

HOMESTEAD NORTH AT STERLING RANCH FILING NO.1

COUNTY OF EL PASO, STATE OF COLORADO

STREET IMPROVEMENT PLAN

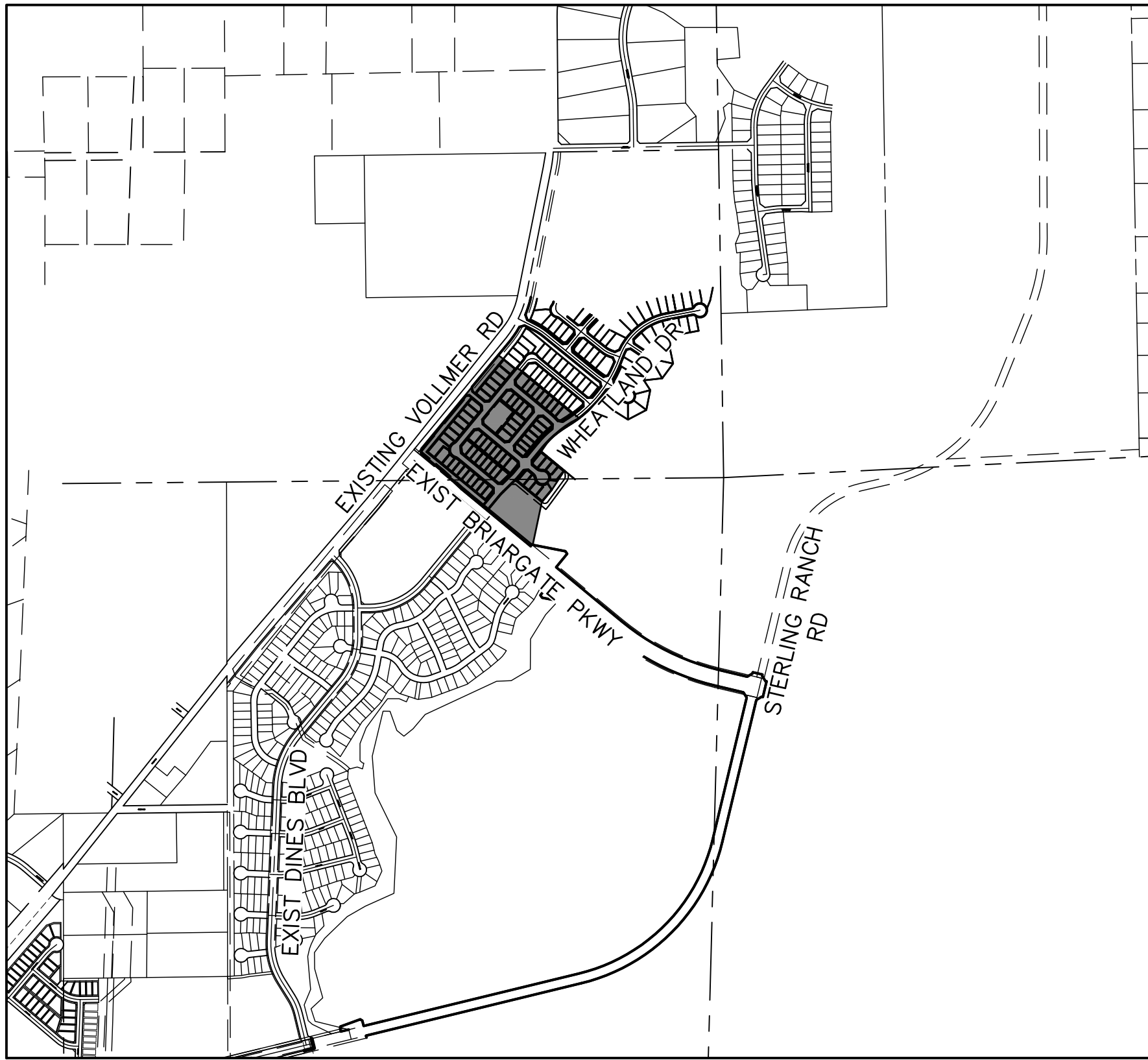
JUNE 2022

AGENCIES

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

BENCHMARKS

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

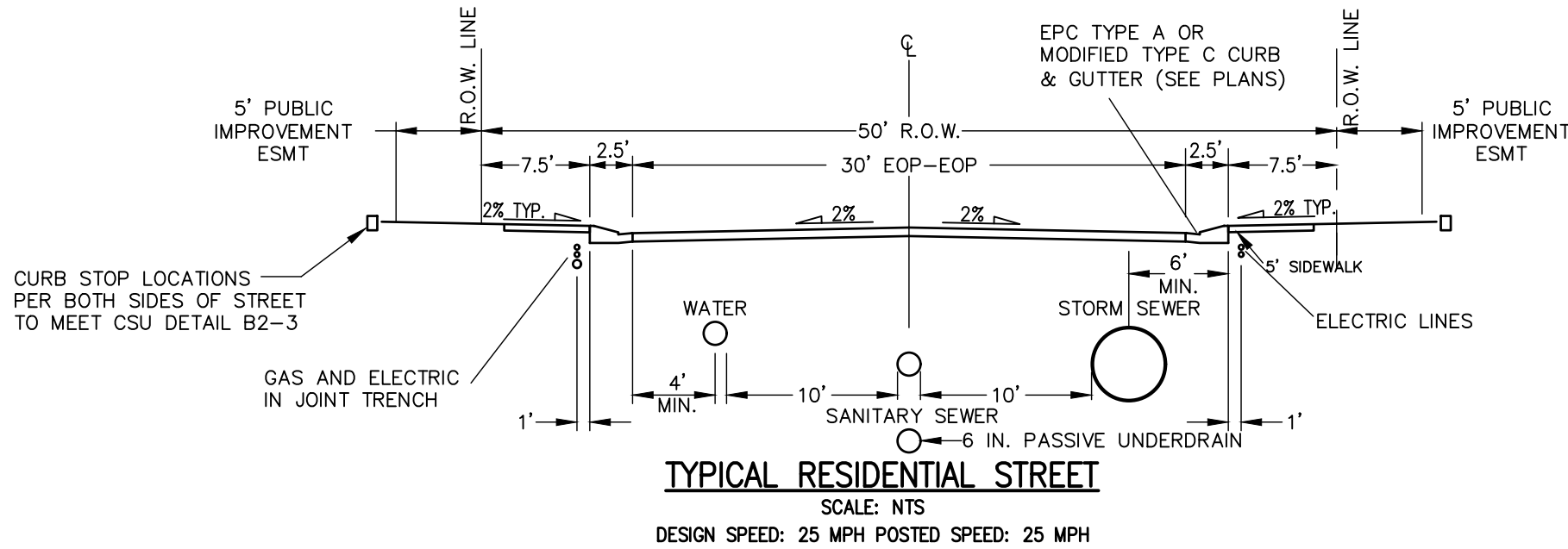


VICINITY MAP

SCALE : 1"=1,000'

SHEET INDEX

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TYPICAL RESIDENTIAL STREET

SCALE: NTS
DESIGN SPEED: 25 MPH POSTED SPEED: 25 MPH

NOTE

SEE VOLMER ROAD (NORTH) STREET IMPROVEMENT PLAN PCD FILE NO. CDR-21-10
SEE STERLING RANCH ROAD & BRIARGATE PARKWAY STREET PLANS
SEE SAND CREEK RESTORATION PUBLIC IMPROVEMENT CONSTRUCTION PLANS
HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 WATER PLAN
HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 SANITARY SEWER PLAN

OWNER/DEVELOPER STATEMENT

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

JAMES F. MORLEY _____ DATE _____

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

EL PASO COUNTY STATEMENT

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

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

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

JENNIFER IRVINE, P.E. _____ DATE _____

COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

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

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



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, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR

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

J.R. ENGINEERING
A Western Company



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

DATE

BY

REVISION

No.

N/A

H-SCALE

N/A

V-SCALE

N/A

DATE

11/16/21

DESIGNED BY

RAB

DRAWN BY

RAB

CHECKED BY

HOMESTEAD NORTH AT
STERLING RANCH FILING NO.1
COVER SHEET

SHEET 1 OF 14

JOB NO. 25188.00



Know what's below.
Call before you dig.

GENERAL CONSTRUCTION NOTES:

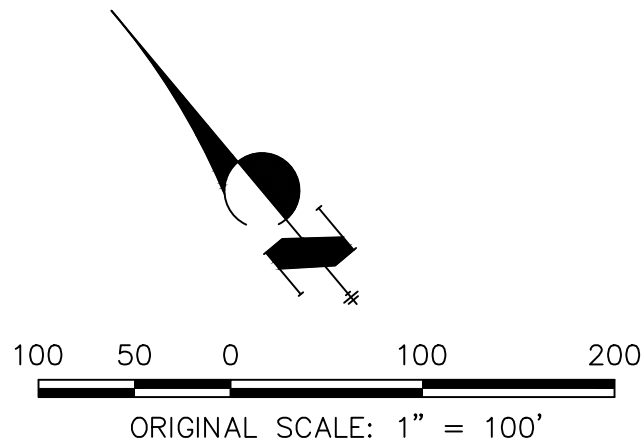
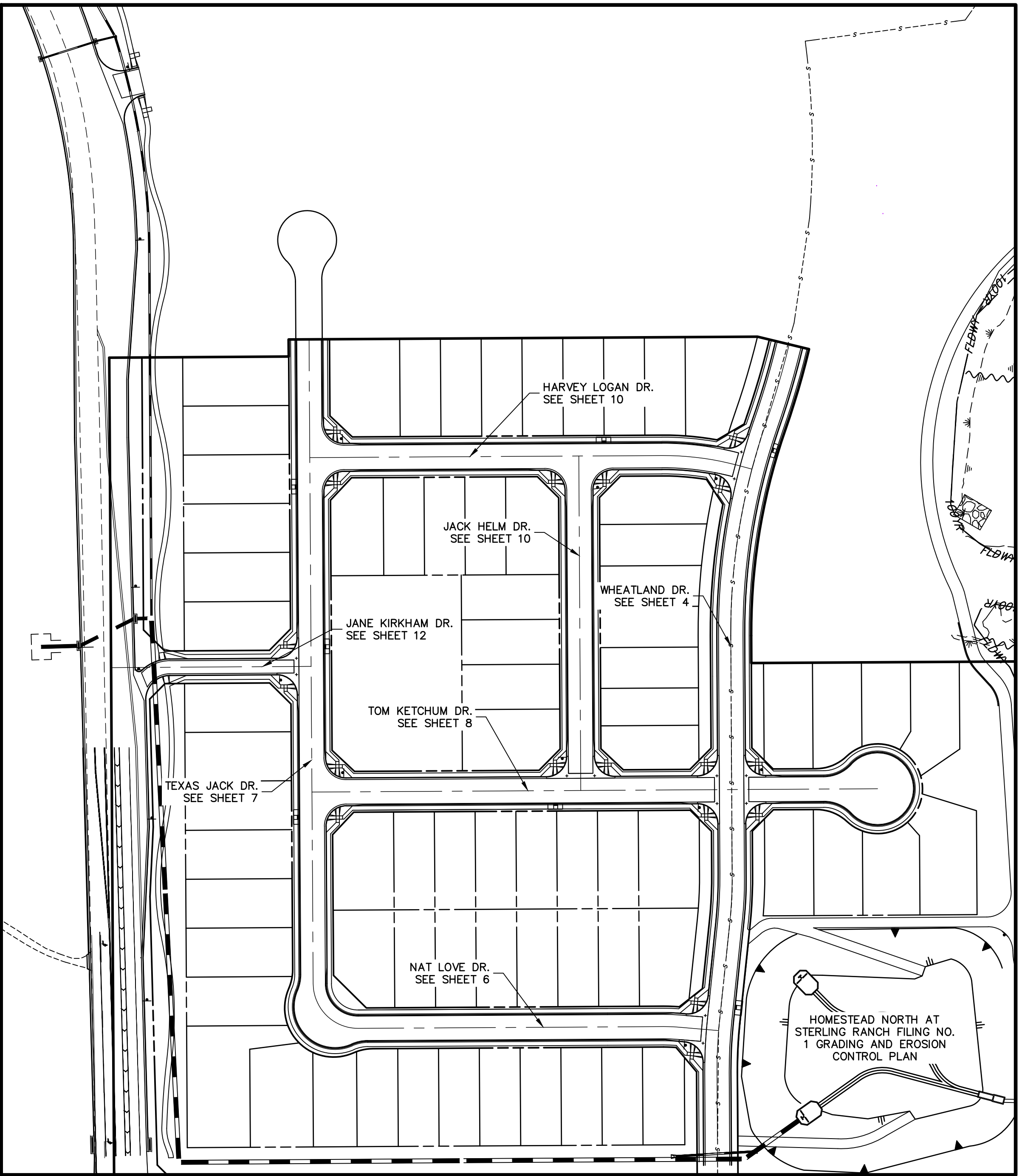
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND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

SIGNING AND STRIPING NOTES:

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

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:


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

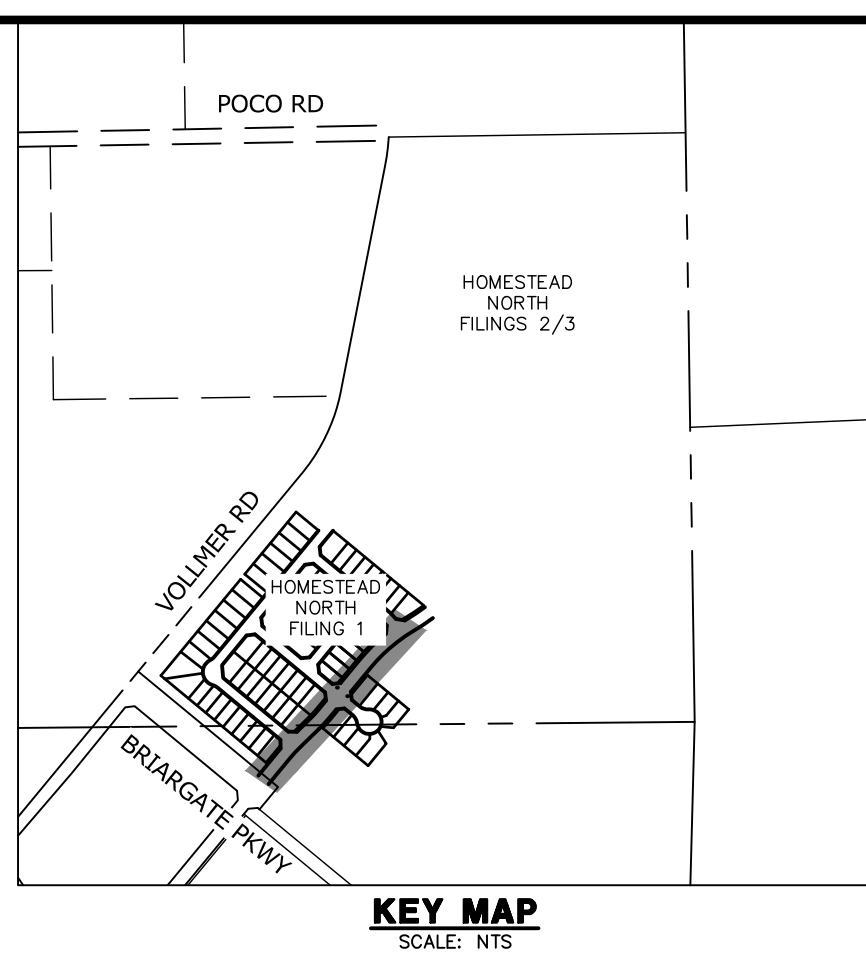


KEY MAP



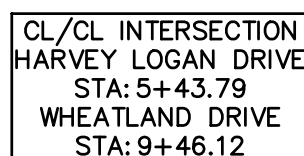
Know what's below.
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UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.				PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742				J.R. ENGINEERING A Westman Company  Central 303-740-9383 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com				BY DATE				No. REVISION				H-SCALE N/A V-SCALE N/A DATE 6/17/22 DESIGNED BY AJH DRAWN BY CGV CHECKED BY				HOMESTEAD NORTH AT STERLING RANCH FILING NO.1 GENERAL NOTES				SHEET 2 OF 14				JOB NO. 25188.00			
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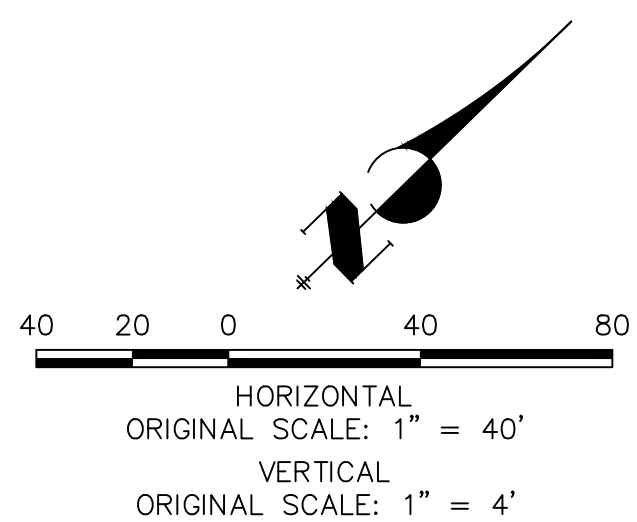


PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

CL/CL INTERSECTION
TOM KETCHUM DRIVE
STA: 0+00
WHEATLAND DRIVE
STA: 2+54.77



LINE AND CURVE TABLE			
LINE/CURVE	BEARING/DELTA	LENGTH	RADIUS
C4	82°36'45"	36.05'	25.00'
C5	5°05'42"	16.27'	183.00'
C17	1°09'51"	11.82'	582.00'
L11	N39°33'48"E	114.41'	
C14	83°57'30"	36.63'	25.00'
L2	S39°33'48"W	114.41'	
C3	61°7'58"	60.25'	548.00'
L4	S45°51'46"W	129.17'	
C7	61°7'58"	45.85'	417.00'
L6	S39°33'48"W	69.81'	
C9	90°00'00"	39.27'	25.00'
C10	90°00'00"	39.27'	25.00'
C15	19°16'30"	256.68'	763.00'
L8	S39°33'48"W	146.69'	
C11	90°00'00"	39.27'	25.00'
C13	91°01'18"	39.72'	25.00'
L7	12°11'01"	169.48'	797.00'
C16	N39°33'48"E	146.69'	
C8	61°7'58"	60.25'	548.00'
L5	S39°33'48"W	60.73'	
C12	90°00'00"	39.27'	25.00'
C6	88°51'31"	38.77'	25.00'
L3	N45°51'46"E	56.24'	



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
43	9+61.77	39.75' (LT)	WHEATLAND DRIVE	7140.03	FL - PRC
44	10+02.21	17.00' (RT)	WHEATLAND DRIVE	7140.64	FL - PCR
45	9+85.42	17.00' (LT)	WHEATLAND DRIVE	7140.25	FL - PT
46	10+02.14	17.00' (LT)	WHEATLAND DRIVE	7140.64	FL - PCR
47	2+71.42	18.00' (LT)	WHEATLAND DRIVE	7124.50	FL-FL INTERCEPT
48	2+38.29	18.00' (LT)	WHEATLAND DRIVE	7124.74	FL-FL INTERCEPT
49	9+29.50	18.00' (LT)	WHEATLAND DRIVE	7138.92	FL-FL INTERCEPT
50	5+33.98	18.00' (LT)	WHEATLAND DRIVE	7126.07	FL-FL INTERCEPT
51	5+67.98	18.00' (LT)	WHEATLAND DRIVE	7126.77	FL-FL INTERCEPT
52	5+33.98	18.00' (RT)	WHEATLAND DRIVE	7126.07	FL-FL INTERCEPT
53	5+66.48	18.00' (RT)	WHEATLAND DRIVE	7126.74	FL-FL INTERCEPT
54	9+62.74	18.00' (LT)	WHEATLAND DRIVE	7139.84	FL-FL INTERCEPT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

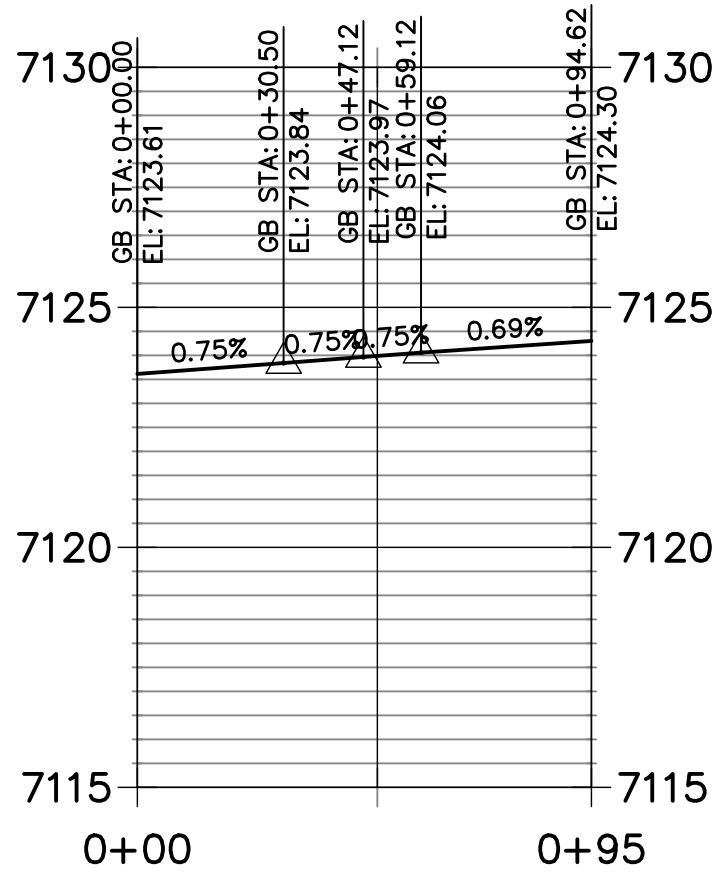


MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

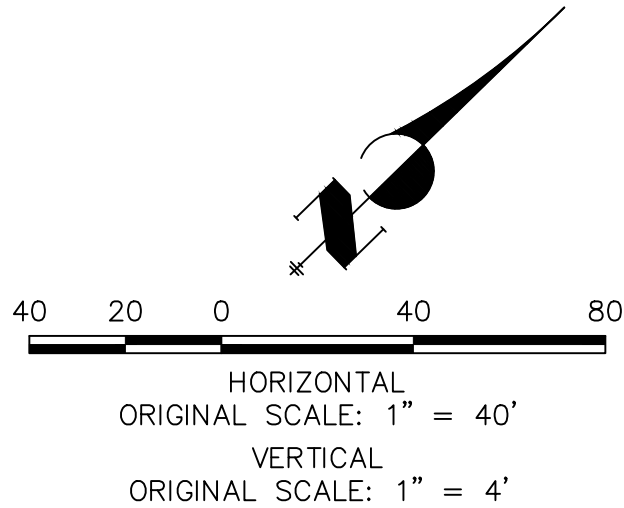
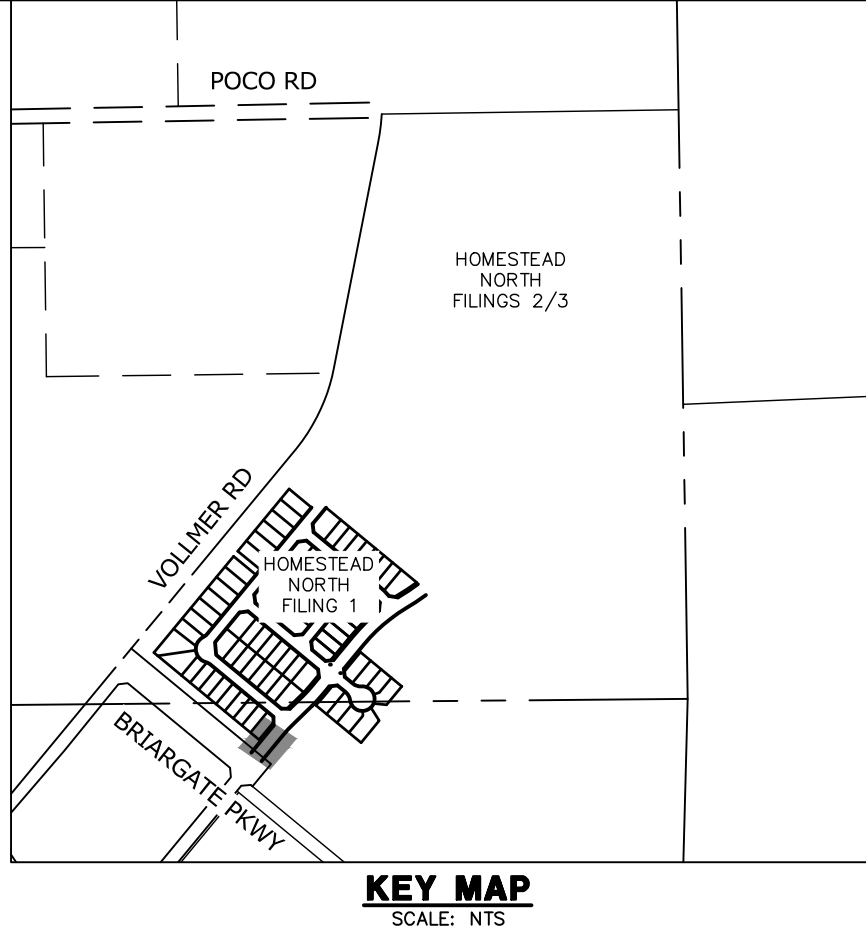
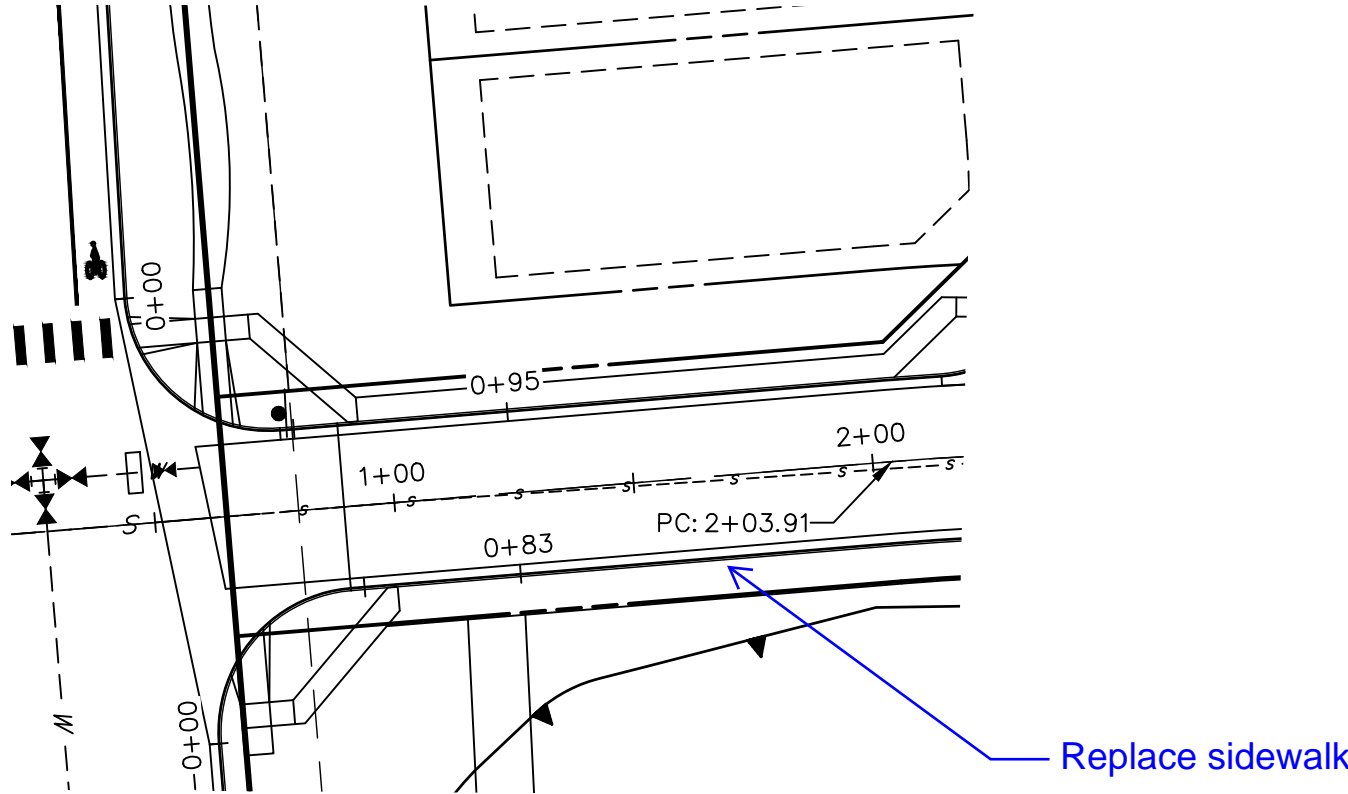
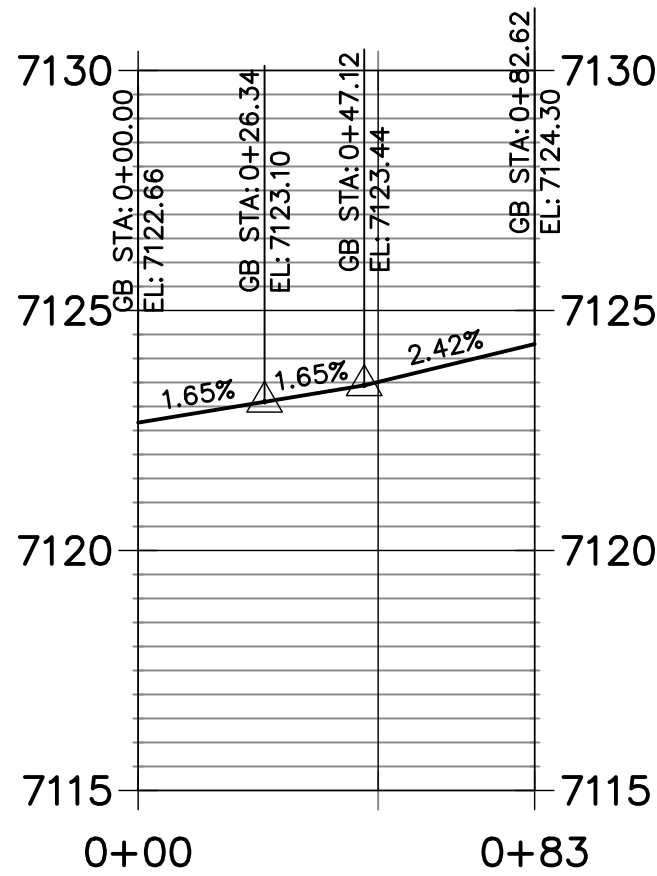
SHEET	4	OF	14	HOMESTEAD NORTH AT STERLING RANCH FILING NO.1				H-SCALE	1"=40'	No.	REVISION	BY	DATE
				V-SCALE	1"=4'								
STREET IMPROVEMENT PLANS				DATE	6/17/22	DESIGNED BY		AJH					
				DRAWN BY		CGV							
				CHECKED BY									
JOB NO.				25188.00									

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WHEATLAND WEST FL PROFILE
STA 0+00.00 TO 0+94.62



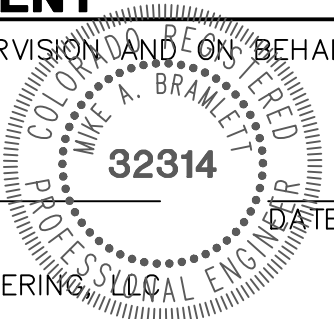
WHEATLAND EAST FL PROFILE
STA 0+00.00 TO 0+82.62



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

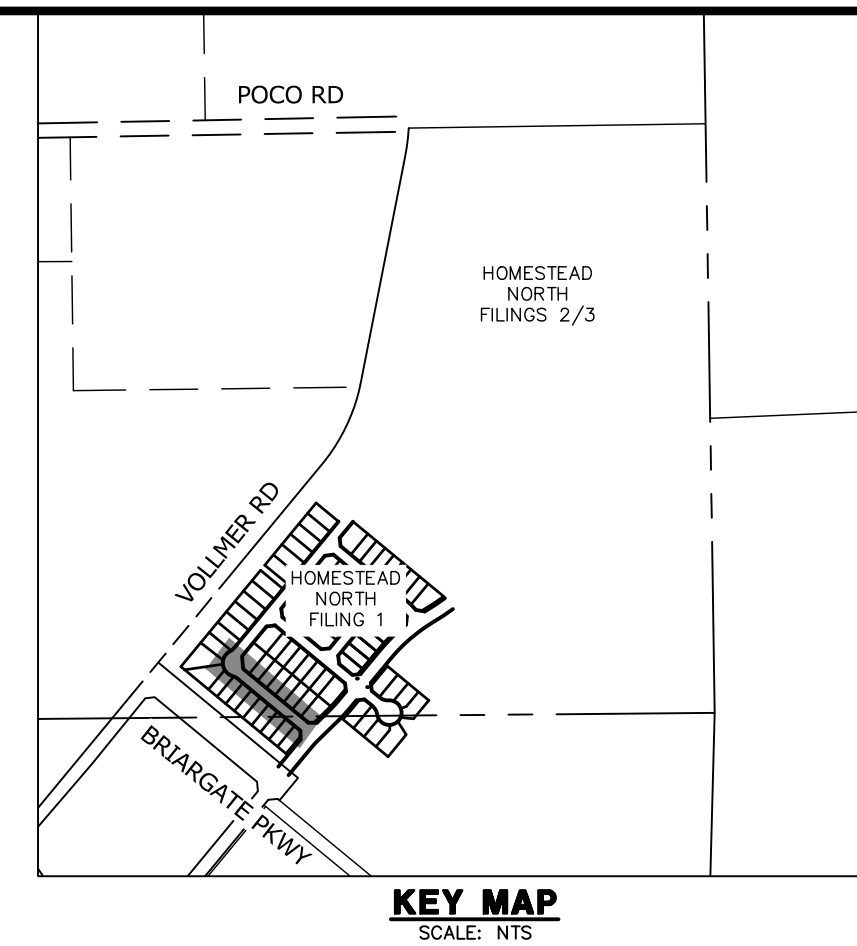
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



HOMESTEAD NORTH AT STERLING RANCH FILING NO.1 STREET IMPROVEMENT PLANS	H-SCALE 1"=40'	No.	REVISION	BY	DATE
	V-SCALE 1"=4'				
	DATE 6/17/22				
	DESIGNED BY AJH				
	DRAWN BY CGV				
	CHECKED BY				
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 FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.					
SHEET 5 OF 14					
JOB NO. 25188.00					

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PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
773.404.4731

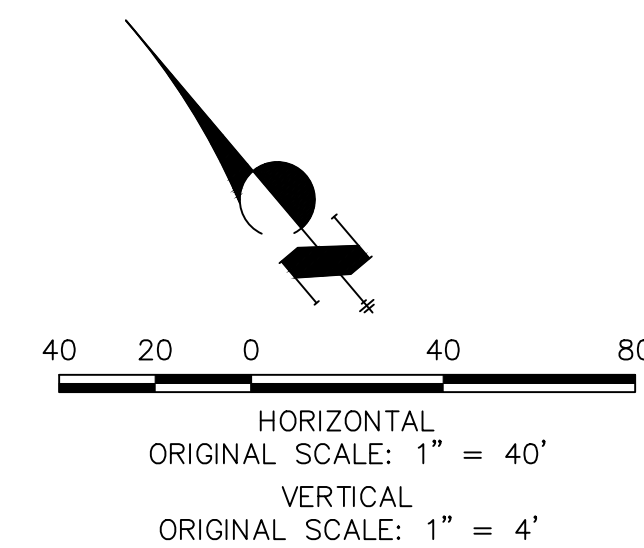
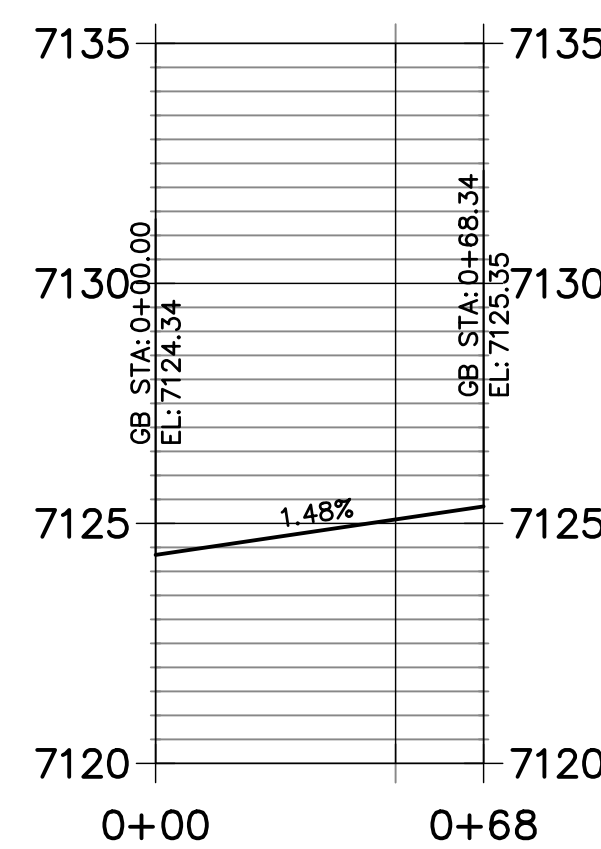
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POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
1	0+39.05	17.32' (LT)	NAT LOVE DRIVE	7125.36	FL-PC
2	0+55.82	17.00' (LT)	NAT LOVE DRIVE	7125.52	FL-CURB TRANSITION
3	0+65.15	16.15' (LT)	NAT LOVE DRIVE	7125.61	FL-CURB TRANSITION
4	0+41.28	17.00' (RT)	NAT LOVE DRIVE	7124.94	FL-PC
5	0+49.88	17.00' (RT)	NAT LOVE DRIVE	7125.06	FL-PT
6	0+56.33	17.00' (RT)	NAT LOVE DRIVE	7125.17	FL-CURB TRANSITION
7	0+65.56	16.18' (RT)	NAT LOVE DRIVE	7125.32	FL-CURB TRANSITION
8	4+30.43	16.17' (LT)	NAT LOVE DRIVE	7132.71	FL - PC
9	4+47.75	20.63' (LT)	NAT LOVE DRIVE	7132.98	FL-PCR
10	4+42.01	16.17' (RT)	NAT LOVE DRIVE	7132.93	FL- PC
11	5+22.64	20.63' (LT)	NAT LOVE DRIVE	7134.65	FL-PCR
12	5+39.98	16.17' (LT)	NAT LOVE DRIVE	7134.93	FL- PT
13	5+28.37	16.17' (RT)	NAT LOVE DRIVE	7134.68	FL - PT
14	5+38.37	16.17' (RT)	NAT LOVE DRIVE	7134.88	FL - PI
15	0+17.74	17.00' (LT)	NAT LOVE DRIVE	7124.74	FL-FL INTERCEPT
16	0+17.78	17.00' (RT)	NAT LOVE DRIVE	7124.50	FL-FL INTERCEPT

LINE AND CURVE TABLE			
LINE/CURVE	BEARING/DELTA	LENGTH	RADIUS
C3	23°30'11"	20.03'	48.83'
C4	136°57'46"	122.31'	51.17'
C5	23°29'32"	20.02'	48.83'
L5	S50°26'11"E	365.06'	
L6	S42°38'38"E	8.60'	
C6	5°05'42"	16.27'	183.00'
L7	S45°16'44"E	8.60'	
C1	1°50'55"	7.00'	217.00'
L2	S53°07'55"E	10.03'	
C2	89°57'57"	60.98'	38.83'
L4	S39°31'51"W	10.00'	



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

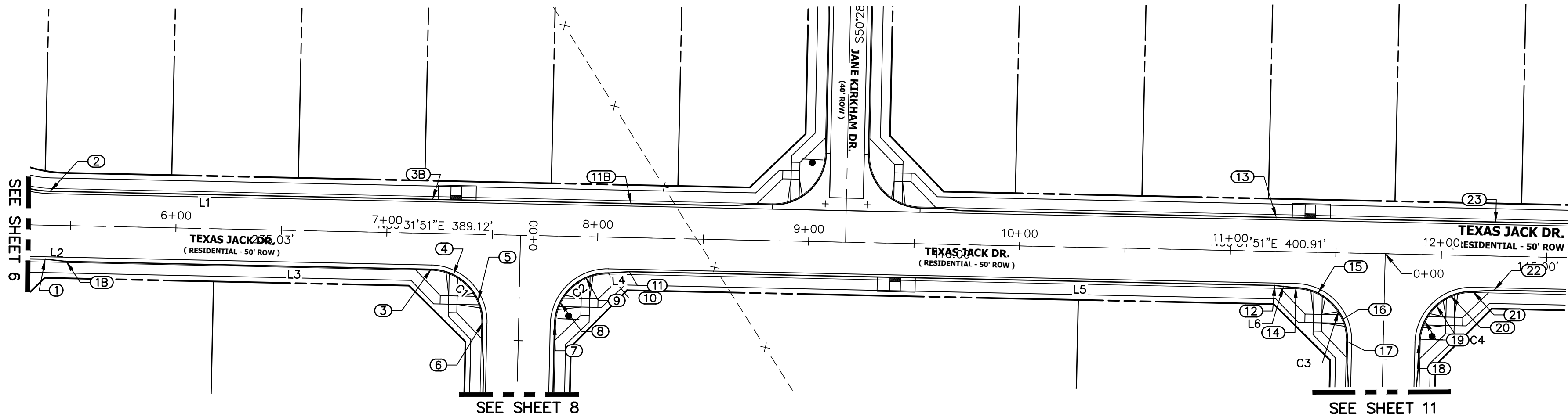
ENGINEER'S STATEMENT

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ENGINEERING

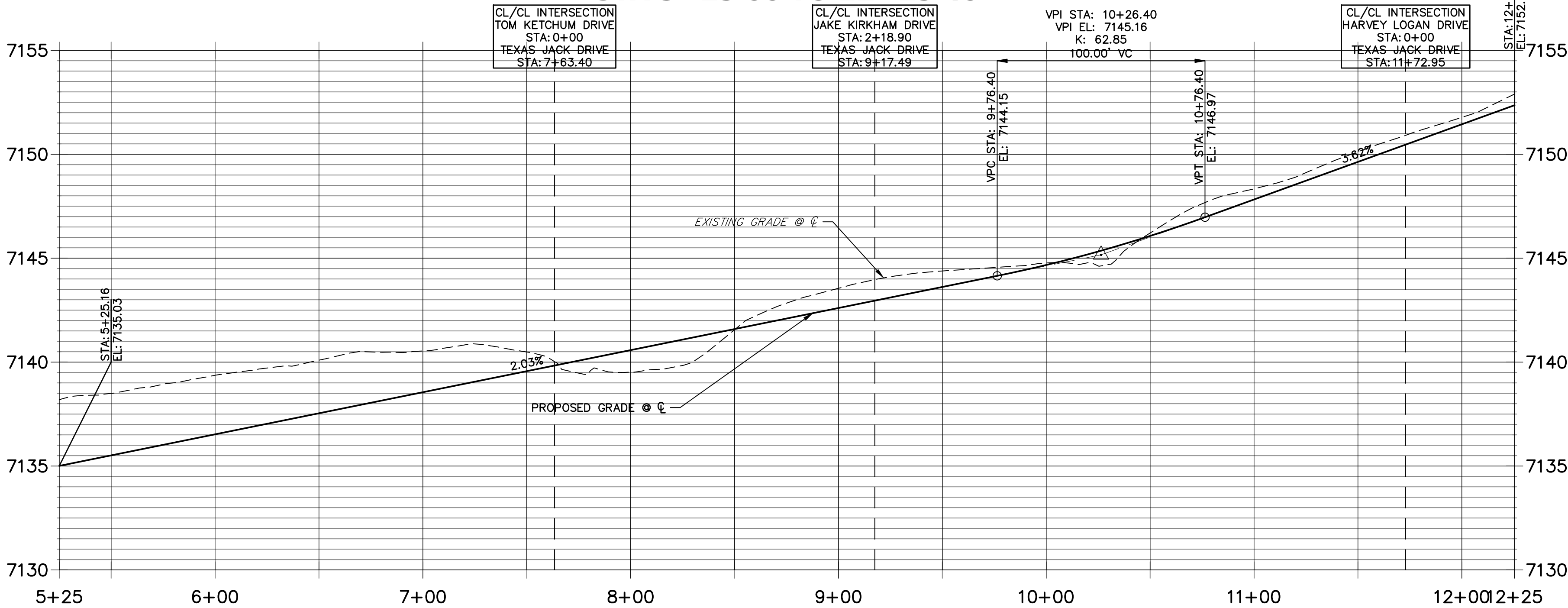
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

32314

HOMESTEAD NORTH AT STERLING RANCH FILING NO.1	
STREET IMPROVEMENT PLANS	
SHEET	6 OF 14
JOB NO.	25188.00

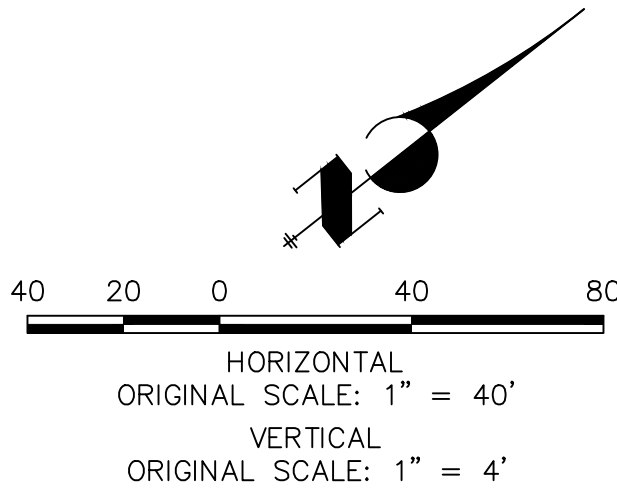


TEXAS JACK DRIVE PROFILE
STA 5+25.00 TO 12+25.40



LINE AND CURVE TABLE			
LINE/CURVE	BEARING/DELTA	LENGTH	RADIUS
L1	S39°31'51"W	685.42'	
C2	89°58'04"	39.26'	25.00'
L4	S34°46'02"W	10.03'	
L5	S39°31'51"W	306.00'	
L6	S44°17'40"W	10.03'	
C3	90°01'56"	39.28'	25.00'
L2	S44°17'54"W	10.03'	
L3	S39°31'51"W	173.01'	
C1	90°01'56"	39.28'	25.00'
C4	89°58'04"	39.26'	25.00'

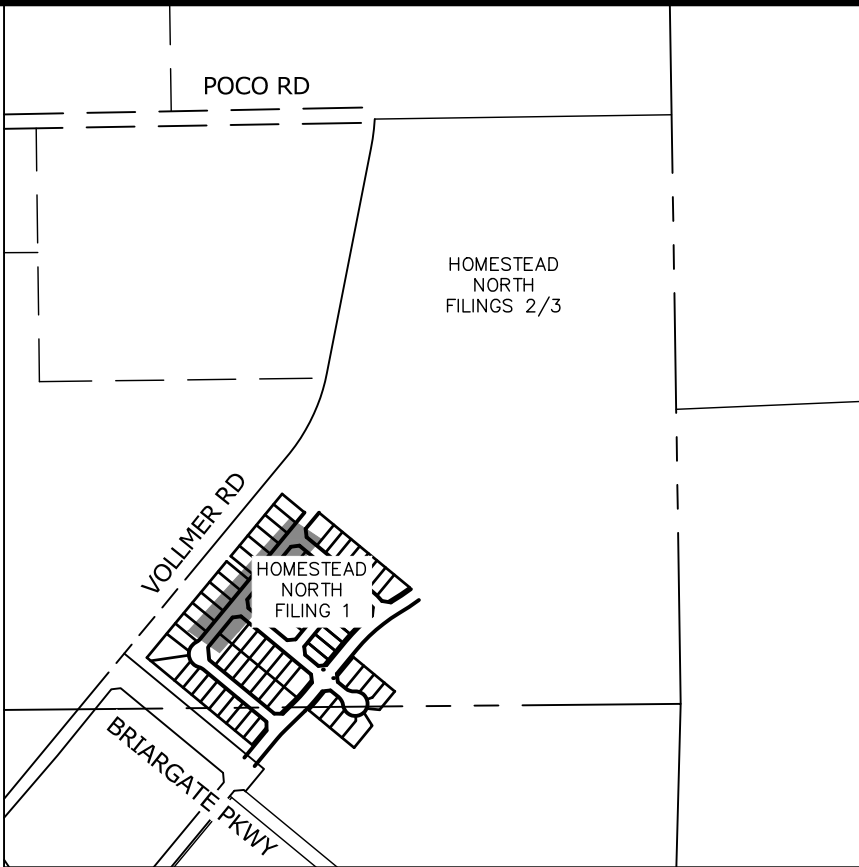
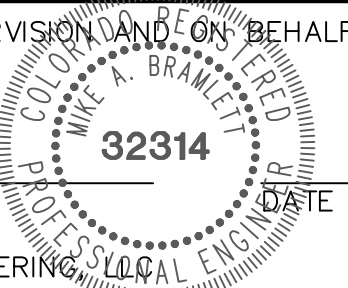
POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
1	5+38.37	16.17' (RT)	TEXAS JACK DRIVE	7134.88	FL - PI
1B	5+48.37	17.00' (RT)	TEXAS JACK DRIVE	7135.08	FL - TRANSITION
2	5+39.98	16.17' (LT)	TEXAS JACK DRIVE	7134.93	FL - PT
3	7+21.38	17.00' (RT)	TEXAS JACK DRIVE	7138.59	FL - PC
3B	7+21.38	16.17' (LT)	TEXAS JACK DRIVE	7138.59	FL - PI
4	7+31.98	19.36' (RT)	TEXAS JACK DRIVE	7138.64	FL- RAMP MID POINT
5	7+44.03	31.41' (RT)	TEXAS JACK DRIVE	7138.61	FL- RAMP MID POINT
6	7+46.38	42.01' (RT)	TEXAS JACK DRIVE	7138.46	FL - PT
7	7+80.38	41.99' (RT)	TEXAS JACK DRIVE	7139.11	FL - PC
8	7+82.74	31.40' (RT)	TEXAS JACK DRIVE	7139.51	FL- RAMP MID POINT
9	7+94.79	19.35' (RT)	TEXAS JACK DRIVE	7139.65	FL- RAMP MID POINT
10	8+05.38	17.00' (RT)	TEXAS JACK DRIVE	7140.19	FL - PT
11B	8+15.38	16.17' (LT)	TEXAS JACK DRIVE	7140.49	FL - PI
11	8+15.38	16.17' (RT)	TEXAS JACK DRIVE	7140.49	FL - PT
12	11+21.38	16.17' (RT)	TEXAS JACK DRIVE	7148.20	FL - TRANSITION
13	11+21.38	16.17' (LT)	TEXAS JACK DRIVE	7148.20	FL -PT
14	11+31.38	17.00' (RT)	TEXAS JACK DRIVE	7148.50	FL - PC
15	11+41.98	19.36' (RT)	TEXAS JACK DRIVE	7148.82	FL- RAMP MID POINT
16	11+54.03	31.41' (RT)	TEXAS JACK DRIVE	7149.04	FL- RAMP MID POINT
17	11+56.38	42.01' (RT)	TEXAS JACK DRIVE	7148.98	FL - PT
18	11+90.38	41.99' (RT)	TEXAS JACK DRIVE	7150.33	FL - PC
19	11+92.74	31.40' (RT)	TEXAS JACK DRIVE	7150.68	FL- RAMP MID POINT
20	12+04.79	19.35' (RT)	TEXAS JACK DRIVE	7151.03	FL- RAMP MID POINT
21	12+15.38	17.00' (RT)	TEXAS JACK DRIVE	7151.50	PT
22	12+25.40	16.17' (RT)	TEXAS JACK DRIVE	7151.96	FL - PT
23	12+25.40	16.17' (LT)	TEXAS JACK DRIVE	7151.96	FL - PI



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



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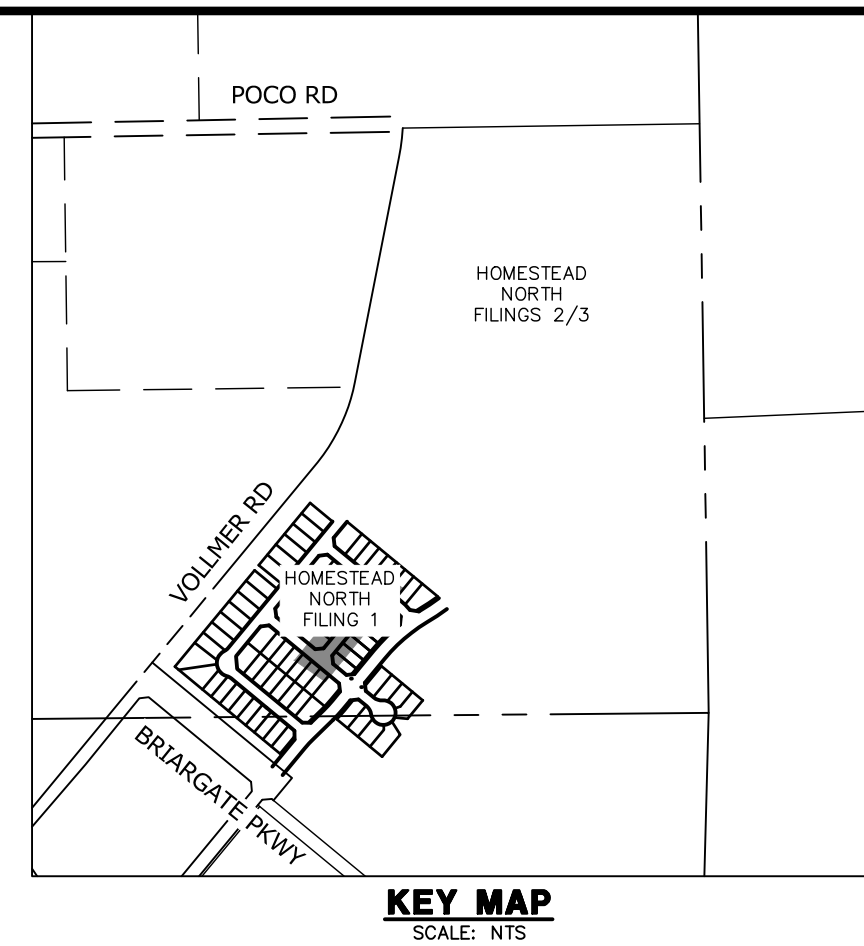
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

J.R. ENGINEERING
A Westman Company
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No.	REVISION	BY	DATE
1			
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HOMESTEAD NORTH AT
STERLING RANCH FILING NO.1
STREET IMPROVEMENT PLANS

SHEET 7 OF 14
JOB NO. 25188.00



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

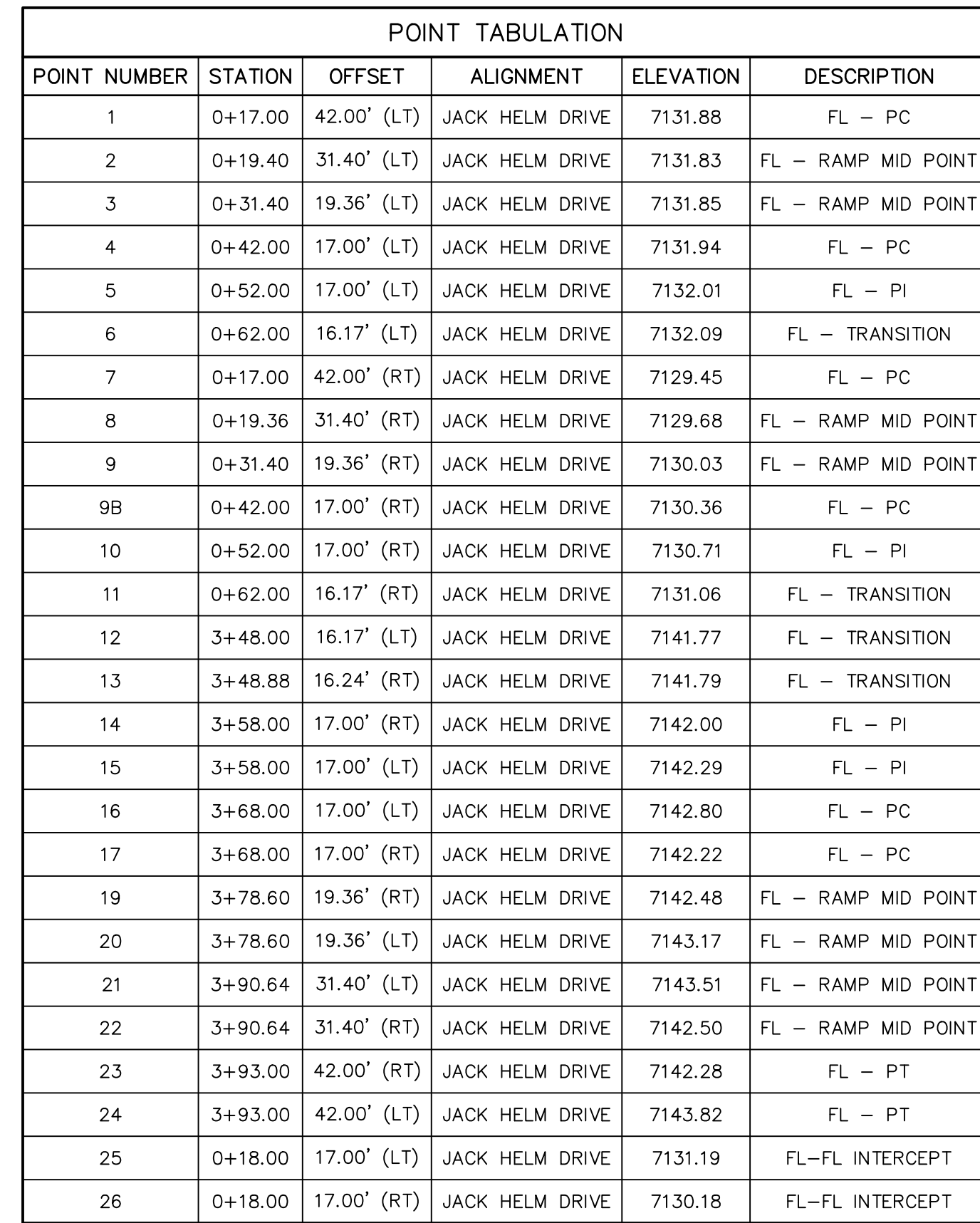
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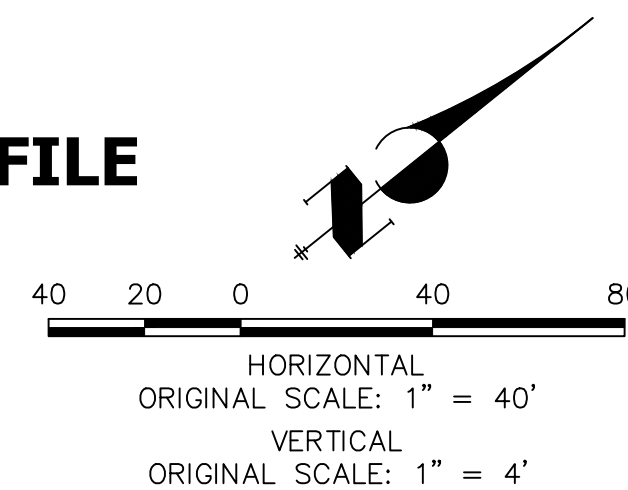
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H-SCALE	1"=40'
V-SCALE	1"=4'
DATE	6/17/22
DESIGNED BY	AJH
DRAWN BY	CGV
CHECKED BY	

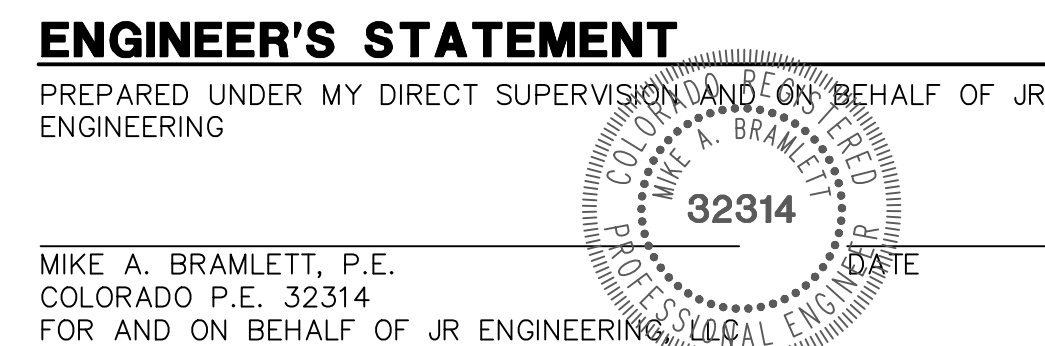
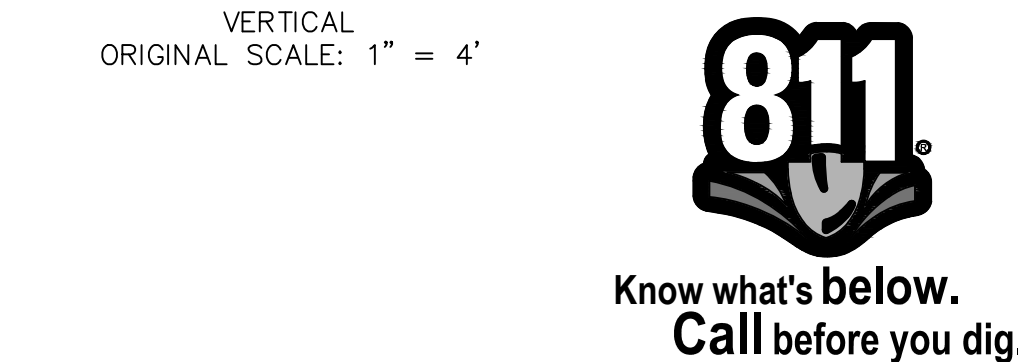
HOMESTEAD NORTH AT STERLING RANCH FILING NO.1			
STREET IMPROVEMENT PLANS			
SHEET	10	OF	14
JOB NO.	25188.00		



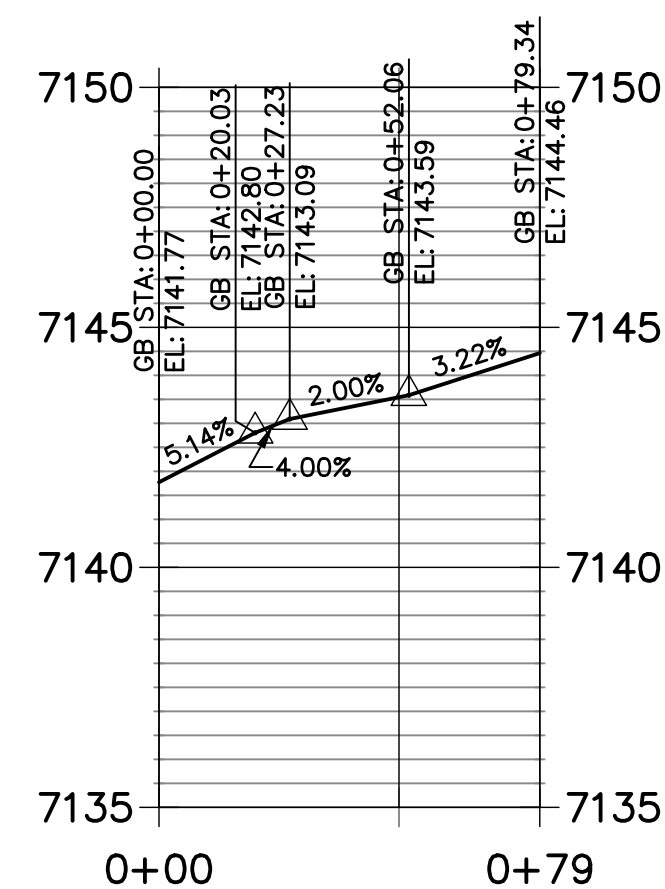
LINE AND CURVE TABLE			
LINE/CURVE	BEARING/DELTA	LENGTH	RADIUS
C2	90°00'00"	39.27'	25.00'
L1	S39°33'48"W	10.00'	
L2	S34°47'45"W	10.03'	
L5	S39°33'48"W	286.00'	
L7	S44°19'51"W	10.03'	
L10	S39°33'48"W	10.00'	
C3	90°00'00"	39.27'	25.00'
C1	90°00'00"	39.27'	25.00'
L3	N39°33'48"E	10.00'	
L4	N44°19'51"E	10.03'	
L6	N39°33'48"E	286.00'	
L8	N34°47'45"E	10.03'	
L9	N39°33'48"E	10.00'	
C4	90°00'00"	39.27'	25.00'

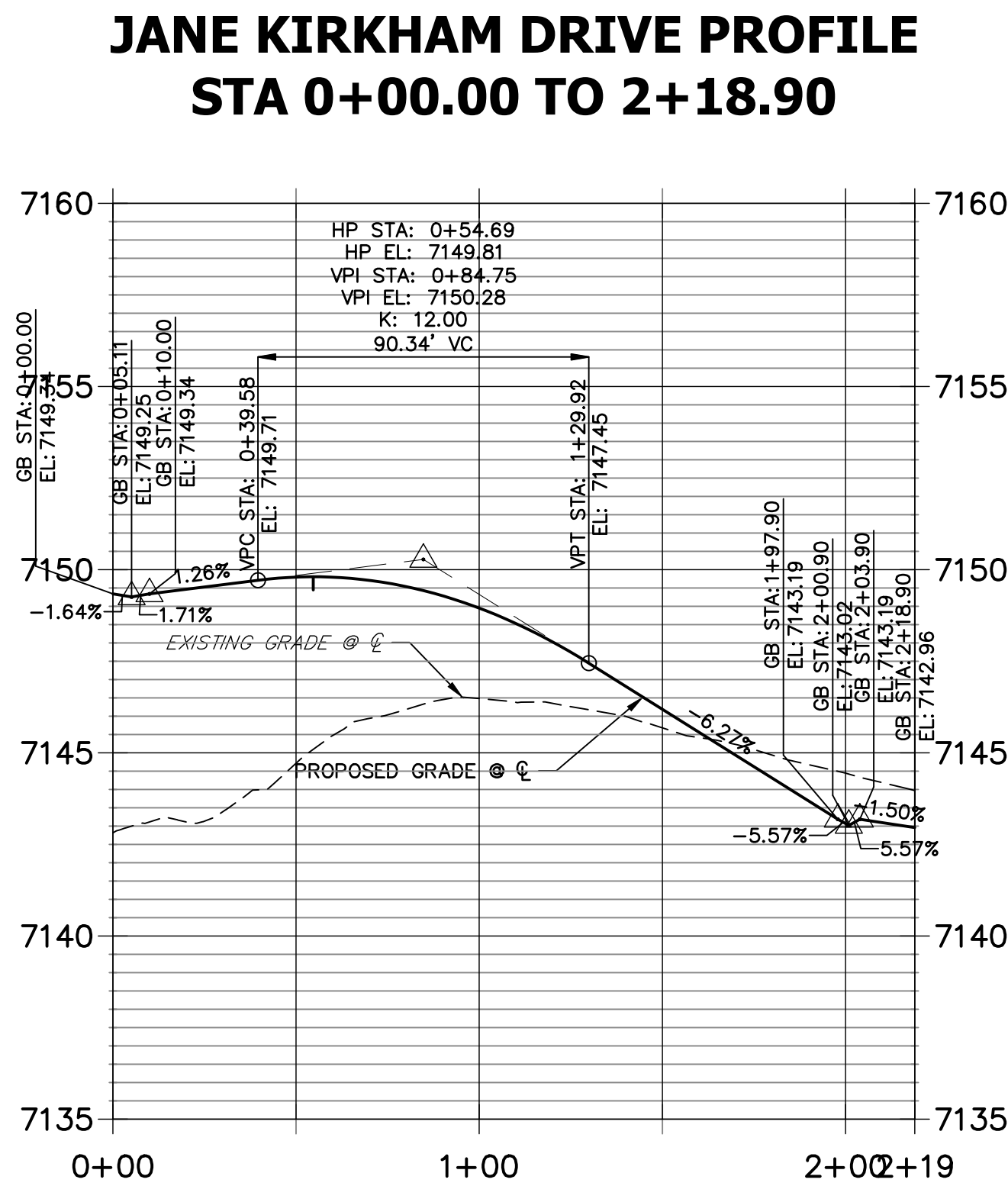


JACK HELM DR. EAST FL 2 PROFILE
STA 0+00.00 TO 0+62.48



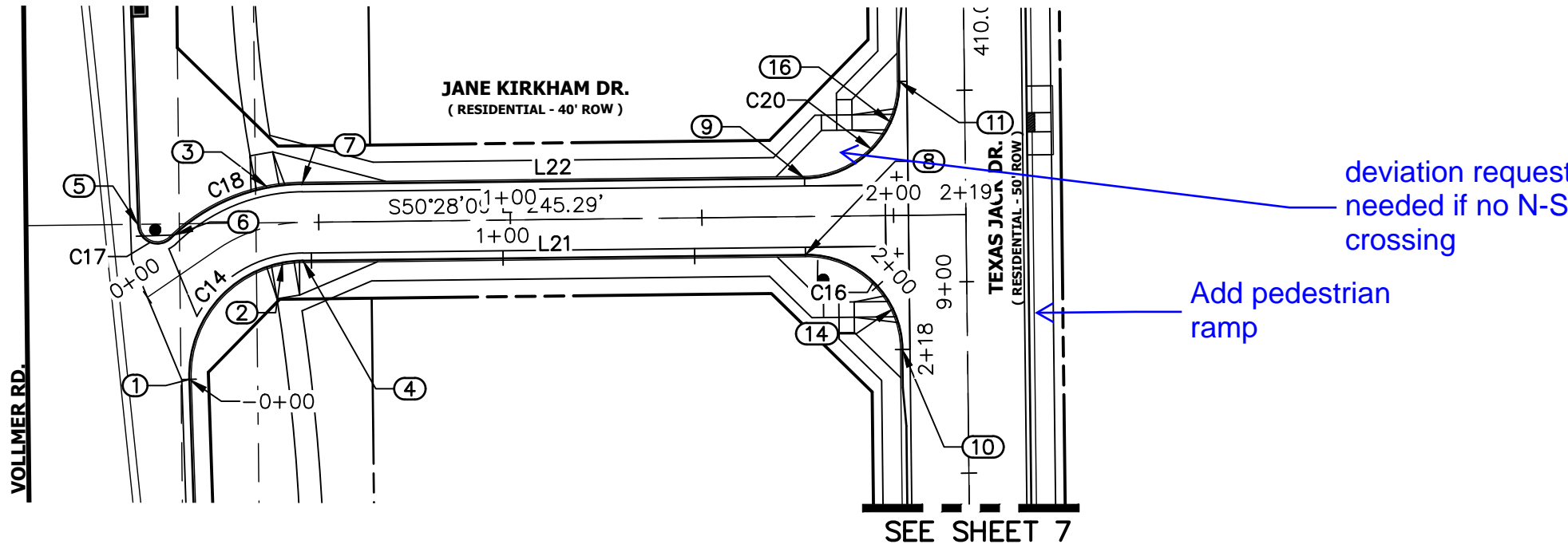
Journal of Management Inquiry 20(6) 798-814
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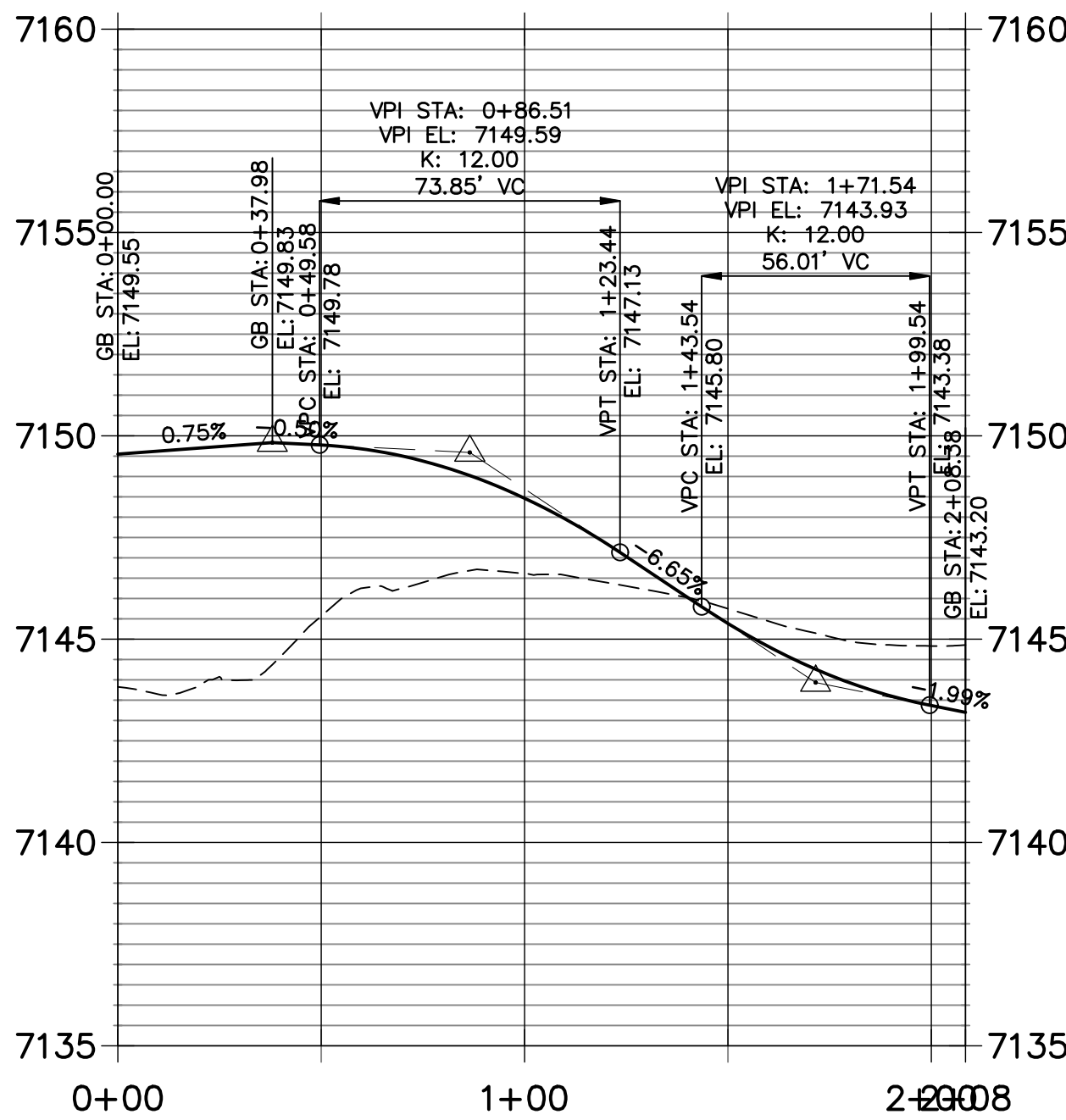


LINE TABLE		
LINE	BEARING	DISTANCE
L21	S50°28'09"E	131.13'
L22	S50°28'09"E	131.13'

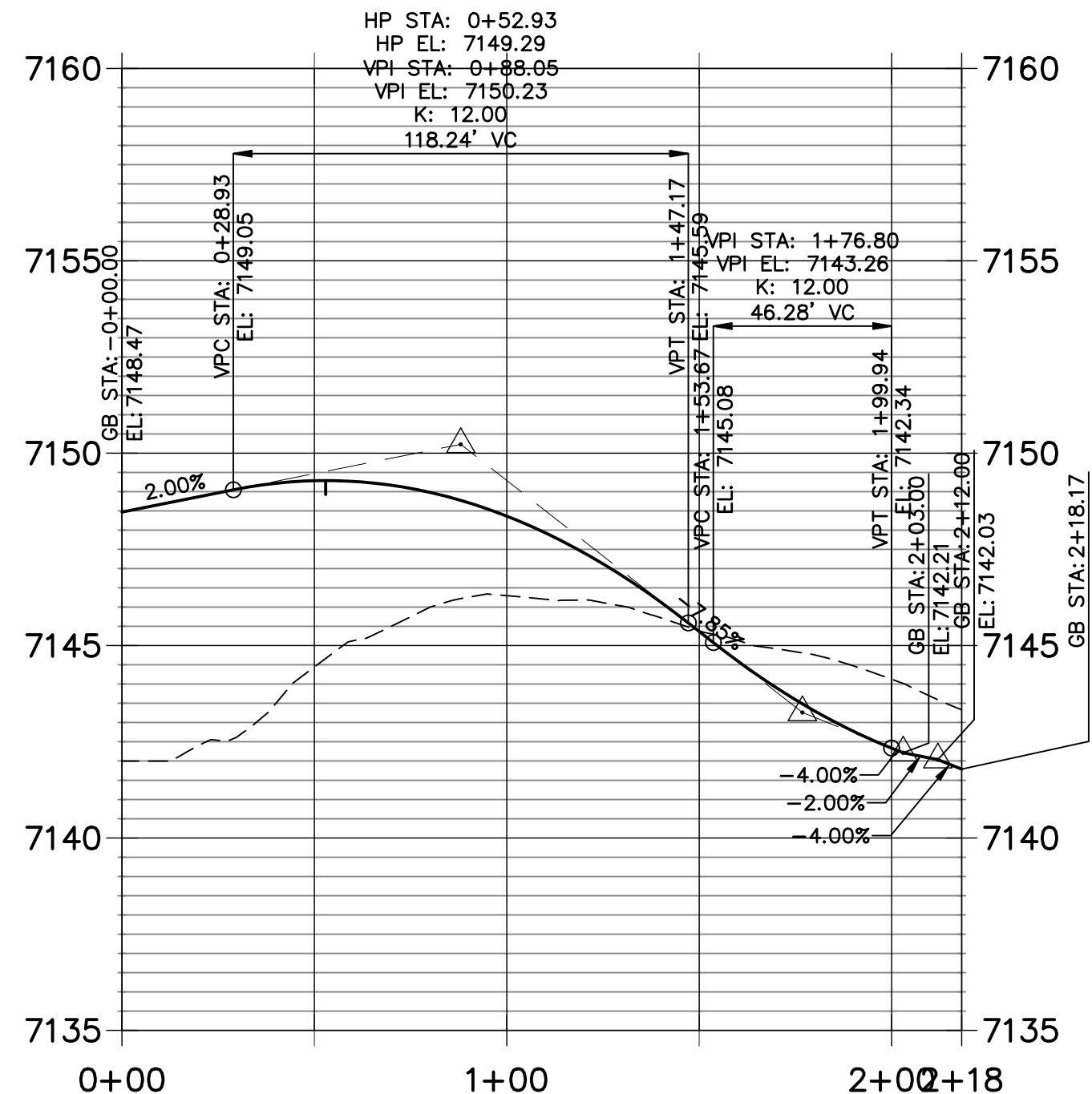
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C14	91°14'35"	30.00'	47.77'
C16	90°00'00"	25.00'	39.27'
C17	132°16'40"	5.00'	11.54'
C18	43°31'16"	50.00'	37.98'
C20	90°00'00"	25.00'	39.27'



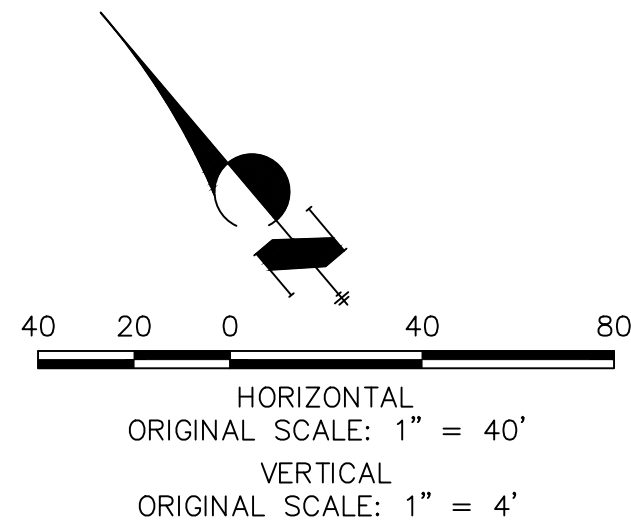
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STA 0+00.00 TO 2+08.38



RIGHT IN - SOUTH F.L PROFILE
STA 0+00.00 TO 2+18.17



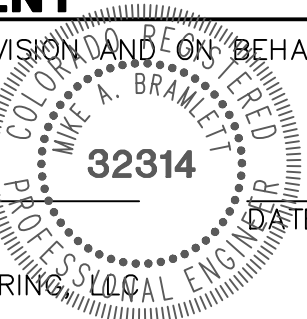
POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
1	0+00.00	0.00' ()	HARVEY LOGAN DRIVE	7148.47	FL - PC
2	0+38.64	10.00' (RT)	HARVEY LOGAN DRIVE	7149.22	FL - RAMP MID POINT
3	0+38.58	10.00' (LT)	HARVEY LOGAN DRIVE	7149.82	FL - RAMP MID POINT
4	0+45.77	10.00' (RT)	HARVEY LOGAN DRIVE	7149.28	FL - PT
5	0+08.67	16.89' (LT)	HARVEY LOGAN DRIVE	7149.42	FL - PC
6	0+15.04	9.42' (LT)	HARVEY LOGAN DRIVE	7149.56	FL - PC
7	0+45.77	10.00' (LT)	HARVEY LOGAN DRIVE	7149.83	FL - PT
8	1+76.90	10.00' (RT)	HARVEY LOGAN DRIVE	7143.36	FL - PC
9	1+76.90	10.00' (LT)	HARVEY LOGAN DRIVE	7144.37	FL - PC
10	2+01.90	35.00' (RT)	HARVEY LOGAN DRIVE	7141.79	FL - PT
11	2+01.90	35.00' (LT)	HARVEY LOGAN DRIVE	7143.20	FL - PT
14	1+99.53	24.38' (RT)	HARVEY LOGAN DRIVE	7142.13	FL - RAMP MID POINT
16	1+99.53	24.37' (LT)	HARVEY LOGAN DRIVE	7143.43	FL - RAMP MID POINT



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



HOMESTEAD NORTH AT
STERLING RANCH FILING NO.1
STREET IMPROVEMENT PLANS

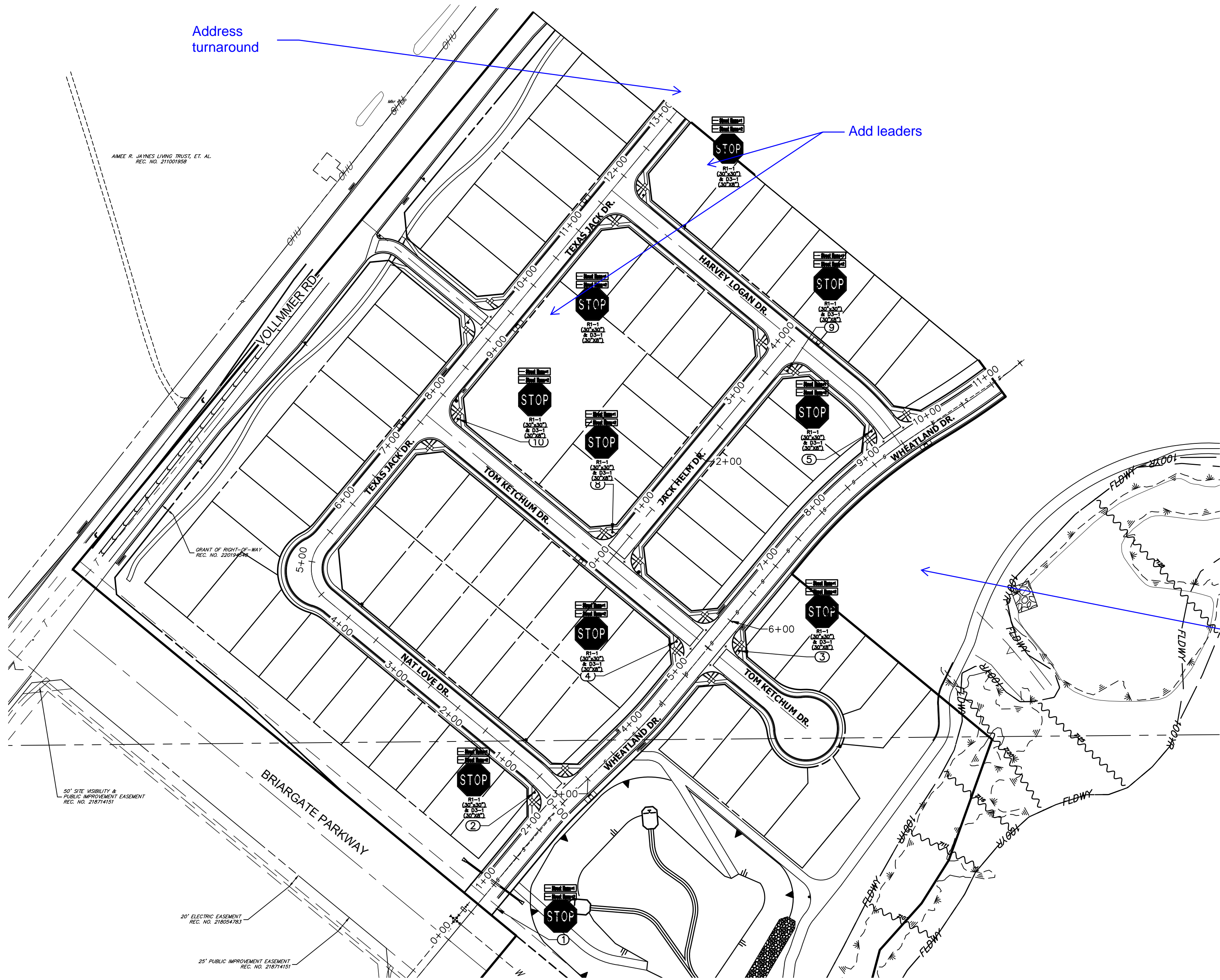
SHEET 12 OF 14
JOB NO. 25188.00

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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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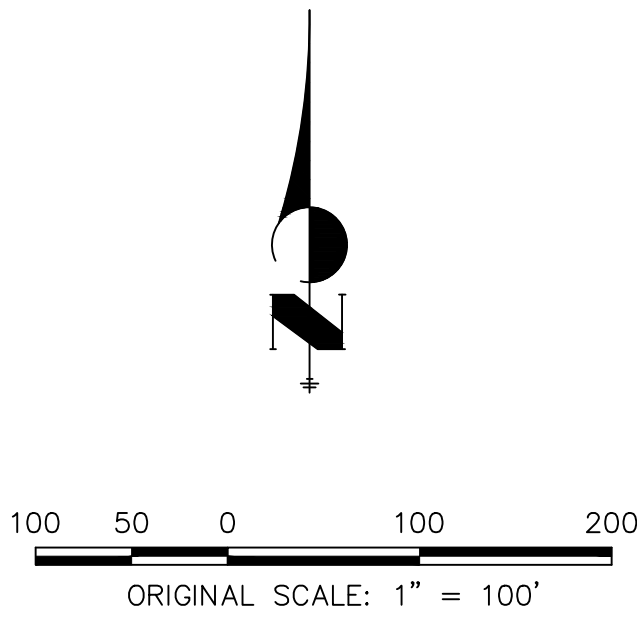


POINT TABULATION				
POINT NUMBER	STATION	OFFSET	ALIGNMENT	DESCRIPTION
1	0+76.37	22.82' (RT)	WHEATLAND DRIVE	STOP SIGN AND STREET SIGNS
2	2+34.86	39.34' (LT)	WHEATLAND DRIVE	STOP SIGN AND STREET SIGNS
3	5+75.13	36.73' (RT)	WHEATLAND DRIVE	STOP SIGN AND STREET SIGNS
4	5+29.20	39.69' (LT)	WHEATLAND DRIVE	STOP SIGN AND STREET SIGNS
5	9+24.77	39.68' (LT)	WHEATLAND DRIVE	STOP SIGN AND STREET SIGNS

POINT TABULATION				
POINT NUMBER	STATION	OFFSET	ALIGNMENT	DESCRIPTION
8	0+39.32	22.42' (LT)	JACK HELM DRIVE	STOP SIGN AND STREET SIGNS
9	3+71.59	22.77' (RT)	JACK HELM DRIVE	STOP SIGN AND STREET SIGNS

POINT TABULATION				
POINT NUMBER	STATION	OFFSET	ALIGNMENT	DESCRIPTION
10	7+86.97	37.74' (RT)	TEXAS JACK DRIVE	STOP SIGN AND STREET SIGNS
11	11+96.43	38.79' (RT)	TEXAS JACK DRIVE	STOP SIGN AND STREET SIGNS
12	9+00.95	37.44' (LT)	TEXAS JACK DRIVE	STOP SIGN AND STREET SIGNS

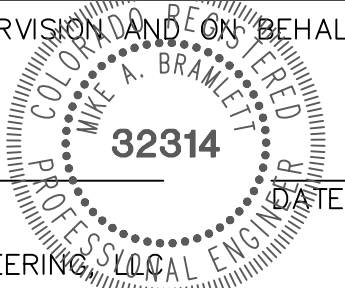
Adjust size of symbols, add street names



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



HOMESTEAD NORTH AT
STERLING RANCH FILING NO.1

SIGNAGE

SHEET 13 OF 14

JOB NO. 25188.00

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	1"=100'	No.	REVISION	BY	DATE



J.R. ENGINEERING
A Western Company

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

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

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THESE DRAWINGS ARE
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AGENCIES, JR ENGINEERING
APPROVES THEIR USE
FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1
COUNTY OF EL PASO, STATE OF COLORADO
JUNE 2022
STORM SEWER PLANS

AGENCIES

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

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

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

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

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

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

GAS DEPARTMENT: COLORADO SPRINGS UTILITIES
7710 DURANT DR.
COLORADO SPRINGS, CO 80947
TIM WENDT (719) 668-3556

ELECTRIC DEPARTMENT: MOUNTAIN VIEW ELECTRIC
11140 E. WOODMEN ROAD
FALCON, CO 80831
(719) 495-2283

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

STORMWATER: STORMWATER ENTERPRISE
30 S. NEVADA AVENUE, SUITE 401
COLORADO SPRINGS, CO 80903

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

STORMWATER: STORMWATER ENTERPRISE
30 S. NEVADA AVENUE, SUITE 401
COLORADO SPRINGS, CO 80903
(719) 385-5980

TRAFFIC: TRAFFIC AND TRANSPORTATION ENGINEERING
30 S. NEVADA AVE.
COLORADO SPRINGS, CO 80903
(719)-385-5908

GAS: STEPHEN BACON
SR. ROW AGENT II
COLORADO INTERSTATE GAS CO. (KINDER MORGAN)
2 N. NEVADA AVE.
COLORADO SPRINGS, CO 80903
719-659-5936

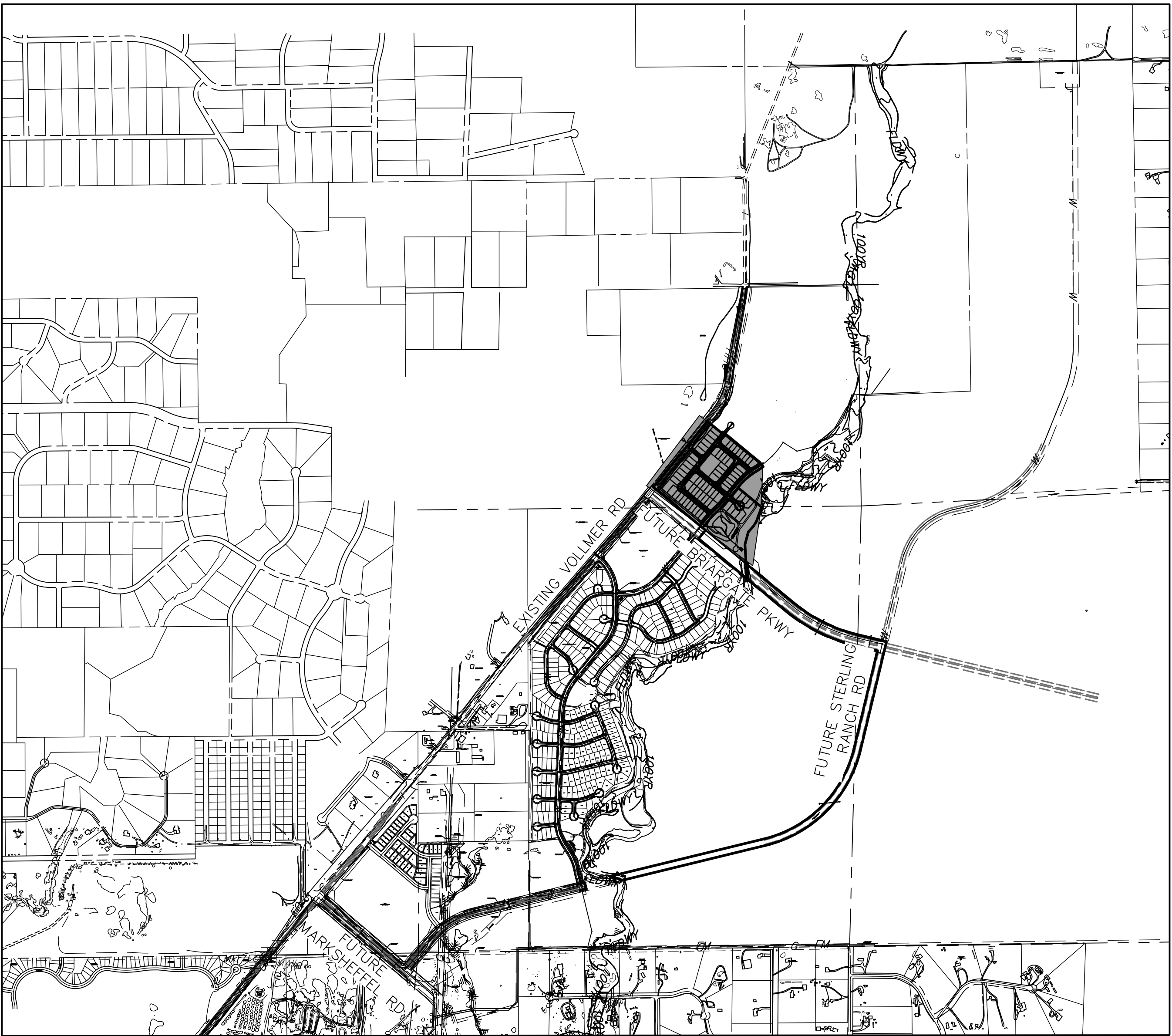
GAS: CRAIG KEIRSEY
REAL ESTATE | MAGELLAN MIDSTREAM PARTNERS, L.P.
ONE WILLIAMS CENTER, OTC-8, TULSA, OK 74172
918-574-7986

BENCHMARKS

1. THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION
NORTHING = 411416.273
EASTING = 235167.071
ELEVATION= 7023.42

2. THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PAWNEE RANCHEROS SUBDIVISION
NORTHING = 410095.404
EASTING = 235052.131
ELEVATION= 7000.40

3. THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "38141", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDISION
NORTHING = 411399.962
EASTING = 233849.817
ELEVATION= 7030.82



VICINITY MAP
SCALE : 1"=1,000'

SHEET INDEX

- 1 COVER SHEET
2 NOTES
3-9 STORM SEWER PLANS
10-14 POND DETAILS
15-16 DETAIL SHEET

OWNER/DEVELOPER STATEMENT

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

JAMES F. MORLEY DATE

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

EL PASO COUNTY STATEMENT

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

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

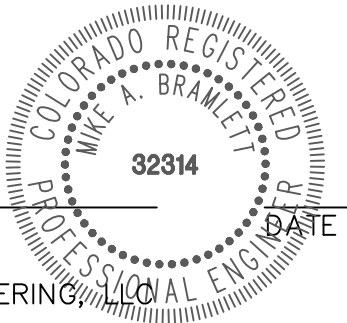
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL INCLUDING PAYMENT OF REVIEW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

JENNIFER IRVINE, P.E. DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

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



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

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, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR

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

J.R. ENGINEERING
A Westman Company



Central 303-740-9383 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

Table with 4 columns: No., REVISION, H-SCALE, V-SCALE, DATE, DESIGNED BY, DRAWN BY, CHECKED BY. Row 1: 1, 1000', N/A, 6/17/22, RAB, RAB.



Know what's below.
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STANDARD CONSTRUCTION NOTES:

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 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).
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 TIME INCLUDING THE FOLLOWING:
 - 3.1 EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - 3.2 CITY OF COLORADO SPRINGS/EL PASO COUNTY ENGINEERING CRITERIA MANUAL VOLUMES 1 AND 2.
 - 3.3 COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARDS SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
 - 3.4 CDOT M&S STANDARDS.
4. 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.
5. 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.
6. ANY TEMPORARY SIGNAGE AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PCD AND MUTCD CRITERIA.
7. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
8. 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

1. ALL STATIONING IS ALONG STORM SEWER CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE INVERT UNLESS OTHERWISE INDICATED.
2. ALL STORM SEWER BENDS AND WYES SHOWN ON THE PLAN SHALL BE PREFABRICATED.
3. HORIZONTAL AND VERTICAL BENDS ARE INDICATED ON THE PLANS.
4. JOINTS SHALL BE IN ACCORDANCE WITH ASTM C443 "STANDARD SPECIFICATIONS FOR JOINTS FOR CIRCULAR CONCRETE SEWER AND CULVERT PIPE USING RUBBER GASKET." IN NO CASE SHALL THE MAXIMUM JOINT OPENING FOR STRAIGHT ALIGNMENT EXCEED 1 INCH OR ONE AND ONE-HALF INCH ON CURVED ALIGNMENT.
5. INLET DIMENSIONS SHOWN ON PLANS REFER TO DISTANCES FROM INSIDE FACES OF BOX BETWEEN THE WIDTHS AND LENGTHS.
6. MANHOLE WIDTHS AND LENGTHS SHOWN ON PLAN REFER TO THE EXTERIOR WALL DIMENSIONS.
7. 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.
8. 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.
9. 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.
10. PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO ASTM C 478 (AASHTO M 199).
11. CAST IN PLACE MANHOLES SHALL BE CLASS B CONCRETE.
12. STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 3'-6" AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
13. ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI. VERTICAL STEEL SHALL BE PLACED AT $\frac{1}{4}$ OF WALL. ALL BARS SHALL HAVE A 2" MINIMUM CLEARANCE.
14. FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING WITH CLASS B CONCRETE OR APPROVED GROUT.
15. STUB-OUTS SHALL EXTEND 4 FT MINIMUM BEYOND OUTSIDE WALL SURFACE OF MANHOLE AND BE SATISFACTORILY PLUGGED.
16. CHECK WITH THE LOCAL GOVERNMENT AUTHORITY FOR ANY ADDITIONAL STORM SEWER SPECIFICATIONS, DETAILS, OR REGULATIONS.
17. THE SLOPE OF THE MANHOLE COVER SHALL MATCH THE ROADWAY PROFILE AND GROSS SLOPE.
18. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURES TO THE ENGINEER FOR REVIEW PRIOR TO INSTALLATION.

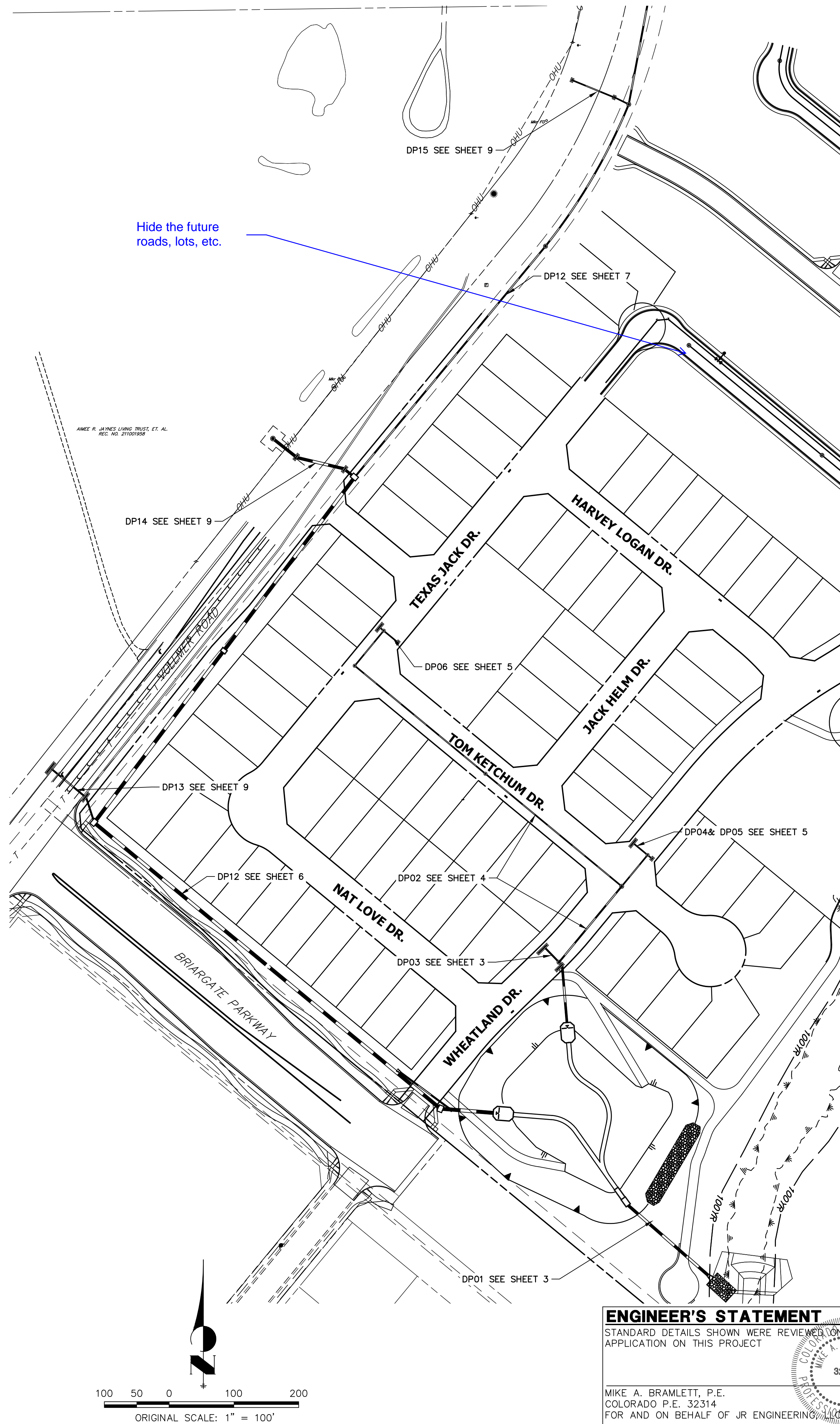
SOIL RIPRAP NOTES:

1. THE SOIL MATERIAL SHALL BE NATIVE OR TOPSOIL AND MIXED WITH SIXTY FIVE PERCENT (65%) RIPRAP AND THIRTY FIVE PERCENT (35%) SOIL BY VOLUME.
2. SOIL RIPRAP SHALL CONSIST OF A UNIFORM MIXTURE OF SOIL AND RIPRAP WITHOUT VOIDS.
3. CONTRACTOR SHALL COOPERATE WITH ENGINEER IN OBTAINING AND PROVIDED SAMPLES OF ALL SPECIFIED MATERIALS.
4. CONTRACTOR SHALL SUBMIT CERTIFIED LABORATORY TEST CERTIFICATES FOR ALL ITEMS REQUIRED FOR SOIL RIPRAP.
5. RIPRAP USED SHALL BE THE TYPE DESIGNATED ON THE DRAWINGS AND SHALL CONFORM TO TABLE SHOWN TO THE RIGHT.
6. 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.
7. NEITHER WIDTH NOR THICKNESS OF A SINGLE STONE OF RIPRAP SHALL BE LESS THAN ONE-THIRD ($\frac{1}{3}$) OF ITS LENGTH.
8. THE SPECIFIC GRAVITY OF THE RIPRAP SHALL BE TWO AND ONE-HALF (2.5) OR GREATER.
9. MINIMUM DENSITY FOR ACCEPTABLE RIPRAP SHALL BE ONE HUNDRED AND SIXTY FIVE (165) POUNDS PER CUBIC FOOT.
10. RIPRAP SPECIFIC GRAVITY SHALL BE ACCORDING TO THE BULK-SATURATED, SURFACE-DRY BASIS, IN ACCORDANCE WITH AASHTO T85.
11. BROKEN CONCRETE OR ASPHALT PAVEMENT SHALL NOT BE ACCEPTABLE FOR USE IN THE WORK.
12. ROUNDED RIPRAP (RIVER ROCK) IS NOT ACCEPTABLE, UNLESS SPECIFICALLY DESIGNATED ON THE DRAWINGS.

STRUCTURAL CONCRETE NOTES:

1. 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.
2. 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 | #8 |
|---------------|-------|-------|-------|-------|
| SPLICE LENGTH | 1'-9" | 2'-2" | 2'-7" | 3'-4" |
- ALL REINFORCING SHALL HAVE A 2-INCH MINIMUM COVER UNLESS OTHERWISE SPECIFIED. ALL REINFORCED STEEL TO BE EPOXY COATED.
3. 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.
4. EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213.
5. 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.
6. 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.
7. 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).

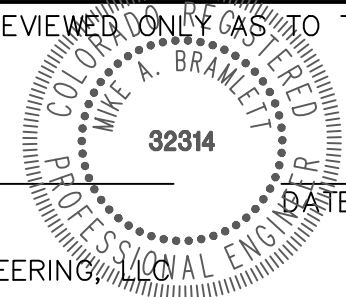
ABBREVIATIONS
EC -- EPOXY COATED O.F. -- OUTSIDE FACE E.F. -- EACH FACE E.W. -- EACH WAY I.F. -- INSIDE FACE N.F. -- NEAR FACE
T.O.C. -- TOP OF CONCRETE B.O.C. -- BOTTOM OF CONCRETE CONT. -- CONTINUOUS



ENGINEER'S STATEMENT

STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

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



HOMESTEAD NORTH AT
STERLING RANCH FILING NO.

GENERAL NOTES

SHEET 2 OF 16

JOB NO. 25188.00

PREPARED FOR

SR LAND, LLC

SHOULDER CRESCENT

SUITE 201

COLORADO SPRINGS, CO 80903

JAMES F. MORLEY

719) 471-1742

I.B ENGINEERING



Centennial 303-740-9393 • Colorado Springs 719-593-2593
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BY	DATE
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10.	REVISION
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H-SCALE	1"=100'
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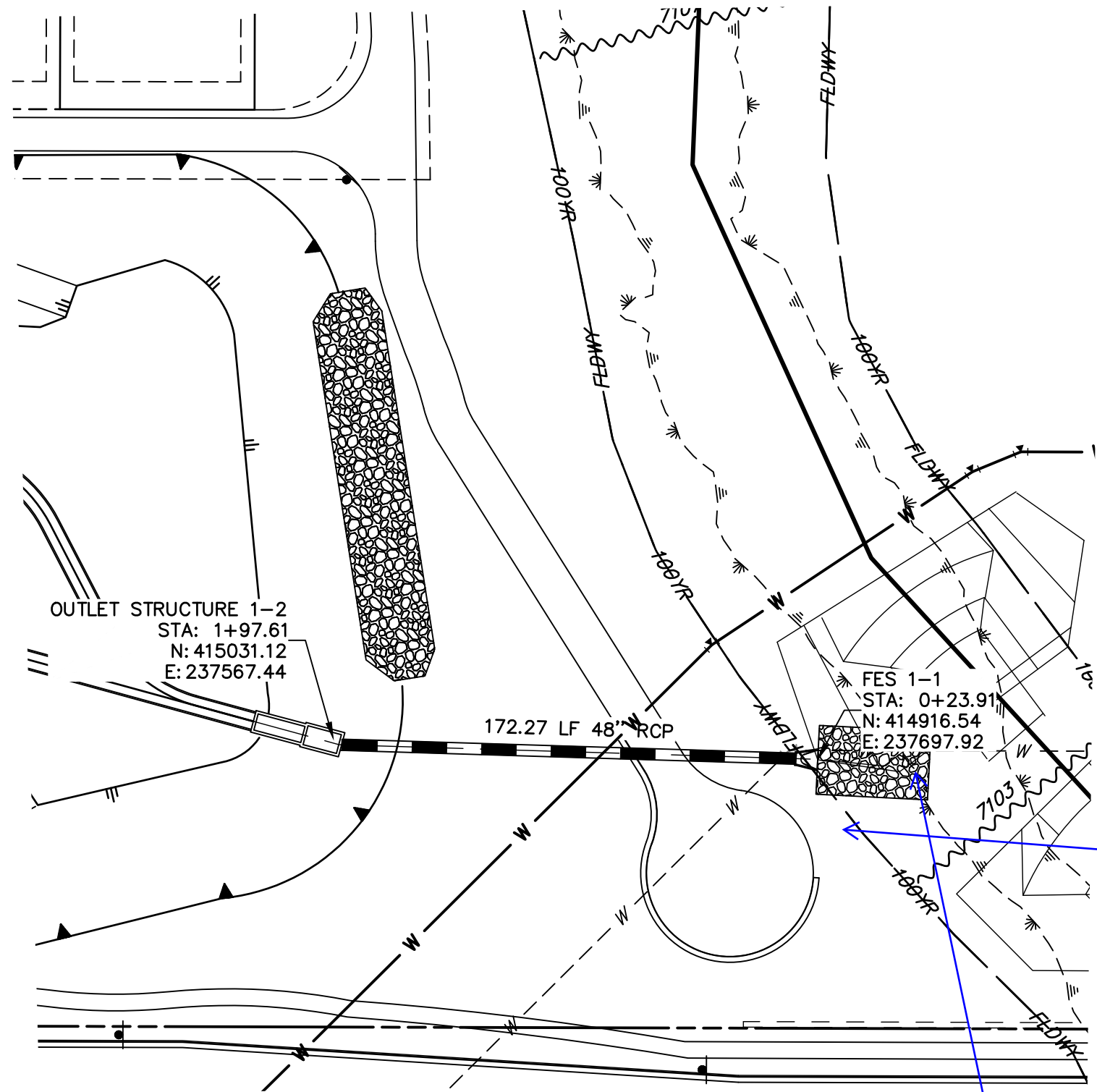
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DATE	6/17/22
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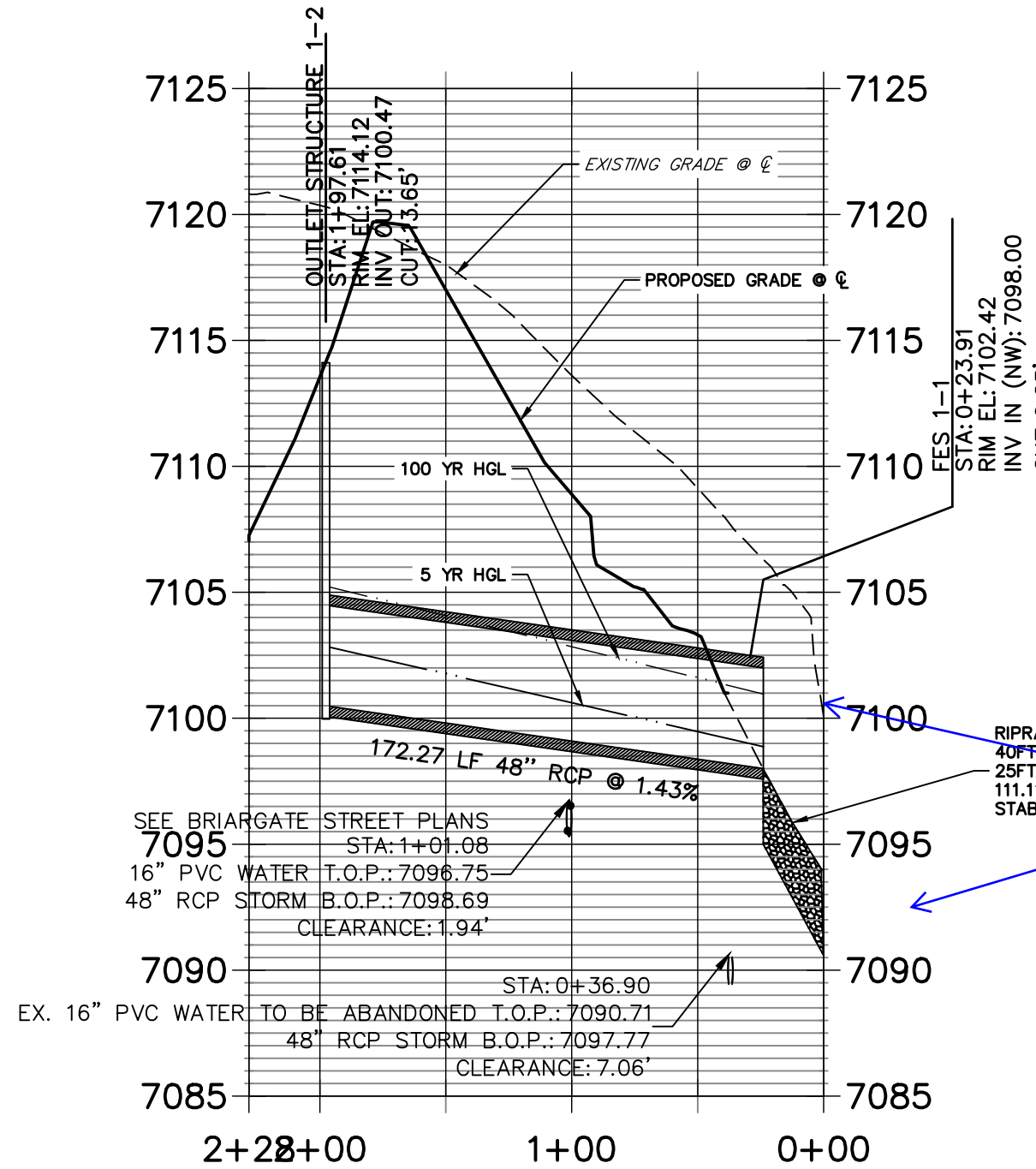
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RAB	

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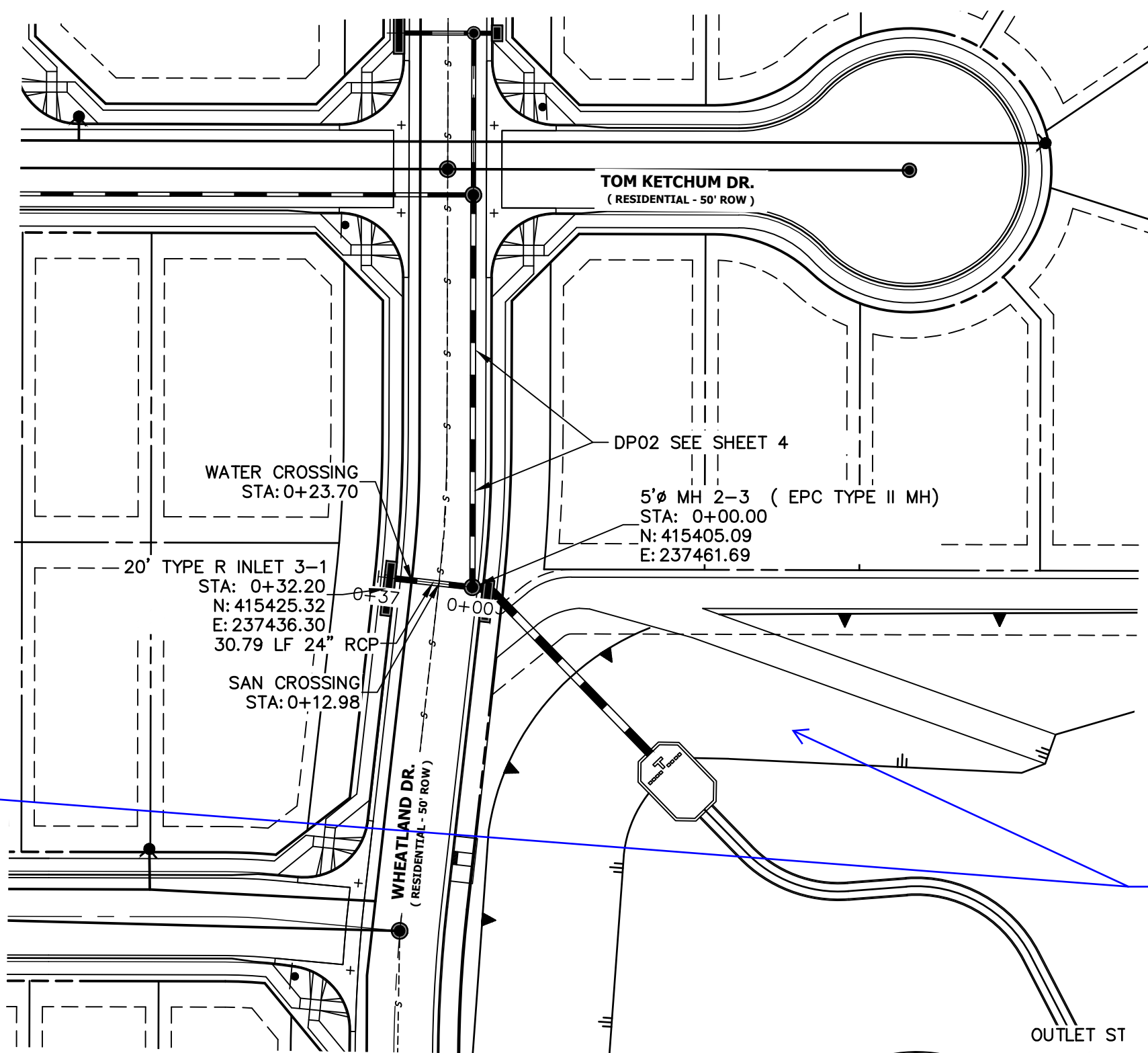
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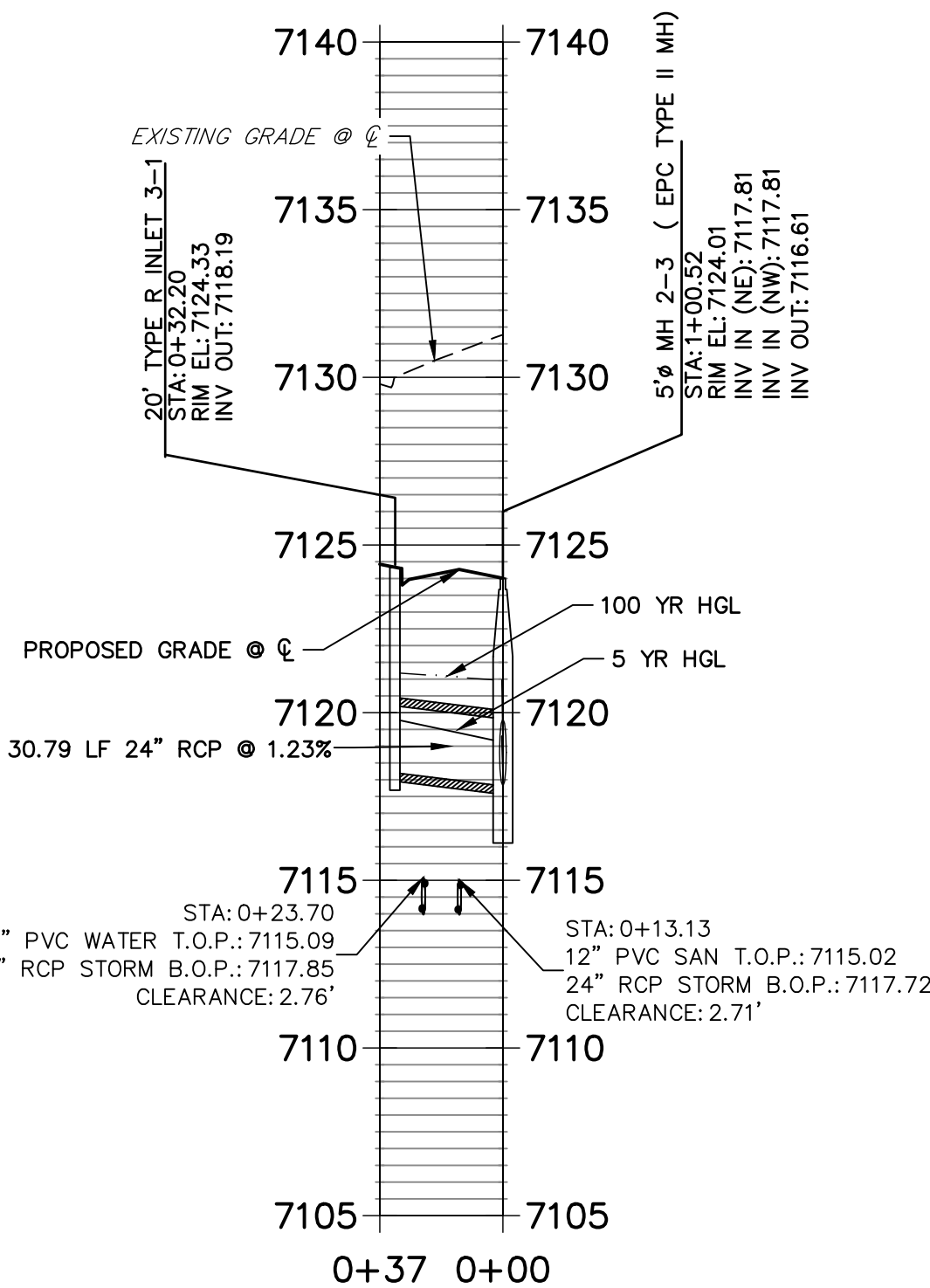
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Show design tying in to
channel improvements



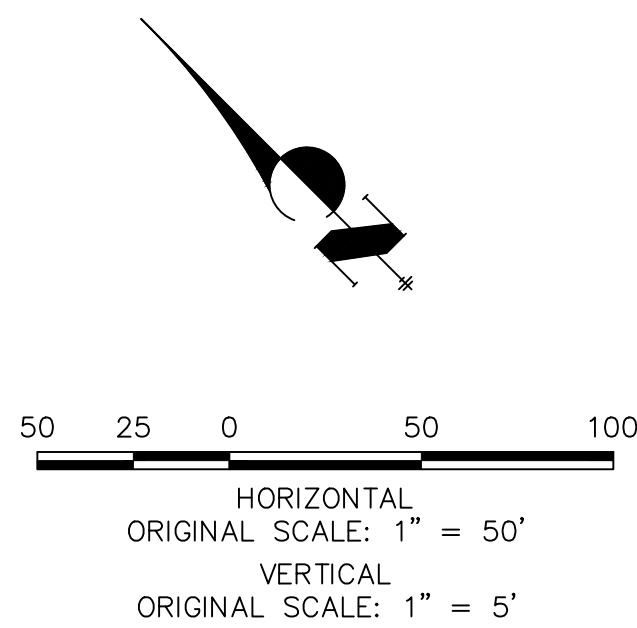
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Replace contours
on all P&P sheets



KEY MAP
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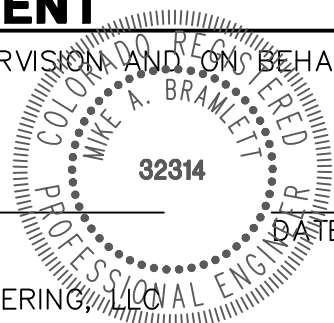


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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



HOMESTEAD NORTH AT
STERLING RANCH FILING NO. 1

STORM SEWER PLAN

SHEET 3 OF 16

JOB NO. 25188.00



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PREPARED FOR

SR LAND, LLC

20 BOULDER CRESCENT

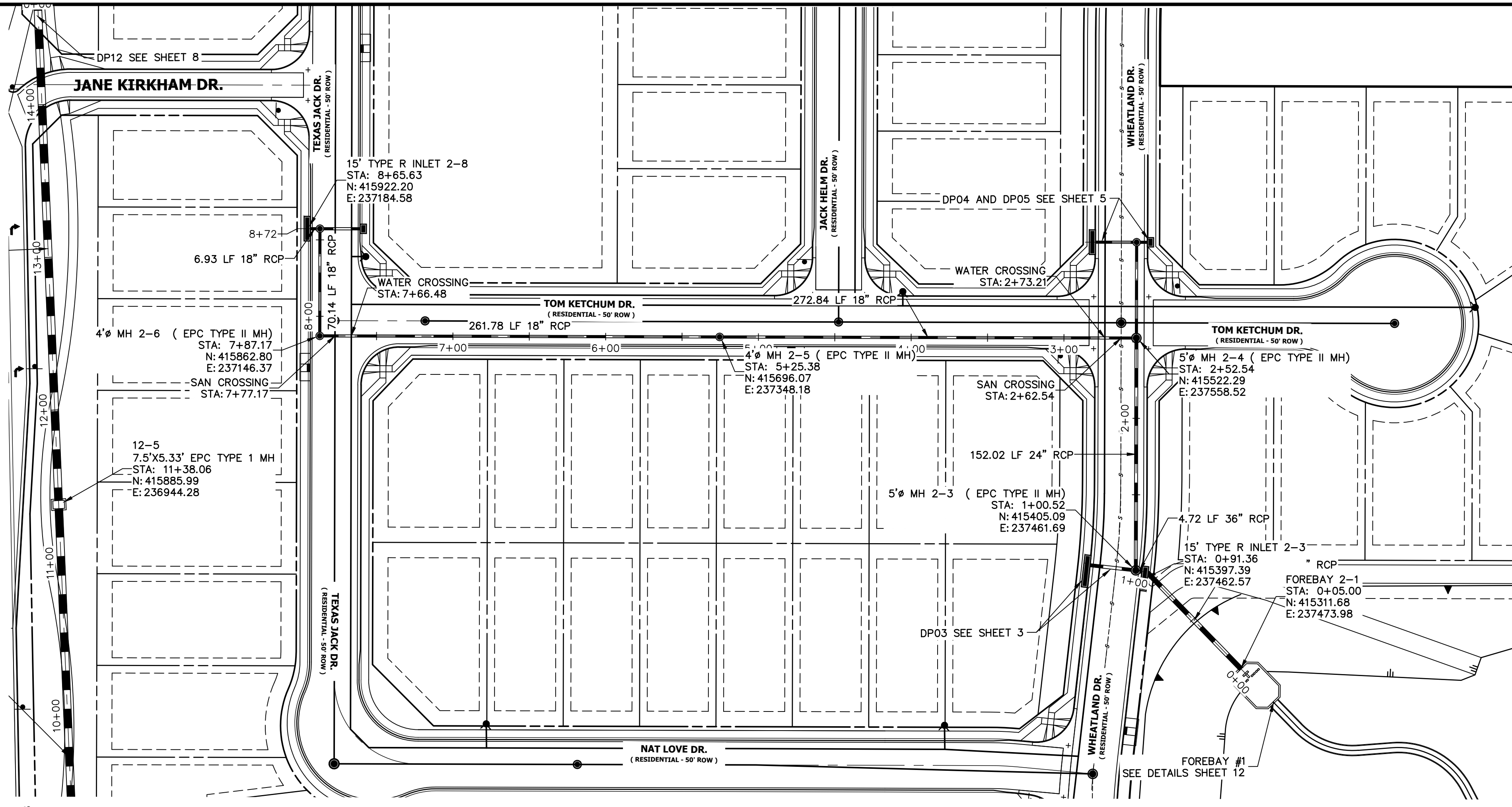
SUITE 201

COLORADO SPRINGS, CO 80903

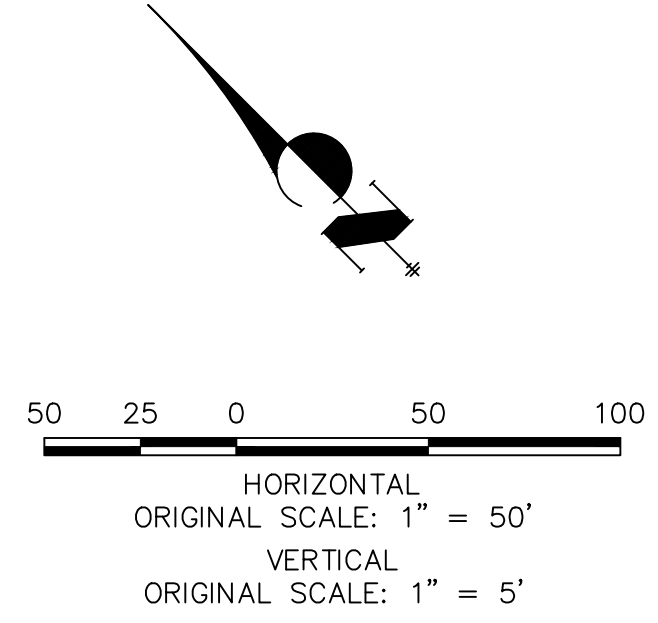
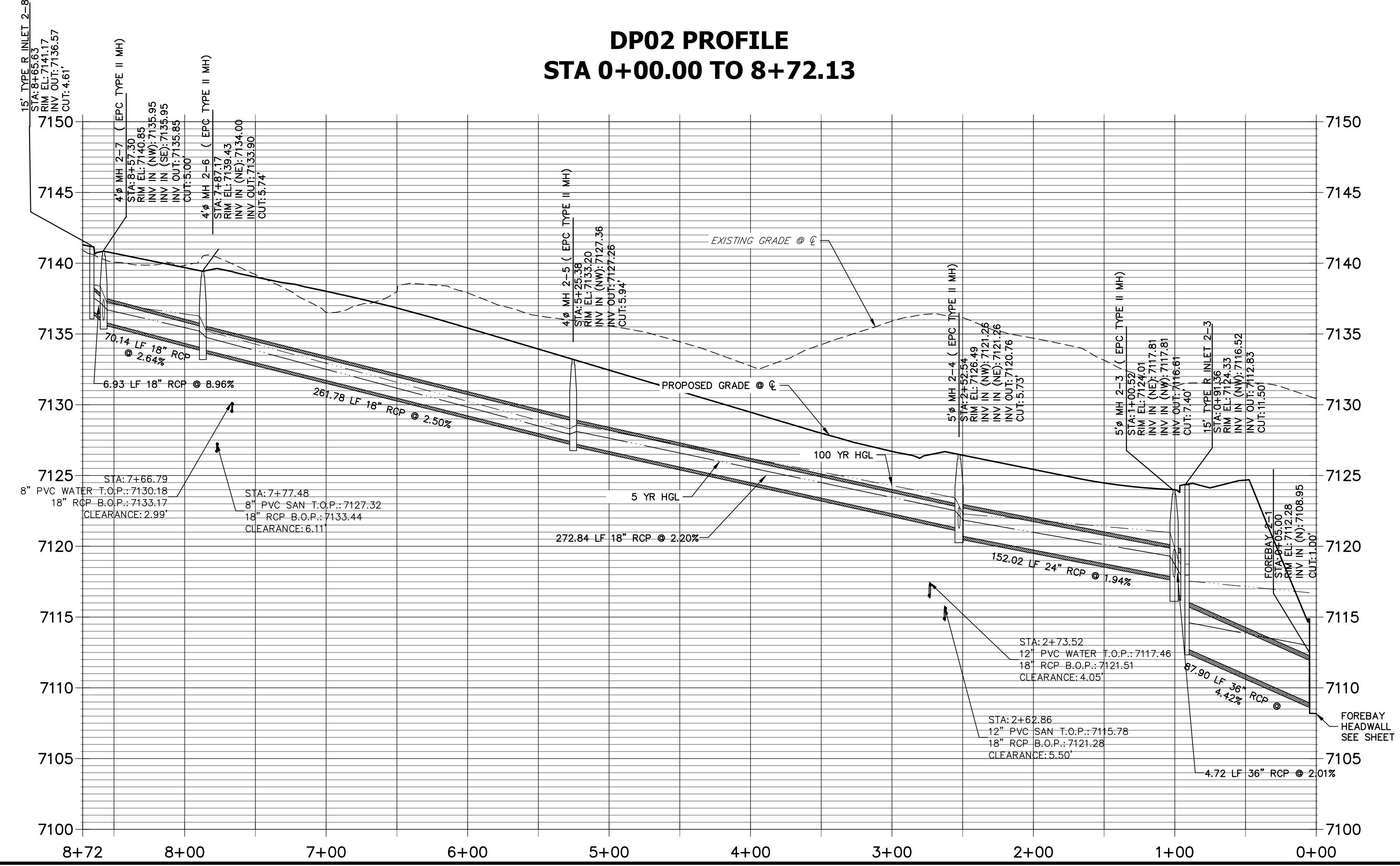
JAMES F. MORLEY

(719) 471-1742

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APPROVES THEIR USE
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AUTHORIZATION.




DP02 PROFILE
STA 0+00.00 TO 8+72.13

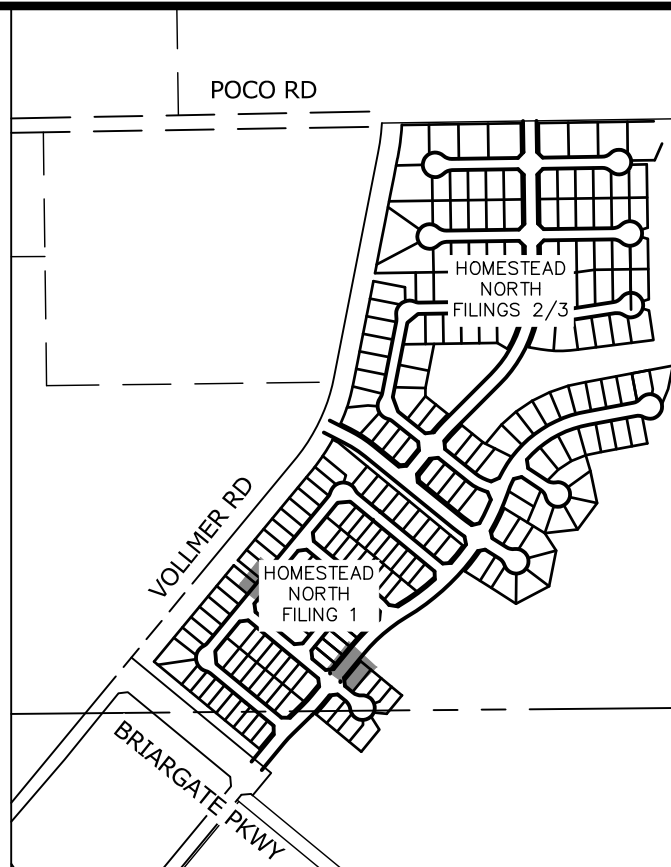
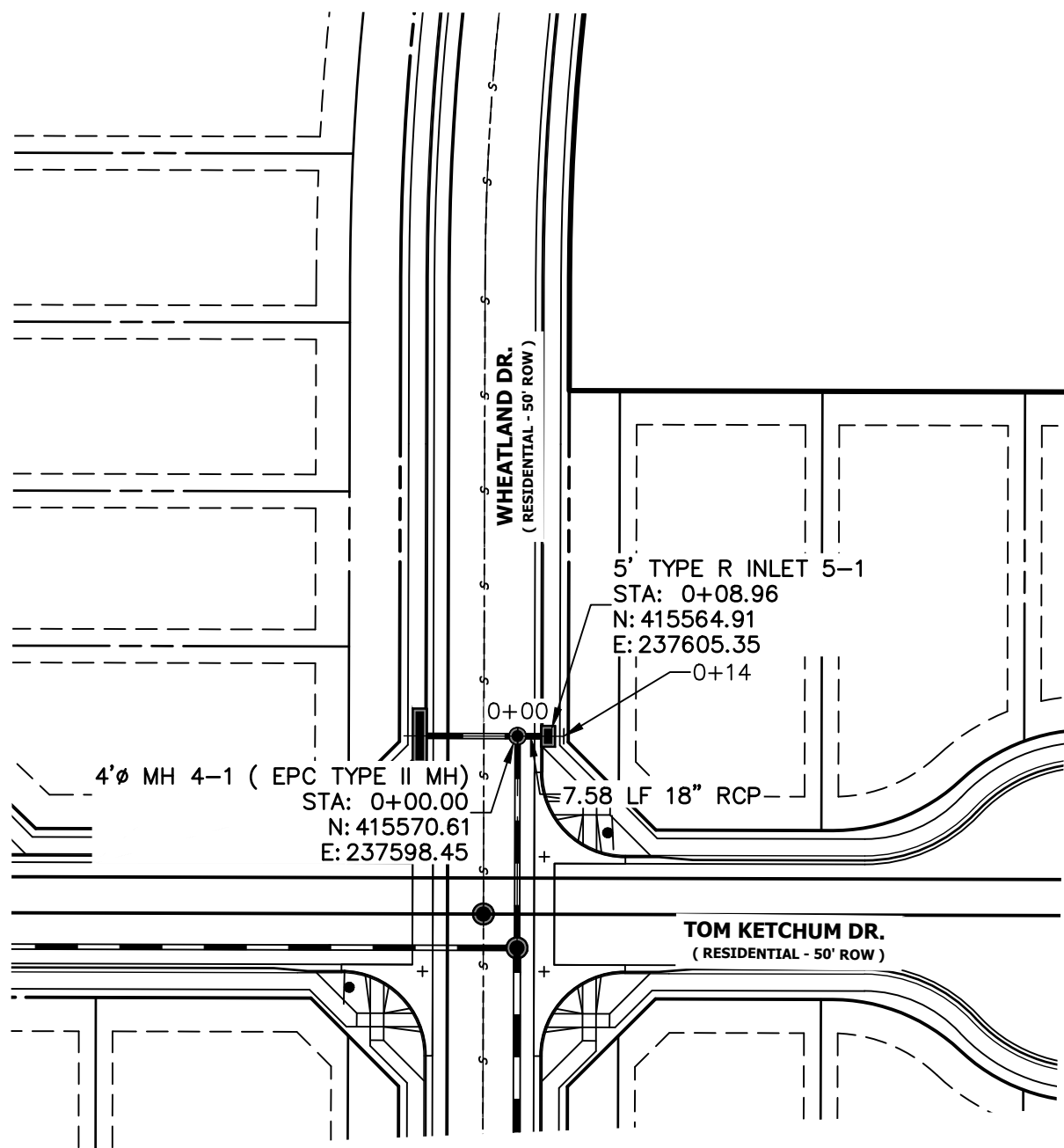
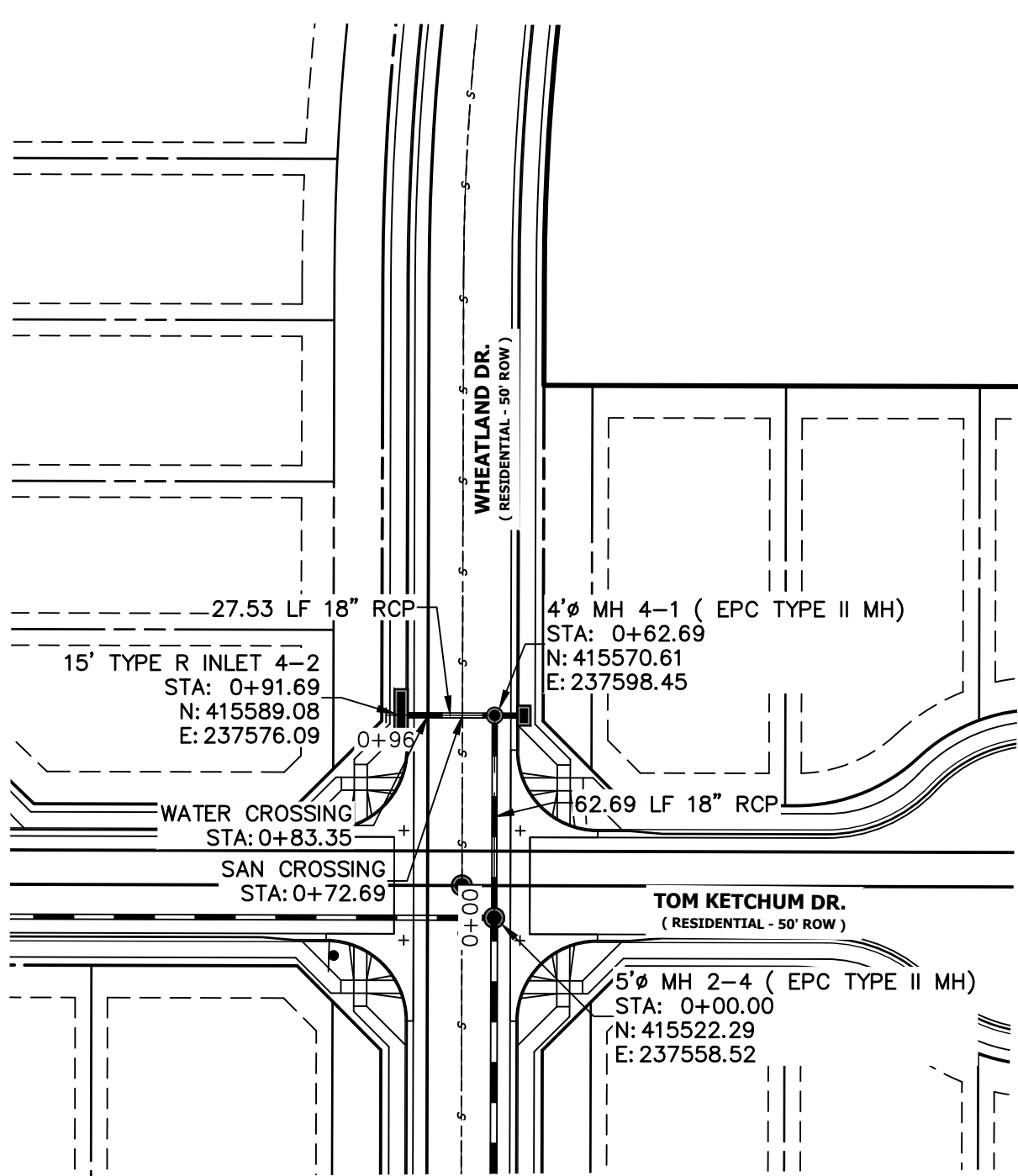
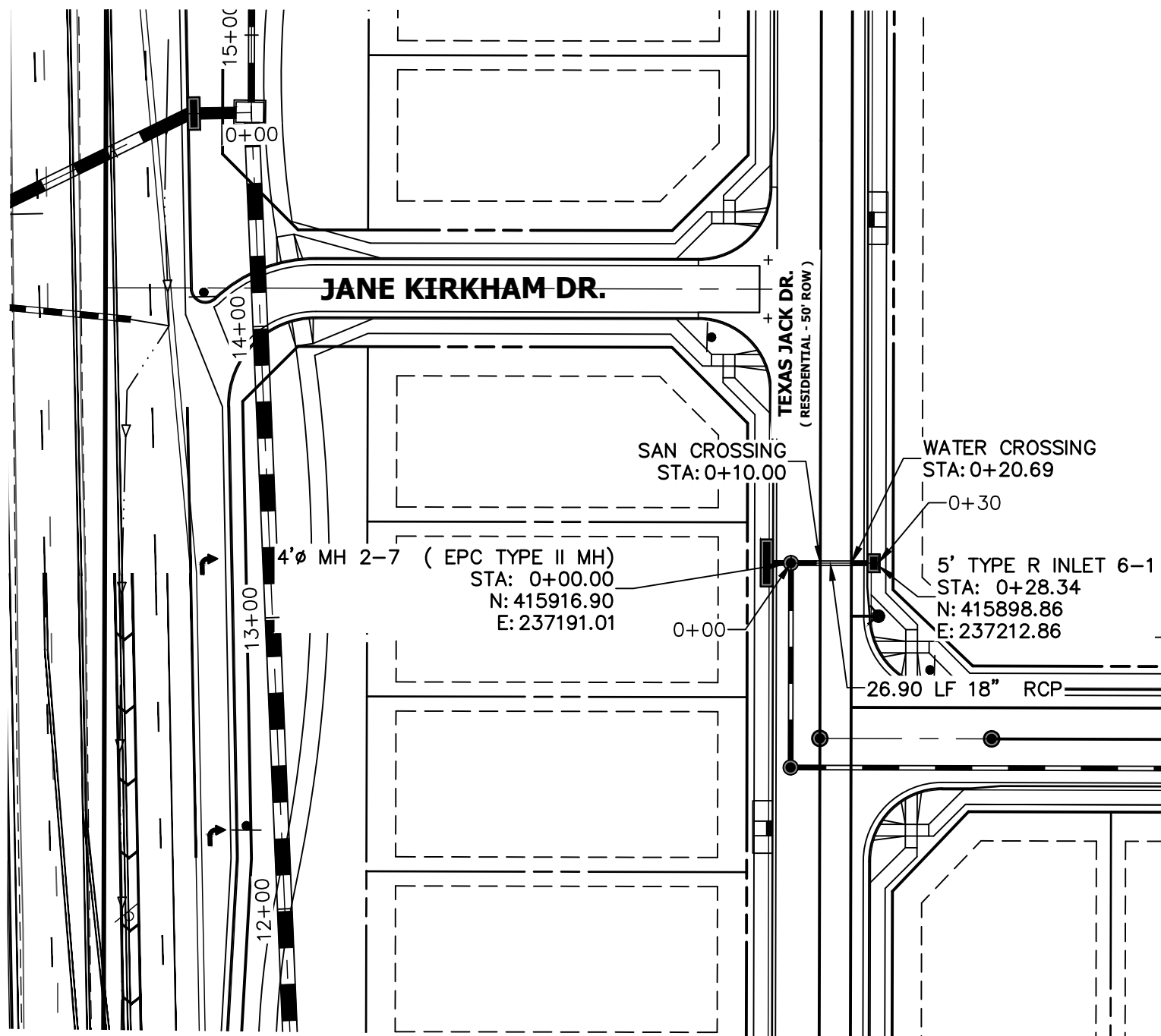


811
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ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

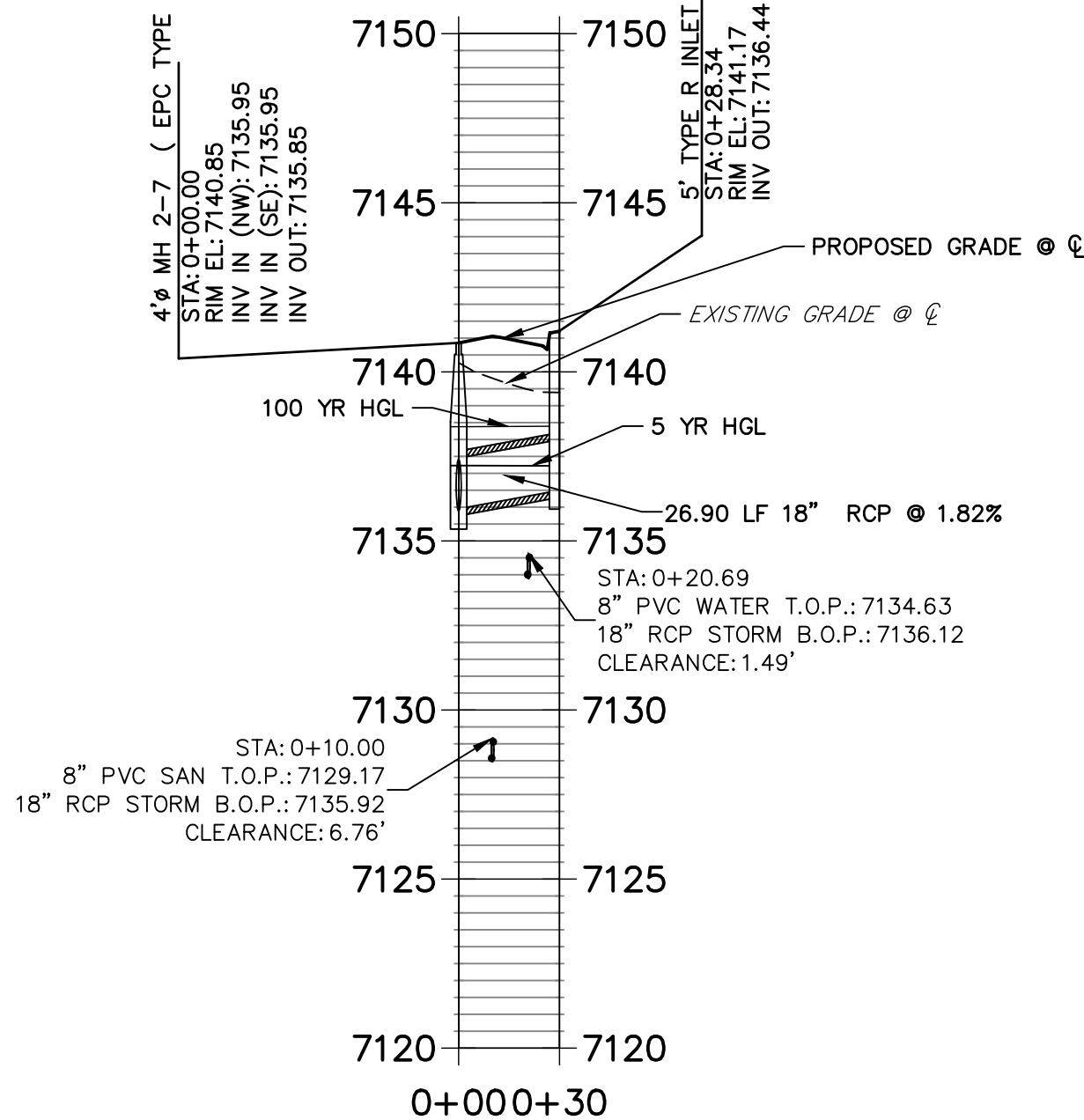
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.	PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	J.R. ENGINEERING A Western Company  Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	BY	DATE
			No.	REVISION
HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 STORM SEWER PLAN	H-SCALE	1"=50'	DESIGNED BY	ARJ
	V-SCALE	1"=5'	DRAWN BY	ARJ
	DATE	6/17/22	CHECKED BY	
	SHEET 4 OF 16			
	JOB NO. 25188.00			

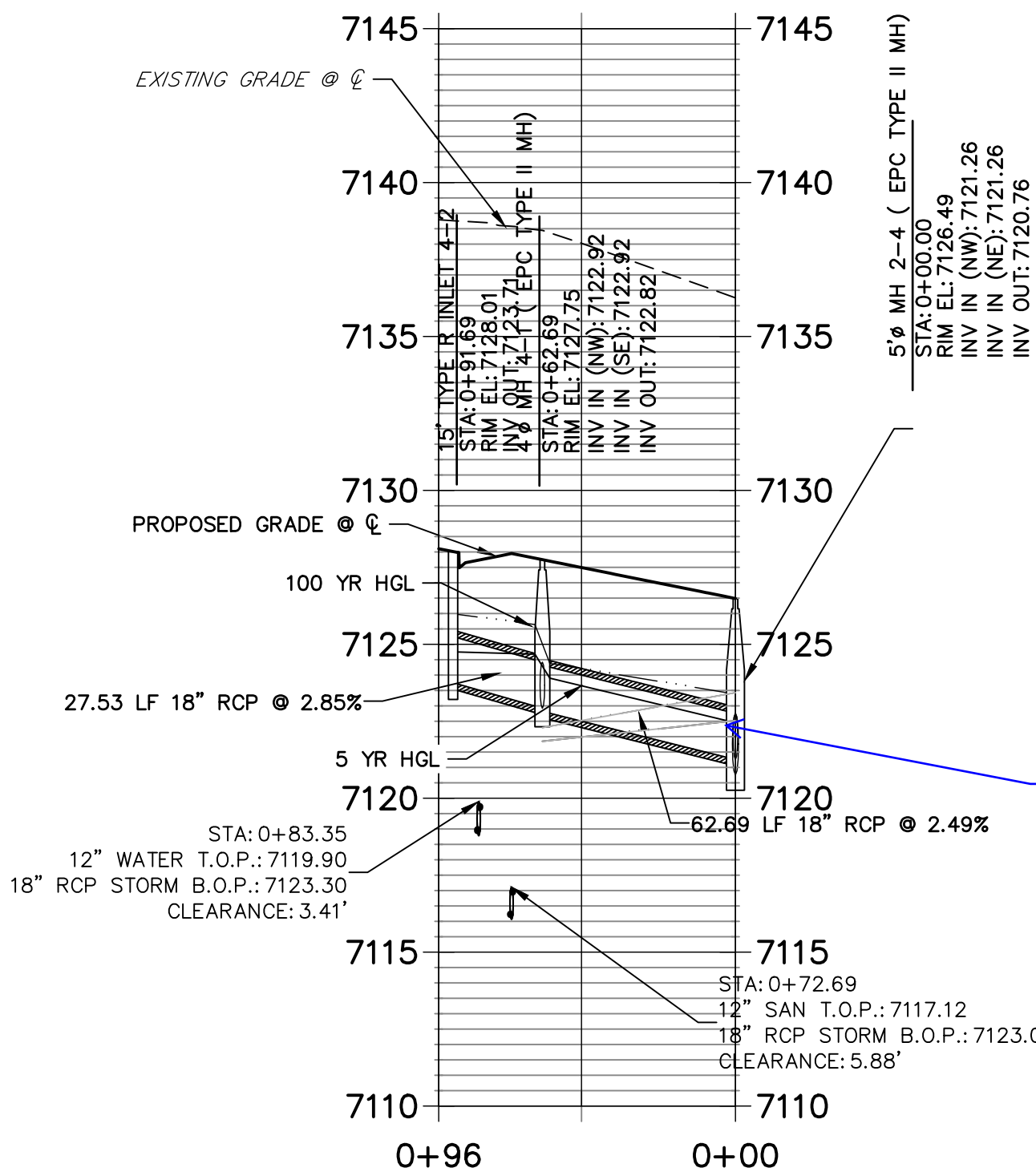


KEY MAP
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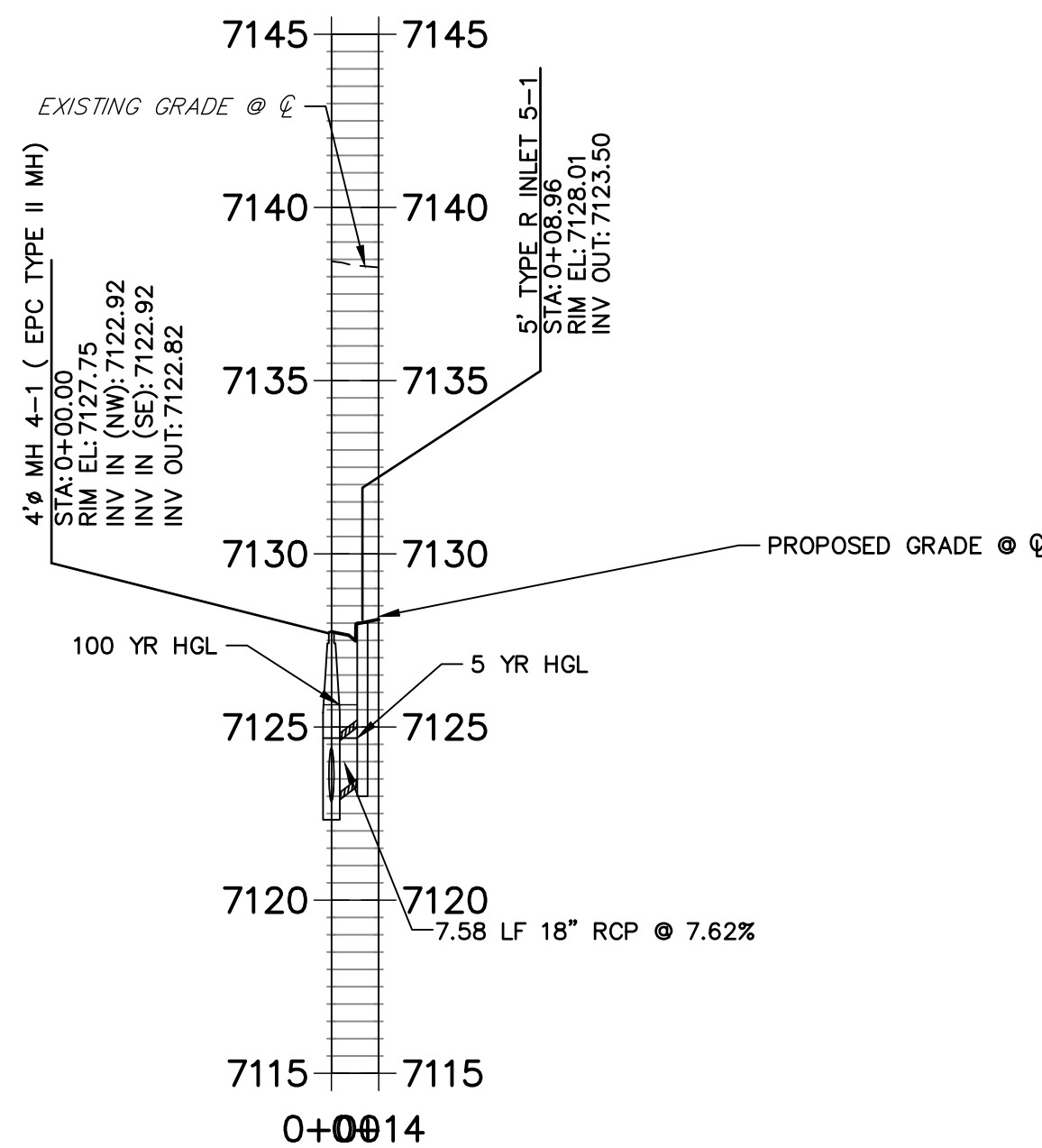
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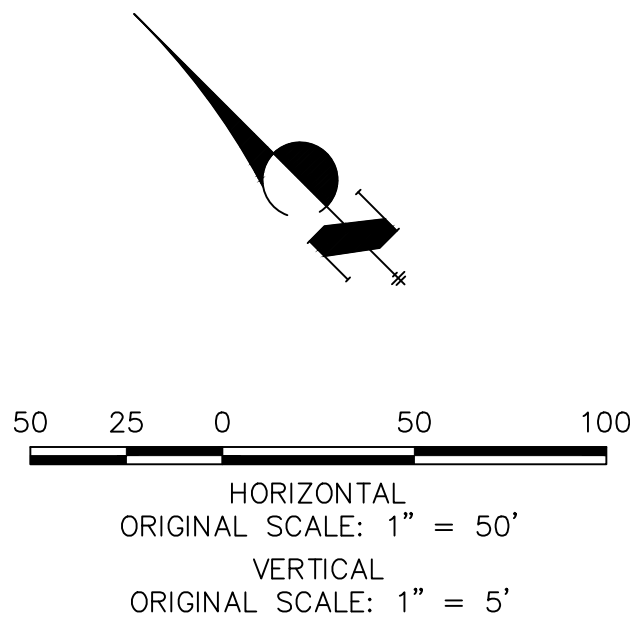
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DP05 PROFILE
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Watertight pipe
joints required -
add note

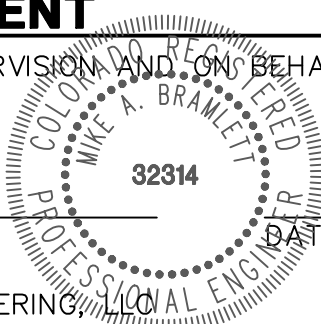


ENGINEER'S STATEMENT

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



HOMESTEAD NORTH AT
STERLING RANCH FILING NO. 1

STORM SEWER PLAN

SHEET 5 OF 16

JOB NO. 25188.00

PREPARED FOR

SR LAND, LLC

20 BOULDER CRESCENT

SUITE 201

COLORADO SPRINGS, CO 80903

JAMES F. MORLEY

(719) 471-1742

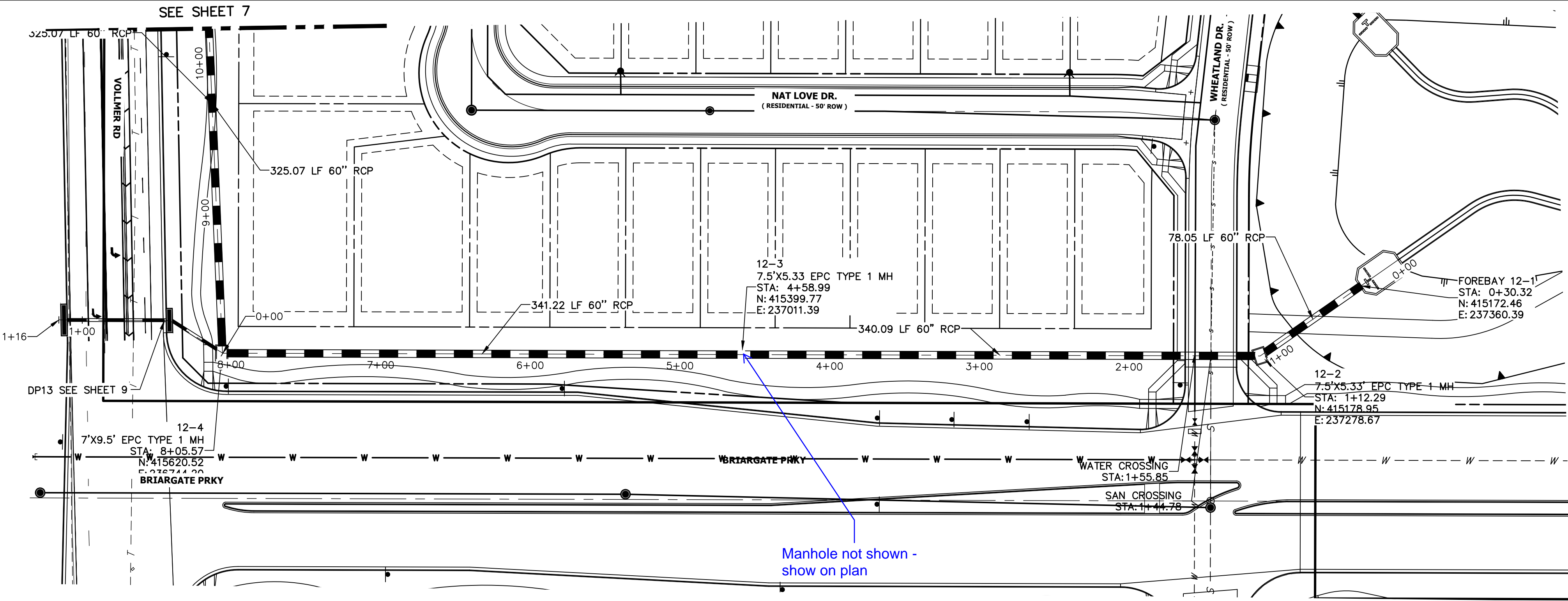
J.R. ENGINEERING

A Western Company

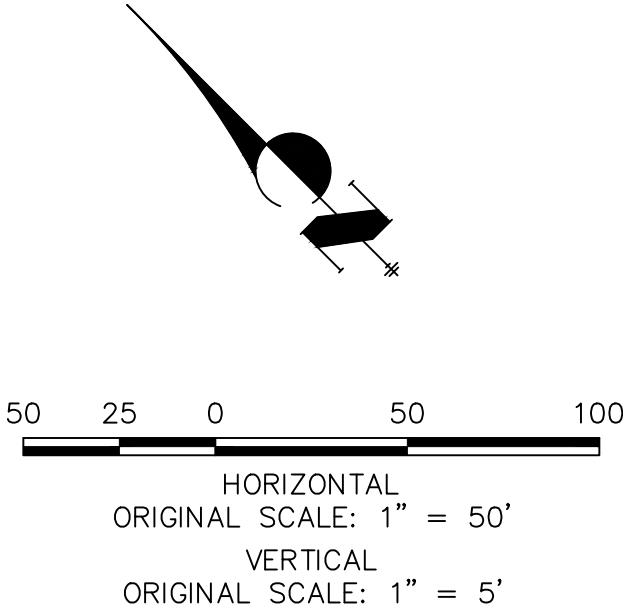
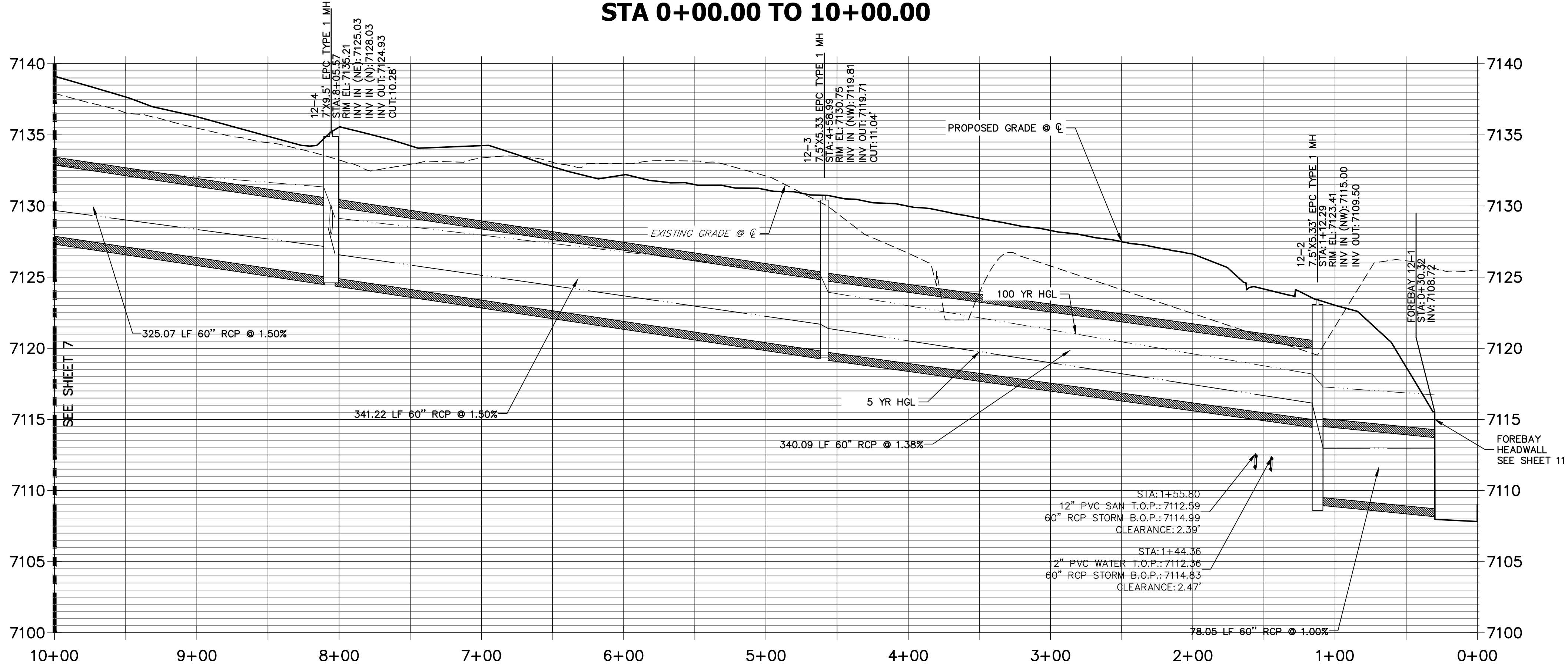


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DP12 PROFILE (1)
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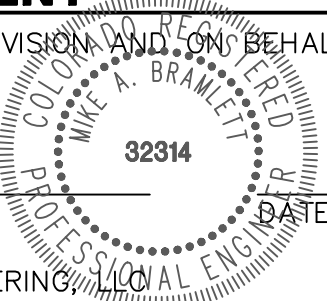


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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



HOMESTEAD NORTH AT
STERLING RANCH FILING NO. 1
STORM SEWER PLAN

SHEET 6 OF 16
JOB NO. 25188.00

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	6/17/22	BAB	ARJ	

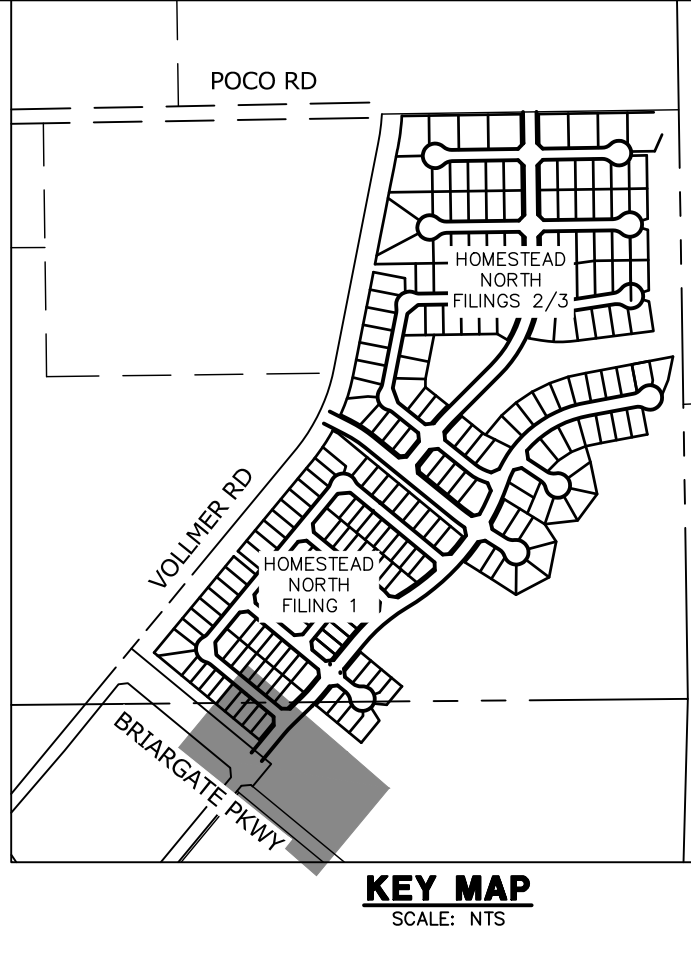
No.	REVISION	BY	DATE

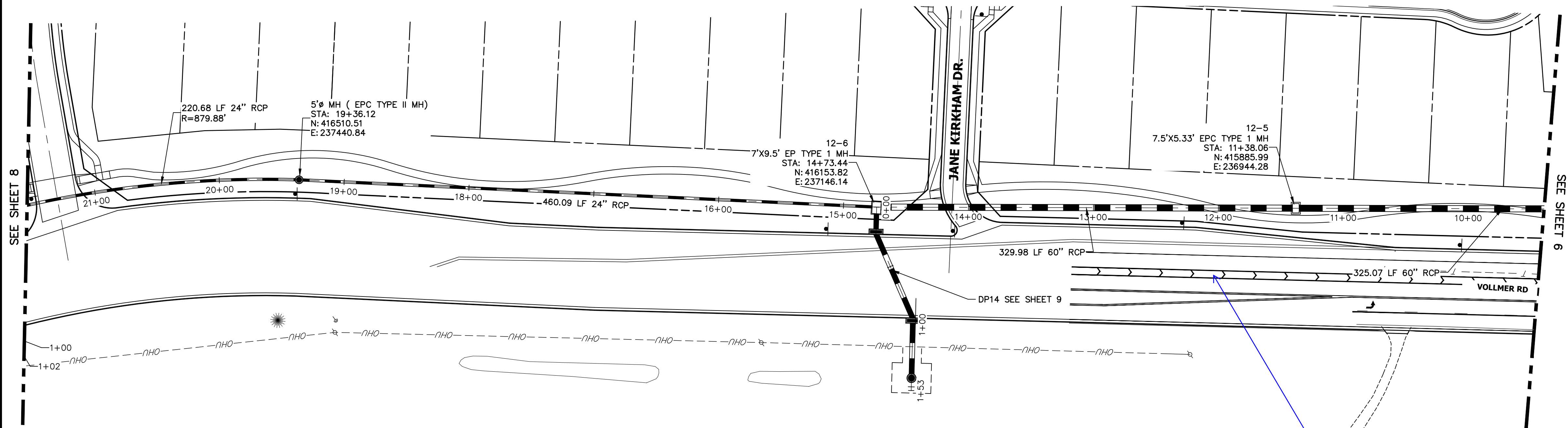
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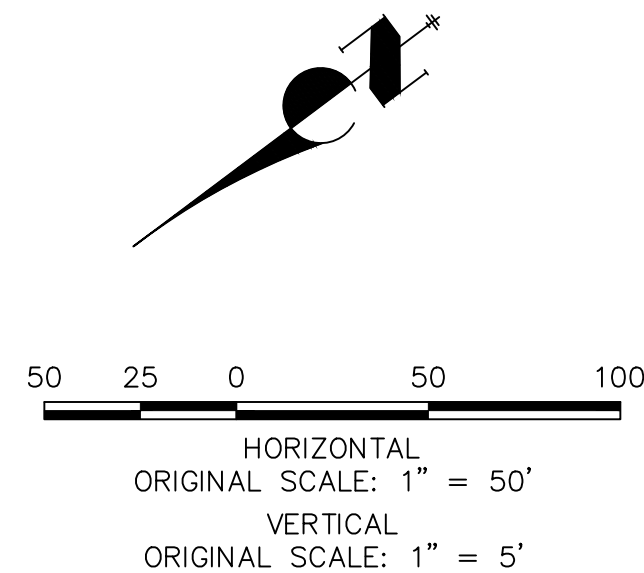
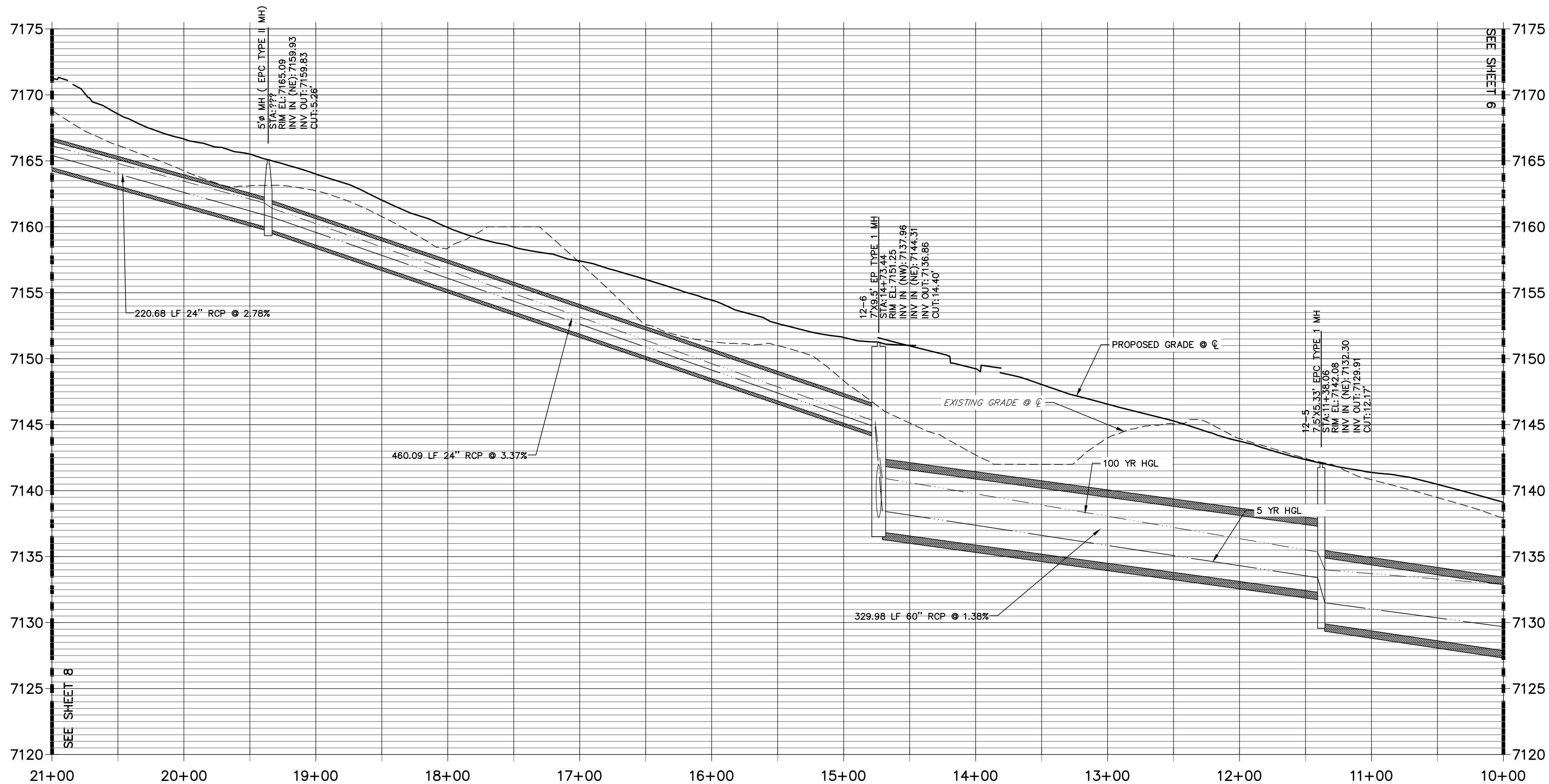
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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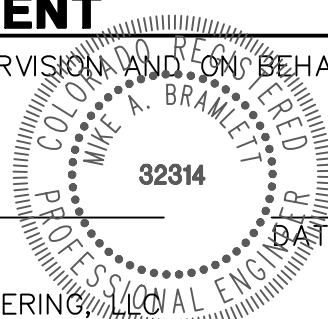
DP12 PROFILE (2)
STA 10+00.00 TO 21+00.00



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H-SCALE		V-SCALE		DATE		DESIGNED BY		DRAWN BY		CHECKED BY											
1"=50'		1"=5'		6/17/22		BAB		ARJ													
HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 STORM SEWER PLAN																					
SHEET 7 OF 16																					
JOB NO. 25188.00																					



KEY MAP
SCALE: NTS



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Profile view of a sewer line. The vertical axis shows elevation in feet (7150 to 7185). The horizontal axis shows stationing (26+50 to 21+00). The profile includes existing and proposed ground grades, a sewer line with three pipe segments, and three manholes. Key data points include:

- Manhole 1 (12-12):** STA: 26+33.18, RIM EL: 7175.00, INV EL: 7171.83, CUT: 5.17.
- Manhole 2 (12-11):** STA: 24+44.47, RIM EL: 7175.53, INV EL: 7170.13, CUT: 5.40.
- Manhole 3 (12-10):** STA: 23+60.17, RIM EL: 7175.21, INV EL: 7169.04, CUT: 6.34.
- Manhole 4 (5% MH):** STA: 21+30.96, RIM EL: 7167.11, INV EL: 7167.61, CUT: 7.19.
- Pipe Segments:**
 - 165.89 LF 24" RCP @ 0.91%
 - 81.55 LF 24" RCP @ 1.00%
 - 166.40 LF 24" RCP @ 1.16%
 - 34.16 LF 24" RCP @ 2.78%
- Grades:**
 - EXISTING GRADE (solid line)
 - PROPOSED GRADE (dashed line)
 - 5 YR HGL (dotted line)
 - 100 YR HGL (long dashed line)

SEE SHEET 7

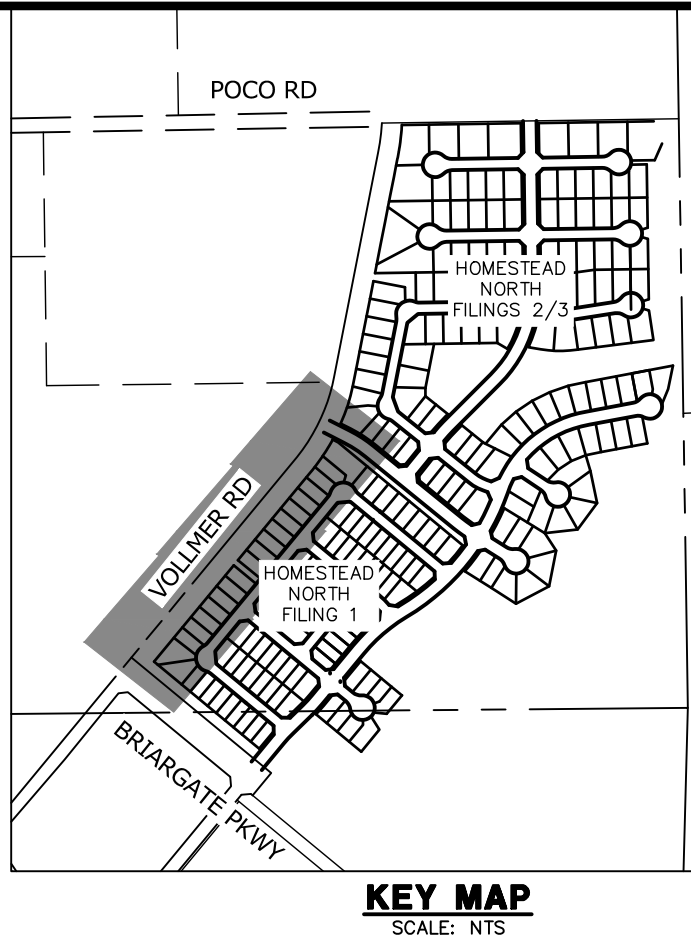
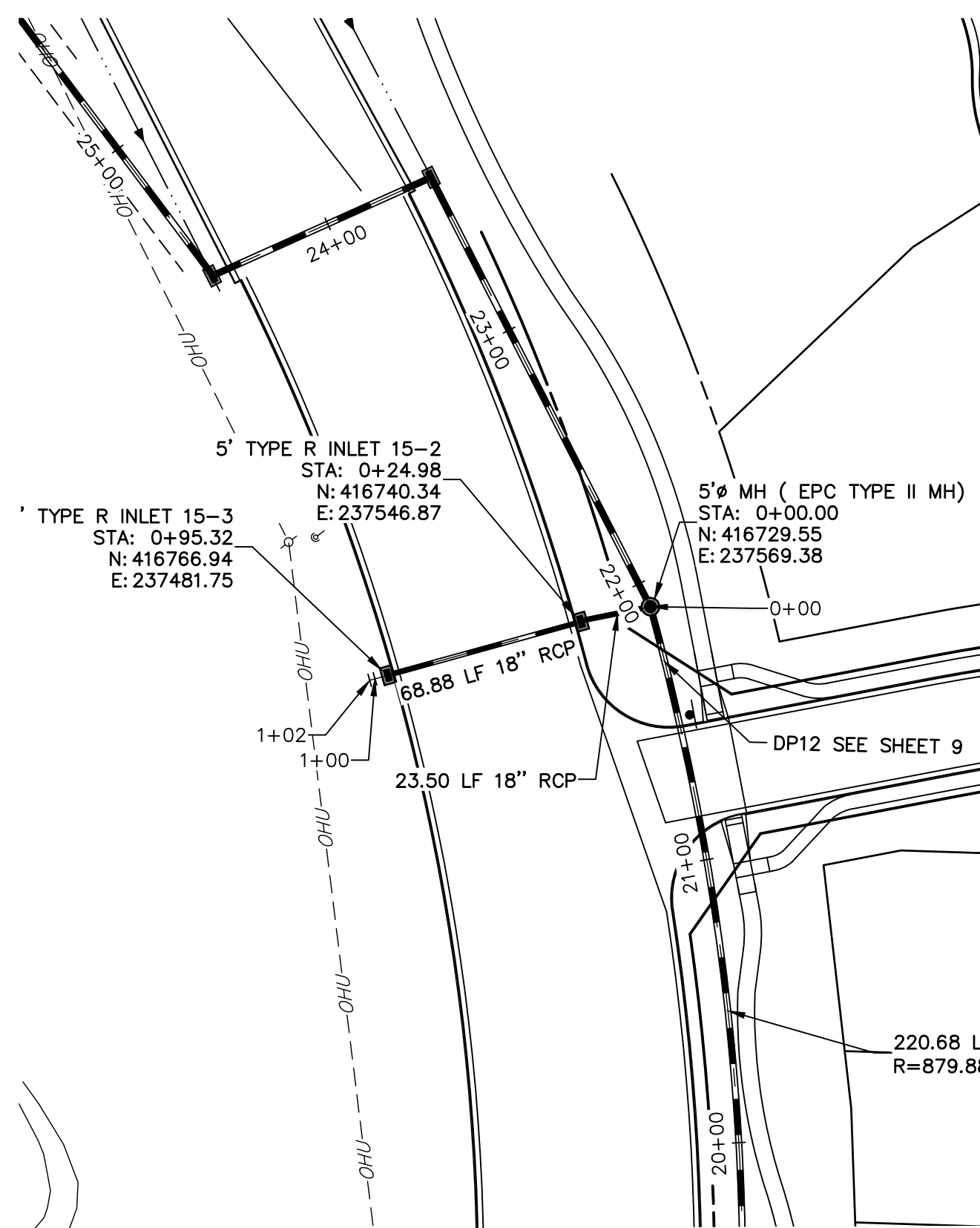
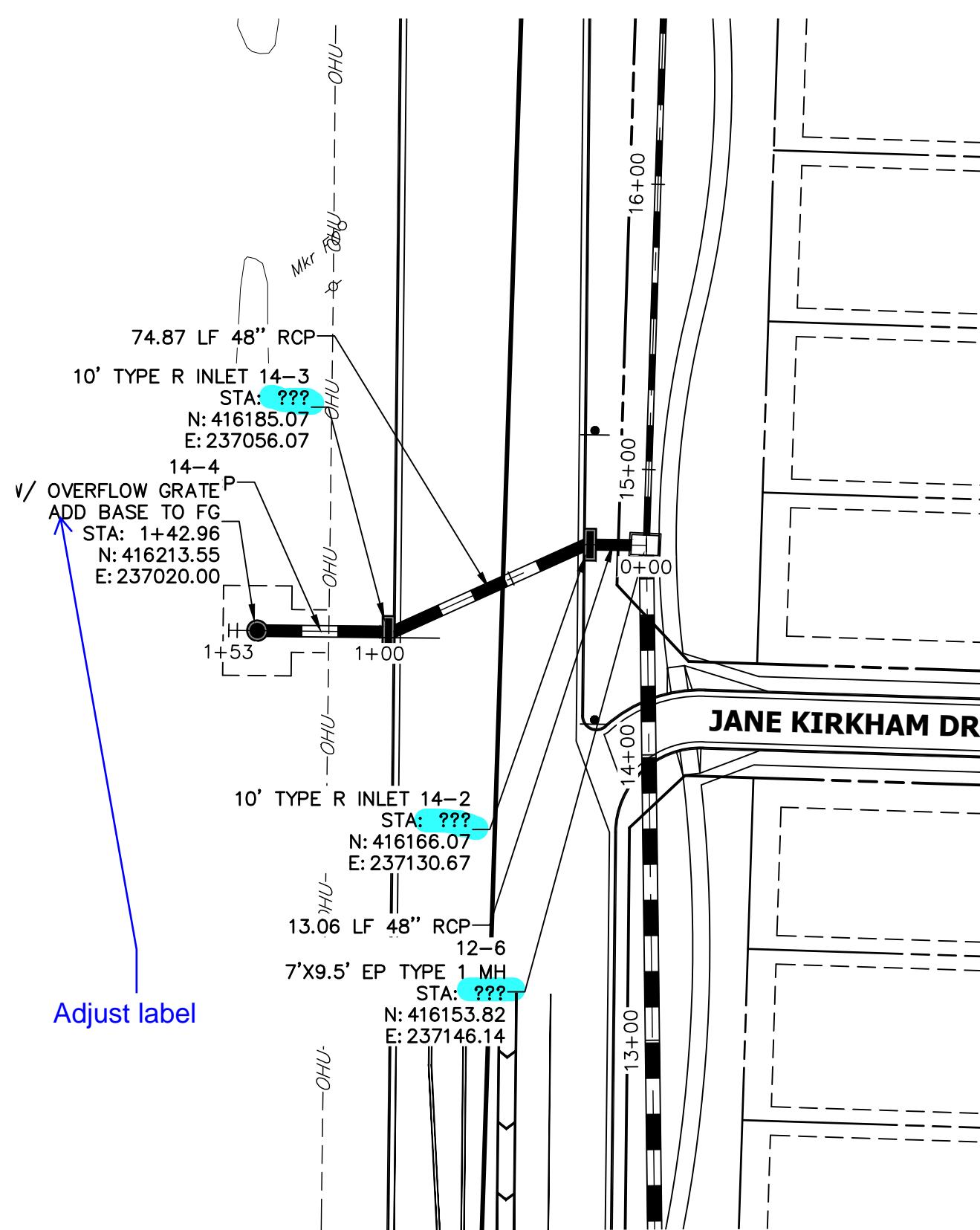
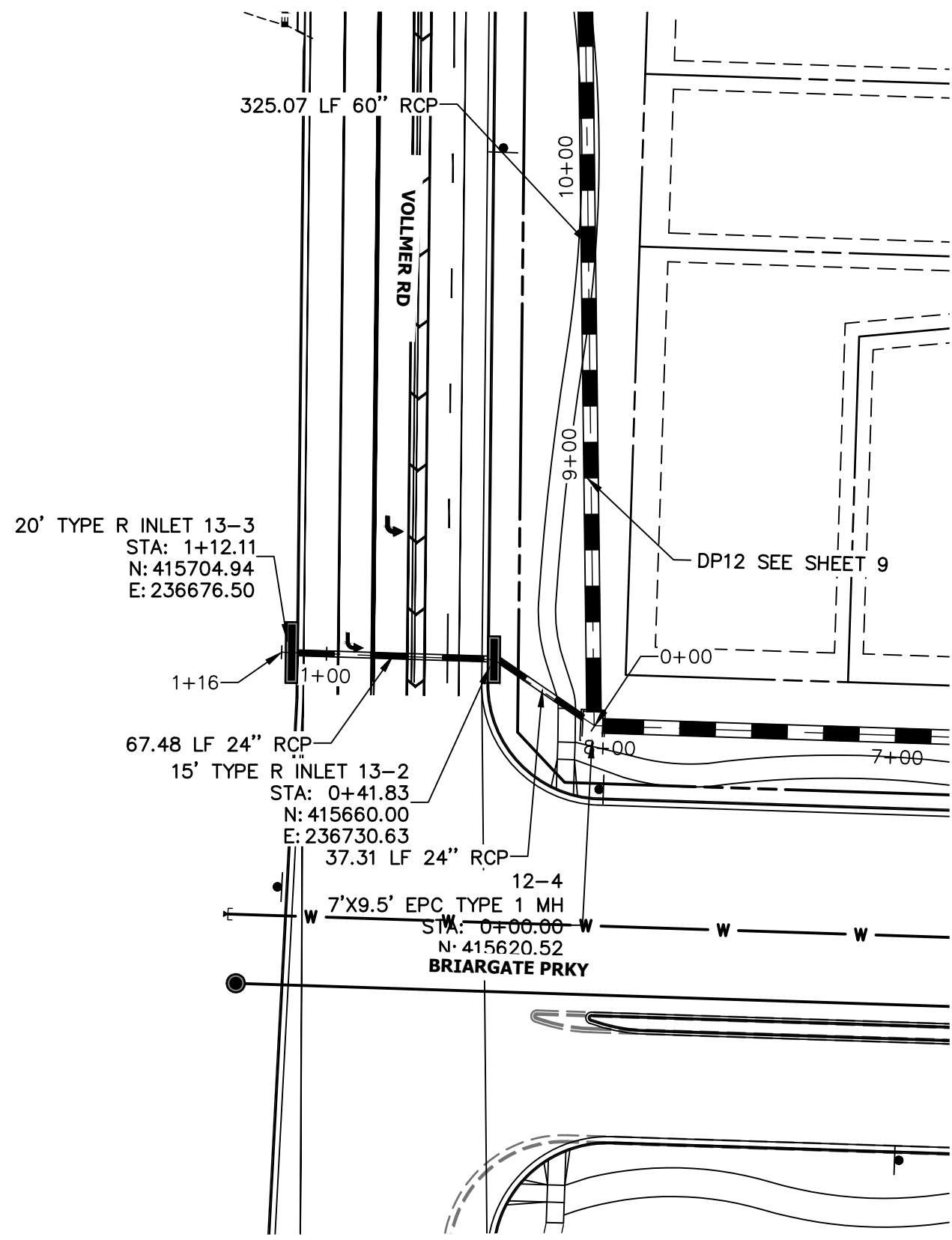


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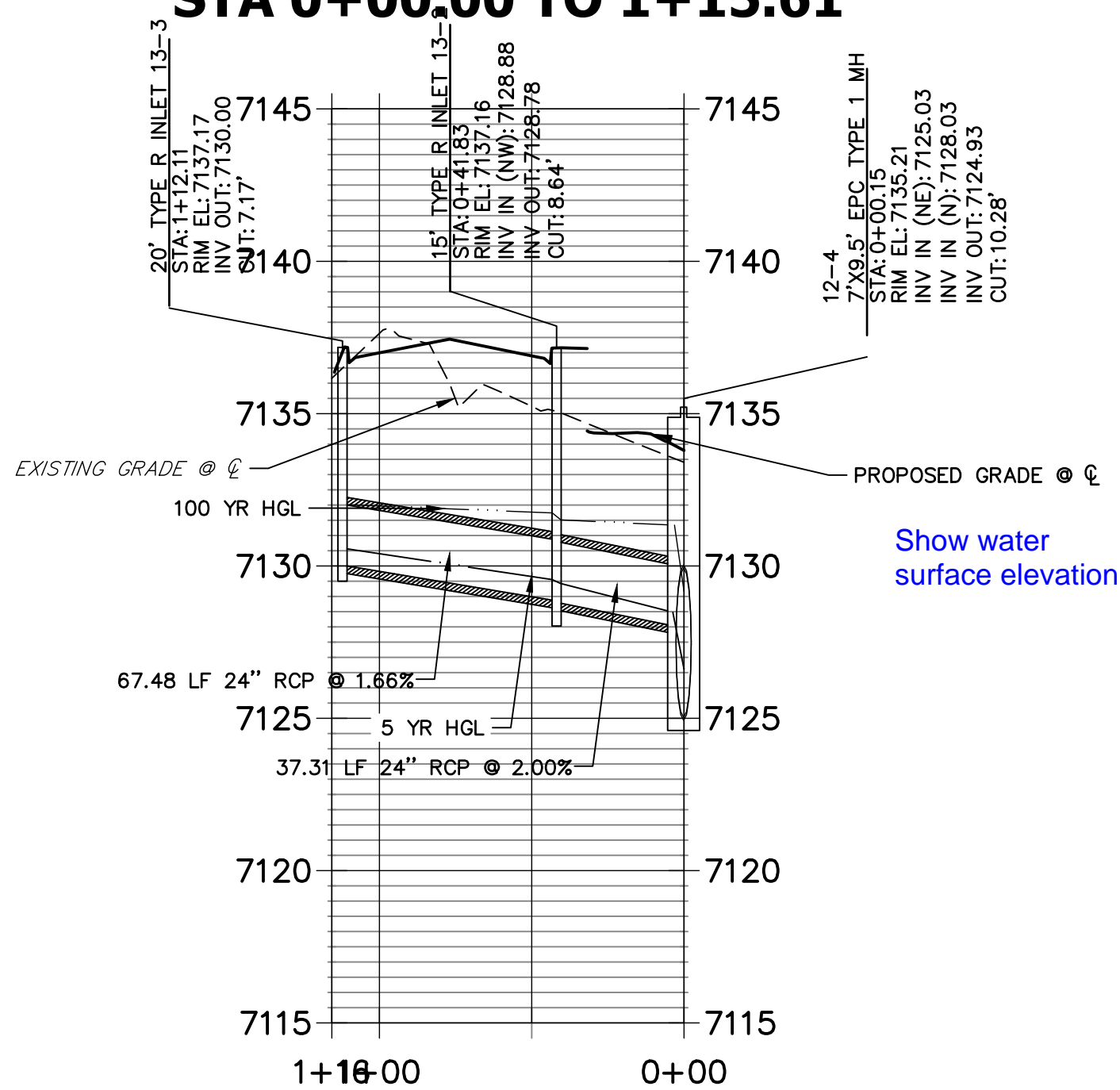
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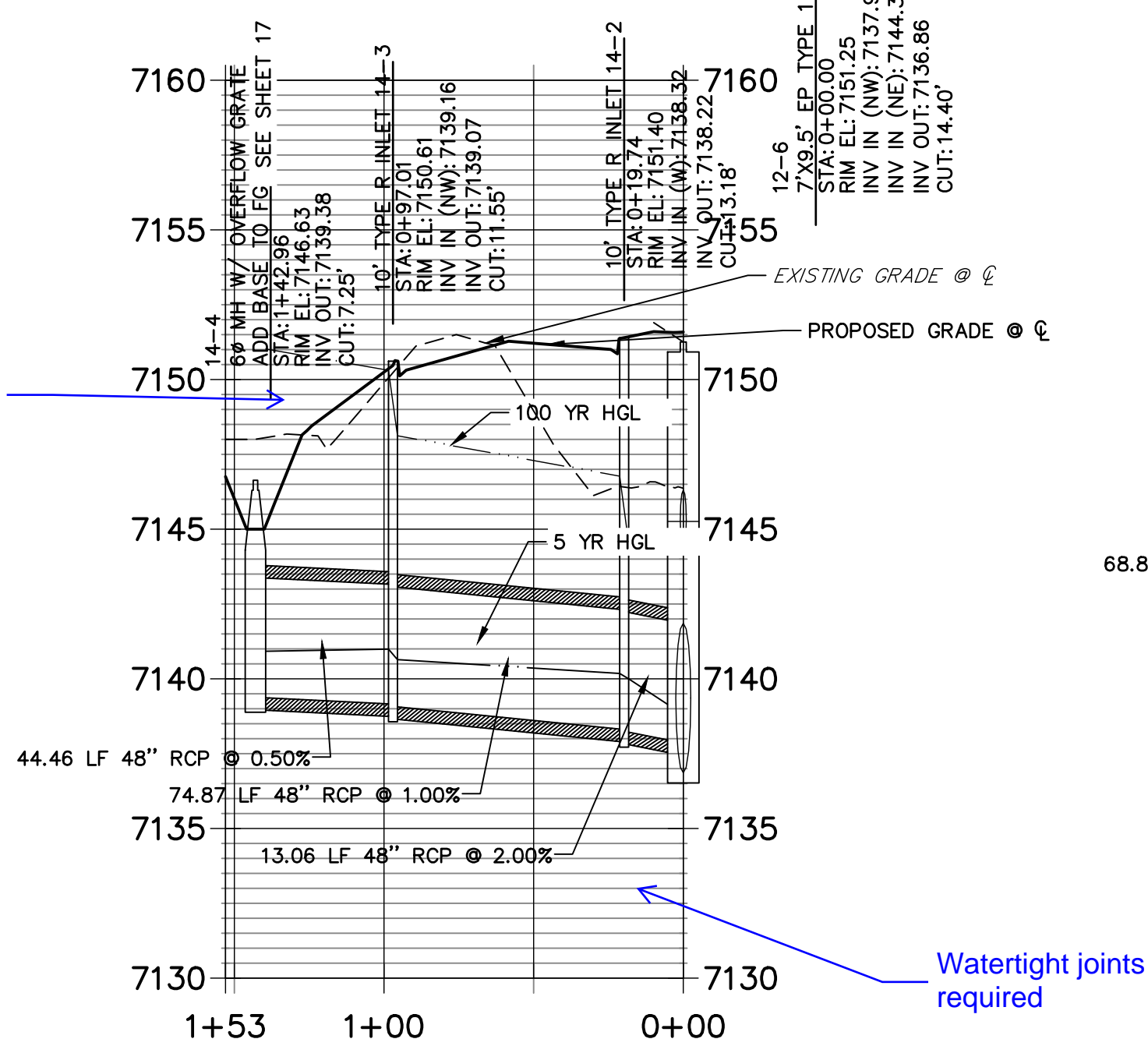
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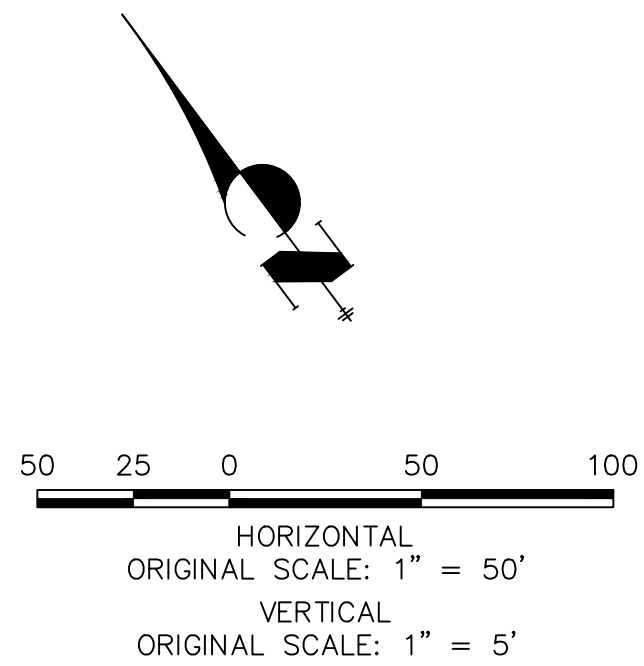
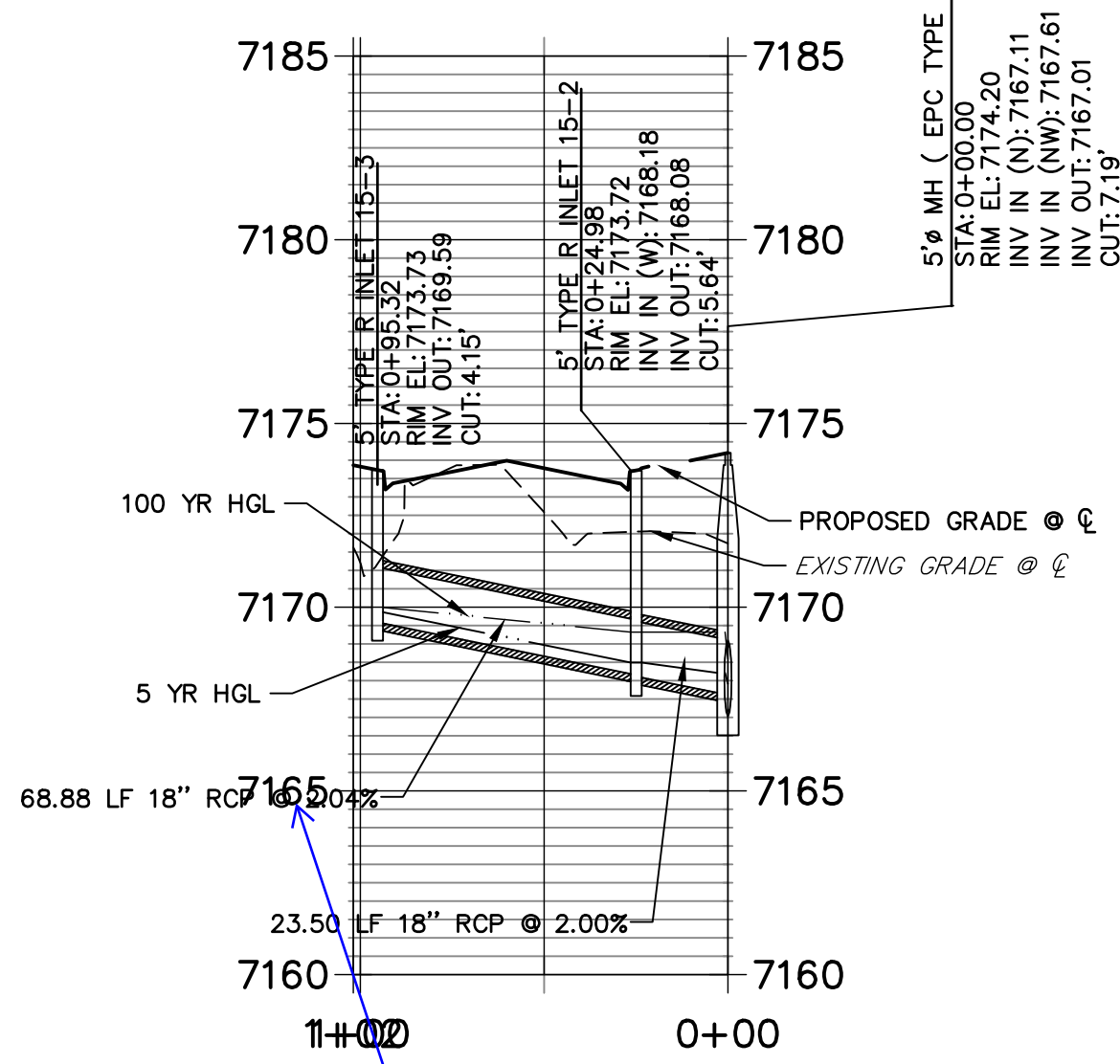
DP13 PROFILE
STA 0+00.00 TO 1+15.61



DP14 PROFILE
STA 0+00.00 TO 1+52.96



DP15 PROFILE
STA 0+00.00 TO 1+01.92

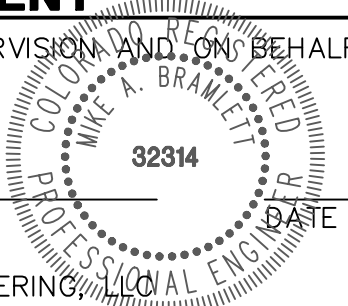


811
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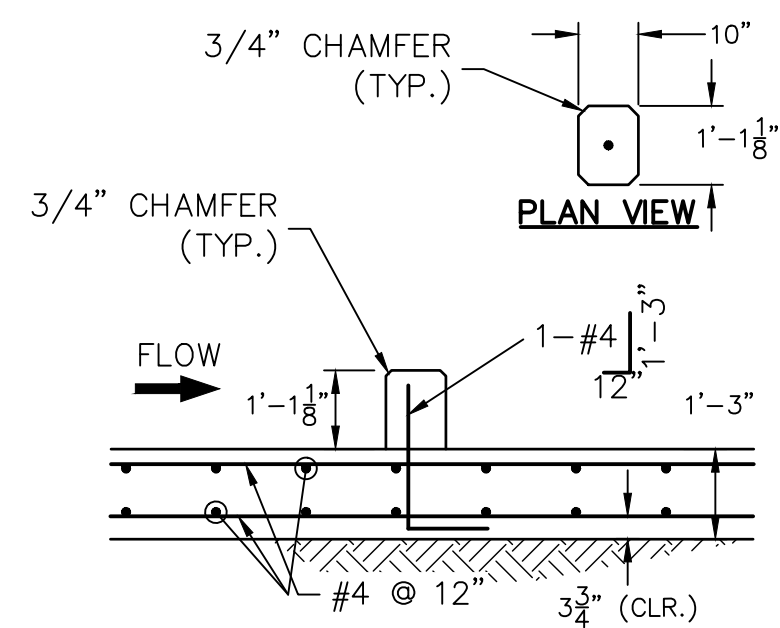
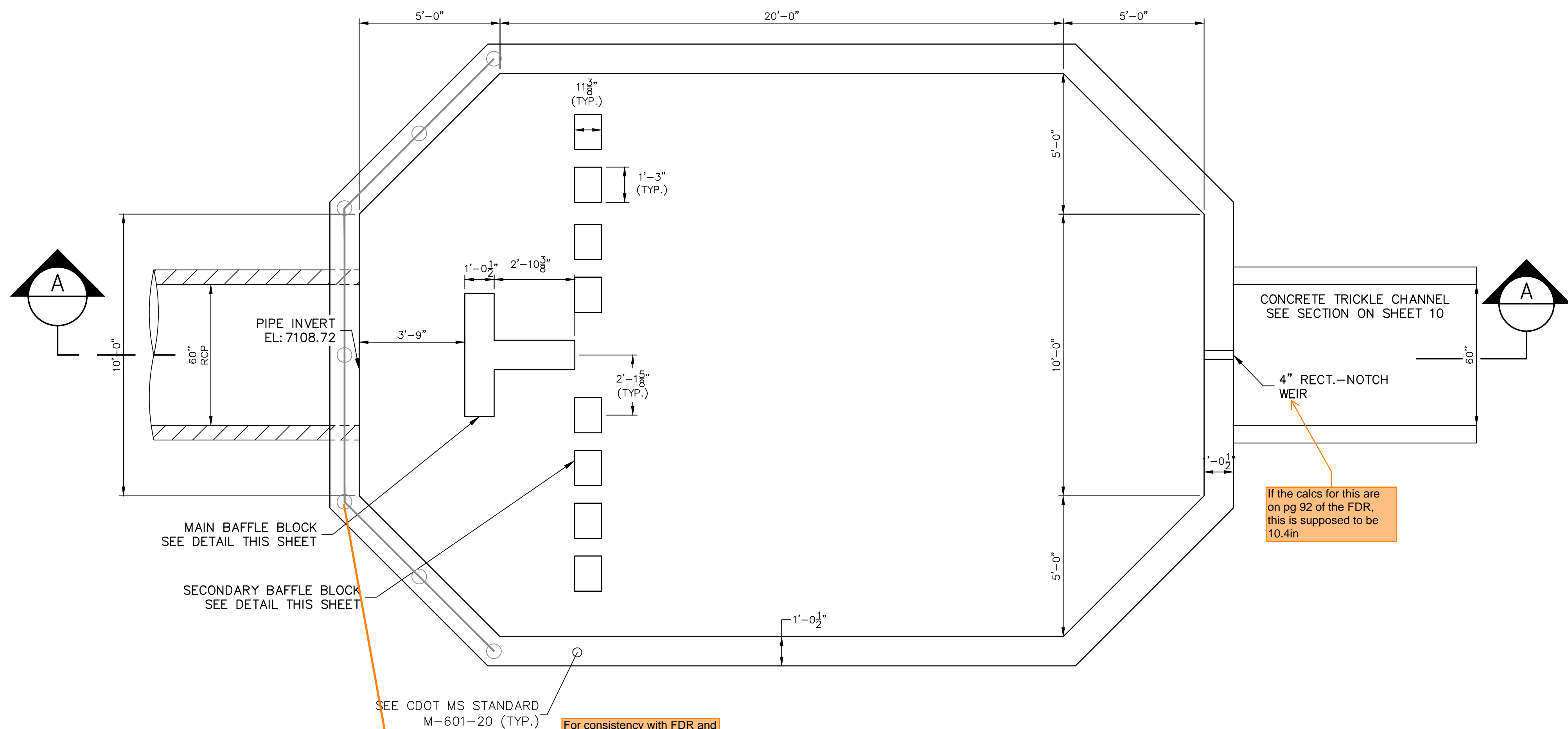
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FOR AND ON BEHALF OF JR ENGINEERING

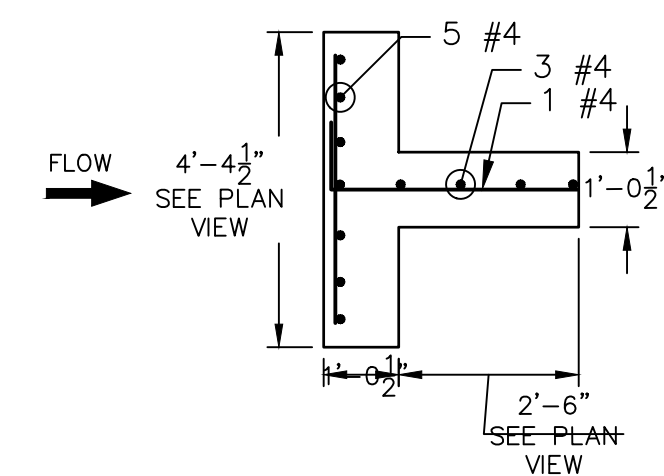


HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1	DESIGNED BY BAB	DRAWN BY ARJ	CHECKED BY	No.	REVISION	BY	DATE	PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING AGENCIES, OR ENGINEERING DESIGNATED BY WRITTEN AUTHORIZATION.

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DT01 FOREBAY 2 SECONDARY
BAFFLE BLOCK DETAILS
SCALE: 3/8"=1'

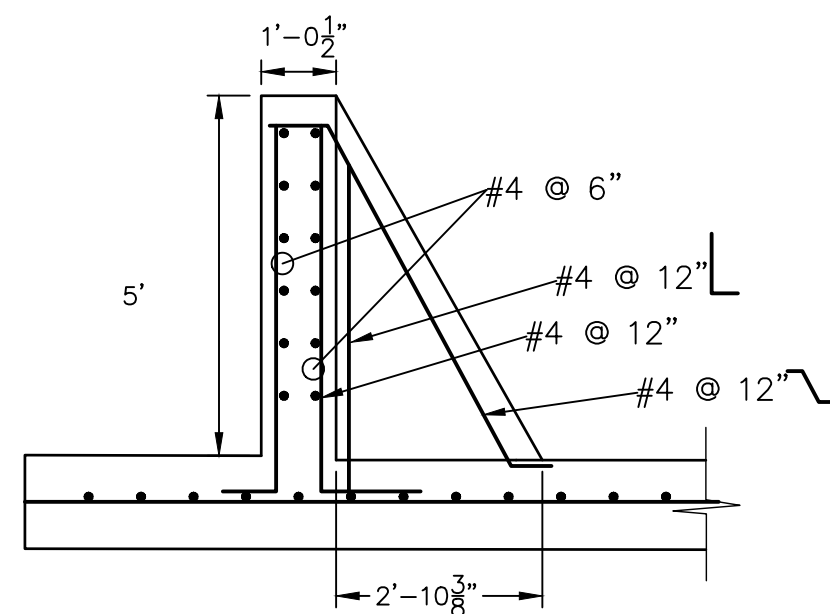


DT01 FOREBAY 2 MAIN
BAFFLE BLOCK PLAN
SCALE: 3/8"=1'

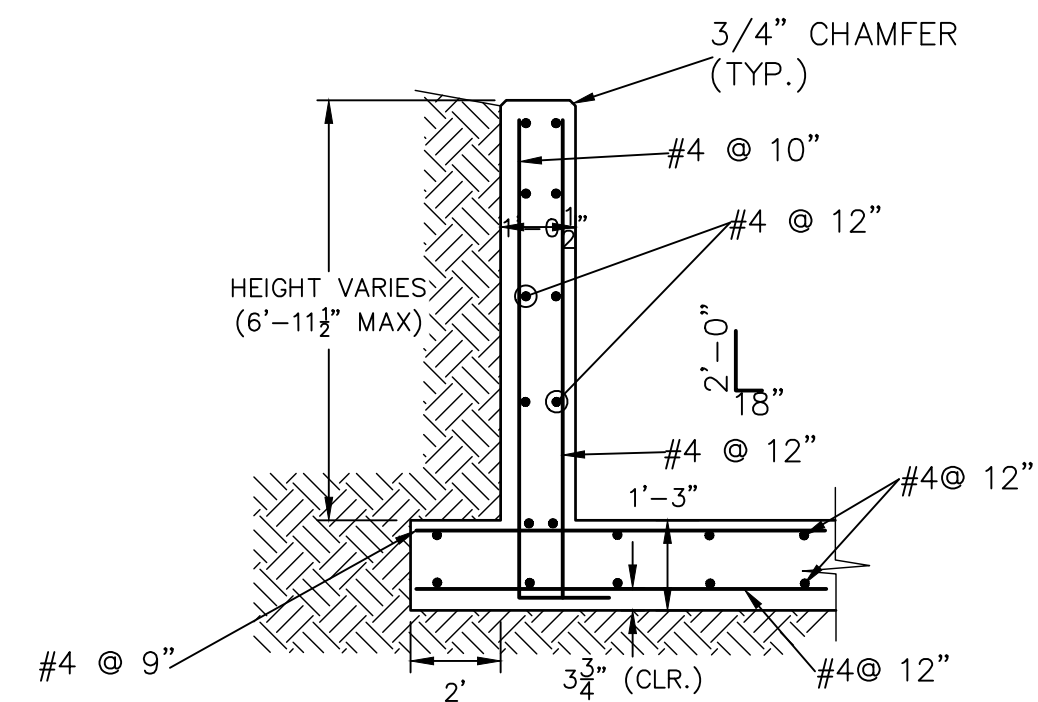
Can you line up the plan and section in a straight vertical line so it is clear how they correspond?

For consistency with FDR and GEC Plan, please call this Pond C on all sheets of CDs.

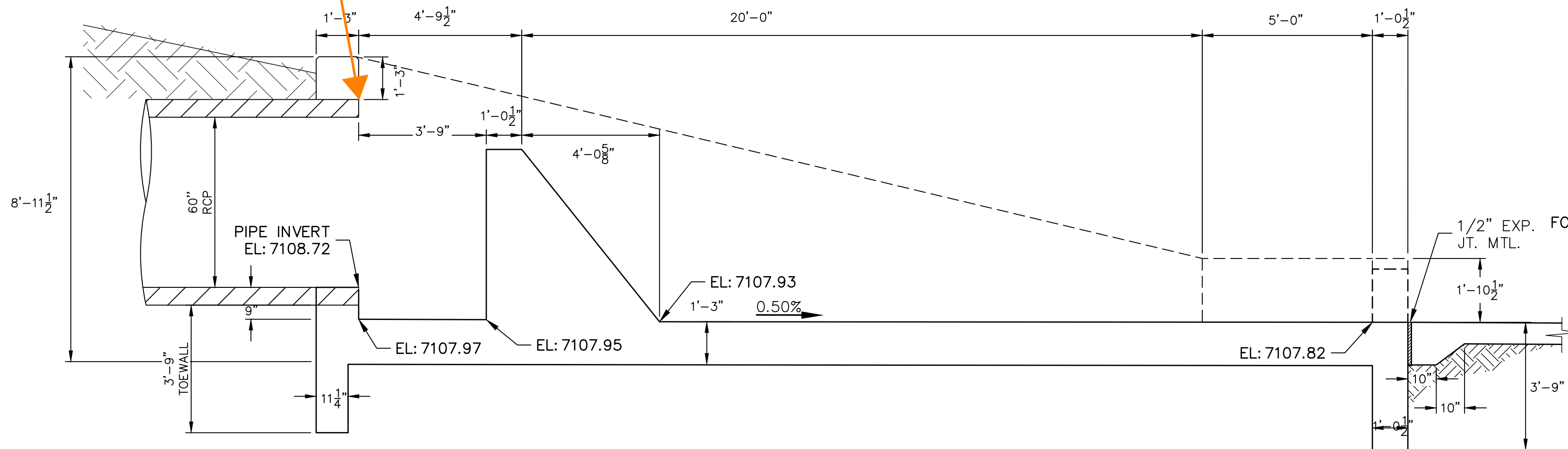
POND DT01 FOREBAY 2
PLAN VIEW (PRIVATE)
SCALE: 3/8"=1'



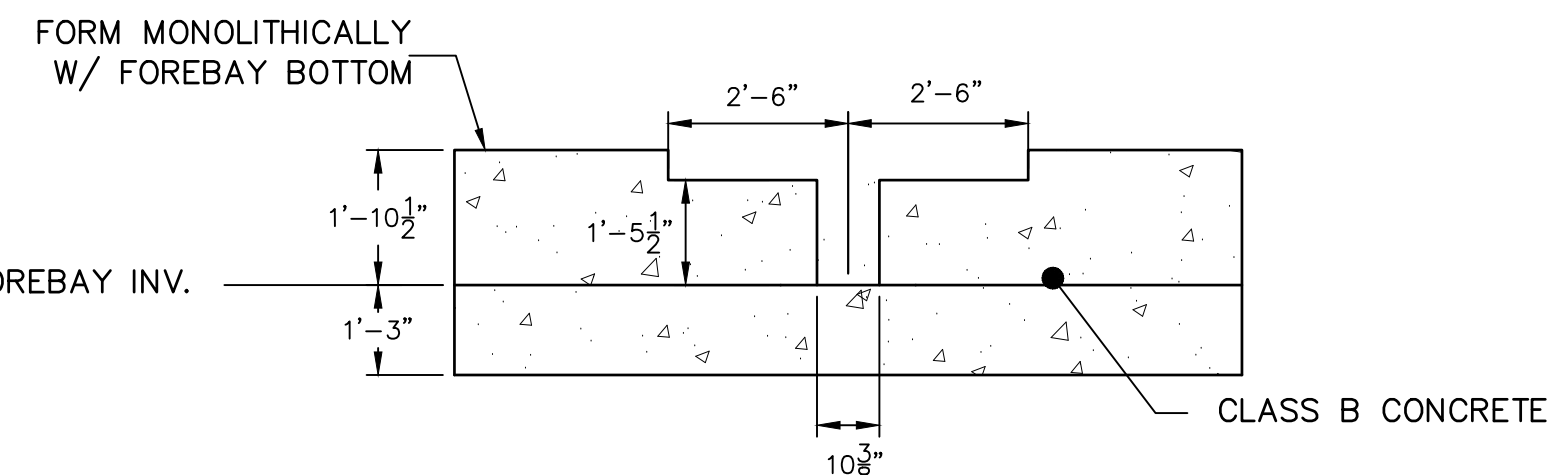
POND DT01 FOREBAY 2 BAFFLE SECTION (PRIVATE)
SCALE: 3/8"=1'



DT01 FOREBAY 2 WINGWALL
REINFORCING DETAIL
SCALE: N.T.S.



POND DT01 FOREBAY 2 CROSS SECTION A-A (PRIVATE)
SCALE: 3/8"=1'



POND DT01 FOREBAY 2
SECTION AT WEIR
SCALE: 3/8"=1'

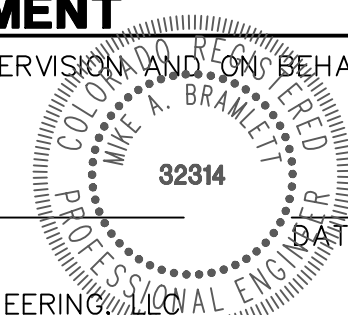


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HOMESTEAD NORTH AT
STERLING RANCH FILING NO. 1
FOREBAY DETAILS

SHEET 11 OF 16

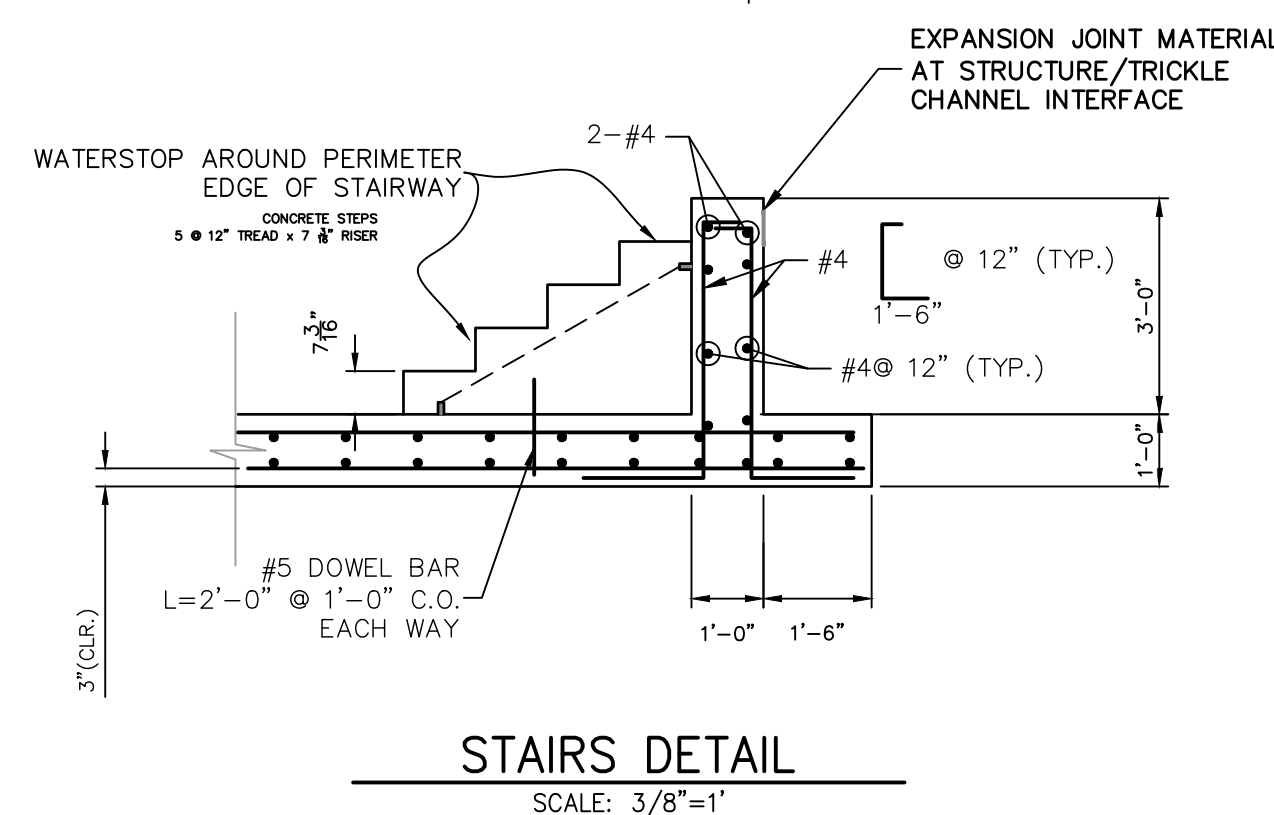
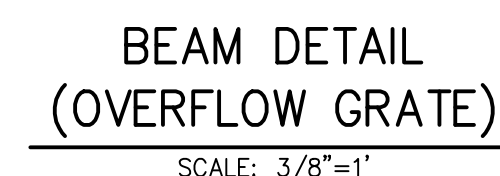
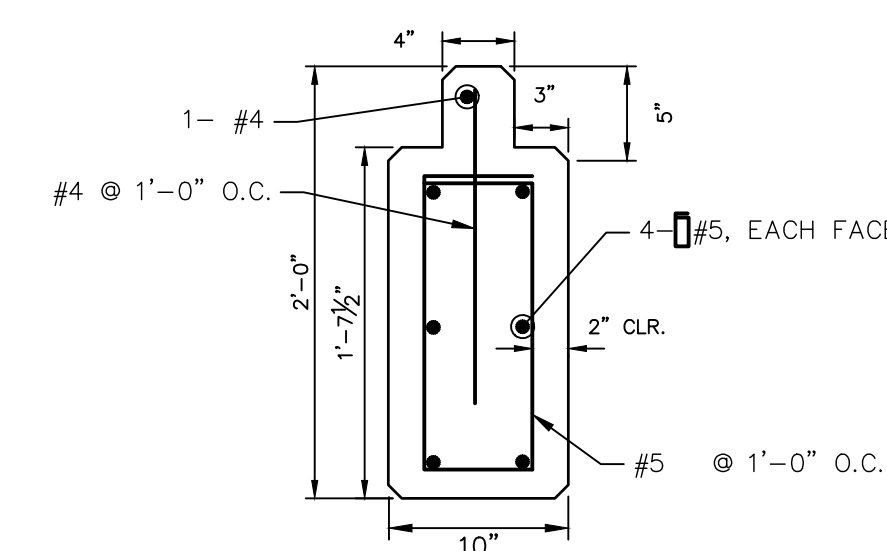
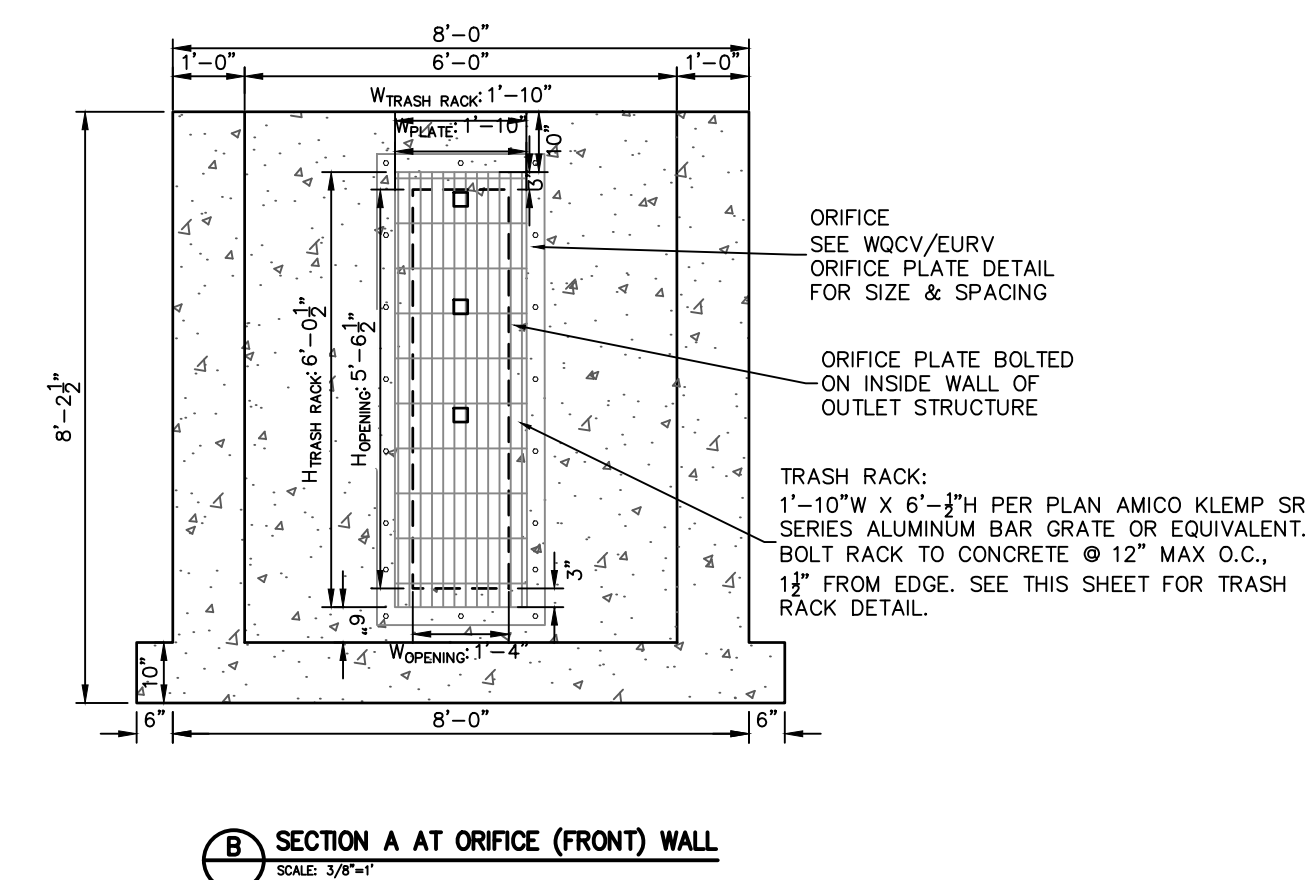
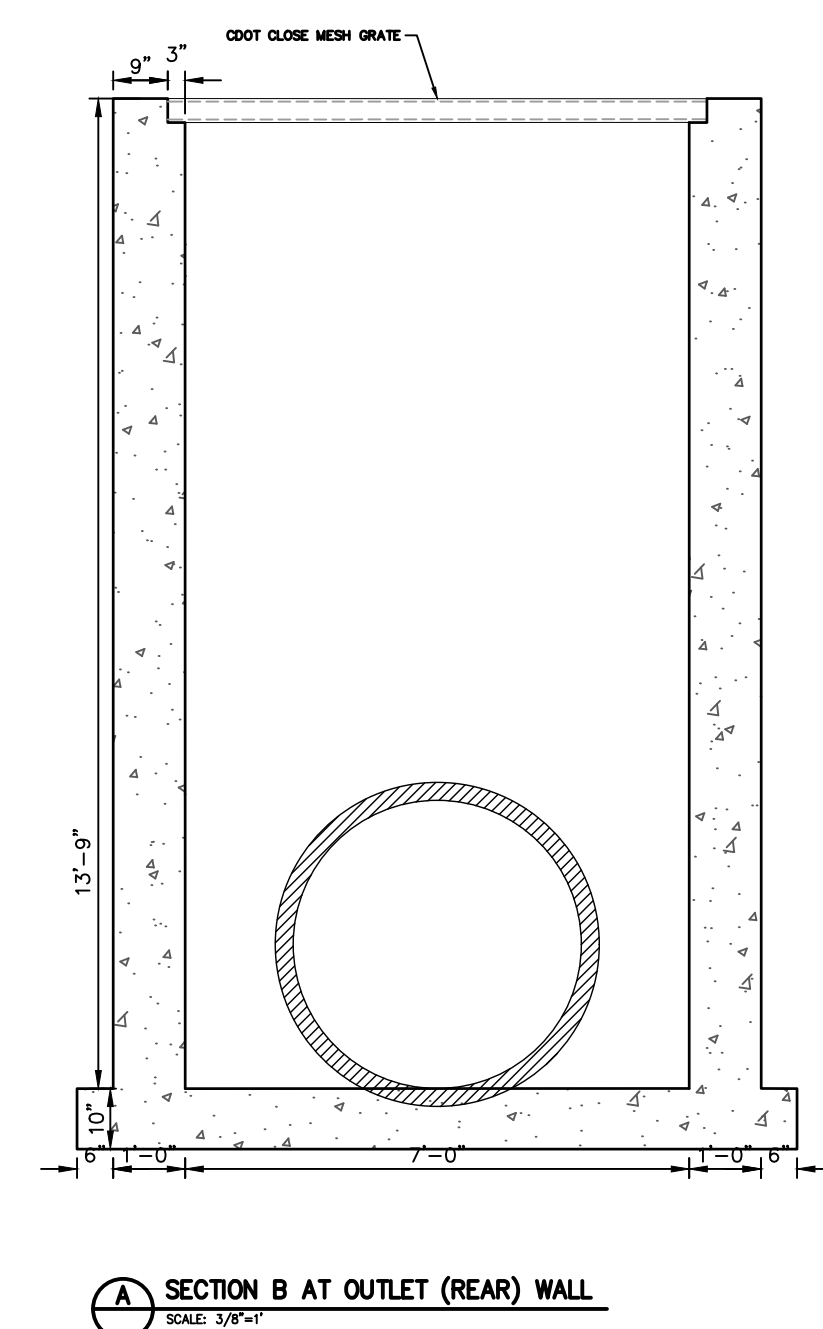
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ORIFICE PLATE AND RESTRICTOR PLATE:

1. PROVIDE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE AND BETWEEN THE RESTRICTOR PLATE AND CONCRETE.
2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.
3. ALL HARDWARE BOLTS, AND NUTS SHALL BE STAINLESS STEEL.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PLATES AND GRATING FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

OVERFLOW GRADE:

5. OVERFLOW GRATES SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED & LOCKABLE OR BOLTABLE ACCESS PANELS AS SHOWN ON THE PLANS.
6. DOWNSTREAM WALL MAY BE HOT DIP GALVANIZED STEEL AND MAY BE HOT POWER COATED AFTER GALVANIZING.

PREPARED UNDER MY SUPERVISION

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

JOB NO. 25188.00

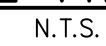


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32314

OUTLET STRUCTURE DETAILS

JOB NO. 25188.00

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* VARIABLE REFER TO TABLE TWO.

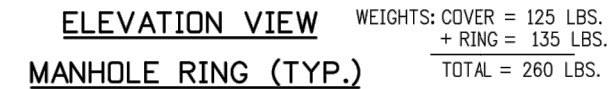
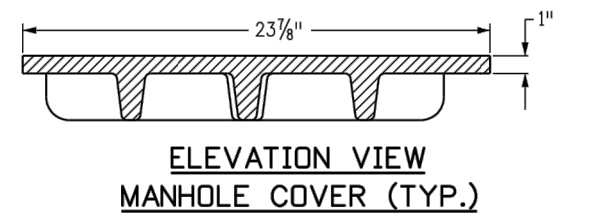
■ INCLUDE #4, 18 IN. BARS (SEE CHANNEL LAYOUT).

REGULAR INLETS

DROP BOX INLETS

T ¹	LENGTH			NO. REQD.		NO. REQD.		L = 5 FT.		L = 10 FT.		L = 15 FT.		
	401	402	410	REGULAR		DROP BOX		CONC. YDS.	STEEL LBS.	CONC. YDS.	STEEL LBS.	CONC. YDS.	STEEL LBS.	
				403	407	403	407							
3'-0"	2'-0"	1'-8"		10	7		132	285	5.3	497	7.4	706		
3'-6"	3'-2"	2'-2"		10	7		3.4	305	5.7	528	7.9	747		
4'-0"	3'-8"	2'-8"		12	9		3.7	326	6.0	559	8.4	786		
4'-6"	4'-2"	3'-2"		12	9		3.9	334	6.4	571	8.8	803		
5'-0"	4'-8"	3'-8"		11	8		4.1	354	6.7	602	9.4	844		
5'-6"	5'-2"	4'-2"	3'-6"	13	15	6	4.4	375	6.0	607	7.4	850		
6'-0"	5'-8"	4'-8"	3'-11"	16	13	6	4.6	382	6.2	616	7.6	860		
6'-6"	6'-2"	5'-2"	4'-5"	18	16	6	4.8	402	6.4	633	7.8	873		
7'-0"	6'-8"	5'-8"	4'-11"	20	17	10	5.0	423	6.6	654	8.0	897		
7'-6"	7'-2"	6'-2"	5'-5"	20	17	20	5.0	430	6.6	664	8.3	907		
8'-0"	7'-8"	6'-8"	5'-11"	22	19	22	12	451	7.1	684	8.5	927		
8'-6"	8'-2"	7'-2"	6'-5"	24	23	24	13	473	7.3	723	9.0	954		
9'-0"	8'-8"	7'-8"	6'-11"	24	21	24	14	6.0	499	7.6	710	9.0	954	
9'-6"	9'-2"	8'-2"	7'-5"	26	23	26	16	6.2	499	7.8	732	9.2	974	
10'-0"	9'-8"	8'-8"	7'-11"	28	25	27	18	6.4	520	8.0	749	9.4	992	
10'-6"	10'-2"	9'-2"	8'-5"	28	27	30	19	6.7	527	8.3	769	9.7	1022	
11'-0"	10'-8"	9'-8"	8'-11"	30	27	30	20	6.9	547	8.5	779	9.9	1062	

Computer File Information		Sheet Revisions	
Creation Date: 07/31/19		Date:	Comments
Designer Initials: JBK	(R-X)		
Last Modification Date: 07/31/19	(R-X)		
Detaller Initials: LTA	(R-X)		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)		

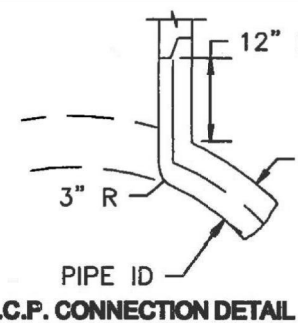


1. CONCRETE SHALL BE CLASS B, INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8" THICK.
3. INLET STEPS SHALL BE IN CONFORMANCE WITH ASHRAE 110.
4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.
5. EXPOSED CONCRETE CORNERS SHALL BE FINISHED TO A 1/4" RADIUS. TOP CORNERS AND GUTTER COVERED CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEFORE THE TRANSITION GUTTER.
6. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2" DIA MINIMUM CLEARANCE FROM CONCRETE. BARS SHALL BE GRADE 60 AND EPOXY COATED.
7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE CLINICAL.
8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCITILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06.
9. SINCE THE MANHOLE RINGS AND COVERS ARE STANDARD, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.
10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
11. ALL MANHOLE COVERS SHALL BE CAST WITH A "NO DUMPING DROPS TO STREAM" MESSAGE AND A HIGH CONTRAST, SURFACE OF THE MANHOLE COVER SHALL HAVE A NON-SLIP PATTERN.

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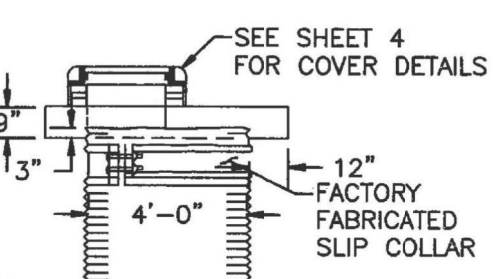
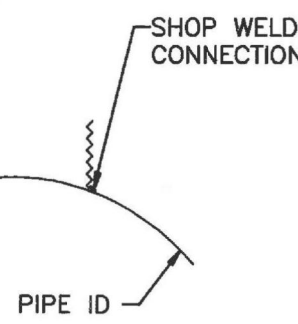
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TYPE III MANHOLES SHALL BE USED WHEN APPROPRIATE AND TYPICALLY WHEN THE FOLLOWING CONDITIONS ARE MET:

2. TYPE III MANHOLES SHALL BE FABRICATED BY THE MANUFACTURER/SUPPLIER AND DELIVERED TO THE SITE AS A SINGLE UNIT. FIELD FABRICATION SHALL NOT BE PERMITTED.

3. EITHER LADDER OR STEPS SHALL BE INSTALLED. LOWEST STEP SHALL BE A MAXIMUM OF 30" ABOVE THE INVERT OF THE PIPE.



SCALE: NOT TO SCALE

1-5/8"

2" STD LETTERING
FLUSH WITH TOP

3/4" DIA
LIFTHOLE
4" FROM EDGE

STORM

SEWER

TYPE "C" LID
DESIGN 1" X 1"
SCORED 1/32"±DEEP

26"

1 1/2"

5"

SECTION A-A
(APPROX 175 LBS)

26"

1 1/2"

5"

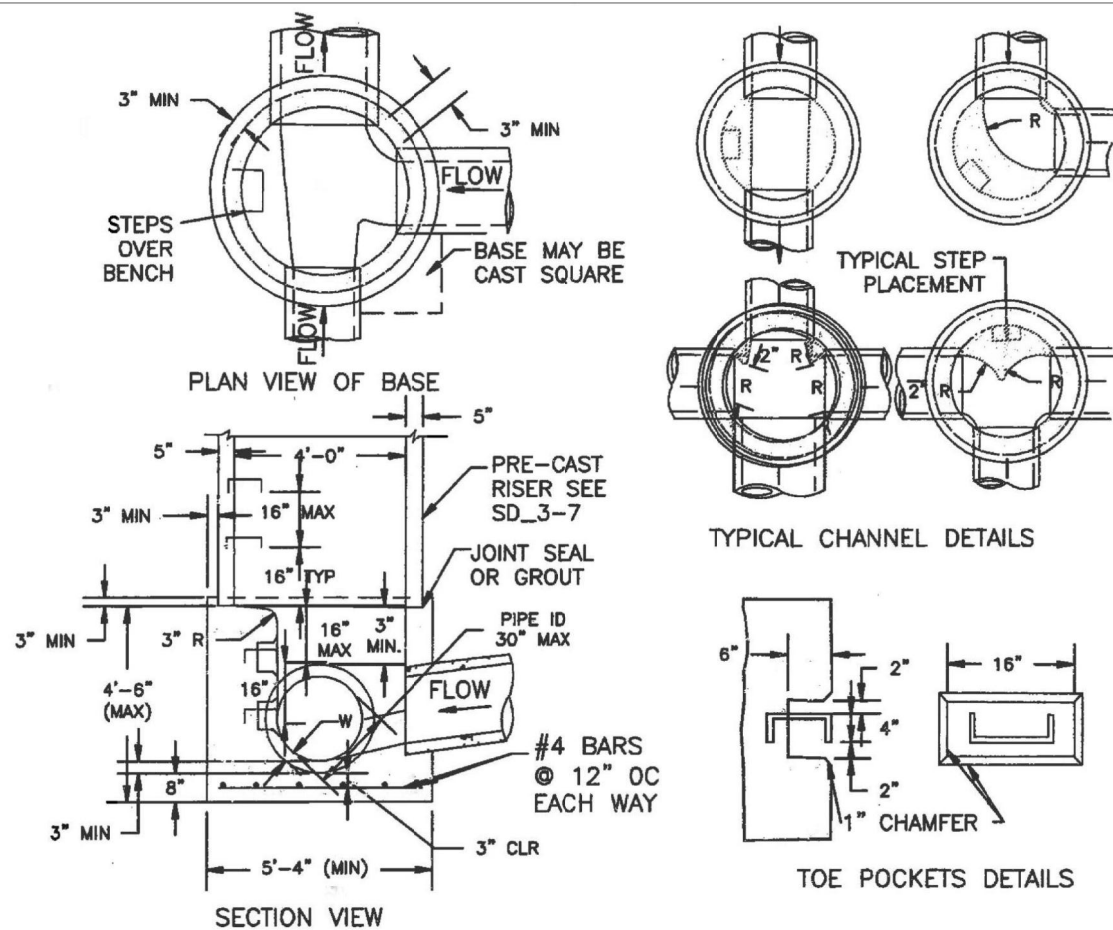
SECTION B-B
(APPROX 144 LBS)

SCALE: NOT TO SCALE

SCALE: NOT TO SCALE

PIPE ID	BW
48" AND SMALLER	6'-4"
54"	6'-10"
60" AND LARGER	OD + 16"

1. TYPE I MANHOLE SHALL BE USED WHEN APPROPRIATE AND TYPICALLY FOR PIPE SIZES LARGER THAN 30 INCHES I.D.
2. VIEW AND DETAILS SHOWN ARE TYPICAL FOR STRAIGHT THROUGH DESIGN ONLY. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.
3. EITHER LADDER OR STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". LOWEST STEP SHALL BE A MAXIMUM OF 16" ABOVE THE FLOOR.
4. FLOOR OF THE MANHOLE SHALL BE TRAFFICED TO A SMOOTH, HARD SURFACE. THE FLOOR SHALL BE TOWARDS THE OUTLET (8:1 MAX., 1/2" PER FT. MIN). FLOOR SHALL BE SHAPED AND SLOPED TO DRAIN TO SD.-3 FOR TYPICAL CHANNEL DETAILS.



NOTES

1. TYPE II MANHOLES SHALL BE USED WHEN APPROPRIATE AND TYPICALLY WHEN THE PIPE SIZES ARE 30" OR LESS INSIDE DIAMETER.
2. VIEW AND DETAILS ARE TYPICAL. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.
3. EITHER LADDER OF STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". STEPS IN BASE SHALL BE INSTALLED IN "TOE POCKETS" (SEE DETAIL THIS SHEET). LOWEST STEP SHALL BE A MAXIMUM OF 16" ABOVE THE FLOOR.
4. PIPES SHALL BE TRIMMED TO FINAL SHAPE AND SET BEFORE MANHOLE IS POURED.
5. BENCH SHALL BE SLOPED TOWARD CENTER OF MANHOLE BASE (4:1 MAX., 1/2" PER FOOT. MIN.).
6. FLOOR OF MANHOLE SHALL BE TROWELED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1, 1/2" PER FT. MIN.). FLOOR SHALL BE SHAPED AND CHANNIELED; SEE DETAIL THIS SHEET.

SCALE: NOT TO SCALE

MANHOLE FRAME AND LID
(SD_3-5)

8" MIN

24"

4'-0"

5"

HEIGHT OF RISER

ECCENTRIC FLAT TOP

PORT SEAL
OR GROUT

MORTARED 2"
PRECAST
GRADE RING
(2" MIN.
6" MAX)

24"

4'-0"

5"

ECCENTRIC CONE TOP

14" MIN

12" MIN
THRU
60"
MAX RINGS

TYPE I, II, III
MANHOLE BASES
SEE SD_3-1,
SD_3-2
AND SD_3-3

ECCENTRIC FLAT TOP

ECCENTRIC CONE TOP

NOTES

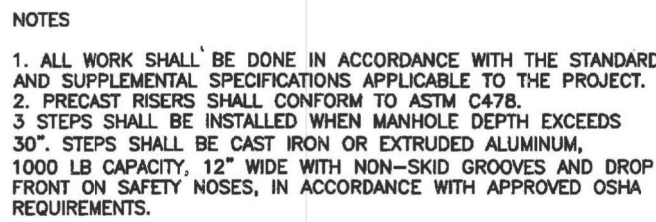
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD AND SUPPLEMENTAL SPECIFICATIONS APPLICABLE TO THE PROJECT.
2. PRECAST RISERS SHALL CONFORM TO ASTM C478.
3. STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". STEPS SHALL BE CAST IRON OR EXTRUDED ALUMINUM, 1000 LB CAPACITY, 12" WIDE WITH NON-SKID GROOVES AND DROP FRONT ON SAFETY NOSES, IN ACCORDANCE WITH APPROVED OSHA REQUIREMENTS.

SCALE: NOT TO SCALE

SHEET 15 OF 16		HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1		H--SCALE V--SCALE DATE 6/17/22	N/A N/A	No. REVISION BY DATE
JOB NO. 25188.00		DETAIL SHEETS		DESIGNED BY DRAWN BY CHECKED BY	RAB RAB	




- SCALE: NOT TO SCALE



SCALE: NOT TO SCALE

STORM SEWER MANHOLE DETAIL
TYPE I SD 3-1



 TRASHRACKS.com <small>A DIVISION OF J.P. ROE</small> 101 IRONWOOD ROAD MIDDLESBORO, RI 02905 PH: (808) 248-5560 FAX: (808) 248-6308 JRHOE.COM	TITLE: LDR-72 72" ROUND TOP-MOUNT TRASH RACK	
	SIZE: A DWG. NO. 118839	REV. 0 SHEET 1 / 1



	STANDARD PLAN NO.
	M-604-11

Computer File Information		
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Project Development Branch JBK

INLET, TYPE D

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO.
M-604-11

Project Sheet Number:

HOMESTEAD NORTH AT
STERLING RANCH FILING NO. 1

DETAIL SHEETS

SHEET 16 OF 16

JOB NO. 25188.00

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