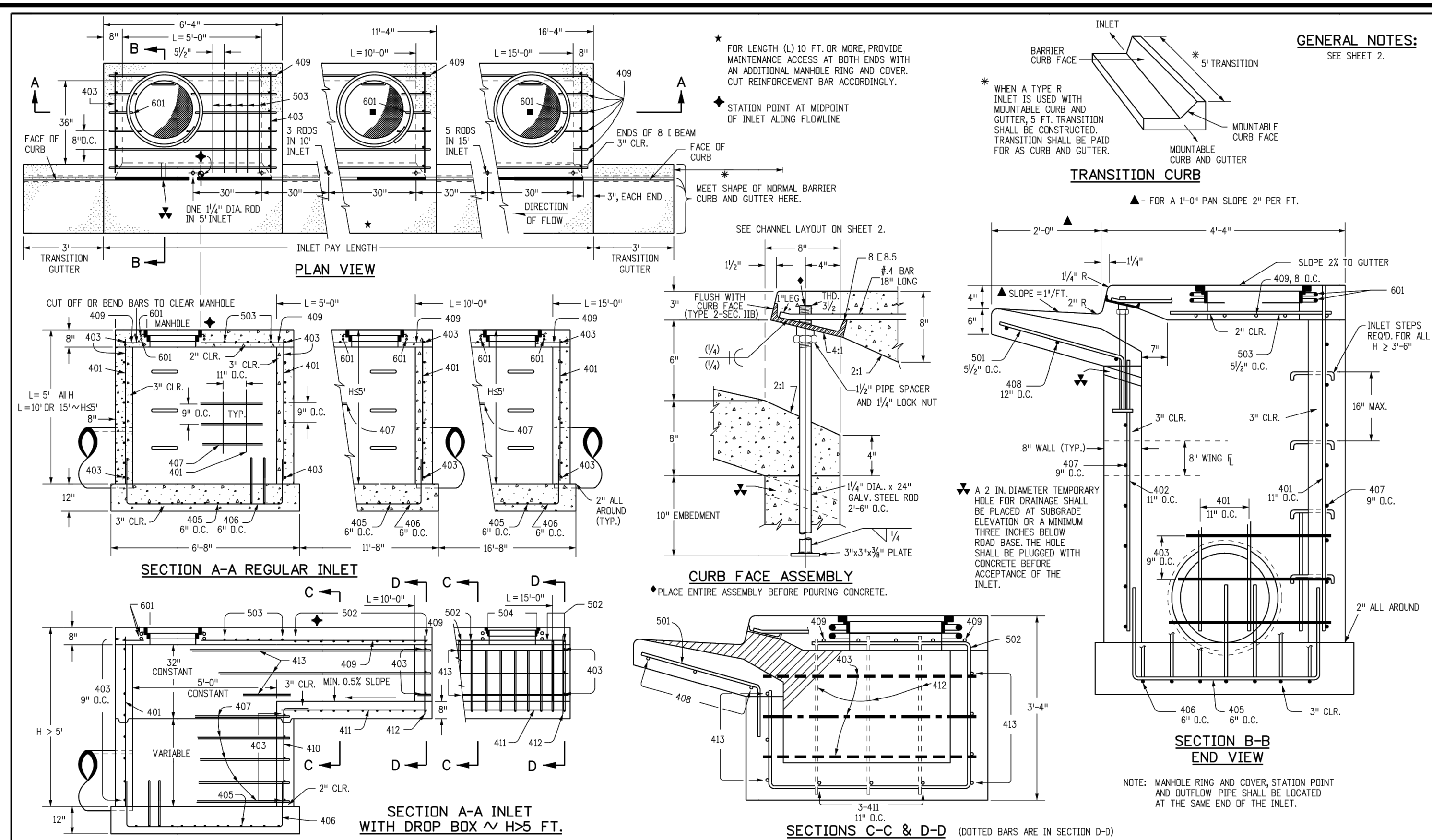
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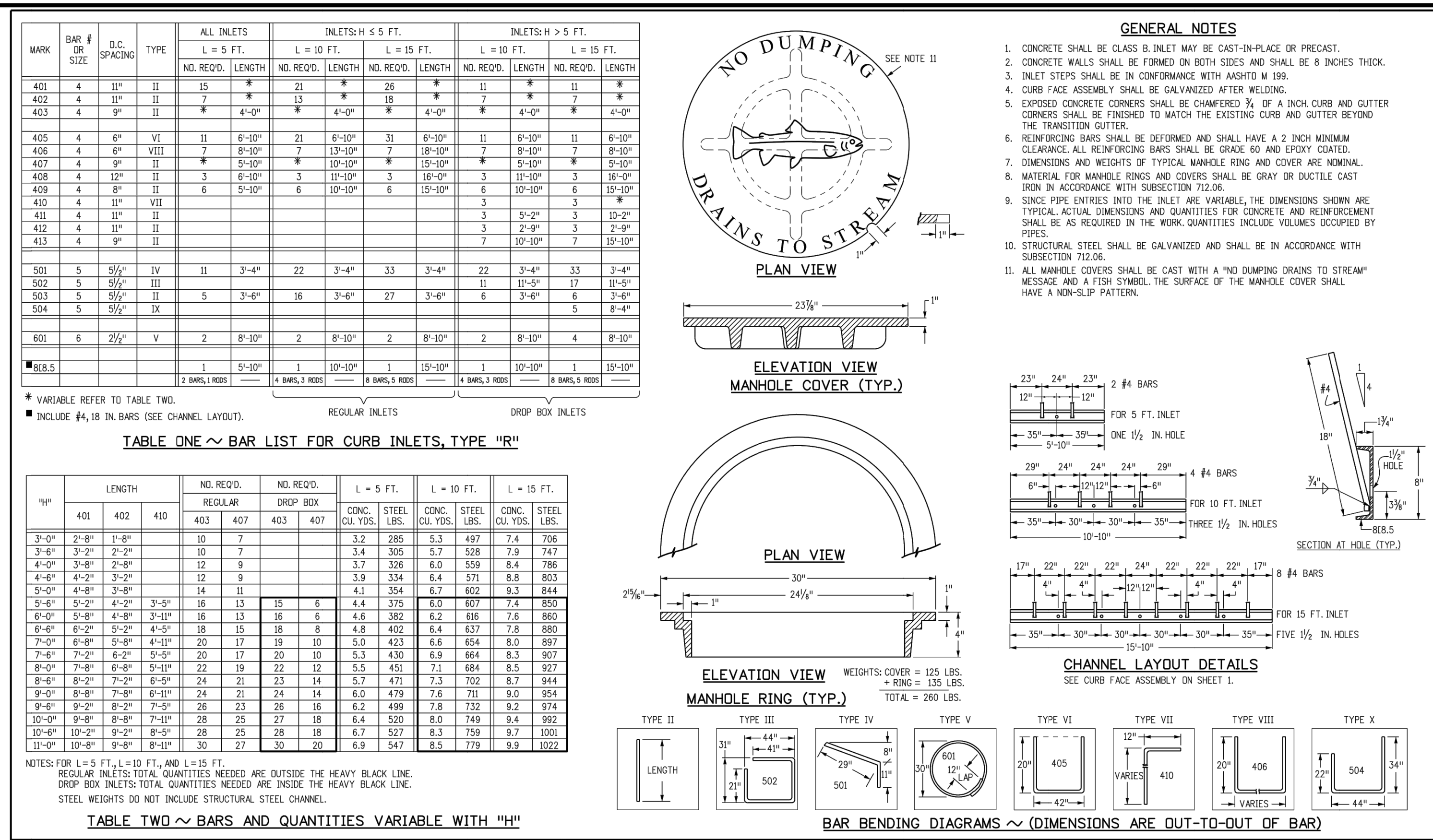
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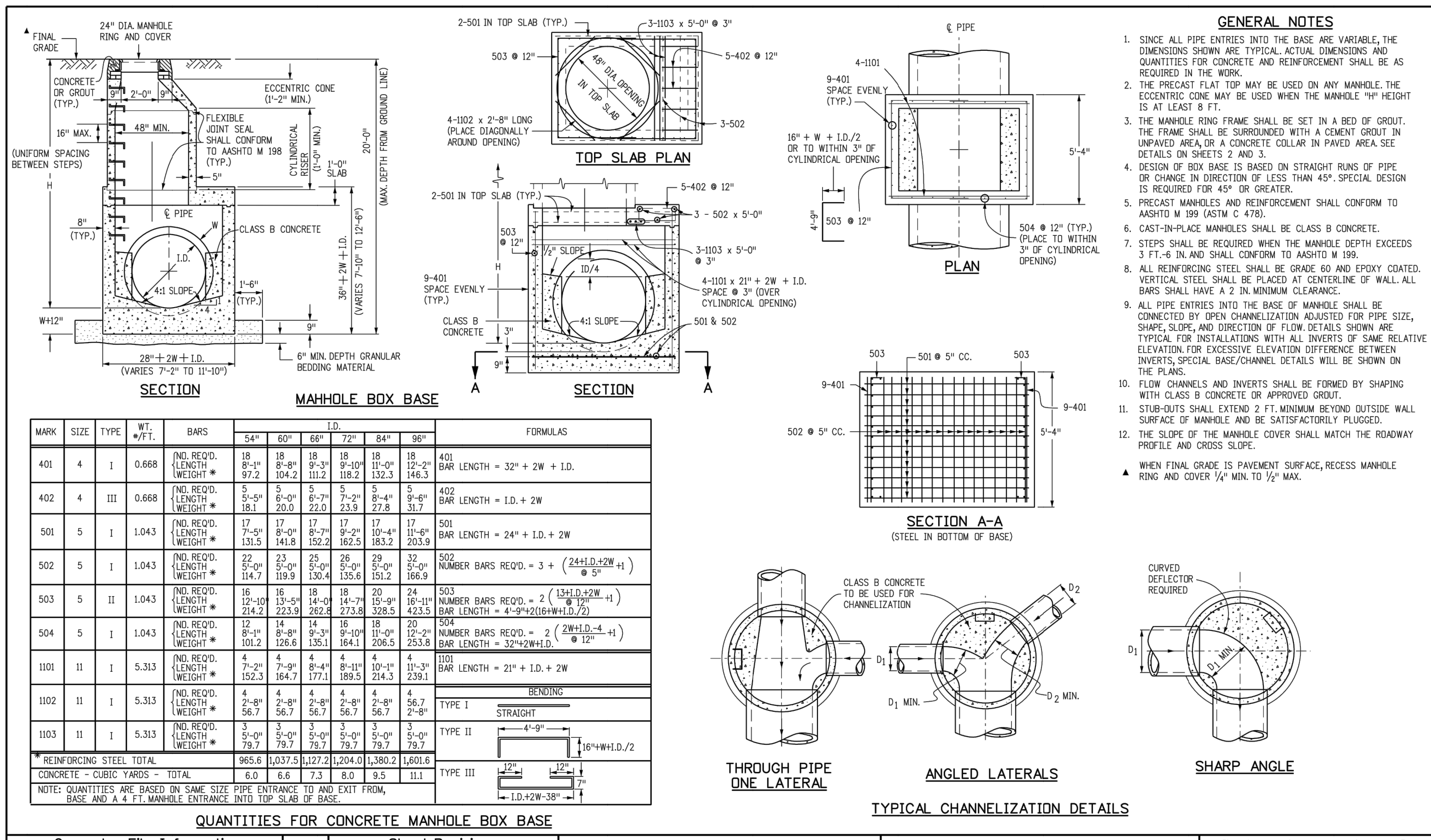
STERLING RANCH FILING 4
 FOREBAY DETAILS
 SHEET 11 OF 13
 JOB NO. 25188.11



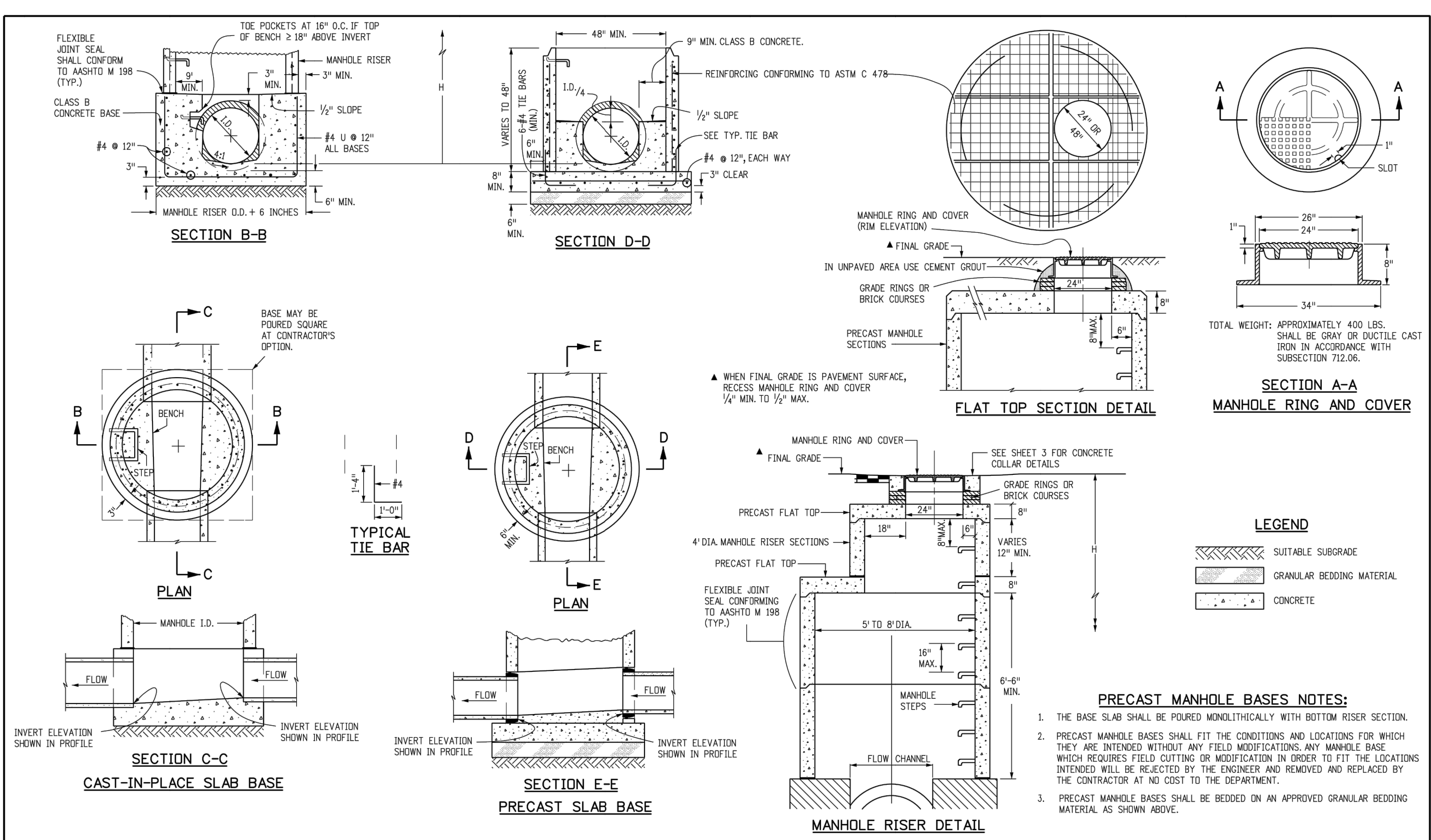
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Creation Date: 07/31/19	Date:	Comments:		2829 West Howard Place		M-604-12			
Designer Initials: JBK				CDOT HQ, 3rd Floor		Standard Sheet No. 1 of 2			
Last Modification Date: 07/31/19				Denver, CO 80204					
Detailer Initials: LTA				Phone: 303-757-9021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



Computer File Information		Sheet Revisions		Colorado Department of Transportation		CURB INLET TYPE R		STANDARD PLAN NO.	
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Last Modification Date: 07/31/19				Denver, CO 80204					
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CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English				Project Development Branch	JBK	Issued by the Project Development Branch: July 31, 2019			Project Sheet Number:



Computer File Information		Sheet Revisions		Colorado Department of Transportation		MANHOLES		STANDARD PLAN NO.	
Creation Date: 07/31/19	Date:	Comments:		2829 West Howard Place		M-604-20			
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Last Modification Date: 07/31/19				Denver, CO 80204					
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CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English				Project Development Branch	JBK	Issued by the Project Development Branch: July 31, 2019			Project Sheet Number:



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STERLING RANCH FILING 4
 DATE: 11/18/22
 DESIGNED BY: XXX
 DRAWN BY: WKN
 CHECKED BY:

FILE NO. SF-22-030

SHEET 12 OF 13
 JOB NO. 25188.11

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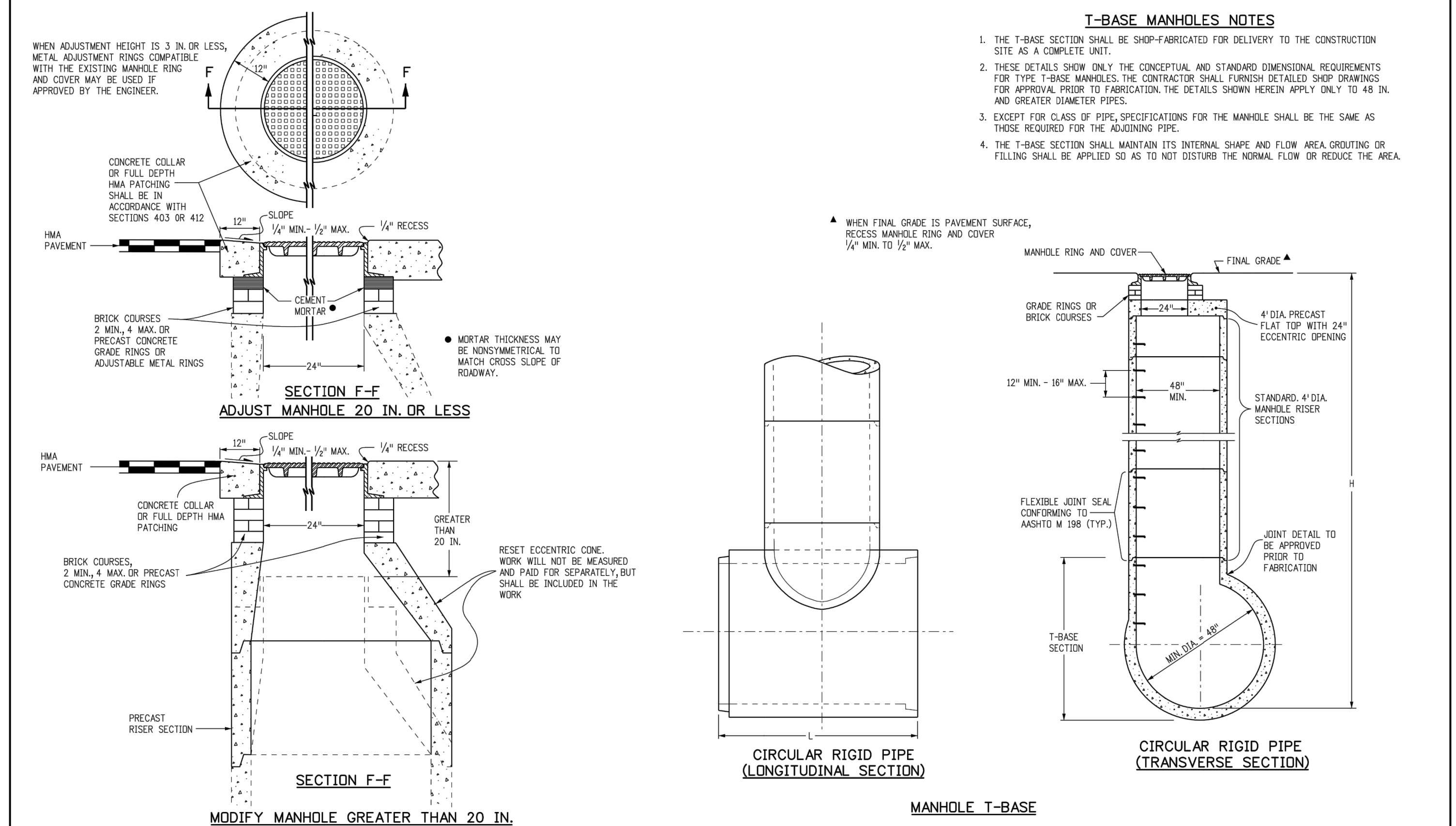
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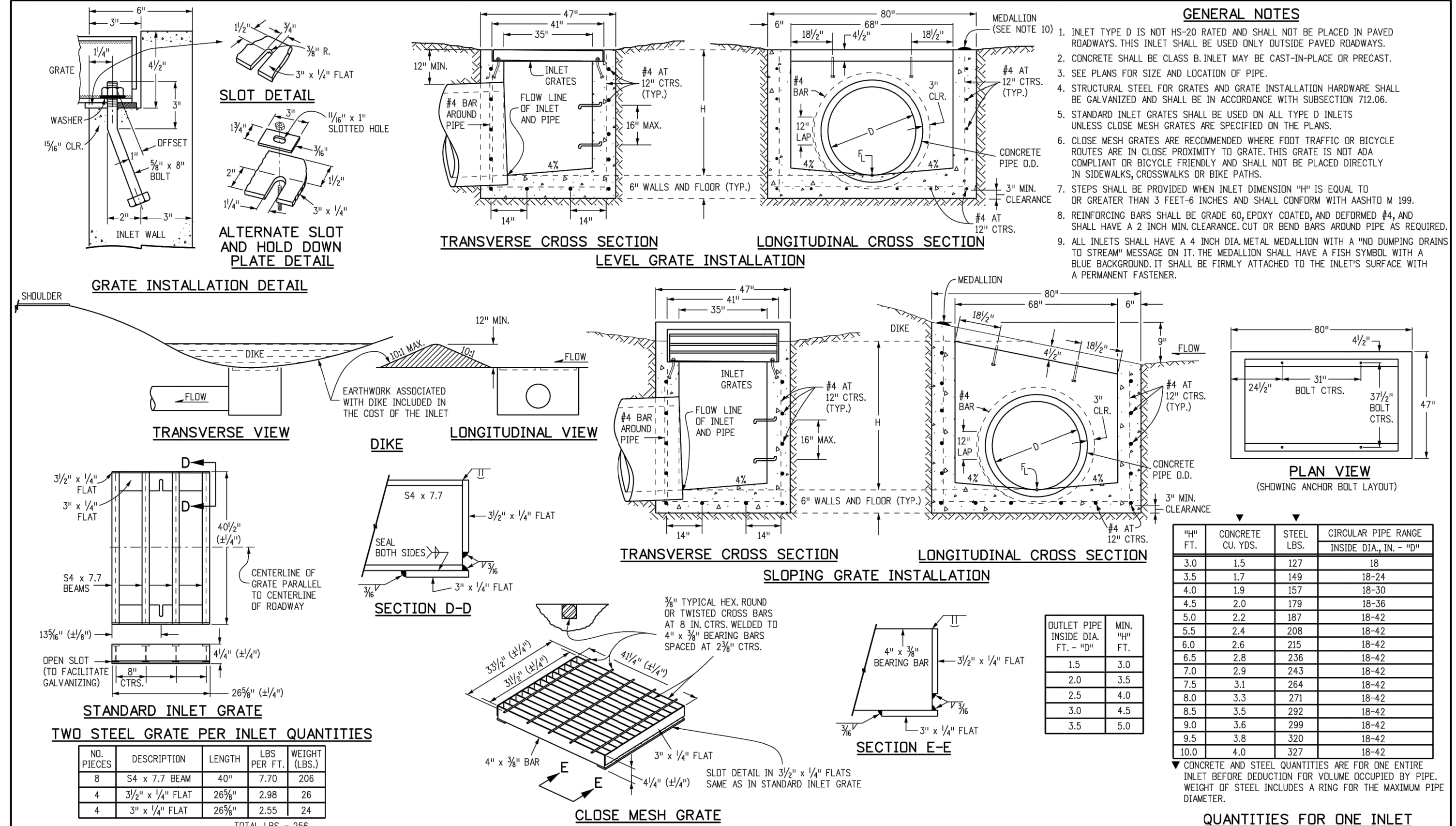
H-SCALE
 V-SCALE
 DATE
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 DRAWN BY
 CHECKED BY

STERLING RANCH FILING 4
 DATE: 11/18/22
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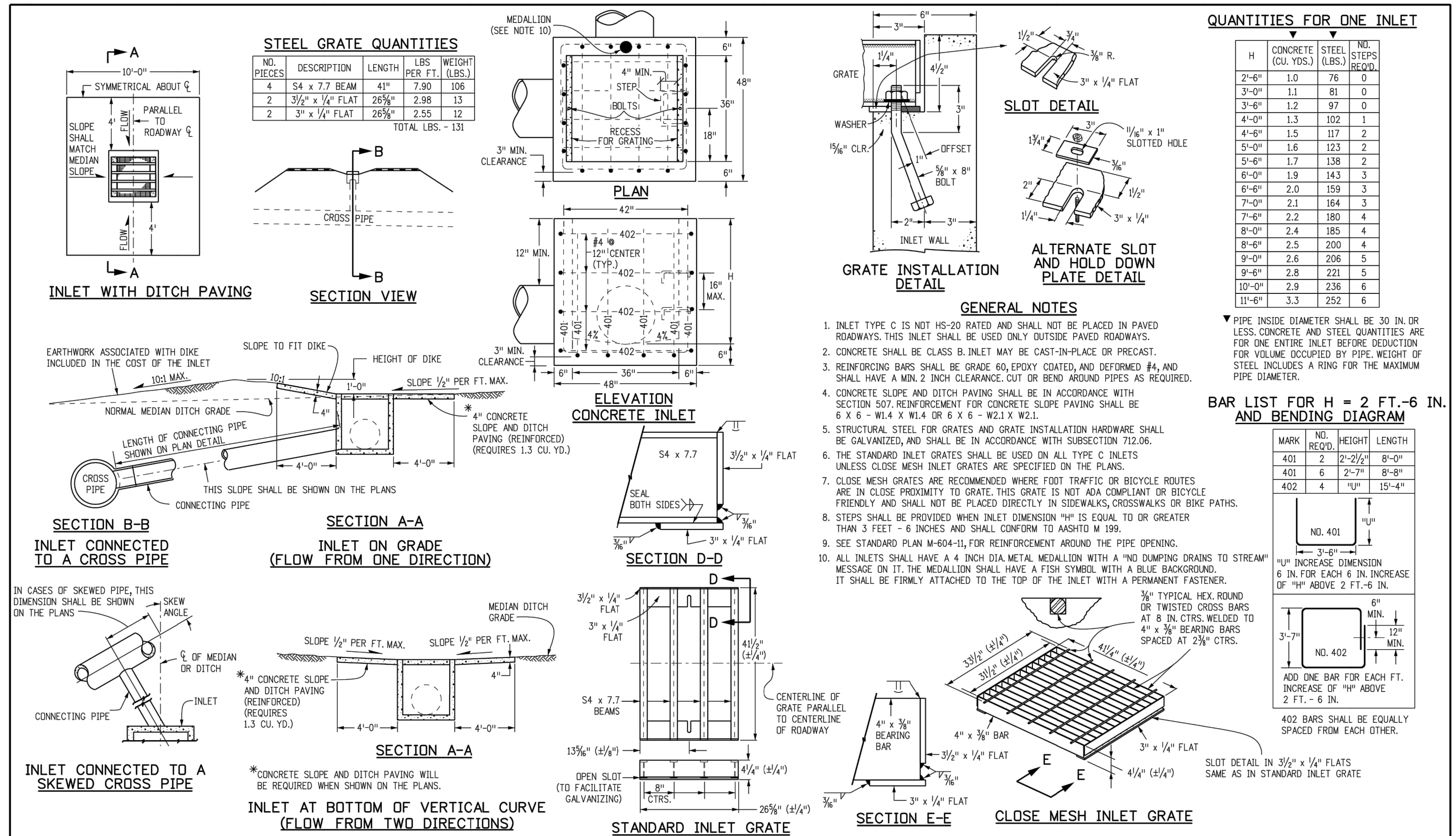
SHEET 12 OF 13
 JOB NO. 25188.11



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



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



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

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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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STERLING RANCH FILING 4

DETAIL SHEETS

DESIGNED BY XXX
DRAWN BY WKN
CHECKED BY

DATE 11/18/22

SHEET 13 OF 13

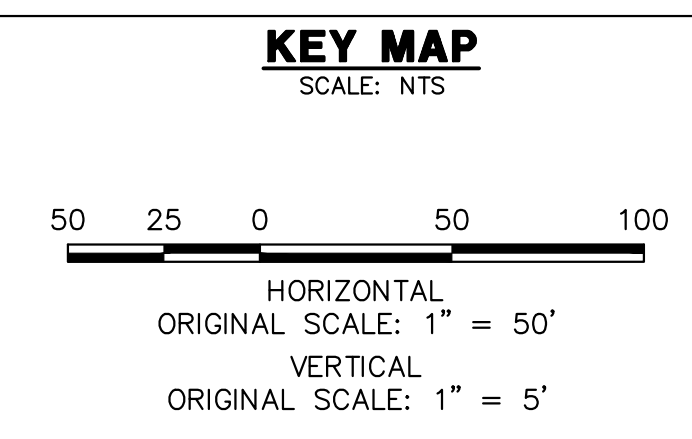
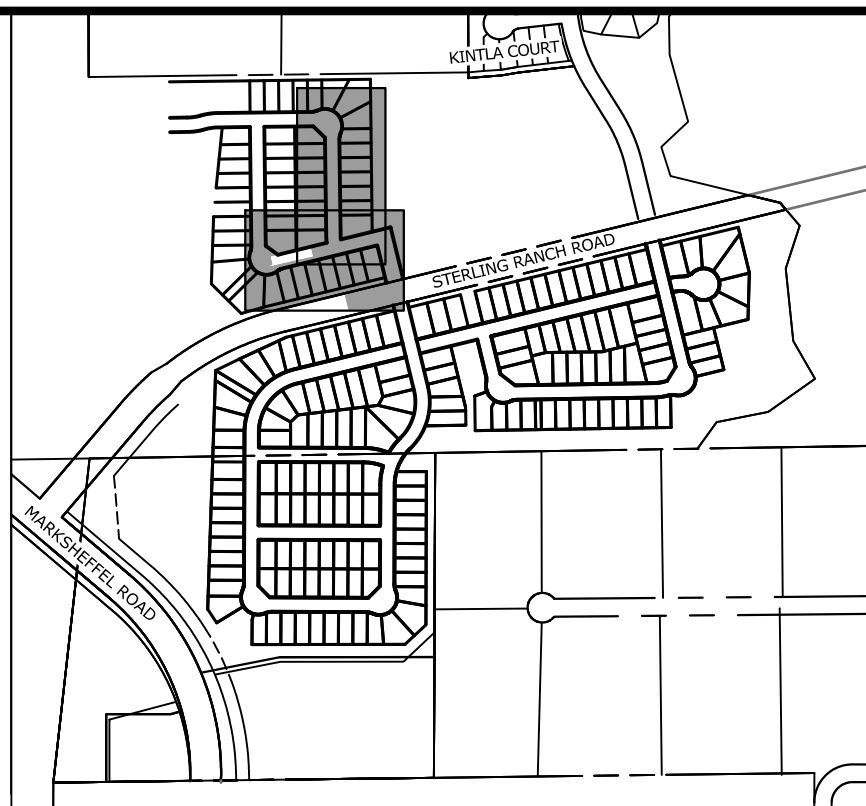
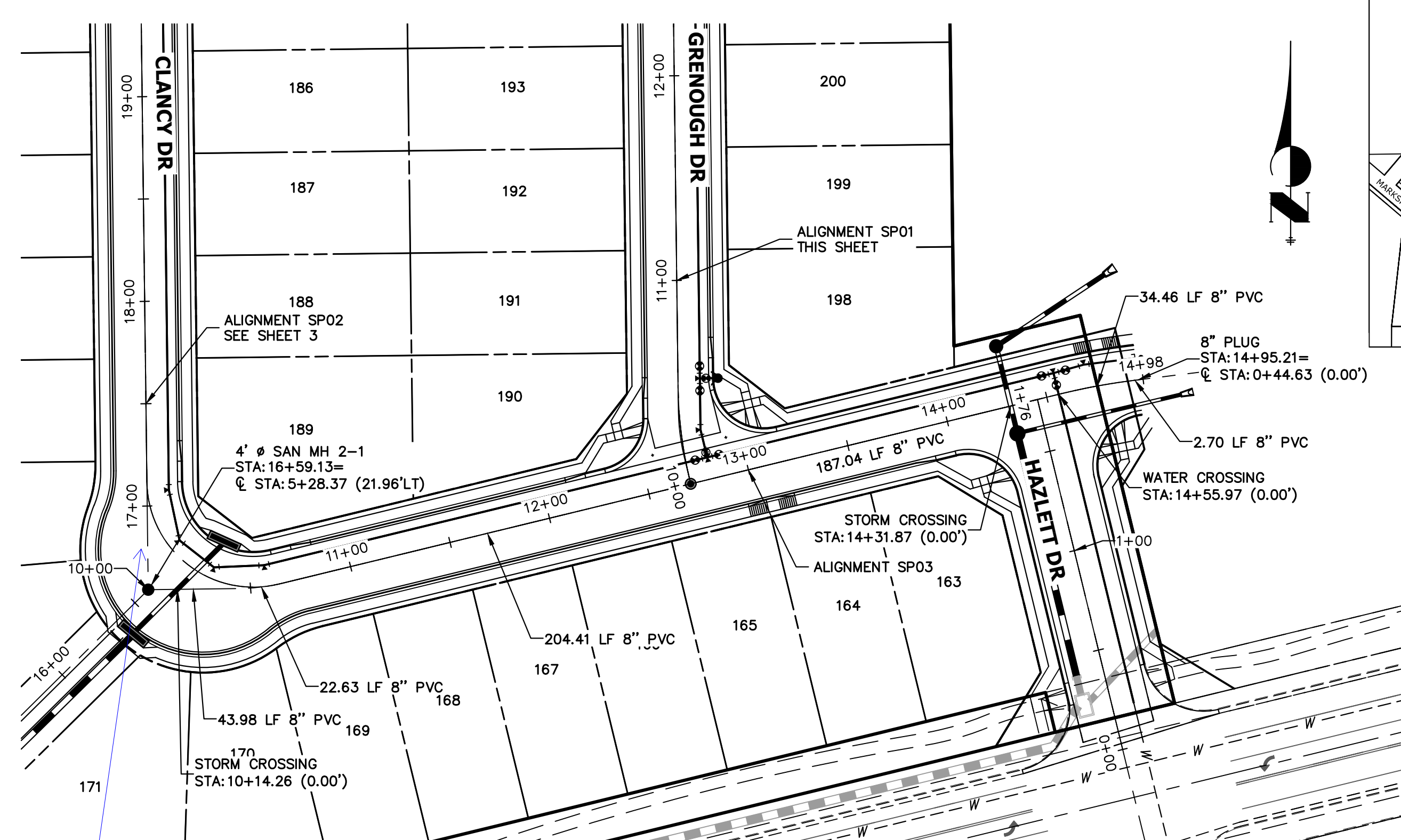
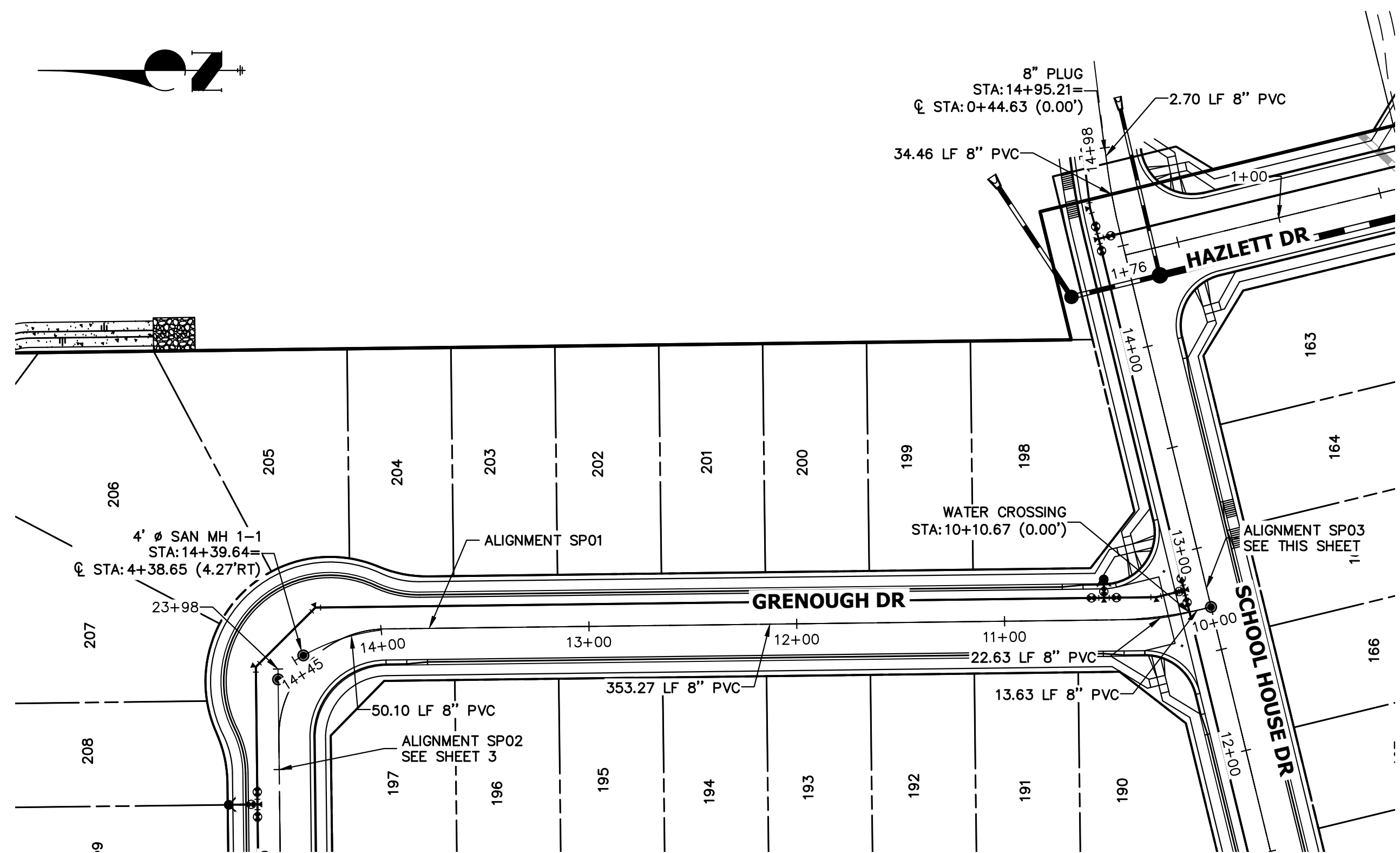
JOB NO. 25188.11

ENGINEER'S STATEMENT

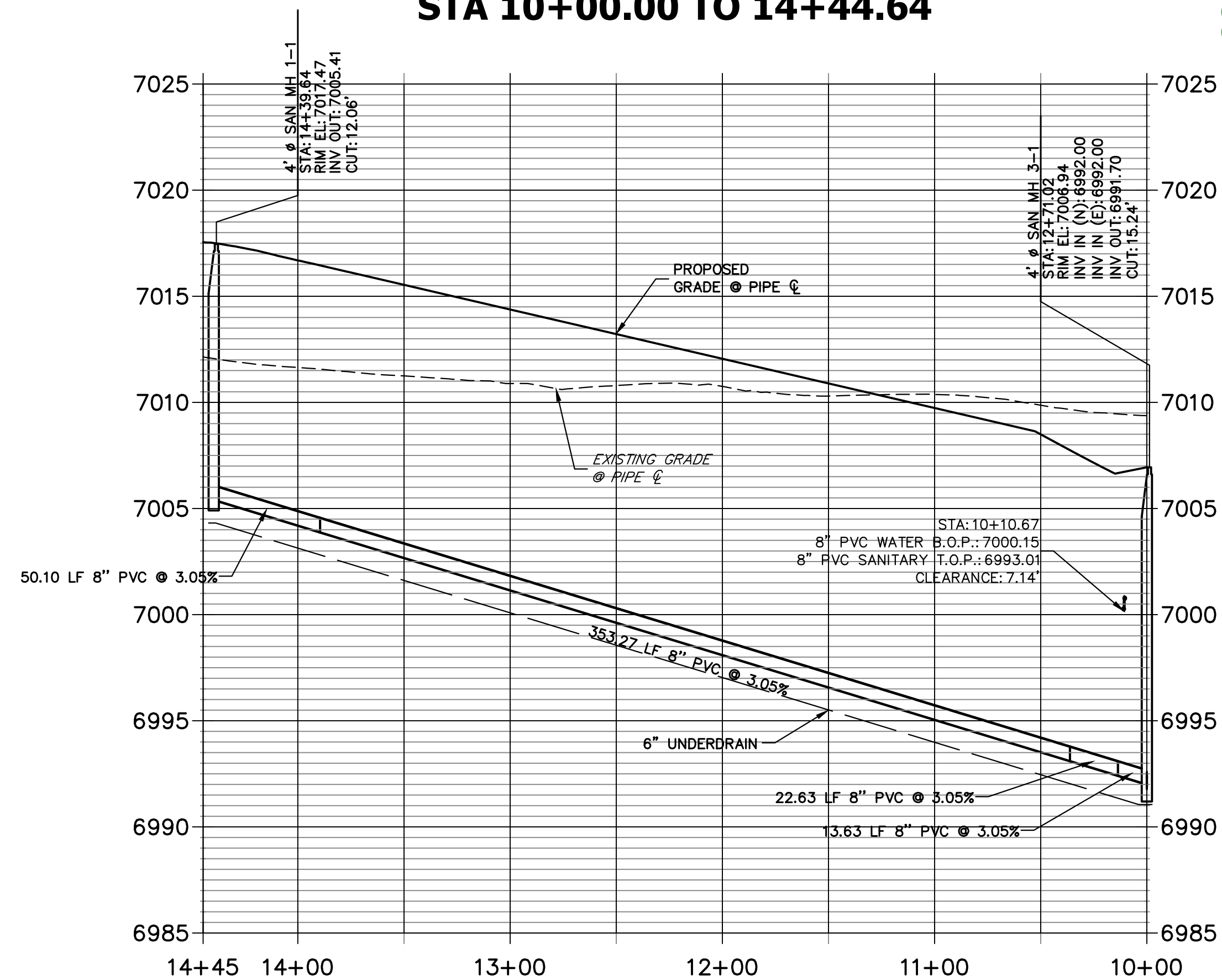
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

32314

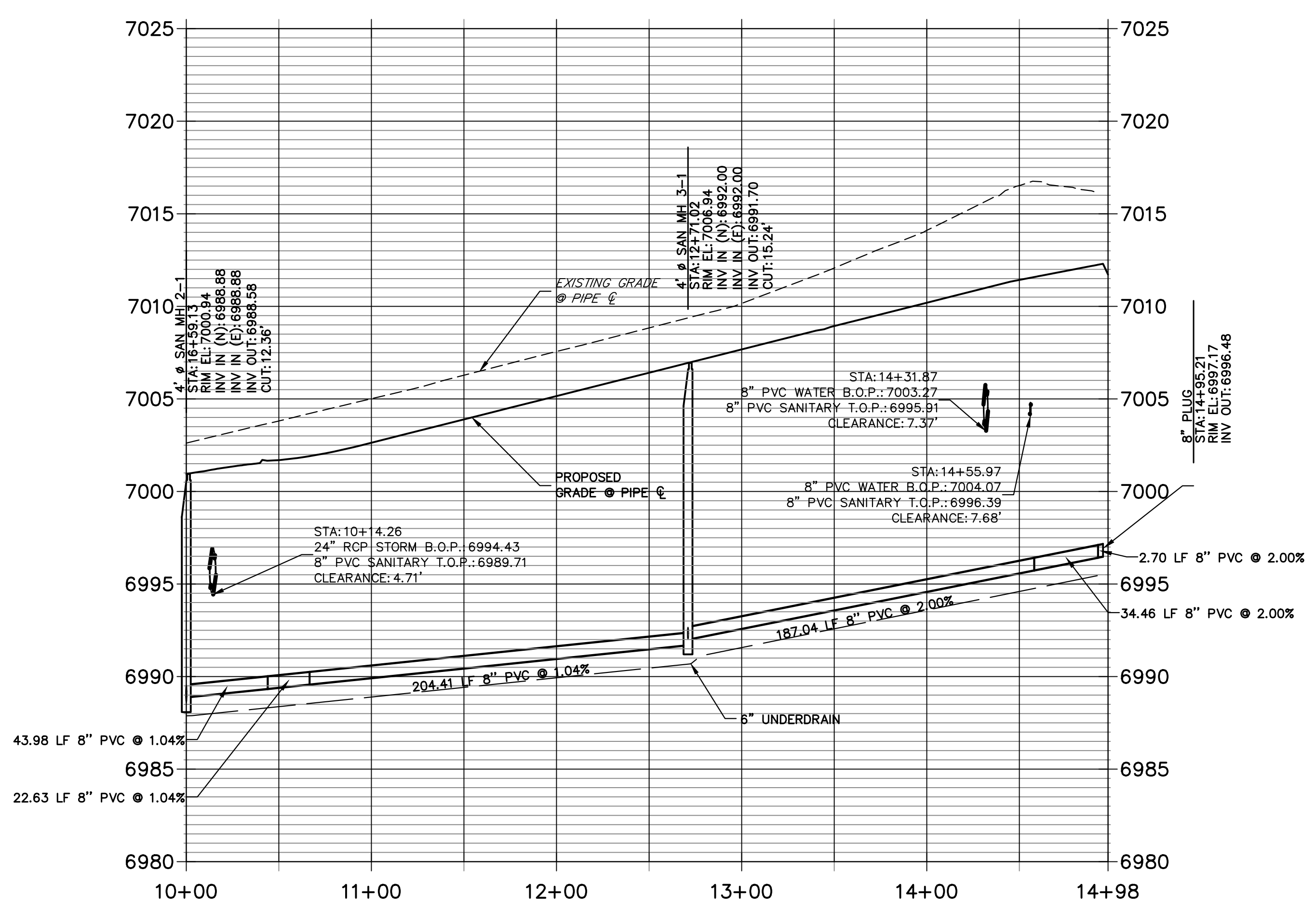


SP01 PROFILE
STA 10+00.00 TO 14+44.64



SP03 PROFILE
STA 10+00.00 TO 14+97.91

Sanitary lines layer not on?
JR Response: Turned on



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

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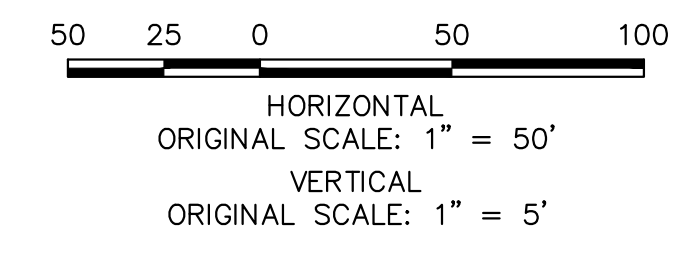
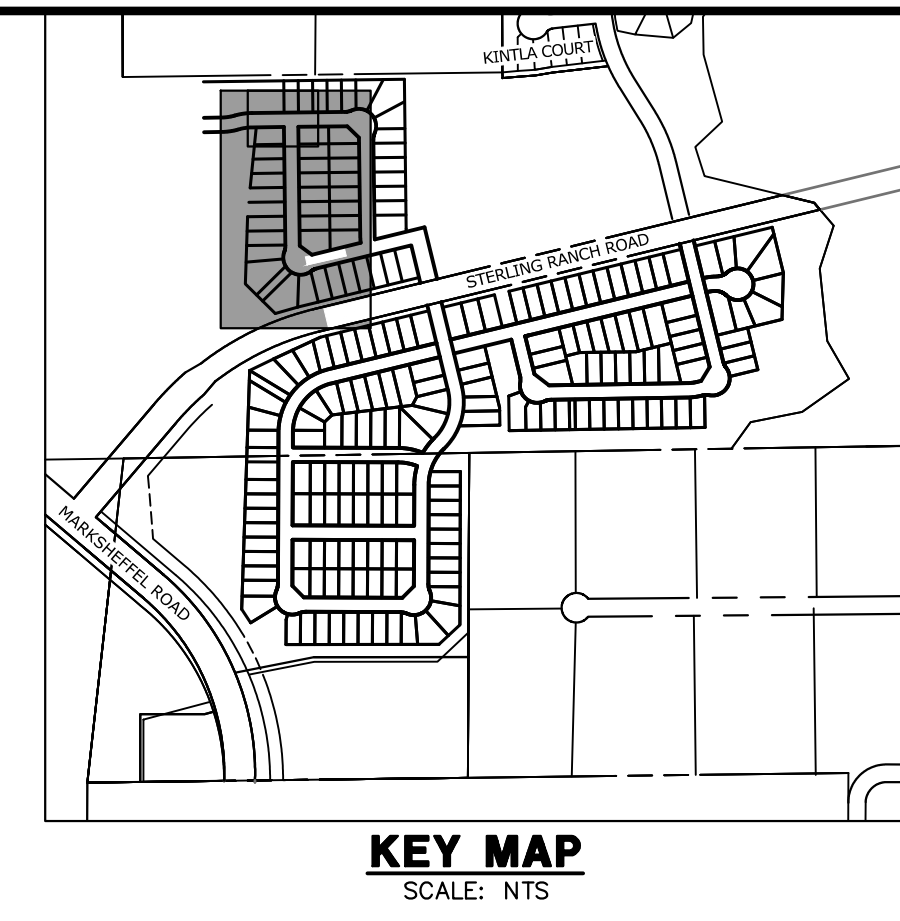
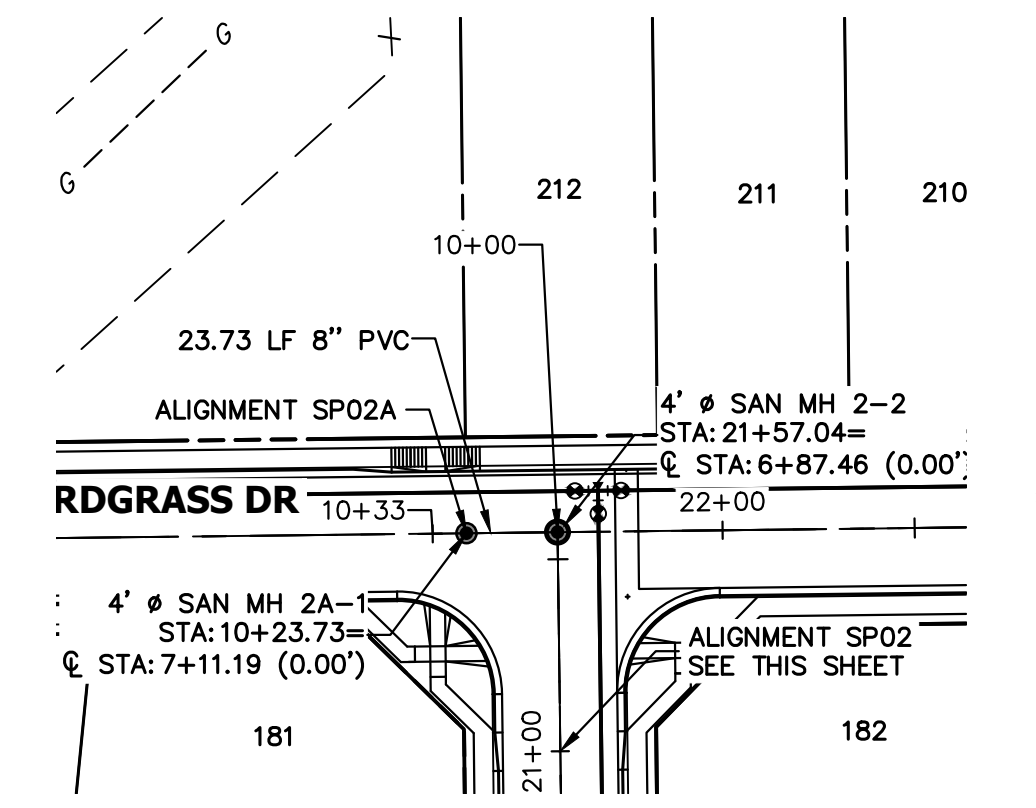
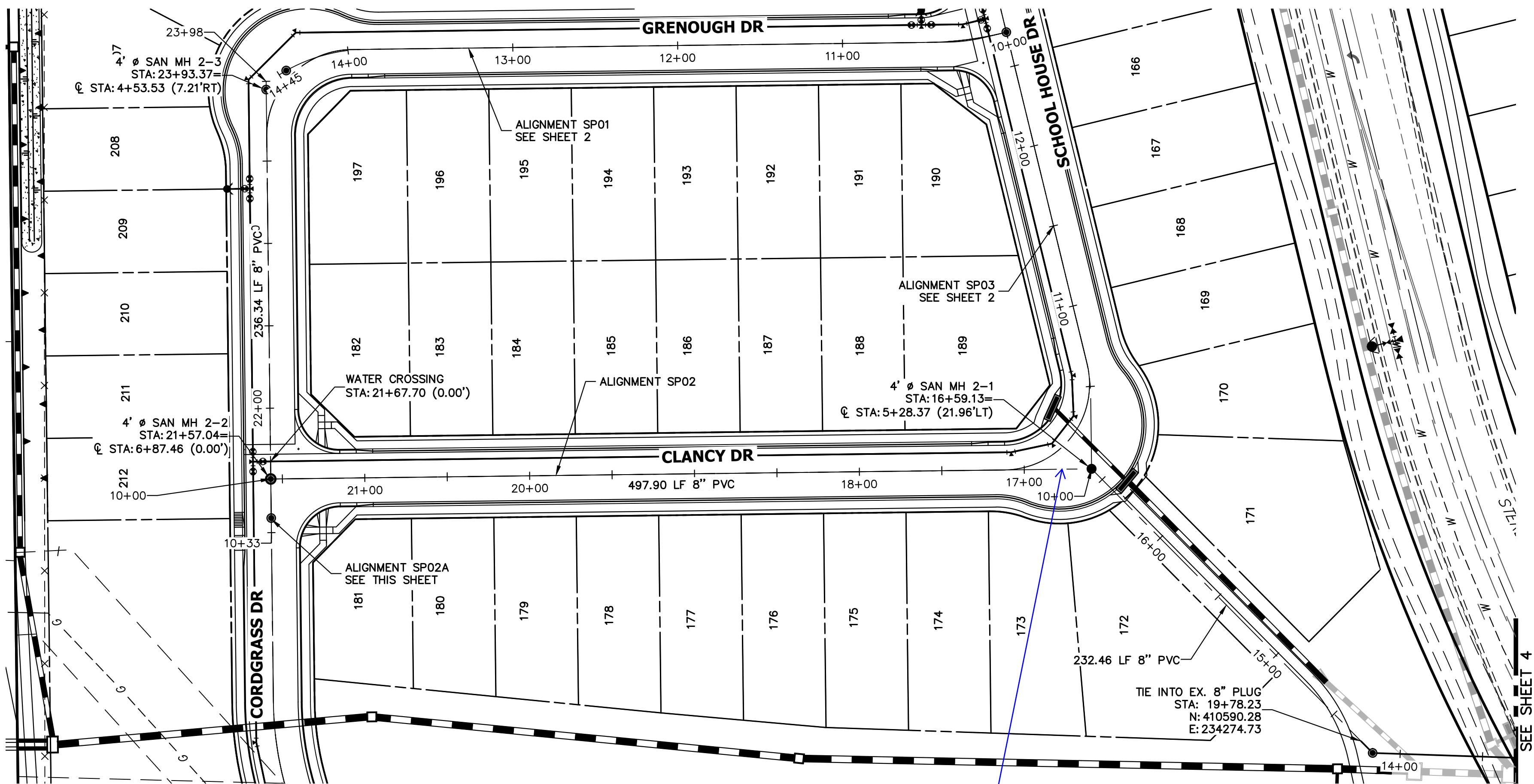
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

J.R. ENGINEERING
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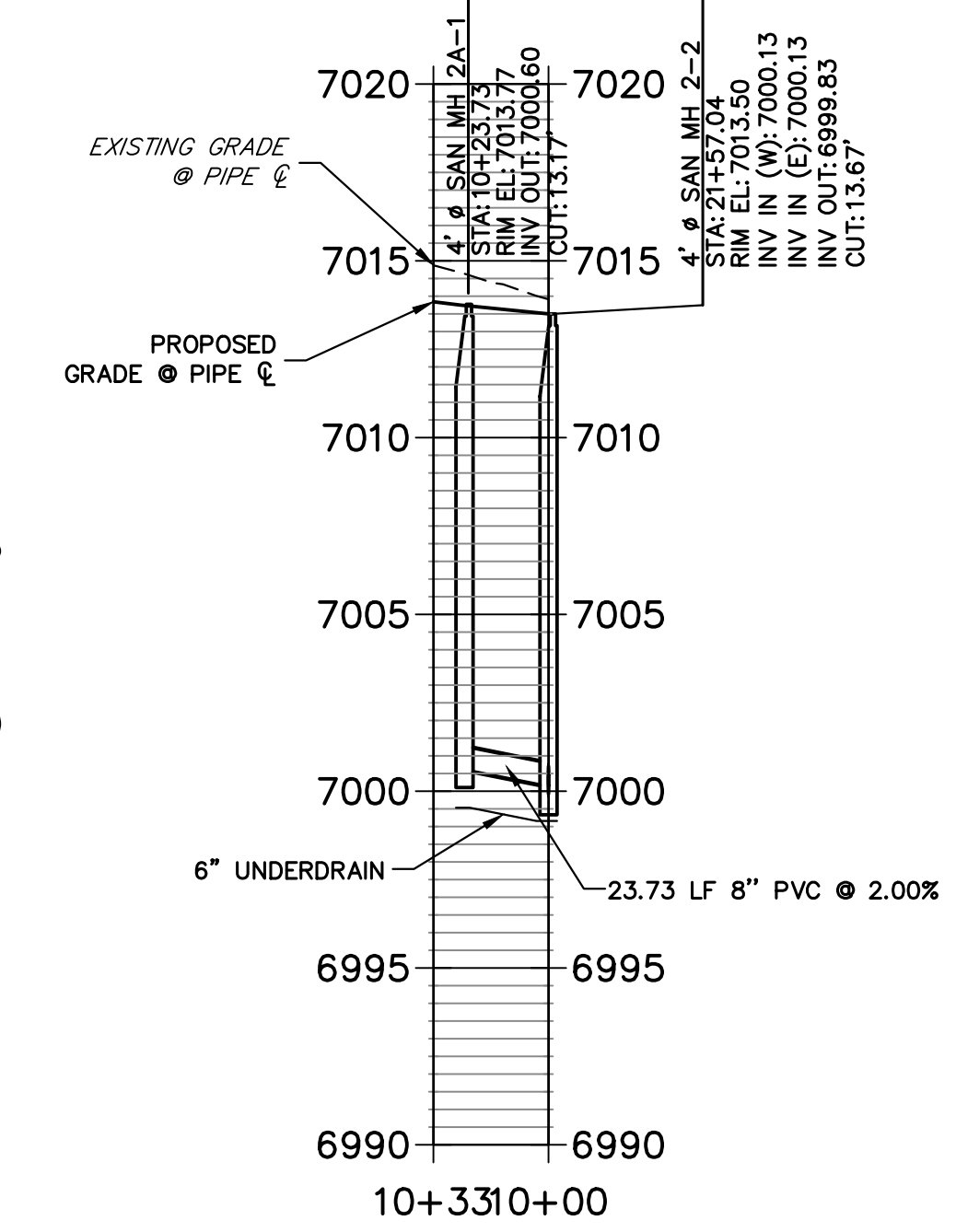
No.	REVISION	BY	DATE

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

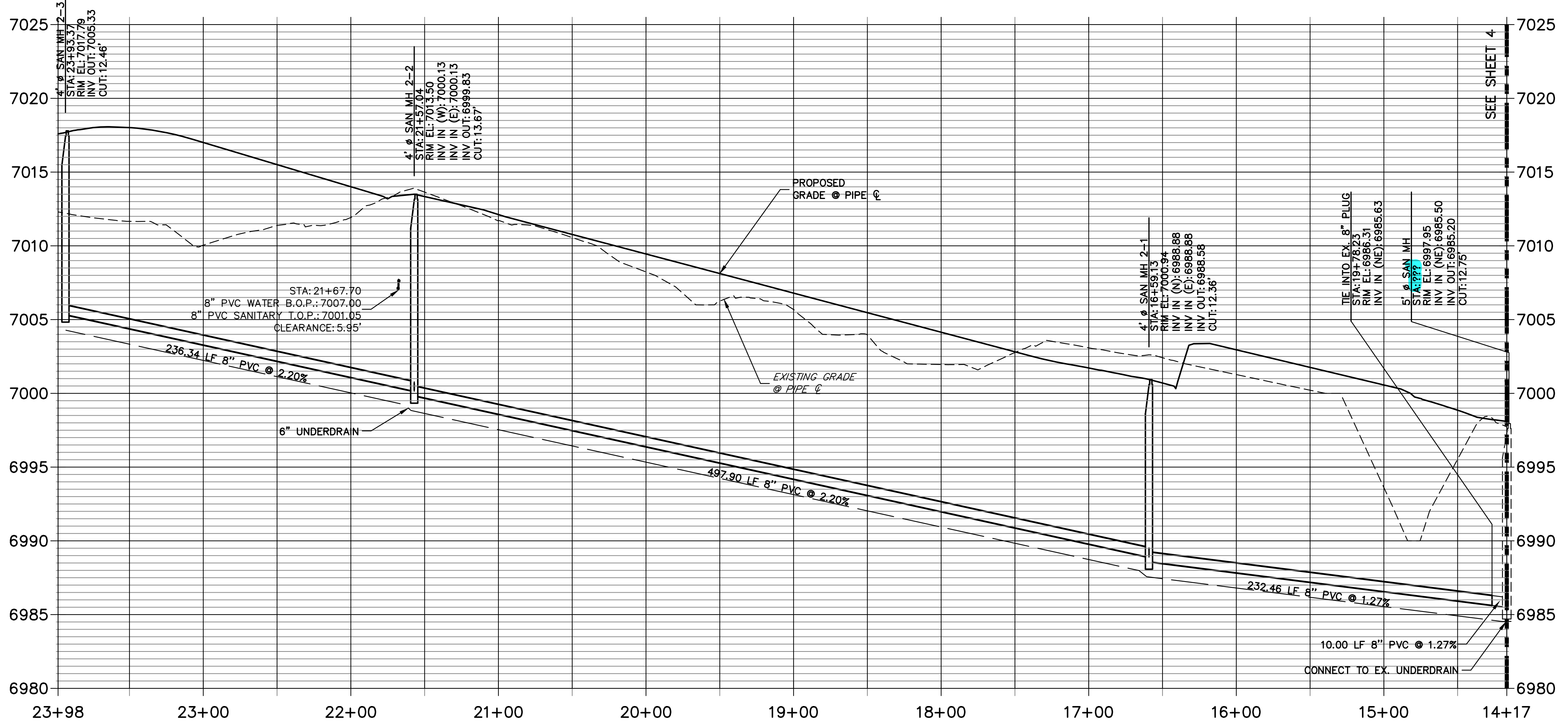
STERLING RANCH FILING 4
SANITARY SEWER PLAN
SHEET 2 OF 9
JOB NO. 25188.11



SP02A PROFILE STA 10+00.00 TO 10+32.52



SP02 PROFILE STA 14+16.67 TO 23+98.37



ENGINEER'S STATEMENT

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

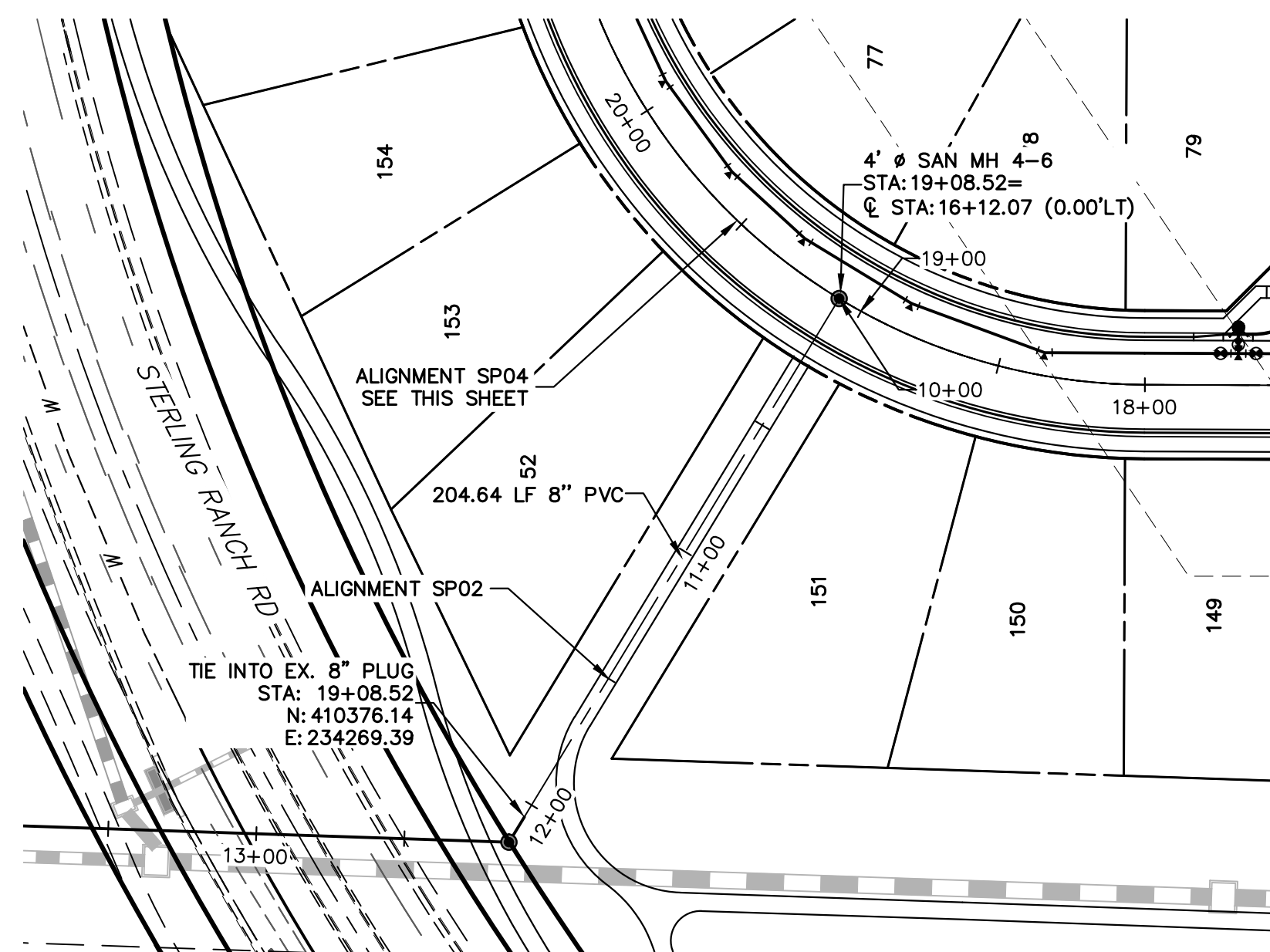
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.
 PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT
 SUITE 201
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 471-1742

J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9888 • Colorado Springs 719-588-2593
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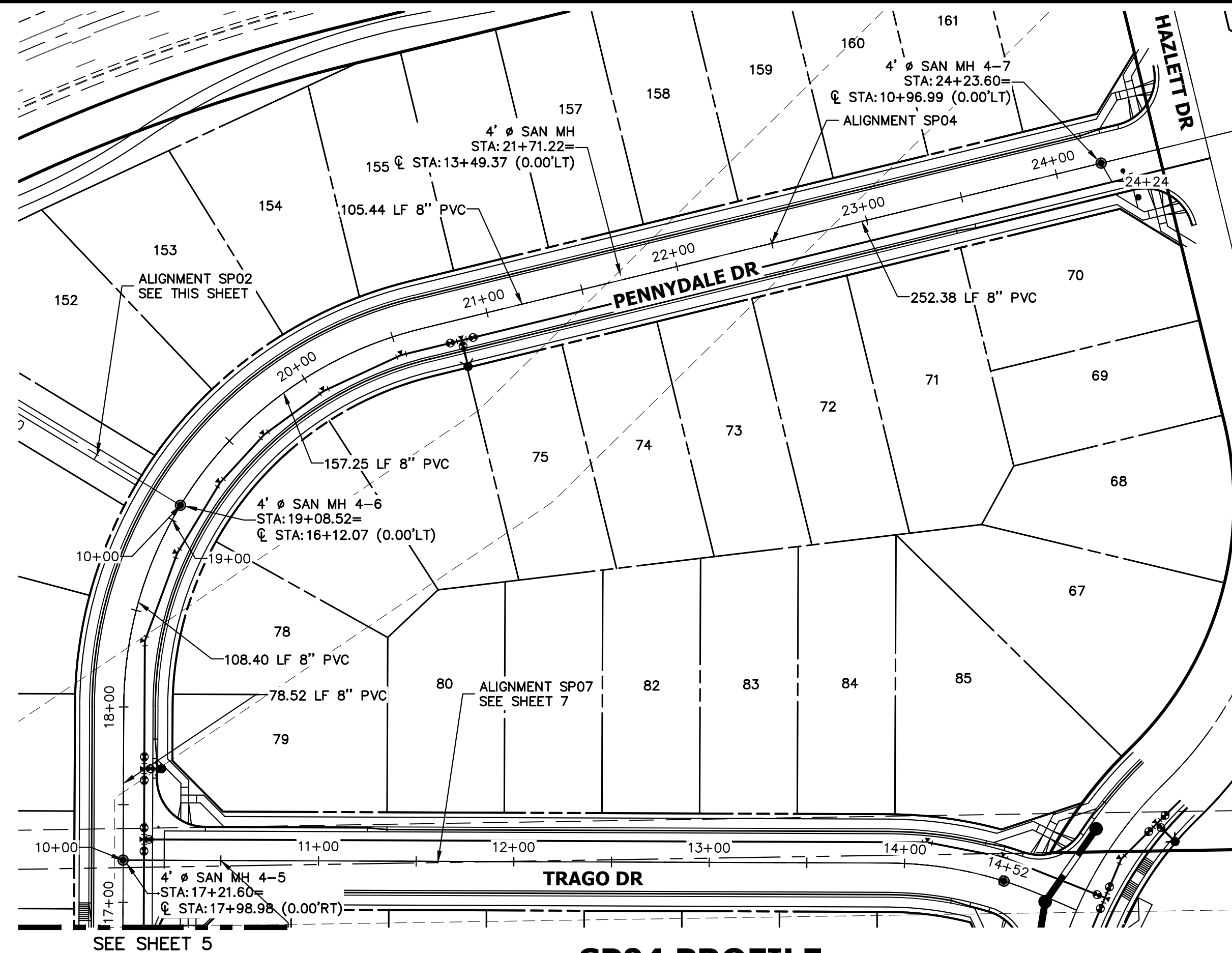
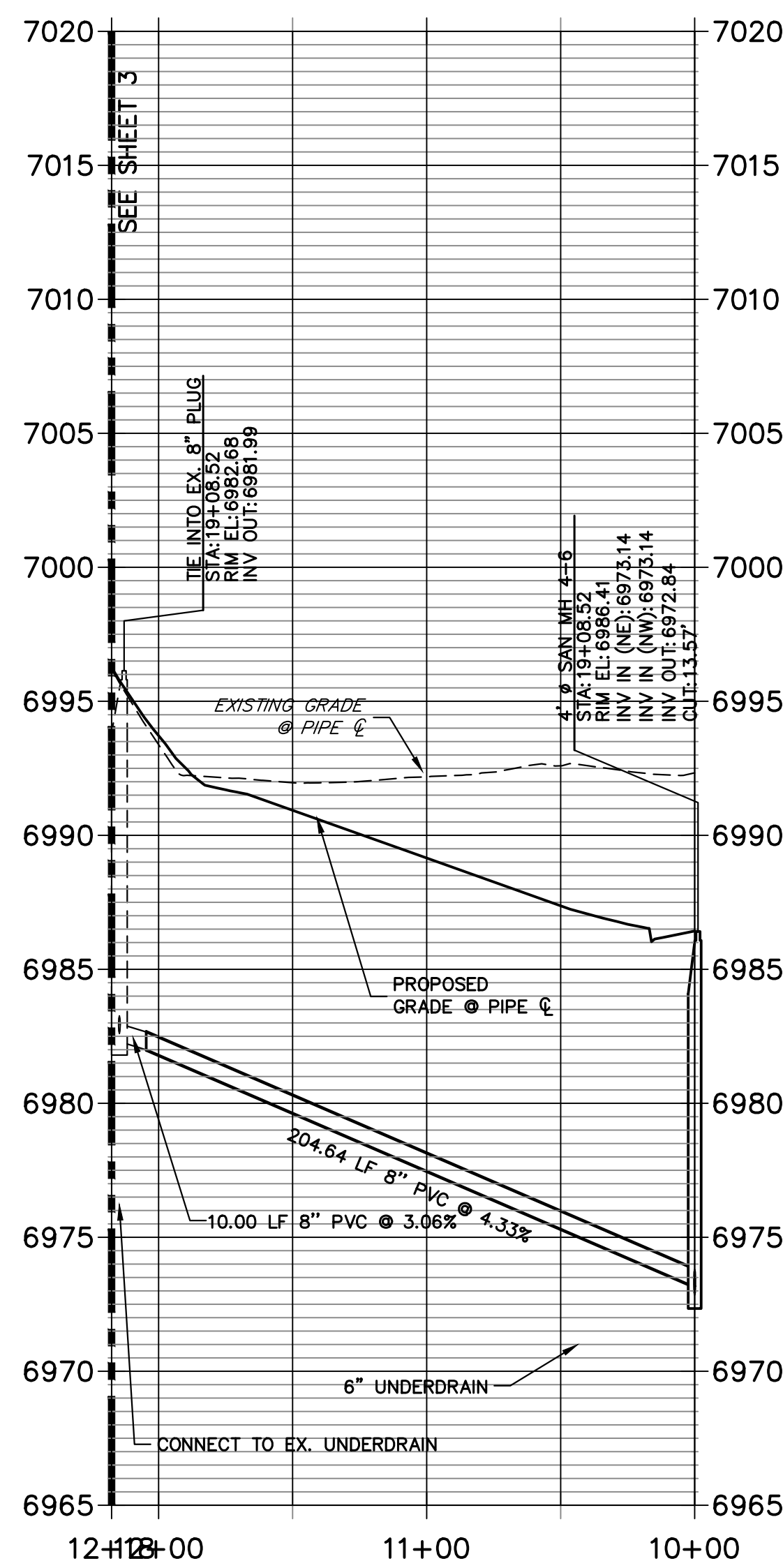
NO.	REVISION	DATE

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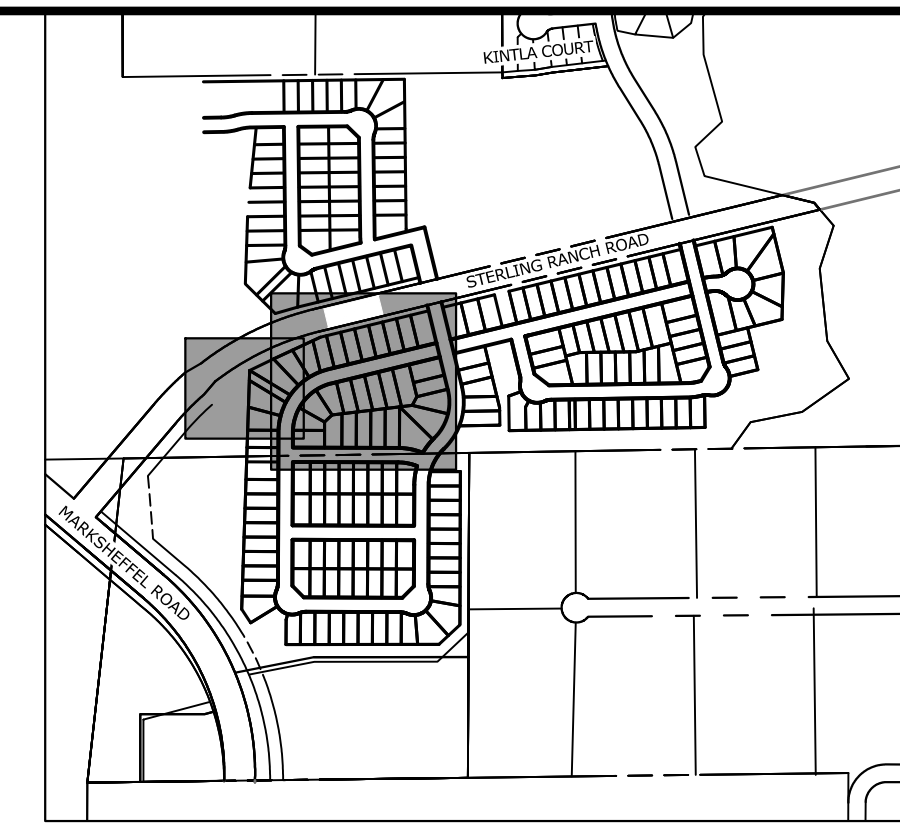
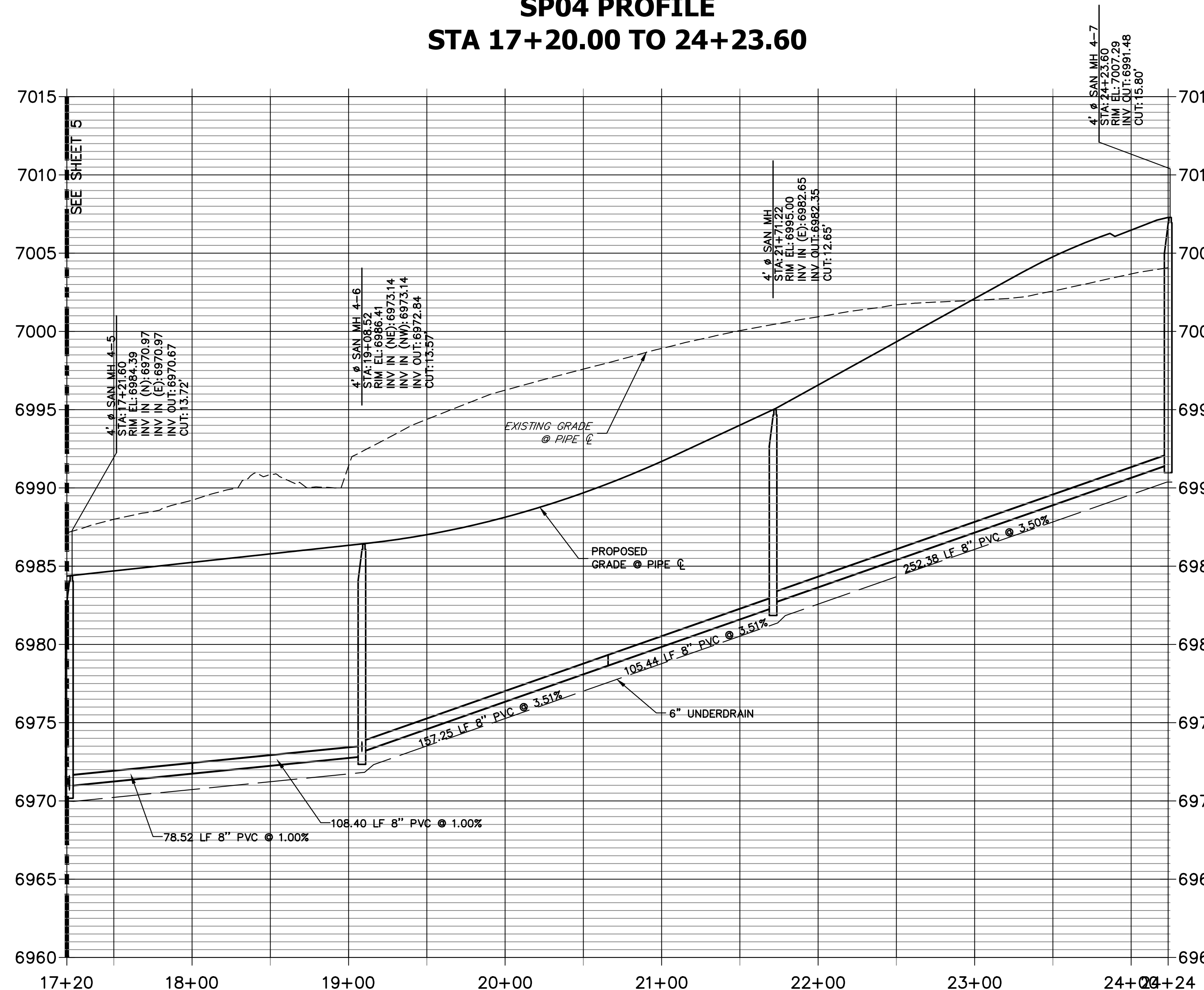
STERLING RANCH FILING 4
 SANITARY SEWER PLAN
 SHEET 3 OF 9
 JOB NO. 25188.11



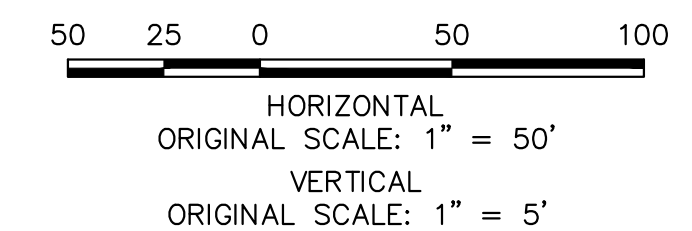
SP02 PROFILE (1)
STA 10+00.00 TO 12+17.56



SP04 PROFILE
STA 17+20.00 TO 24+23.60



KEY MAP
SCALE: NTS



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PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
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No.	REVISION	BY	DATE

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

STERLING RANCH FILING 4
SANITARY SEWER PLAN

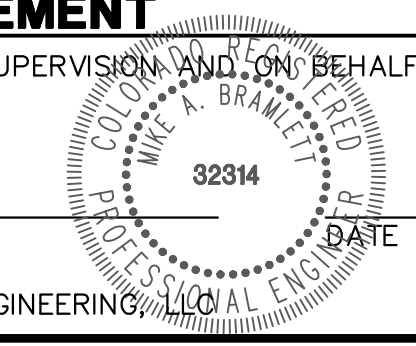
SHEET 4 OF 9
JOB NO. 25188.11

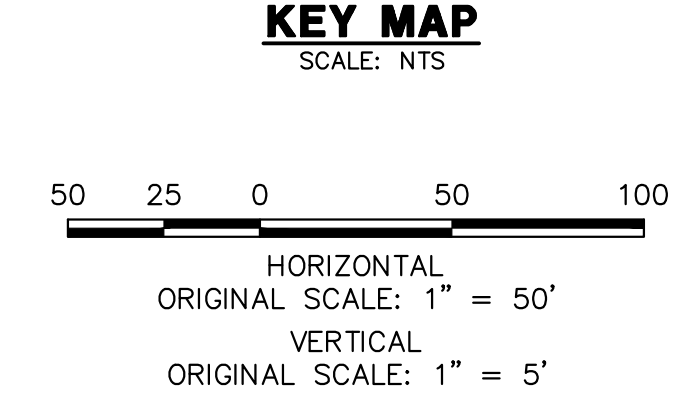
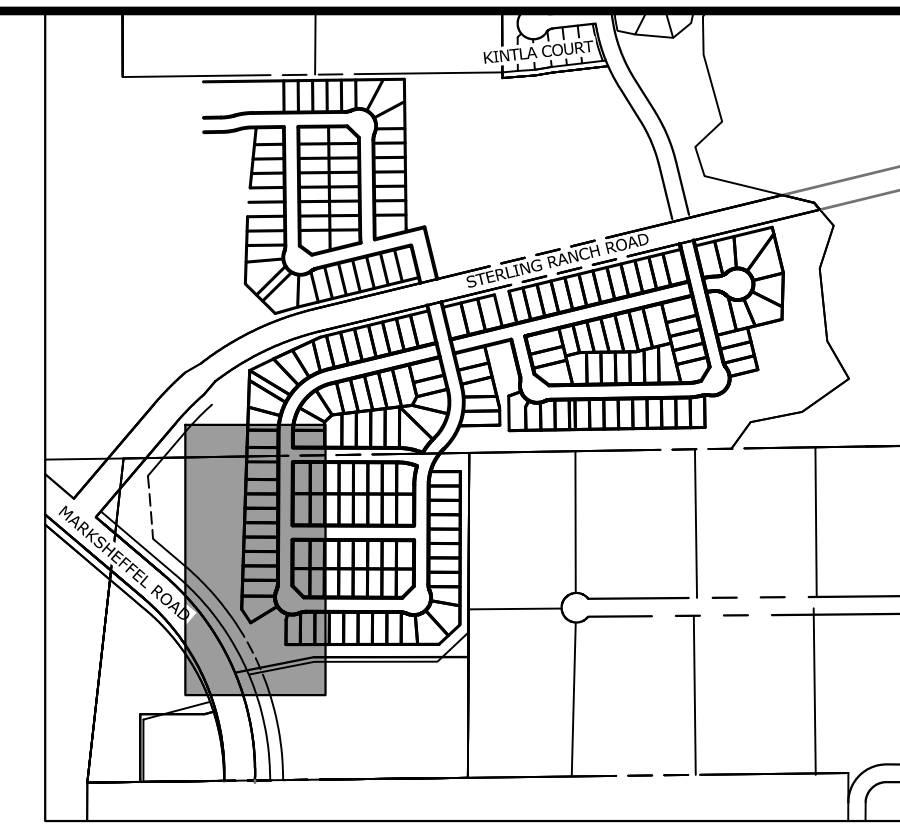
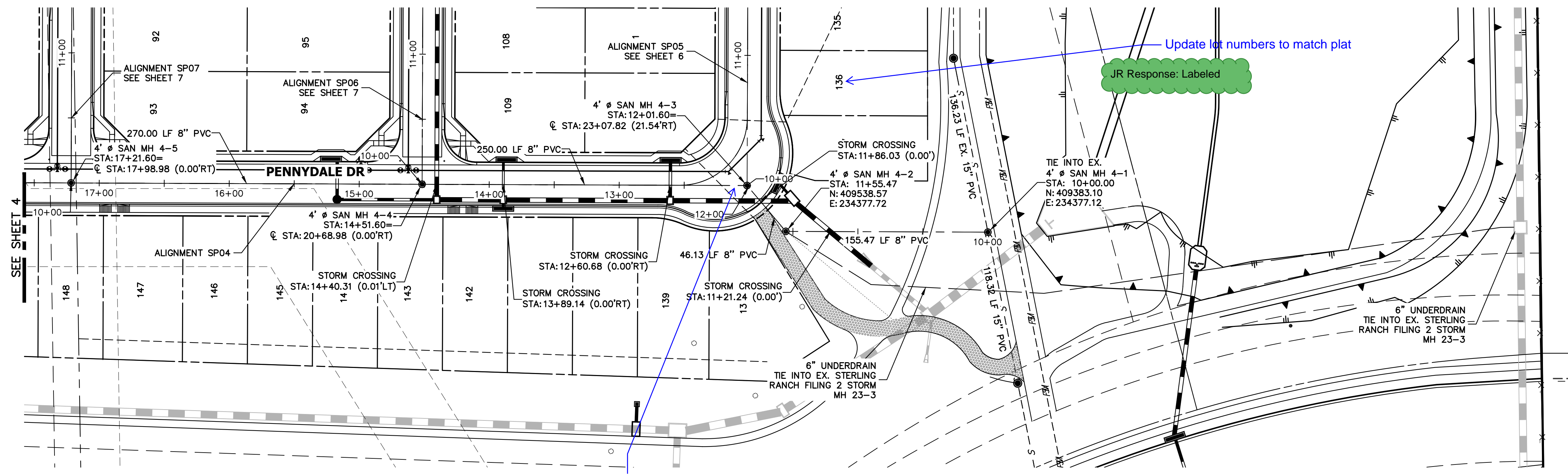
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

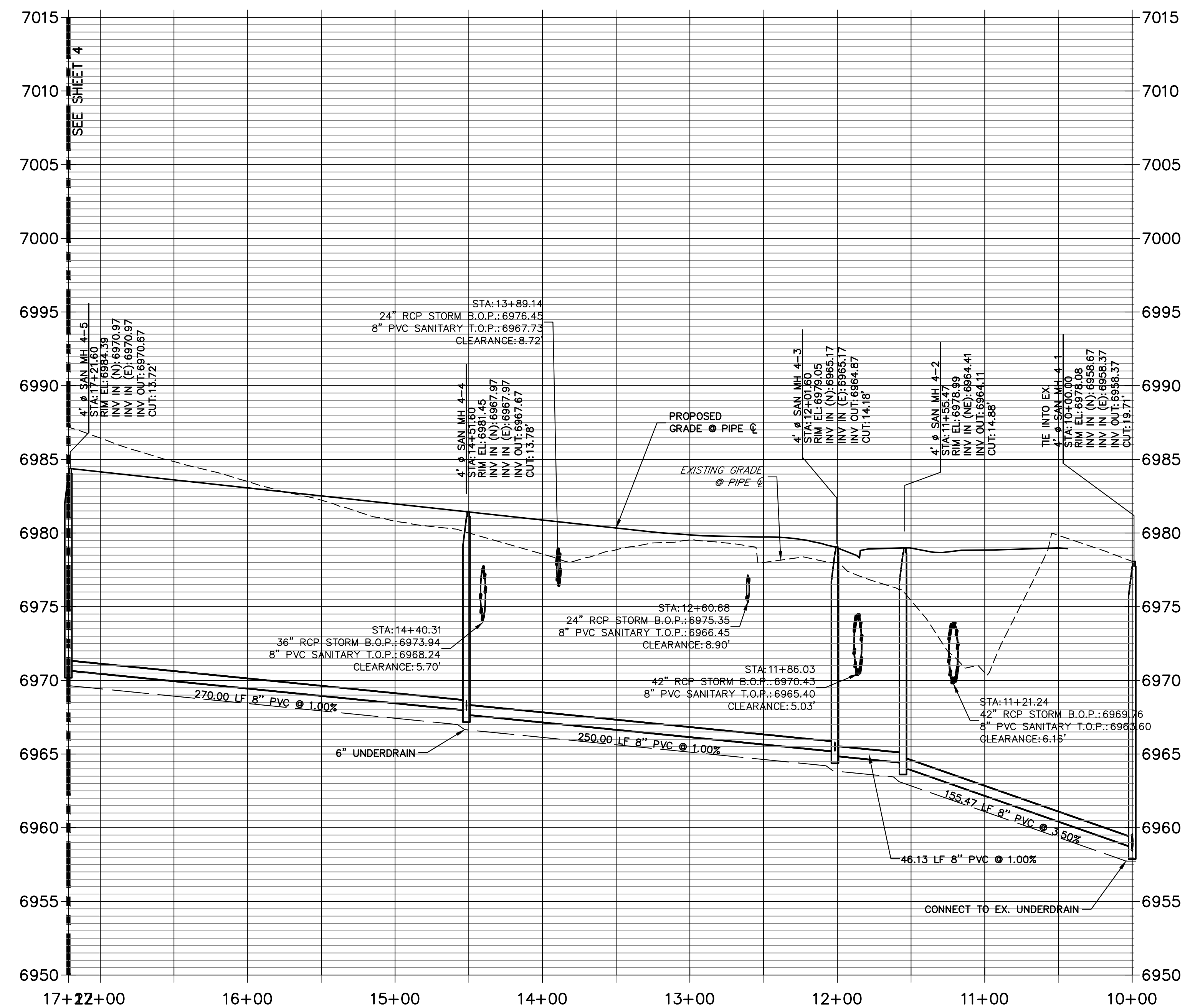


Know what's below.
Call before you dig.





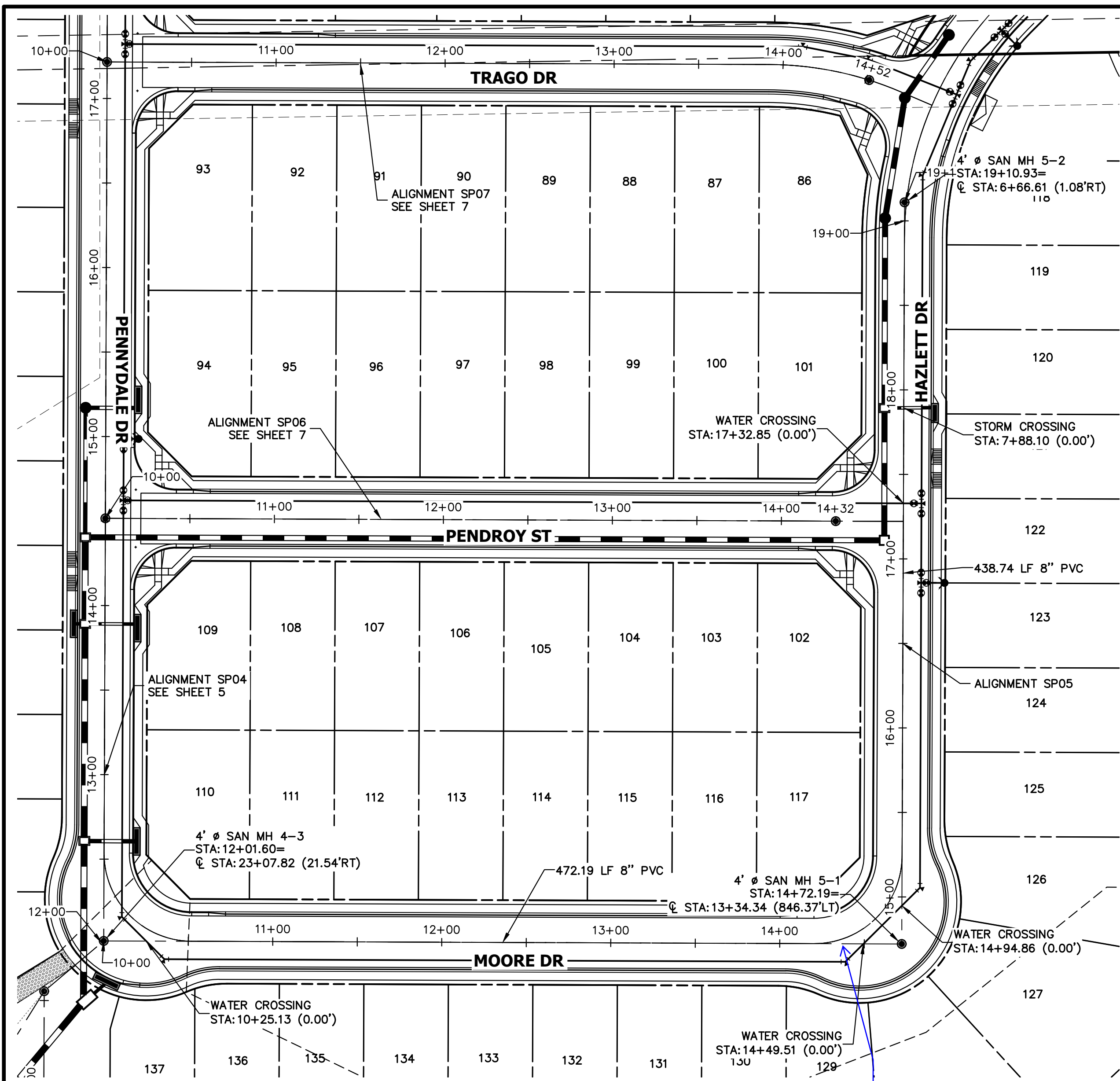
Layer not on?
JR Response: Turned on
04 PROFILE (2)
STA 10+00.00 TO 17+21.60



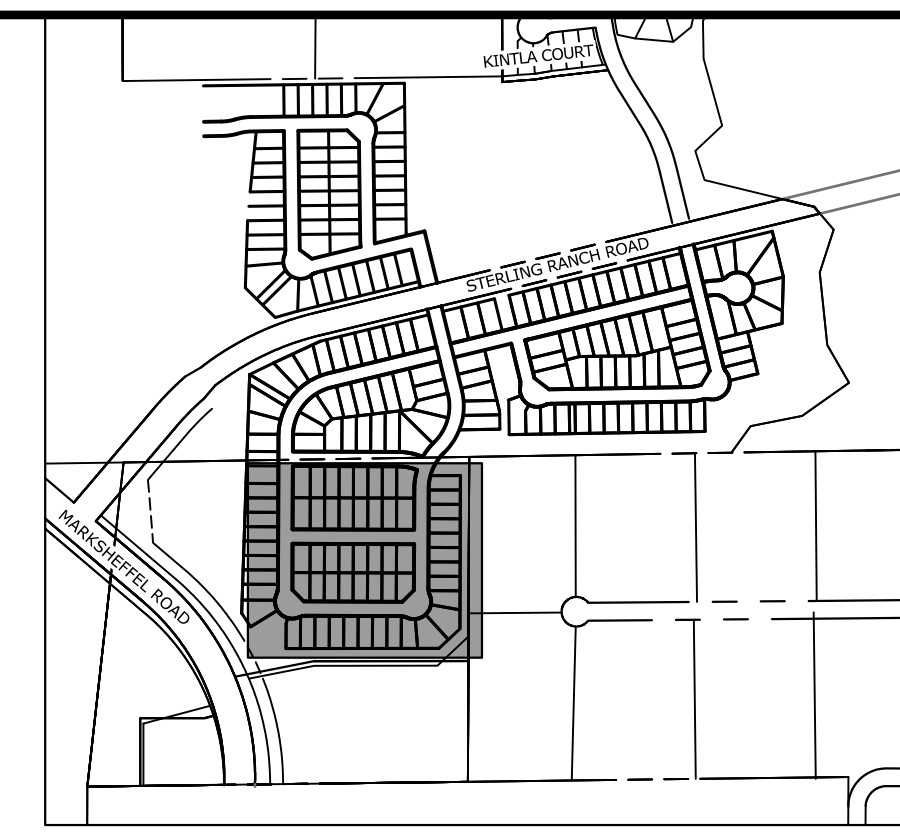
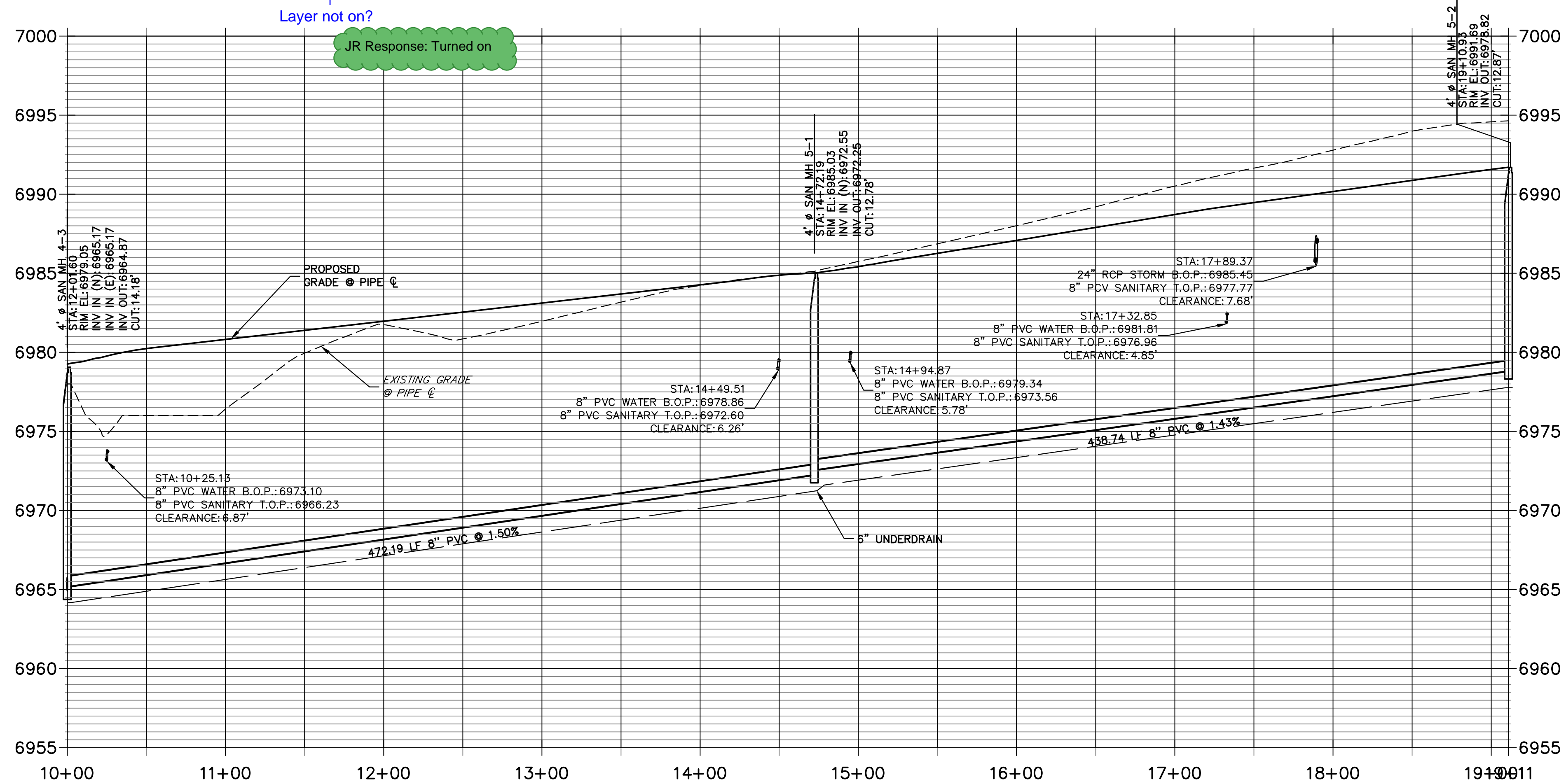
ENGINEER'S STATEMENT

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

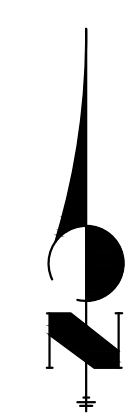
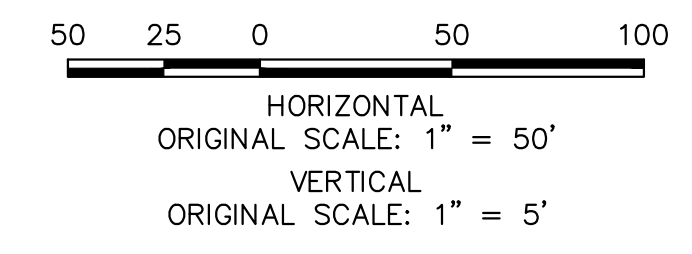
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, JR ENGINEERING APPROVES THEIR USE DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	J.R. ENGINEERING A Westman Company Centennial 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com
BY DATE	No. REVISION
H-SCALE 1"=50' V-SCALE 1"=5' DATE 11/18/22 DESIGNED BY MMC DRAWN BY MMC CHECKED BY	STERLING RANCH FILING 4 SANITARY SEWER PLAN SHEET 5 OF 9 JOB NO. 25188.11



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



KEY MAP
SCALE: NTS



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

J.R. ENGINEERING
A Westman Company

Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

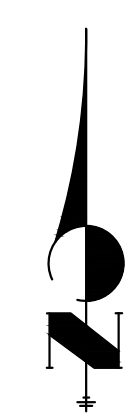
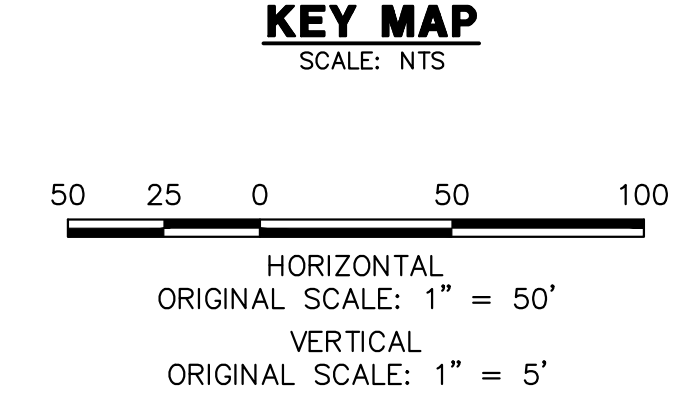
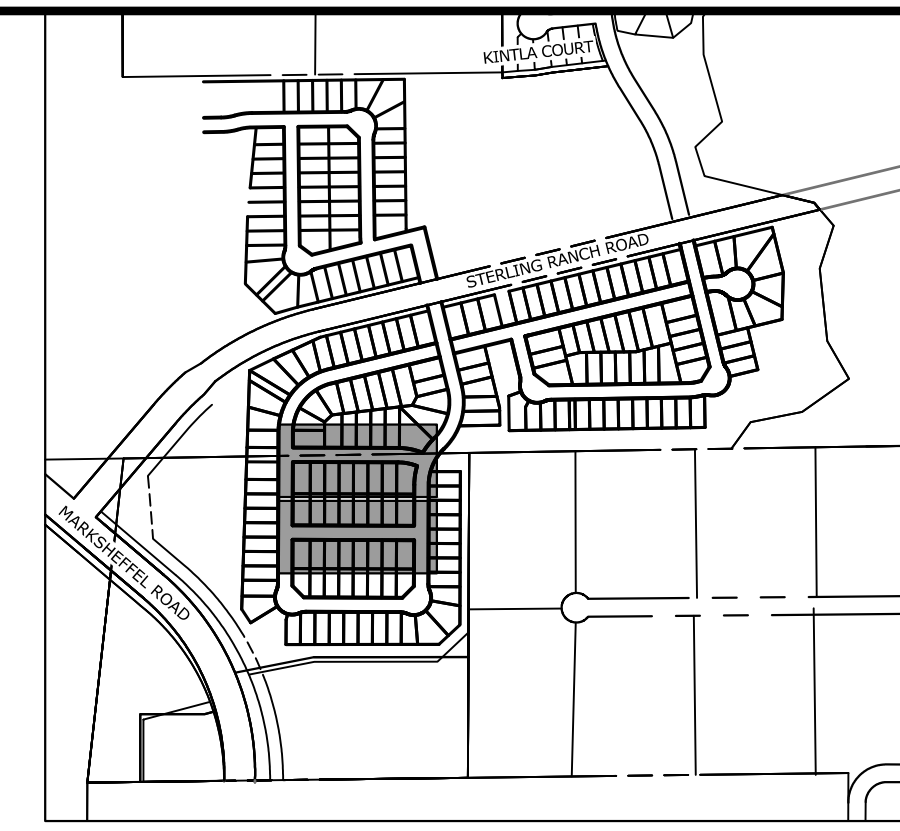
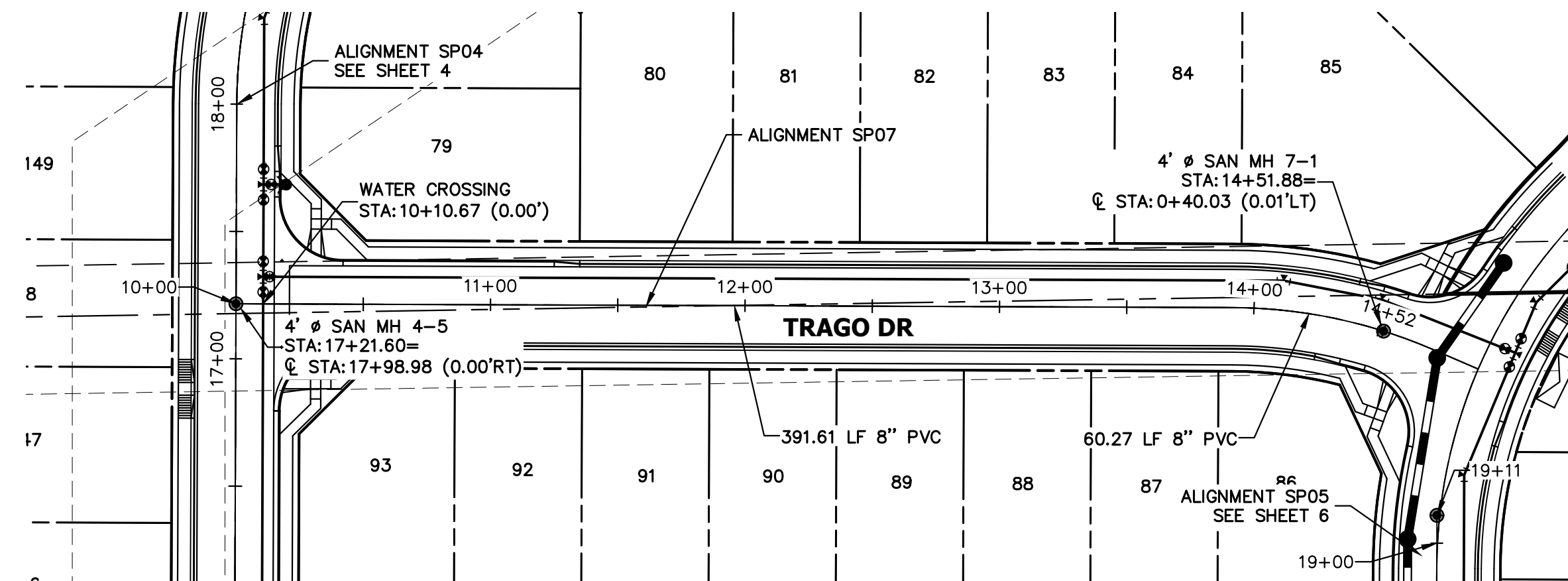
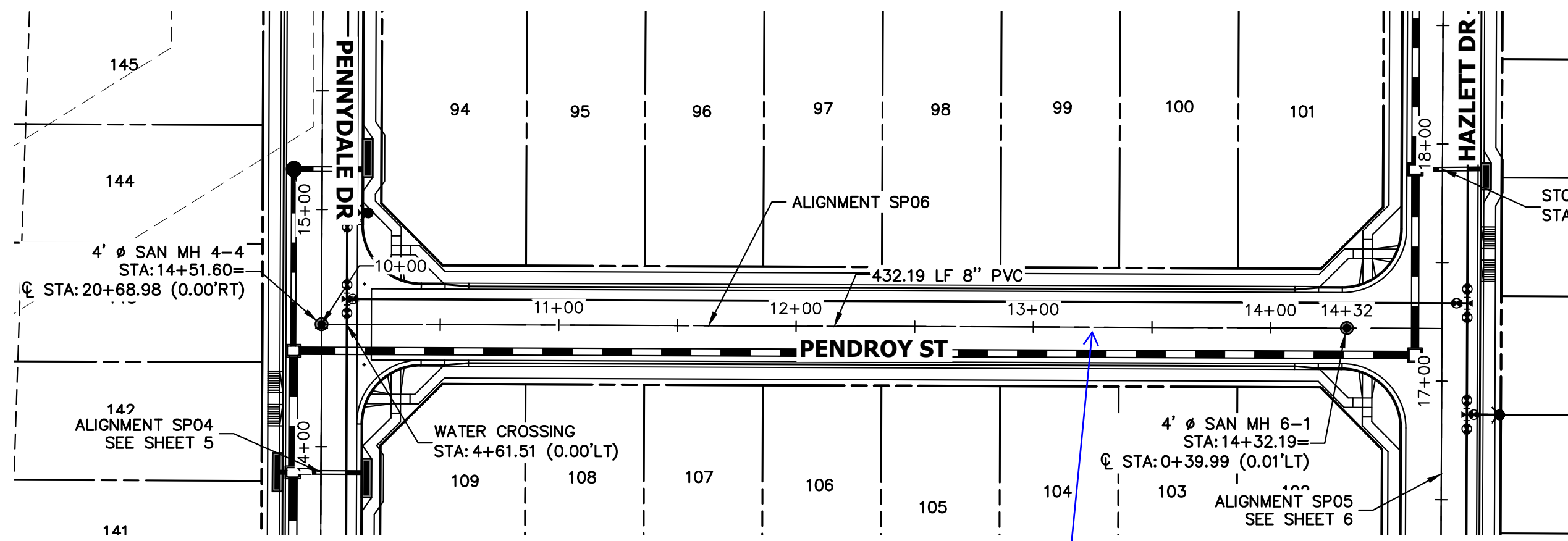
H-SCALE 1"=50'	V-SCALE 1"=5'	DATE 11/18/22	DESIGNED BY MMC	CHECKED BY MMC
STERLING RANCH FILING 4				
SANITARY SEWER PLAN				
SHEET 6 OF 9				
JOB NO. 25188.11				

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

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

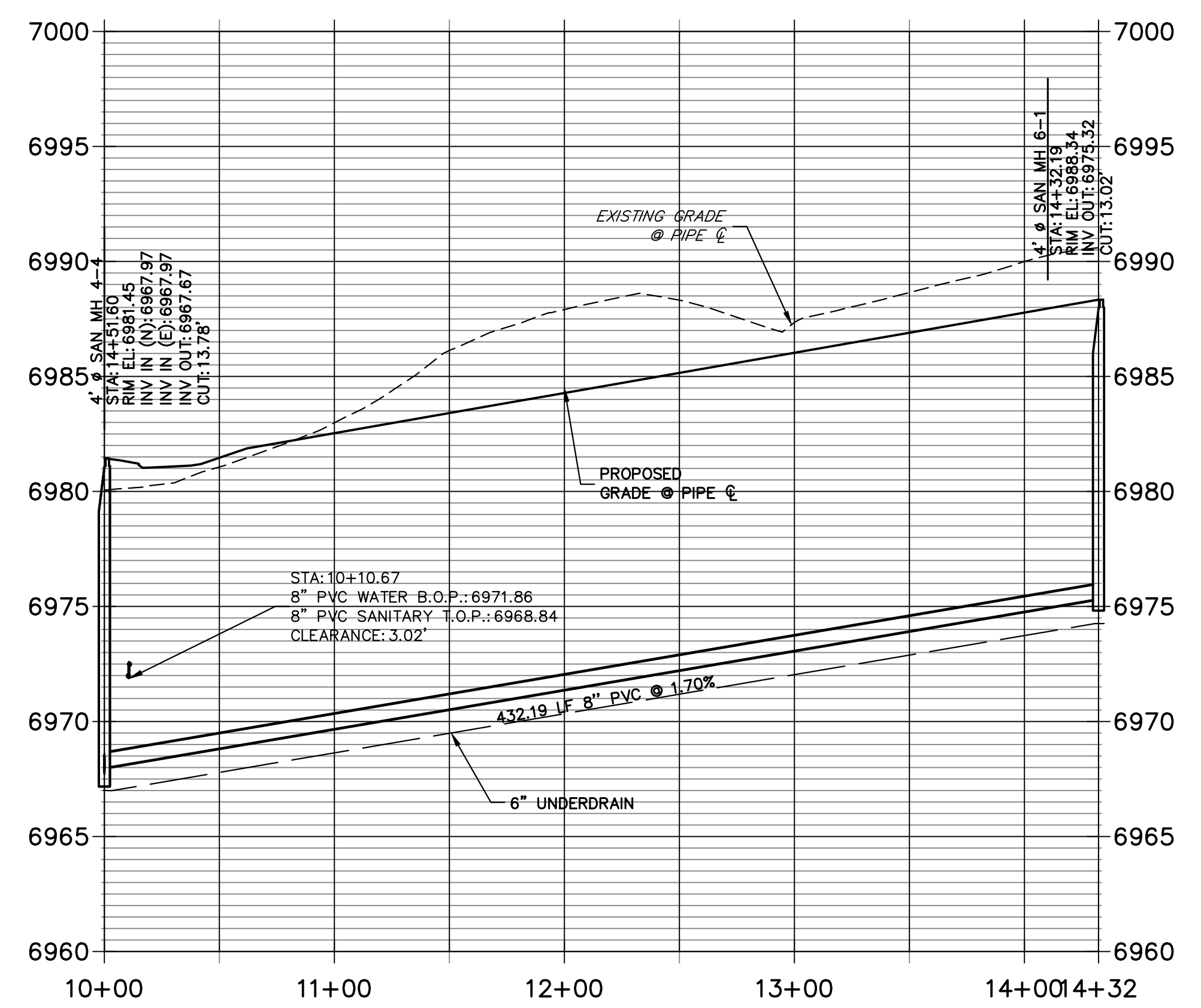
DATE



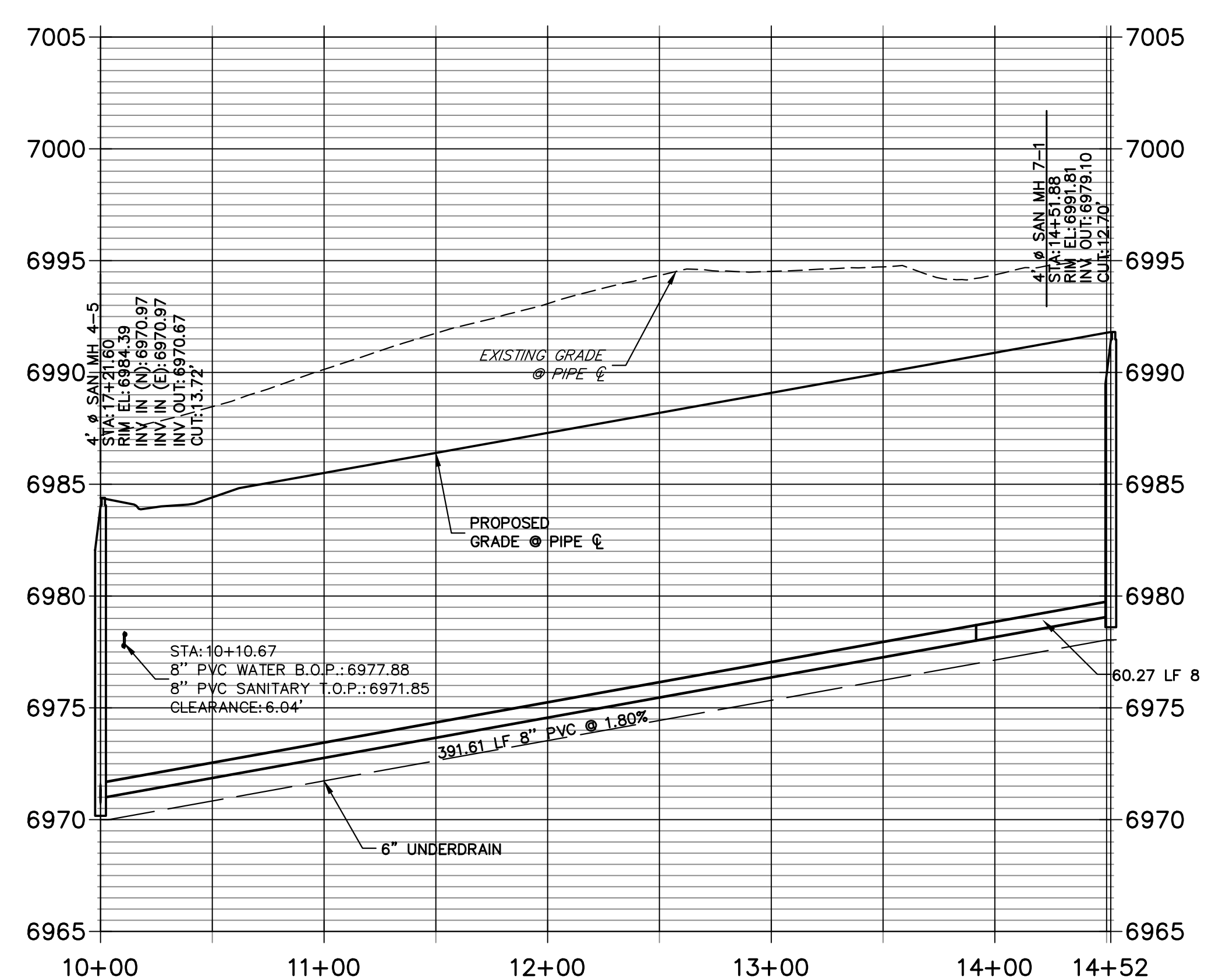


Layer not on?
JR Response: Turned on

SP06 PROFILE
STA 10+00.00 TO 14+32.19



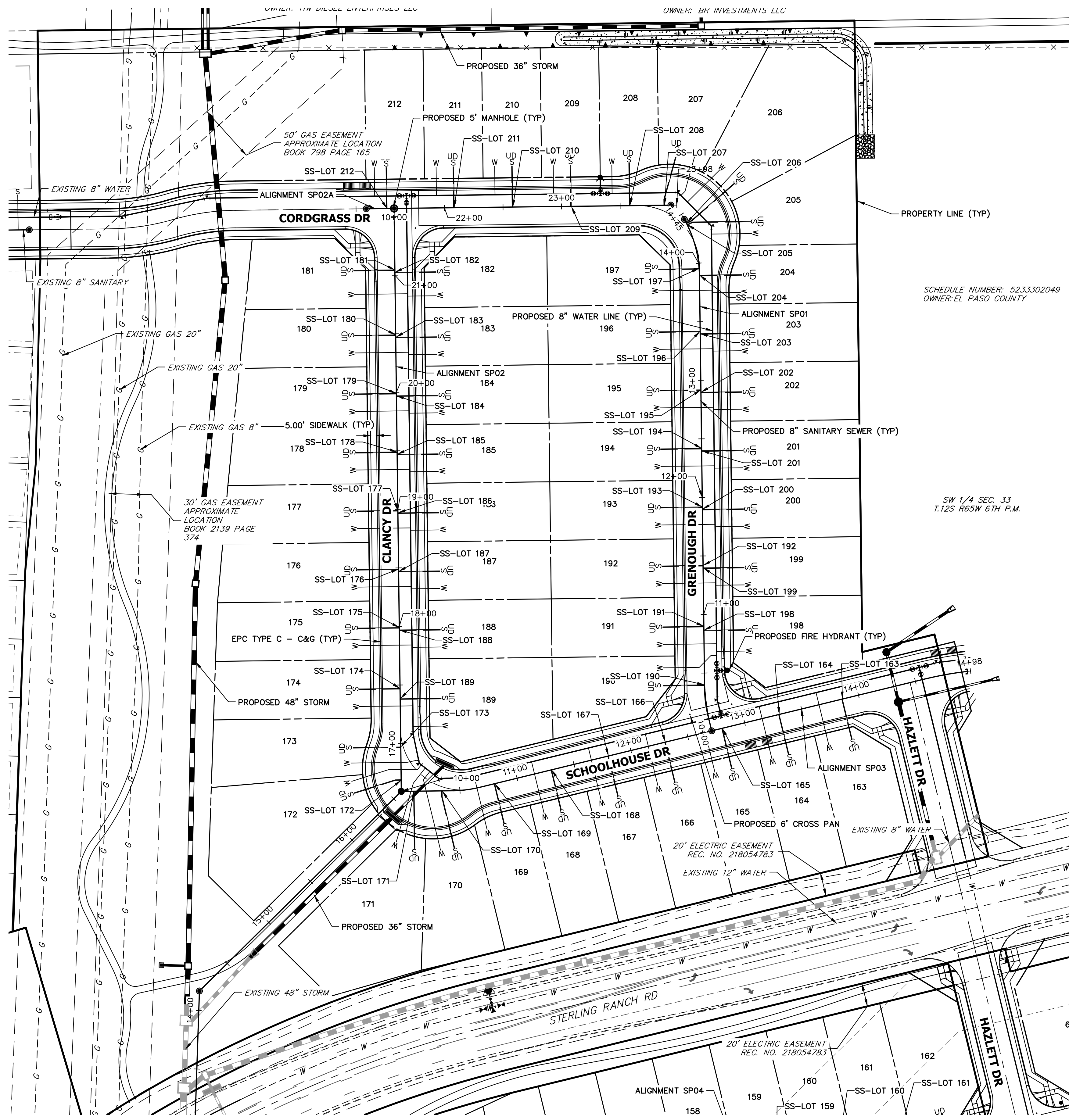
SP07 PROFILE
STA 10+00.00 TO 14+51.88



Know what's below.
Call before you dig.

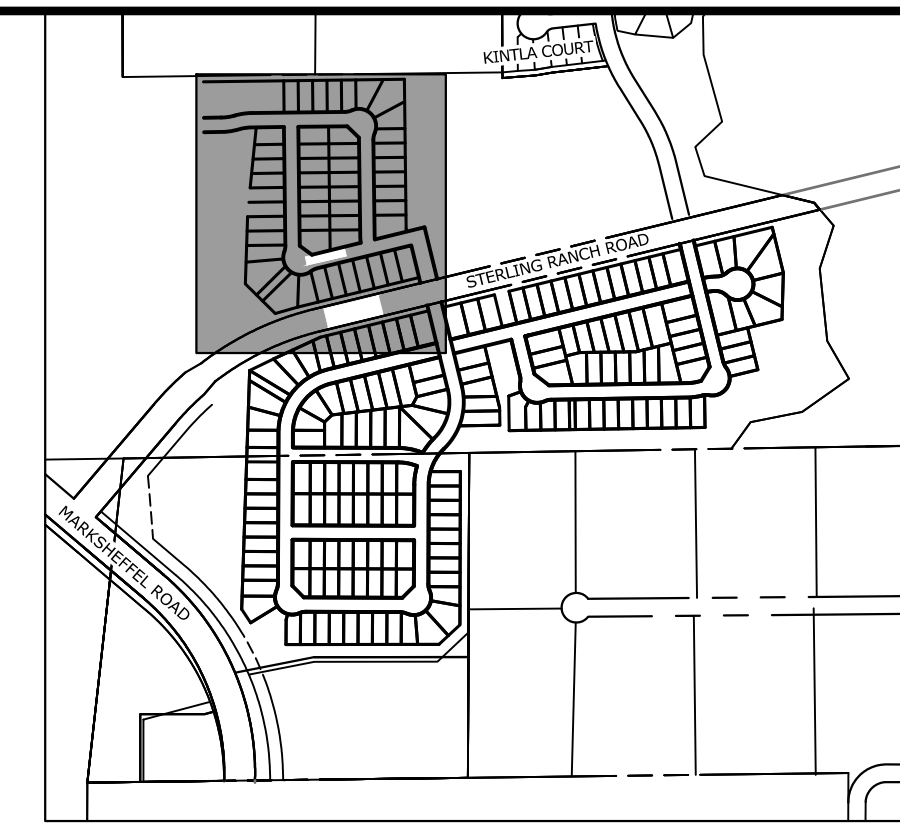
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEER

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR	SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742
J.R. ENGINEERING A Westman Company	Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com
BY	DATE
No.	REVISION
H-SCALE 1"=50'	V-SCALE 1"=5'
DESIGNED BY	DATE 11/18/22
DRAWN BY	MMC
CHECKED BY	MMC
STERLING RANCH FILING 4	SANITARY SEWER PLAN
SHEET 7 OF 9	JOB NO. 25188.11

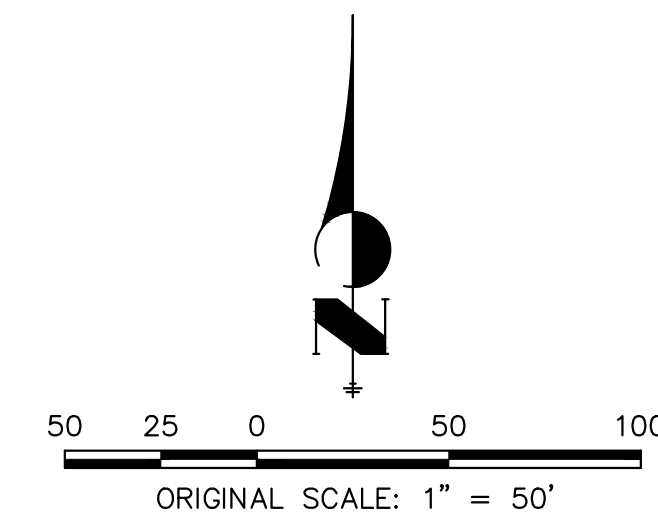


SCHEDULE NUMBER: 5233302049
OWNER: EL PASO COUNTY

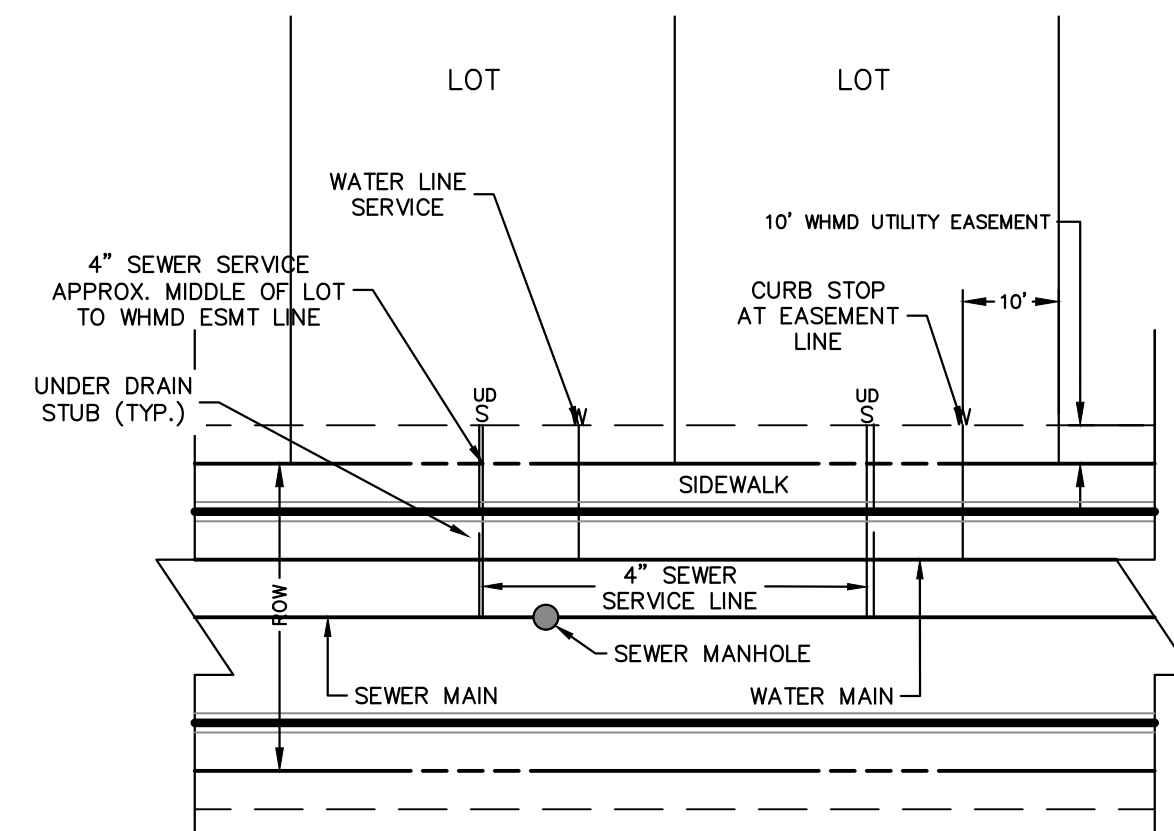
SW 1/4 SEC. 33
T.12S R.65W 6TH P.M.



KEY MAP
SCALE: NTS



SANITARY SERVICE TABULATION			SANITARY SERVICE TABULATION		
SERVICE/LOT #	STATION	ALIGNMENT	SERVICE/LOT #	STATION	ALIGNMENT
SS-LOT 163	13+85.81	SP03	SS-LOT 188	17+97.02	SP02
SS-LOT 164	13+30.31	SP03	SS-LOT 189	17+38.25	SP02
SS-LOT 165	12+80.31	SP03	SS-LOT 190	10+39.87	SP01
SS-LOT 166	12+30.31	SP03	SS-LOT 191	10+89.87	SP01
SS-LOT 167	11+80.31	SP03	SS-LOT 192	11+41.87	SP01
SS-LOT 168	11+30.31	SP03	SS-LOT 193	11+91.87	SP01
SS-LOT 169	10+80.31	SP03	SS-LOT 194	12+41.87	SP01
SS-LOT 170	10+34.84	SP03	SS-LOT 195	12+91.87	SP01
SS-LOT 171	10+10.95	SP03	SS-LOT 196	13+41.87	SP01
SS-LOT 172	16+68.57	SP02	SS-LOT 197	13+95.68	SP01
SS-LOT 173	16+97.05	SP02	SS-LOT 198	10+86.58	SP01
SS-LOT 174	17+47.05	SP02	SS-LOT 199	11+39.84	SP01
SS-LOT 175	17+99.05	SP02	SS-LOT 200	11+89.84	SP01
SS-LOT 176	18+49.05	SP02	SS-LOT 201	12+39.84	SP01
SS-LOT 177	18+99.05	SP02	SS-LOT 202	12+89.84	SP01
SS-LOT 178	19+49.05	SP02	SS-LOT 203	13+39.84	SP01
SS-LOT 179	19+99.05	SP02	SS-LOT 204	13+89.83	SP01
SS-LOT 180	20+49.05	SP02	SS-LOT 205	14+34.65	SP01
SS-LOT 181	21+04.57	SP02	SS-LOT 206	14+36.11	SP01
SS-LOT 182	21+02.53	SP02	SS-LOT 207	23+87.88	SP02
SS-LOT 183	20+47.02	SP02	SS-LOT 208	23+58.37	SP02
SS-LOT 184	19+97.02	SP02	SS-LOT 209	23+08.31	SP02
SS-LOT 185	19+47.02	SP02	SS-LOT 210	22+58.31	SP02
SS-LOT 186	18+97.02	SP02	SS-LOT 211	22+08.31	SP02
SS-LOT 187	18+47.02	SP02	SS-LOT 212	10+06.00	SP02A



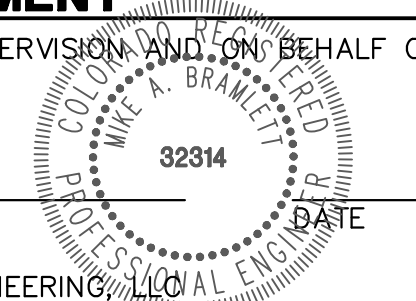
UTILITY SERVICE LOCATIONS
NTS

- 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



UNLESS 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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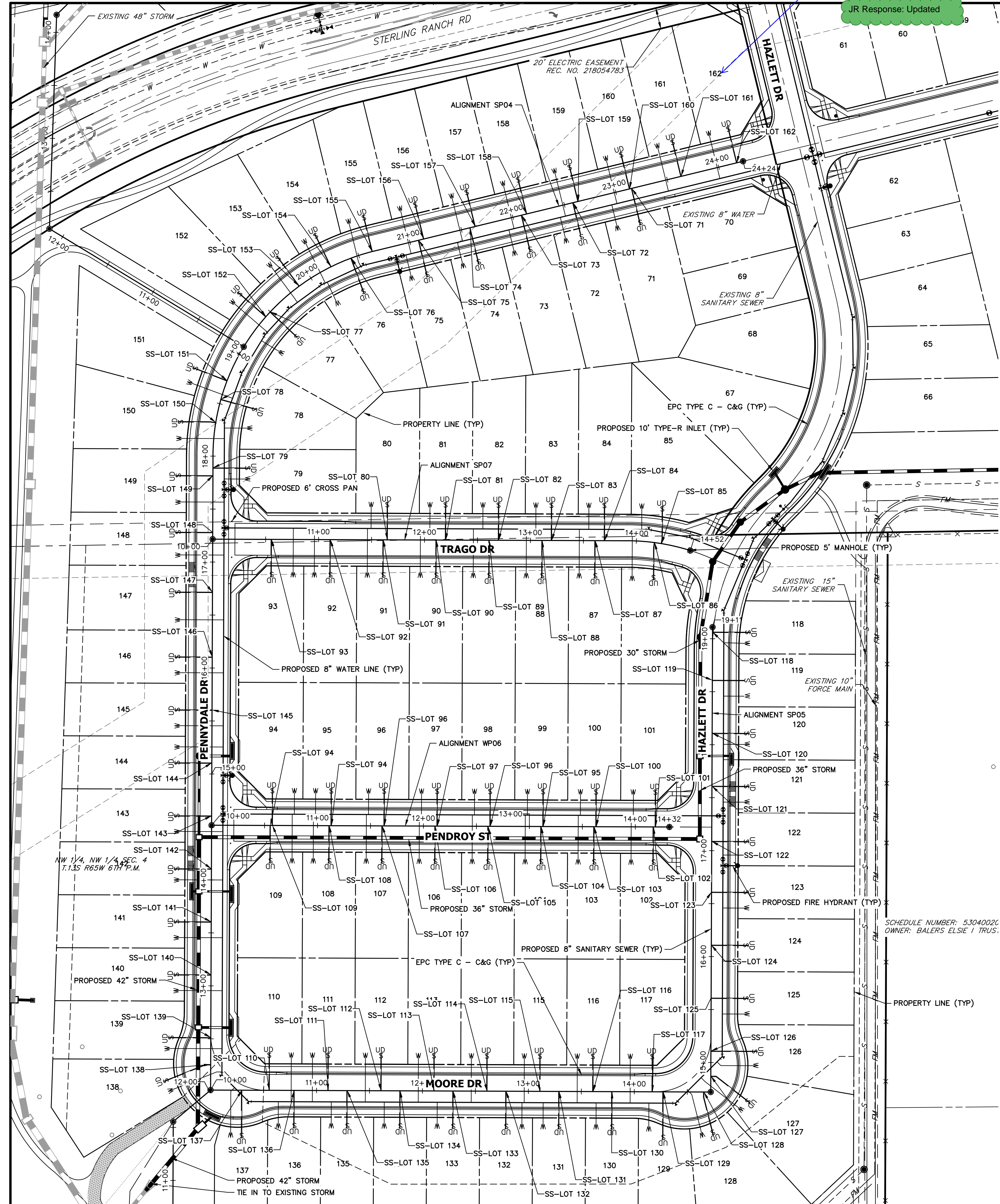
No.	REVISION	BY	DATE

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V-SCALE	N/A
DATE	11/18/22
DESIGNED BY	MMC
DRAWN BY	MMC
CHECKED BY	



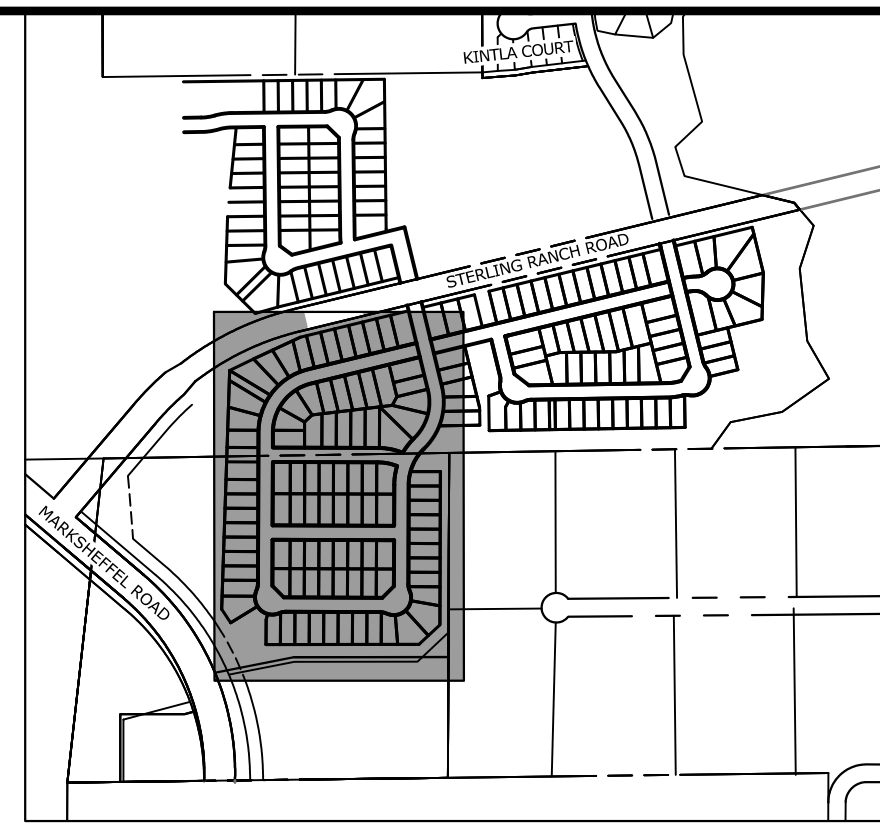
Update lot numbers to match plat

JR Response: Updated



SANITARY SERVICE TABULATION			SANITARY SERVICE TABULATION		
SERVICE/LOT #	STATION	ALIGNMENT	SERVICE/LOT #	STATION	ALIGNMENT
SS-LOT 71	23+15.46	SP04	SS-LOT 91	11+61.09	SP07
SS-LOT 72	22+58.46	SP04	SS-LOT 92	11+11.09	SP07
SS-LOT 73	22+08.46	SP04	SS-LOT 93	10+55.55	SP07
SS-LOT 74	21+58.46	SP04	SS-LOT 94	11+13.09	SP06
SS-LOT 75	21+08.46	SP04	SS-LOT 94	10+55.54	SP06
SS-LOT 76	20+42.54	SP04	SS-LOT 95	13+13.09	SP06
SS-LOT 77	19+50.05	SP04	SS-LOT 96	12+63.09	SP06
SS-LOT 78	18+54.36	SP04	SS-LOT 96	11+63.09	SP06
SS-LOT 79	17+88.97	SP04	SS-LOT 97	12+13.09	SP06
SS-LOT 80	11+65.00	SP07	SS-LOT 100	13+63.09	SP06
SS-LOT 81	12+20.00	SP07	SS-LOT 101	14+19.13	SP06
SS-LOT 82	12+70.00	SP07	SS-LOT 102	14+17.13	SP06
SS-LOT 83	13+20.00	SP07	SS-LOT 103	13+61.08	SP06
SS-LOT 84	13+70.00	SP07	SS-LOT 104	13+11.08	SP06
SS-LOT 85	14+23.94	SP07	SS-LOT 105	12+61.08	SP06
SS-LOT 86	14+17.35	SP07	SS-LOT 106	12+11.08	SP06
SS-LOT 87	13+61.09	SP07	SS-LOT 107	11+61.08	SP06
SS-LOT 88	13+11.09	SP07	SS-LOT 108	11+11.08	SP06
SS-LOT 89	12+61.09	SP07	SS-LOT 109	10+57.54	SP06
SS-LOT 90	12+11.09	SP07	SS-LOT 110	10+55.53	SP05

SANITARY SERVICE TABULATION			SANITARY SERVICE TABULATION			SANITARY SERVICE TABULATION		
SERVICE/LOT #	STATION	ALIGNMENT	SERVICE/LOT #	STATION	ALIGNMENT	SERVICE/LOT #	STATION	ALIGNMENT
SS-LOT 111	11+11.08	SP05	SS-LOT 131	13+29.02	SP05	SS-LOT 151	18+72.91	SP04
SS-LOT 112	11+61.08	SP05	SS-LOT 132	12+79.02	SP05	SS-LOT 152	19+43.90	SP04
SS-LOT 113	12+11.08	SP05	SS-LOT 133	12+29.02	SP05	SS-LOT 153	19+86.72	SP04
SS-LOT 114	12+61.08	SP05	SS-LOT 134	11+79.02	SP05	SS-LOT 154	20+21.92	SP04
SS-LOT 115	13+11.08	SP05	SS-LOT 135	11+29.02	SP05	SS-LOT 155	20+63.46	SP04
SS-LOT 116	13+61.08	SP05	SS-LOT 136	10+79.02	SP05	SS-LOT 156	21+13.46	SP04
SS-LOT 117	14+17.12	SP05	SS-LOT 137	10+29.59	SP05	SS-LOT 157	21+63.46	SP04
SS-LOT 118	19+06.36	SP05	SS-LOT 138	12+25.77	SP04	SS-LOT 158	22+13.46	SP04
SS-LOT 119	18+60.89	SP05	SS-LOT 139	12+51.25	SP04	SS-LOT 159	22+63.46	SP04
SS-LOT 120	18+10.89	SP05	SS-LOT 140	13+10.47	SP04	SS-LOT 160	23+13.46	SP04
SS-LOT 121	17+60.89	SP05	SS-LOT 141	13+60.47	SP04	SS-LOT 161	23+63.46	SP04
SS-LOT 122	17+08.85	SP05	SS-LOT 142	14+10.47	SP04	SS-LOT 162	24+17.60	SP04
SS-LOT 123	16+60.89	SP05	SS-LOT 143	14+60.47	SP04			
SS-LOT 124	16+10.89	SP05	SS-LOT 144	15+10.47	SP04			
SS-LOT 125	15+60.89	SP05	SS-LOT 145	15+60.47	SP04			
SS-LOT 126	15+10.89	SP05	SS-LOT 146	16+10.47	SP04			
SS-LOT 127	14+87.21	SP05	SS-LOT 147	16+71.62	SP04			
SS-LOT 128	14+65.76	SP05	SS-LOT 148	17+28.10	SP04			
SS-LOT 129	14+27.30	SP05	SS-LOT 149	17+81.62	SP04			
SS-LOT 130	13+79.02	SP05	SS-LOT 150	18+31.88	SP04			

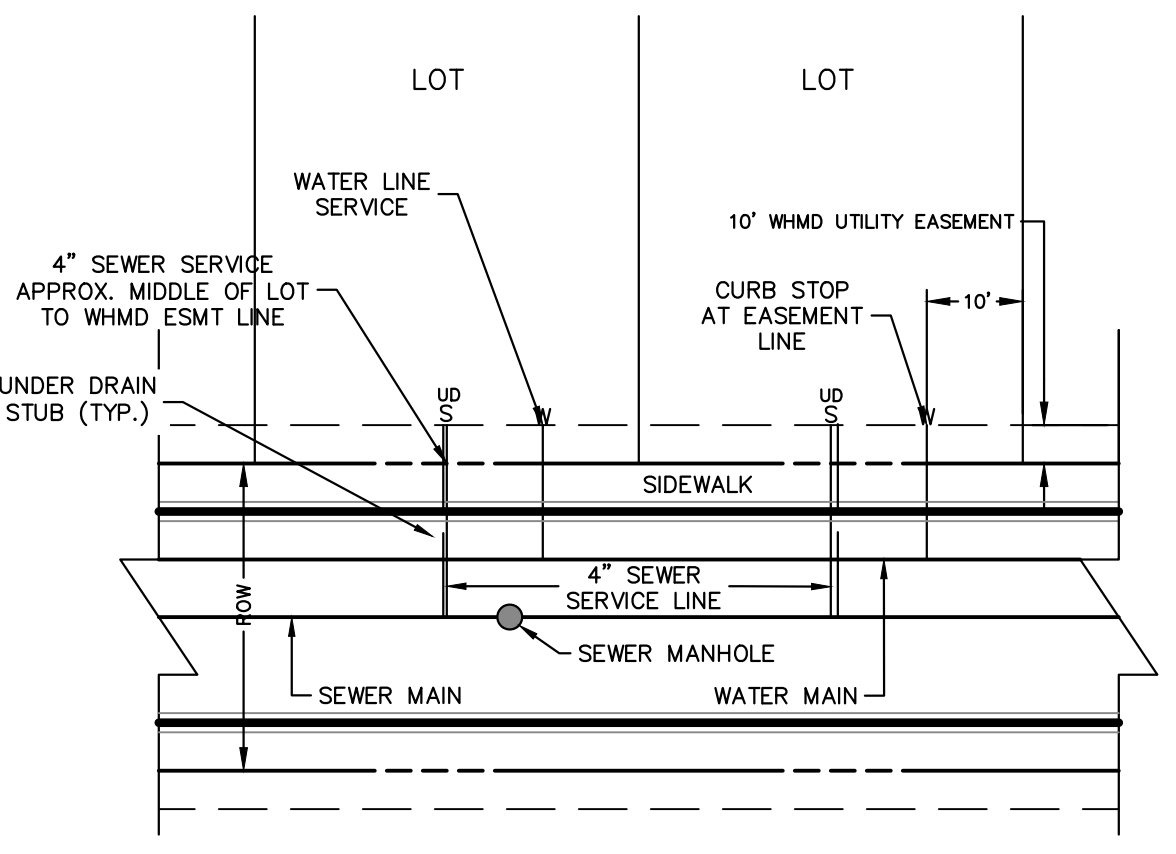


UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

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

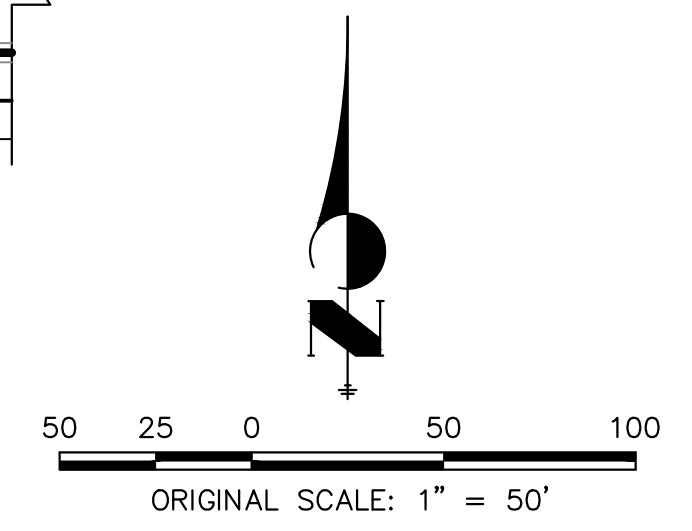
J.R. ENGINEERING
 A Westman Company
 Central 303-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	DATE



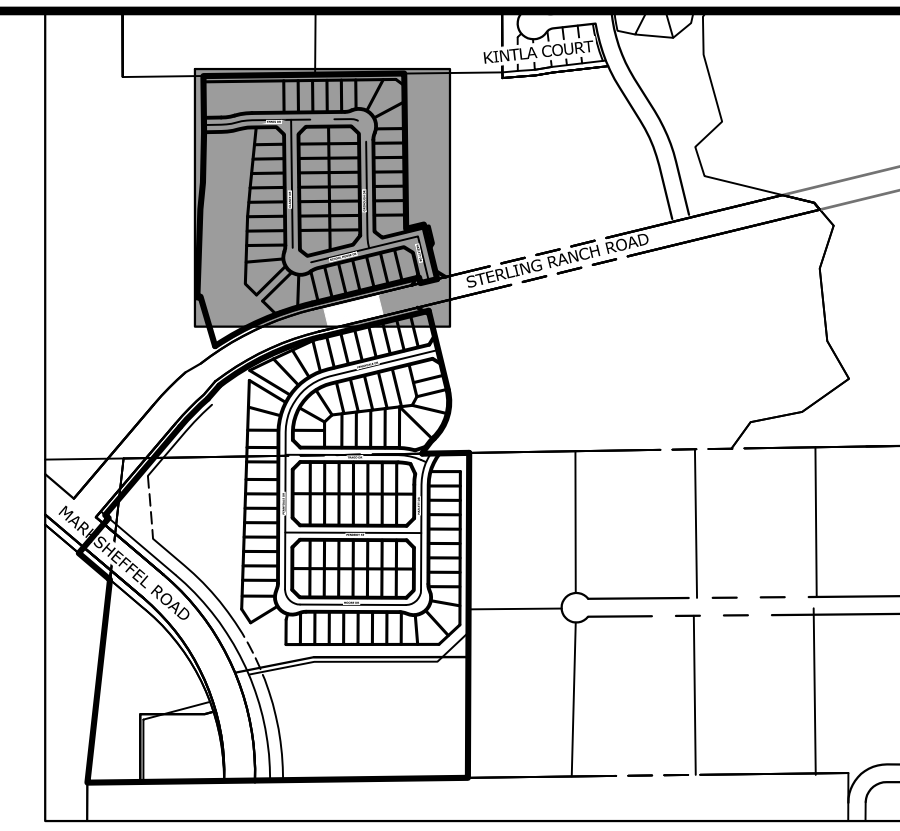
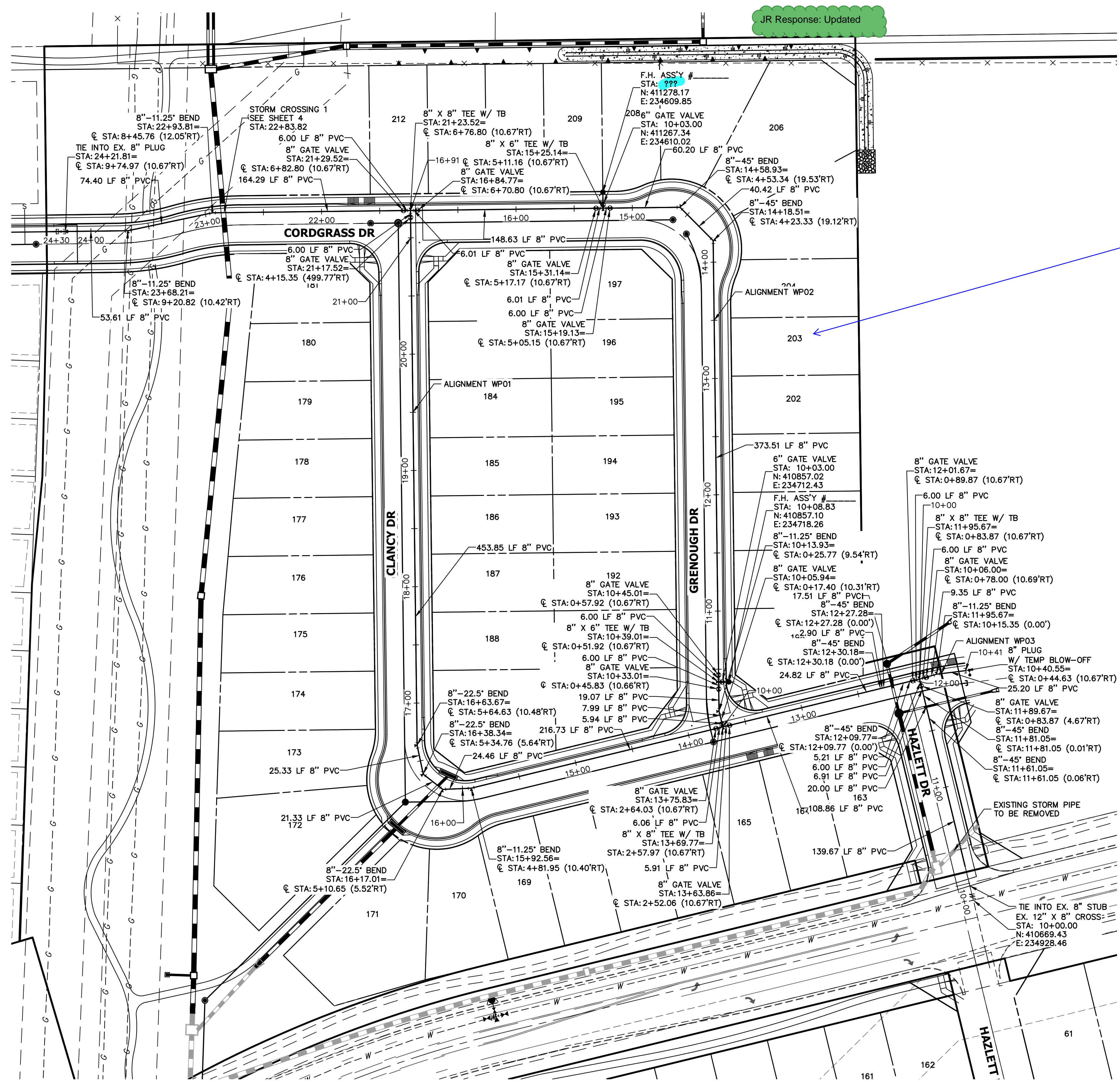
UTILITY SERVICE LOCATIONS
NTS

- 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.
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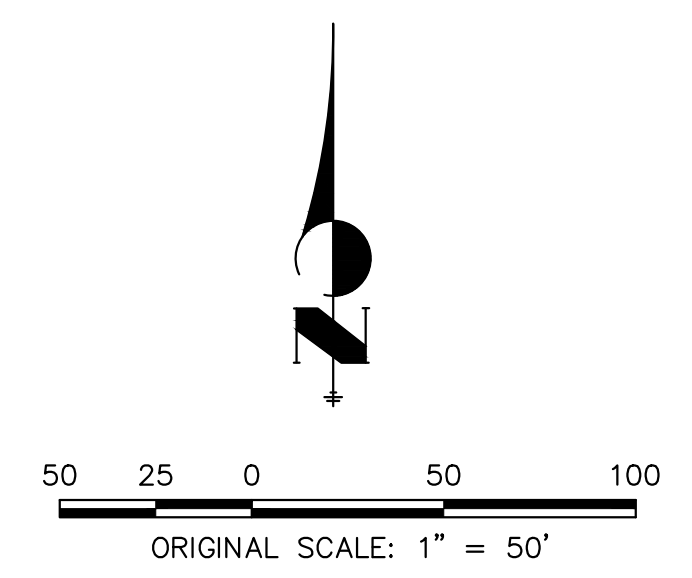


ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



KEY MAP
SCALE: 1"=1000'



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

No.	REVISION	BY	DATE

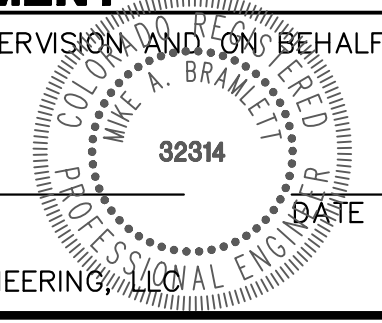
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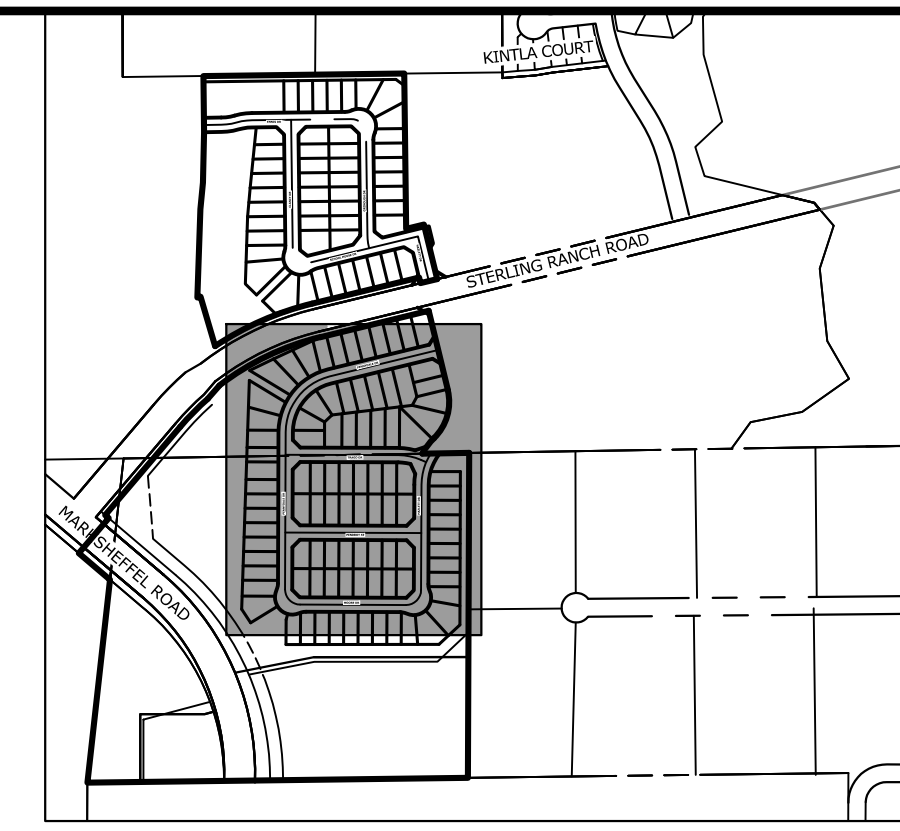
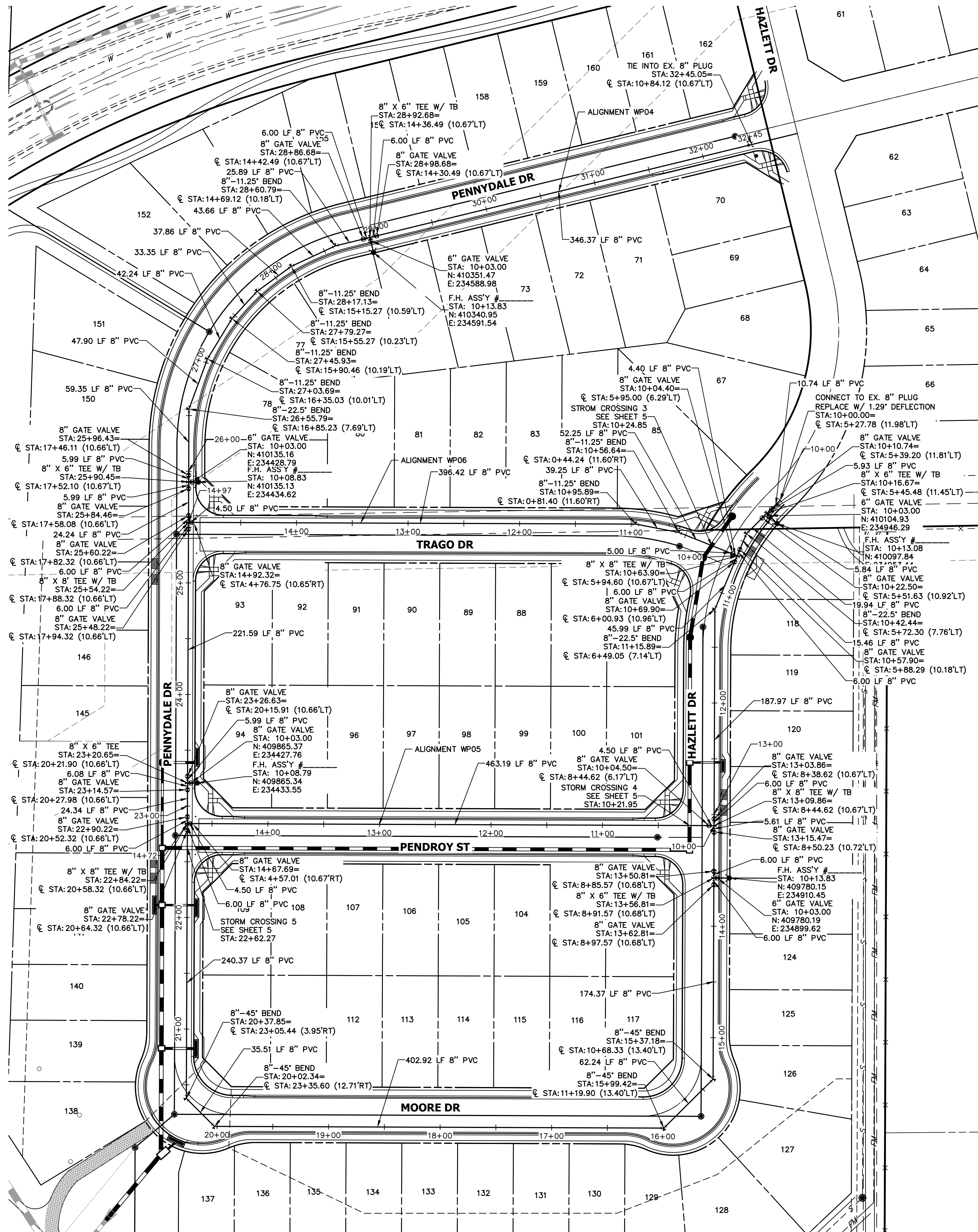
STERLING RANCH FILING 4
WATER PLAN
SHEET 2 OF 8
JOB NO. 25188.11



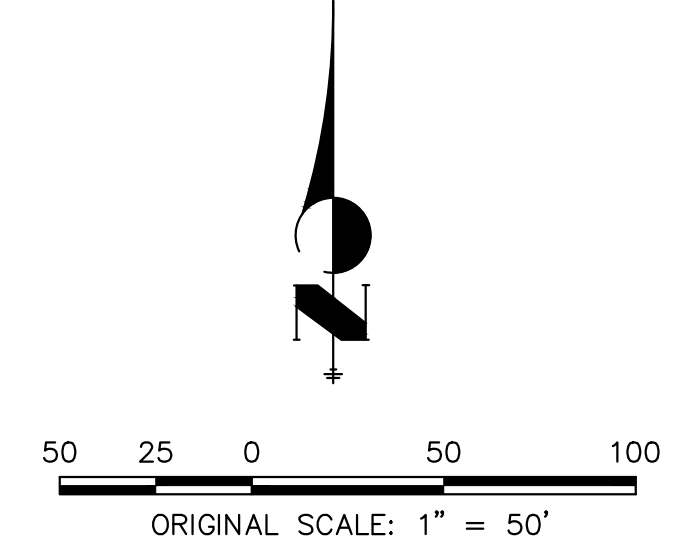
ENGINEER'S STATEMENT

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, LOCAL ENGINEER





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
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No.	REVISION	BY	DATE

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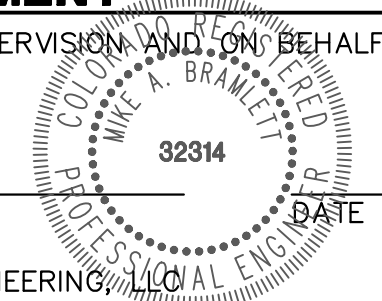


Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

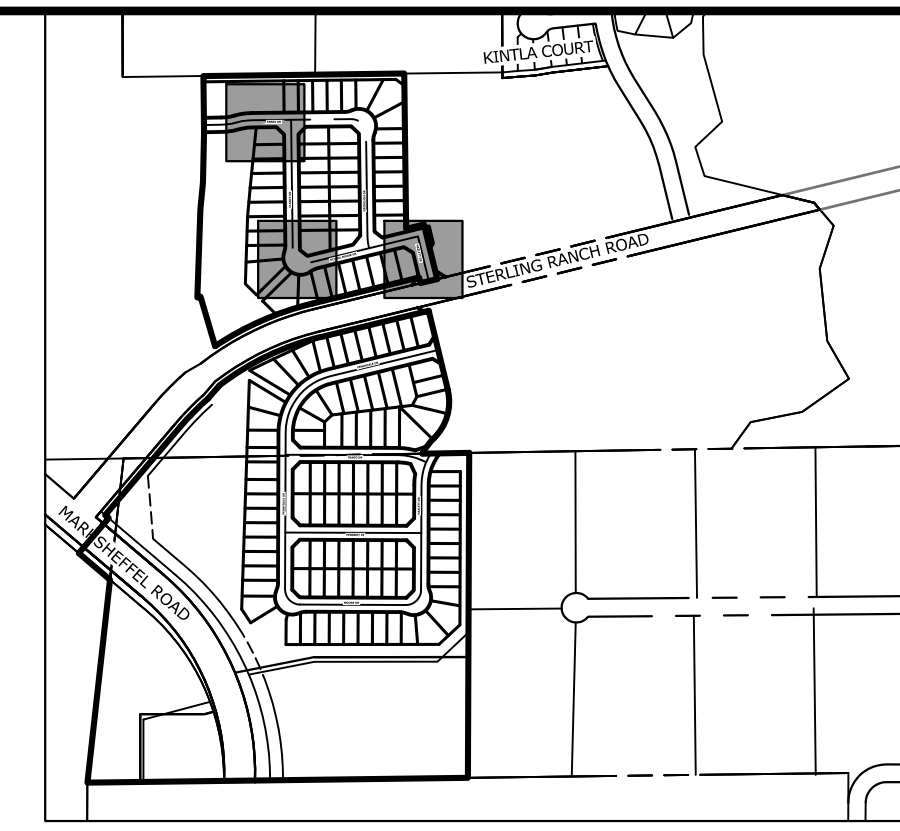
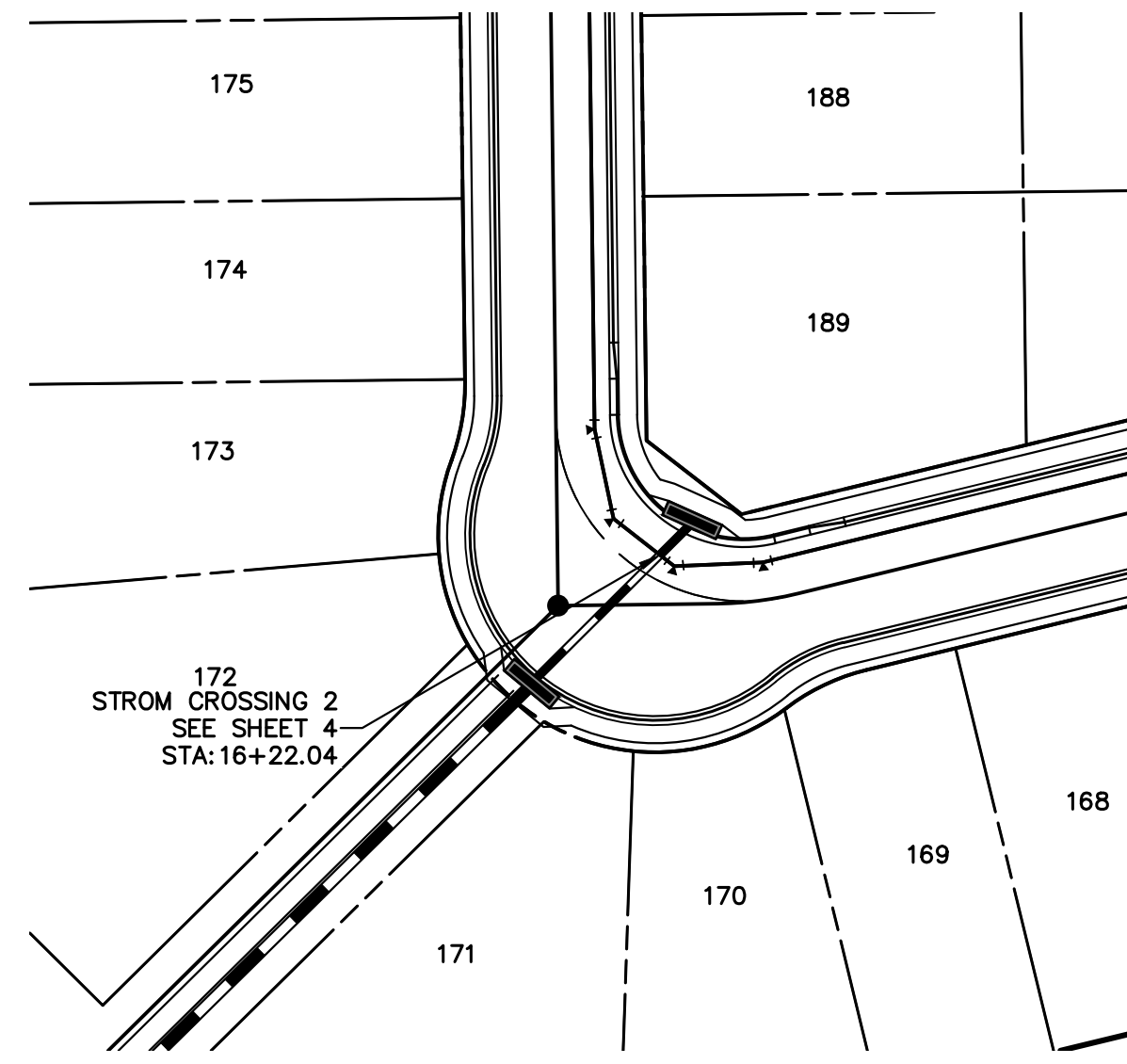
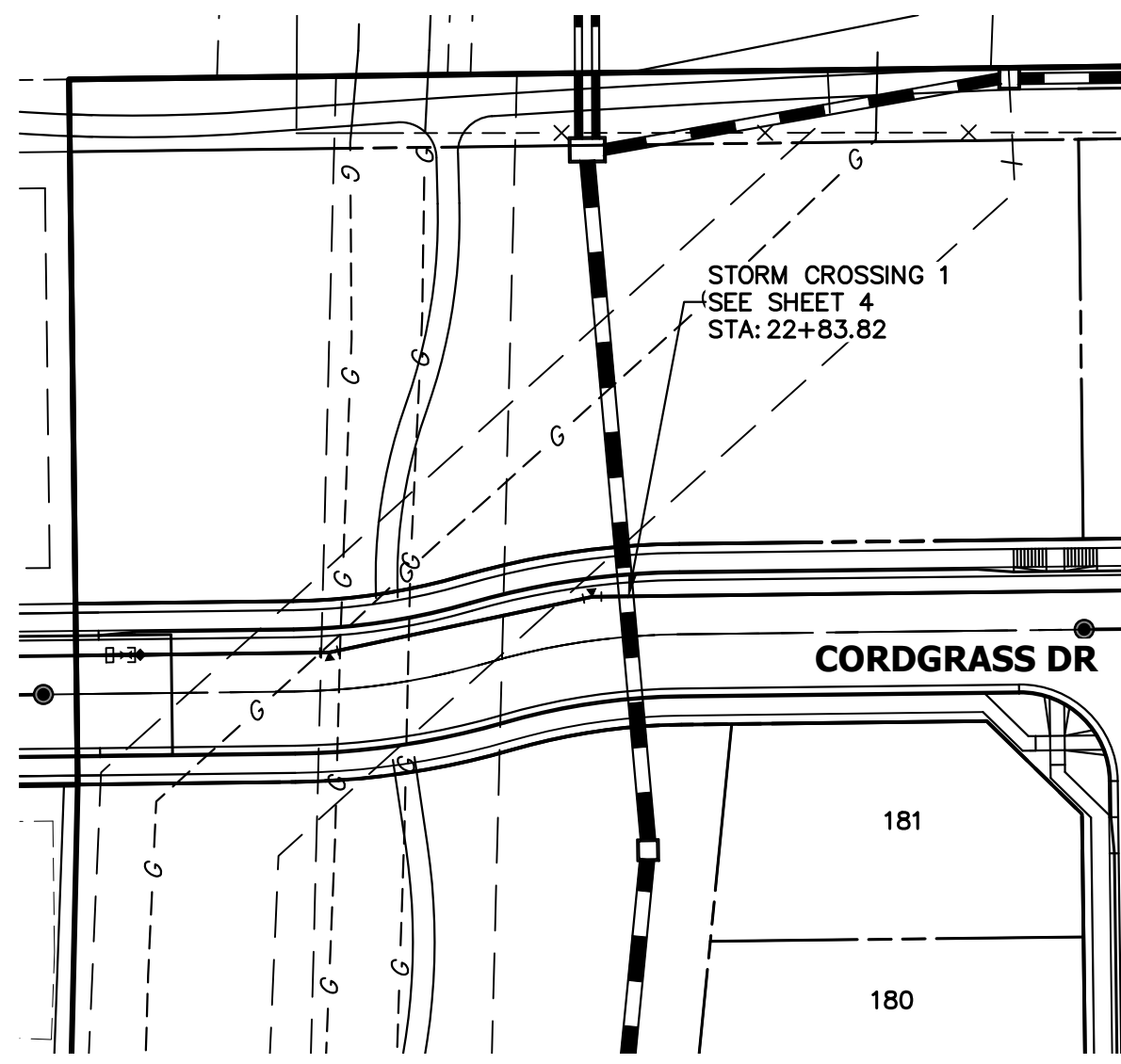
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

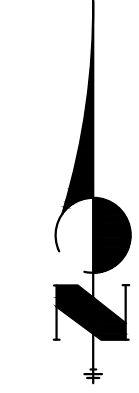


STERLING RANCH FILING 4

WATER PLAN



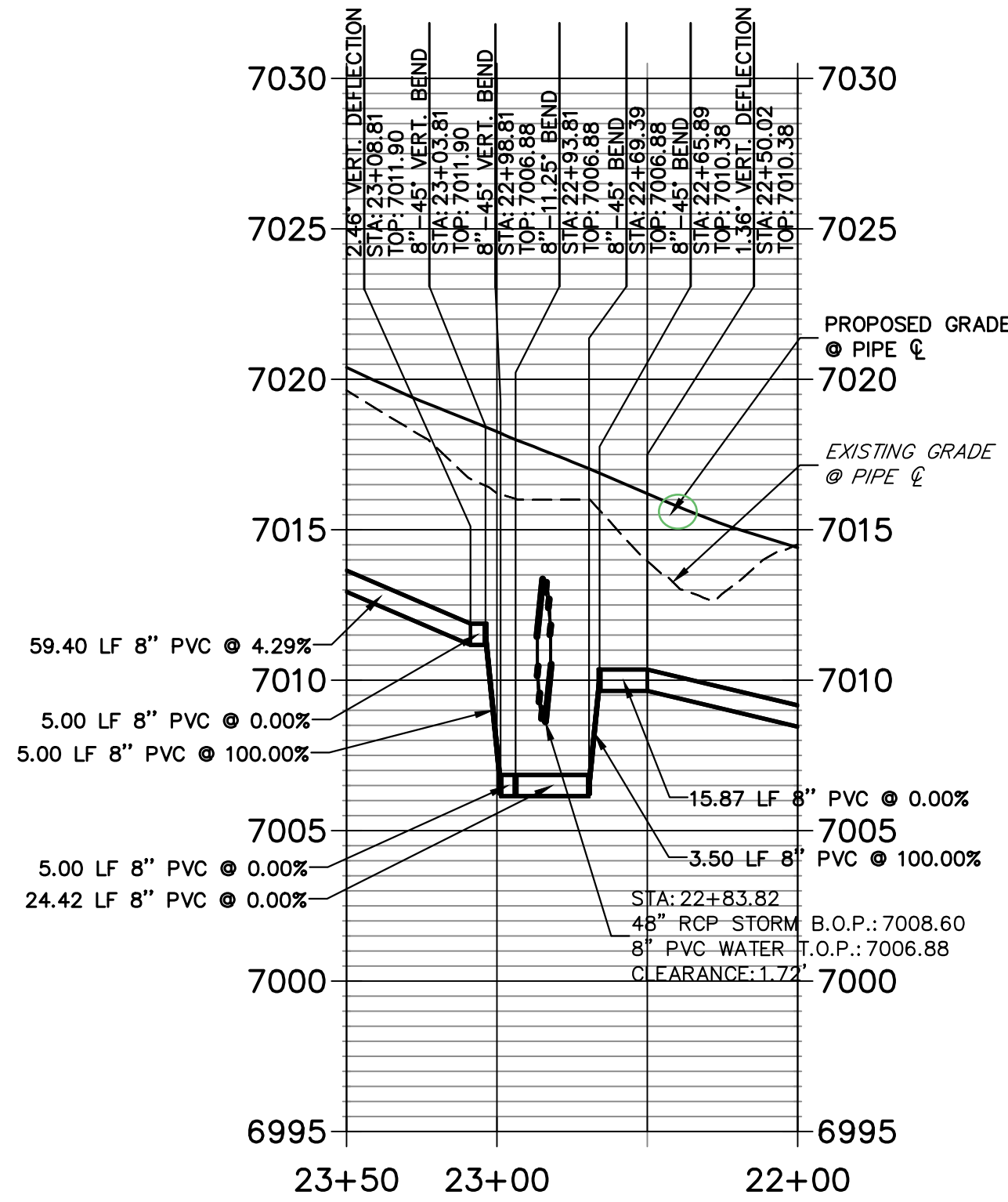
KEY MAP
SCALE: 1"=1000'



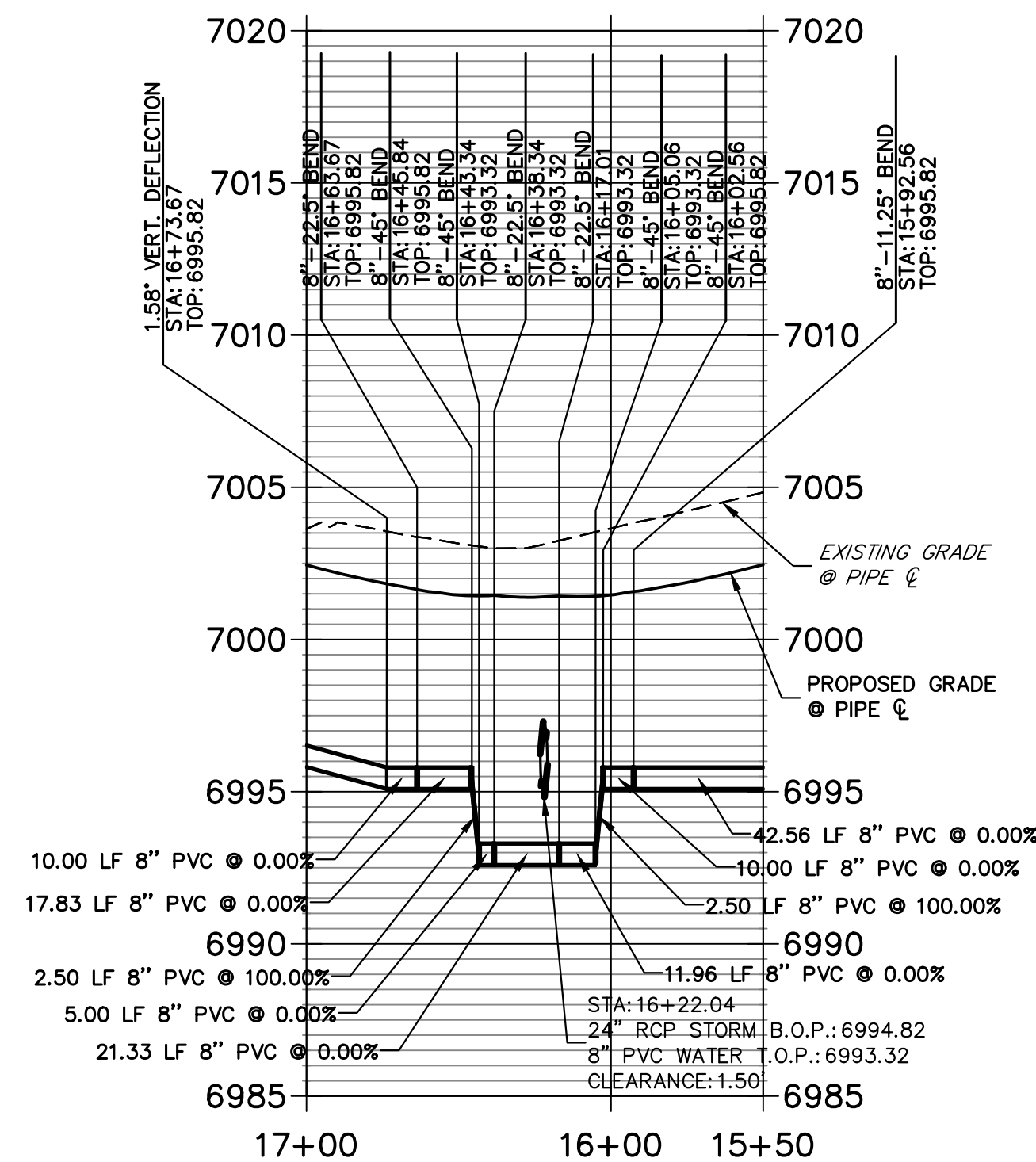
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HORIZONTAL ORIGINAL SCALE: 1" = 50'
VERTICAL ORIGINAL SCALE: 1" = 5'

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



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

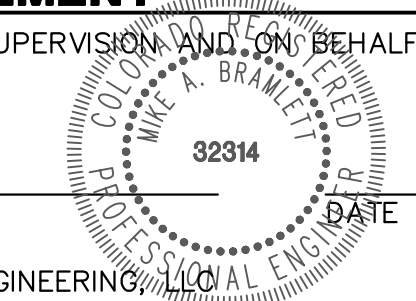


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ENGINEER'S STATEMENT

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, OR ENGINEERING APPROVES THEIR USE, THEY ARE NOT TO BE DESIGNATED BY WRITTEN AUTHORIZATION.

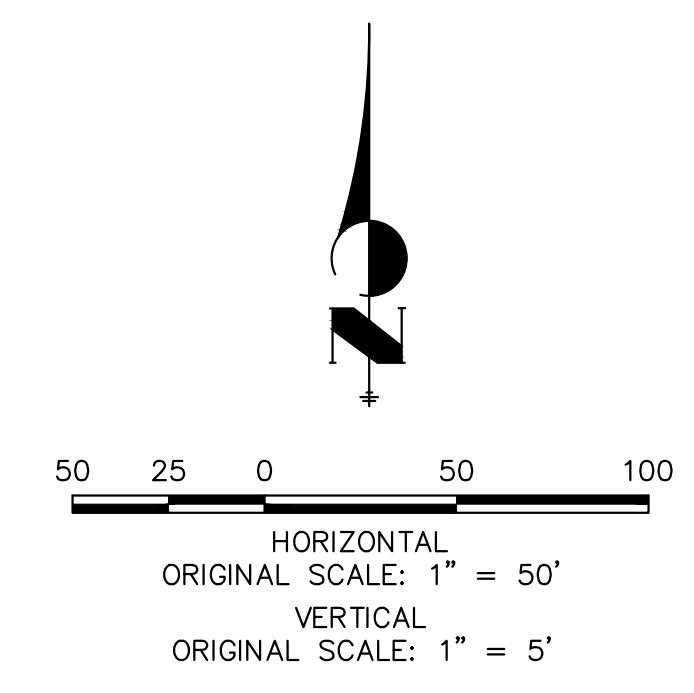
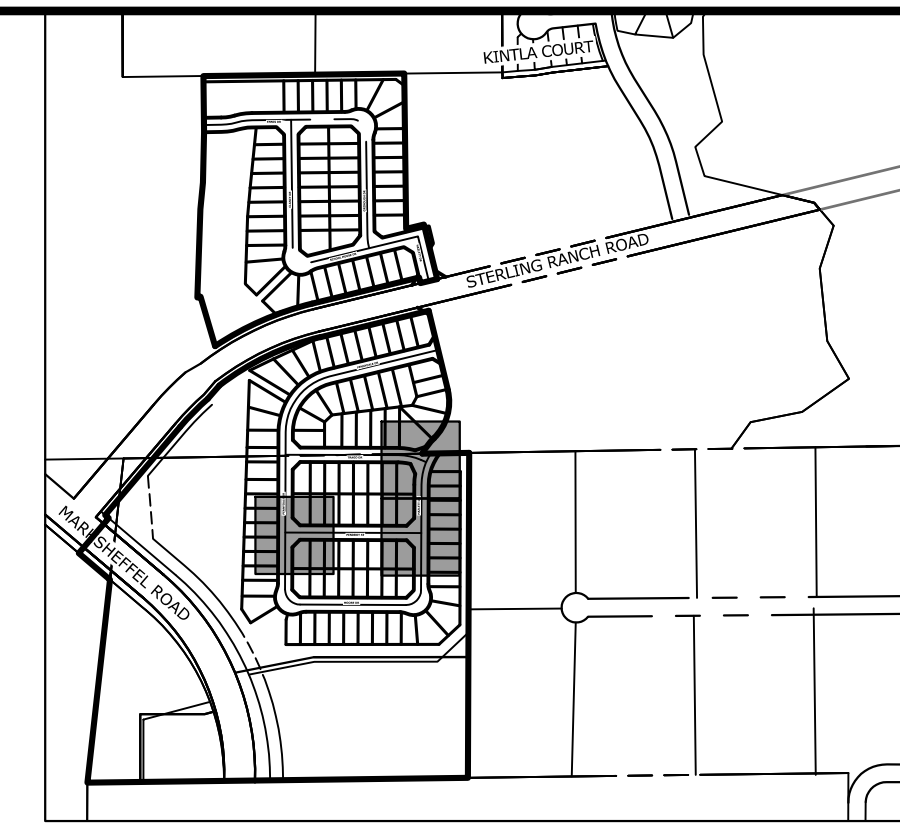
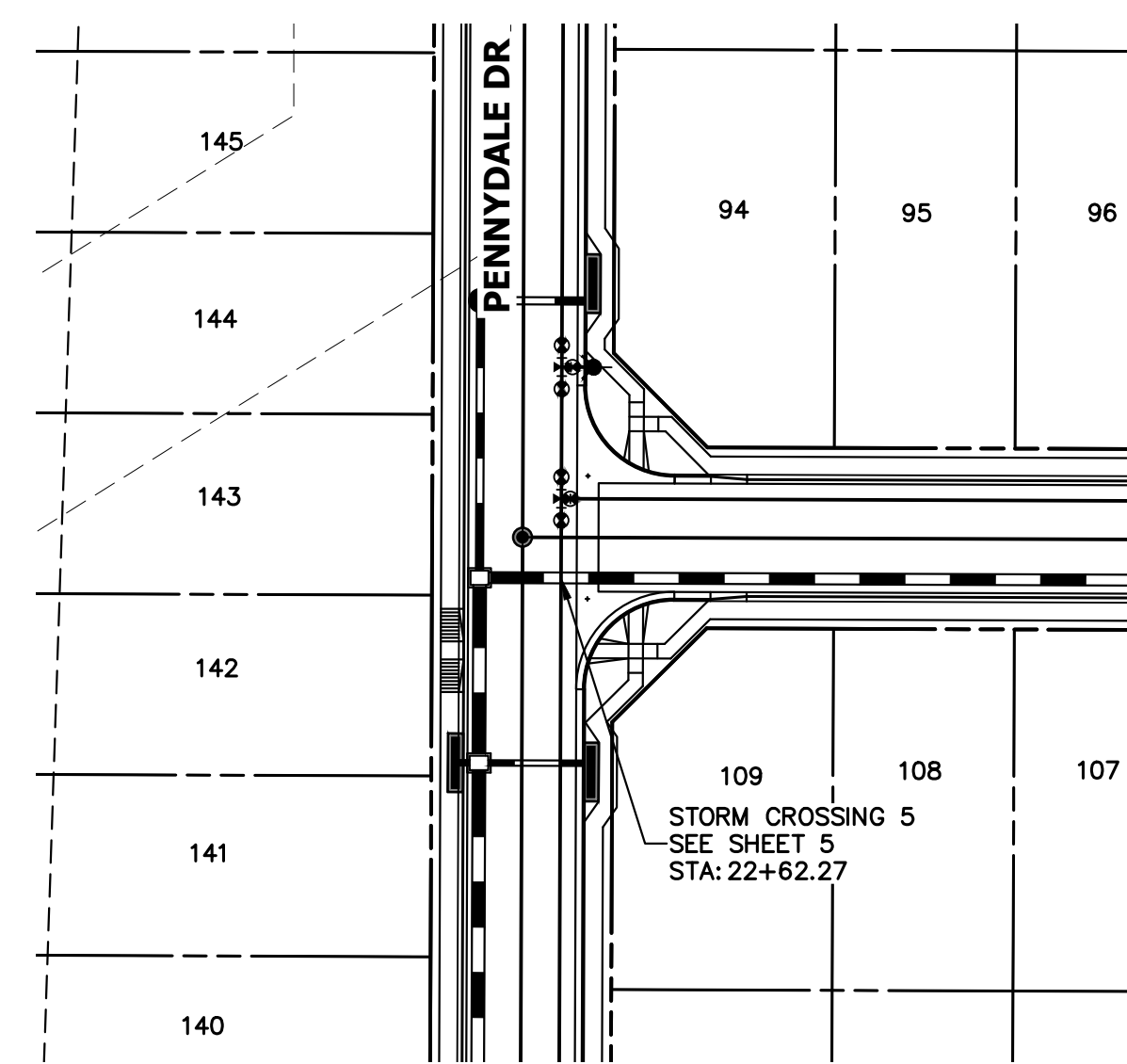
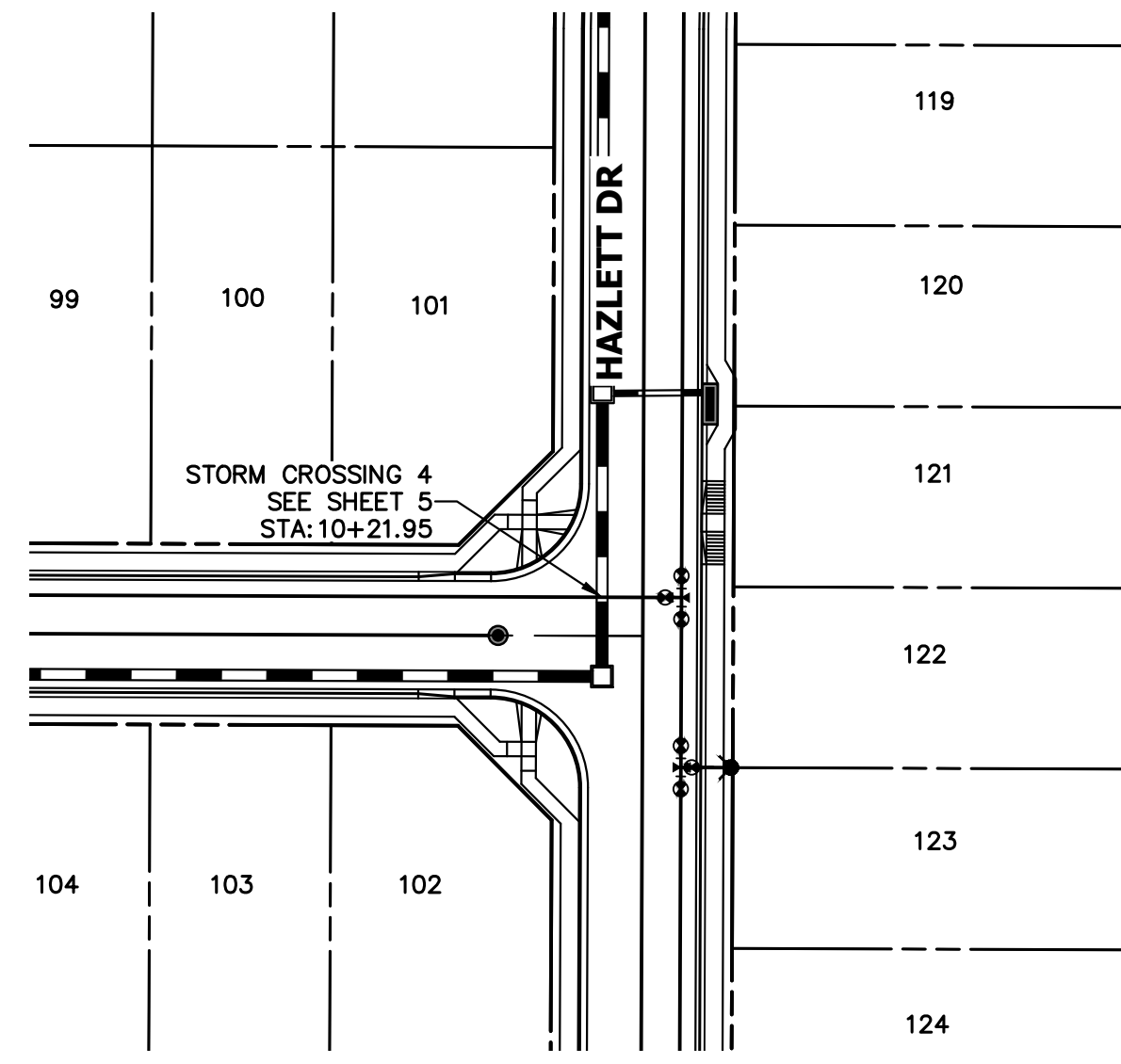
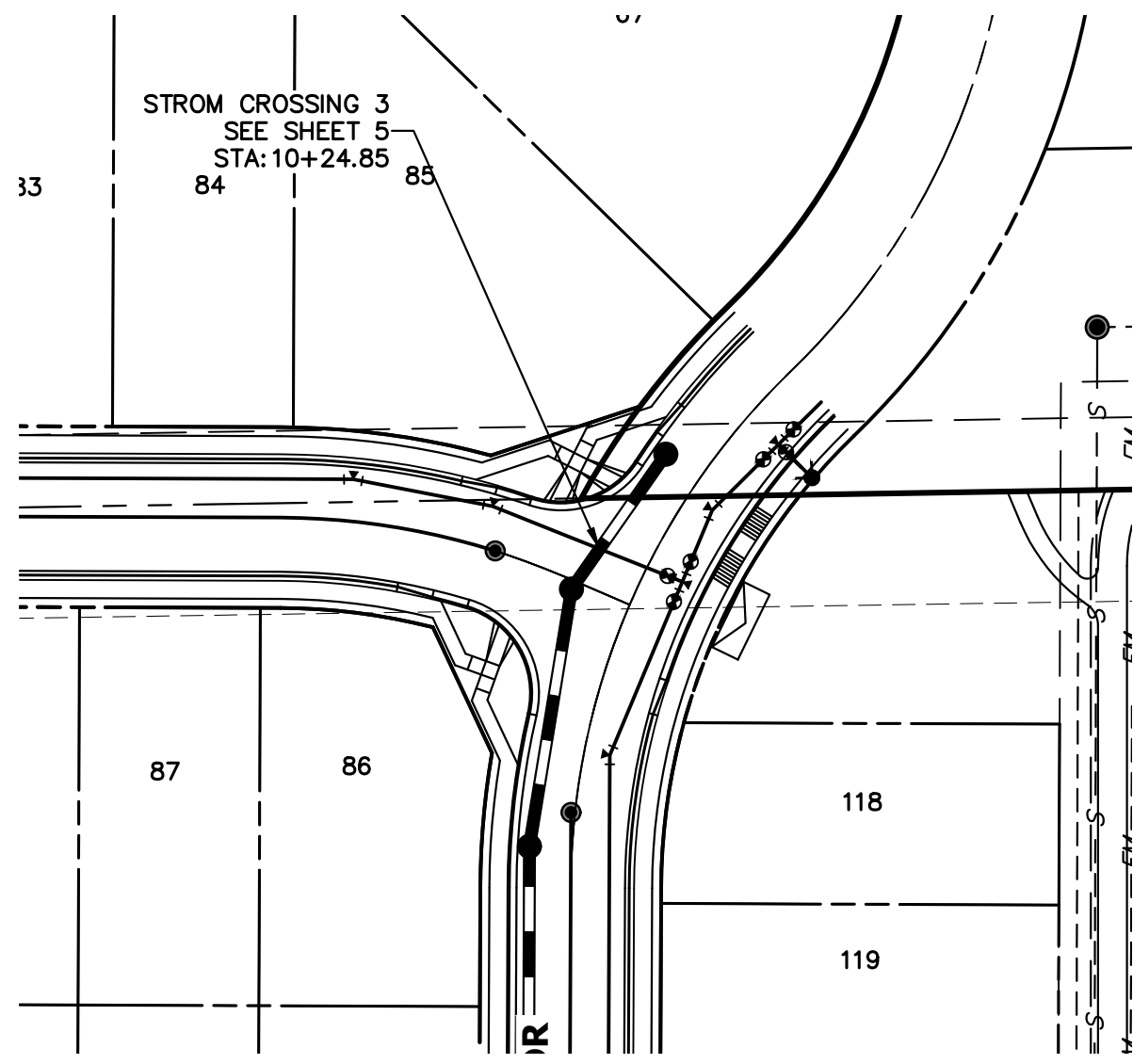
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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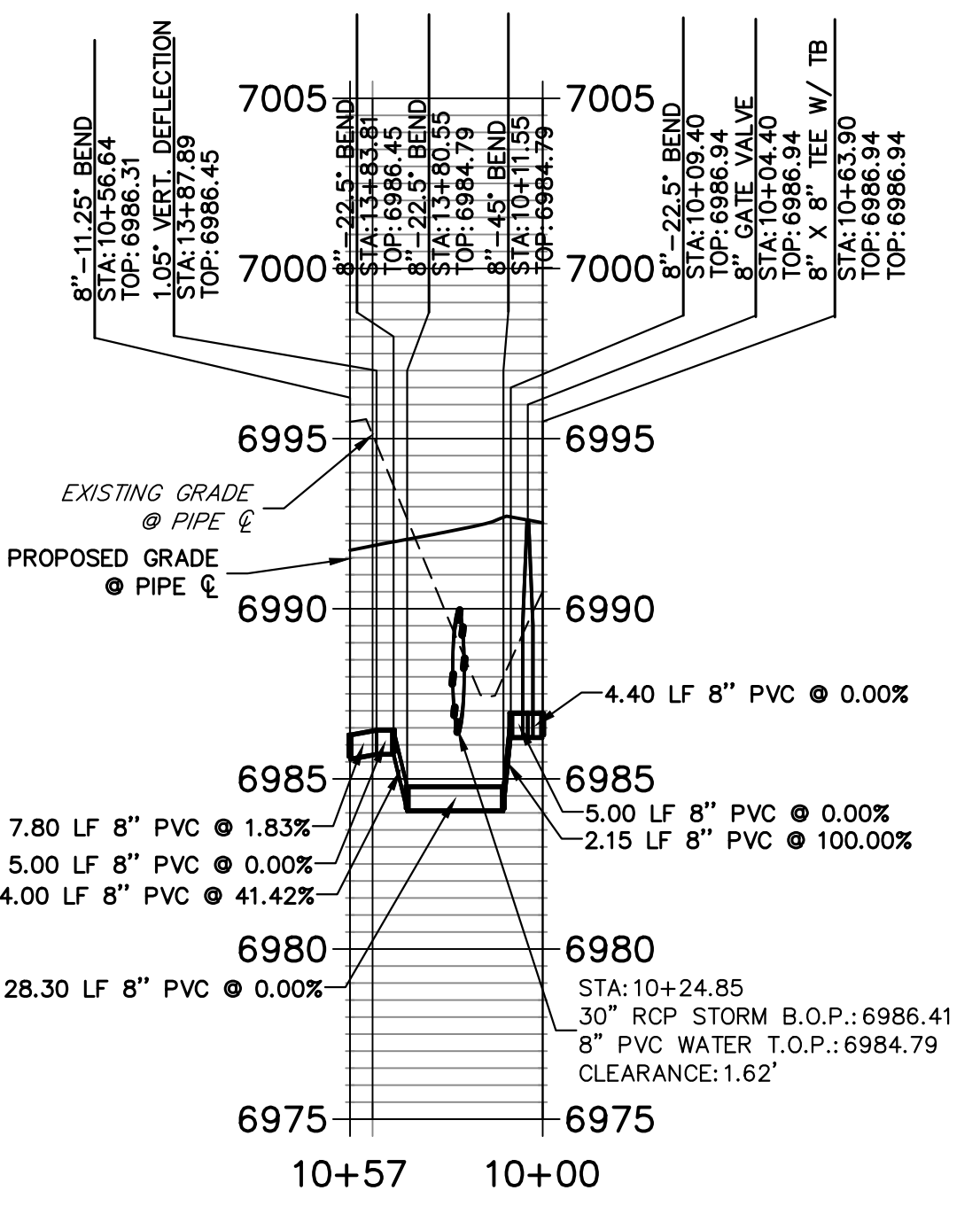
BY	DATE	No.	REVISION

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

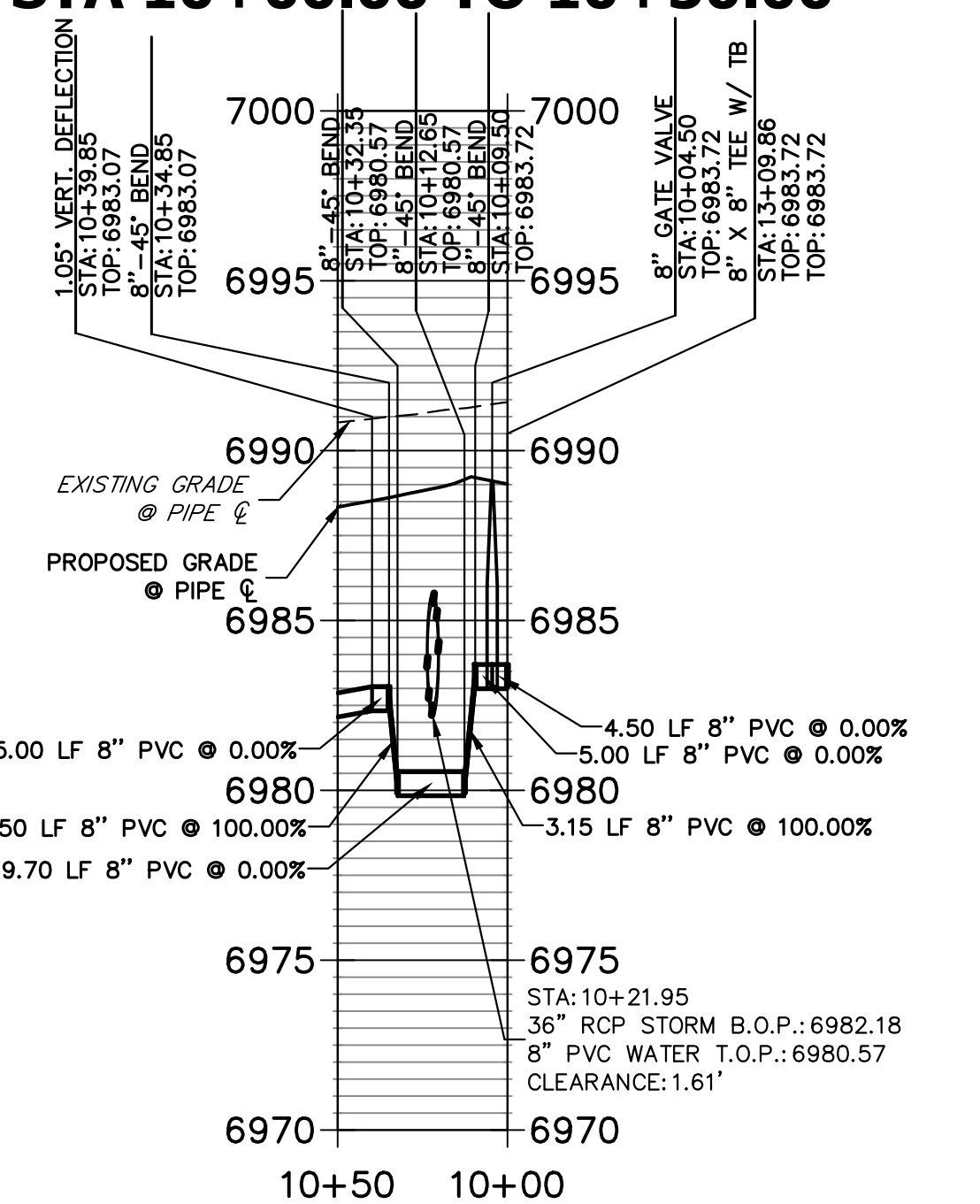
STERLING RANCH FILING 4	WATER PLAN
SHEET 4 OF 8	JOB NO. 25188.11



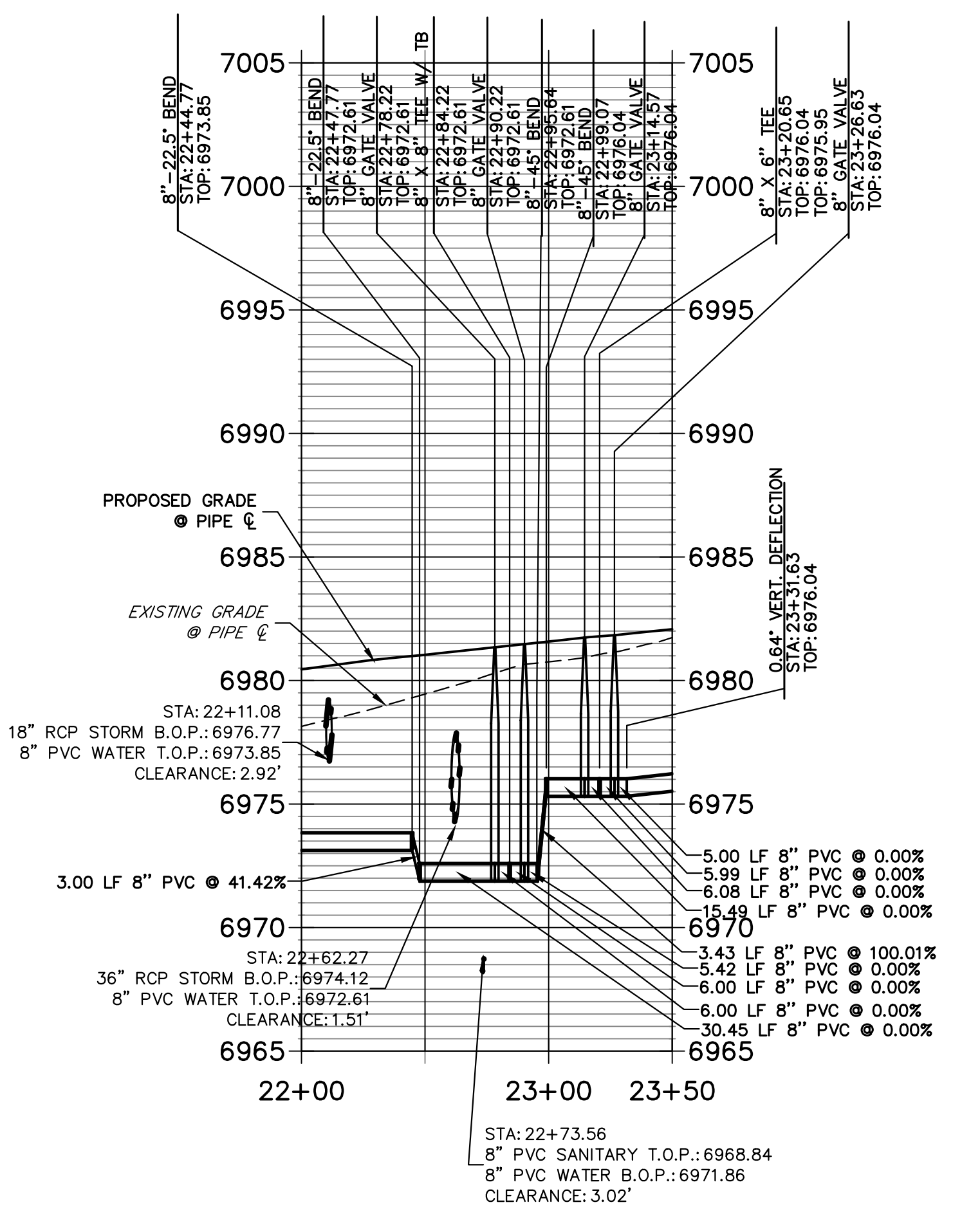
**WATER LOWERING 3
STA 10+00.00 TO 10+56.64**



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



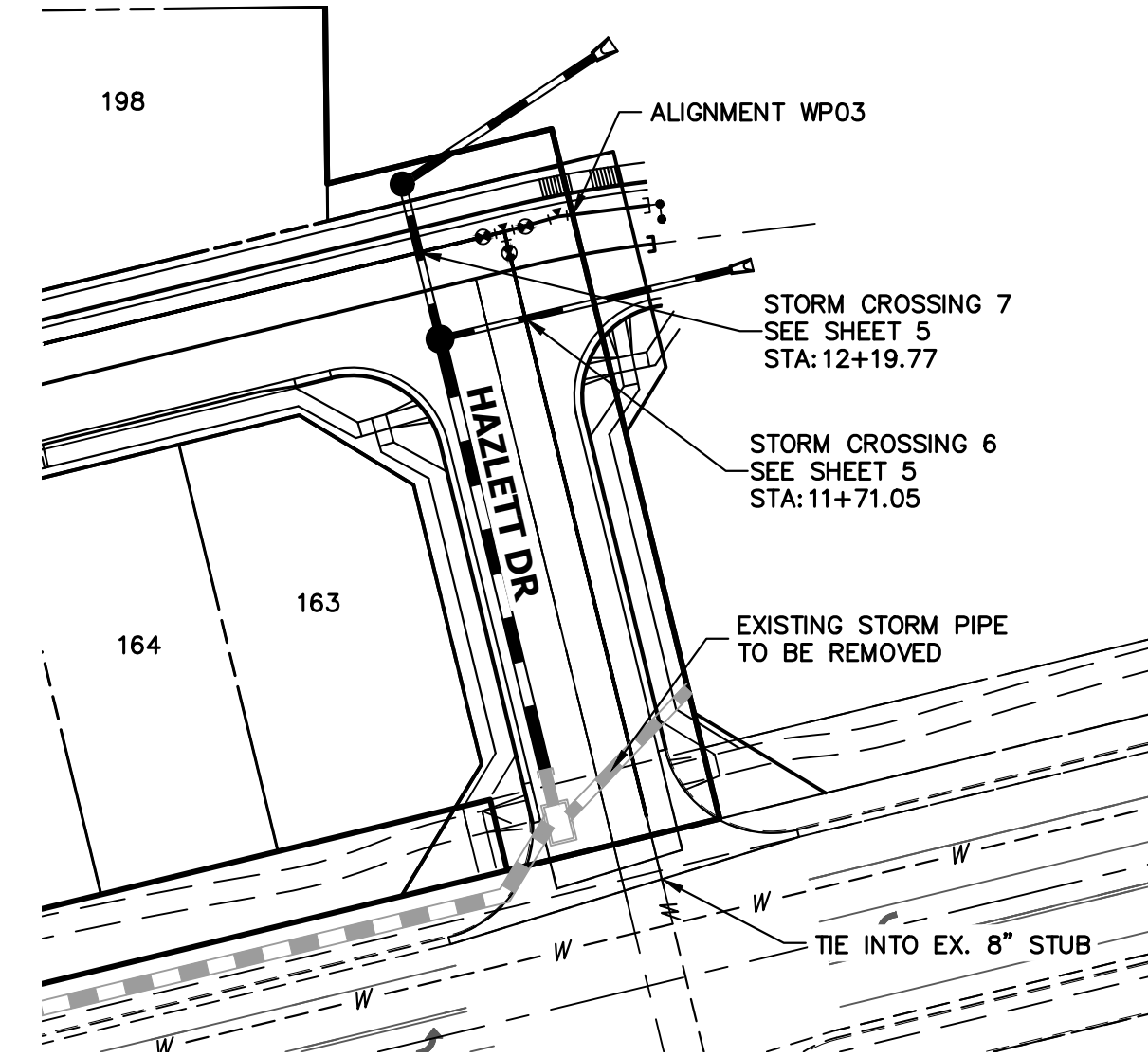
**WATER LOWERING 5
STA 22+00.00 TO 23+50.00**



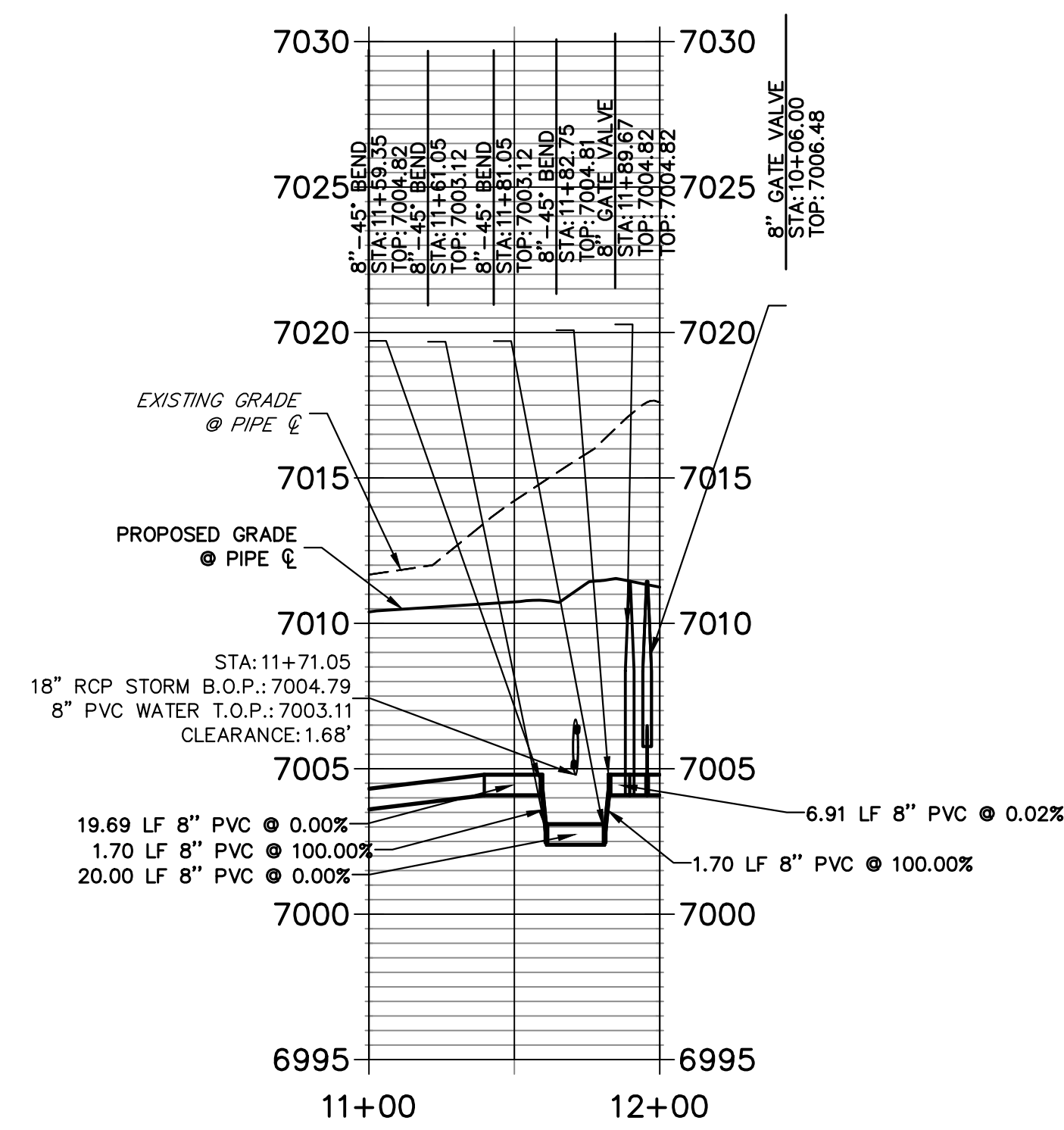
ENGINEER'S STATEMENT

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

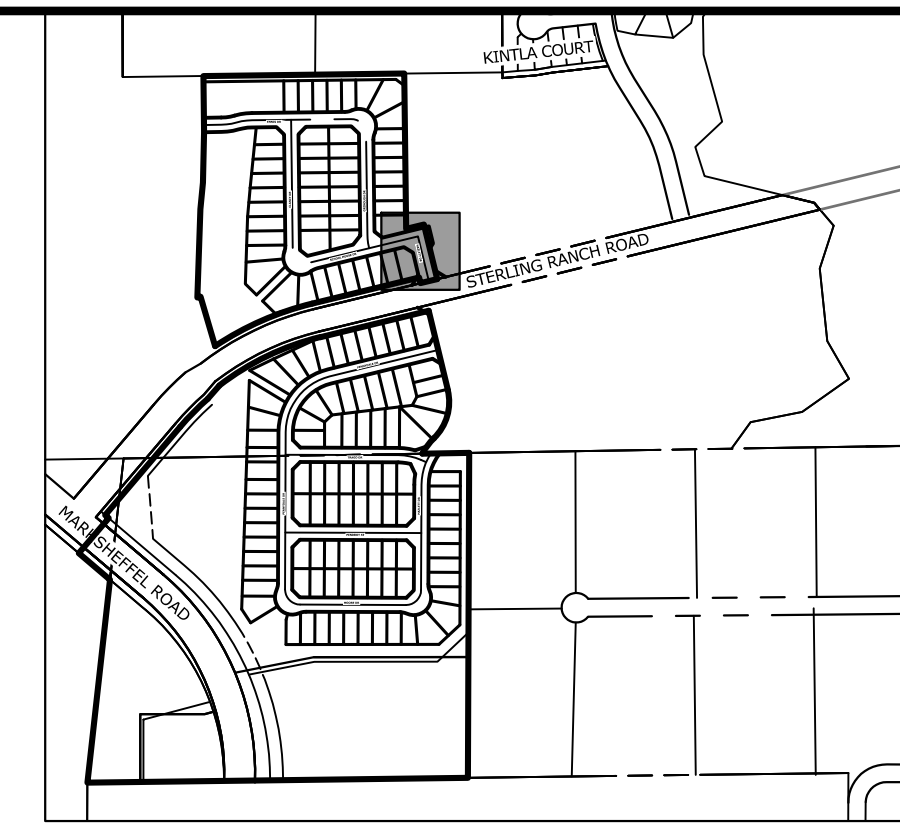
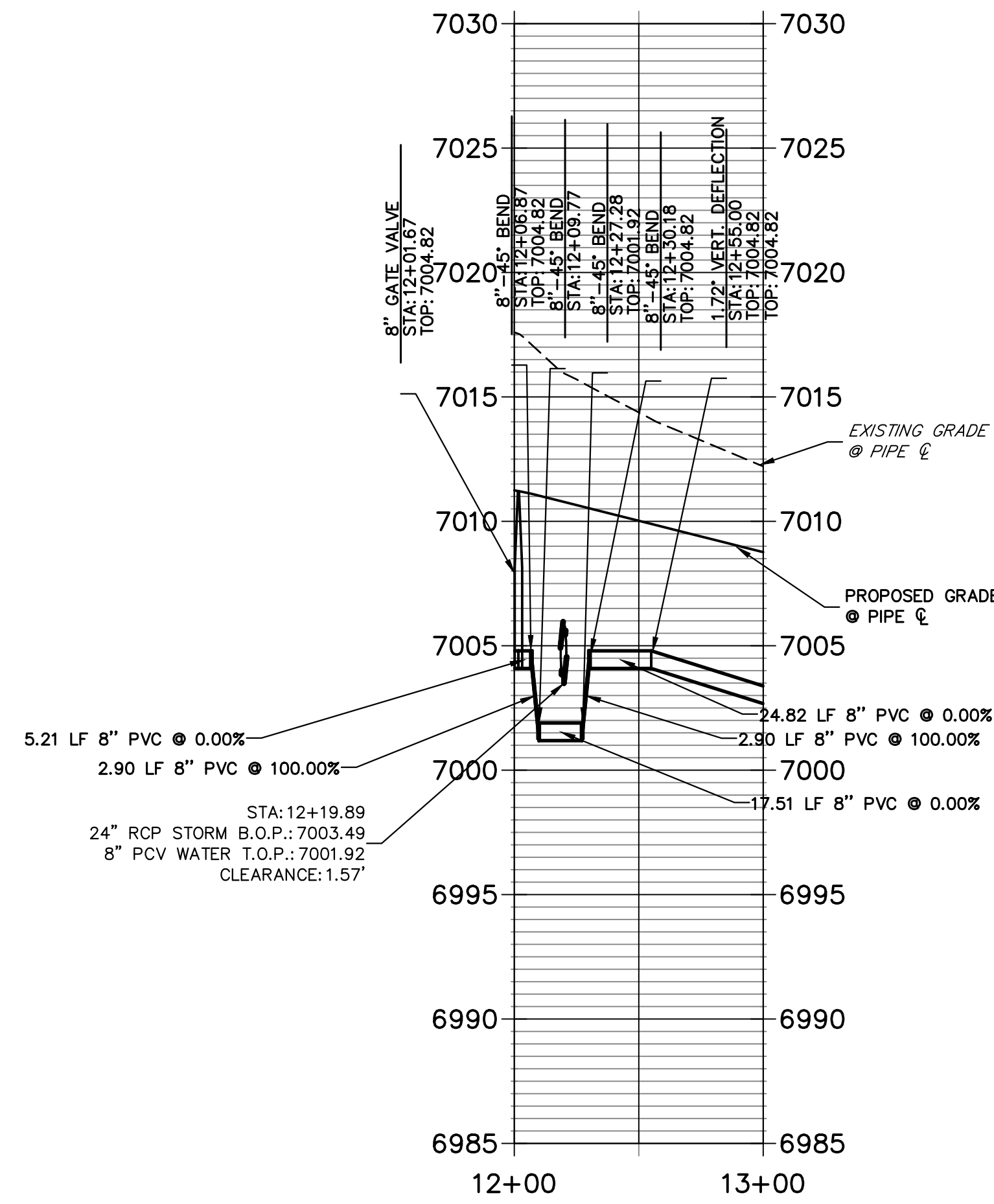
STERLING RANCH FILING 4	DESIGNED BY	MMC	DRAWN BY	MMC	CHECKED BY		No.	REVISION		BY	DATE
	H-SCALE	1"=50'		V-SCALE		1"=5'		DATE	11/18/22		
WATER PLAN	PREPARED FOR: SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742 UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED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



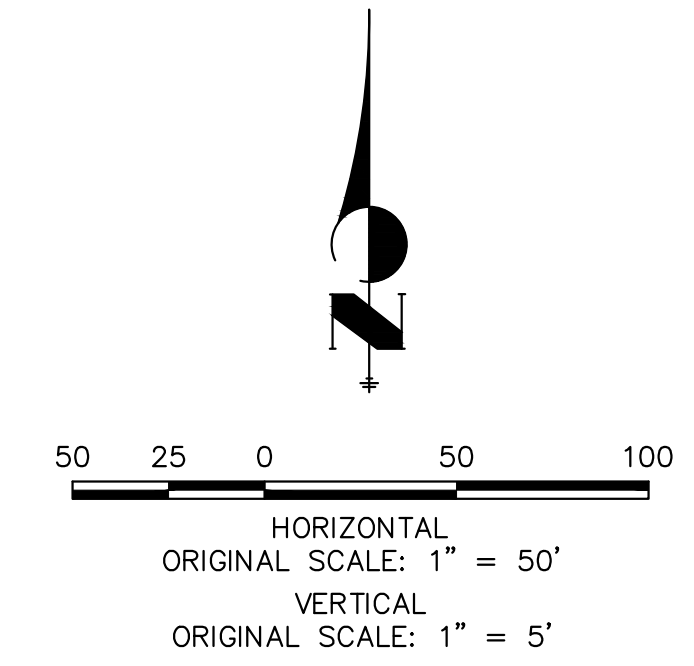
**WATER LOWERING 6
STA 11+00.00 TO 12+00.00**



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



KEY MAP
SCALE: 1"=1000'



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

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No.	REVISION	BY	DATE

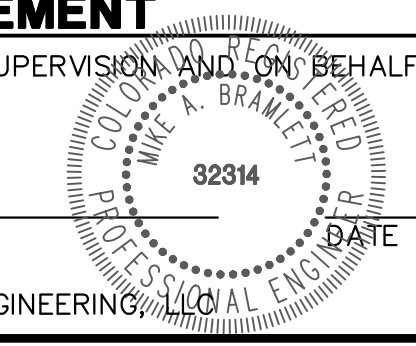
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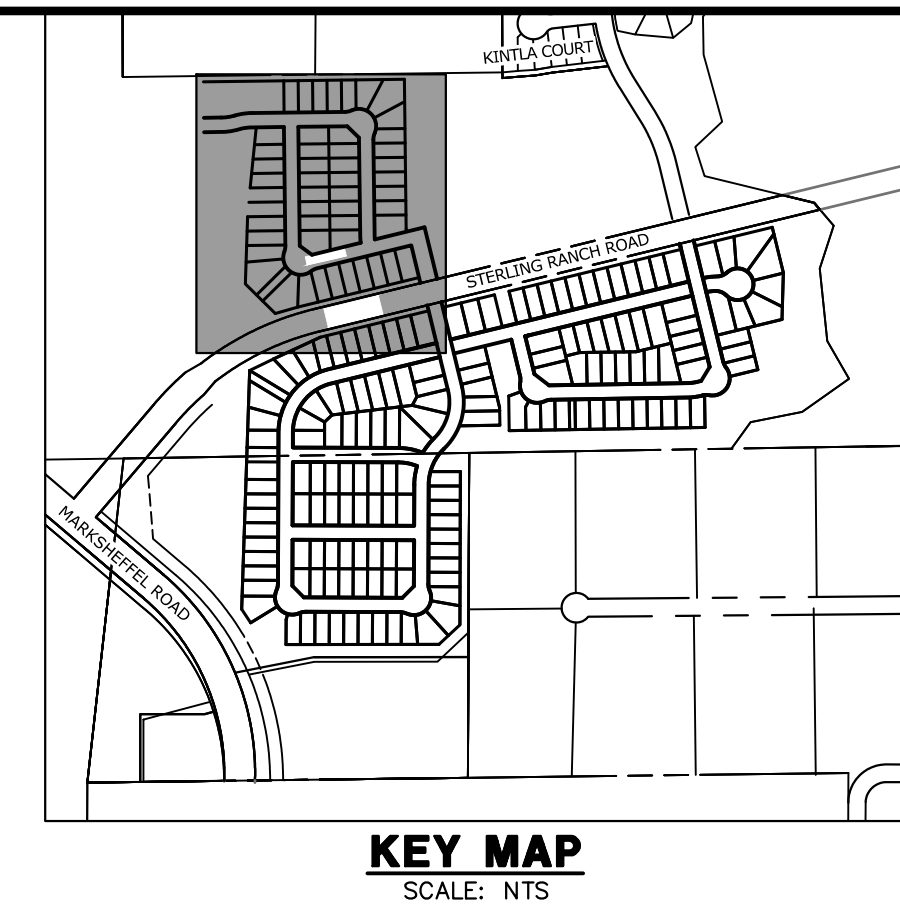
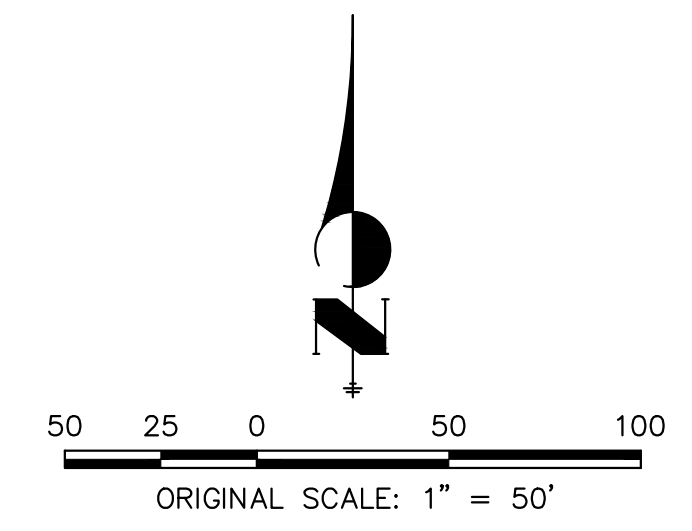
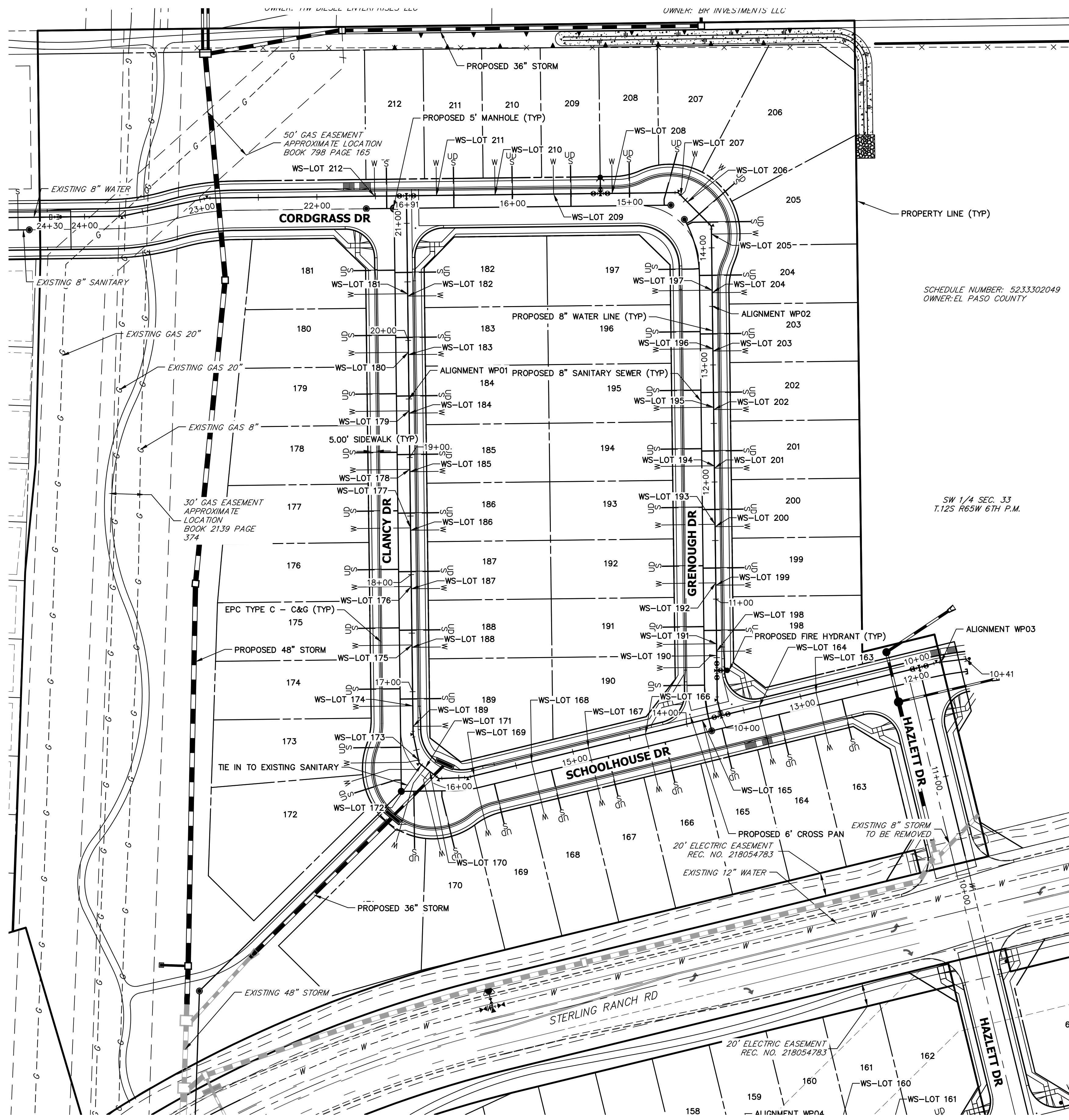
STERLING RANCH FILING 4	WATER PLAN	
	SHEET 6 OF 8	JOB NO. 25188.11

ENGINEER'S STATEMENT

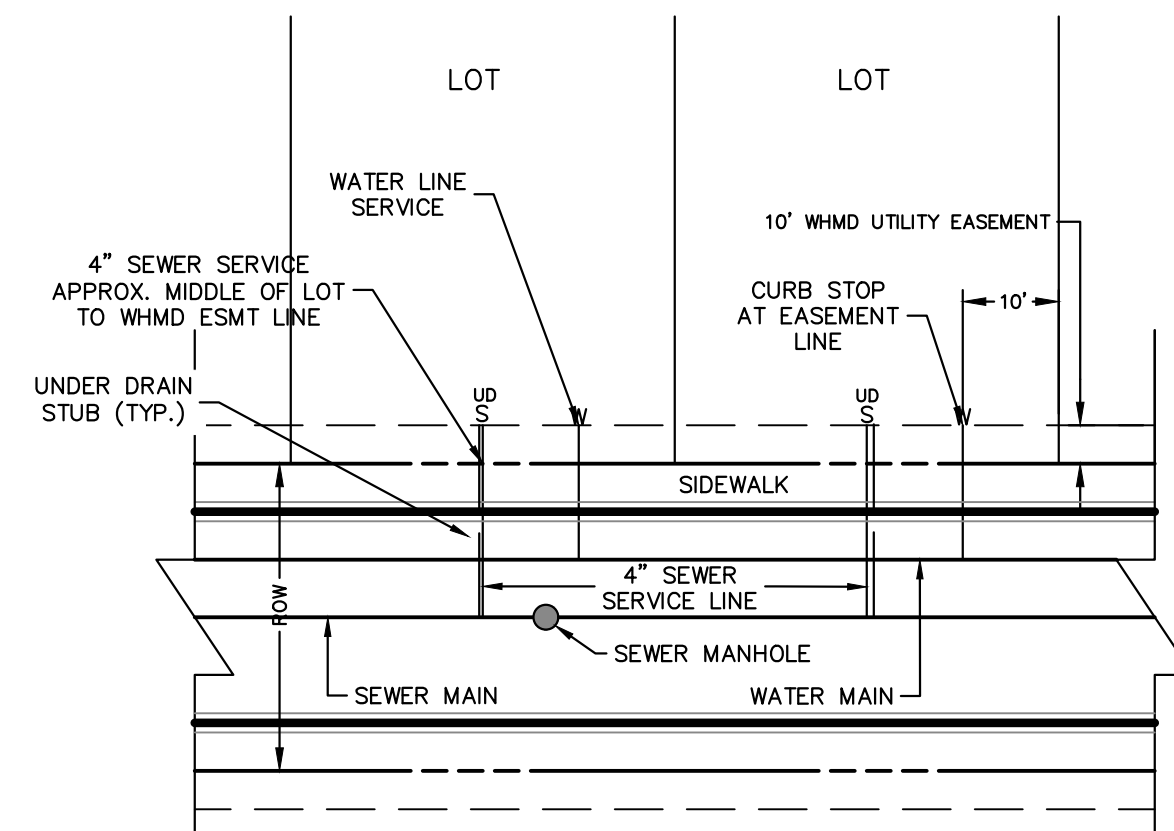
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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





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:**
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ENGINEER'S STATEMENT
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 COLORADO P.E. 32314
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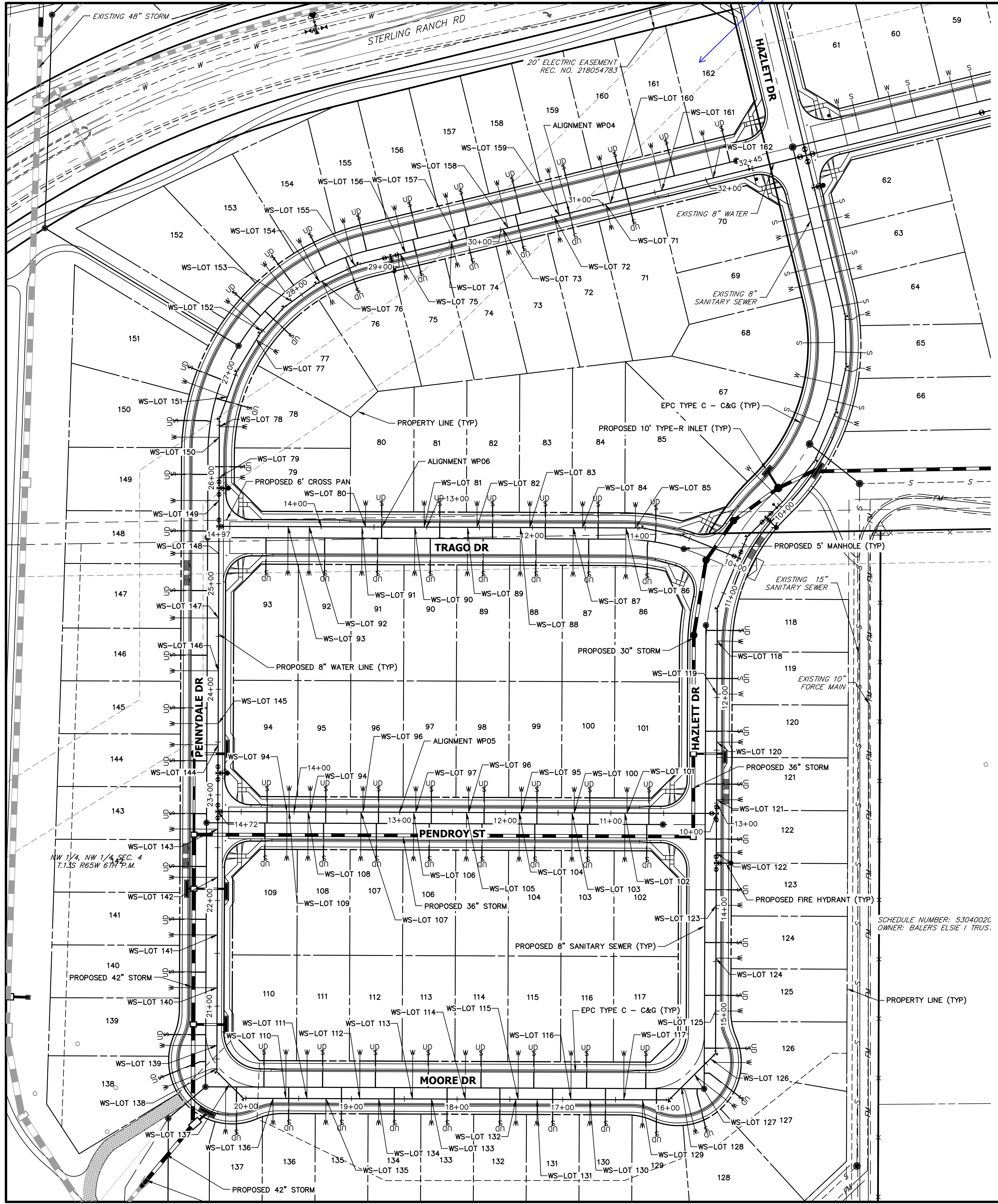
PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT
 SUITE 201
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 471-1742

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 A Westman Company
 Centennial 303-740-9888 • Colorado Springs 719-583-2583
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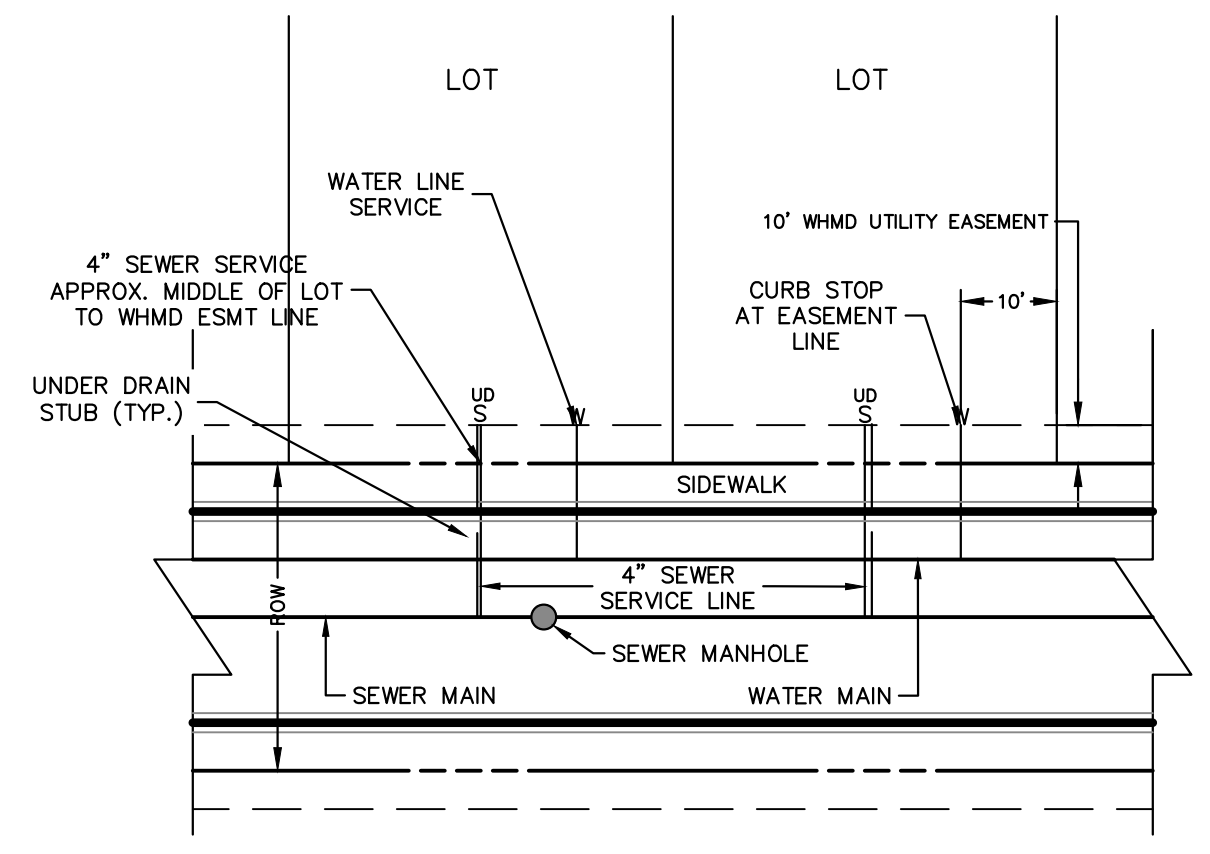
STERLING RANCH FILING 4
 WATER PLAN
 SHEET 7 OF 8
 JOB NO. 25188.11

Update lot numbers to match plat



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			

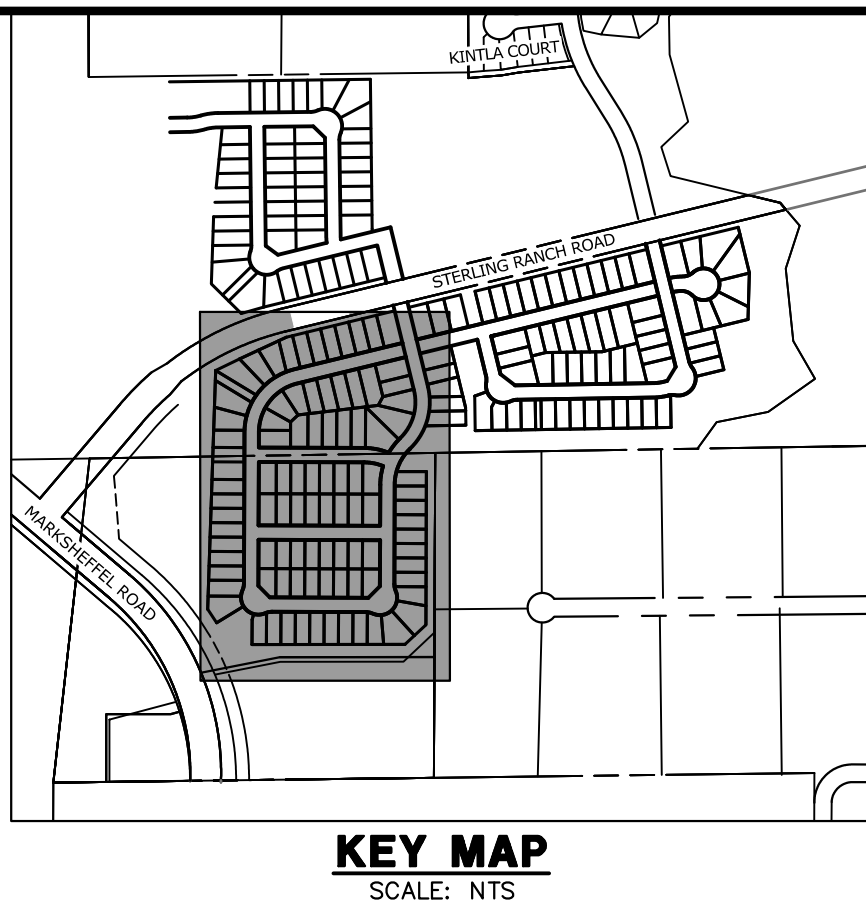


- NOTES:**
1. WATER SERVICE TO BE 10' FROM "DOWNSTREAM" PROPERTY LINE AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
 2. SEWER SERVICE TO BE PLACED APPROXIMATELY IN THE MIDDLE OF THE LOT AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
 3. SERVICE SHALL BE MARKED WITH 2"x4" POST AT TERMINATION POINT FOR LOCATION 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, 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 201
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 471-1742

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 A Westman Company

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

STERLING RANCH FILING 4

WATER PLAN

DESIGNED BY
 DRAWN BY
 CHECKED BY

DATE 11/18/22

NO. REVISION

BY DATE

SHEET 8 OF 8

JOB NO. 25188.11