

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1

COUNTY OF EL PASO, STATE OF COLORADO

STREET IMPROVEMENT PLAN

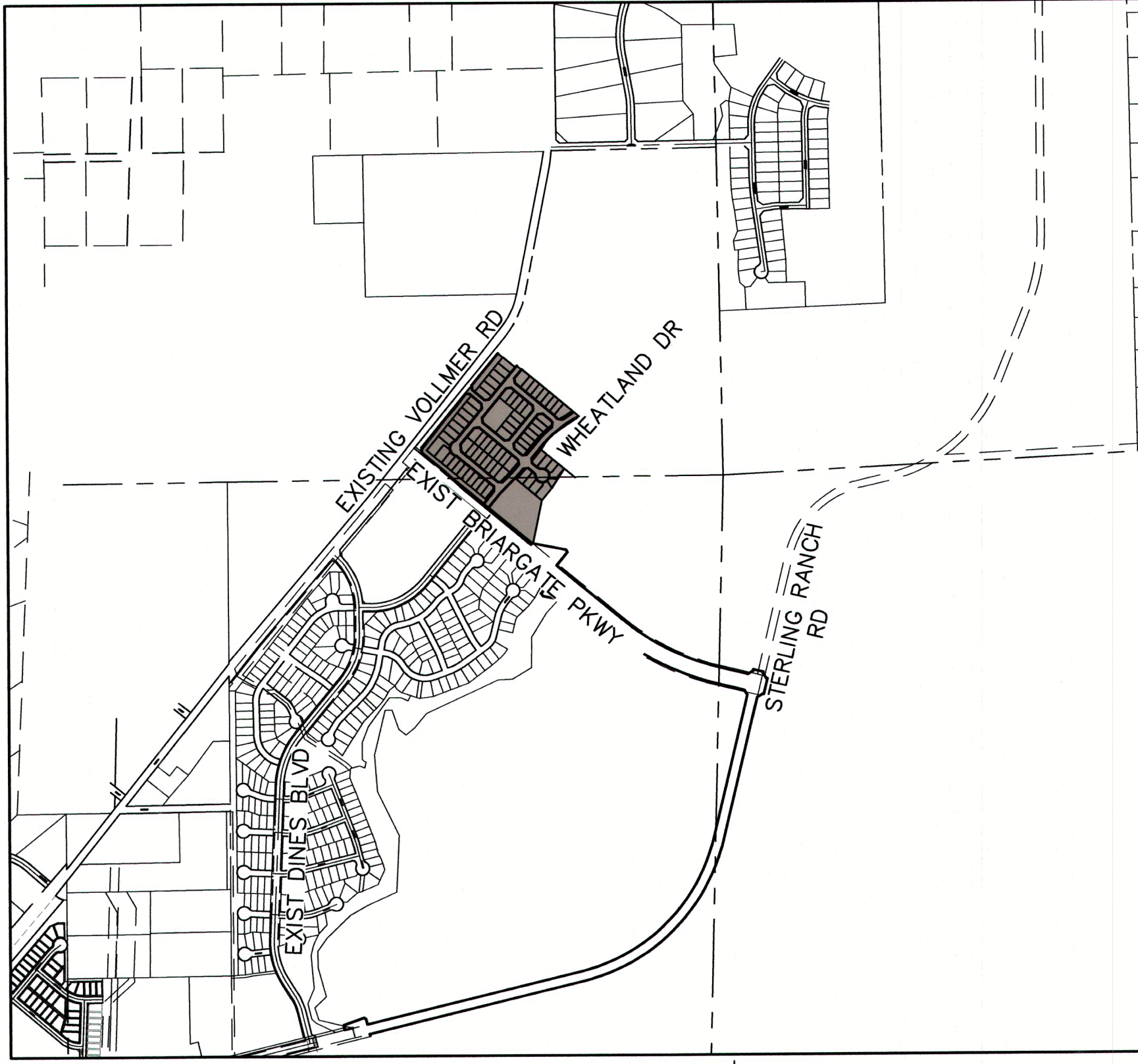
SEPTEMBER 2022

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

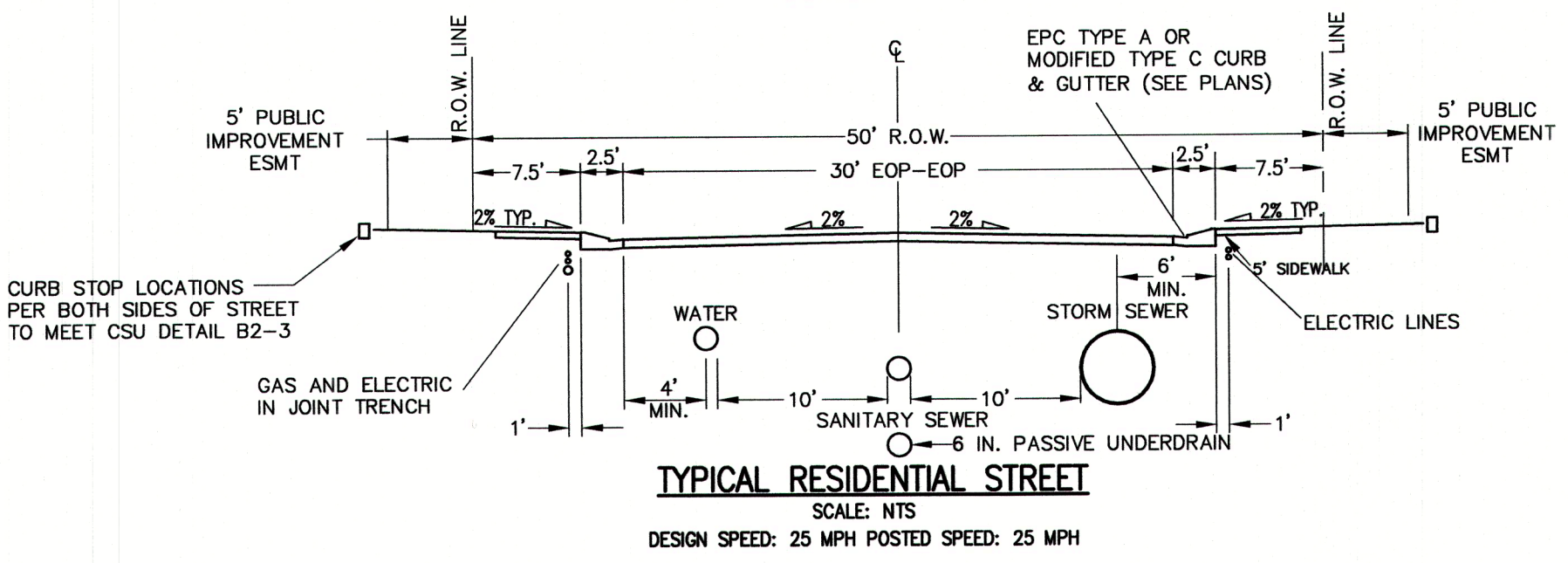
1. THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION
NORTHING = 411416.273
EASTING = 235167.071
ELEVATION = 7023.42
2. THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PAWNEE RANCHEROS SUBDIVISION
NORTHING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



VICINITY MAP
SCALE: 1"=1,000'

SHEET INDEX

- 1 COVER
- 2 GENERAL NOTES
- 3 HORIZONTAL CONTROL
- 4-11 STREET IMPROVEMENT PLANS
- 13 SIGNAGE AND STRIPING PLAN
- 14 DETAILS



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

NOTE

SEE VOLLER 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 9/9/2022
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.

APPROVED Engineering Department

12/06/2022 5:04:26 PM
Joshua Palmer
EPC Planning & Community
Development Department

JOSHUA PALMER, P.E.

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 09/09/22
MIKE A. BRAMLETT, P.E. DATE
COLORADO REGISTERED PROFESSIONAL ENGINEER 32314

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

DISTRICT APPROVALS

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

James F. Morley 9/9/2022
FOR AND ON BEHALF OF THE STERLING RANCH METRO DISTRICT DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCY FOR USE ONLY 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

JR ENGINEERING
A Western Company



Central 303-740-9888 • Colorado Springs 719-580-2898
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION	H-SCALE	N/A	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
								9/9/22	RAB	RAB	
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:

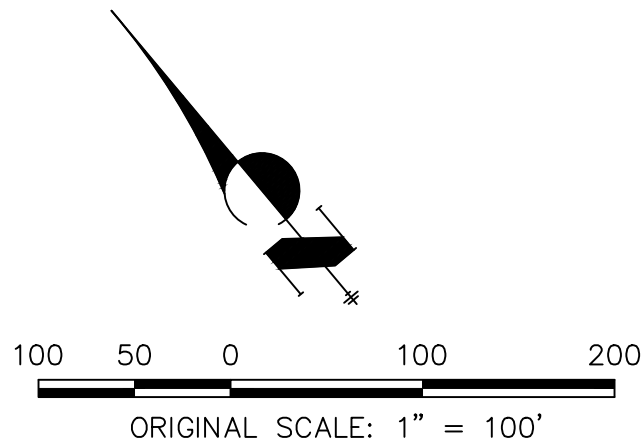
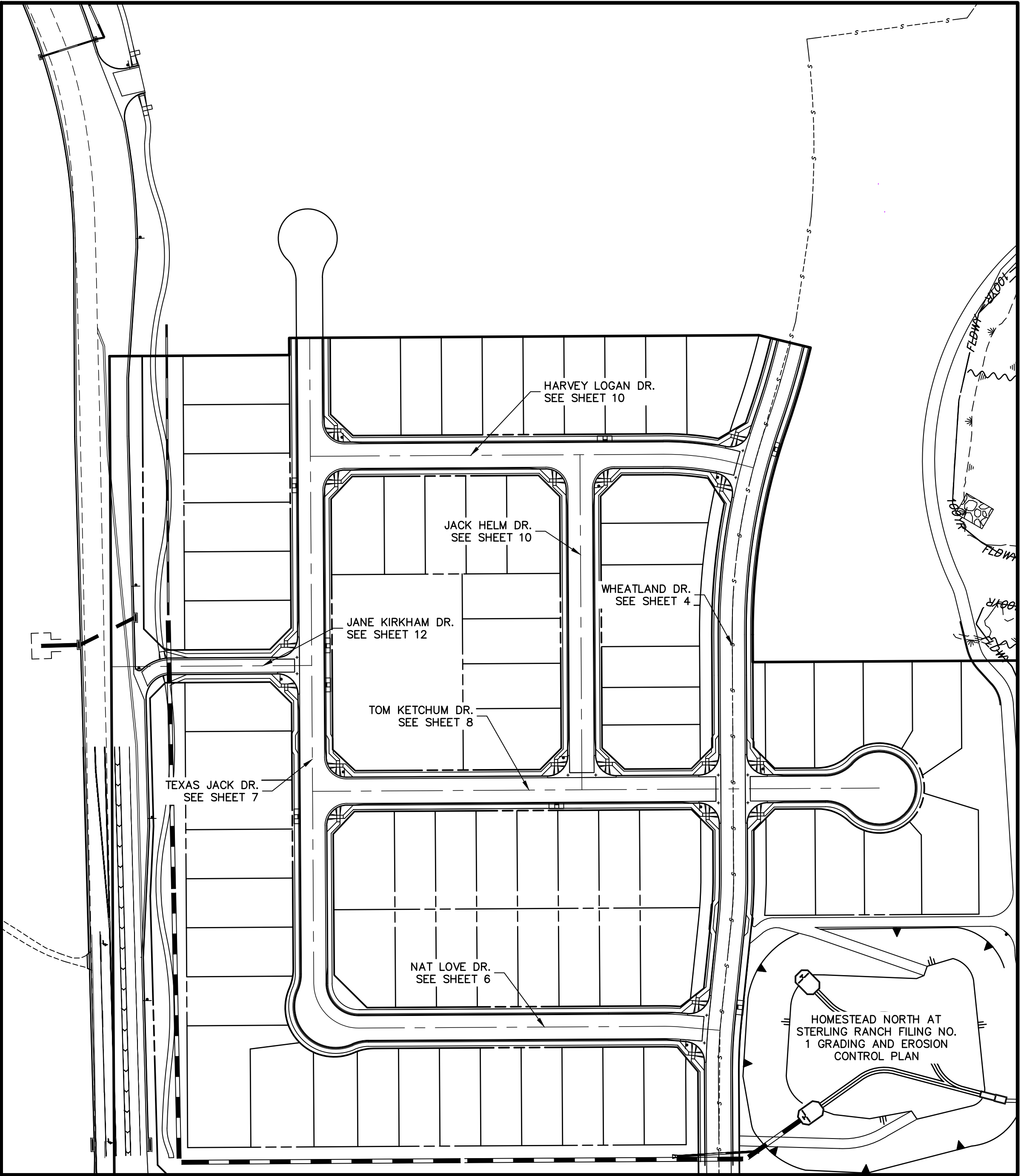
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND 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.

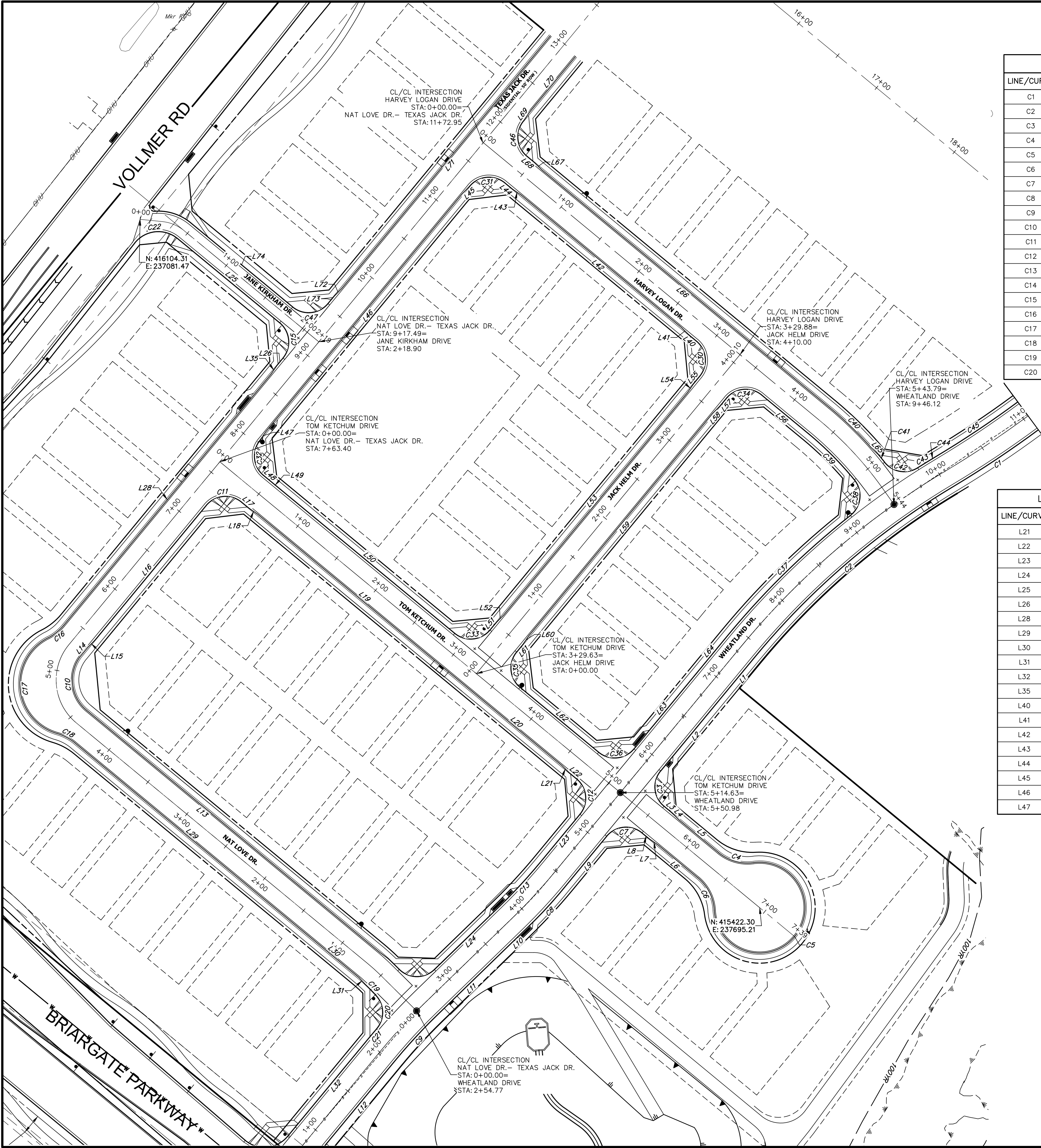


EPC 12/6/2022



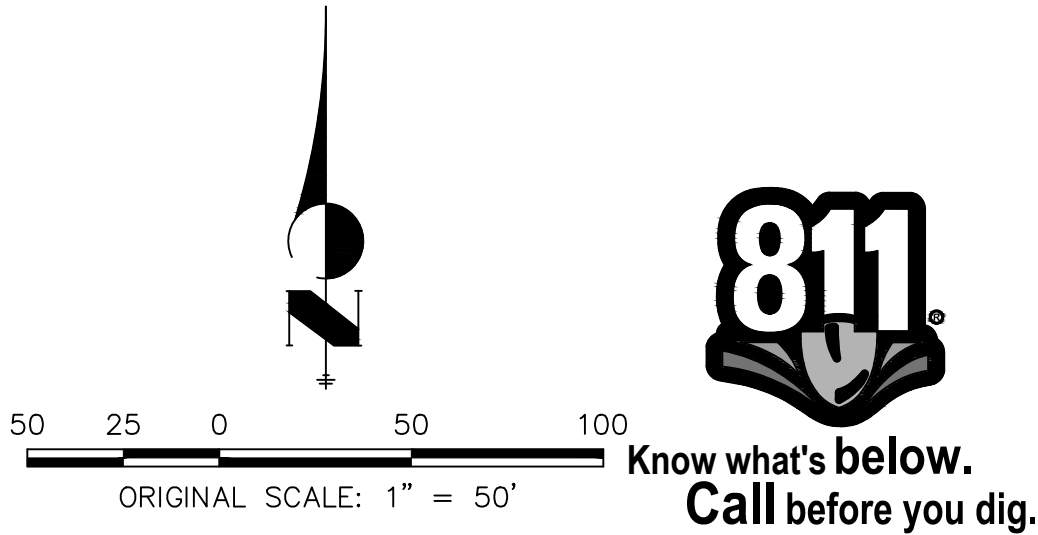
Know what's below.
Call before you dig.

SHEET 2 OF 14		HOMESTEAD NORTH AT STERLING RANCH FILING NO.1		H-SCALE V-SCALE DATE DESIGNED BY DRAWN BY CHECKED BY		N/A N/A 9/9/22 AJH CGV		No. REVISION		BY DATE		<div><div>J-R ENGINEERING <small>A Westman Company</small></div><div>Central 303-740-9888 • Colorado Springs 719-586-2583 Fort Collins 970-491-9888 • www.jrengineering.com</div></div>		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 APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.	
JOB NO. 25188.00		GENERAL NOTES															



LINE AND CURVE TABLE				LINE AND CURVE TABLE				LINE AND CURVE TABLE			
LINE/CURVE	BEARING/DELTA	LENGTH	RADIUS	LINE/CURVE	BEARING/DELTA	LENGTH	RADIUS	LINE/CURVE	BEARING/DELTA	LENGTH	RADIUS
C1	5°49'52"	105.29'	1034.54'	C21	1°09'51"	11.82'	582.00'	L1	S39°33'48"W	49.57'	
C2	19°16'30"	256.68'	763.00'	C22	91°14'35"	47.77'	30.00'	L2	S39°33'48"W	97.12'	
C3	90°00'00"	39.27'	25.00'	C30	90°00'00"	39.27'	25.00'	L3	S50°26'12"E	10.00'	
C4	47°12'06"	37.07'	45.00'	C31	90°01'56"	39.28'	25.00'	L4	S45°40'09"E	10.03'	
C5	27°42'24"11"	215.64'	45.03'	C32	89°58'04"	39.26'	25.00'	L5	S50°26'12"E	50.92'	
C6	47°12'06"	37.07'	45.00'	C33	90°00'00"	39.27'	25.00'	L6	N50°26'12"W	50.92'	
C7	90°00'00"	39.27'	25.00'	C34	90°00'00"	39.27'	25.00'	L7	N55°12'15"W	10.03'	
C8	6°17'58"	45.85'	417.00'	C35	90°00'00"	39.27'	25.00'	L8	N50°26'12"W	10.00'	
C9	6°17'58"	60.25'	548.00'	C36	90°00'00"	39.27'	25.00'	L9	S39°33'48"W	69.81'	
C10	89°57'57"	60.98'	38.83'	C37	12°11'01"	169.48'	797.00'	L10	S45°51'46"W	43.02'	
C11	90°01'56"	39.28'	25.00'	C38	91°01'18"	39.72'	25.00'	L11	S45°51'46"W	86.15'	
C12	90°00'00"	39.27'	25.00'	C39	11°09'43"	64.87'	333.00'	L12	S39°33'48"W	114.41'	
C13	6°17'58"	60.25'	548.00'	C40	8°52'49"	56.75'	366.17'	L13	N50°26'12"W	305.62'	
C14	91°14'35"	47.77'	30.00'	C41	1°33'42"	10.00'	367.00'	L14	N39°31'51"E	10.00'	
C15	90°00'00"	39.27'	25.00'	C42	83°57'30"	36.63'	25.00'	L15	N44°17'54"E	10.03'	
C16	23°30'11"	20.03'	48.83'	C43	1°13'41"	17.08'	797.00'	L16	N39°31'51"E	173.01'	
C17	136°57'46"	122.31'	51.17'	C44	0°27'46"	0.14'	17.00'	L17	S50°26'12"E	10.00'	
C18	23°29'32"	20.02'	48.83'	C45	5°50'05"	101.89'	1000.54'	L18	S55°12'17"E	10.03'	
C19	5°05'42"	16.27'	183.00'	C46	89°58'04"	39.26'	25.00'	L19	S50°26'12"E	267.61'	
C20	82°36'45"	36.05'	25.00'	C47	90°00'00"	39.27'	25.00'	L20	S50°26'12"E	123.00'	

LINE AND CURVE TABLE				LINE AND CURVE TABLE				LINE AND CURVE TABLE			
LINE/CURVE	BEARING/DELTA	LENGTH	RADIUS	LINE/CURVE	BEARING/DELTA	LENGTH	RADIUS	LINE/CURVE	BEARING/DELTA	LENGTH	RADIUS
L21	S45°40'09"E	10.03'		L48	S50°26'12"E	10.00'		L68	N50°26'12"W	10.00'	
L22	S50°26'12"E	10.00'		L49	S50°26'12"E	10.00'		L69	N34°46'30"E	10.05'	
L23	S39°33'48"W	60.73'		L50	S50°26'12"E	225.65'		L70	N39°31'51"E	72.10'	
L24	S45°51'46"W	90.18'		L51	N39°33'48"E	10.00'		L71	S39°31'51"W	325.00'	
L25	S50°28'09"E	131.13'		L52	N44°19'51"E	10.03'		L72	S44°17'40"W	10.03'	
L26	S39°31'51"W	10.00'		L53	N39°33'48"E	286.00'		L73	S39°31'51"W	10.00'	
L28	S39°31'51"W	322.51'		L54	N34°47'45"E	10.03'		L74	N50°28'09"W	131.13'	
L29	S50°26'12"E	294.04'		L55	N39°33'48"E	10.00'					
L30	S50°26'05"E	71.02'		L56	N50°26'12"W	59.85'					
L31	S42°38'38"E	8.60'		L57	S39°33'48"W	10.00'					
L32	S39°33'48"W	114.41'		L58	S39°33'48"W	286.00'					
L35	S34°46'02"W	10.03'		L59	S39°33'48"W	286.00'					
L40	N50°26'12"W	10.00'		L60	S34°47'45"W	10.03'					
L41	N45°40'09"W	10.03'		L61	S39°33'48"W	10.00'					
L42	N50°26'12"W	205.84'		L62	S50°26'12"E	101.00'					
L43	N55°12'17"W	10.03'		L63	N39°33'48"E	97.12'					
L44	N50°26'12"W	10.00'		L64	N39°33'48"E	49.57'					
L45	S44°17'40"W	10.03'		L65	S45°31'06"E	10.07'					
L46	S39°31'51"W	306.00'		L66	N50°26'12"W	369.82'					
L47	S34°46'02"W	10.03'		L67	N45°40'11"W	10.04'					



ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike A. Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC
DATE 09/09/22

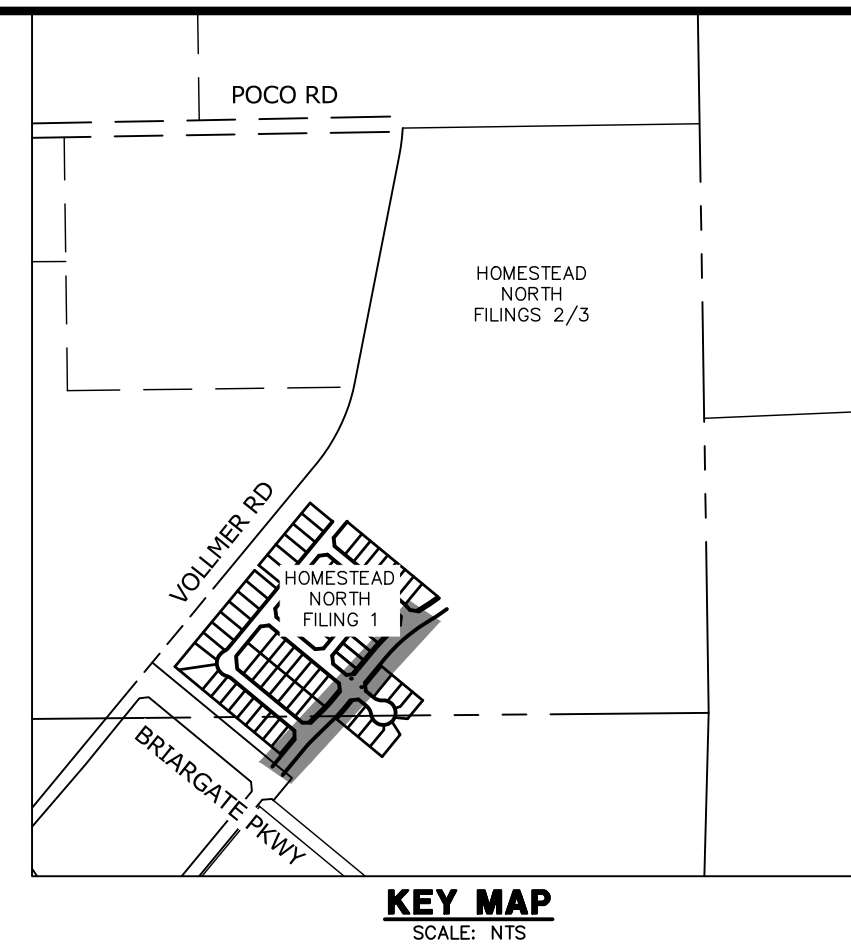
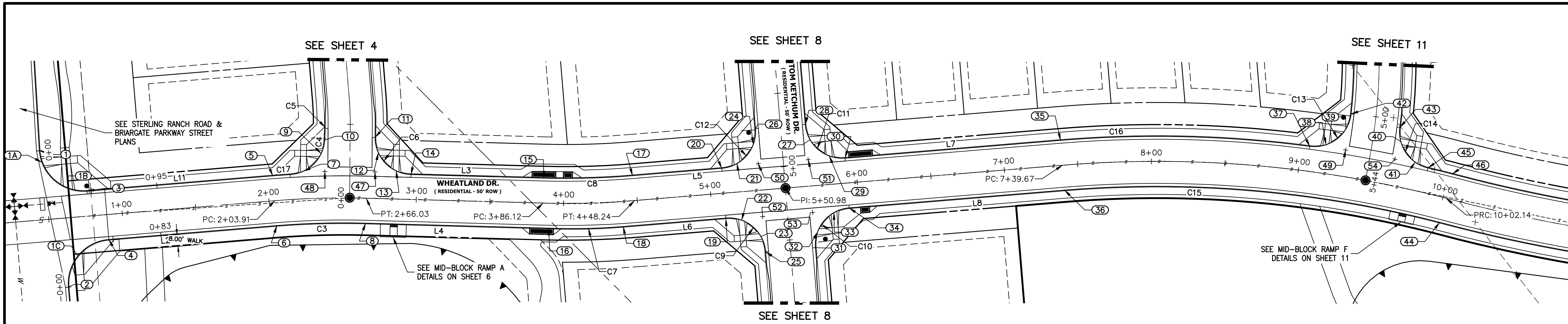
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR THE PROJECTS DESIGNATED BY WRITTEN AUTHORIZATION.

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

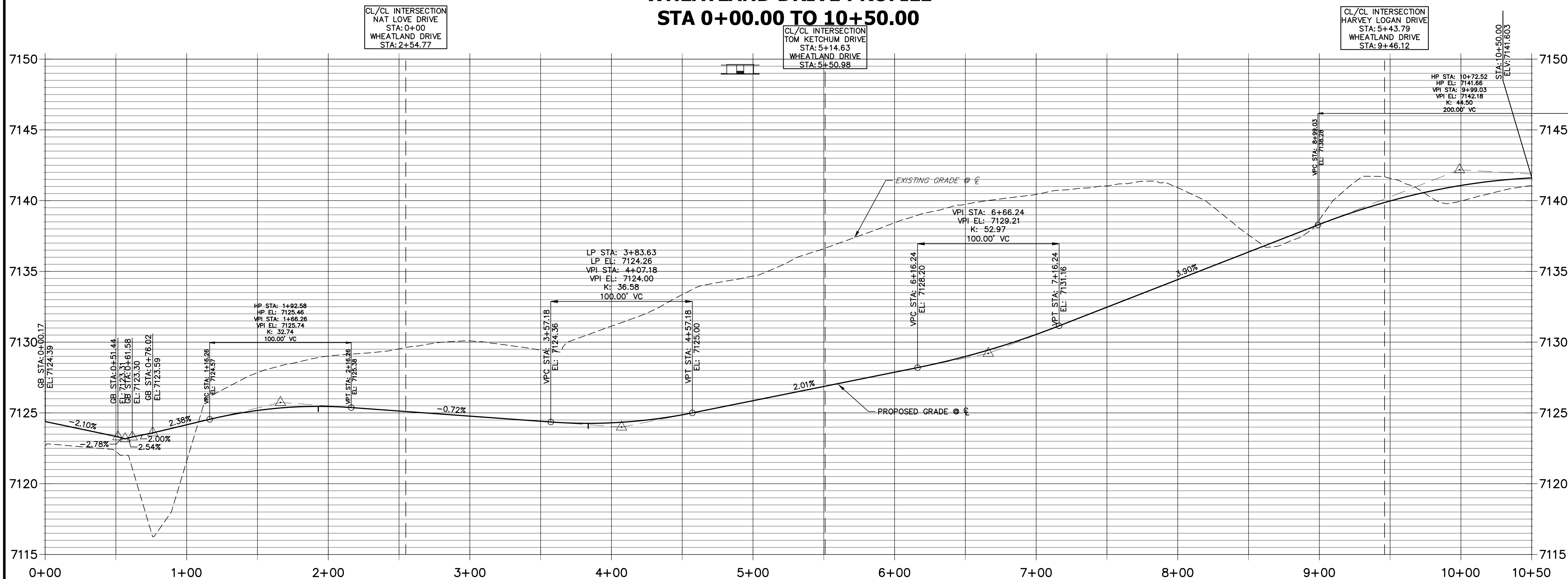
J.R. ENGINEERING
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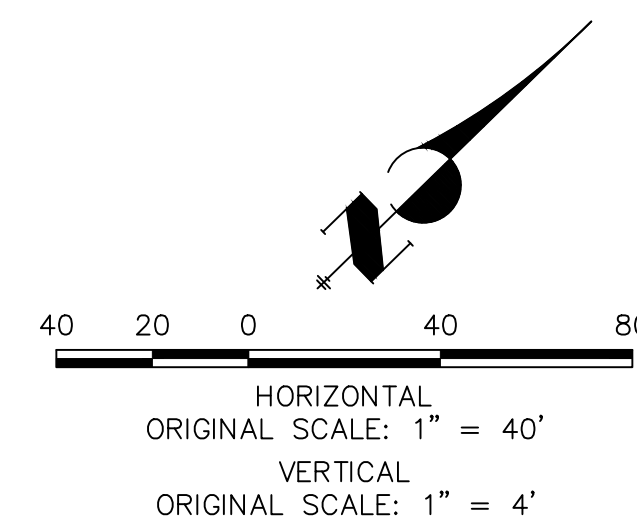
H-SCALE 1"=50'	V-SCALE N/A	DATE 9/9/22	DESIGNED BY ARJ	CHECKED BY
			DRAWN BY ARJ	
HOMESTEAD NORTH AT STERLING RANCH FILING NO.1 HORIZONTAL CONTROL				
SHEET 3 OF 14		JOB NO. 25188.00		



WHEATLAND DRIVE PROFILE STA 0+00.00 TO 10+50.00



LINE AND CURVE TABLE			
LINE/CURVE	BEARING/DELTA	LENGTH	RADIUS
L2	S39°33'48"W	114.41'	
C3	6°17'58"	60.25'	548.00'
L4	S45°51'46"W	129.17'	
C7	6°17'58"	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'
C16	12°11'01"	169.48'	797.00'
L7	N39°33'48"E	146.69'	
C8	6°17'58"	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'	
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'



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
1	0+47.50	47.00' (LT)	WHEATLAND DRIVE	7123.61	FL-PC
1A	0+48.57	39.05' (LT)	WHEATLAND DRIVE	7123.68	FL- RAMP MID POINT
1C	0+67.61	26.48' (RT)	WHEATLAND DRIVE	7123.04	FL- RAMP MID POINT
1B	0+64.80	19.82' (LT)	WHEATLAND DRIVE	7123.87	FL- RAMP MID POINT
2	0+59.50	47.00' (RT)	WHEATLAND DRIVE	7122.66	FL-PC
3	0+77.50	17.00' (LT)	WHEATLAND DRIVE	7123.97	FL-PC
4	0+89.50	17.00' (RT)	WHEATLAND DRIVE	7123.44	FL-PC
5	2+03.91	17.00' (LT)	WHEATLAND DRIVE	7124.98	FL-PC
6	2+03.91	17.00' (RT)	WHEATLAND DRIVE	7124.98	FL-PC
7	2+24.20	18.79' (LT)	WHEATLAND DRIVE	7125.09	FL- RAMP MID POINT
8	2+66.03	17.00' (RT)	WHEATLAND DRIVE	7124.55	FL-PT
9	2+36.22	30.31' (RT)	WHEATLAND DRIVE	7125.26	FL- RAMP MID POINT
10	2+38.58	39.29' (LT)	WHEATLAND DRIVE	7125.36	PRC
11	2+70.95	41.50' (LT)	WHEATLAND DRIVE	7124.94	PRC
12	2+73.46	31.06' (LT)	WHEATLAND DRIVE	7124.78	FL- RAMP MID POINT

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
13	2+85.80	19.15' (LT)	WHEATLAND DRIVE	7124.52	FL- RAMP MID POINT
14	2+95.94	17.00' (LT)	WHEATLAND DRIVE	7124.37	FL-PC
15	3+86.12	17.00' (LT)	WHEATLAND DRIVE	7123.80	FL-PC
16	3+90.16	17.01' (RT)	WHEATLAND DRIVE	7123.82	FL-PC
17	4+48.24	17.00' (LT)	WHEATLAND DRIVE	7124.37	FL-PT
18	4+39.43	17.07' (RT)	WHEATLAND DRIVE	7124.30	FL-PT
19	5+08.98	17.50' (RT)	WHEATLAND DRIVE	7126.08	FL-PC
20	5+08.98	17.00' (LT)	WHEATLAND DRIVE	7125.59	PRC
21	5+19.54	19.34' (LT)	WHEATLAND DRIVE	7125.88	FL- RAMP MID POINT
22	5+19.54	19.34' (RT)	WHEATLAND DRIVE	7125.75	FL- RAMP MID POINT
23	5+31.63	31.43' (RT)	WHEATLAND DRIVE	7126.00	FL- RAMP MID POINT
24	5+31.63	31.43' (LT)	WHEATLAND DRIVE	7126.22	PRC
25	5+33.98	42.00' (RT)	WHEATLAND DRIVE	7126.15	PRC
26	5+33.98	42.00' (LT)	WHEATLAND DRIVE	7126.49	FL-PC
27	5+70.32	31.43' (LT)	WHEATLAND DRIVE	7126.92	FL- RAMP MID POINT

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
28	5+67.98	42.00' (LT)	WHEATLAND DRIVE	7126.93	FL-PC
29	5+82.41	19.34' (LT)	WHEATLAND DRIVE	7127.13	FL- RAMP MID POINT
30	5+92.98	17.00' (LT)	WHEATLAND DRIVE	7127.27	PRC
31	5+67.98	42.00' (RT)	WHEATLAND DRIVE	7127.11	PRC
32	5+70.32	31.43' (RT)	WHEATLAND DRIVE	7127.02	FL- RAMP MID POINT
33	5+82.41	19.34' (RT)	WHEATLAND DRIVE	7127.04	FL- RAMP MID POINT
34	5+92.98	17.00' (RT)	WHEATLAND DRIVE	7127.27	PRC
35	7+39.67	17.00' (LT)	WHEATLAND DRIVE	7131.60	FL-PC
36	7+39.67	17.00' (RT)	WHEATLAND DRIVE	7131.60	FL-PC
37	9+05.53	17.00' (LT)	WHEATLAND DRIVE	7138.40	FL-PC
38	9+16.10	19.54' (LT)	WHEATLAND DRIVE	7138.77	FL- RAMP MID POINT
39	9+27.44	32.09' (LT)	WHEATLAND DRIVE	7139.12	FL- RAMP MID POINT
40	9+64.22	30.48' (LT)	WHEATLAND DRIVE	7139.99	FL- RAMP MID POINT
41	9+76.30	18.87' (LT)	WHEATLAND DRIVE	7140.09	FL- RAMP MID POINT
42	9+29.23	42.83' (LT)	WHEATLAND DRIVE	7139.49	FL-PC

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

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



09/09/22



EPC 12/6/2022

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

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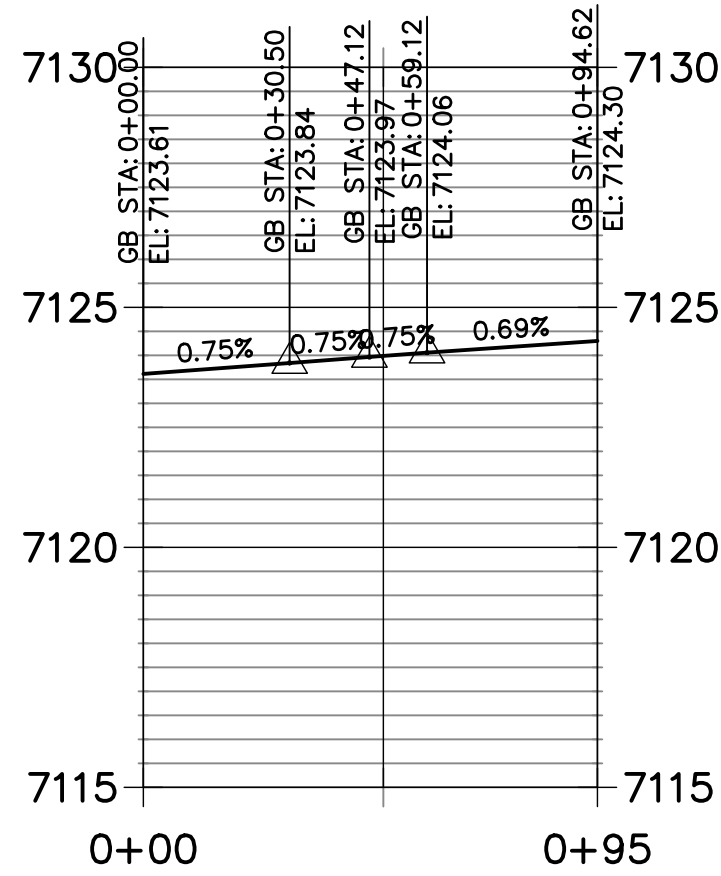
No.	REVISION	BY	DATE
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HOMESTEAD NORTH AT
STERLING RANCH FILING NO.1
STREET IMPROVEMENT PLANS

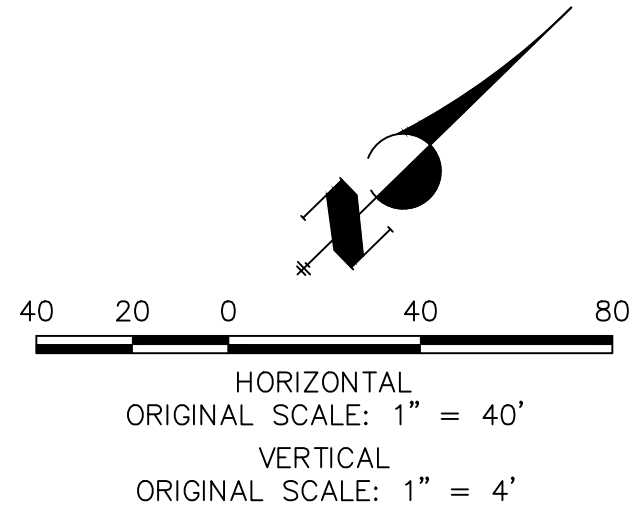
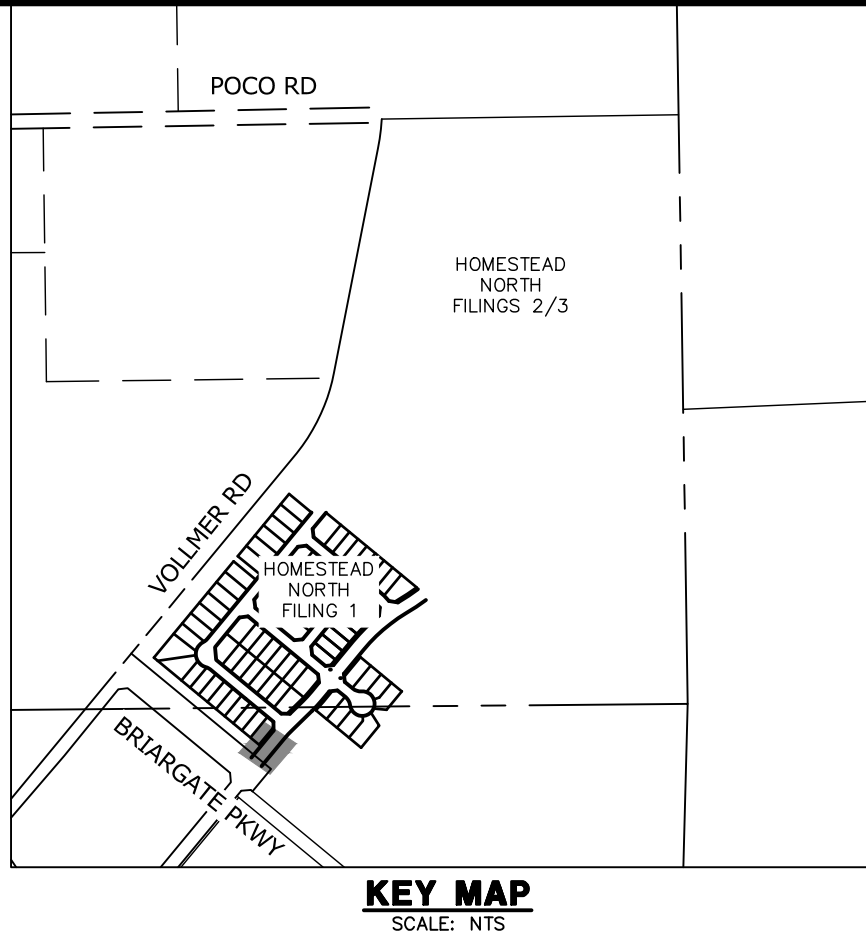
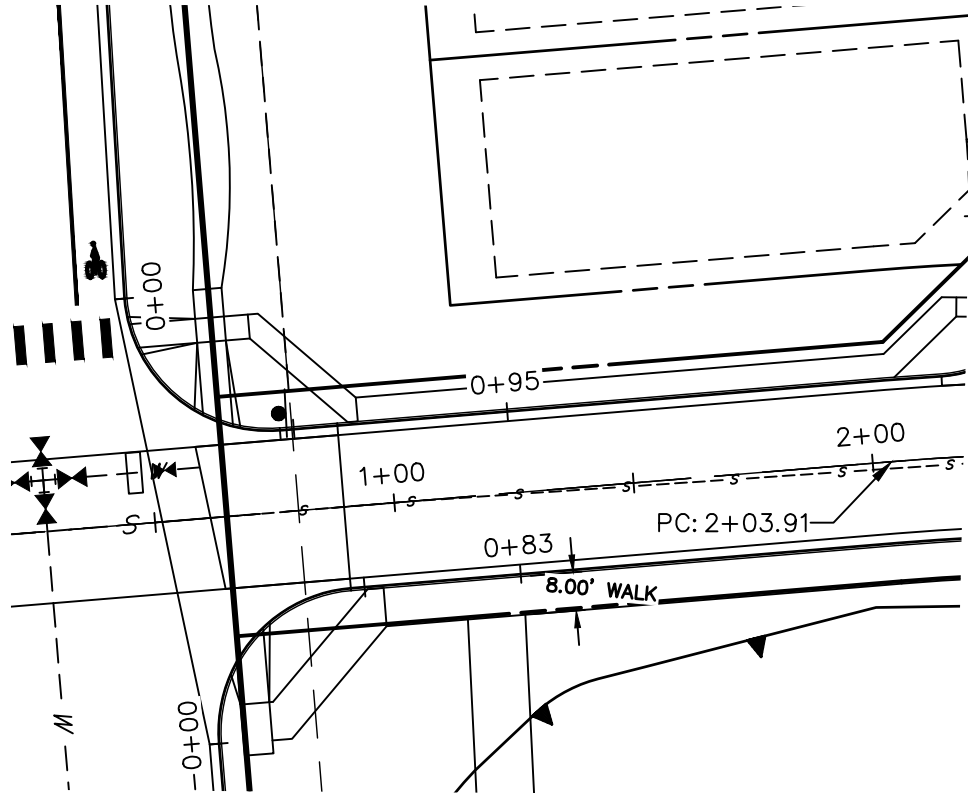
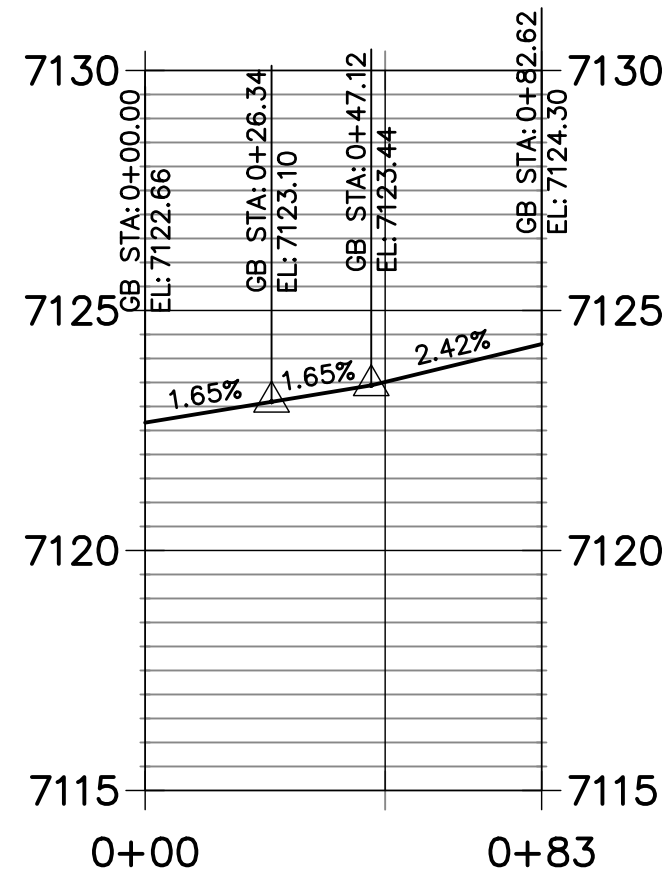
DESIGNED BY
DRAWN BY
CHECKED BY

SHEET 4 OF 14
JOB NO. 25188.00

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
MIKE A. BRAMLETT

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

FOR AND ON BEHALF OF JR ENGINEERING



DATE 09/09/22

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

SHEET 5 OF 14

JOB NO. 25188.00

No.	REVISION	BY	DATE

H-SCALE	1"=40'
V-SCALE	1"=4'
DATE	9/9/22
DESIGNED BY	AJH
DRAWN BY	CGV
CHECKED BY	

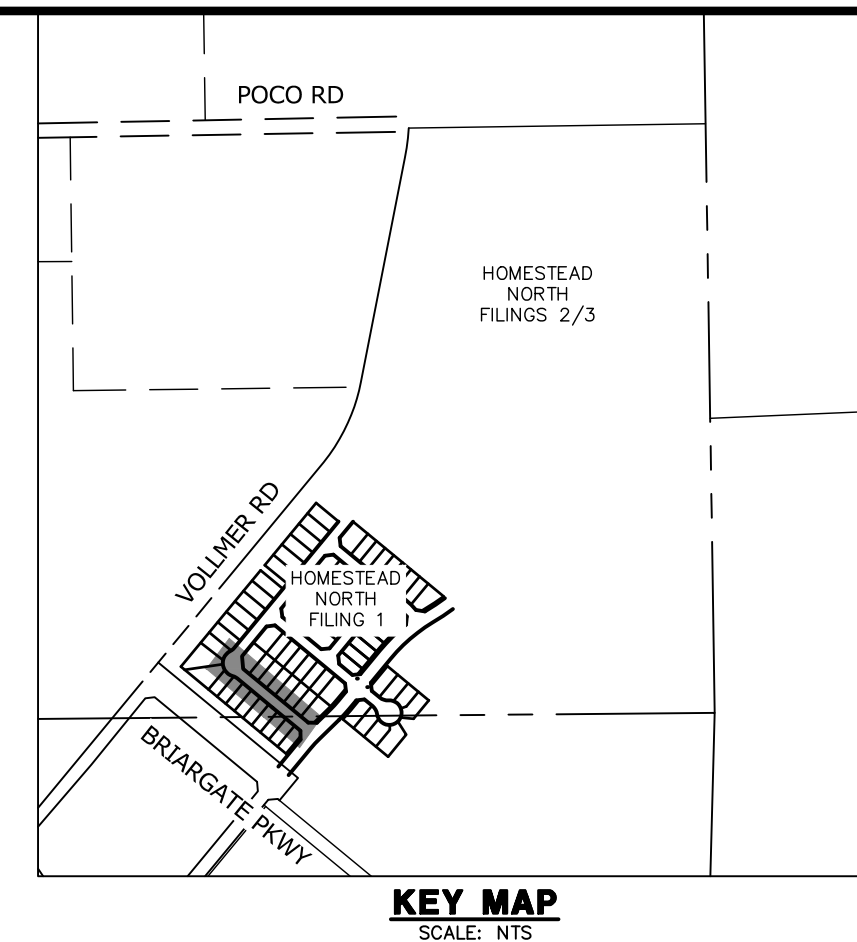
J.R. ENGINEERING
A Western Company



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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

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.

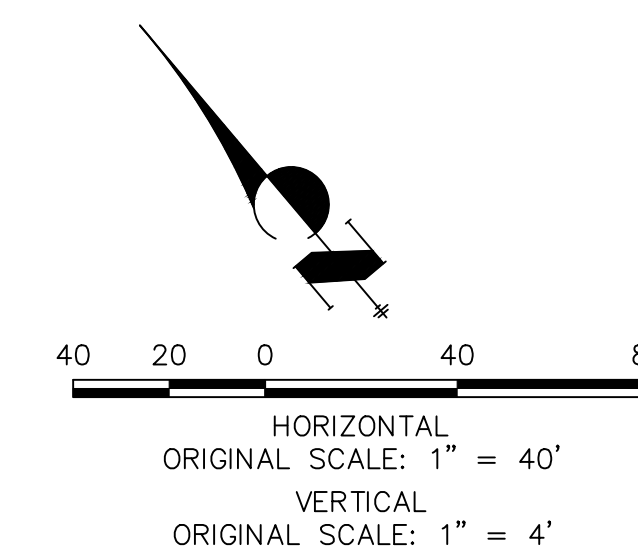
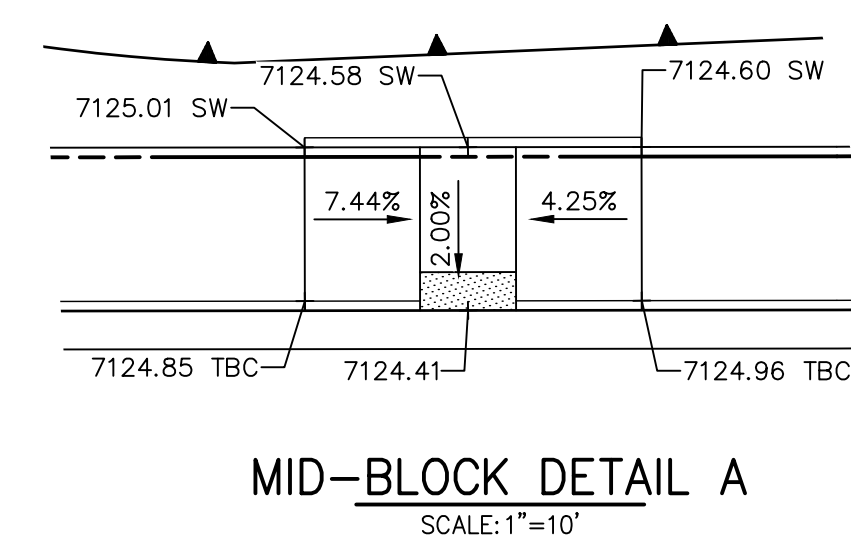


The profile view shows the existing ground (dashed line) and the proposed road grade (solid line). The proposed grade starts at station 5+50 with an elevation of 7135.53 and ends at station 0+00 with an elevation of 7125.00. The existing grade starts at station 5+50 with an elevation of 7138.00 and ends at station 0+00 with an elevation of 7125.00. The proposed grade includes a 2.03% slope from station 5+50 to 2+00, a 2.05% slope from station 2+00 to 1+00, a 2.00% slope from station 1+00 to 0+00, and a 4.95% slope from station 0+00 to 0+00. The existing grade includes a 2.03% slope from station 5+50 to 2+00, a 2.05% slope from station 2+00 to 1+00, a 2.00% slope from station 1+00 to 0+00, and a 4.95% slope from station 0+00 to 0+00.

Station	Existing Grade (EL)	Proposed Grade (EL)
5+50	7138.00	7135.53
5+00	7137.50	7135.00
4+00	7130.00	7133.00
3+00	7131.00	7131.00
2+00	7132.00	7129.00
1+00	7131.00	7127.00
0+00	7125.00	7125.00

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	S05°42"	16.27'	183.00'
L1	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'	



811
Know what's below.
Call before you dig

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

ENGINEERING

Mike Bramlett

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

09/09/22

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
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JAMES F. MORLEY
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 **J·R ENGINEERING**
A Westrian Company

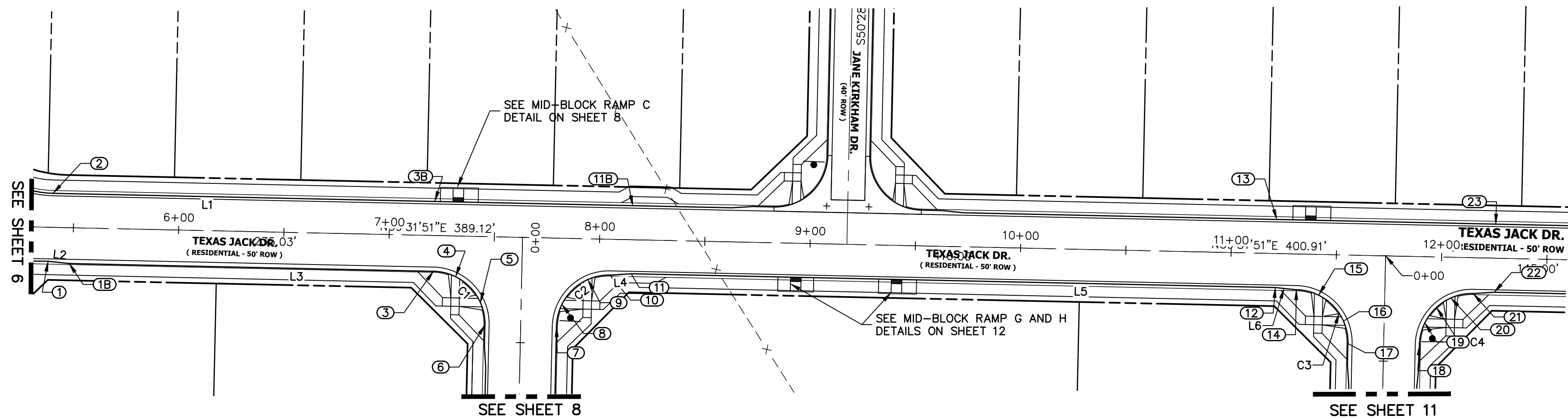
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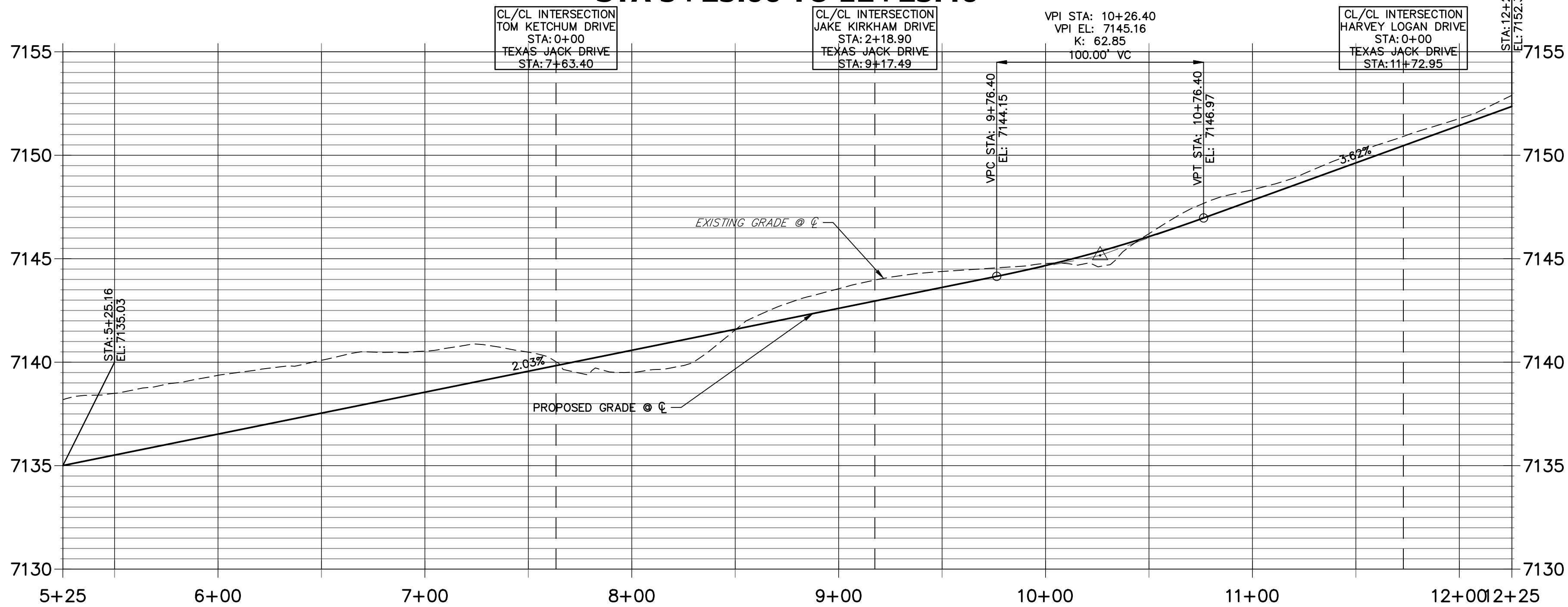
H-SCALE	1"=40'
V-SCALE	1"=4'
DATE	9/9/22
DESIGNED BY	AJH
DRAWN BY	CGV
CHECKED BY	

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

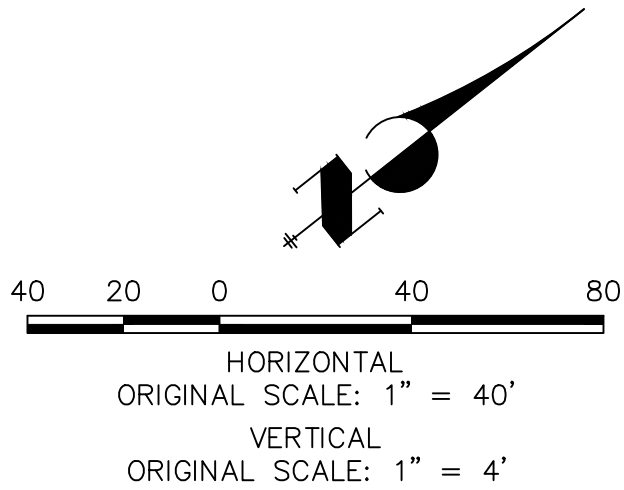


TEXAS JACK DRIVE PROFILE
STA 5+25.00 TO 12+25.40



LINE AND CURVE TABLE			
LINE/CURVE	BEARING/DELTA	LENGTH	RADIUS
L2	S44°17'54"W	10.03'	
L3	S39°31'51"W	173.01'	
C1	90°01'56"	39.28'	25.00'
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'
L1	S39°31'51"W	685.42'	
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	7148.78	FL- RAMP MID POINT
16	11+54.03	31.41' (RT)	TEXAS JACK DRIVE	7149.01	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



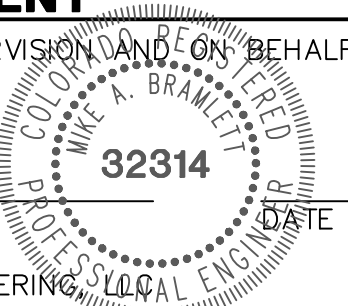
ENGINEER'S STATEMENT

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Mike A. Bramlett

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

FOR AND ON BEHALF OF JR ENGINEERING

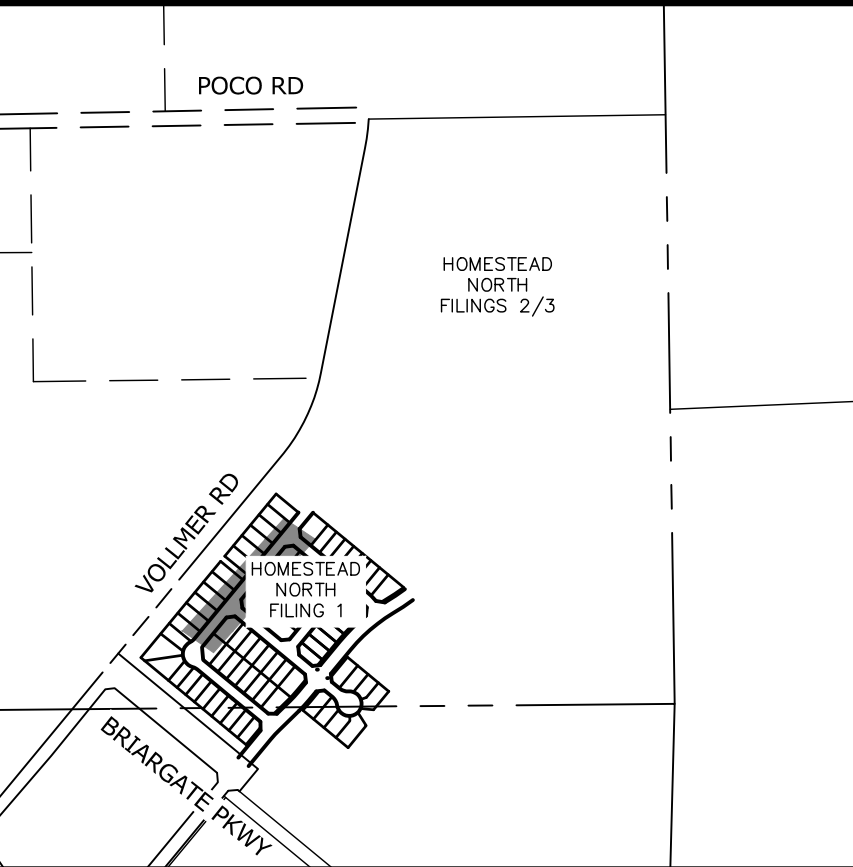


09/09/22

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

SHEET 7 OF 14

JOB NO. 25188.00



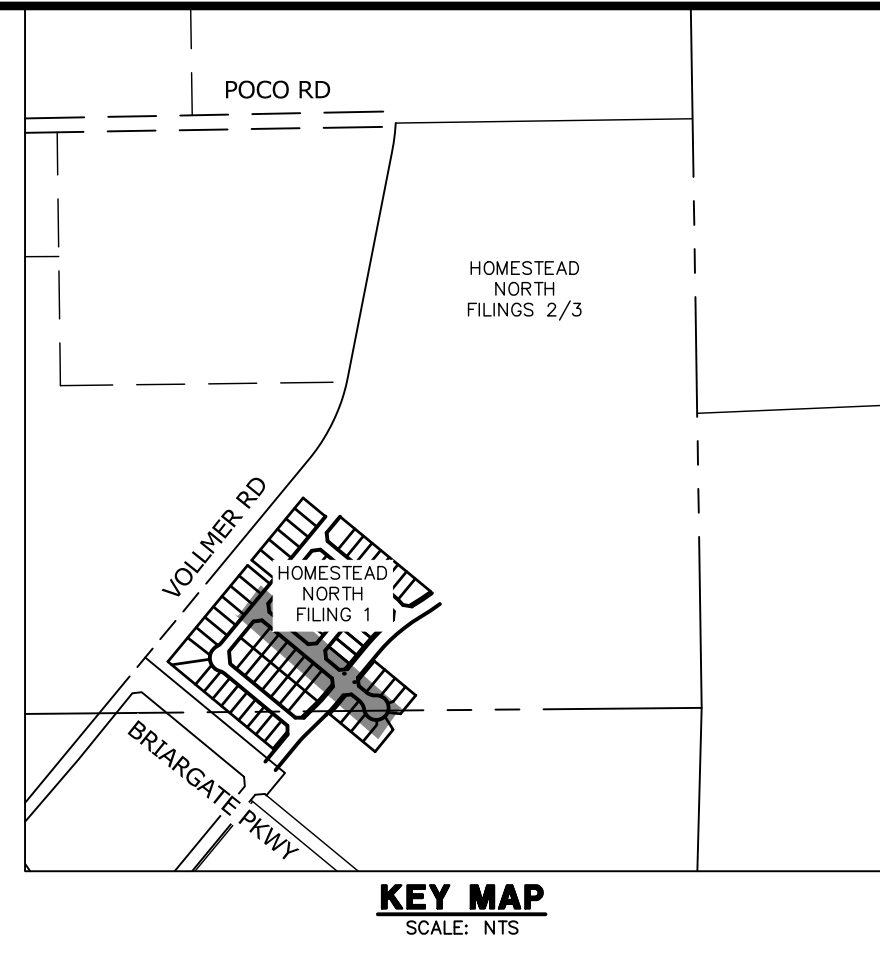
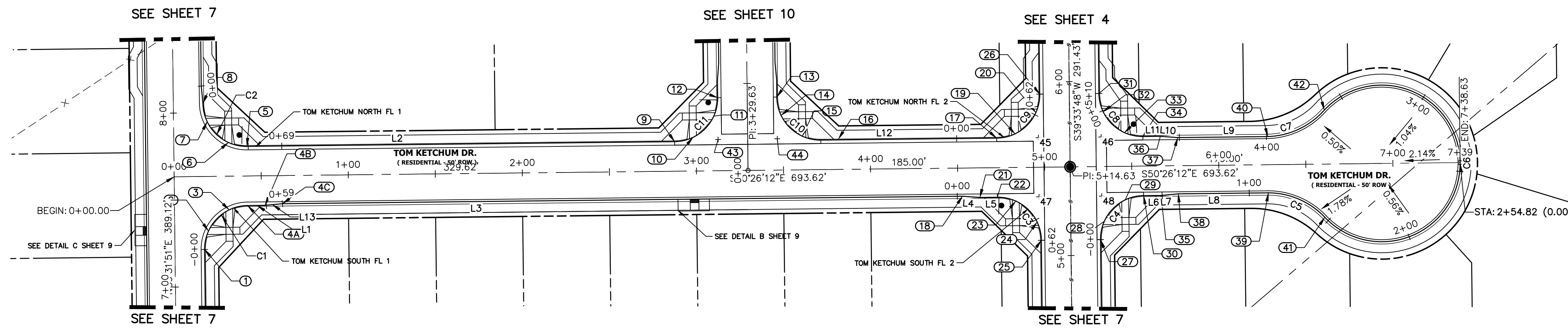
PREPARED FOR

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

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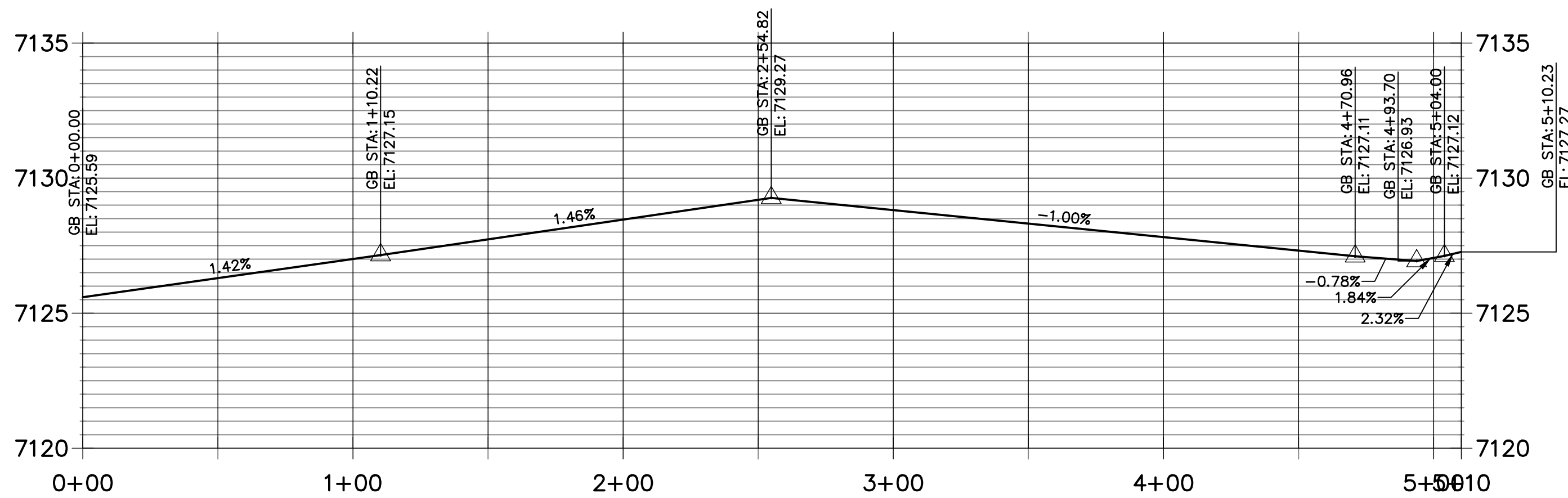
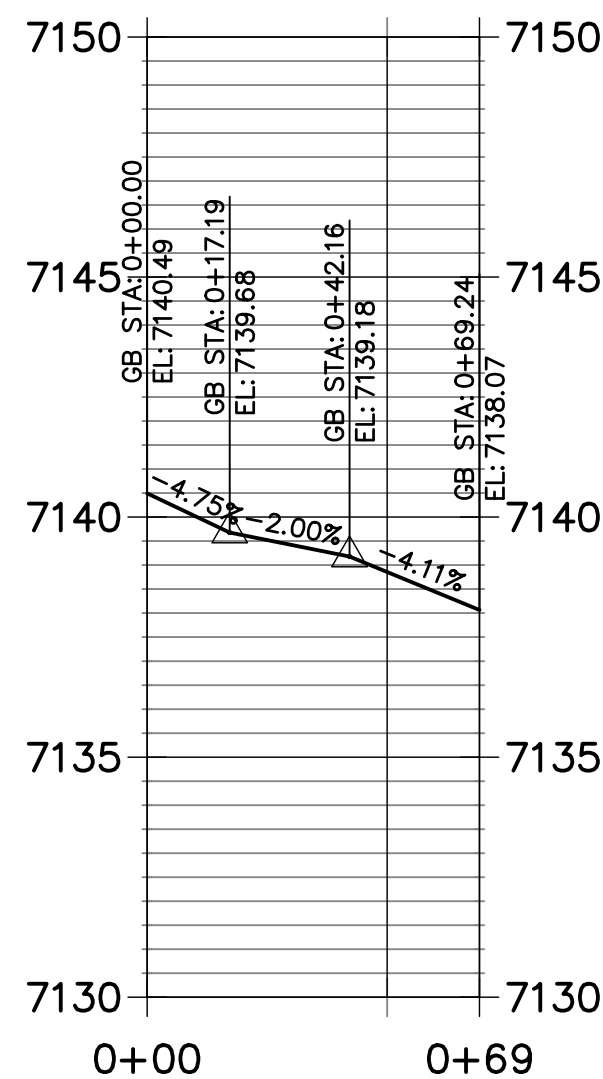
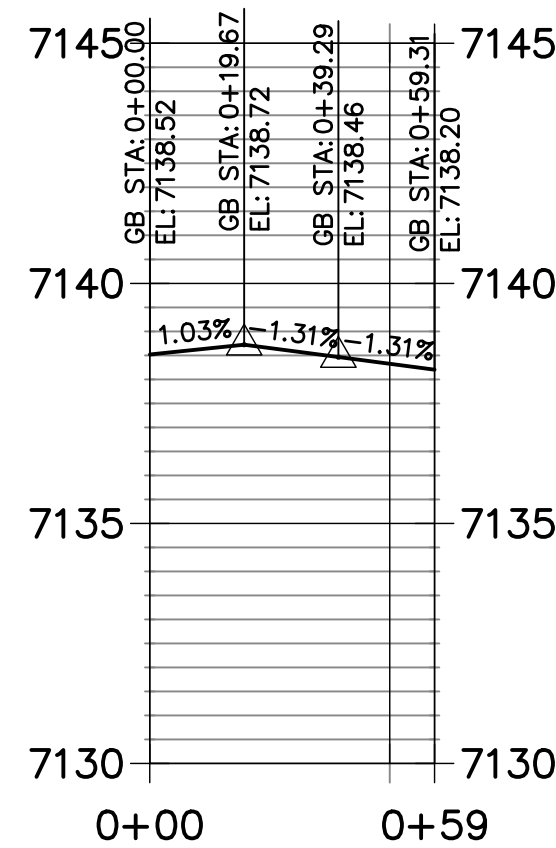
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**TOM KETCHUM DR. NORTH FL 1 PROFILE
STA 0+00.00 TO 0+69.24**

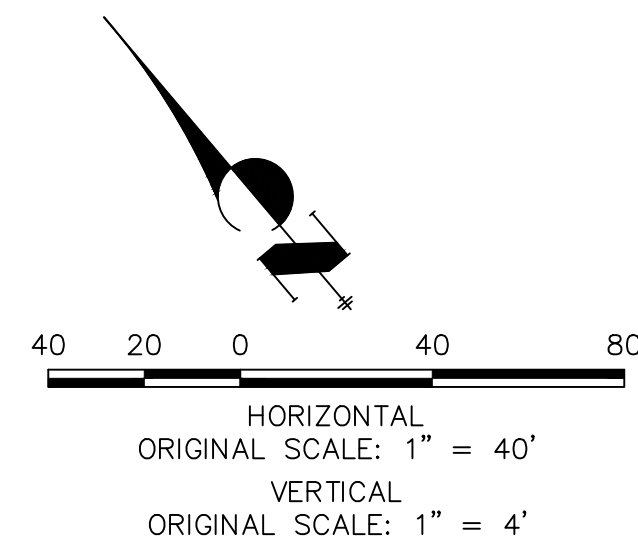
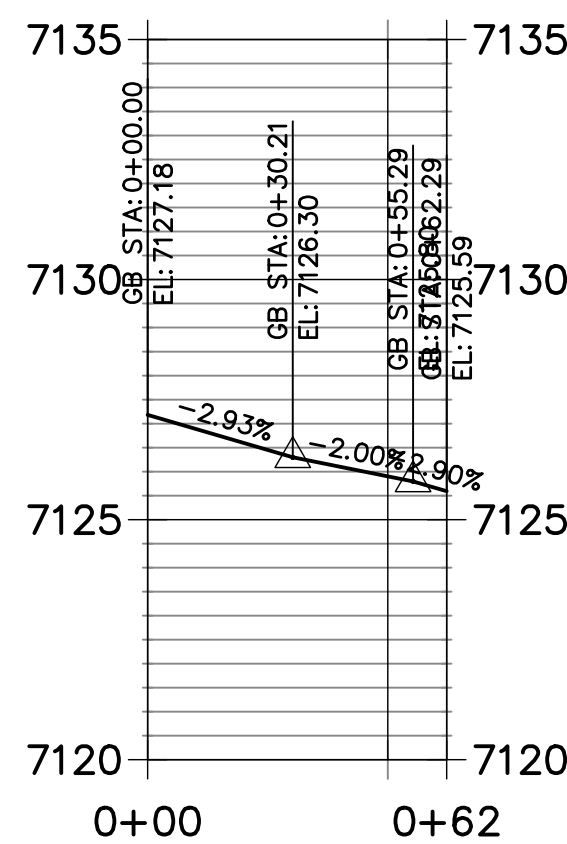
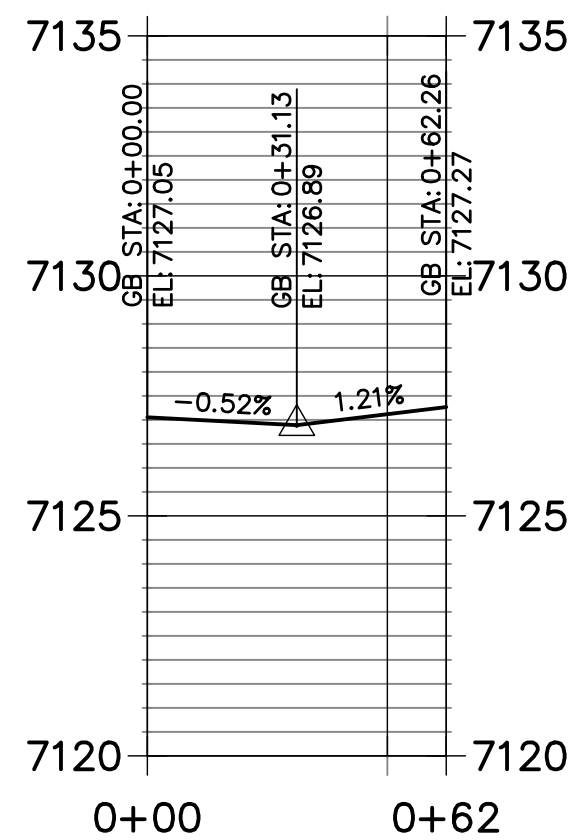
**TOM KETCHUM DR. CUL-DE-SAC FL PROFILE
STA 0+00.00 TO 5+10.23**

**TOM KETCHUM DR. SOUTH FL 1 PROFILE
STA 0+00.00 TO 0+59.31**



**TOM KETCHUM NORTH FL 2 PROFILE
STA 0+00.00 TO 0+62.27**


**TOM KETCHUM SOUTH FL 2 PROFILE
STA 0+00.00 TO 0+62.29**

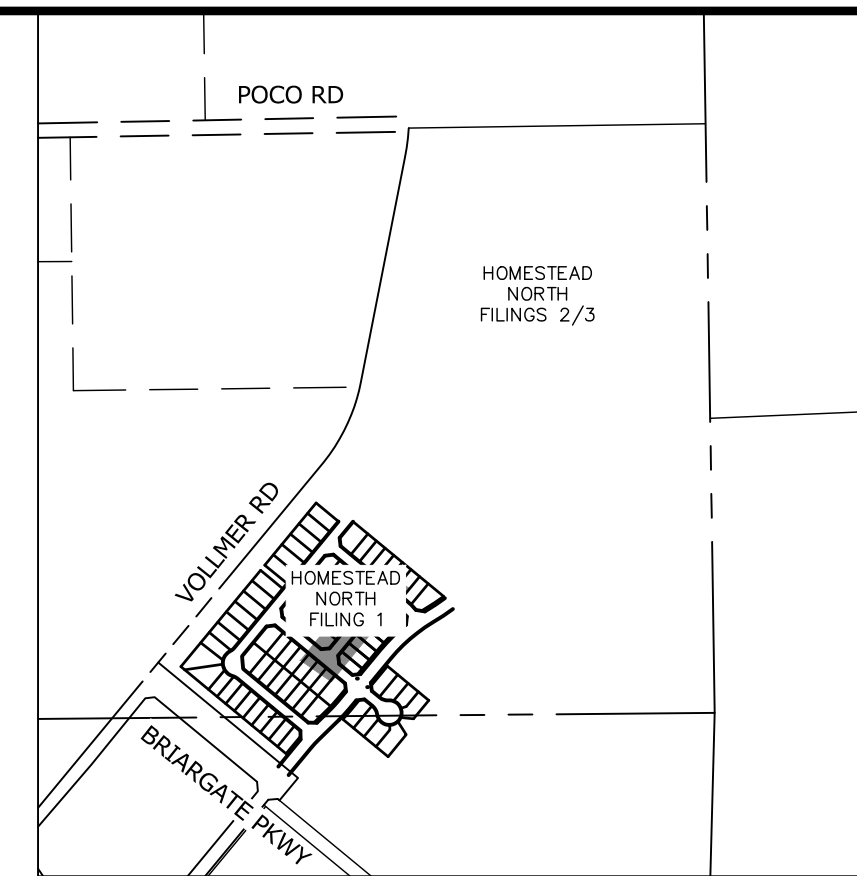


ENGINEER'S STATEMENT

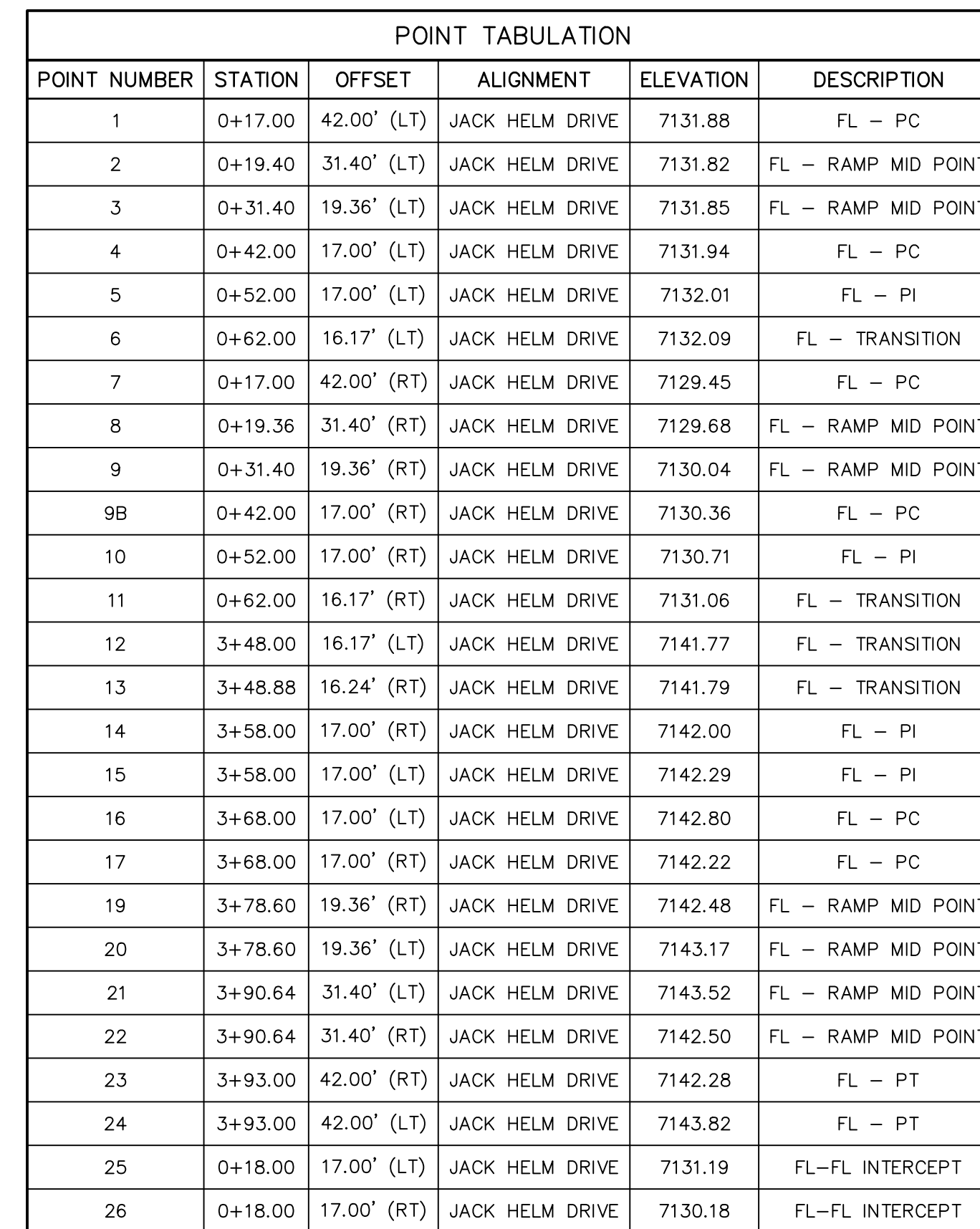
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



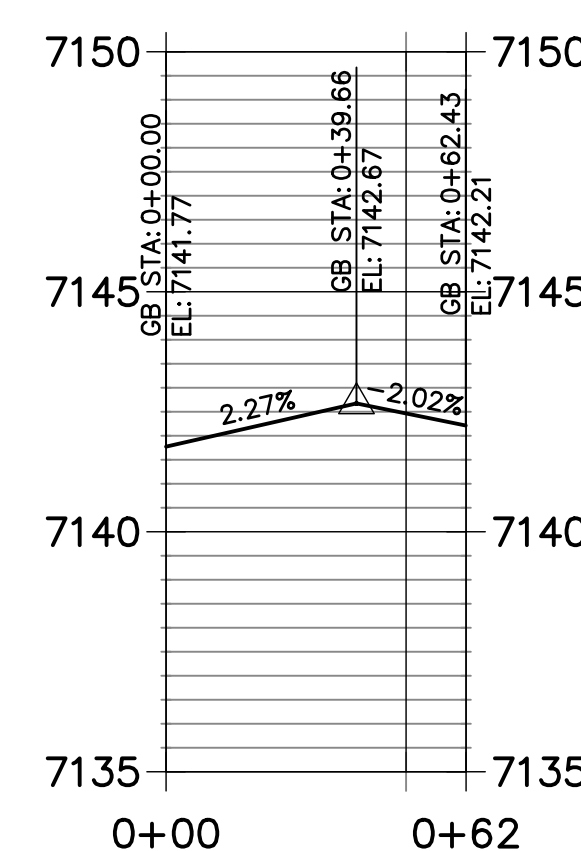
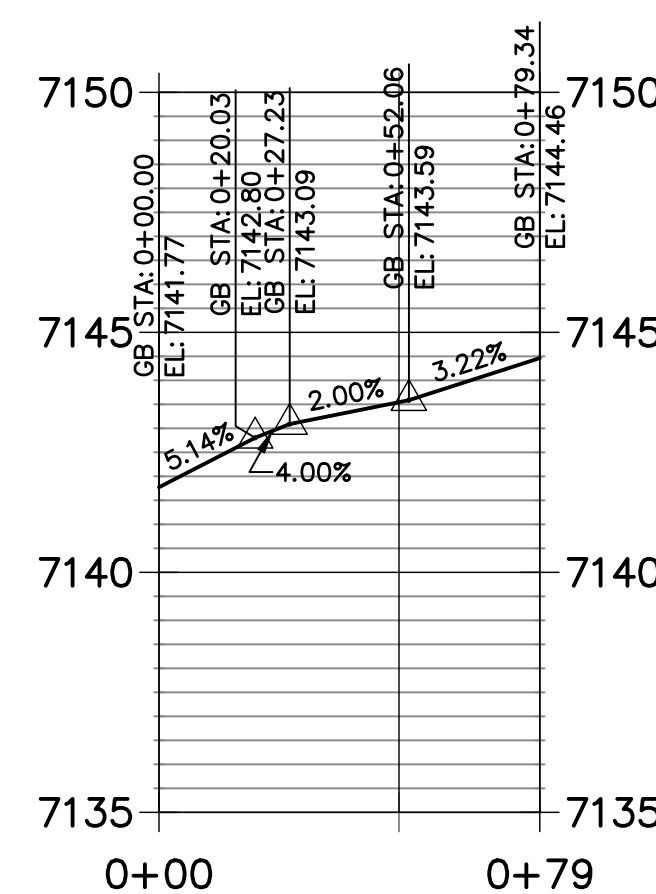
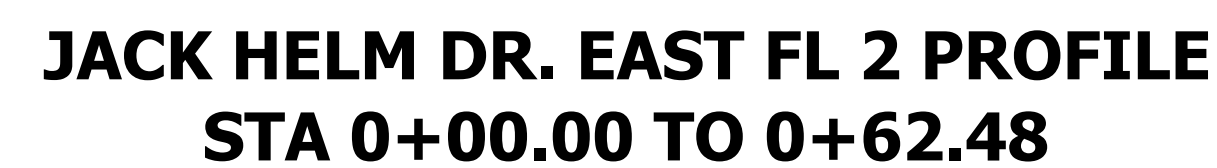
SHEET 9 OF 14		HOMESTEAD NORTH AT STERLING RANCH FILING NO.1		H--SCALE 1"=40'		No.		REVISION		BY		DATE		<div>J-R ENGINEERING A Westrian Company</div> <div>Central 303-740-9983 • Colorado Springs 719-569-2983 Fort Collins 970-491-9888 • www.jrengineering.com</div>		PREPARED FOR SR LAND, LLC 20 BOULDER 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 APPROVES THEIR USE FOR OTHER PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.	
STREET IMPROVEMENT PLANS		V--SCALE 1"=4"		DATE		9/9/22		DESIGNED BY AJH		DRAWN BY CGV		CHECKED BY							
JOB NO. 25188.00																			



KEY MAP
SCALE: NTS



LINE AND CURVE TABLE			
LINE/CURVE	BEARING/DELTA	LENGTH	RADIUS
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'
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'



HORIZONTAL
ORIGINAL SCALE: 1" = 40'

VERTICAL
ORIGINAL SCALE: 1" = 4'



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ENGINEER'S STATEMENT

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ENGINEERING

Mike Brunner

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

32314

0,10,100

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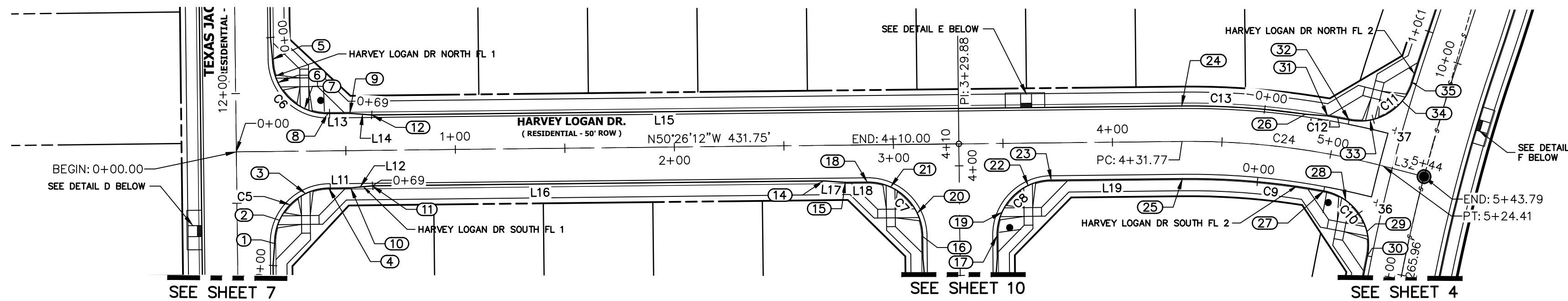
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H-SCALE	1"=40'
V-SCALE	1"=4'
DATE	9/9/22
DESIGNED BY	AJH
DRAWN BY	CGV
CHECKED BY	

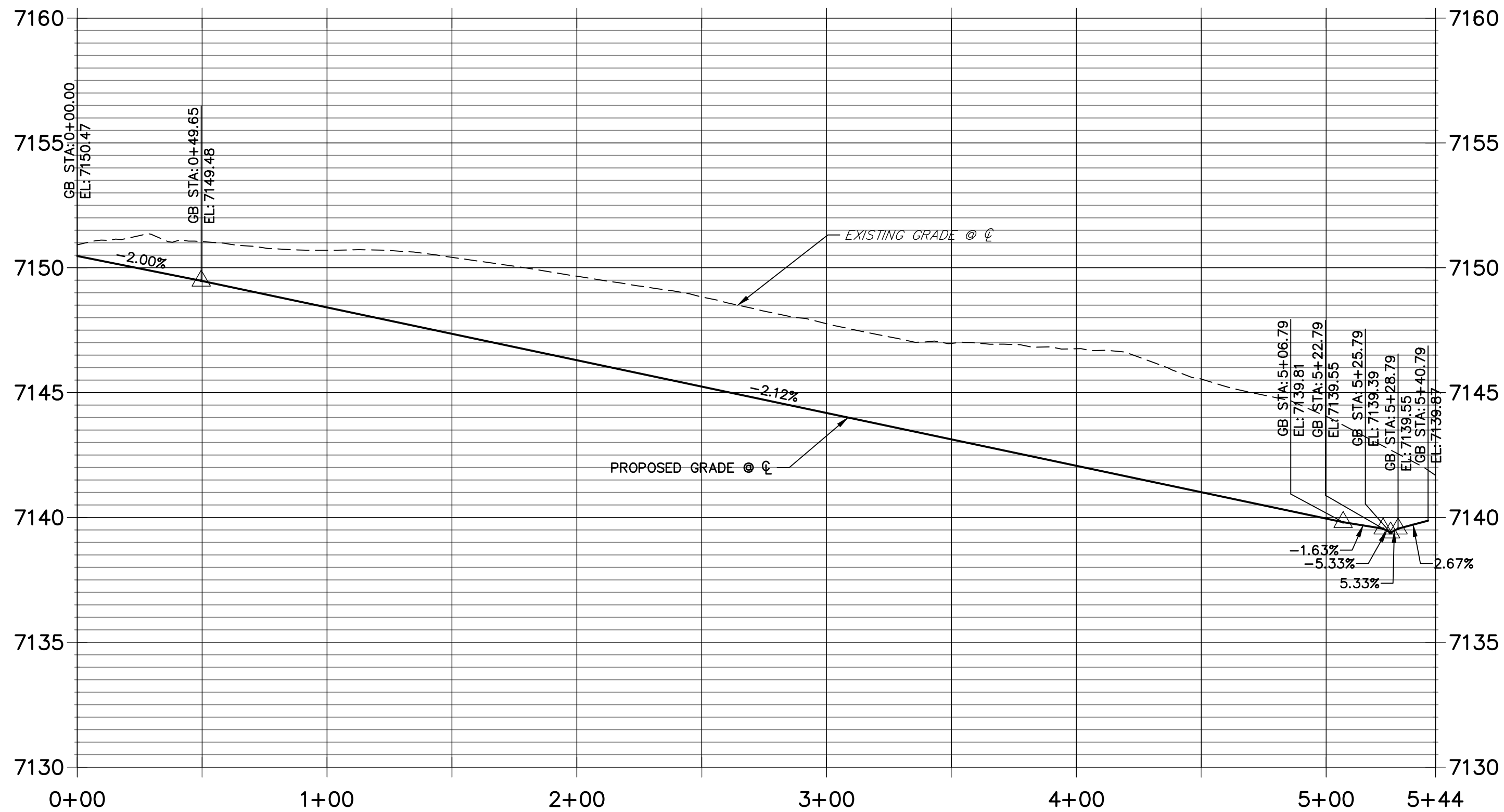
HOMESTEAD NORTH AT
STERLING RANCH FILING NO.1
STREET IMPROVEMENT PLANS

SHEET 10 OF 14

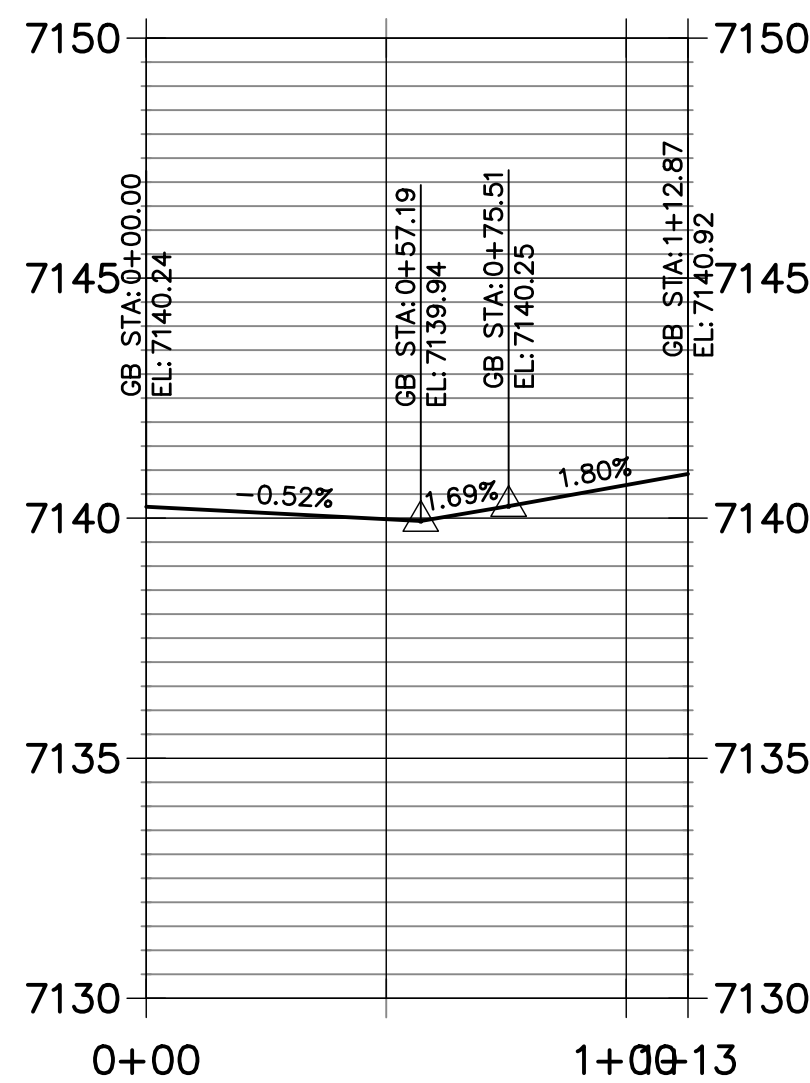
JOB NO. 25188.00



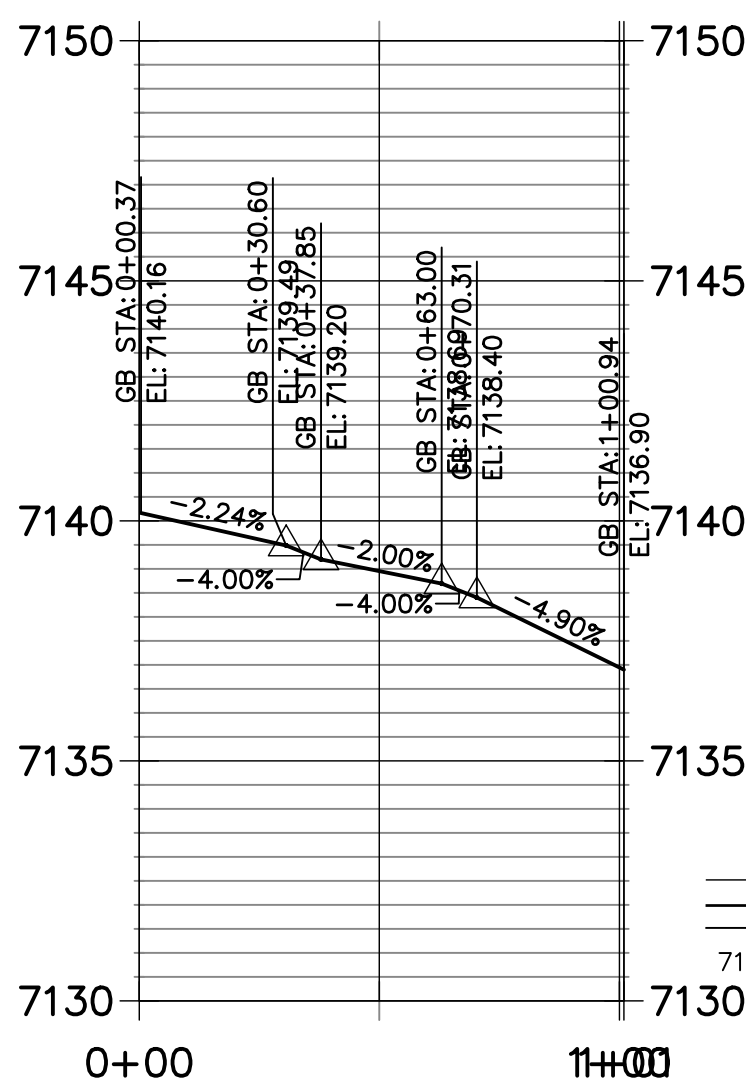
HARVEY LOGAN DRIVE PROFILE
STA 0+00.00 TO 5+43.79



HARVEY LOGAN DR. NORTH FL 2 PROFILE
STA 0+00.00 TO 1+12.87



HARVEY LOGAN DR SOUTH FL2 PROFILE
STA 0+00.00 TO 1+00.94



MID-BLOCK DETAIL D
SCALE: 1"=10'

MID-BLOCK DETAIL E
SCALE: 1"=10'

MID-BLOCK DETAIL F
SCALE: 1"=10'

ENGINEER'S STATEMENT

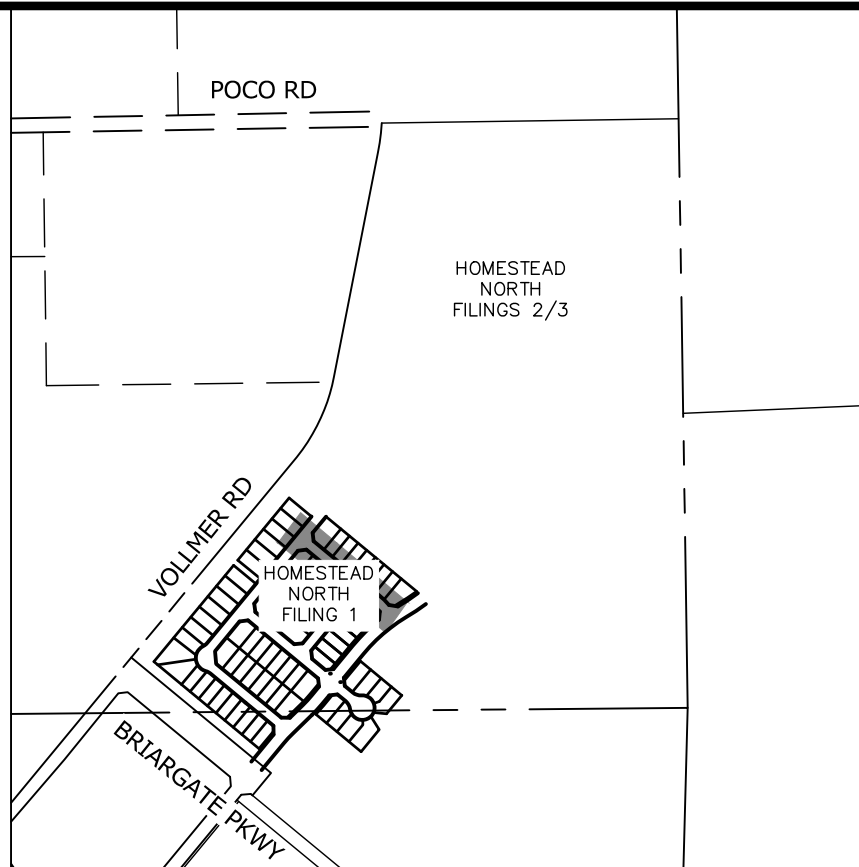
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MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



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ENGINEER'S STATEMENT

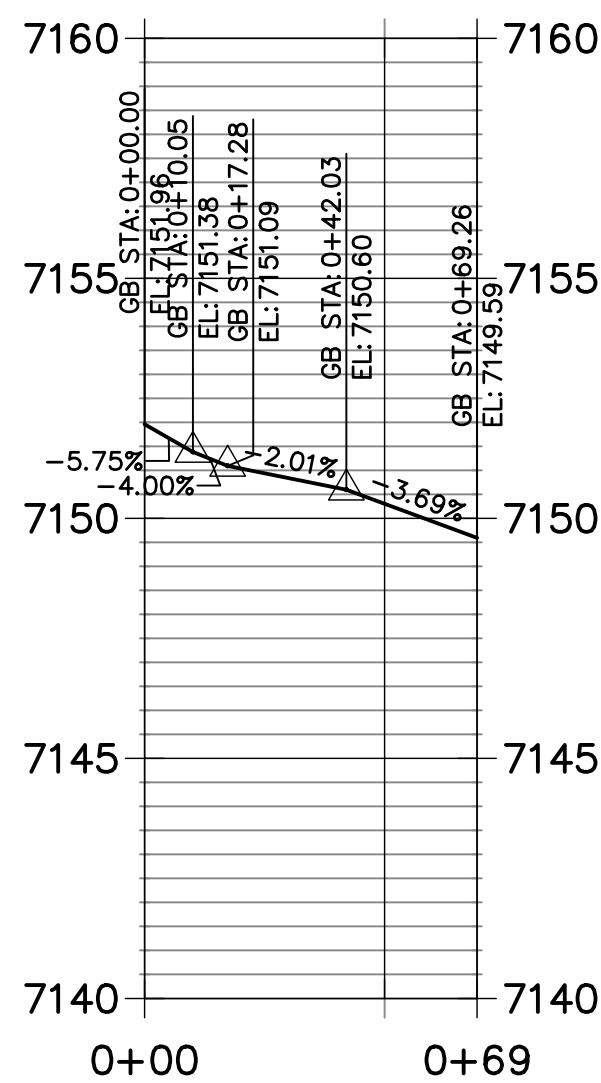
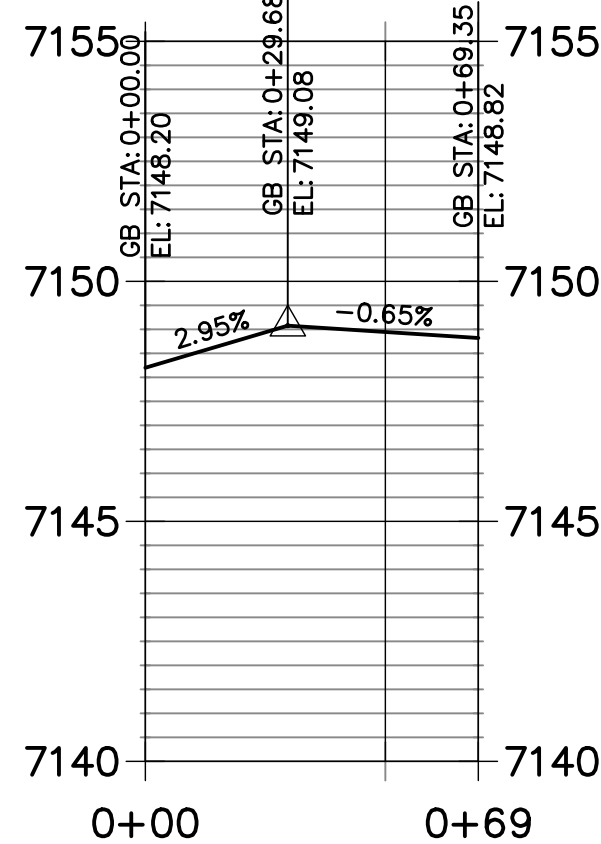
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COLORADO P.E. 32314
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KEY MAP
SCALE: 1"=40'

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
1	0+17.04	42.01' (RT)	HARVEY LOGAN DRIVE	7148.50	FL - PC
2	0+19.40	31.41' (RT)	HARVEY LOGAN DRIVE	7148.78	FL - RAMP MID POINT
3	0+31.44	19.36' (RT)	HARVEY LOGAN DRIVE	7149.01	FL - RAMP MID POINT
4	0+42.04	17.00' (RT)	HARVEY LOGAN DRIVE	7148.98	FL - PT
5	0+17.00	41.99' (LT)	HARVEY LOGAN DRIVE	7151.50	FL - PC
6	0+19.35	31.40' (LT)	HARVEY LOGAN DRIVE	7151.03	FL - RAMP MID POINT
7	0+31.41	19.35' (LT)	HARVEY LOGAN DRIVE	7150.68	FL - RAMP MID POINT
8	0+42.00	17.00' (LT)	HARVEY LOGAN DRIVE	7150.33	FL - PT
9	0+52.00	17.00' (LT)	HARVEY LOGAN DRIVE	7149.96	FL - PI
10	0+52.04	17.00' (RT)	HARVEY LOGAN DRIVE	7148.93	FL - PI
11	0+61.85	16.18' (RT)	HARVEY LOGAN DRIVE	7148.82	FL - TRANSITION
12	0+62.00	16.17' (LT)	HARVEY LOGAN DRIVE	7149.59	FL - TRANSITION
14	2+67.88	16.17' (RT)	HARVEY LOGAN DRIVE	7144.46	FL - TRANSITION
15	2+77.88	17.00' (RT)	HARVEY LOGAN DRIVE	7144.14	FL - PI
16	3+12.88	42.00' (RT)	HARVEY LOGAN DRIVE	7142.80	FL - PC
17	3+46.88	42.00' (RT)	HARVEY LOGAN DRIVE	7142.22	FL - PC
18	2+87.88	17.00' (RT)	HARVEY LOGAN DRIVE	7143.82	FL - PC
19	3+49.23	31.40' (RT)	HARVEY LOGAN DRIVE	7142.48	FL - RAMP MID POINT
20	3+10.52	31.40' (RT)	HARVEY LOGAN DRIVE	7143.17	FL - RAMP MID POINT
21	2+98.47	19.36' (RT)	HARVEY LOGAN DRIVE	7143.52	FL - RAMP MID POINT
22	3+61.28	19.36' (RT)	HARVEY LOGAN DRIVE	7142.50	FL - RAMP MID POINT
23	3+71.88	17.00' (RT)	HARVEY LOGAN DRIVE	7142.28	FL - PT
24	4+31.81	16.17' (LT)	HARVEY LOGAN DRIVE	7141.00	FL - PC
25	4+31.77	17.00' (RT)	HARVEY LOGAN DRIVE	7140.93	FL - PC
26	4+86.02	16.17' (LT)	HARVEY LOGAN DRIVE	7140.13	FL - TRANSITION
27	4+99.95	17.00' (RT)	HARVEY LOGAN DRIVE	7139.49	FL -PC
28	5+11.21	19.20' (RT)	HARVEY LOGAN DRIVE	7139.12	FL - RAMP MID POINT
29	5+24.84	30.76' (RT)	HARVEY LOGAN DRIVE	7138.77	FL - RAMP MID POINT
30	5+27.87	41.45' (RT)	HARVEY LOGAN DRIVE	7138.40	FL - PT
31	4+95.60	17.00' (LT)	HARVEY LOGAN DRIVE	7140.08	FL - PI
32	5+05.14	17.00' (LT)	HARVEY LOGAN DRIVE	7140.03	FL - PC
33	5+14.09	18.97' (LT)	HARVEY LOGAN DRIVE	7139.99	FL - RAMP MID POINT
34	5+25.53	30.91' (LT)	HARVEY LOGAN DRIVE	7140.09	FL - RAMP MID POINT
35	5+27.81	40.15' (LT)	HARVEY LOGAN DRIVE	7140.25	FL - PT
36	5+25.97	17.00' (RT)	HARVEY LOGAN DRIVE	7138.92	FL-FL INTERCEPT
37	5+25.97	17.00' (LT)	HARVEY LOGAN DRIVE	7139.84	FL-FL INTERCEPT

HARVEY LOGAN DR. SOUTH FL 1 PROFILE
STA 0+00.00 TO 0+69.35



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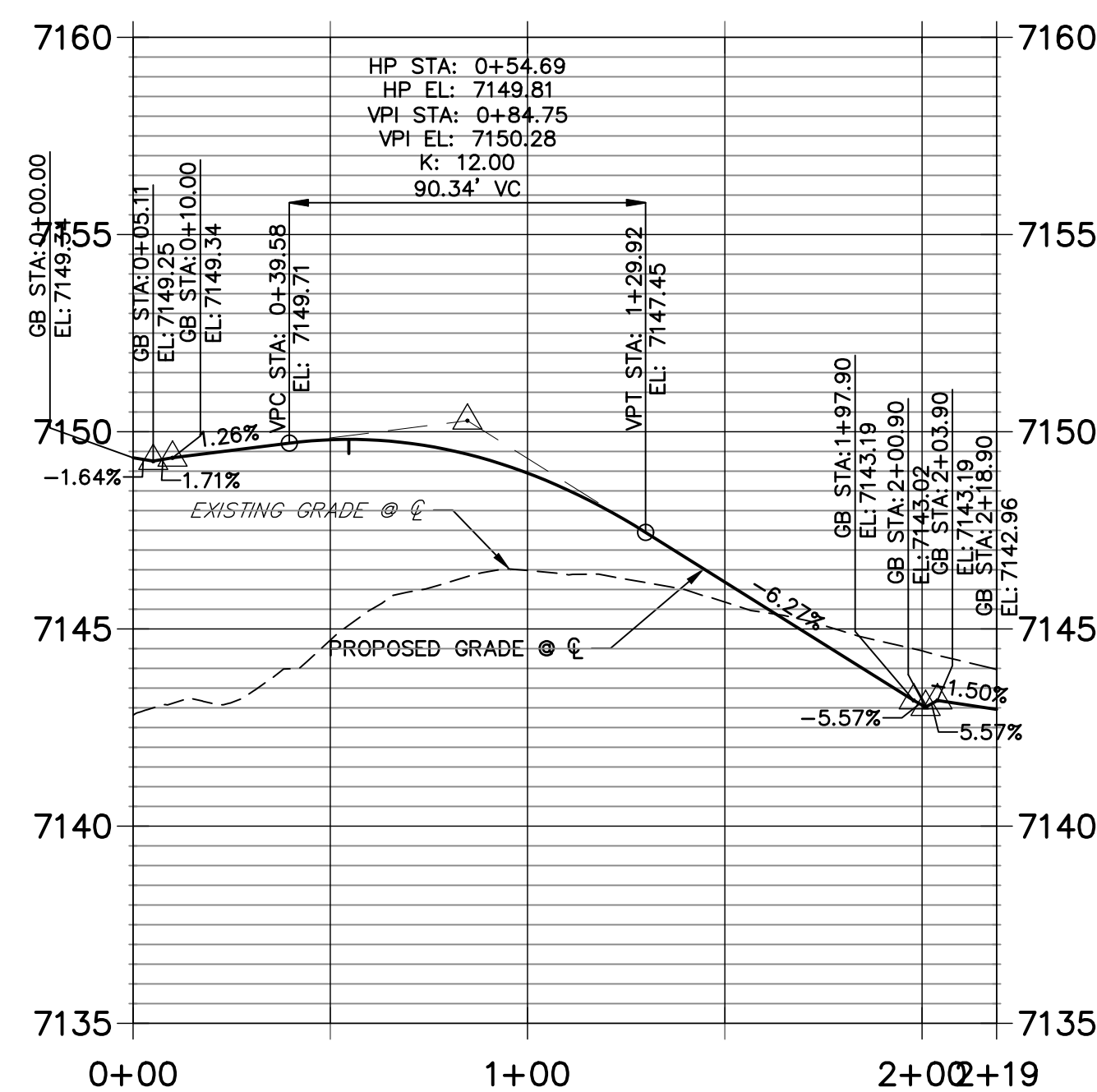
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20 BOULDER CRESCENT
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COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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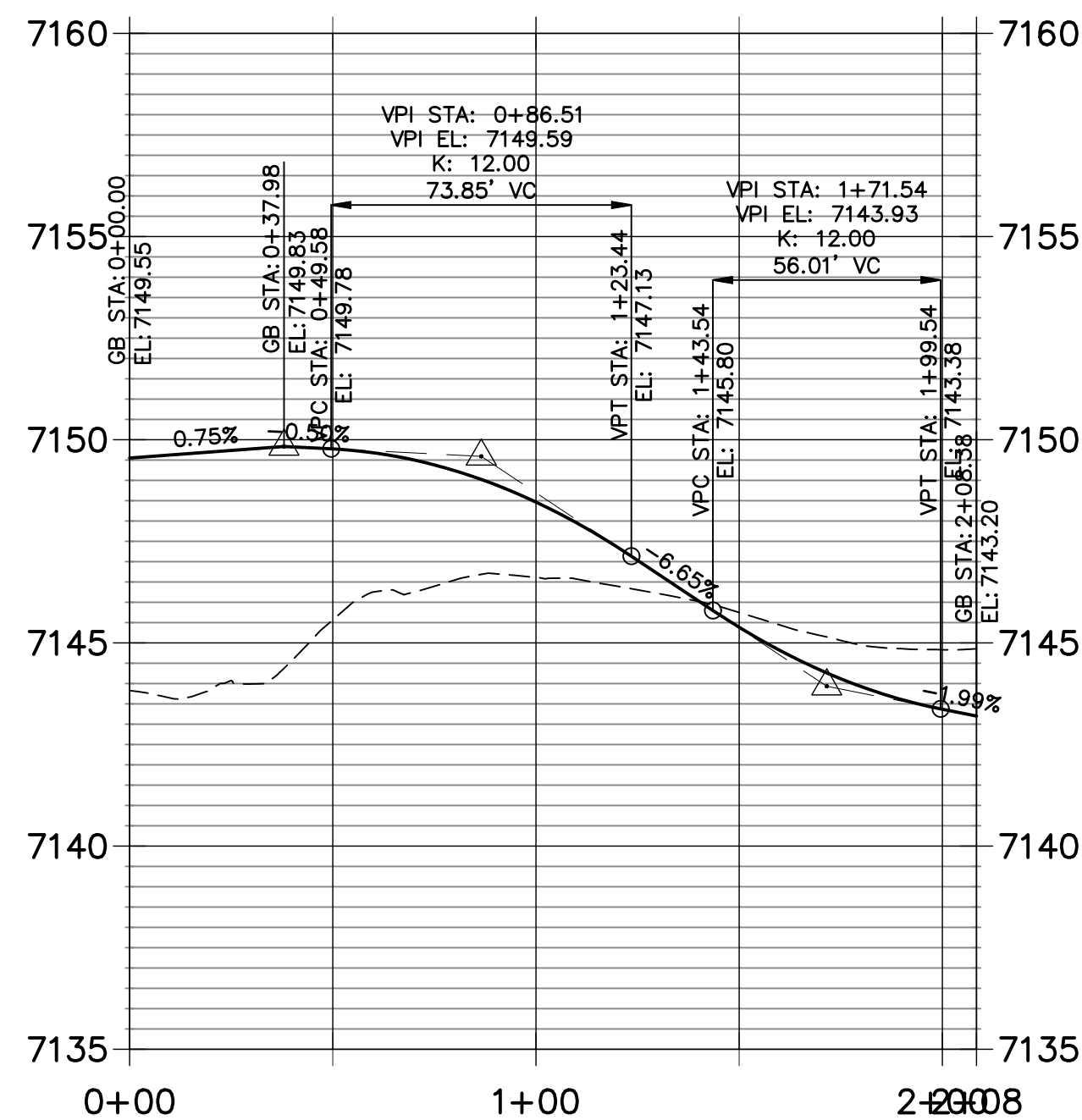
BY		DATE		REVISION	
1"	40'	1"	4'	9/9/22	AUH
DESIGNED BY	CGV	DRAWN BY	CGV	CHECKED BY	

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

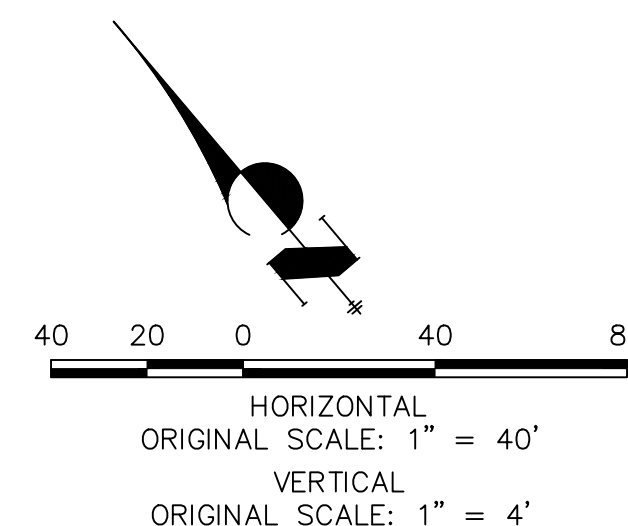
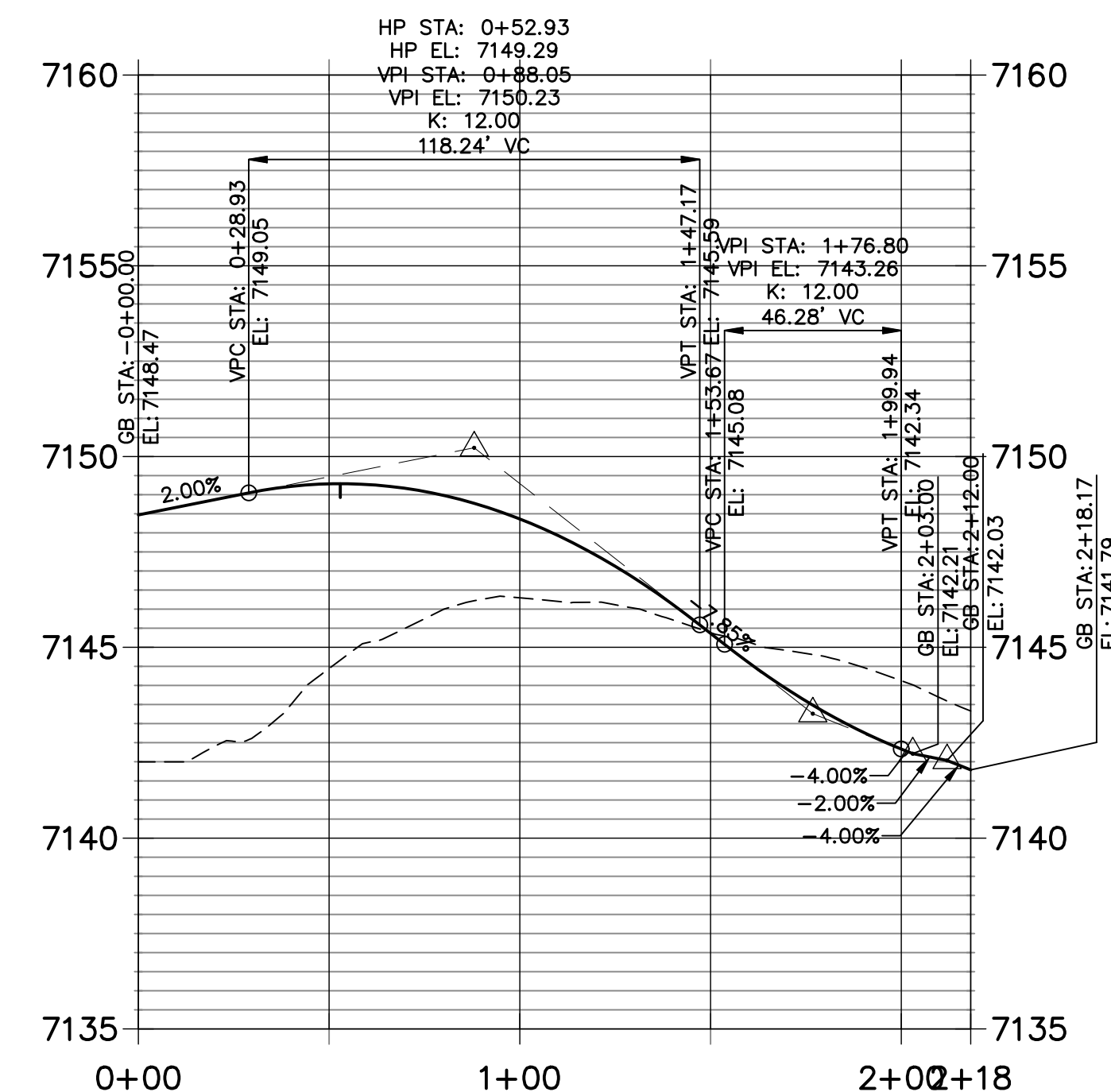
SHEET 11 OF 14
JOB NO. 25188.00



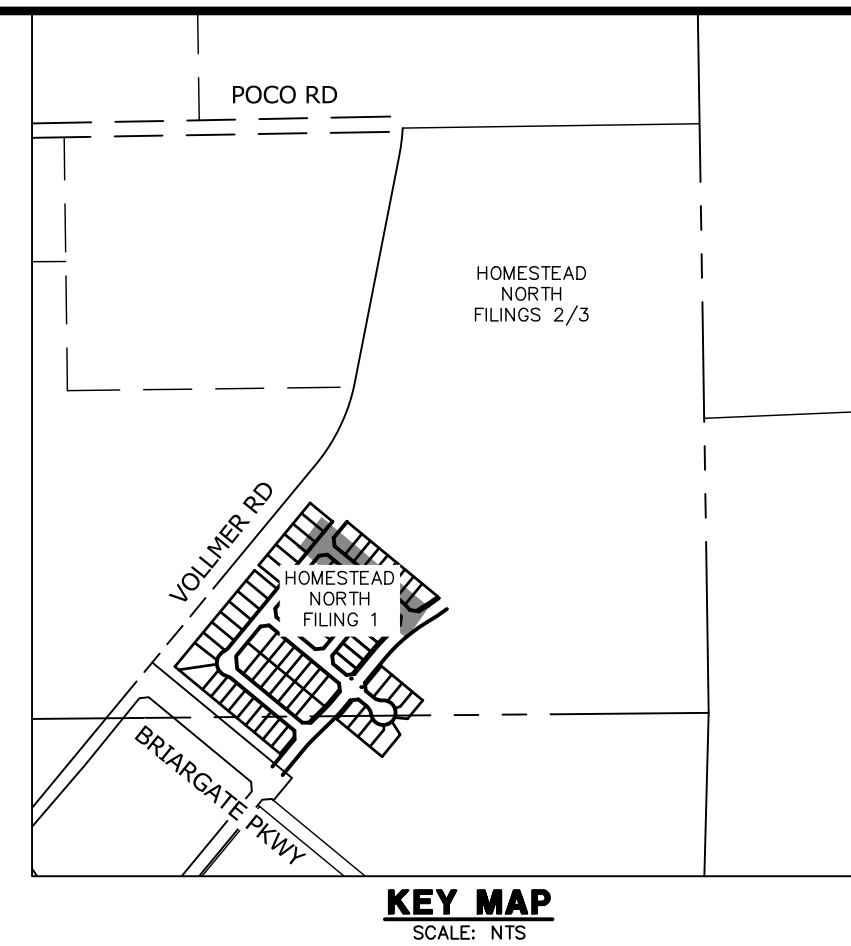
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C14	91°14'35"	30.00'	47.77'
C16	90°00'00"	25.00'	39.27'
C17	132°16'40"	5.00'	11.54'
C18	43°31'16"	50.00'	37.98'
C20	90°00'00"	25.00'	39.27'



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



EPC 12/6/2022



PREPARED FOR

SR LAND, LLC

SUITE 201
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H-SCALE	1" = 40'	No.	REVISION	BY	DATE
V-SCALE	1" = 4'				
DATE	9/9/22				
DESIGNED BY	AJH				
DRAWN BY	CGV				
CHECKED BY					

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

SHEET 12 OF 14

JOB NO. 25188.00



811
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ENGINEER'S STATEMENT

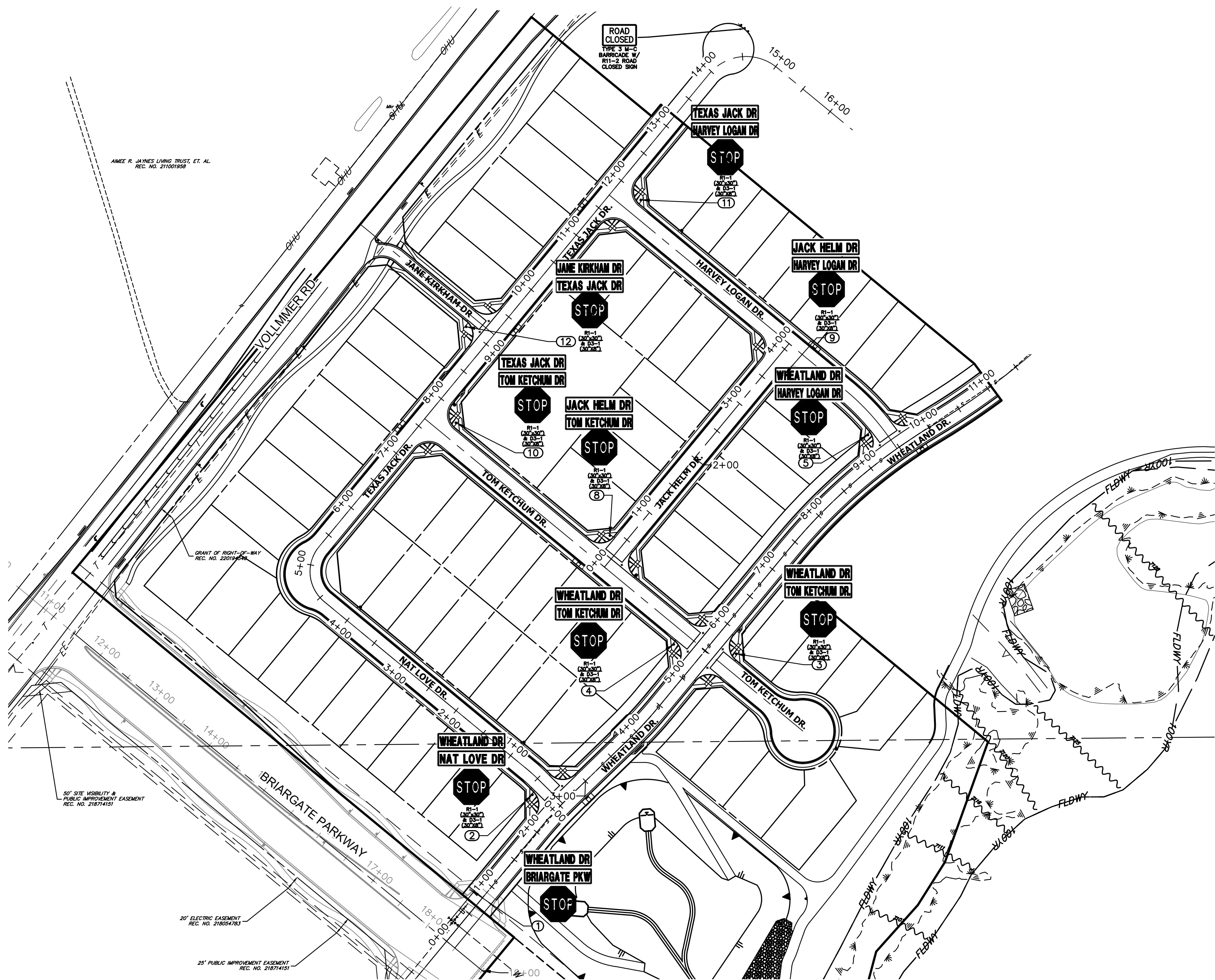
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ENGINEERING

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

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

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

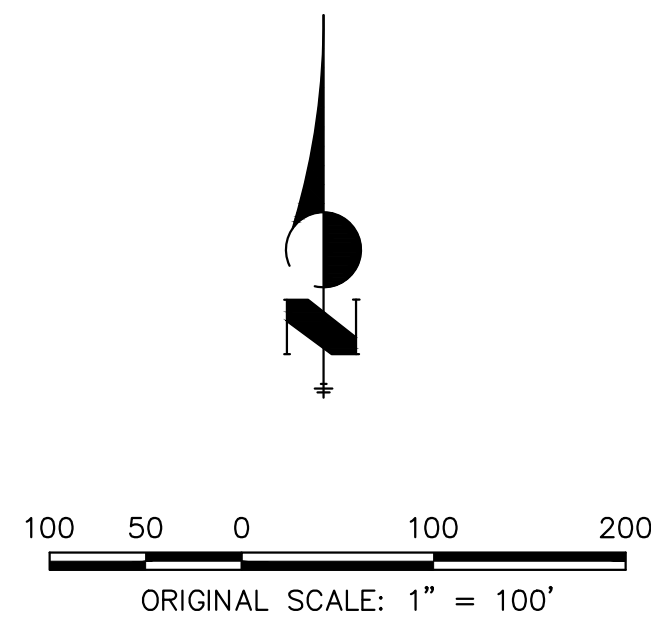
09/09/22



POINT TABULATION				
POINT NUMBER	STATION	OFFSET	ALIGNMENT	DESCRIPTION
1	0+77.50	20.50' (LT)	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



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE 09/09/22



HOMESTEAD NORTH AT
STERLING RANCH FILING NO.1

SIGNAGE

SHEET 13 OF 14

JOB NO. 25188.00

BY DATE

No. REVISION

H-SCALE 1"=100'

V-SCALE N/A

DATE 9/9/22

DESIGNED BY ARJ

DRAWN BY ARJ

CHECKED BY

J.R. ENGINEERING
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20 BOULDER CRESCENT
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