

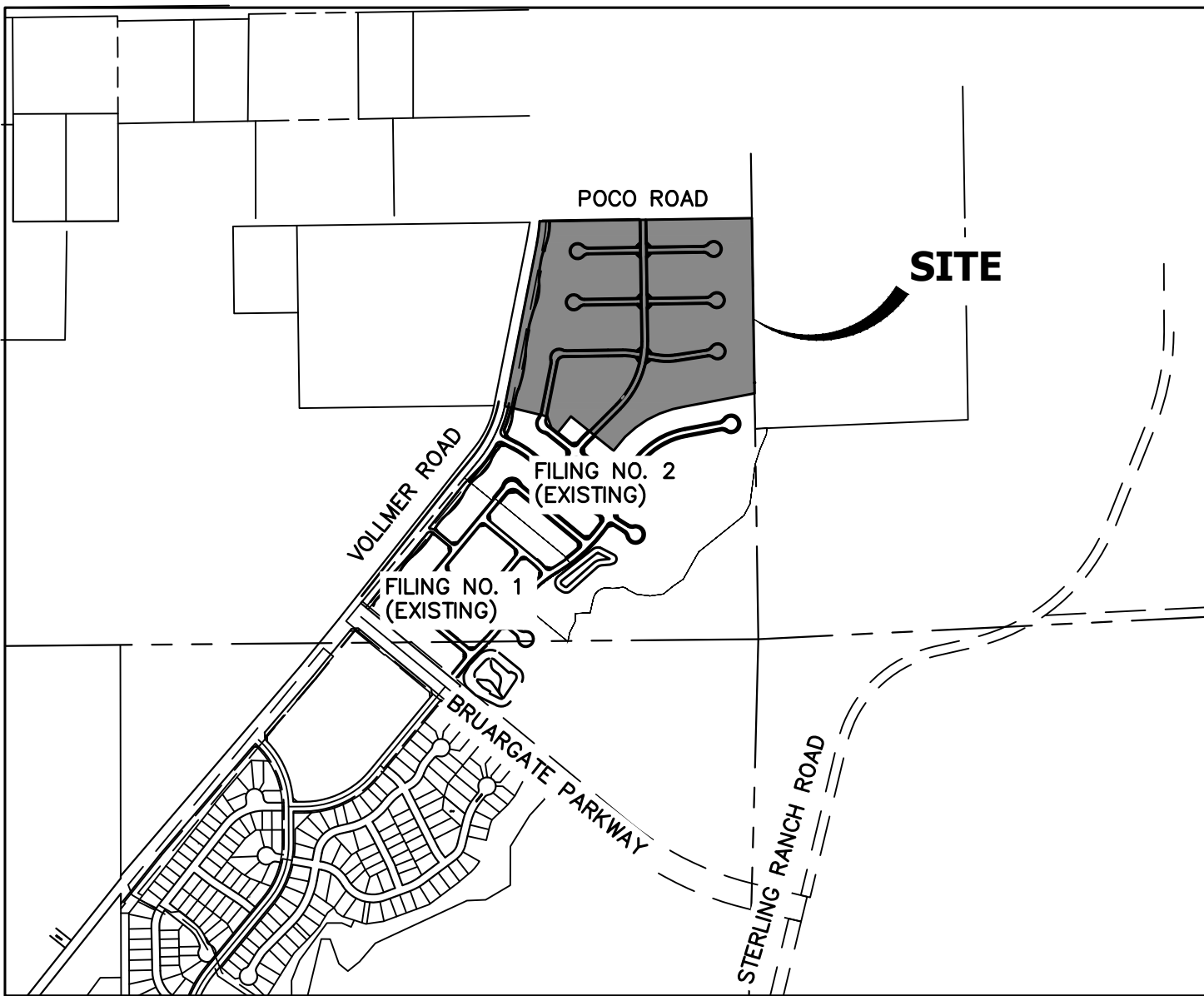
HOMESTEAD NORTH AT STERLING RANCH FILING NO.3

COUNTY OF EL PASO, STATE OF COLORADO

STREET IMPROVEMENT PLAN

AGENCIES

OWNER/DEVELOPER:	SR LAND, LLC 20 BOULDER CRESCENT, SUITE 200 COLORADO SPRINGS, CO 80903 JAMES MORLEY (719) 491-3024	FIRE DISTRICT:	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300
CIVIL ENGINEER:	JR ENGINEERING, LLC 5475 TECH CENTER DRIVE COLORADO SPRINGS, CO 80919 MIKE BRAMLETT P.E. (303) 267-6240	GAS DEPARTMENT:	COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 JEFF RICE, P.E. (719) 520-6300	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283
TRAFFIC ENGINEERING:	EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JENNIFER IRVINE, P.E. (719) 520-6460	COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674
WATER RESOURCES:	STERLING RANCH METRO DISTRICT ENGINEERS JDS-HYDRO CONSULTANTS 545 E. PIKES PEAK AVE., SUITE 300 COLORADO SPRINGS, CO 80903 JOHN MCGINN (719) 668-8769		



VICINITY MAP
SCALE: 1"=1000'

BASIS OF BEARINGS

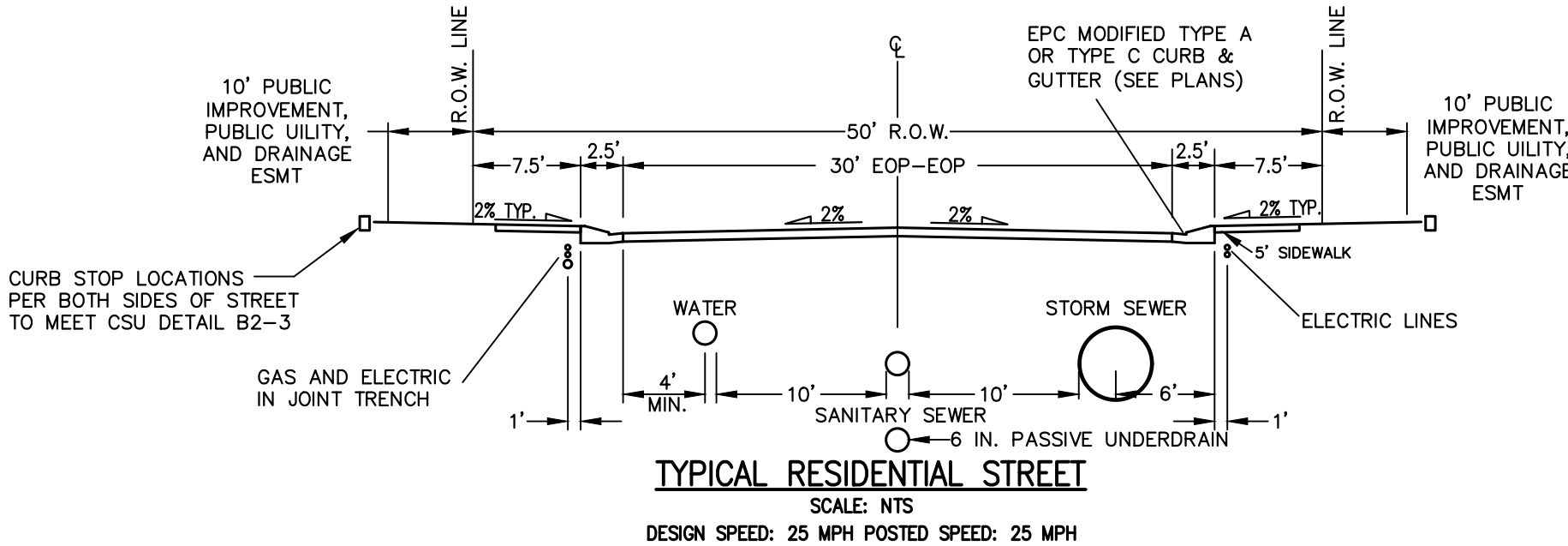
THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E A DISTANCE OF 2,722.69 FEET.

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 = 235849.817
ELEVATION = 7030.82



NOTE

- VOLLMER ROAD (NORTH) STREET IMPROVEMENT PLAN PCD FILE NO. CDR-21-10
- SAND CREEK RESTORATION PUBLIC IMPROVEMENT CONSTRUCTION PLANS PCD FILE NO. CDR-20-004
- HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2 PCD FILE NO. SF2218
- HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3 STORM SEWER AND POND PLANS
- HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3 EARLY SANITARY SYSTEM PLAN SP-22-007
- HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3 EARLY WATER SYSTEM PLAN SP-22-007

SHEET INDEX

- COVER SHEET
- GENERAL NOTES
- LEGEND
- HORIZONTAL CONTROL PLAN
- ROADWAY PLAN AND PROFILE
- SIGNAGE PLAN
- Detail Sheet

TOTAL SHEET: 15

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 Bramlett
32314
11/15/22
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

EL PASO COUNTY STATEMENT

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

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

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

JOSHUA PALMER, P.E.

DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

DISTRICT APPROVALS

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

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

OWNER/DEVELOPER STATEMENT

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

James Morley
9/9/2022
JAMES F. MORLEY
DATE
SR LAND, LLC
20 BOULDER CRESCENT, SUITE 201
COLORADO SPRINGS, CO 80903

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

PREPARED FOR
SR LAND, LLC
20 BOULDER CRESENT
SUITE 200
COLORADO SPRINGS, CO 80903
ATTN: JAMES MORLEY
J.MORLEY3870@AOL.COM

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	REVISION	No.	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A	N/A	11/15/22	QNL	QNL	

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3	COVER SHEET
SHEET 1 OF 15	JOB NO. 2518812



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 FOLLOWINGS:
 - 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
SCALE: 1"=100'



ENGINEER'S STATEMENT

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

Mike A. Bramlett, P.E.
32314
11/15/22
FOR AND ON BEHALF OF JR ENGINEERING

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 CRESSENT SUITE 200
COLORADO SPRINGS, CO 80903
ATTN: JAMES MORLEY
JMORLEY3870@AOL.COM

J.R. ENGINEERING
A Westman Company



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

BY	DATE	REVISION	No.	1"=100'	H-SCALE	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
								11/15/22			

HOMESTEAD NORTH AT
STERLING RANCH FILING NO. 3

GENERAL NOTES

SHEET 2 OF 15

JOB NO. 2518812

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LAYER LINETYPE LEGEND

	EXISTING	PROPOSED
PHASE LINE		
MATCH LINE		
SECTION LINE		
BOUNDARY LINE		
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
R.O.W. A LINE		
CENTERLINE		
CITY LIMITS		
WIRE FENCE		
CHAIN LINK FENCE		
WOOD FENCE		
MASONRY FENCE		
GUARDRAIL		
CONC. BARRIER		
CABLE TV		
ELECTRIC		
FIBER OPTIC		
GAS MAIN		
IRRIGATION MAIN		
OIL/PETRO. MAIN		
OVERHEAD UTILITY		
SANITARY SEWER		
STORM DRAIN		
TELEPHONE		
WATER MAIN		
RAW WATER LINE		
SWALE/WATERWAY FLOWLINE		
DIVERSION DITCH		
DIVERSION CHANNEL		
MAJOR DRAINAGE BASIN		
MINOR DRAINAGE BASIN		
TOP OF SLOPE		
TOE OF SLOPE		
EDGE OF WATER		
INDEX CONTOUR		
INTERMEDIATE CONTOUR		
DEPRESSION CONT. (INDEX)		
DEPRESSION CONT. (INTER)		
TOP OF CUTS		
TOE OF FILLS		
CUT AND FILL LINE		
SILT FENCE		
100 YEAR FLOODPLAIN		
500 YEAR FLOODPLAIN		
FLOODWAY		
BASE FLOOD ELEVATION		
EDGE OF WETLANDS		
STONE WALL		

UTILITIES LEGEND

	EXISTING	PROPOSED
STORM SEWER		
MANHOLE		
STORM INLET		
AREA INLET - SQUARE		
AREA INLET - ROUND		
FLARED END SECTION		
RIPRAP		
SANITARY SEWER		
LINE MARKER		
SERVICE MARKER		
CLEAN-OUT		
MANHOLE W/ DIRECTIONAL FLOW ARROW		
WATER LINE		
LINE MARKER		
SERVICE MARKER		
FIRE HYDRANT		
FIRE CONNECTION		
MANHOLE		
BEND		
BLOW-OFF VALVE		
WELL		
METER		
VALVE		
REDUCER		
THRUST BLOCK		
CROSS		
PLUG W/ THRUST BLOCK		
TEE		
REVERSE ANCHOR		
ANODE		
AIR & VACUUM VALVE ASSEMBLY		
TRANSMISSION BLOW-OFF ASSEMBLY		
GAS LINE		
MARKER		
SERVICE MARKER		
METER		
VALVE		
PLUG		
TEE		
DRY UTILITIES		
CABLE TV MARKER		
CABLE TELEVISION PEDESTAL		
ELECTRIC MARKER		
ELECTRIC SERVICE MARKER		
ELECTRICAL PEDESTAL		
ELECTRICAL METER		
ELECTRICAL MANHOLE		
FIBER-OPTIC MARKER		
IRRIGATION PEDESTAL		
TELEPHONE MARKER		
TELEPHONE PEDESTAL		
TELEPHONE MANHOLE		
UTILITY POLE		
GUY ANCHOR		
GUY POLE		
MISC. UTILITIES		
VENT PIPE		
TEST HOLE DESIGNATOR		

TRAFFIC LEGEND

	EXISTING	PROPOSED
PARKING METER		
TRAFFIC SIGNAL BOX		
TRAFFIC SIGNAL POLE		
TRAFFIC SIGNAL		
BARRICADE		
GUARD RAIL POST		
IMPACT ATTENUATOR		
BRIDGE STYLE HIGHWAY SIGN POST		
CANTILEVER STYLE HIGHWAY SIGN POST		
RAILROAD MARKER/SIGN		
STREET LIGHT		
STREET LIGHT - SINGLE		
STREET LIGHT - DOUBLE		
LUMINAIRE		
ALTERNATE LUMINAIRE		
SIGNAL MAST ARM W/ LUMINAIRE		
PEDESTAL POLE FOUNDATION		
TRAFFIC SIGNAL POLE		
ROUND PULL BOX		
MEDIUM PULL BOX		
LARGE PULL BOX (20X33X15)		
SIGNAL HEAD WITHOUT BACK PLATE		
SIGNAL HEAD WITH BACK PLATE		
PEDESTRIAN SIGNAL HEAD		
VIDEO IMAGE DETECTOR		
OPTICOM DETECTOR		
VEHICLE DETECTION ZONE		

LANDSCAPE LEGEND

	EXISTING	PROPOSED
TREE - CONIFEROUS		
TREE - DECIDUOUS		
SHRUB/BUSH		
SHRUBS AND BUSHES		
IRRIGATION BOX		
IRRIGATION SPRINKLER		
IRRIGATION VALVE		
BOLLARD		
FLAGPOLE		

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING PROFESSIONAL ENGINEERS APPROVES THEIR USE, THESE DRAWINGS ARE NOT TO BE USED FOR ANY PURPOSES WITHOUT WRITTEN AUTHORIZATION.

PREPARED FOR

SR LAND, LLC
20 BOULDER CRESSENT
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ATTN: JAMES MORLEY
J.MORLEY3870@AOL.COM

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BY

DATE

No. REVISION

N/A

N/A

DATE

DESIGNED BY

DRAWN BY

CHECKED BY

HOMESTEAD NORTH AT
STERLING RANCH FILING NO. 3

LEGEND

SHEET 3 OF 15

JOB NO. 2518812



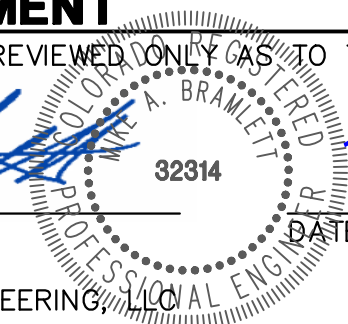
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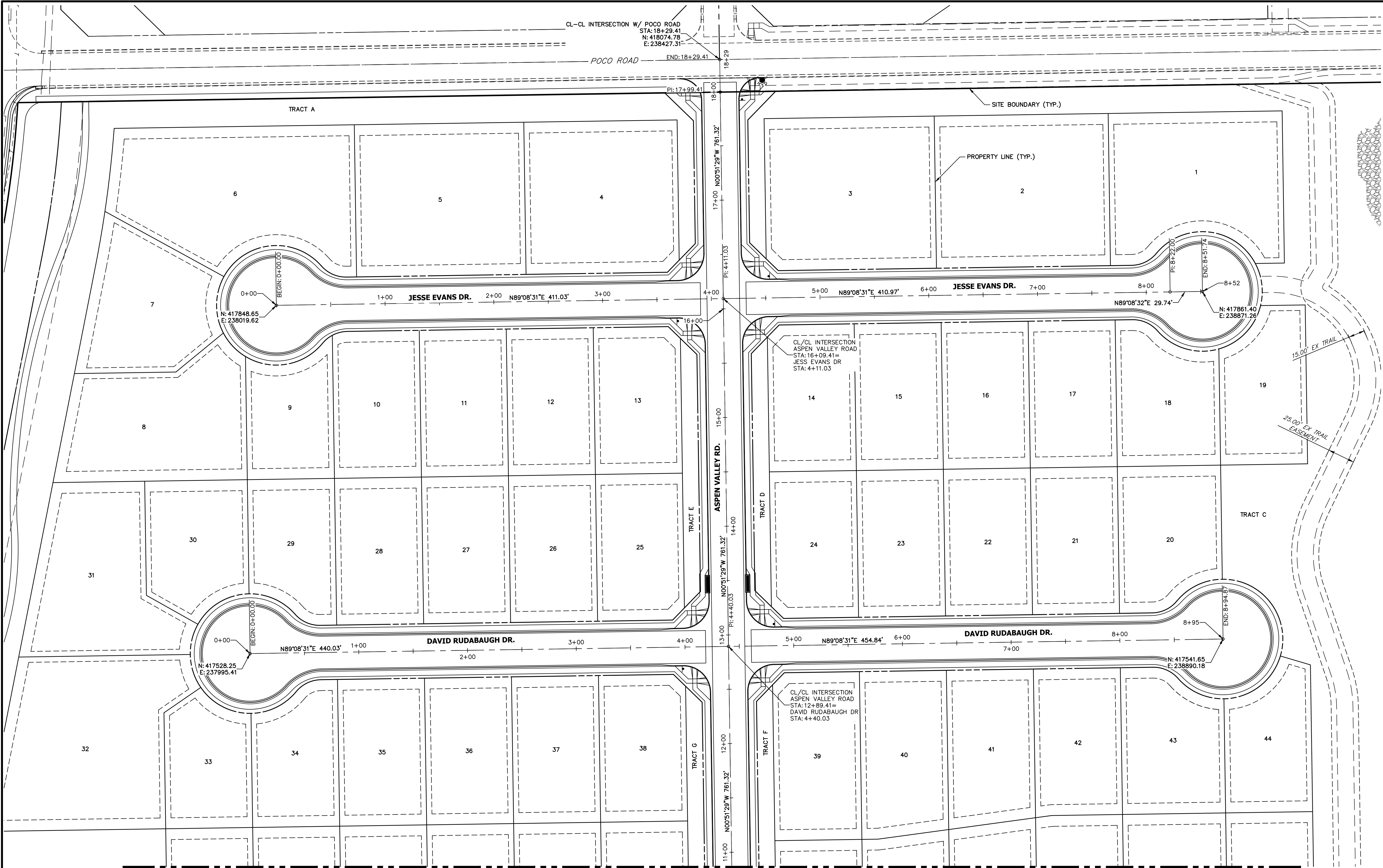
ENGINEER'S STATEMENT

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

Mike Bramlett
11/15/22

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





MATCH STA: 11+00
SEE SHEET 5



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

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

DATE: 11/15/22

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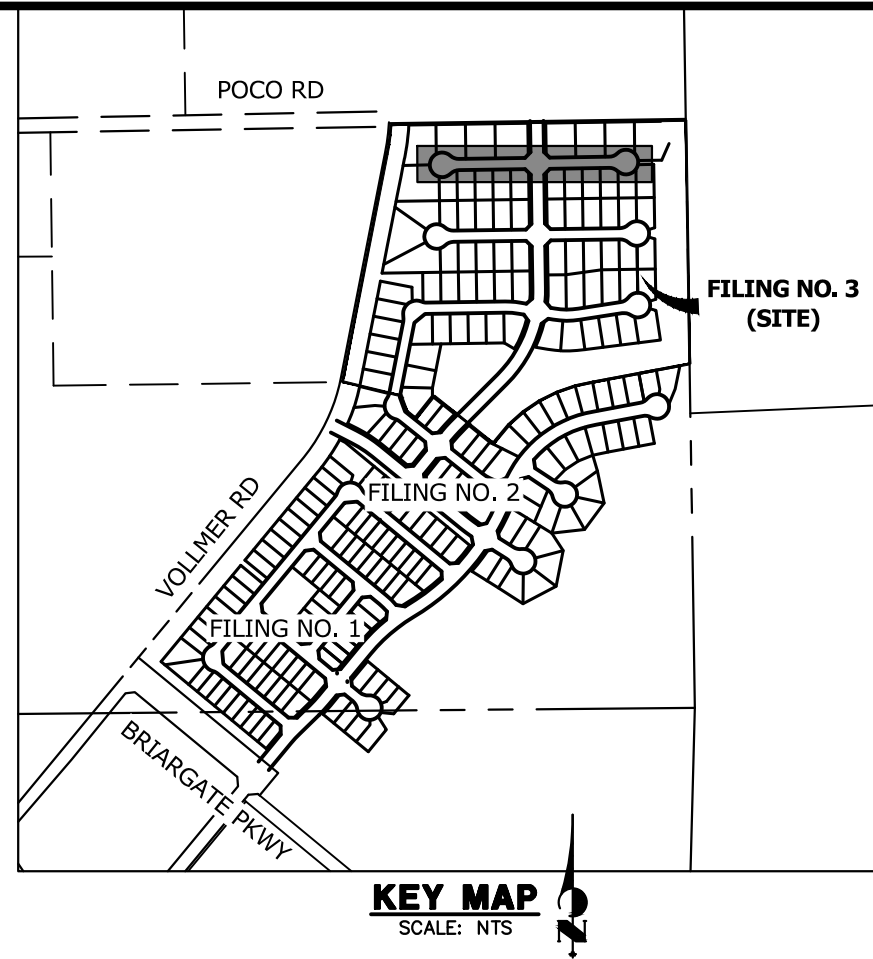
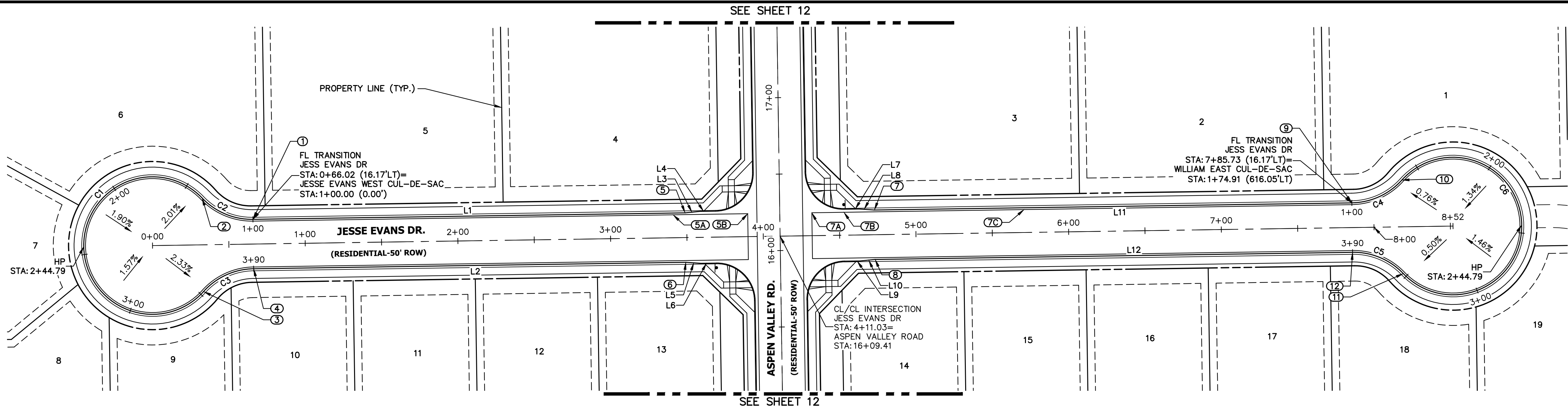
Central 303-740-9888 • Colorado Springs 719-583-2583
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BY	DATE

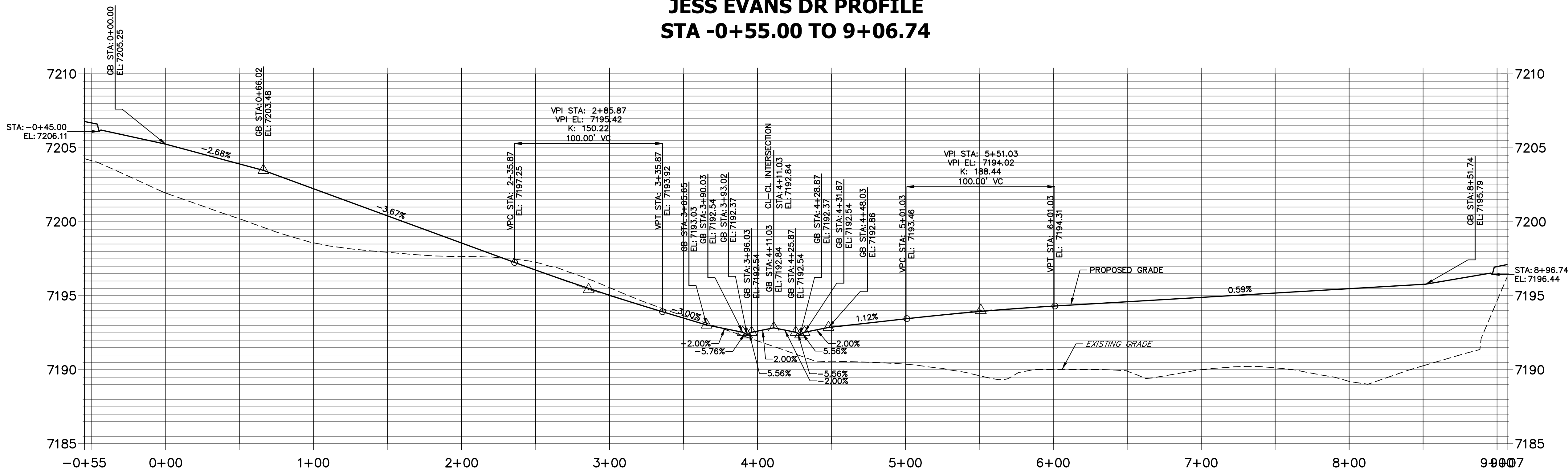
HOMESTEAD NORTH AT
STERLING RANCH FILING NO. 3
HORIZONTAL CONTROL PLAN

1"=40'	H-SCALE	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				11/15/22	AL	PL	

SHEET 4 OF 15
JOB NO. 2518812



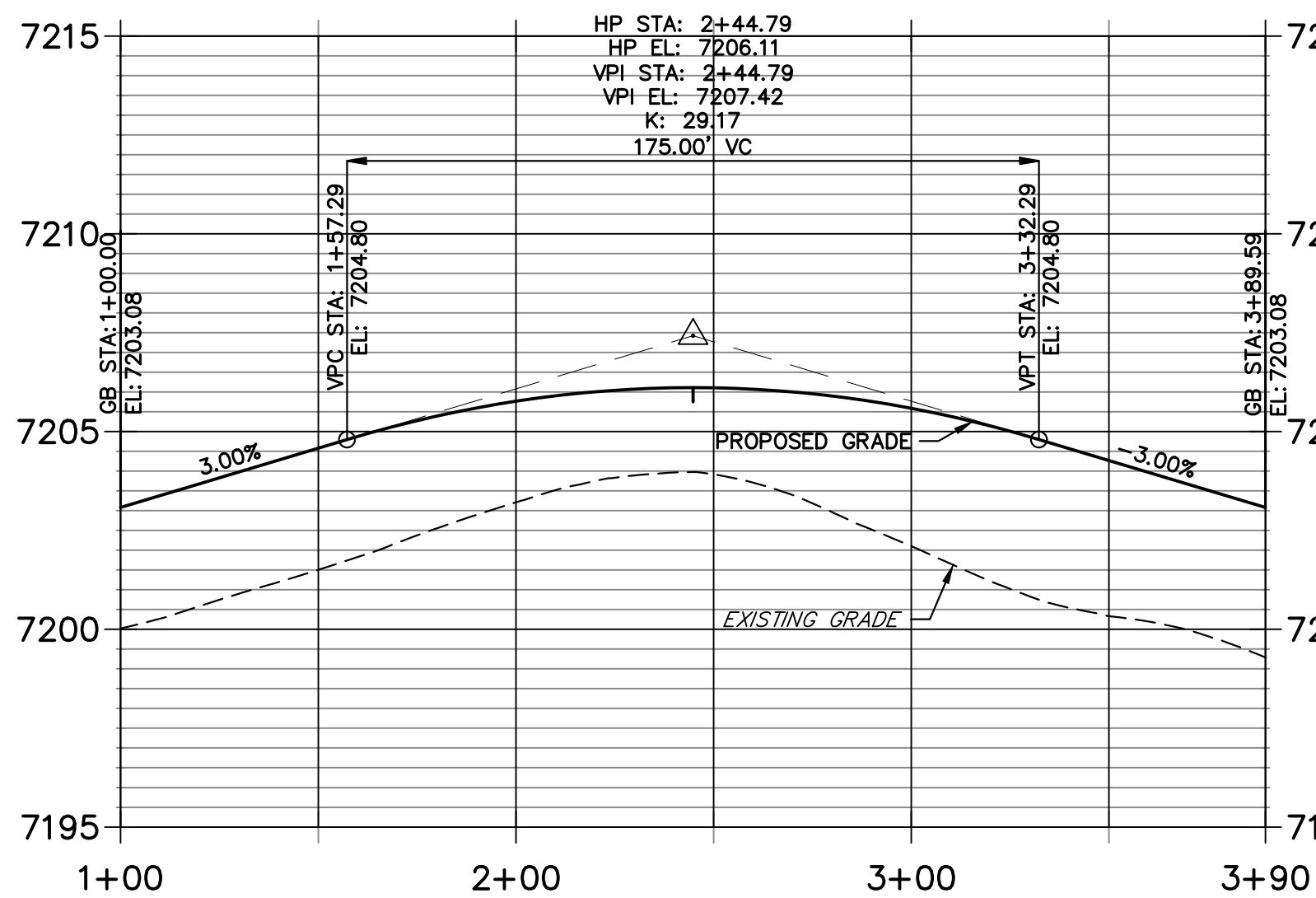
JESS EVANS DR PROFILE
STA -0+55.00 TO 9+06.74



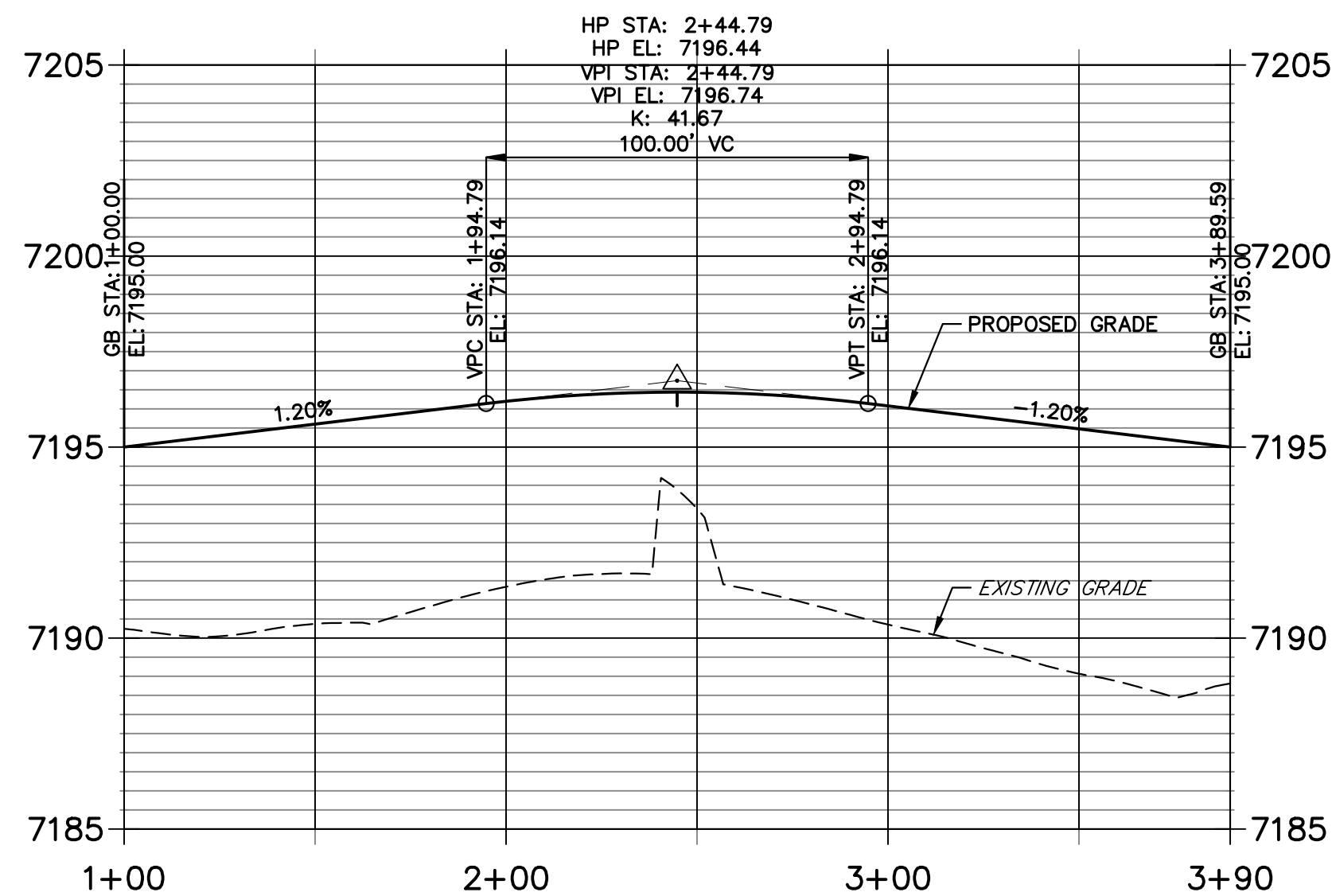
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°08'31"E	283.02'
L2	S89°08'31"W	283.02'
L3	N84°22'42"E	10.03'
L4	N89°08'31"E	10.00'
L5	N86°05'40"W	10.03'
L6	S89°08'31"W	10.00'
L7	S89°08'31"W	10.00'
L8	N86°05'40"W	10.03'
L9	N89°08'31"E	10.00'
L10	N84°22'42"E	10.03'
L11	S89°08'31"W	312.70'
L12	N89°08'31"E	312.70'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	274°21'53"	45.00'	215.47'
C2	47°10'57"	45.00'	37.06'
C3	47°10'57"	45.00'	37.06'
C4	47°10'57"	45.00'	37.06'
C5	47°10'57"	45.00'	37.06'
C6	274°21'53"	45.00'	215.47'

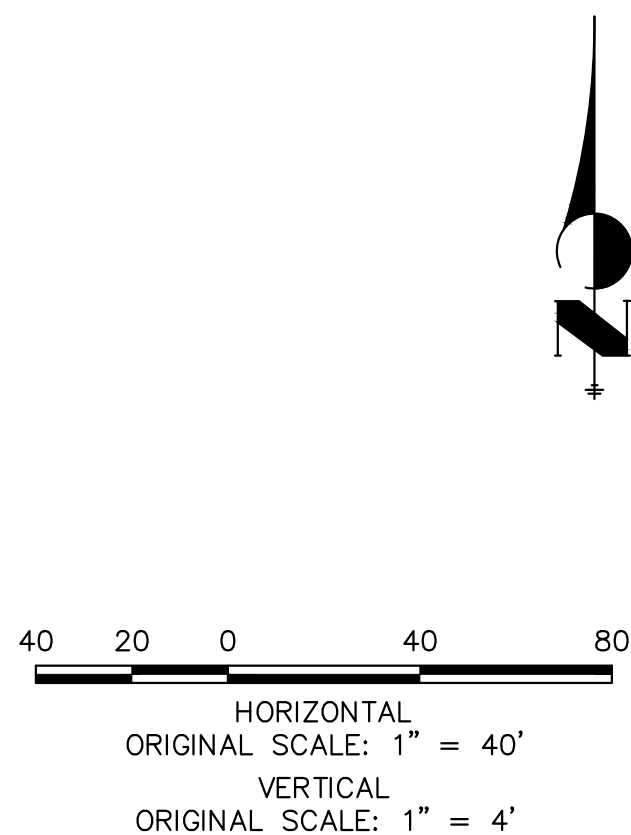
JESSE EVANS WEST CUL-DE-SAC PROFILE
STA 1+00.00 TO 3+89.59



JESSE EVANS EAST CUL-DE-SAC PROFILE
STA 1+00.00 TO 3+89.59



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
1	0+66.02	16.17' (LT)	Jess Evans Dr	7203.08	FL-PC
2	0+33.01	30.58' (LT)	Jess Evans Dr	7204.19	FL-PRC
3	0+33.01	30.58' (RT)	Jess Evans Dr	7204.19	FL-PRC
4	0+66.02	16.17' (RT)	Jess Evans Dr	7203.08	FL-PT
5B	3+90.03	15.00' (LT)	Jess Evans Dr	7192.96	LIP
5A	3+41.18	15.00' (LT)	Jess Evans Dr	7193.46	LIP GB
5	3+49.03	16.17' (LT)	Jess Evans Dr	7193.28	C&G TRANSITION
6	3+49.03	16.17' (RT)	Jess Evans Dr	7193.14	C&G TRANSITION
7C	5+71.03	15.00' (LT)	Jess Evans Dr	7193.81	LIP GB
7B	4+53.03	15.00' (LT)	Jess Evans Dr	7193.20	LIP GB
7A	4+32.03	15.00' (LT)	Jess Evans Dr	7192.96	LIP
7	4+73.03	16.17' (LT)	Jess Evans Dr	7193.23	C&G TRANSITION
8	4+73.03	16.17' (RT)	Jess Evans Dr	7192.61	C&G TRANSITION
9	7+85.73	16.17' (LT)	Jess Evans Dr	7195.00	FL-PC
10	8+18.74	30.58' (LT)	Jess Evans Dr	7195.44	FL-PRC
11	8+18.74	30.58' (RT)	Jess Evans Dr	7195.44	FL-PRC
12	7+85.73	16.17' (RT)	Jess Evans Dr	7195.00	FL-PT



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

FOR AND ON BEHALF OF JR ENGINEERING, LLC

11/15/22

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PREPARED FOR
SR LAND, LLC
20 BOULDER CRESSENT
SUITE 200
COLORADO SPRINGS, CO 80903
ATTN: JAMES MORLEY
JRMORLEY3870@AOL.COM

J.R. ENGINEERING
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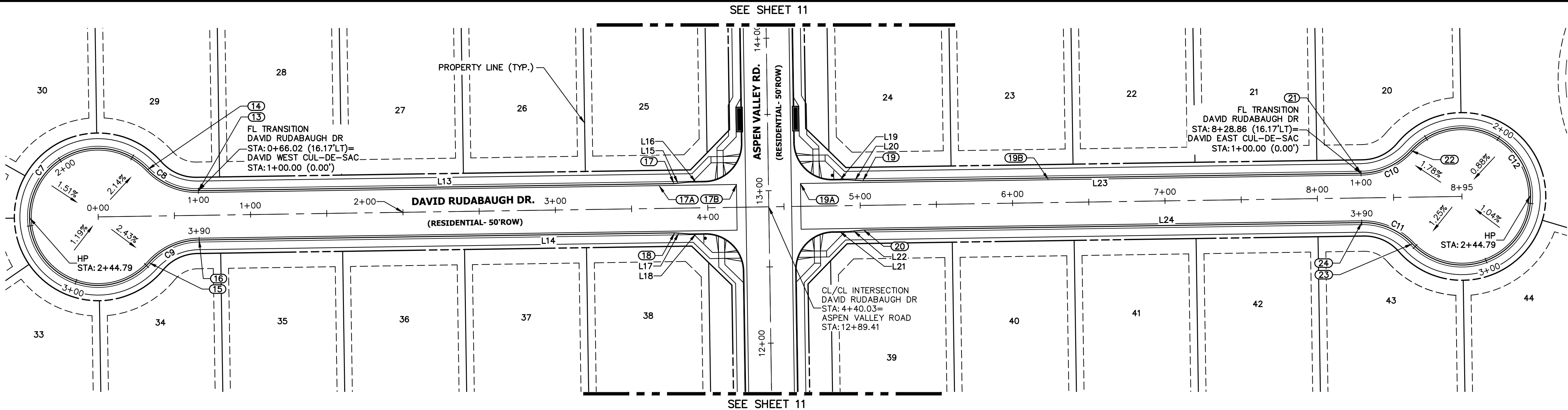
No.	REVISION	BY	DATE

H-SCALE	1"=40'
V-SCALE	1"=4'
DATE	11/15/22
DESIGNED BY	QNL
DRAWN BY	QNL
CHECKED BY	

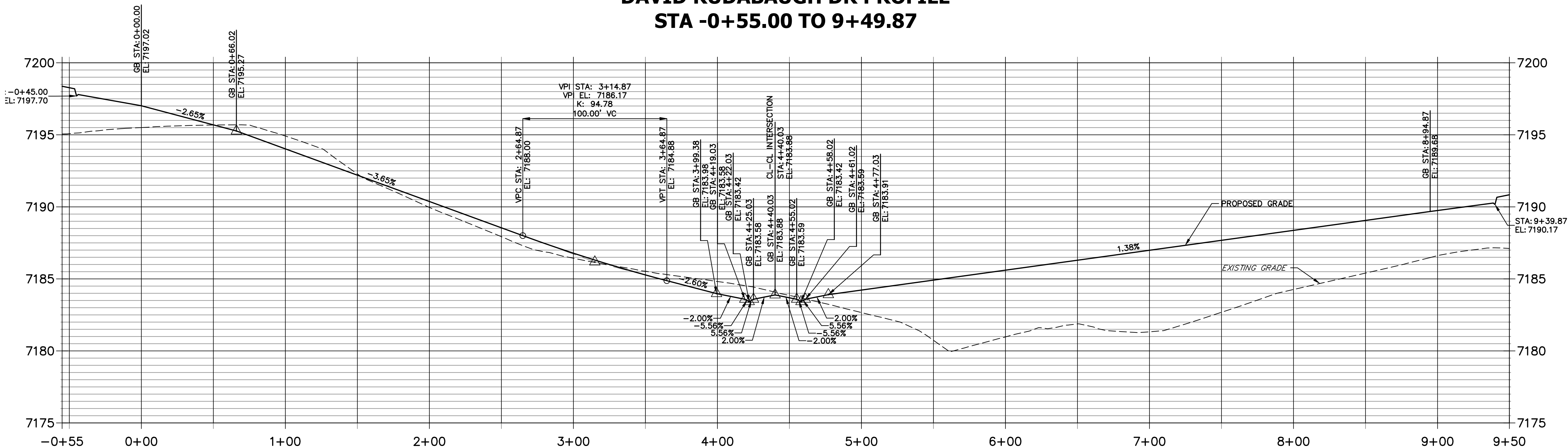
HOMESTEAD NORTH AT
STERLING RANCH FILING NO. 3
ROADWAY PLAN AND PROFILE

SHEET 6 OF 15

JOB NO. 2518812



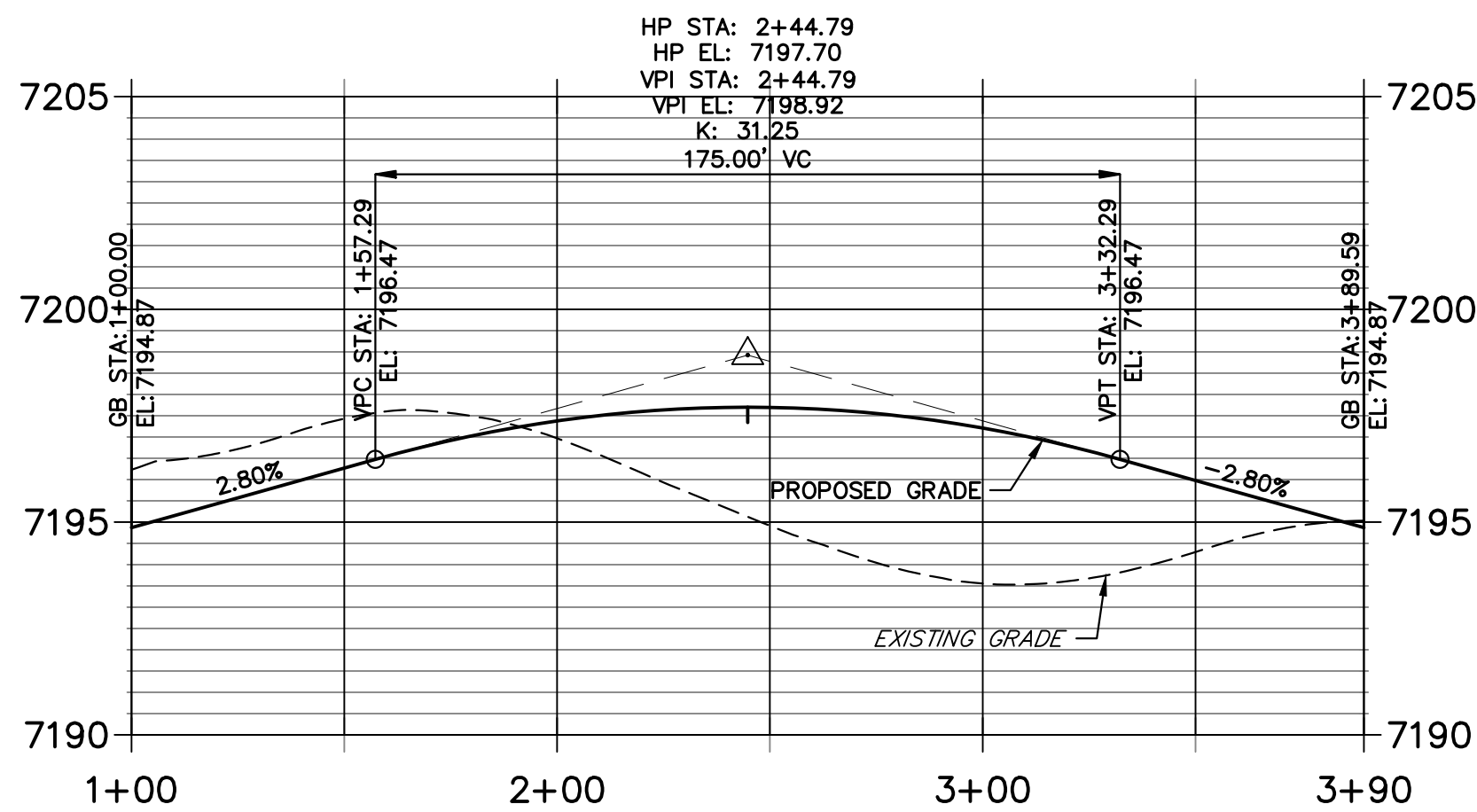
DAVID RUDABAUGH DR PROFILE
STA -0+55.00 TO 9+49.87



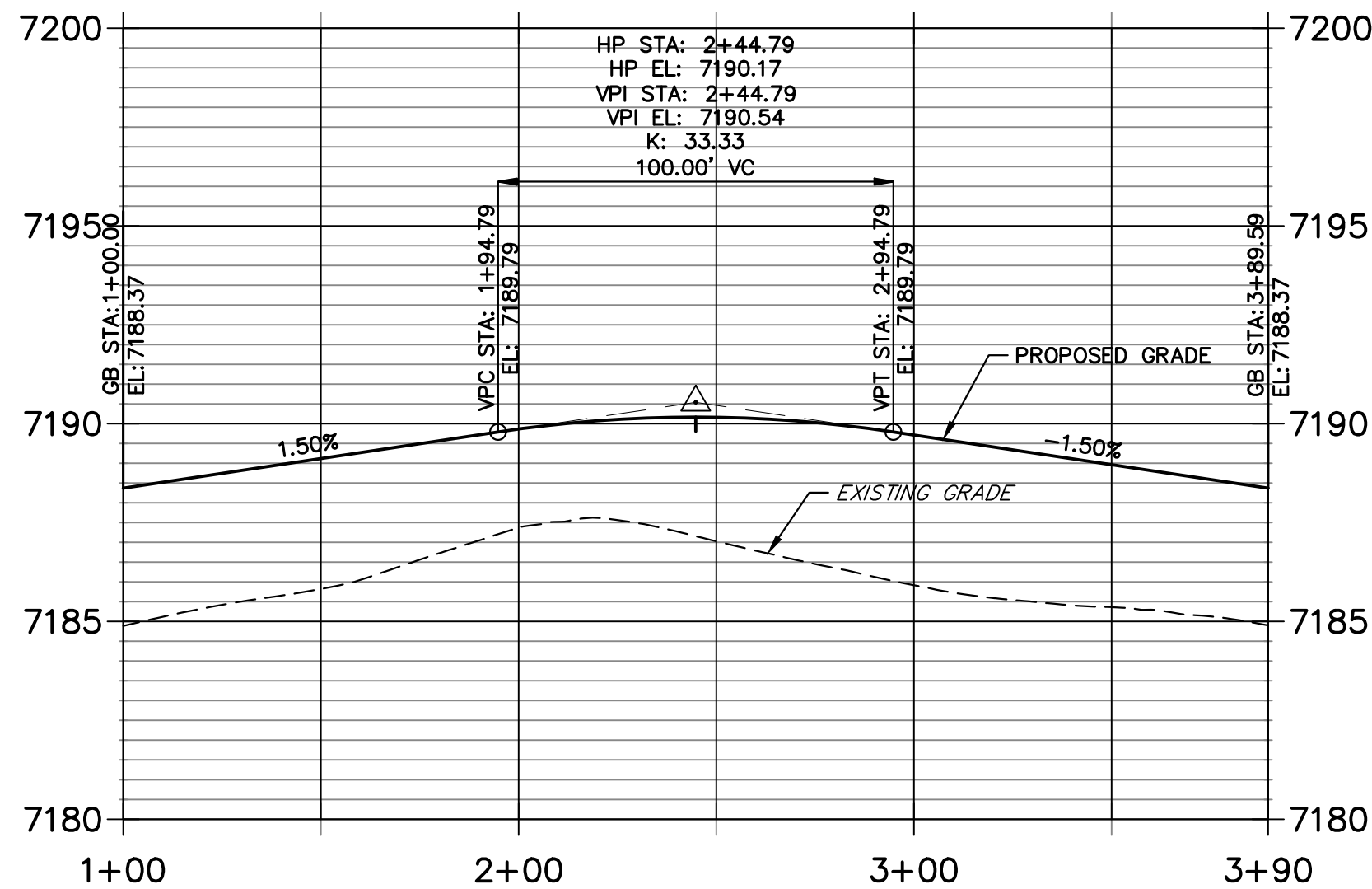
LINE TABLE		
LINE	BEARING	DISTANCE
L13	N89°08'31"E	312.02'
L14	S89°08'31"W	312.02'
L15	N84°22'42"E	10.03'
L16	N89°08'31"E	10.00'
L17	N86°05'40"W	10.03'
L18	S89°08'31"W	10.00'
L19	S89°08'31"W	10.00'
L20	N86°05'40"W	10.03'
L21	N89°08'31"E	10.00'
L22	N84°22'42"E	10.03'
L23	S89°08'31"W	326.82'
L24	N89°08'31"E	326.82'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C7	274°21'53"	45.00'	215.47'
C8	47°10'57"	45.00'	37.06'
C9	47°10'57"	45.00'	37.06'
C10	47°10'57"	45.00'	37.06'
C11	47°10'57"	45.00'	37.06'
C12	274°21'53"	45.00'	215.47'

DAVID WEST CUL-DE-SAC PROFILE
STA 1+00.00 TO 3+89.59



DAVID EAST CUL-DE-SAC PROFILE
STA 1+00.00 TO 3+89.59



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
13	0+66.02	16.17' (LT)	David Rudabaugh Dr	7194.87	FL-PC
14	0+33.01	30.58' (LT)	David Rudabaugh Dr	7195.91	FL-PRC
15	0+33.01	30.58' (RT)	David Rudabaugh Dr	7195.91	FL-PRC
16	0+66.02	16.17' (RT)	David Rudabaugh Dr	7194.87	FL-PT
17B	4+19.03	15.00' (LT)	David Rudabaugh Dr	7184.00	LIP
17A	3+68.18	15.00' (LT)	David Rudabaugh Dr	7184.49	LIP GB
17	3+78.03	16.17' (LT)	David Rudabaugh Dr	7184.30	C&G TRANSITION
18	3+78.03	16.17' (RT)	David Rudabaugh Dr	7184.14	C&G TRANSITION
19B	6+23.73	15.00' (LT)	David Rudabaugh Dr	7185.64	LIP GB
19A	4+61.03	15.00' (LT)	David Rudabaugh Dr	7184.01	LIP
19	5+02.03	16.17' (LT)	David Rudabaugh Dr	7184.32	C&G TRANSITION
20	5+02.03	16.17' (RT)	David Rudabaugh Dr	7183.86	C&G TRANSITION
21	8+28.86	16.17' (LT)	David Rudabaugh Dr	7188.37	FL-PC
22	8+61.87	30.58' (LT)	David Rudabaugh Dr	7188.93	FL-PRC
23	8+61.87	30.58' (RT)	David Rudabaugh Dr	7188.93	FL-PRC
24	8+28.86	16.17' (RT)	David Rudabaugh Dr	7188.37	FL-PT

40 20 0 40 80

HORIZONTAL
ORIGINAL SCALE: 1" = 40'

VERTICAL
ORIGINAL SCALE: 1" = 4'

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

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

11/15/22

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

No.	REVISION	BY	DATE
1			
2			
3			
4			
5			

H-SCALE 1"=40'
V-SCALE 1"=4'

DATE 11/15/22
DESIGNED BY QNL
DRAWN BY QNL
CHECKED BY QNL

**HOMESTEAD NORTH AT
STERLING RANCH FILING NO. 3**
ROADWAY PLAN AND PROFILE

SHEET 7 OF 15
JOB NO. 2518812

EXISTING HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2
SEE PLANS BY JR ENGINEERING (SF2218)



SEE SHEET 9
MATCH STA: 12+00



SEE SHEET 9
MATCH STA: 12+00

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C13	25°47'50"	48.83'	21.99'
C14	129°37'00"	51.17'	115.75'
C15	25°47'50"	48.83'	21.99'
C16	78°01'19"	43.83'	59.69'

LINE TABLE		
LINE	BEARING	DISTANCE
L25	N11°07'11"E	329.16'
L26	N11°07'11"E	345.73'

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
25	6+96.83	16.17' (LT)	BILLY CLAIRBORNE DR- WILLIAM DOWNING DR.	7169.98	CONNECT TO EX FL
26	6+95.43	16.17' (RT)	BILLY CLAIRBORNE DR- WILLIAM DOWNING DR.	7169.94	CONNECT TO EX FL
27	10+25.97	16.17' (LT)	BILLY CLAIRBORNE DR- WILLIAM DOWNING DR.	7182.50	FL-PC
28	10+45.64	21.26' (LT)	BILLY CLAIRBORNE DR- WILLIAM DOWNING DR.	7182.94	FL-PRC
29	11+18.39	21.26' (LT)	BILLY CLAIRBORNE DR- WILLIAM DOWNING DR.	7184.07	FL-PRC
30	11+38.06	16.17' (LT)	BILLY CLAIRBORNE DR- WILLIAM DOWNING DR.	7183.62	FL-PT
31	10+41.17	16.17' (RT)	BILLY CLAIRBORNE DR- WILLIAM DOWNING DR.	7182.88	FL-PC
32	11+22.87	16.17' (RT)	BILLY CLAIRBORNE DR- WILLIAM DOWNING DR.	7183.70	FL-PT



WILLIAM KNUCKLE FL PROFILE
STA 1+00.00 TO 2+59.73



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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

11/15/22
DATE

HOMESTEAD NORTH AT
STERLING RANCH FILING NO. 3
ROADWAY PLAN AND PROFILE

PREPARED FOR
SR LAND, LLC
20 BOULDER CRESSENT
SUITE 200
COLORADO SPRINGS, CO 80903
ATTN: JAMES MORLEY
JRMORLEY3870@AOL.COM

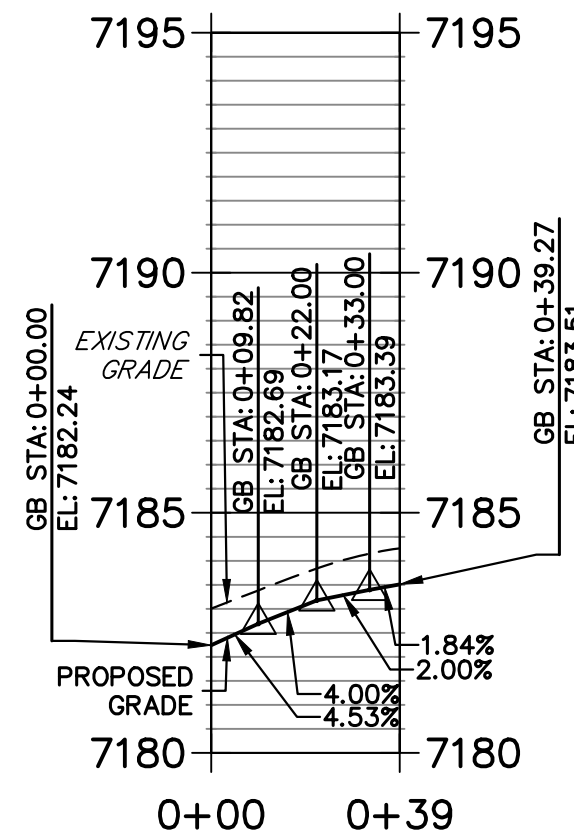
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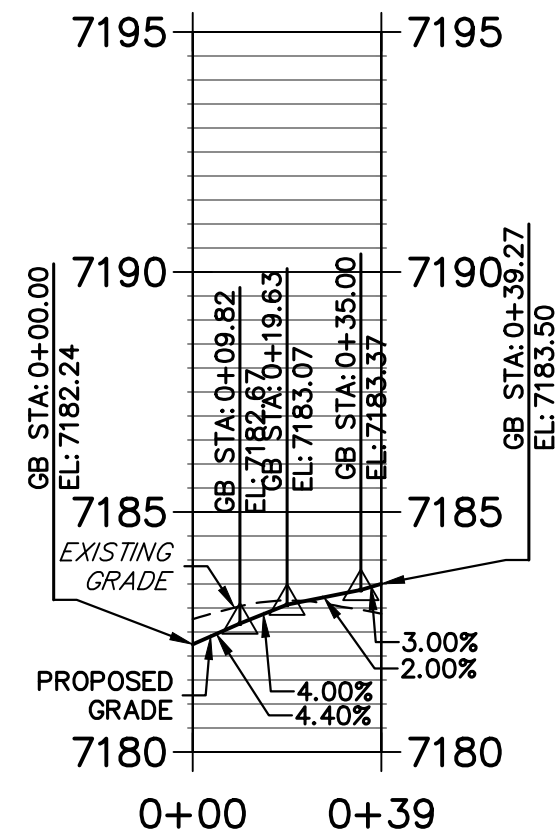
BY DATE
No. REVISION
H-SCALE 1"=40'
V-SCALE 1"=4'
DATE 11/15/22
DESIGNED BY QNL
DRAWN BY QNL
CHECKED BY

SHEET 8 OF 15
JOB NO. 2518812

DAVID SOUTH FL1 PROFILE
STA 0+00.00 TO 0+39.27

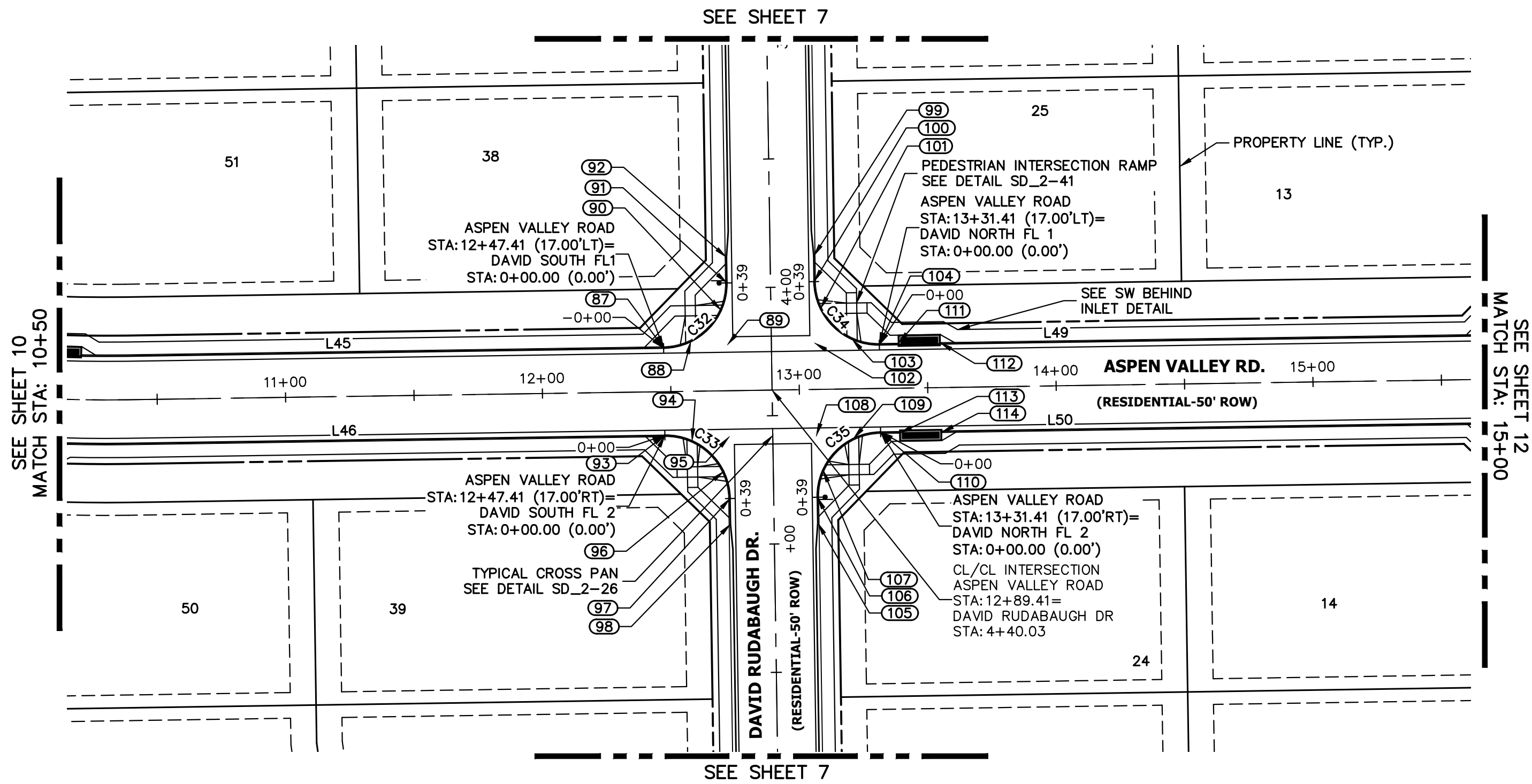


DAVID SOUTH FL 2 PROFILE
STA 0+00.00 TO 0+39.27

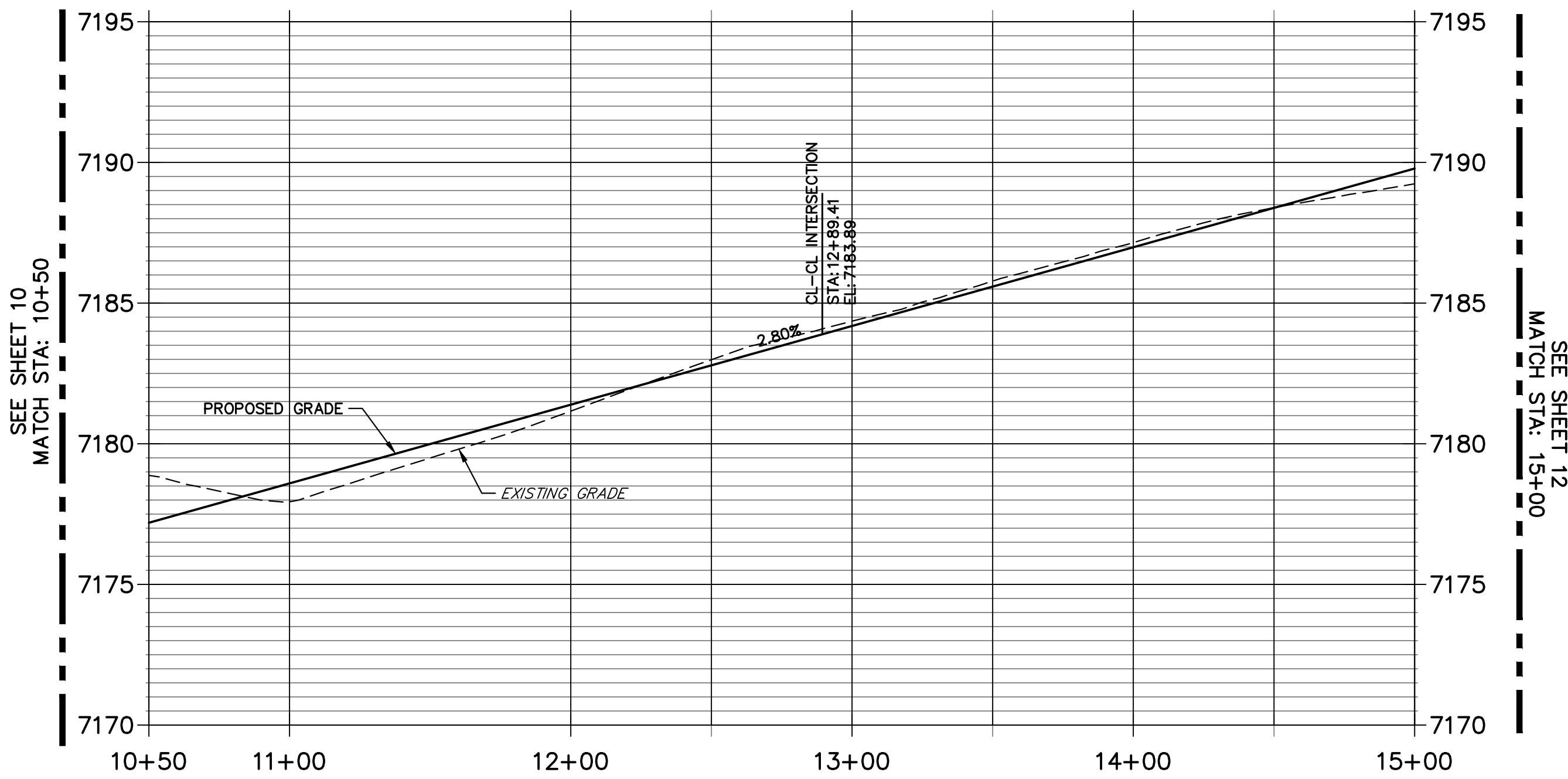


CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C32	90°00'00"	25.00'	39.27'
C33	90°00'00"	25.00'	39.27'
C34	90°00'00"	25.00'	39.27'
C35	90°00'00"	25.00'	39.27'

LINE TABLE		
LINE	BEARING	DISTANCE
L45	N00°51'29"W	209.32'
L46	N00°51'29"W	209.32'
L49	N00°51'29"W	236.00'
L50	N00°51'29"W	236.00'

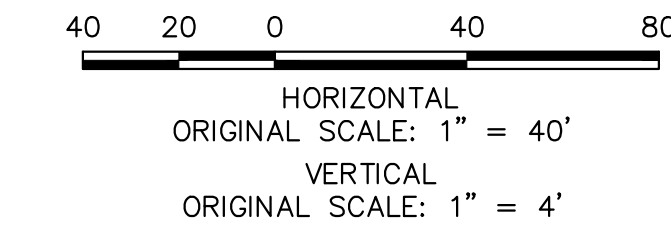


ASPEN VALLEY ROAD PROFILE (2)
STA 10+50.00 TO 15+00.00



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
87	12+47.41	17.00' (LT)	Aspen Valley Road	7182.24	FL-PCR
88	12+58.03	19.37' (LT)	Aspen Valley Road	7182.73	RAMP MID PT
89	12+72.41	18.00' (LT)	Aspen Valley Road	7182.95	FL-FL INTERCEPT
90	12+70.04	31.38' (LT)	Aspen Valley Road	7183.30	RAMP MID PT
91	3+98.03	17.00' (RT)	David Rudabaugh Dr	7183.51	FL-PCR
92	3+88.03	17.00' (RT)	David Rudabaugh Dr	7183.76	C&G TRANSITION
93	12+47.41	17.00' (RT)	Aspen Valley Road	7182.24	FL-PCR
94	12+57.96	19.34' (RT)	Aspen Valley Road	7182.72	RAMP MID PT
95	12+72.39	18.00' (RT)	Aspen Valley Road	7182.95	FL-FL INTERCEPT
96	12+70.07	31.43' (RT)	Aspen Valley Road	7183.24	RAMP MID PT
97	4+82.03	17.00' (RT)	David Rudabaugh Dr	7183.50	FL-PCR
98	4+92.03	17.00' (RT)	David Rudabaugh Dr	7183.63	C&G TRANSITION
99	3+88.03	17.00' (RT)	David Rudabaugh Dr	7184.13	C&G TRANSITION
100	3+98.03	17.00' (LT)	David Rudabaugh Dr	7184.04	FL-PCR

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
101	13+08.75	31.44' (LT)	Aspen Valley Road	7183.99	RAMP MID PT
102	13+06.41	18.00' (LT)	Aspen Valley Road	7183.90	FL-FL INTERCEPT
103	13+20.85	19.34' (LT)	Aspen Valley Road	7184.16	RAMP MID PT
104	13+31.41	17.00' (LT)	Aspen Valley Road	7184.59	FL-PCR
105	4+92.03	17.00' (LT)	David Rudabaugh Dr	7184.15	C&G TRANSITION
106	4+82.03	17.00' (LT)	David Rudabaugh Dr	7184.05	FL-PCR
107	13+08.75	31.44' (RT)	Aspen Valley Road	7184.00	RAMP MID PT
108	13+06.41	18.00' (RT)	Aspen Valley Road	7183.90	FL-FL INTERCEPT
109	13+20.85	19.34' (RT)	Aspen Valley Road	7184.17	RAMP MID PT
110	13+31.41	17.00' (RT)	Aspen Valley Road	7184.59	FL-PCR
111	13+38.81	17.50' (LT)	Aspen Valley Road	7185.30	INLET SIDE TBC
112	13+55.14	17.50' (LT)	Aspen Valley Road	7185.76	INLET SIDE TBC
113	13+38.82	17.50' (RT)	Aspen Valley Road	7185.31	INLET SIDE TBC
114	13+55.15	17.50' (RT)	Aspen Valley Road	7185.76	INLET SIDE TBC



ENGINEER'S STATEMENT

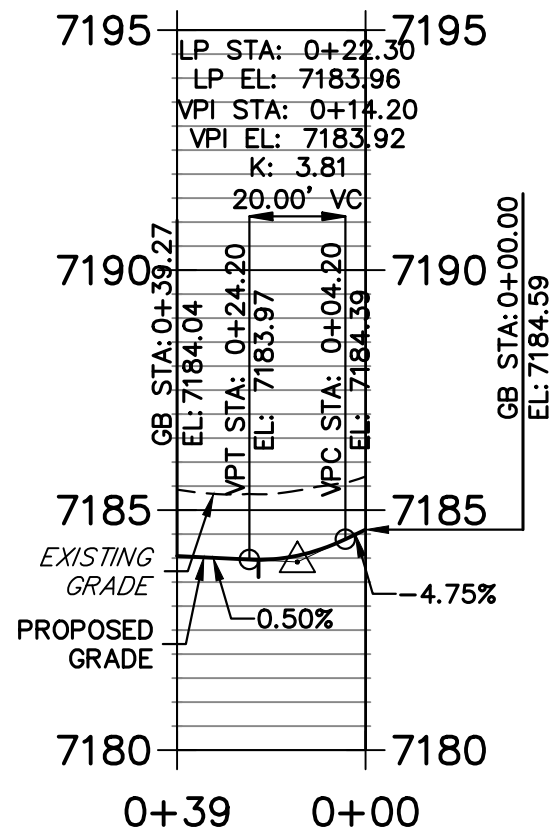
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MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314

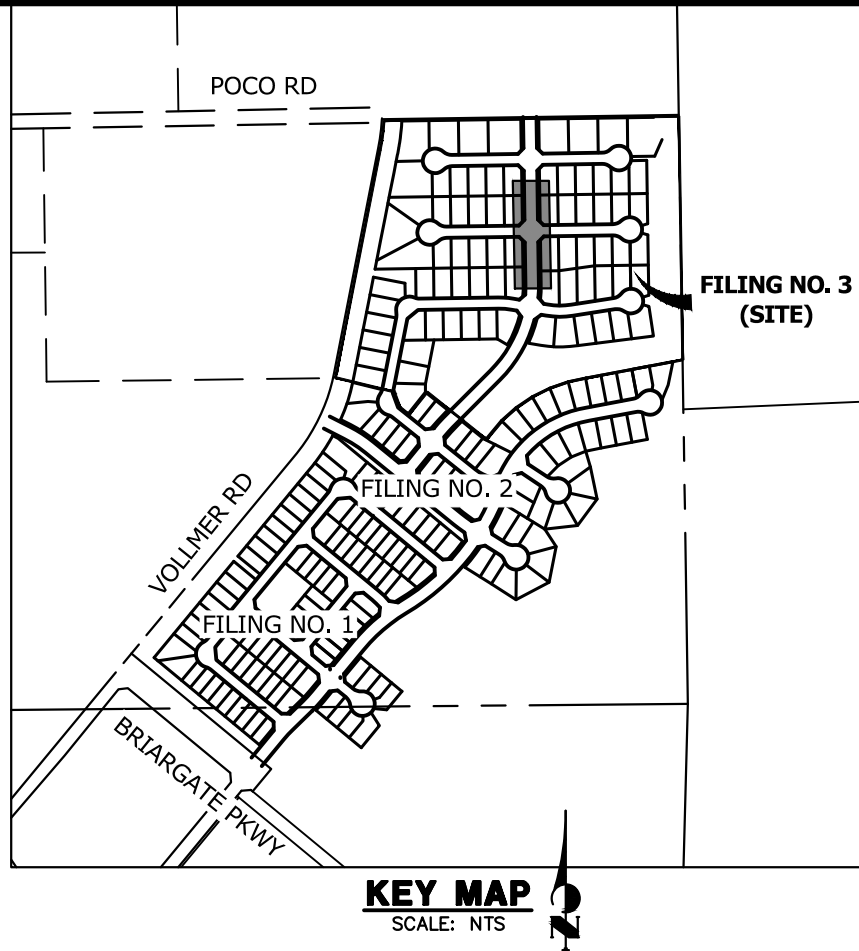
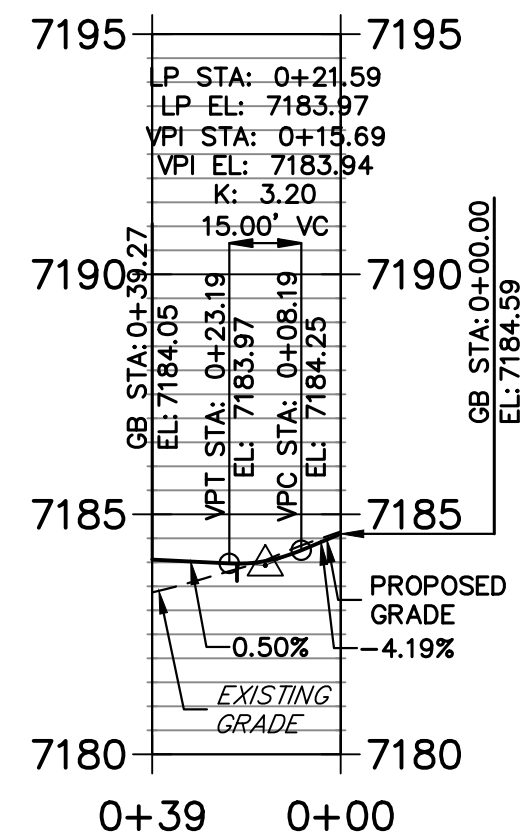
FOR AND ON BEHALF OF JR ENGINEERING, INC.

11/15/22

DAVID NORTH FL 1 PROFILE
STA 0+00.00 TO 0+39.27



DAVID NORTH FL 2 PROFILE
STA 0+00.00 TO 0+39.27



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PREPARED FOR
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20 BOULDER CRESSENT
SUITE 200
COLORADO SPRINGS, CO 80903
ATTN: JAMES MORLEY
JMRLEY3870@AOL.COM

J.R. ENGINEERING
A Western Company

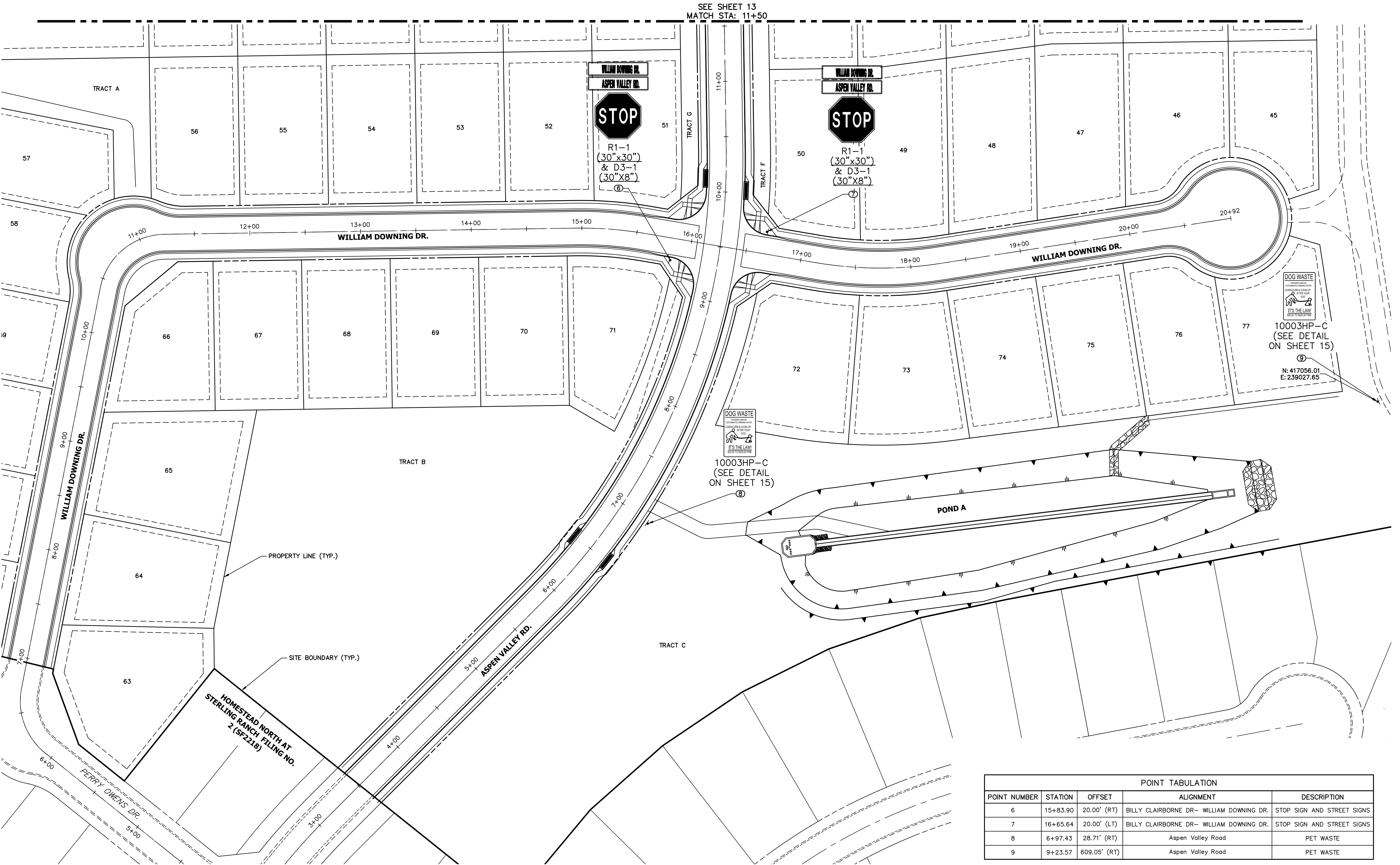
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H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
1"=40'	1"=4'	11/15/22	QNL	QNL					

HOMESTEAD NORTH AT
STERLING RANCH FILING NO. 3
ROADWAY PLAN AND PROFILE

SHEET 11 OF 15
JOB NO. 2518812

X:\2510000\25118812\Drawings\Sheet\Drawings\CD\Sheet Plans\25118812518812.dwg, SIGN02, 11/15/2022 11:45:57 AM, CS



POINT TABULATION				
POINT NUMBER	STATION	OFFSET	ALIGNMENT	DESCRIPTION
6	15+83.90	20.00' (RT)	BILLY CLAIRBORNE DR- WILLIAM DOWNING DR.	STOP SIGN AND STREET SIGNS
7	16+65.64	20.00' (LT)	BILLY CLAIRBORNE DR- WILLIAM DOWNING DR.	STOP SIGN AND STREET SIGNS
8	6+97.43	28.71' (RT)	Aspen Valley Road	PET WASTE
9	9+23.57	609.05' (RT)	Aspen Valley Road	PET WASTE



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike A. Bramlett, P.E.
COLORADO P.E. 32314

FOR AND ON BEHALF OF JR ENGINEERING, LLC



11/15/22

HOMESTEAD NORTH AT
STERLING RANCH FILING NO. 3

SIGNAGE PLAN

SHEET 14 OF 15

JOB NO. 2518812

BY DATE

No. REVISION

H-SCALE 1"=30'
V-SCALE N/A
DATE 11/15/22
DESIGNED BY AL
DRAWN BY PL
CHECKED BY

PREPARED FOR

SR LAND, LLC

20 BOULDER CRESENT
SUITE 200

COLORADO SPRINGS, CO 80903

ATTN: JAMES MORLEY

JMORLEY3870@AOL.COM

J.R. ENGINEERING

A Western Company



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HOMESTEAD NORTH AT STERLING RANCH FILING NO.3
COUNTY OF EL PASO, STATE OF COLORADO
STORM & POND PLANS

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E A DISTANCE OF 2,722.69 FEET.

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

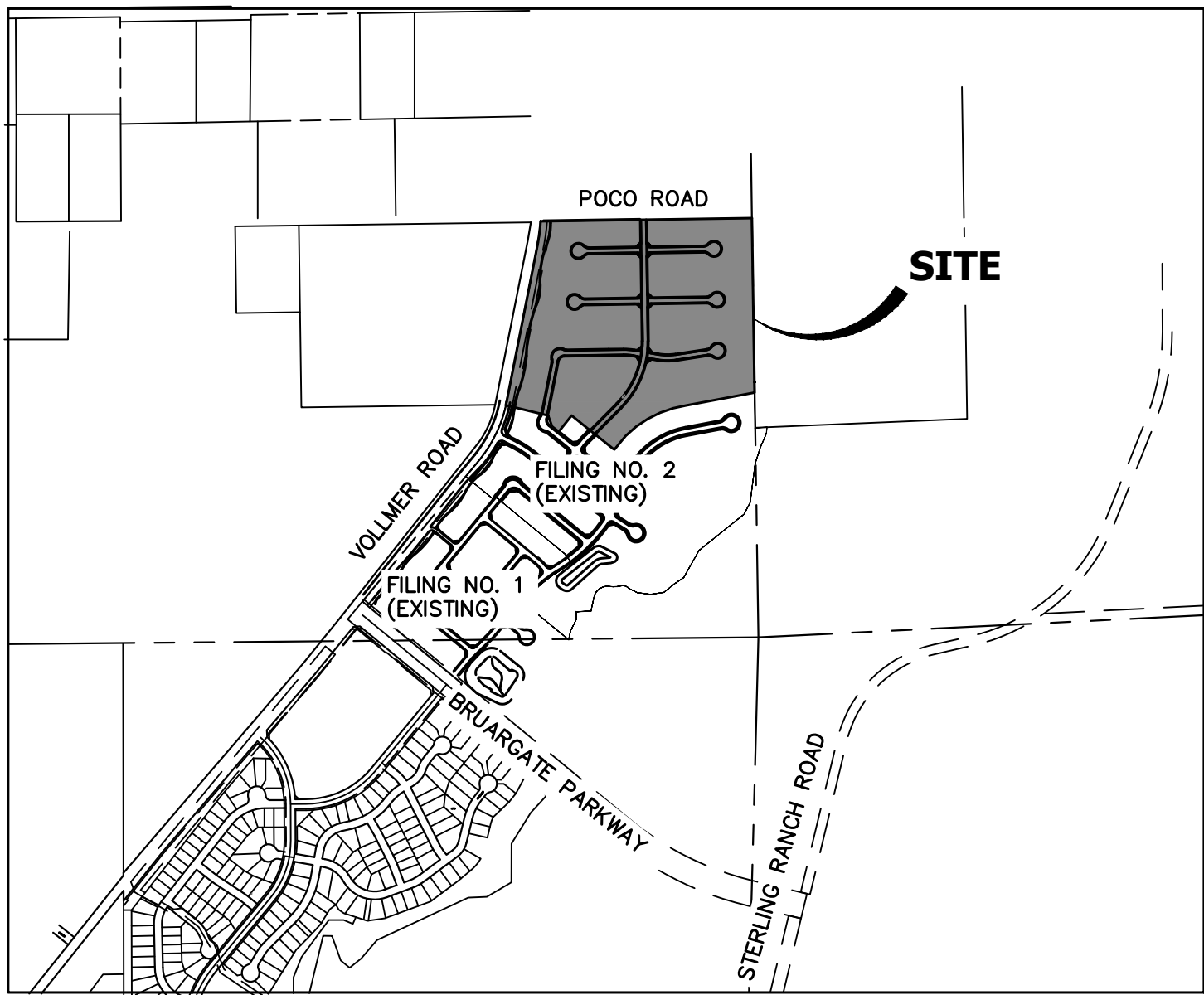
SHEET INDEX

- 1 : COVER SHEET
2 : GENERAL NOTES
3 : LEGEND
4-5 : STORM PLANS
6-10 : POND PLANS
11-13 : DETAIL SHEET

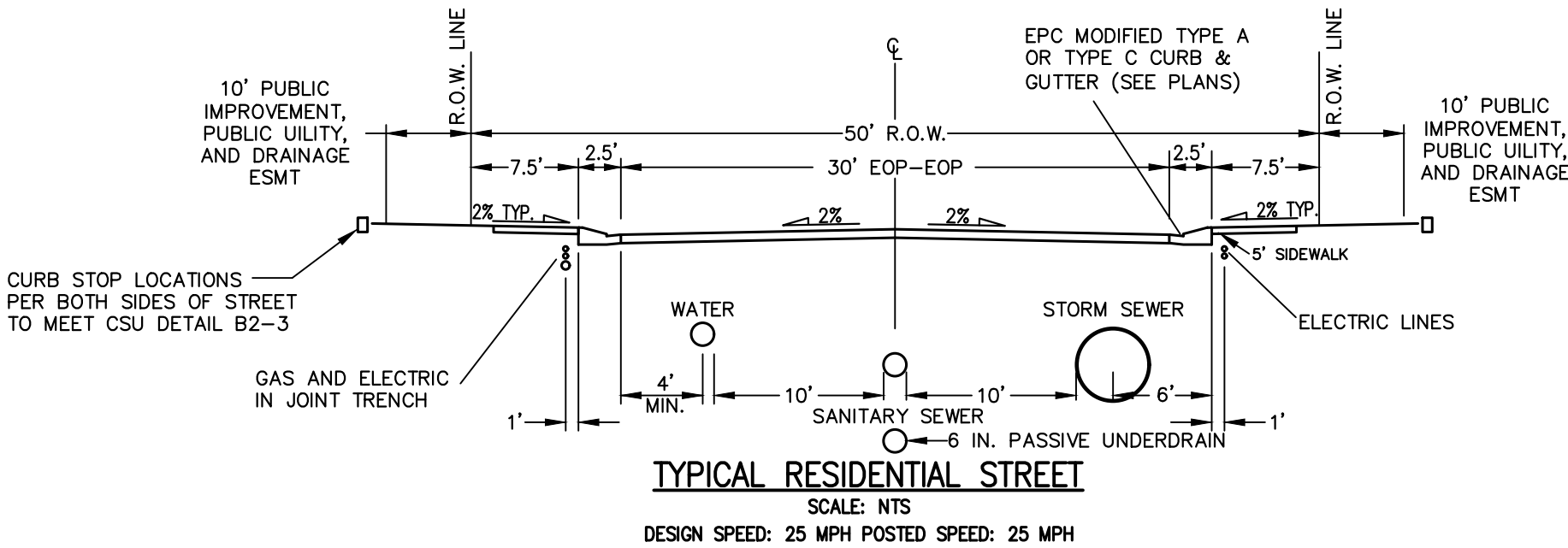
TOTAL SHEET: 13

NOTE

- VOLLMER ROAD (NORTH) STREET IMPROVEMENT PLAN PCD FILE NO. CDR-21-10
- SAND CREEK RESTORATION PUBLIC IMPROVEMENT CONSTRUCTION PLANS PCD FILE NO. CDR-20-004
- HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2 PCD FILE NO. SF2218
- HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3 STREET IMPROVEMENT PLANS
- HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3 EARLY SANITARY SYSTEM PLAN (SP-22-007)
- HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3 EARLY WATER SYSTEM PLAN (SP-22-007)



VICINITY MAP
SCALE: 1"=1000'



AGENCIES

OWNER/DEVELOPER:	SR LAND, LLC 20 BOULDER CRESCENT, SUITE 200 COLORADO SPRINGS, CO 80903 JAMES MORLEY (719) 491-3024	FIRE DISTRICT:	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300
CIVIL ENGINEER:	JR ENGINEERING, LLC 5475 TECH CENTER DRIVE COLORADO SPRINGS, CO 80919 MIKE BRAMLETT P.E. (303) 267-6240	GAS DEPARTMENT:	COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 JEFF RICE, P.E. (719) 520-6300	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283
TRAFFIC ENGINEERING:	EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JENNIFER IRVINE, P.E. (719) 520-6460	COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674
WATER RESOURCES:	STERLING RANCH METRO DISTRICT ENGINEERS JDS-HYDRO CONSULTANTS 545 E. PIKES PEAK AVE., SUITE 300 COLORADO SPRINGS, CO 80903 JOHN MCGINN (719) 668-8769		

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 Bramlett
32314
11/15/22
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

EL PASO COUNTY STATEMENT

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

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

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

JOSHUA PALMER, P.E.
COUNTY ENGINEER/ECM ADMINISTRATOR

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

OWNER/DEVELOPER STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.
James F. Morley
9/9/2022
JAMES F. MORLEY
SR LAND, LLC
20 BOULDER CRESCENT, SUITE 201
COLORADO SPRINGS, CO 80903

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 STE 200
COLORADO SPRINGS, CO 80903
ATTN: JAMES F. MORLEY
JRMORLEY3870@AOL.COM

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	REVISION	No.	H-SCALE	N/A	V-SCALE	N/A	DATE	DESIGNED BY	SAV	DRAWN BY	SAV	CHECKED BY
								11/15/22					

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3
COVER SHEET
SHEET 1 OF 13
JOB NO. 2518812

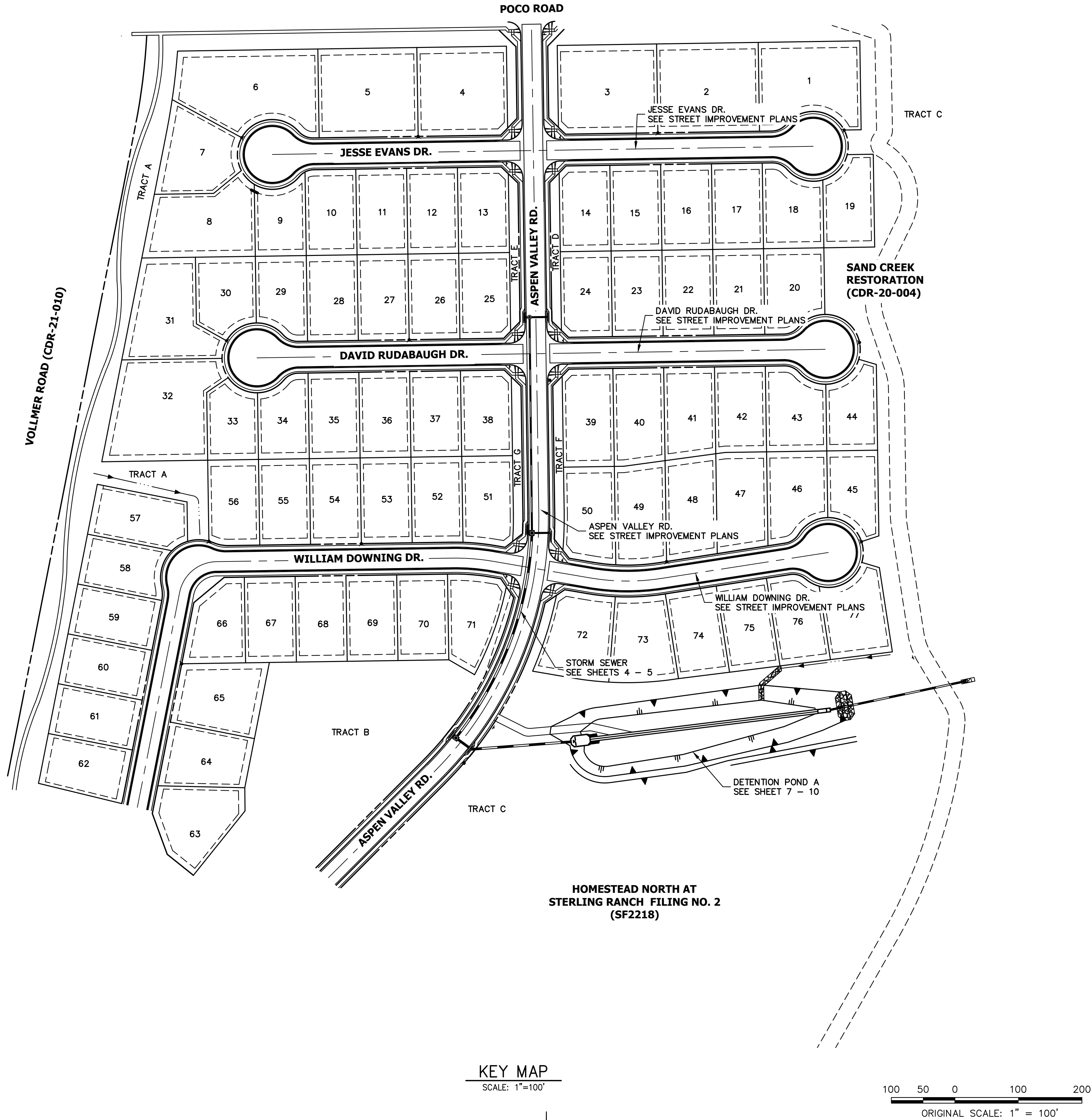


Know what's below.
Call before you dig.

SF-22-16

GENERAL NOTES

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



KEY MAP
SCALE: 1"=100'

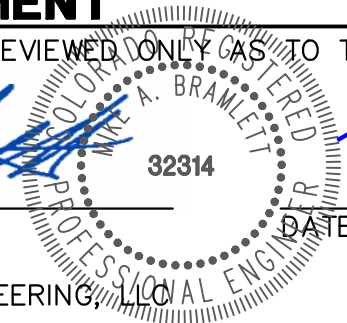


ENGINEER'S STATEMENT

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

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

FOR AND ON BEHALF OF JR ENGINEERING



11/15/22

HOMESTEAD NORTH AT
STERLING RANCH FILING NO. 3

GENERAL NOTES

SHEET 2 OF 13

JOB NO. 2518812

PREPARED FOR

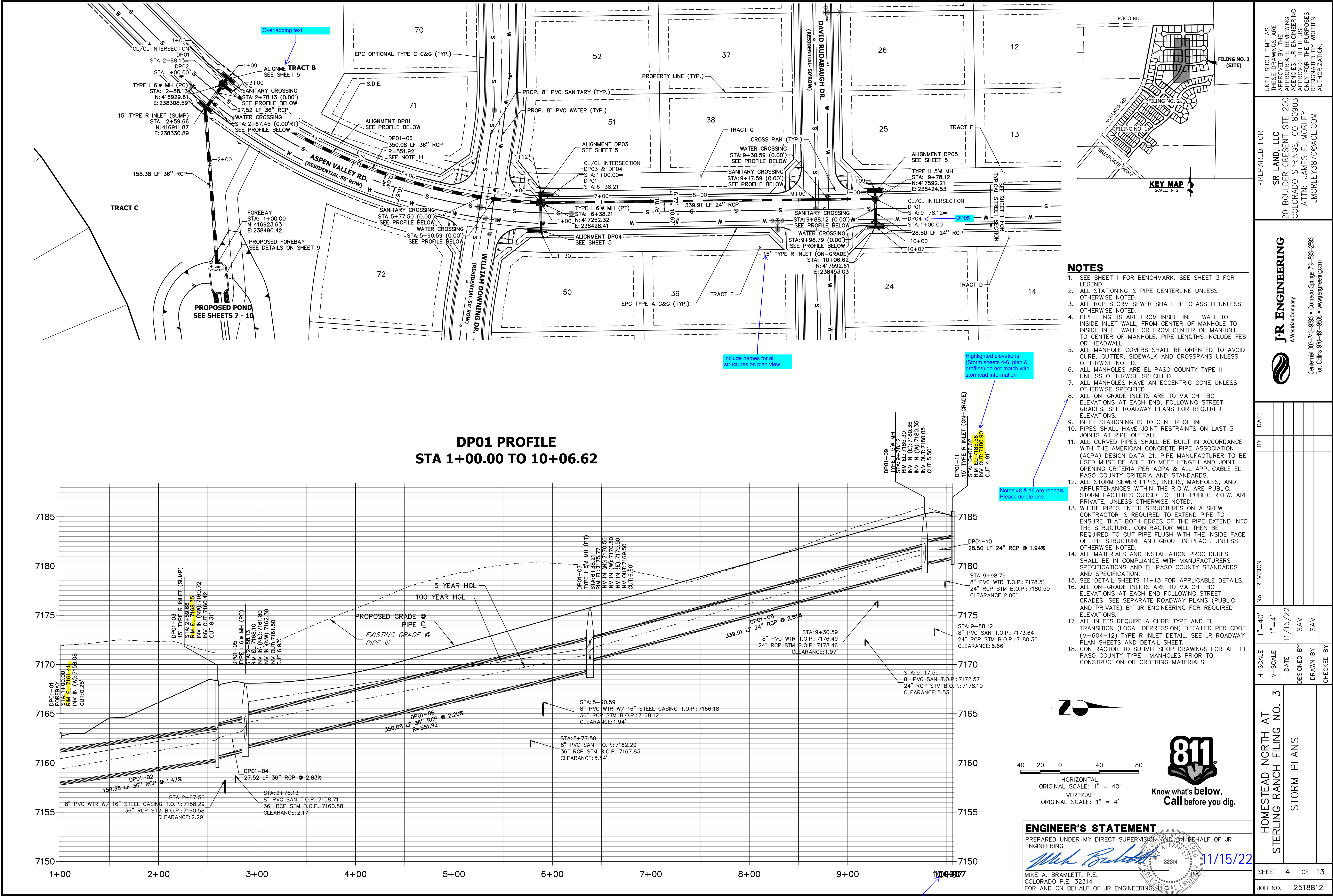
SR LAND, LLC
20 BOULDER CRESSENT STE 200
COLORADO SPRINGS, CO 80903
ATTN: JAMES F. MORLEY
JFMORLEY3870@AOL.COM

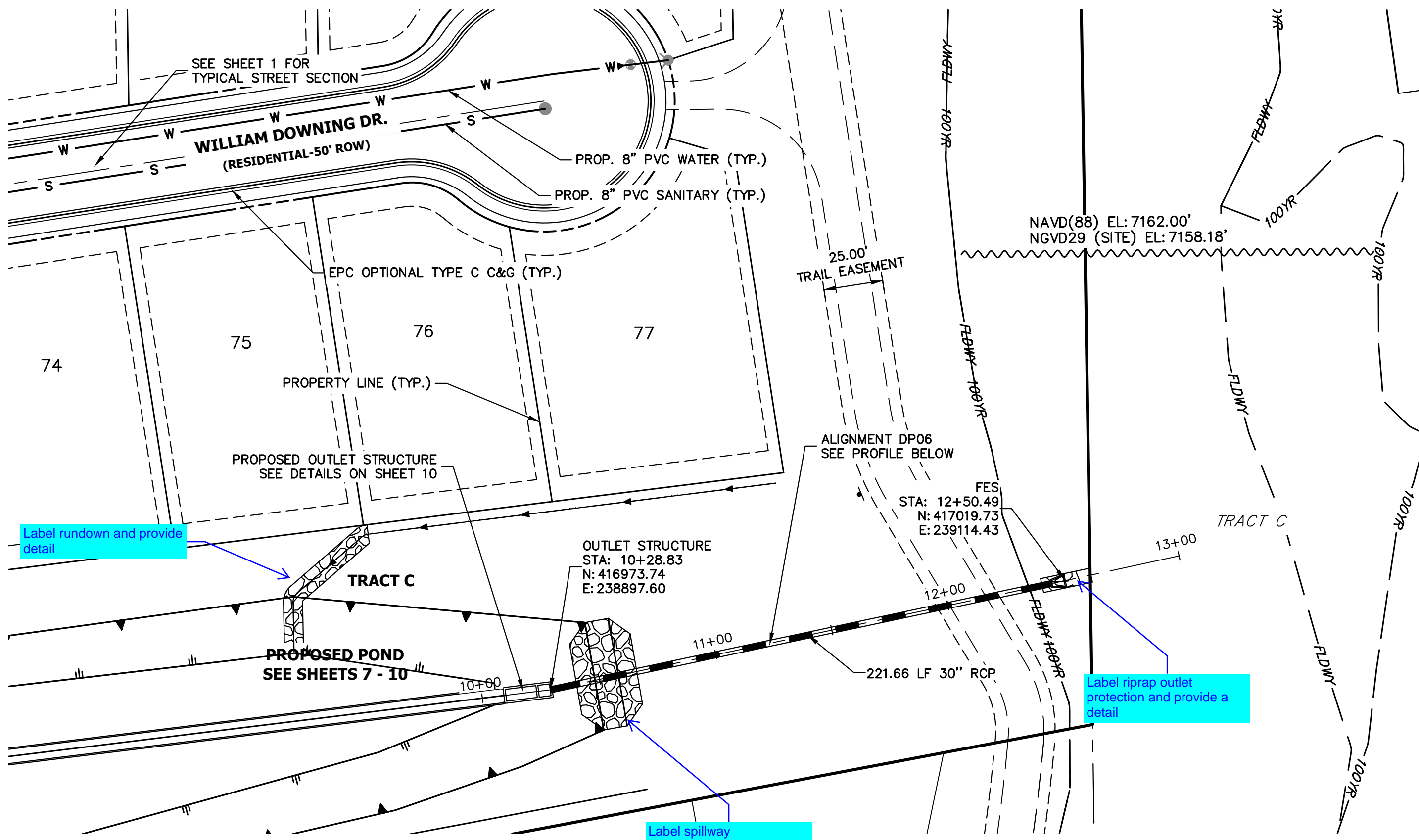
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A Westman Company



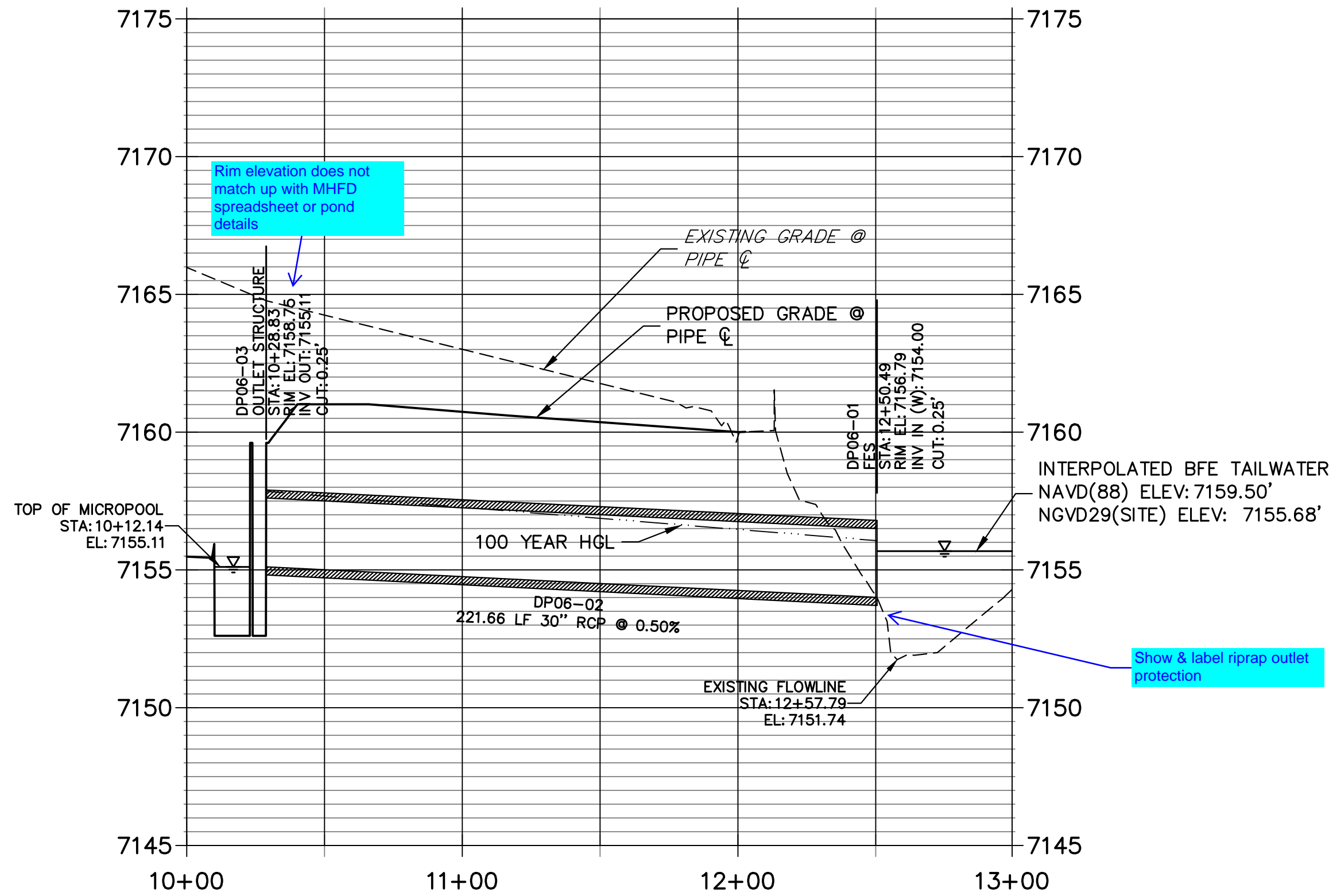
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Fort Collins 970-491-9888 • www.jrengineering.com

UNTIL SUCH TIME AS
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AUTHORIZATION.



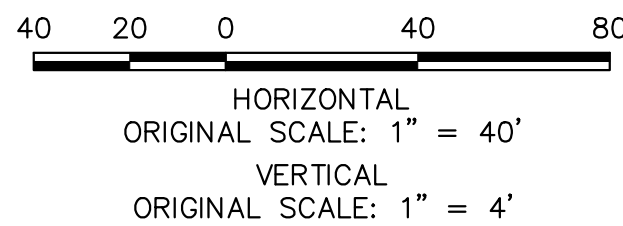


DP06 PROFILE
STA 10+00.00 TO 12+99.51



NOTES

- SEE SHEET 1 FOR BENCHMARK. SEE SHEET 3 FOR LEGEND.
- ALL STATIONING IS PIPE CENTERLINE UNLESS OTHERWISE NOTED.
- ALL RCP STORM SEWER SHALL BE CLASS III UNLESS OTHERWISE NOTED.
- PIPE LENGTHS ARE FROM INSIDE INLET WALL TO INSIDE INLET WALL, FROM CENTER OF MANHOLE TO INSIDE INLET WALL, OR FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. PIPE LENGTHS INCLUDE FES OR HEADWALL.
- ALL MANHOLE COVERS SHALL BE ORIENTED TO AVOID CURB, GUTTER, SIDEWALK AND CROSSPANS UNLESS OTHERWISE NOTED.
- ALL MANHOLES ARE EL PASO COUNTY TYPE II UNLESS OTHERWISE SPECIFIED.
- ALL MANHOLES HAVE AN ECCENTRIC CONE UNLESS OTHERWISE SPECIFIED.
- ALL ON-GRADE INLETS ARE TO MATCH TBC ELEVATIONS AT EACH END, FOLLOWING STREET GRADES. SEE ROADWAY PLANS FOR REQUIRED ELEVATIONS.
- INLET STATIONING IS TO CENTER OF INLET.
- PIPES SHALL HAVE JOINT RESTRAINTS ON LAST 3 JOINTS AT PIPE OUTFALL.
- ALL CURVED PIPES SHALL BE BUILT IN ACCORDANCE WITH THE AMERICAN CONCRETE PIPE ASSOCIATION (ACPA) DESIGN DATA 21. PIPE MANUFACTURER TO BE USED MUST BE ABLE TO MEET LENGTH AND JOINT OPENING CRITERIA PER ACPA & ALL APPLICABLE EL PASO COUNTY CRITERIA AND STANDARDS.
- ALL STORM SEWER PIPES, INLETS, MANHOLES, AND APPURTENANCES WITHIN THE R.O.W. ARE PUBLIC. STORM FACILITIES OUTSIDE OF THE PUBLIC R.O.W. ARE PRIVATE, UNLESS OTHERWISE NOTED.
- WHERE PIPES ENTER STRUCTURES ON A SKEW, CONTRACTOR IS REQUIRED TO EXTEND PIPE TO ENSURE THAT BOTH EDGES OF THE PIPE EXTEND INTO THE STRUCTURE. CONTRACTOR WILL THEN BE REQUIRED TO CUT PIPE FLUSH WITH THE INSIDE FACE OF THE STRUCTURE AND GROUT IN PLACE. UNLESS OTHERWISE NOTED.
- ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH MANUFACTURERS SPECIFICATIONS AND EL PASO COUNTY STANDARDS AND SPECIFICATION.
- SEE DETAIL SHEETS 11-13 FOR APPLICABLE DETAILS.
- ALL ON-GRADE INLETS ARE TO MATCH TBC ELEVATIONS AT EACH END FOLLOWING STREET GRADES. SEE SEPARATE ROADWAY PLANS (PUBLIC AND PRIVATE) BY JR ENGINEERING FOR REQUIRED ELEVATIONS.
- ALL INLETS REQUIRE A CURB TYPE AND FL TRANSITION (LOCAL DEPRESSION) DETAILED PER CDOT (M-604-12) TYPE R INLET DETAIL. SEE JR ROADWAY PLAN SHEETS AND DETAIL SHEET.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL EL PASO COUNTY TYPE I MANHOLES PRIOR TO CONSTRUCTION OR ORDERING MATERIALS.

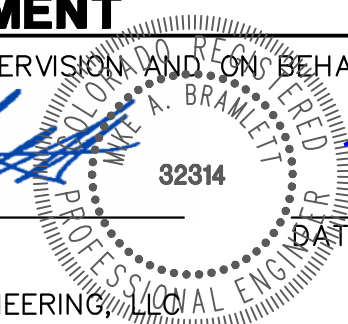


ENGINEER'S STATEMENT

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



11/15/22

HOMESTEAD NORTH AT
STERLING RANCH FILING NO. 3

STORM PLANS

SHEET 6 OF 13

JOB NO. 2518812

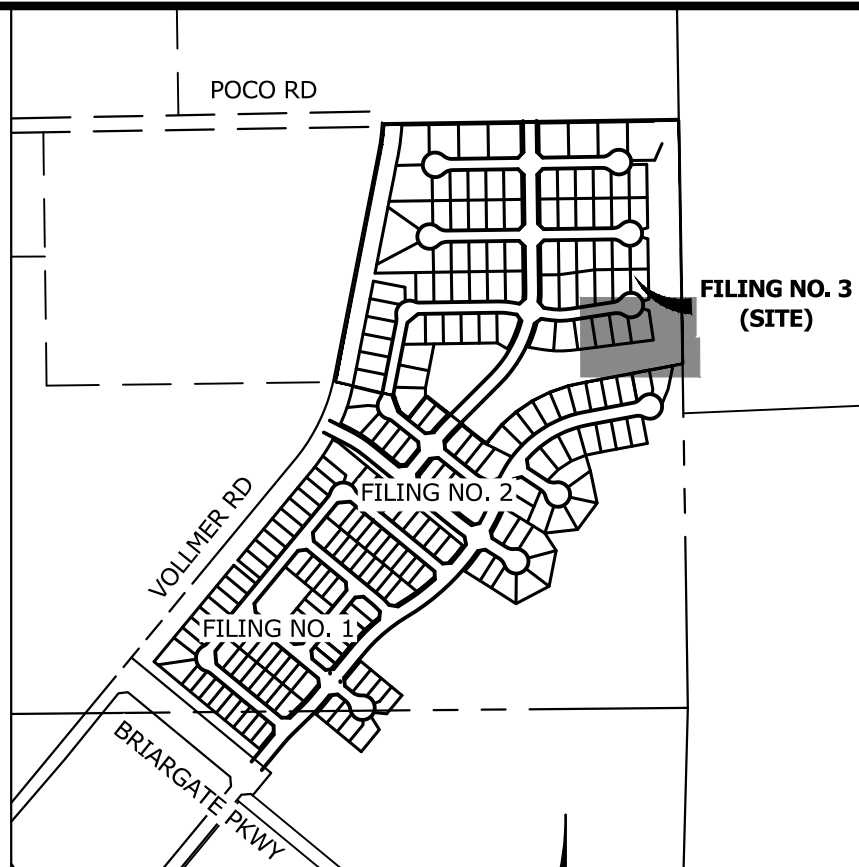
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A Western Company

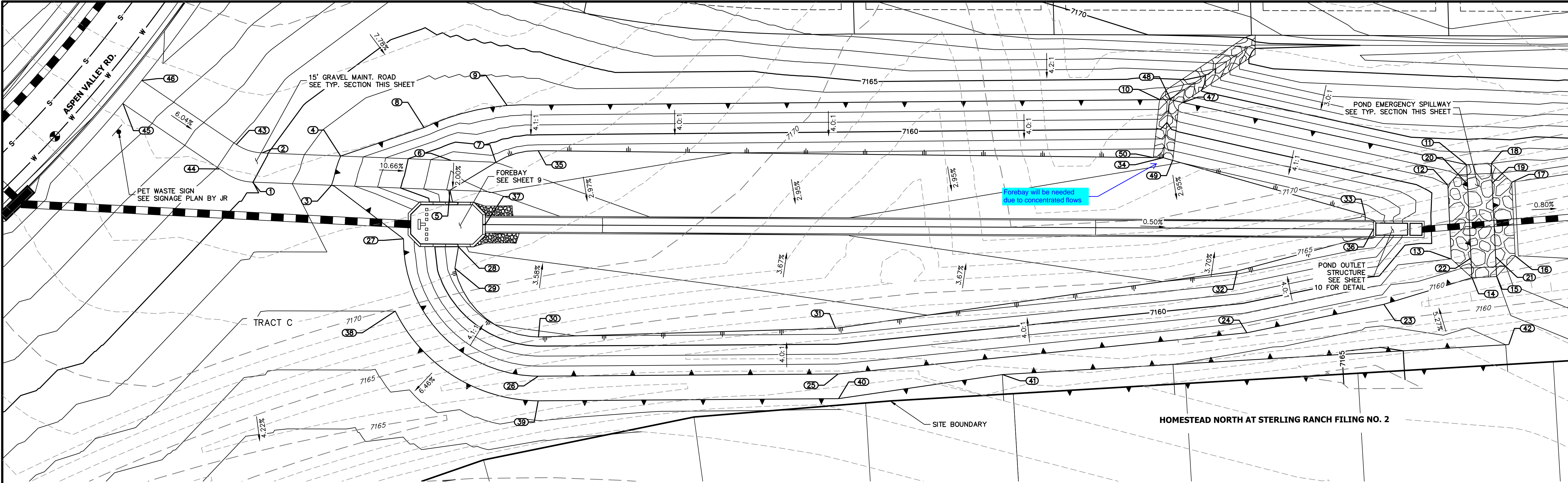
20 BOULDER CRESSENT STE 200
COLORADO SPRINGS, CO 80903
ATTN: JAMES F. MORLEY
JRMORLEY3870@AOL.COM

PREPARED FOR

SR LAND, LLC
20 BOULDER CRESSENT STE 200
COLORADO SPRINGS, CO 80903
ATTN: JAMES F. MORLEY
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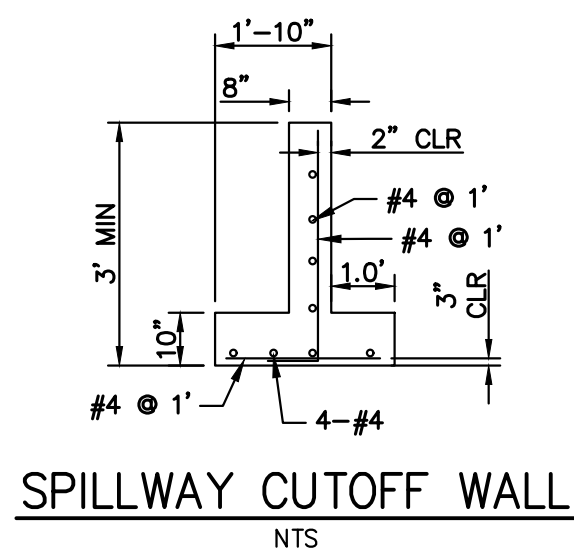
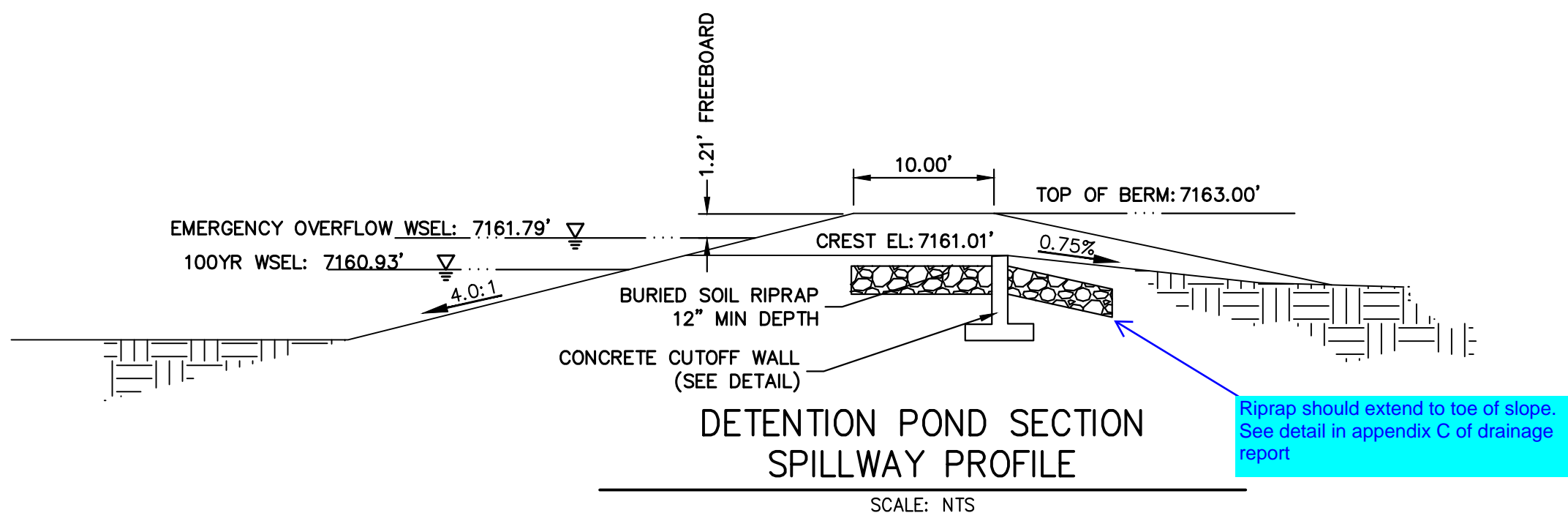
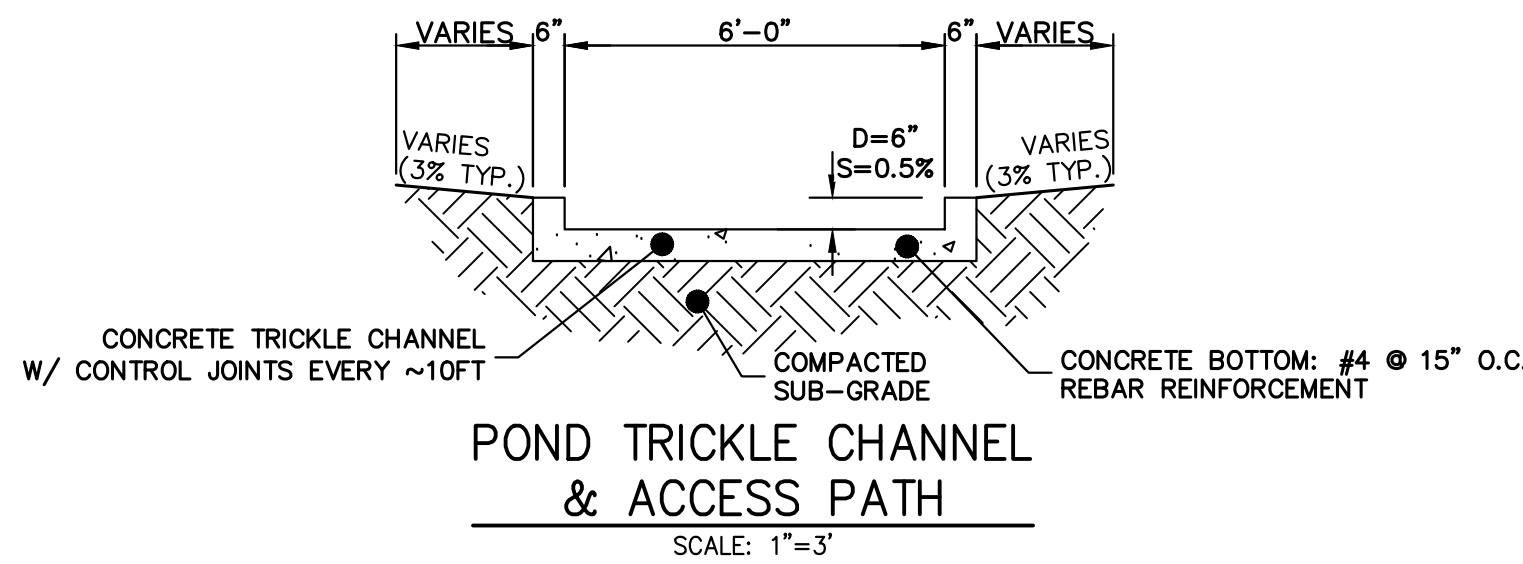
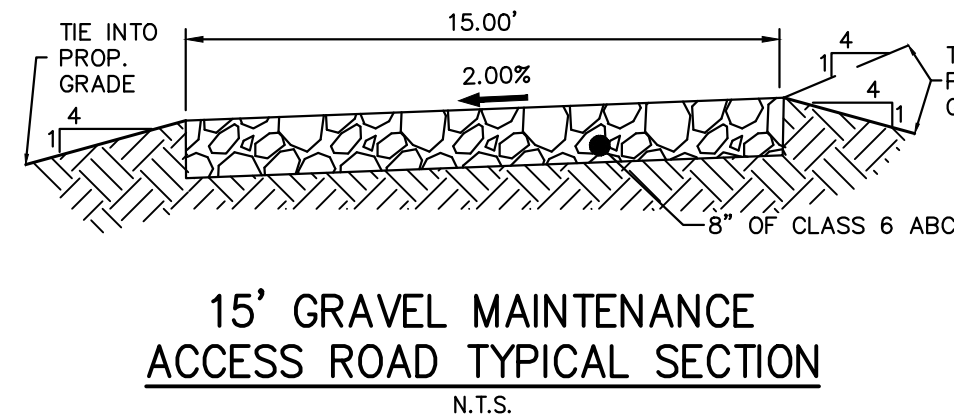




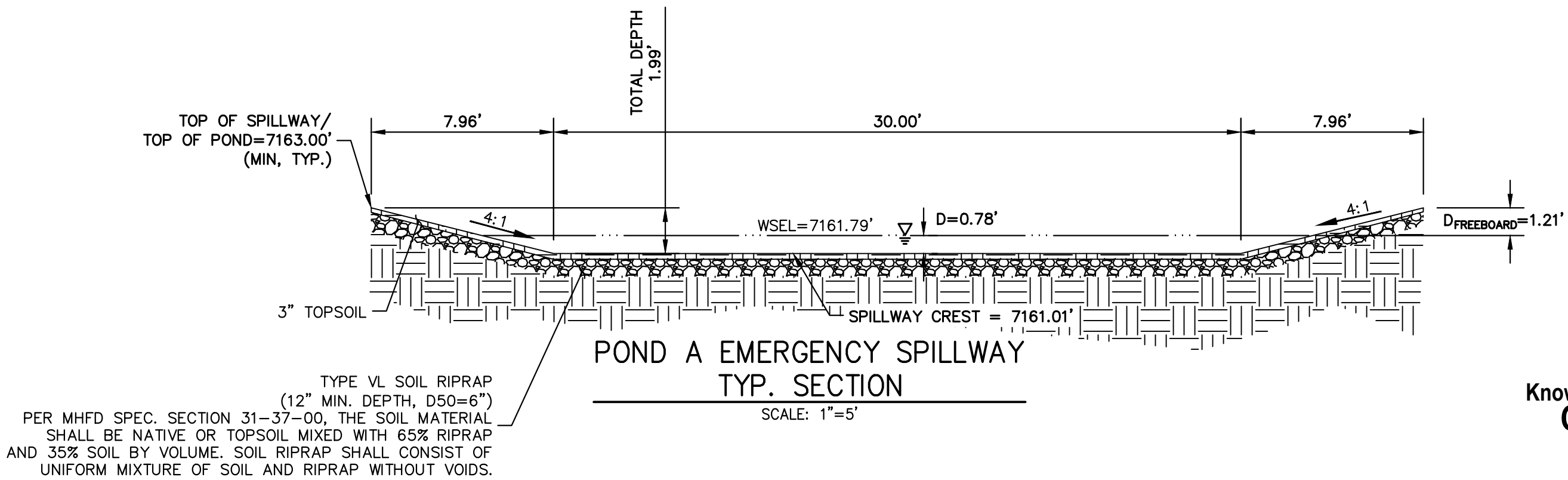
POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
1	MAINT. ROAD	N: 416932.43 E: 238424.57	7165.02
2	MAINT. ROAD	N: 416944.68 E: 238426.92	7165.17
3	MAINT. ROAD/ TOP	N: 416935.24 E: 238456.61	7163.00
4	MAINT. ROAD/ TOP	N: 416947.47 E: 238458.76	7163.00
5	MAINT. ROAD/TOE	N: 416939.44 E: 238504.56	7157.84
6	MAINT. ROAD	N: 416951.39 E: 238503.52	7158.08
7	MAINT. ROAD/ TOE	N: 416952.98 E: 238521.59	7158.34
8	TOP	N: 416963.20 E: 238490.88	7163.00
9	TOP	N: 416976.40 E: 238523.13	7163.00
10	RIPRAP/ TOP	N: 417012.40 E: 238785.45	7163.00
11	SPILLWAY TOP	N: 417002.06 E: 238912.15	7163.00
12	SPILLWAY CREST	N: 416992.84 E: 238905.69	7161.01
13	SPILLWAY CREST	N: 416963.30 E: 238910.89	7161.01
14	SPILLWAY TOP	N: 416956.84 E: 238920.11	7163.00
15	SPILLWAY TOP	N: 416958.57 E: 238929.96	7163.00

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
16	SPILLWAY CREST	N: 416967.79 E: 238936.42	7161.01
17	SPILLWAY CREST	N: 416997.34 E: 238931.22	7161.01
18	SPILLWAY TOP	N: 417003.80 E: 238922.00	7163.00
19	SPILLWAY CREST	N: 416995.96 E: 238923.38	7161.01
20	SPILLWAY CREST	N: 416994.22 E: 238913.53	7161.01
21	SPILLWAY CREST	N: 416966.41 E: 238928.58	7161.01
22	SPILLWAY CREST	N: 416964.68 E: 238918.73	7161.01
23	TOP	N: 416941.58 E: 238885.99	7163.00
24	TOP	N: 416923.08 E: 238832.47	7163.00
25	TOP	N: 416885.45 E: 238670.18	7163.00
26	TOP	N: 416869.09 E: 238549.63	7163.00
27	TOP	N: 416917.40 E: 238488.30	7163.00
28	TOE/ FOREBAY	N: 416916.98 E: 238510.81	7158.10
29	TOE	N: 416908.16 E: 238510.50	7158.27
30	TOE	N: 416884.87 E: 238547.58	7159.09

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
31	TOE	N: 416903.70 E: 238666.80	7158.39
32	TOE	N: 416947.47 E: 238825.40	7156.68
33	TOE	N: 416976.57 E: 238873.97	7156.17
34	RIPRAP/TOE	N: 416989.21 E: 238789.73	7157.07
35	TOE	N: 416959.79 E: 238537.88	7158.41
36	TRICKLE CHANNEL	N: 416971.34 E: 238678.08	7155.44
37	TRICKLE CHANNEL	N: 416927.35 E: 238520.44	7158.50
38	BERM	N: 416887.88 E: 238488.72	7163.00
39	BERM	N: 416859.17 E: 238550.91	7163.00
40	BERM	N: 416875.54 E: 238671.52	7163.00
41	BERM	N: 416893.67 E: 238736.21	7163.00
42	BERM	N: 416931.84 E: 238938.32	7163.97
43	MAINT. ROAD	N: 416946.75 E: 238416.17	7165.93
44	MAINT. ROAD	N: 416936.03 E: 238410.77	7165.93
45	MAINT. ROAD	N: 416957.39 E: 238368.42	7168.70



POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
46	MAINT. ROAD	N: 416967.59 E: 238374.83	7168.82
47	RIPRAP/ TOP	N: 417012.43 E: 238794.78	7163.00
48	RIPRAP/ TOP	N: 417012.87 E: 238789.79	7161.75
49	RIPRAP/TOE	N: 416988.61 E: 238793.74	7157.04
50	RIPRAP/TOE	N: 416988.75 E: 238785.74	7157.11



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

FOR AND ON BEHALF OF JR ENGINEERING, INC.

11/15/22

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THEY ARE NOT TO BE USED FOR ANY PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
SR LAND, LLC
20 BOULDER CRESSENT STE 200
COLORADO SPRINGS, CO 80903
ATTN: JAMES F. MORLEY
JFMORLEY3870@AOL.COM

J.R. ENGINEERING
A Westman Company

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

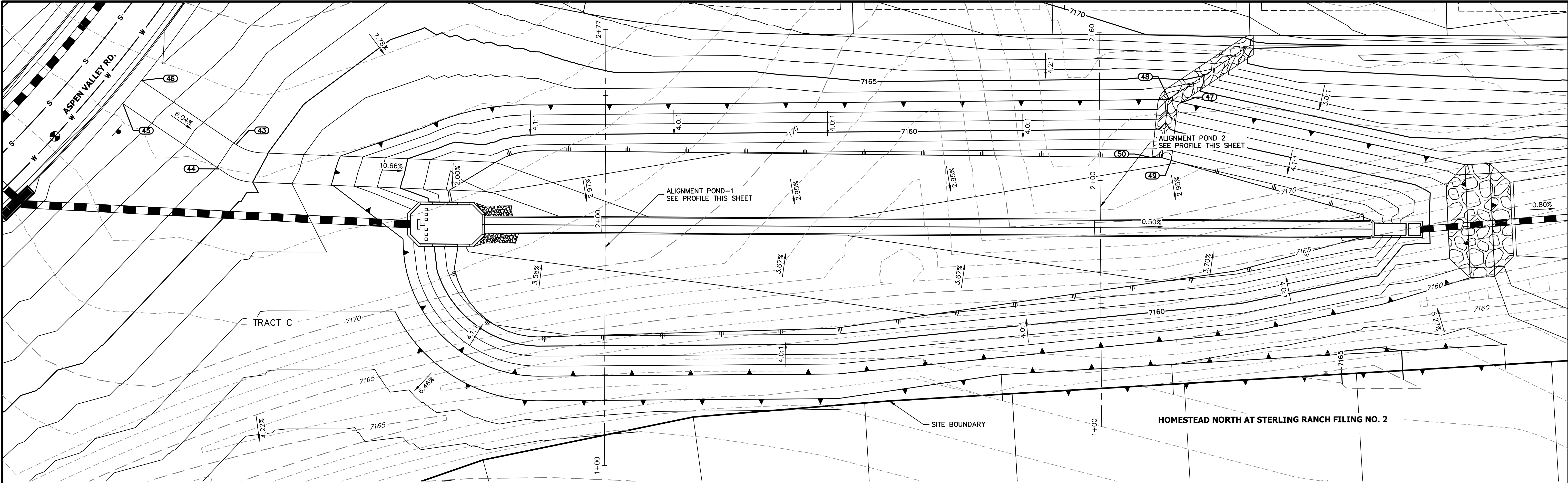
BY	DATE	REVISION	No.	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=20'	N/A	11/15/22	APL	APL	

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3

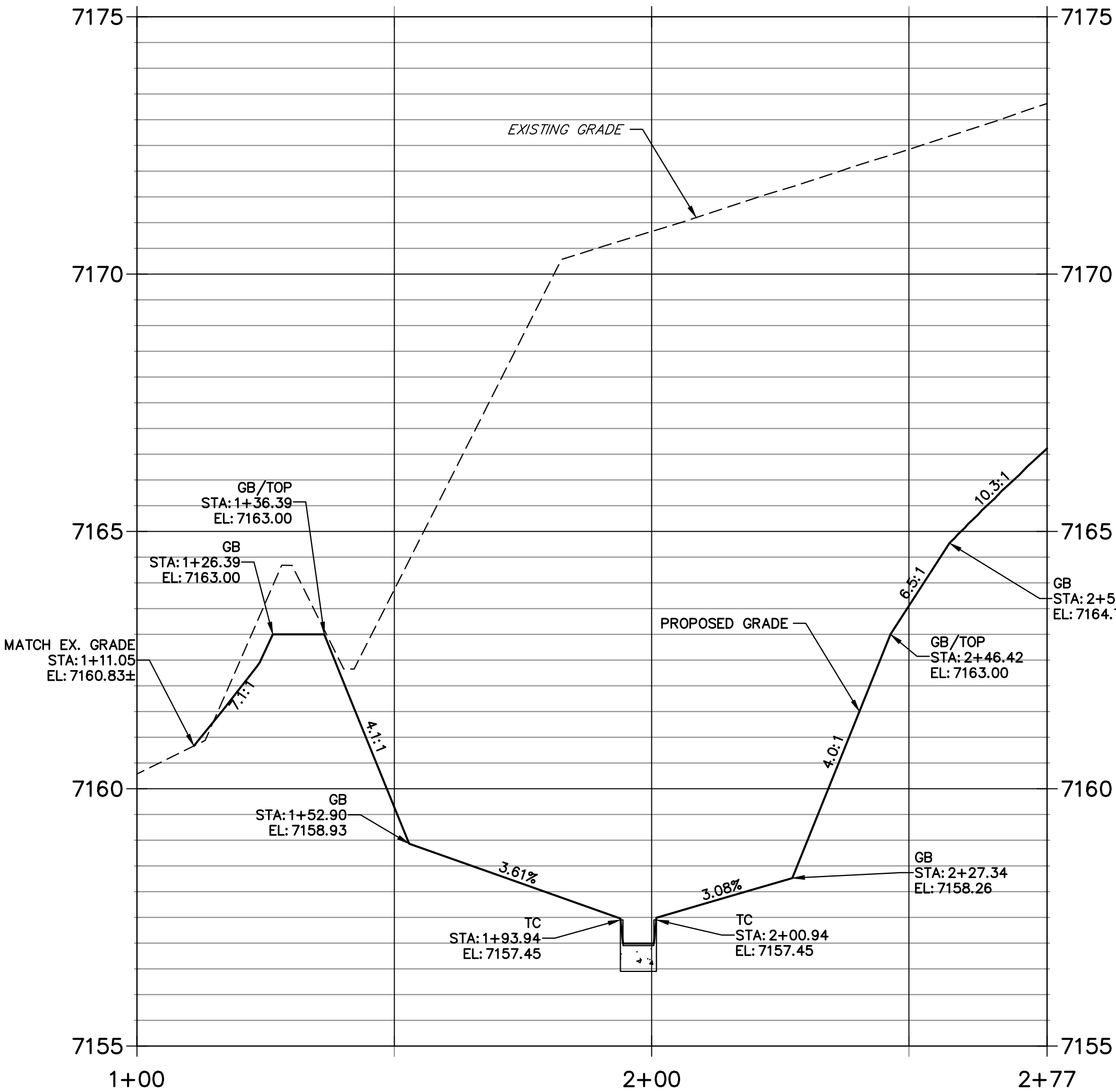
POND PLANS

SHEET 7 OF 13

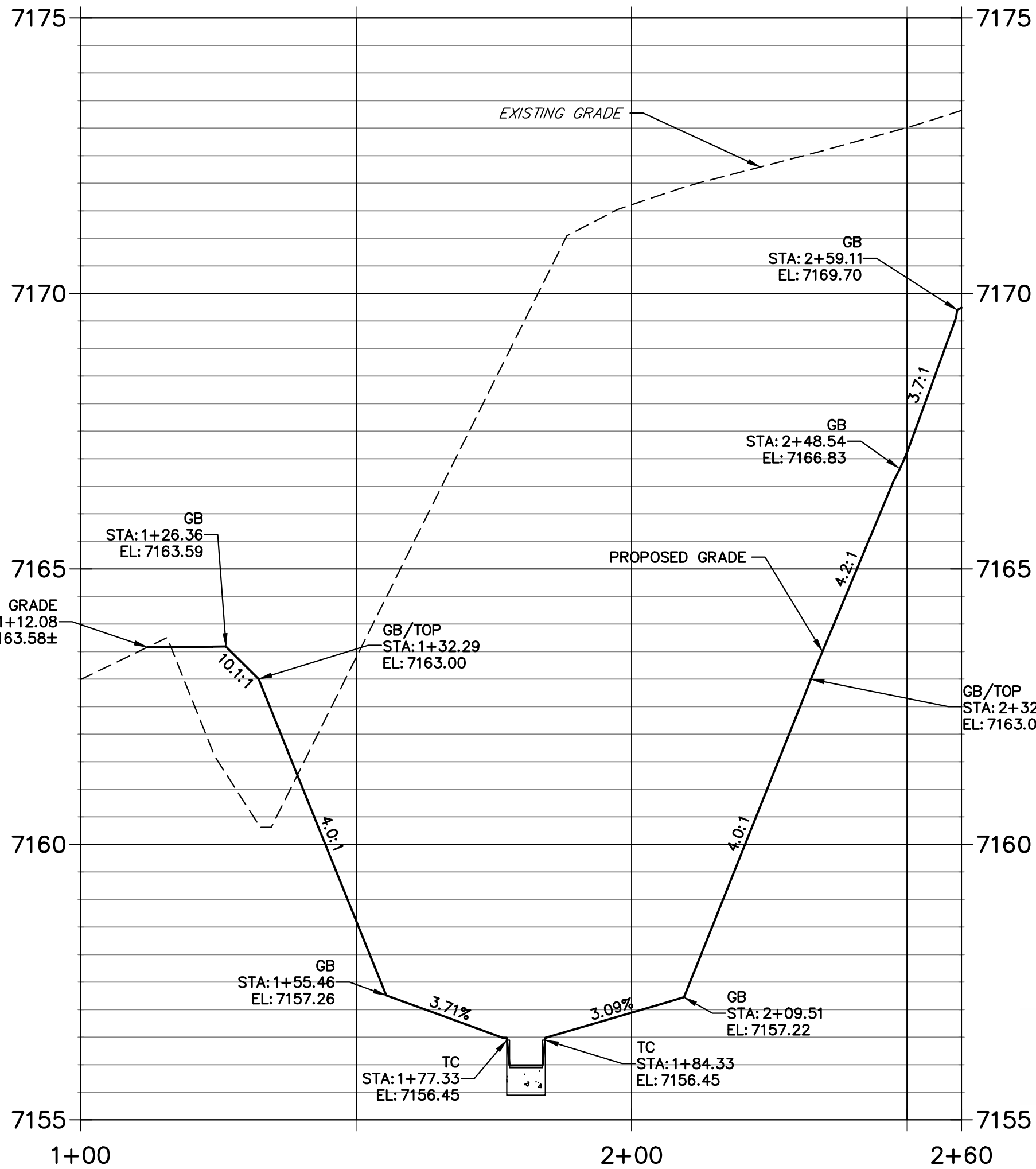
JOB NO. 2518812



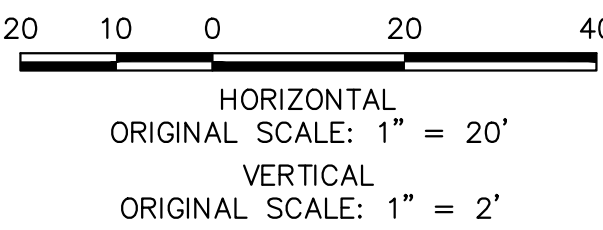
POND-1 PROFILE
STA 1+00.00 TO 2+76.86



POND 2 PROFILE
STA 1+00.00 TO 2+59.90



Know what's below.
Call before you dig.



ENGINEER'S STATEMENT

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

11/15/22

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PREPARED FOR
SR LAND, LLC
20 BOULDER CRESENT STE 200
COLORADO SPRINGS, CO 80903
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BY	DATE	No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=20'	1"=2'	11/15/22	APL	APL	

HOMESTEAD NORTH AT
STERLING RANCH FILING NO. 3

POND PLANS

SHEET 8 OF 13

JOB NO. 2518812



Know what's below.
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APPROVES THEIR USE,
THESE DRAWINGS ARE
DESIGNATED BY WRITTEN
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A Western Company



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BY DATE

REVISION

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H-SCALE

VARIES

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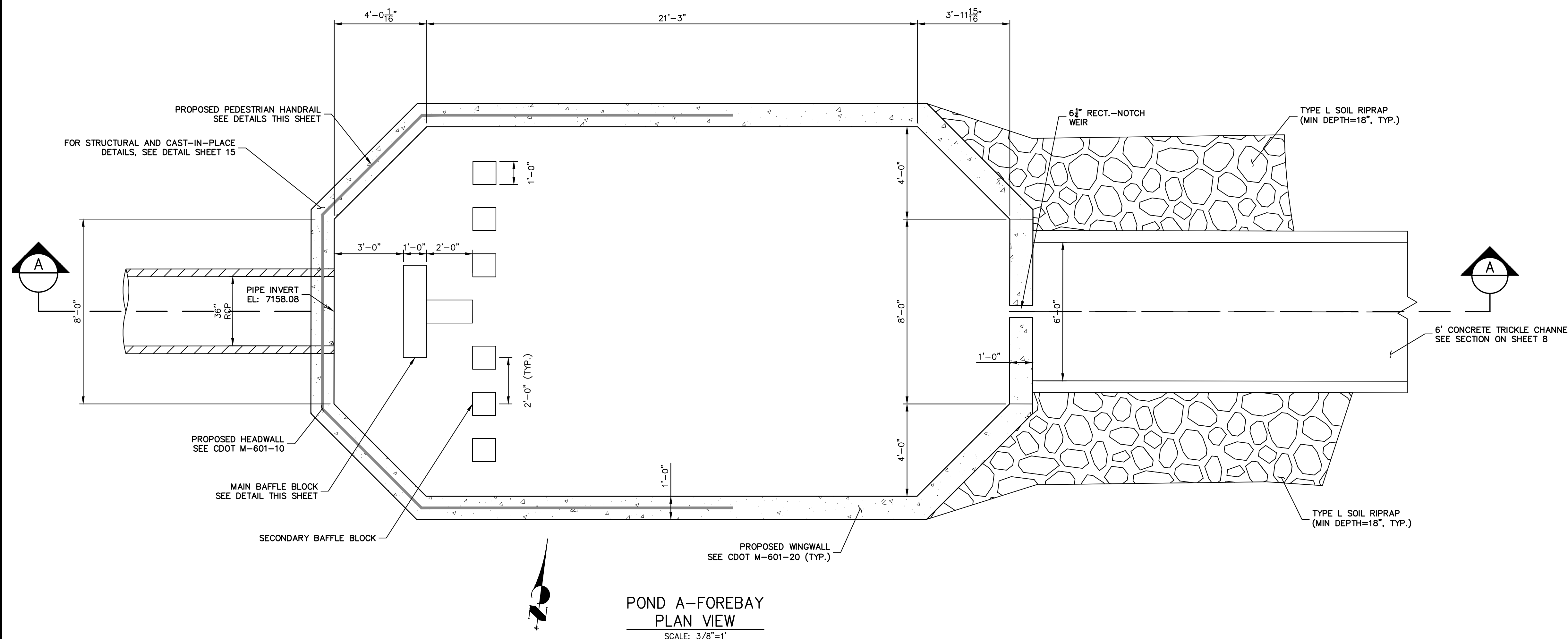
CHECKED BY

HOMESTEAD NORTH AT
STERLING RANCH FILING NO. 3

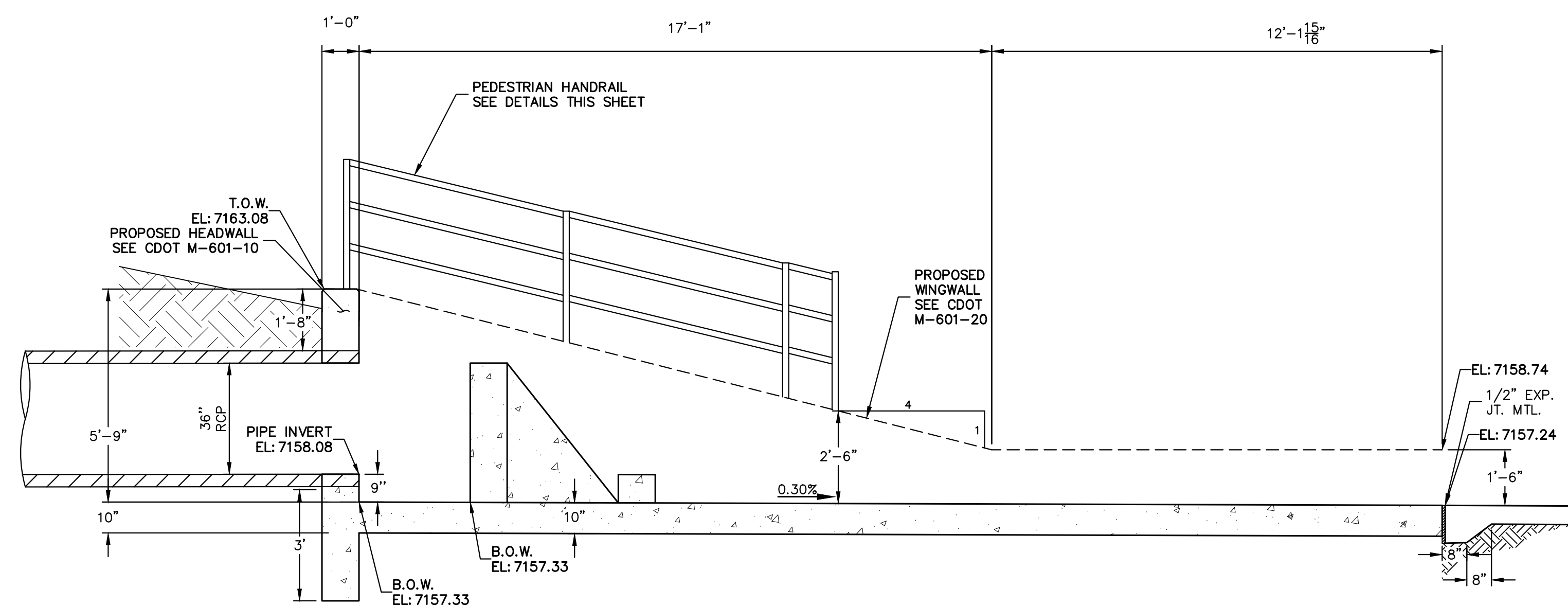
POND PLANS

SHEET 9 OF 13

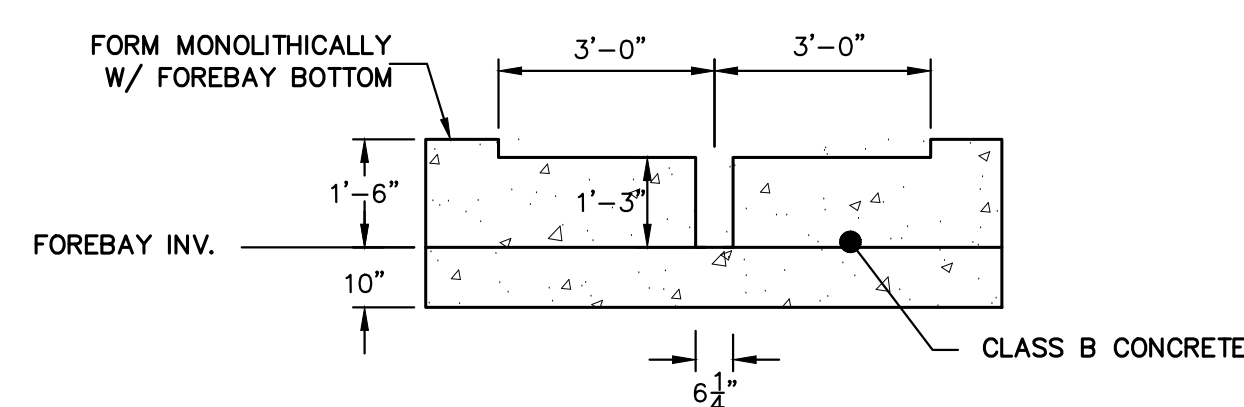
JOB NO. 2518812



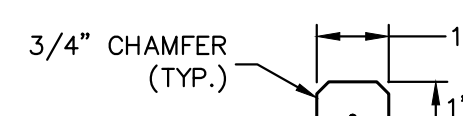
POND A-FOREBAY
PLAN VIEW
SCALE: 3/8"=1'



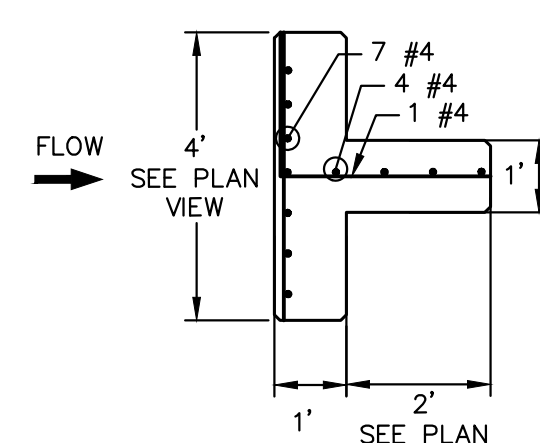
POND A - FOREBAY
CROSS SECTION A-A
SCALE: 3/8"=1'



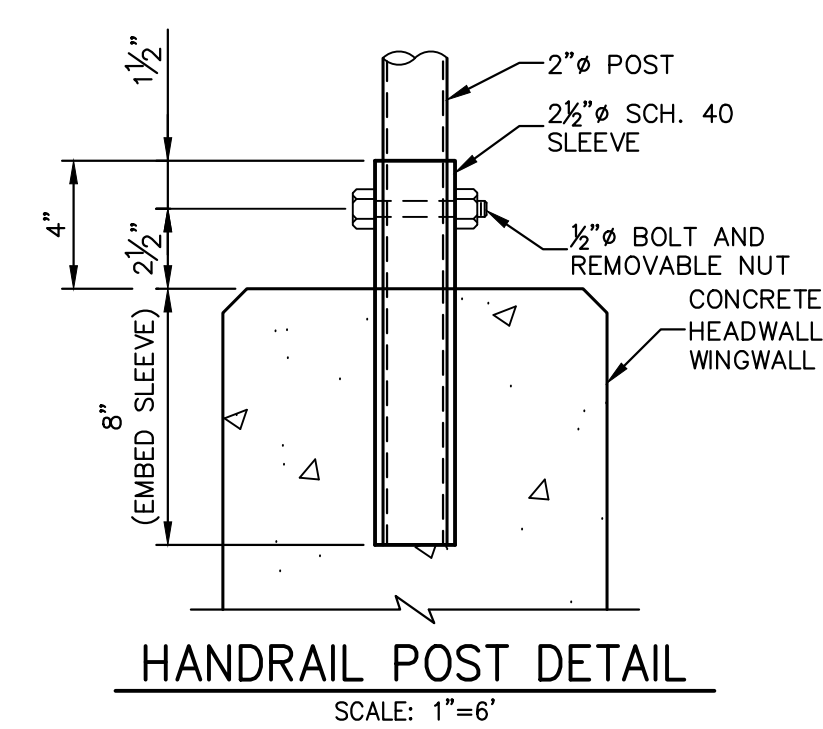
POND A - FOREBAY
SECTION AT WEIR
SCALE: 3/8"=1'



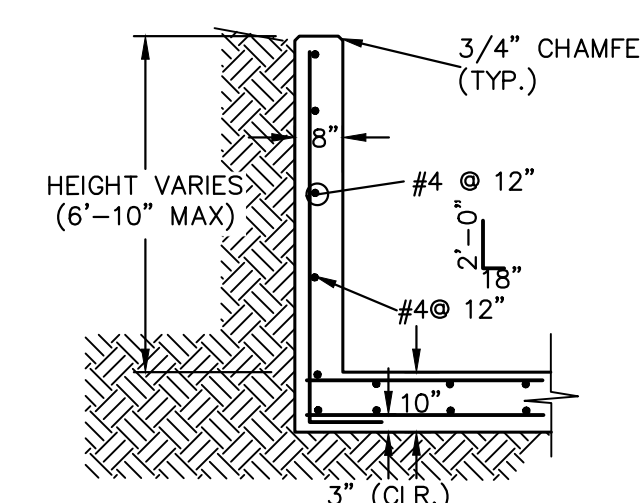
POND A - FOREBAY
SECONDARY BAFFLE BLOCK
PLAN VIEW
SCALE: 3/8"=1'



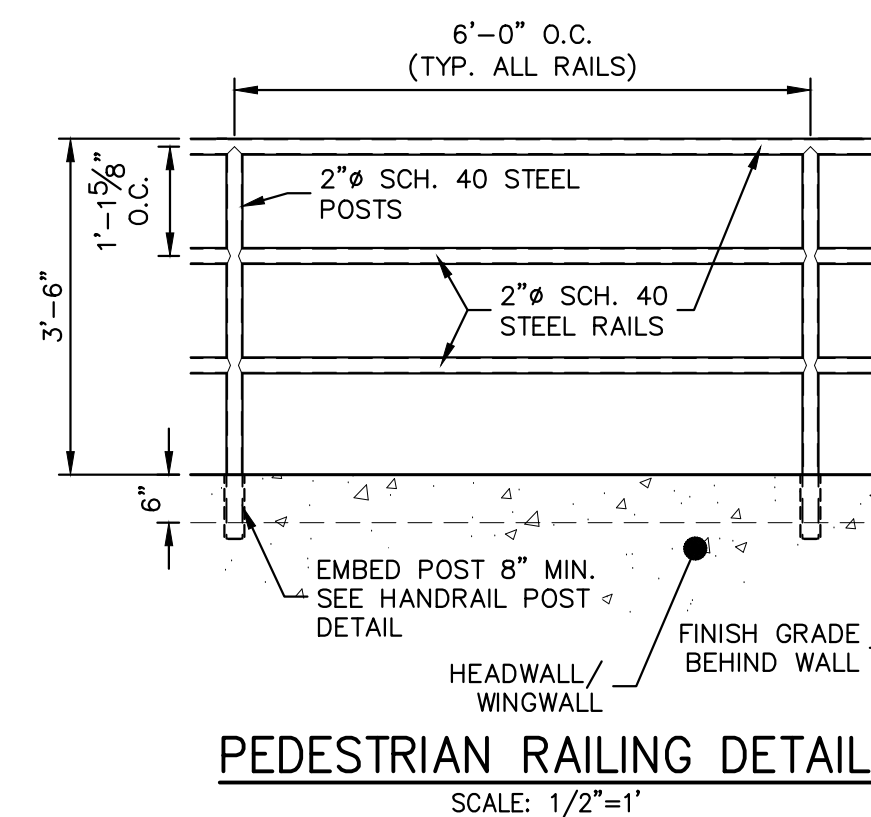
POND A - FOREBAY MAIN
BAFFLE BLOCK PLAN
SCALE: 3/8"=1'



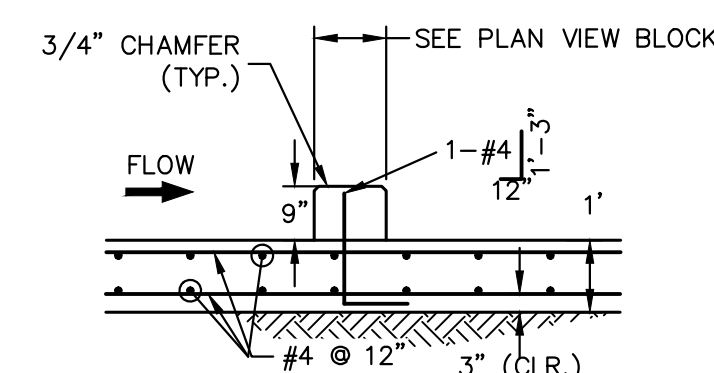
HANDRAIL POST DETAIL
SCALE: 1"=6'



POND A FOREBAY WINGWALL
REINFORCING DETAIL (TYP.)
SCALE: N.T.S.



PEDESTRIAN RAILING DETAIL
SCALE: 1/2"=1'



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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

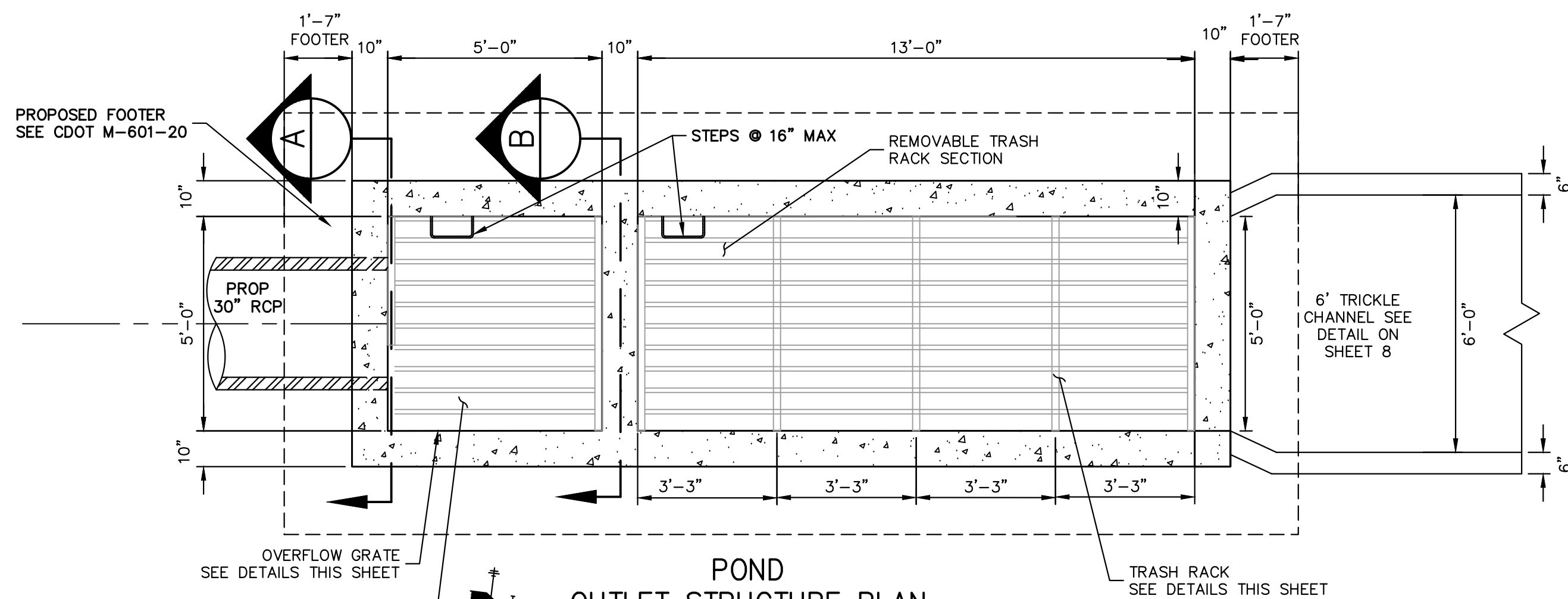
MIKE A. BRAMLETT, P.E.

COLORADO P.E. 32314

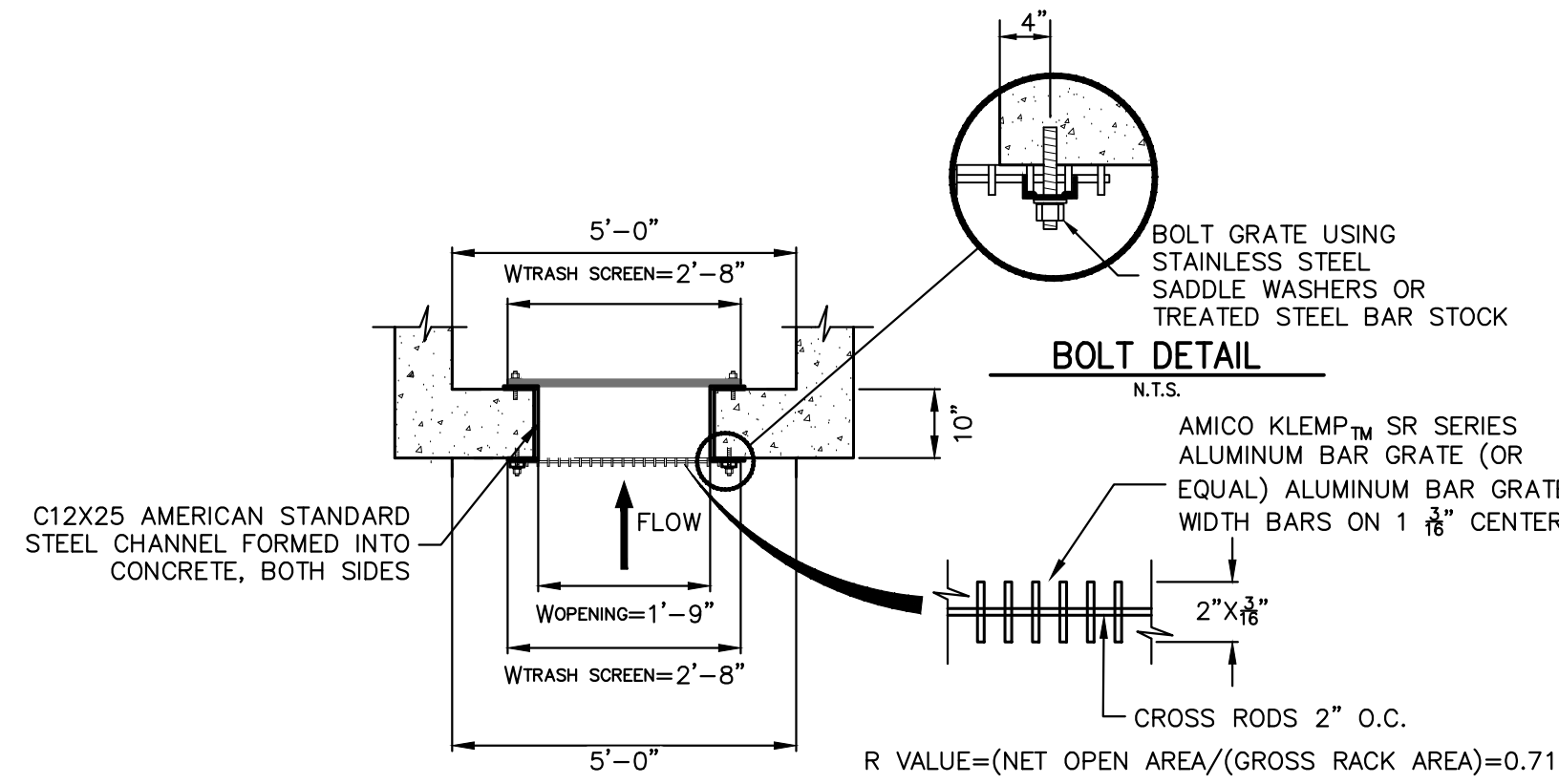
FOR AND ON BEHALF OF JR ENGINEERING

DATE

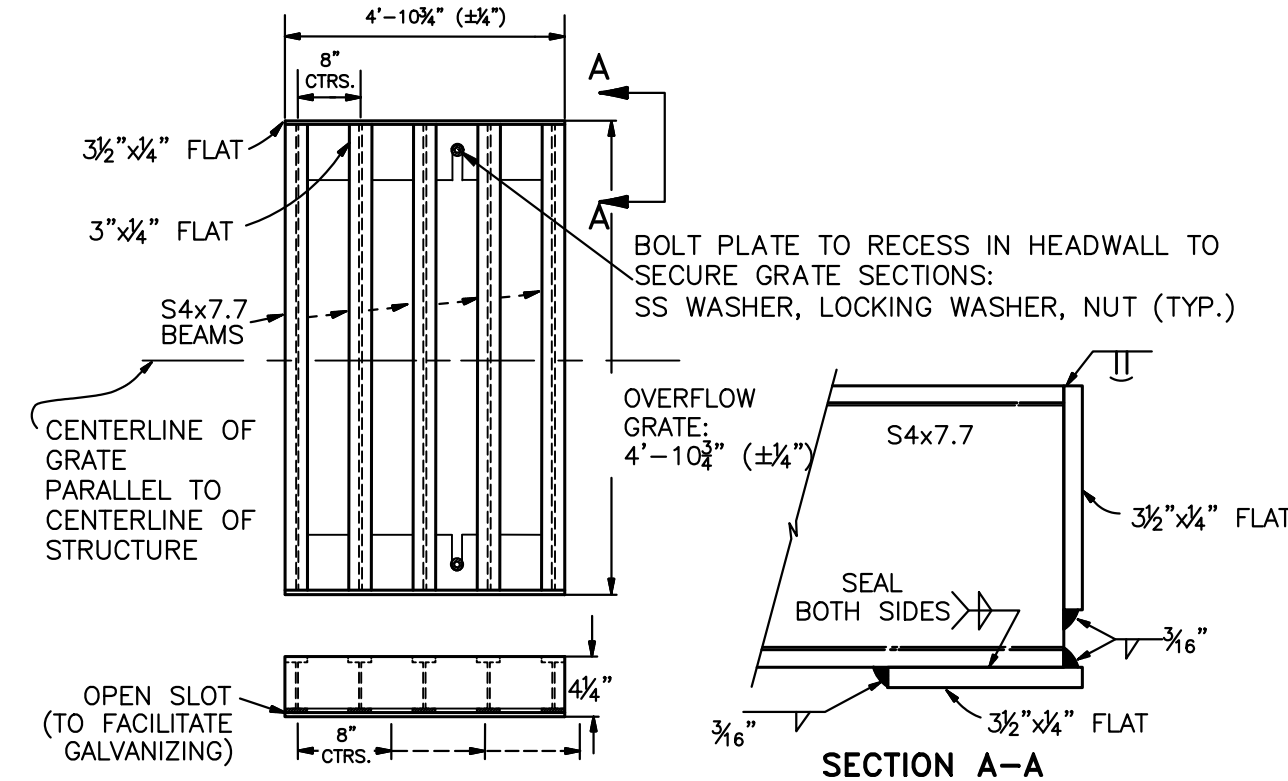
11/15/22



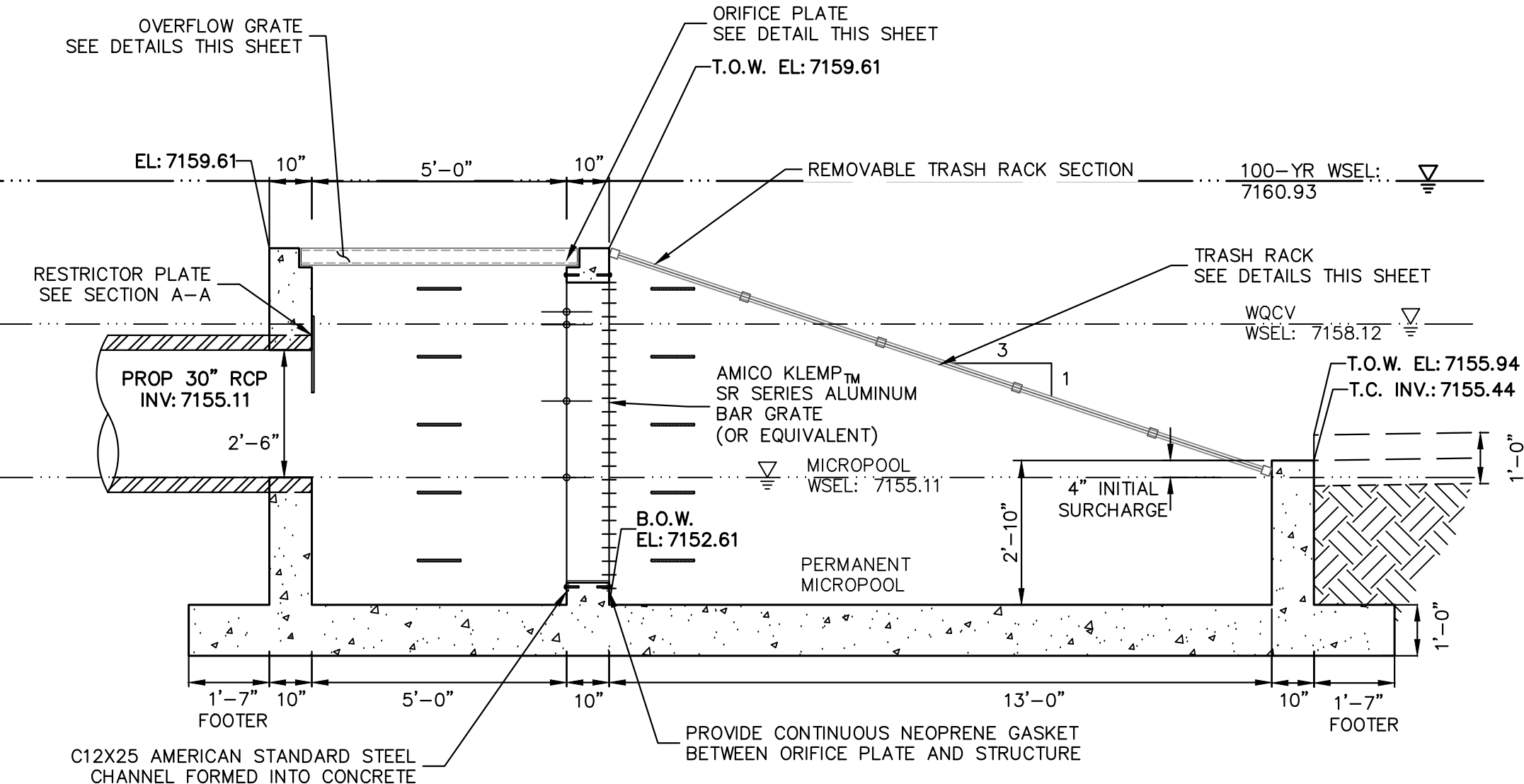
**TRASH RACK AND PLATE
DETAIL (PLAN)**
N.T.S.



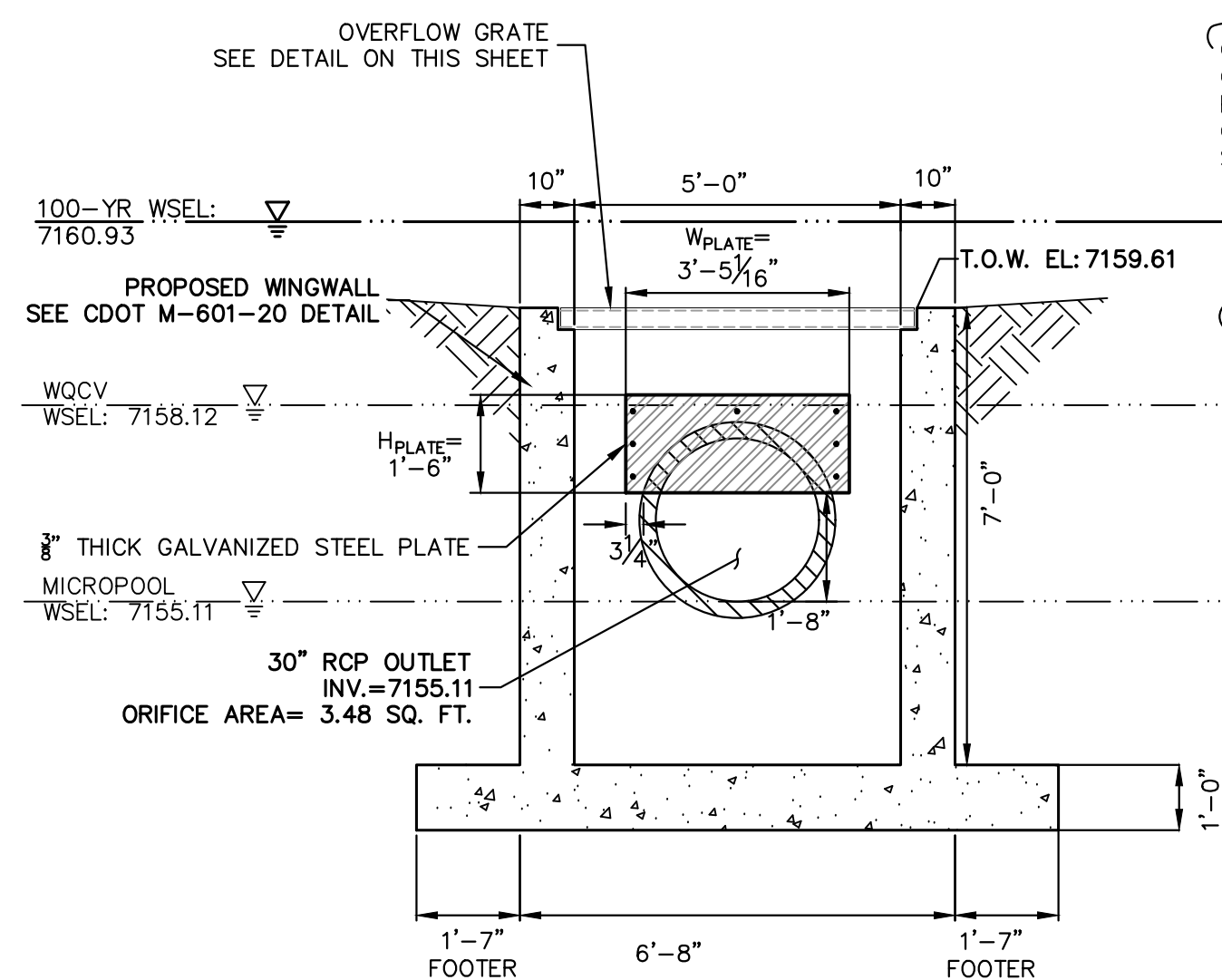
TRASH RACK DETAIL
N.T.S.



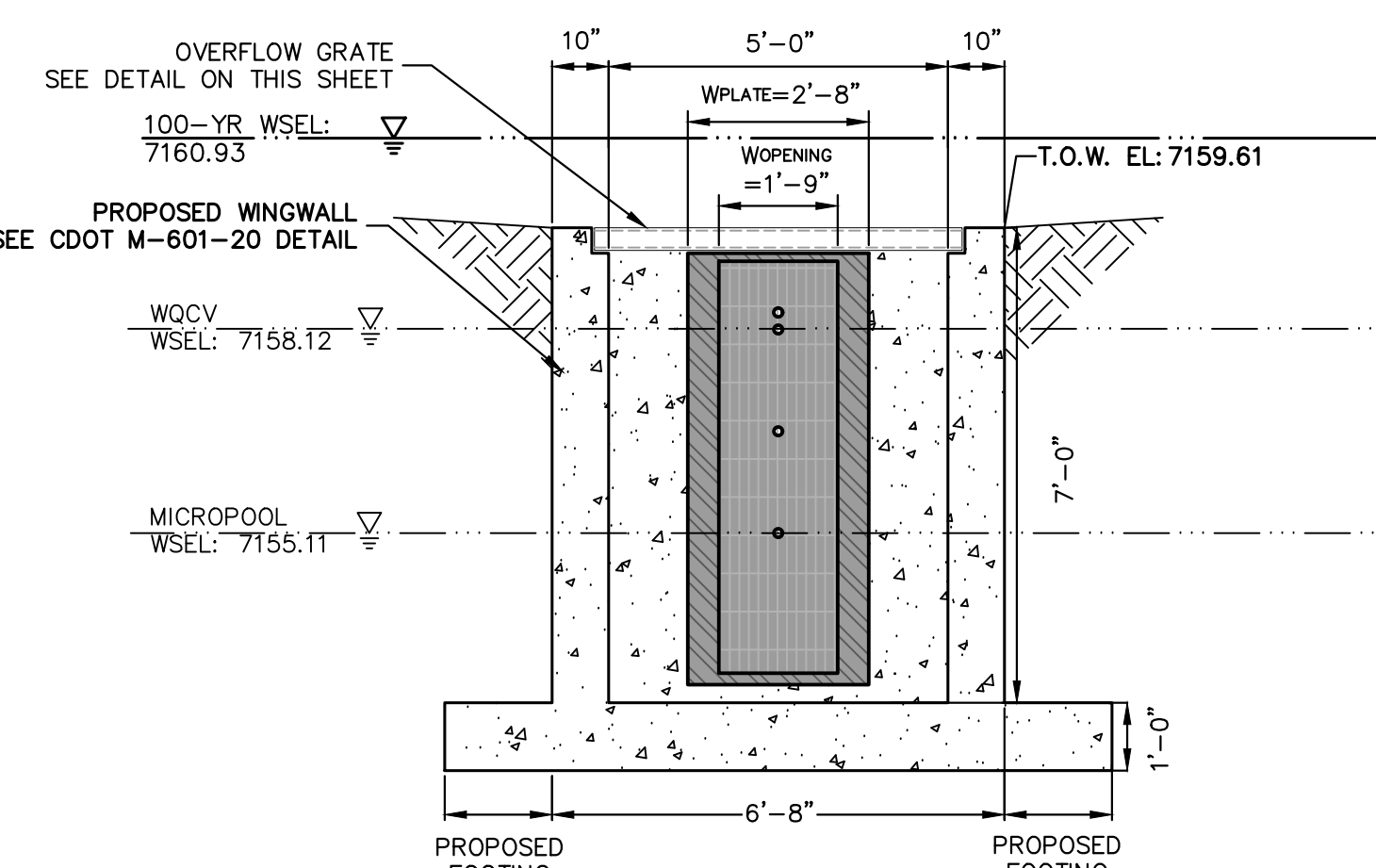
OVERFLOW GRATE DETAILS
N.T.S.



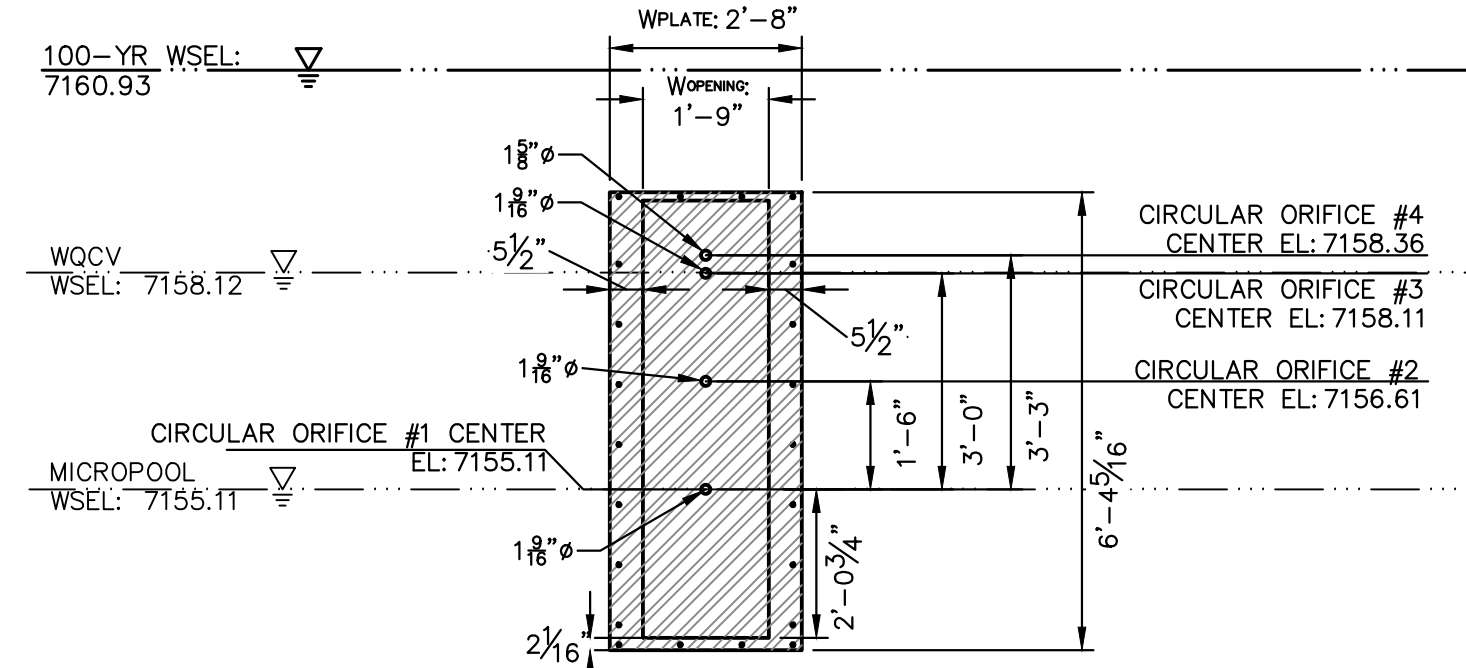
**POND
OUTLET STRUCTURE PROFILE**
SCALE: 3/8"=1"



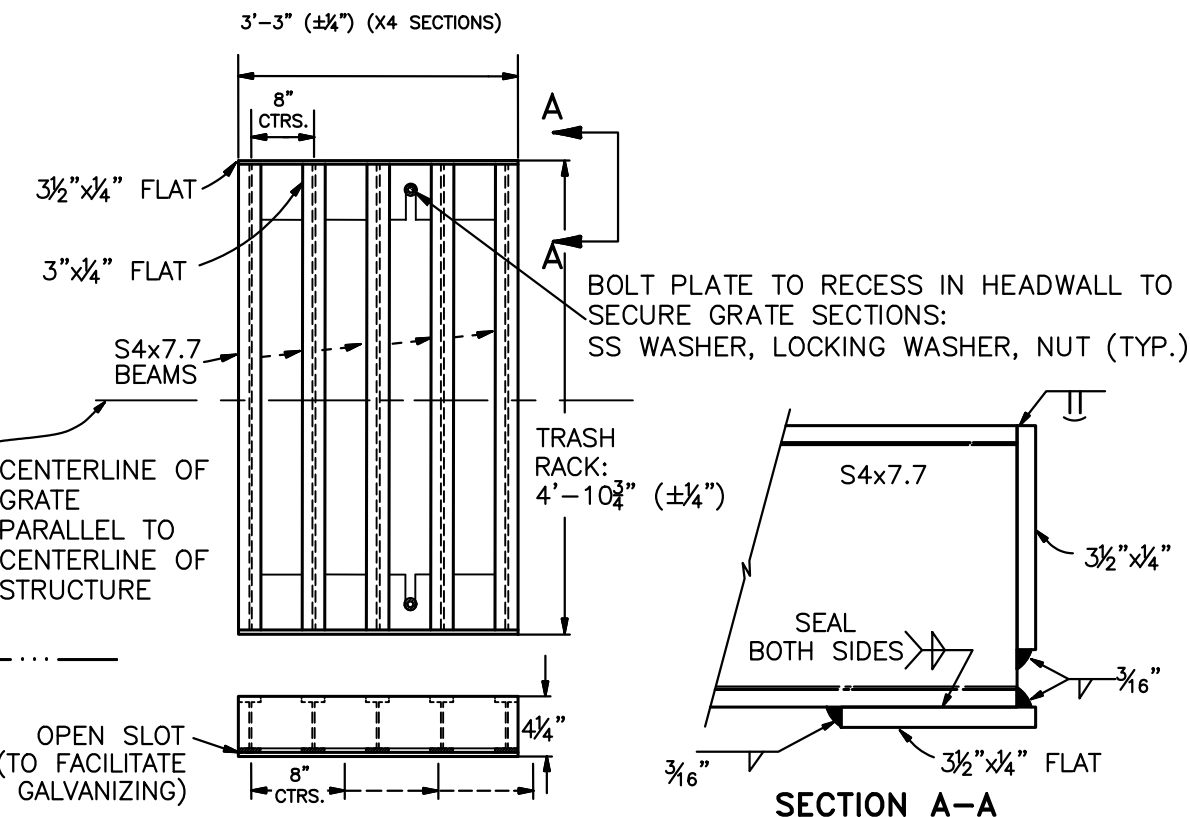
A-A SECTION
SCALE: 3/8"=1"



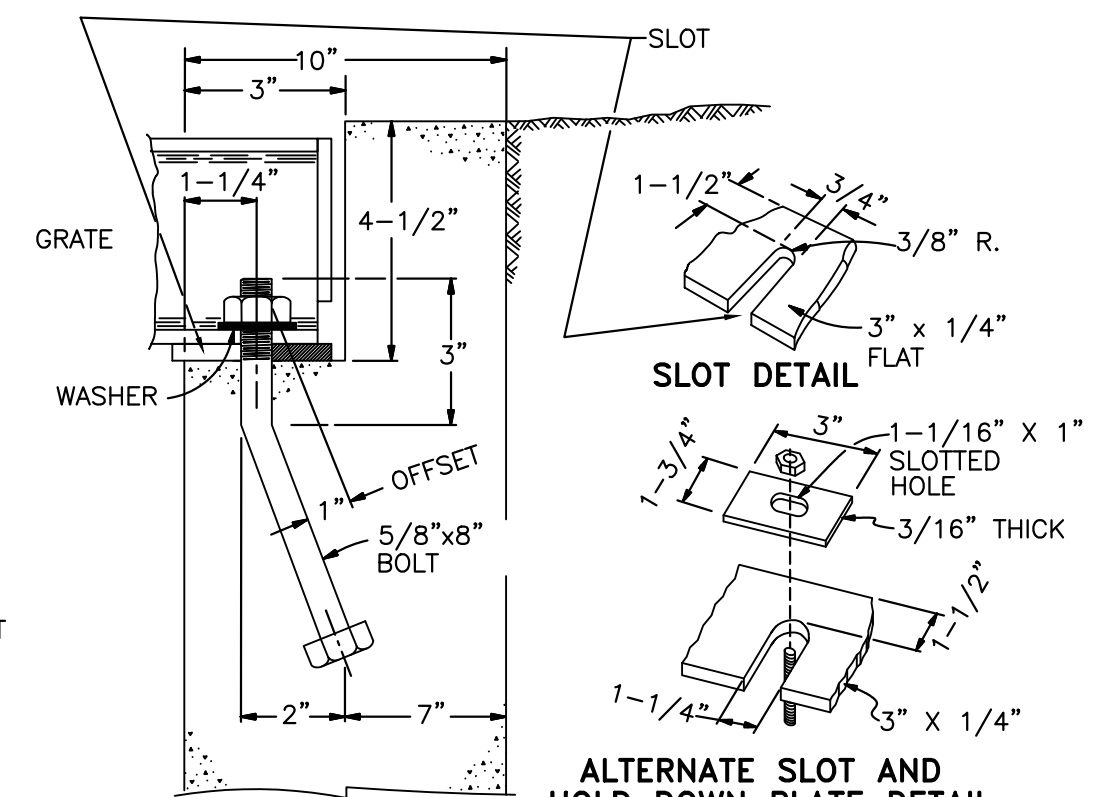
B-B SECTION
SCALE: 3/8"=1"



ORIFICE PLATE DETAIL
SCALE: 3/8"=1"



TRASH RACK DETAILS
N.T.S.



**OVERFLOW GRATE/TRASH RACK
INSTALLATION DETAIL**
N.T.S.

POND A OUTLET STRUCTURE NOTES:

- ORIFICE PLATE:**
1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE AND BETWEEN THE RESTRICTOR PLATE AND CONCRETE.
 2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.
- TRASH RACKS:**
3. TRASH RACKS SHALL BE 1 1/2" SCH.40 STEEL PIPE, GALVANIZED, @ 6" CENTERS. SUPPORT BARS SHALL BE 1/2"x2" STEEL RECTANGULAR BARS, GALVANIZED, @ 36". ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE.
 4. REMOVABLE TRASH RACK SECTIONS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED & LOCKABLE OR BOLTABLE ACCESS PANELS AS SHOWN ON THE PLANS.
 5. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
 6. STRUCTURAL STEEL FOR GRATES, ORIFICE PLATES, AND BARS SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS, SUBSECTION 712.06.
 7. ALL HARDWARE, BOLTS, AND FASTENERS SHALL BE STAINLESS STEEL.
 8. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PLATES AND GRATING FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.



Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

FOR AND ON BEHALF OF JR ENGINEERING

11/15/22

HOMESTEAD NORTH AT
STERLING RANCH FILING NO. 3

POND PLANS

SHEET 10 OF 13

JOB NO. 2518812

NO. REVISION

H-SCALE V-SCALE

DATE 11/15/22

DESIGNED BY APL

DRAWN BY APL

CHECKED BY

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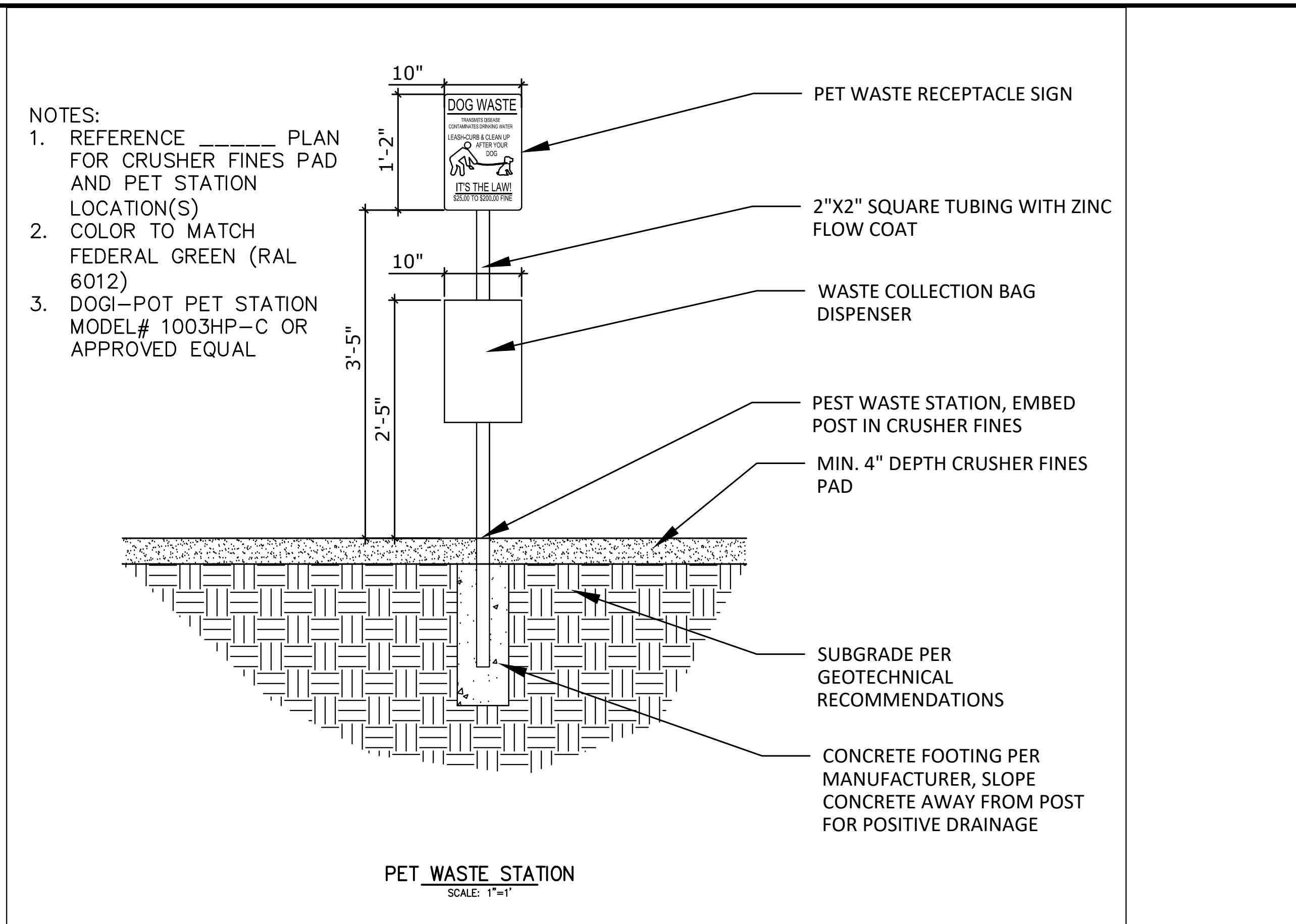
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MARK	BAR #	BAR SIZE	O.C. SPACING	TYPE	ALL INLETS				INLETS: H ≤ 5 FT.				INLETS: H > 5 FT.			
					L = 5 FT.		L = 10 FT.		L = 15 FT.		L = 10 FT.		L = 15 FT.		L = 10 FT.	
					NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH
401	4	1"	II	15	8"	21	8"	21	8"	21	8"	21	8"	21	8"	21
402	4	1"	II	7	8"	13	8"	13	8"	13	8"	13	8"	13	8"	13
403	4	9"	II	8"	4'-0"	8"	4'-0"	8"	4'-0"	8"	4'-0"	8"	4'-0"	8"	4'-0"	8"
405	4	6"	VII	11	6'-10"	21	6'-10"	31	6'-10"	11	6'-10"	11	6'-10"	11	6'-10"	11
406	4	6"	VII	7	13'-10"	7	13'-10"	7	8'-10"	7	8'-10"	7	8'-10"	7	8'-10"	7
407	4	9"	II	8"	5'-10"	10'-10"	8"	5'-10"	8"	5'-10"	8"	5'-10"	8"	5'-10"	8"	5'-10"
408	4	12"	II	3	6'-10"	3	12'-10"	3	12'-10"	3	12'-10"	3	12'-10"	3	12'-10"	3
409	4	8"	II	6	5'-10"	6	10'-10"	6	10'-10"	6	10'-10"	6	10'-10"	6	10'-10"	6
410	4	11"	VII													
411	4	11"	II													
412	4	11"	II													
413	4	9"	II													
501	5	5/8"	IV	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33
502	5	5/8"	III													
503	5	5/8"	II	5	3'-6"	16	3'-6"	27	3'-6"	11	11'-5"	17	11'-5"	17	11'-5"	17
504	5	5/8"	IX													
601	6	2 1/4"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	2
602	6	2 1/4"	V													
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705	6	2 1/4"	V													
706	6	2 1/4"	V													
707	6	2 1/4"	V													
708	6	2 1/4"	V													
709	6	2 1/4"	V													
710	6	2 1/4"	V													
711	6	2 1/4"	V													
712	6	2 1/4"	V													
713	6	2 1/4"	V													
714	6	2 1/4"	V													
715	6	2 1/4"	V													



CAST-IN-PLACE STRUCTURAL NOTES:

1. ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED BEFORE FRESH CONCRETE IS POURED.
2. ALL CONSTRUCTION JOINTS NOT SHOWN ON THE PLANS SHALL BE APPROVED BY THE ENGINEER.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.
4. DO NOT BACKFILL UNTIL CONCRETE HAS REACHED DESIGN STRENGTH, F'C.
5. ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED.
6. CONTRACTOR SHALL SUBMIT STEEL REINFORCING SHOP DRAWINGS FOR ALL CAST-IN-PLACE STRUCTURES FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.
7. HEADWALLS FOR PIPES SHALL BE CONSTRUCTED PER CDOT M-601-10.
8. WINGWALLS SHALL BE CONSTRUCTED PER CDOT M-601-20.

E.F. =	EACH FACE	O.F. =	OUTSIDE FACE
F.E. =	FAR FACE	T.&B. =	TOP AND BOTTOM
N.F. =	NEAR FACE	T.F. =	TOP FACE
I.F. =	INSIDE FACE	B.F. =	BOTTOM FACE
T.W. =	TWO WAY	T.F. =	TWO FACES
E.S. =	EACH SIDE	Lp =	LAP LENGTH

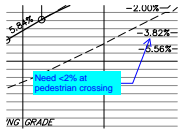


FOR AND ON BEHALF OF JR ENGINEERING

SHEET 13 OF 13		HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3					H-SCALE	N/A	No.	REVISION	BY	DATE
JOB NO. 2518812		DETAIL SHEET					V-SCALE	N/A				
							DATE	11/15/22				
							DESIGNED BY	QNL				
							DRAWN BY	PL				
							CHECKED BY					

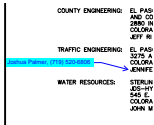
v2-Construction Drawings.pdf Markup Summary

Callout (19)



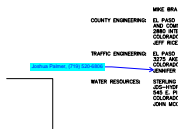
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Page Label: [12] 12 SI07
Author: CDurham
Date: 12/21/2022 1:26:49 PM
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Need <2% at pedestrian crossing



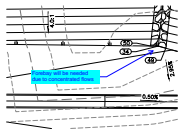
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Joshua Palmer, (719) 520-6806



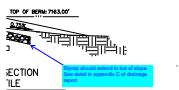
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Joshua Palmer, (719) 520-6806



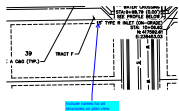
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Forebay will be needed due to concentrated flows



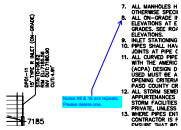
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Riprap should extend to toe of slope. See detail in appendix C of drainage report



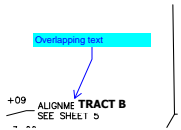
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Include names for all structures on plan view



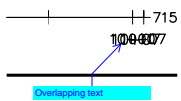
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Date: 12/21/2022 3:41:57 PM
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Notes #8 & 16 are repeats. Please delete one.



Subject: Callout
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Date: 12/21/2022 3:42:27 PM
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Overlapping text



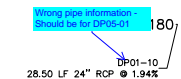
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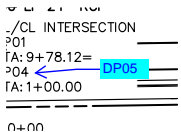
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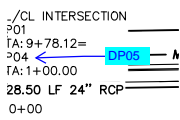
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Wrong pipe information - Should be for DP05-01



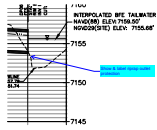
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DP05



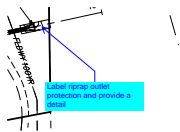
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DP05



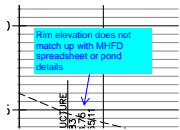
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Show & label riprap outlet protection



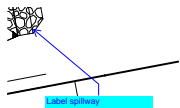
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Date: 12/21/2022 3:45:57 PM
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Label riprap outlet protection and provide a detail



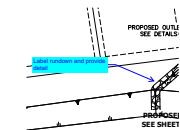
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Rim elevation does not match up with MHFD spreadsheet or pond details



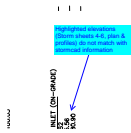
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Date: 12/21/2022 3:46:44 PM
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Color: ■
Layer:
Space:

Label spillway



Subject: Callout
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Author: CDurham
Date: 12/21/2022 3:46:55 PM
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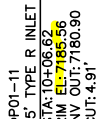
Label rundown and provide detail



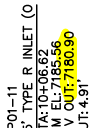
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Date: 12/28/2022 11:27:29 AM
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Highlighted elevations (Storm sheets 4-6, plan & profiles) do not match with stormcad information

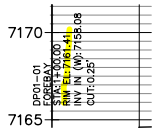
Highlight (12)



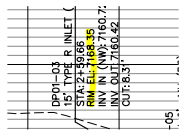
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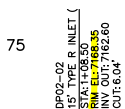
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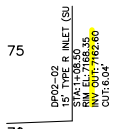
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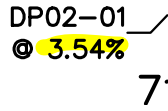
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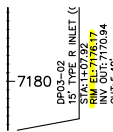
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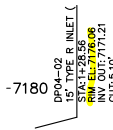
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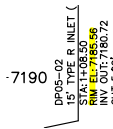
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Subject: Highlight
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DP01-10
@ 1.94%

Subject: Highlight
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Text Box (1)

SF-22-16

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Date: 12/21/2022 1:45:35 PM
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SF-22-16