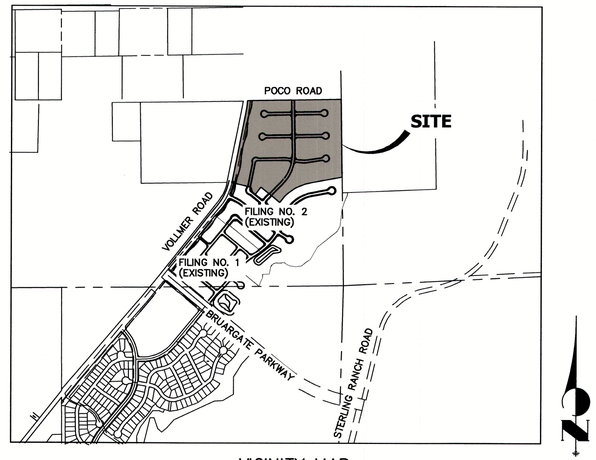
HOMESTEAD NORTH AT STERLING RANCH FILING NO.3

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
CIVIL ENGINEER:	JR ENGINEERING, LLC 5475 TECH CENTER DRIVE COLORADO SPRINGS, CO 80919 MIKE BRAMLETT P.E. (303) 267-6240
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 JEFF RICE, P.E. (719) 520-6300
TRAFFIC ENGINEERING:	EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JOSHUA PALMER, P.E. (719) 520-6806
WATER RESOURCES:	STERLING RANCH METRO DISTRICT ENGINEERS JDS-HYDRO CONSULTANTS 545 E. PIKES PEAK AVE., SUITE 300 COLORADO SPRINGS, CO 80903 JOHN MCGINN (719) 668-8769
FIRE DISTRICT:	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300
GAS DEPARTMENT:	COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556
ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283
COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674



VICINITY MAP
SCALE: 1"=1000'

SHEET INDEX

1 : COVER SHEET
2 : GENERAL NOTES
3 : LEGEND
4–5 : HORIZONTAL CONTROL PLAN
6–12 : ROADWAY PLAN AND PROFILE
13–14 : SIGNAGE PLAN
15 : Detail Sheet

TOTAL SHEET: 15

BASIS OF BEARINGS

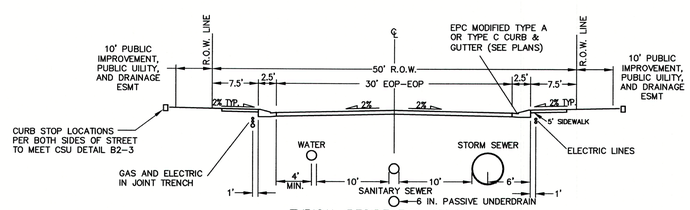
THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS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



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

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

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.

COLORADO REGISTERED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER
MB 1/10/23

01/10/23

MIKE A. BRAMLETT, P.E. DATE
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. DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

DISTRICT APPROVALS

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

1/10/23

FOR AND ON BEHALF OF THE STERLING RANCH METRO DISTRICT DATE

OWNER/DEVELOPER STATEMENT

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

1/10/23

JAMES F. MORLEY DATE

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

SF-22-29

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

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

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	N/A
V-SCALE	N/A
DATE	01/09/23
DESIGNED BY	QNL
DRAWN BY	QNL
CHECKED BY	

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3

COVER SHEET

SHEET 1 OF 15

JOB NO. 2518812

X:\2510000.all\2518812\Drawings\Sheet Dwgs\CD\Sheet Plans\2518812_CV01.dwg, 24x36 Construction Title, 1/9/2023 4:02:27 PM, CS

GENERAL CONSTRUCTION NOTES:

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

SIGNING AND STRIPING NOTES:

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

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

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

KEY MAP
SCALE: 1"=100'

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

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

ENGINEER'S STATEMENT

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

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

DATE 01/10/23

COLORADO REGISTERED PROFESSIONAL ENGINEER MIKE A. BRAMLETT 32314

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

J·R ENGINEERING
A Westrian Company
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No.	REVISION	BY	DATE

H-SCALE	1"=100'
V-SCALE	N/A
DATE	01/09/23
DESIGNED BY	QNL
DRAWN BY	QNL
CHECKED BY	

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3
GENERAL NOTES

SHEET 2 OF 15

JOB NO. 2518812

X:\2510000.all\2518812\Drawings\Sheet Dwgs\CD\Street Plans\2518812_CV01.dwg, 24x36 General Notes, 1/9/2023 4:02:12 PM, CS

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	A	A
CENTERLINE		
CITY LIMITS		
WIRE FENCE	×	×
CHAIN LINK FENCE	○	●
WOOD FENCE	◇	◆
MASONRY FENCE	□	■
GUARDRAIL		
CONC. BARRIER		
CABLE TV	TV	TV
ELECTRIC	E	E
FIBER OPTIC	FO	FO
GAS MAIN	G	G
IRRIGATION MAIN	IRR	IRR
OIL/PETRO. MAIN	O	O
OVERHEAD UTILITY	OHU	OHU
SANITARY SEWER	S	
STORM DRAIN		
TELEPHONE	T	T
WATER MAIN	W	
RAW WATER LINE	RWL	RWL
SWALE/WATERWAY FLOWLINE		
DIVERSION DITCH		
DIVERSION CHANNEL		
MAJOR DRAINAGE BASIN		
MINOR DRAINAGE BASIN		
TOP OF SLOPE		
TOE OF SLOPE		
EDGE OF WATER		
INDEX CONTOUR	6100	6100
INTERMEDIATE CONTOUR		
DEPRESSION CONT. (INDEX)	6100	6100
DEPRESSION CONT. (INTER)		
TOP OF CUTS		
TOE OF FILLS		
CUT AND FILL LINE		C/F C/F
SILT FENCE	SF SF	SF SF
100 YEAR FLOODPLAIN	100YR	100YR
500 YEAR FLOODPLAIN	500YR	500YR
FLOODWAY	FLDWY	FLDWY
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	Mkr San	
SERVICE MARKER		
CLEAN-OUT		
MANHOLE W/ DIRECTIONAL FLOW ARROW		
WATER LINE		
LINE MARKER	Mkr W	
SERVICE MARKER		
FIRE HYDRANT		
FIRE CONNECTION		
MANHOLE		
BEND		
BLOW-OFF VALVE		
WELL	WELL	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	Mkr G	
SERVICE MARKER		
METER		
VALVE		
PLUG		
TEE		
DRY UTILITIES		
CABLE TV MARKER	Mkr TV	
CABLE TELEVISION PEDESTAL	TV	
ELECTRIC MARKER	Mkr E	
ELECTRIC SERVICE MARKER		
ELECTRICAL PEDESTAL	E	
ELECTRICAL METER	E	
ELECTRICAL MANHOLE	E	
FIBER-OPTIC MARKER	Mkr FO	
IRRIGATION PEDESTAL	I	
TELEPHONE MARKER	Mkr T	
TELEPHONE PEDESTAL	T	
TELEPHONE MANHOLE	T	
UTILITY POLE		
GUY ANCHOR		
GUY POLE		
MISC. UTILITIES		
VENT PIPE	VP	VP
TEST HOLE DESIGNATOR	TH# FIRM/AGENCY	

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		V

LANDSCAPE LEGEND

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

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ENGINEER'S STATEMENT

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HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3

LEGEND

SHEET 3 OF 15

JOB NO. 2518812

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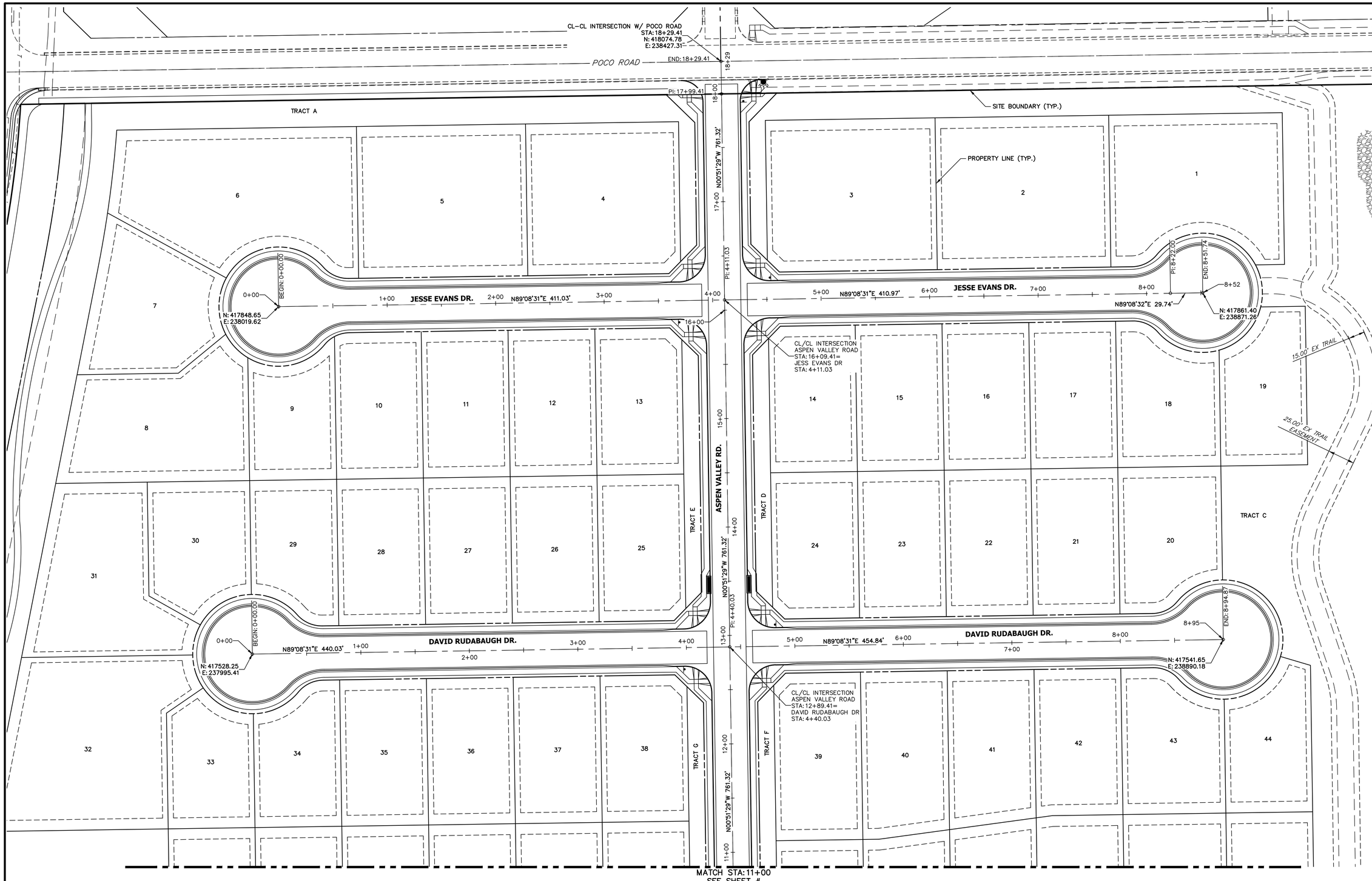

40 20 0 40 80

ORIGINAL SCALE: 1" = 40'

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

01/10/23
DATE

COLORADO REGISTERED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER

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

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=40'
V-SCALE	N/A
DATE	01/09/23
DESIGNED BY	AL
DRAWN BY	PL
CHECKED BY	

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3

HORIZONTAL CONTROL PLAN

SHEET 4 OF 15

JOB NO. 2518812

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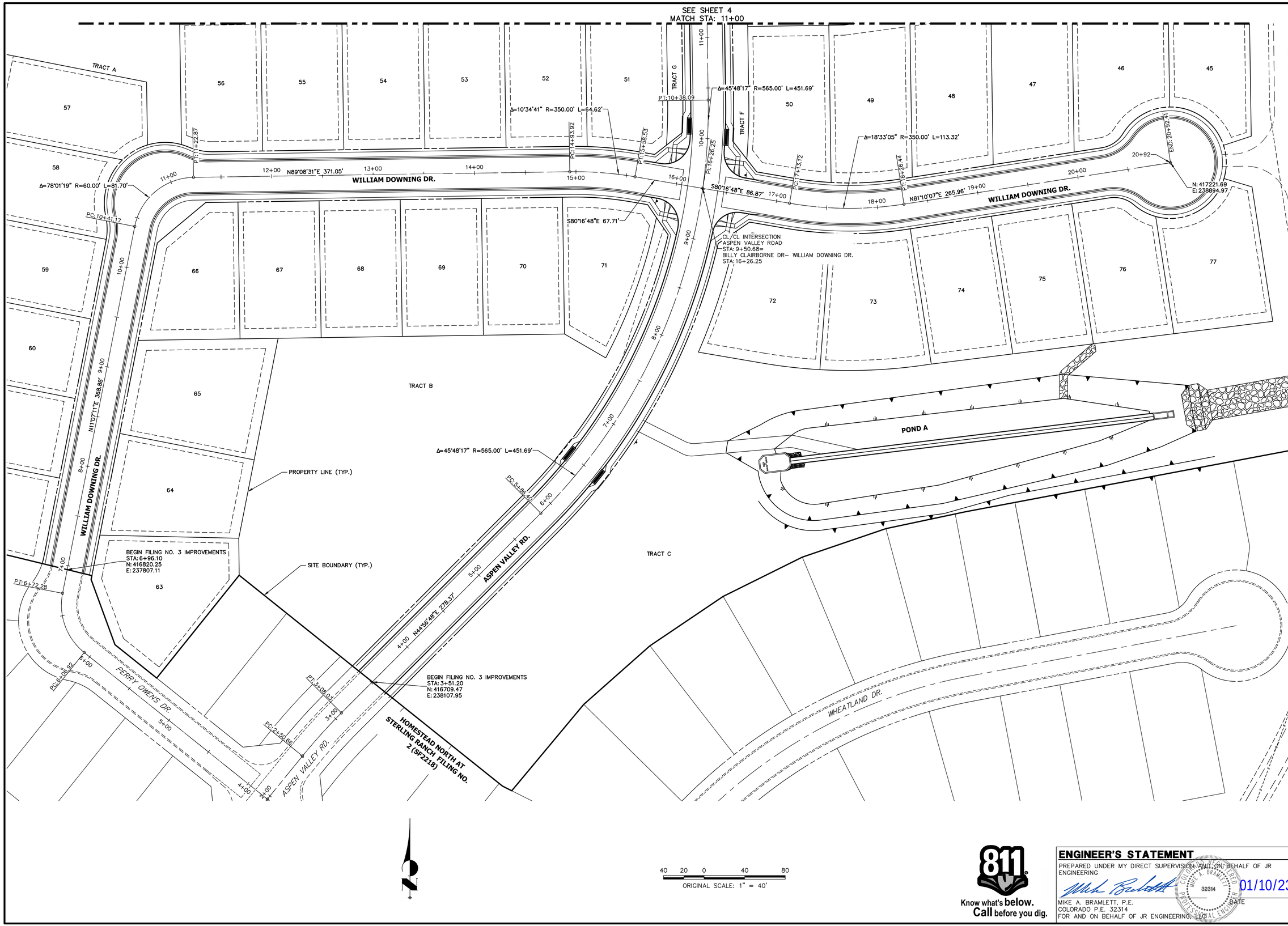

Know what's **below.**
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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

01/10/23

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

COLORADO REGISTERED PROFESSIONAL ENGINEER MIKE A. BRAMLETT 32314

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No.	REVISION	BY	DATE

H-SCALE	1"=40'
V-SCALE	N/A
DATE	01/09/23
DESIGNED BY	AL
DRAWN BY	PL
CHECKED BY	

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3

HORIZONTAL CONTROL PLAN

SHEET 5 OF 15

JOB NO. 2518812

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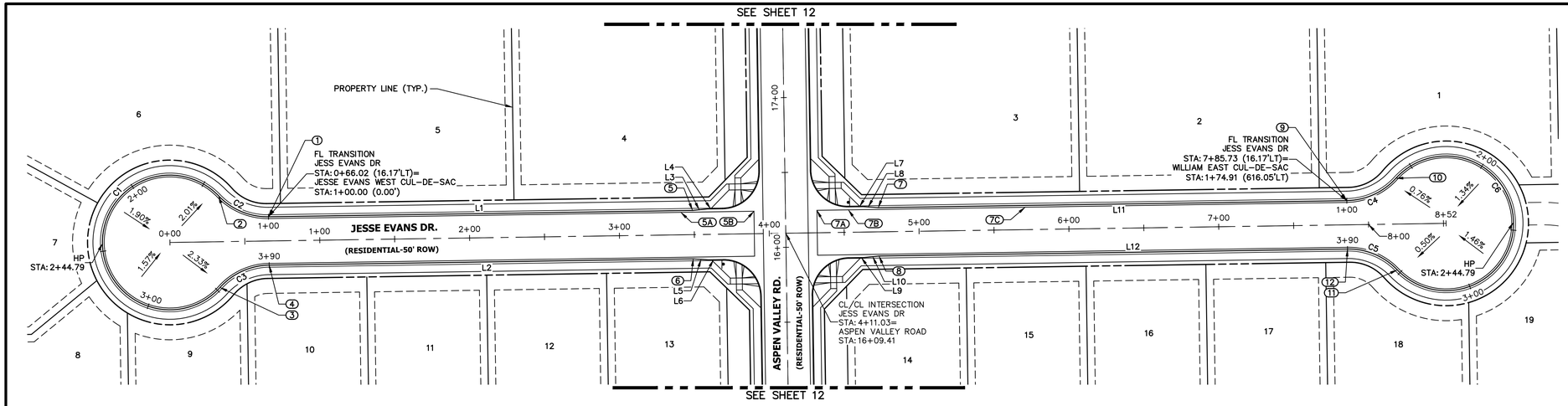

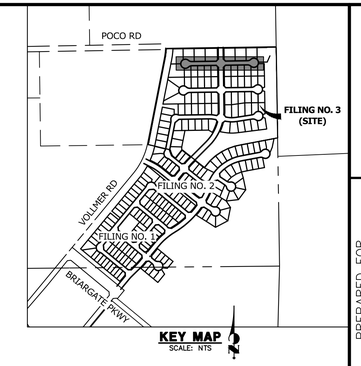

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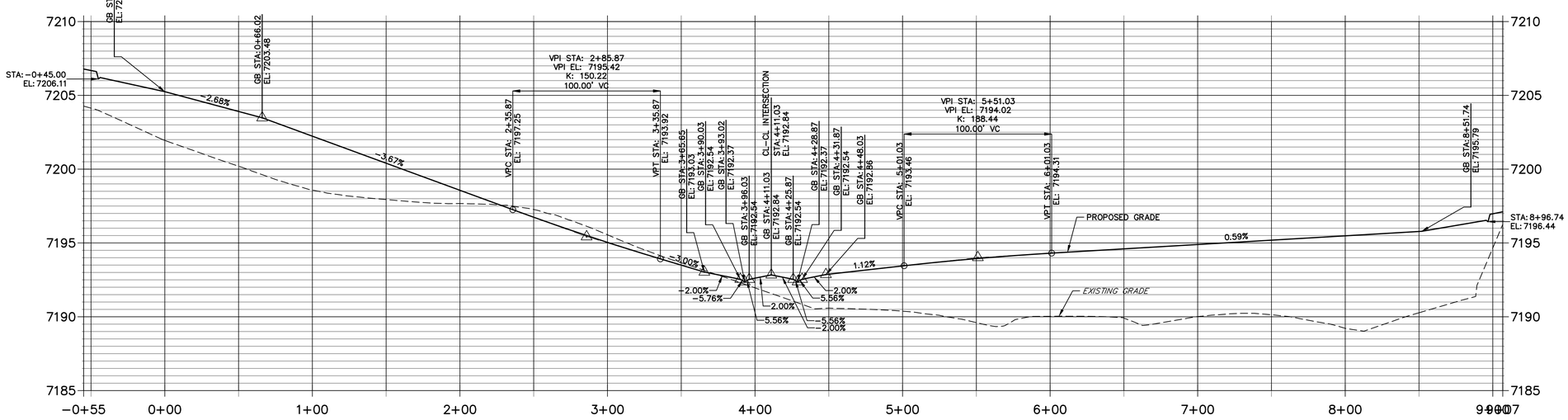
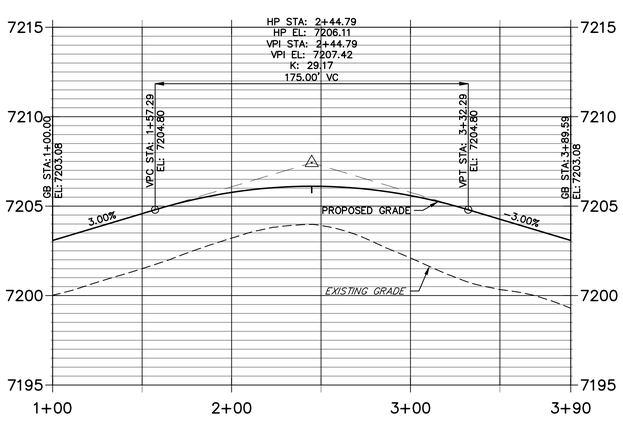
JESS EVANS DR PROFILE
STA -0+55.00 TO 9+06.74



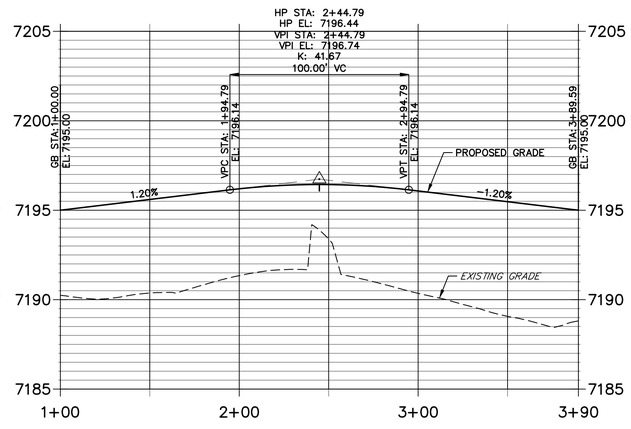
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°08'31"E	283.02'
L2	S89°08'31"W	283.02'
L3	N84°22'42"E	10.03'
L4	N89°08'31"E	10.00'
L5	N86°05'40"W	10.03'
L6	S89°08'31"W	10.00'
L7	S89°08'31"W	10.00'
L8	N86°05'40"W	10.03'
L9	N89°08'31"E	10.00'
L10	N84°22'42"E	10.03'
L11	S89°08'31"W	312.70'
L12	N89°08'31"E	312.70'

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
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
7C	5+71.03	15.00' (LT)	Jess Evans Dr	7193.81	LIP GB
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

40 20 0 40 80
HORIZONTAL
ORIGINAL SCALE: 1" = 40'
VERTICAL
ORIGINAL SCALE: 1" = 4'

Know what's below.
Call before you dig.

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

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

01/10/23
DATE

COLORADO REGISTERED PROFESSIONAL ENGINEER MIKE A. BRAMLETT 32314

No.	REVISION	BY	DATE

H-SCALE	1"=40'
V-SCALE	1"=4'
DATE	01/09/23
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

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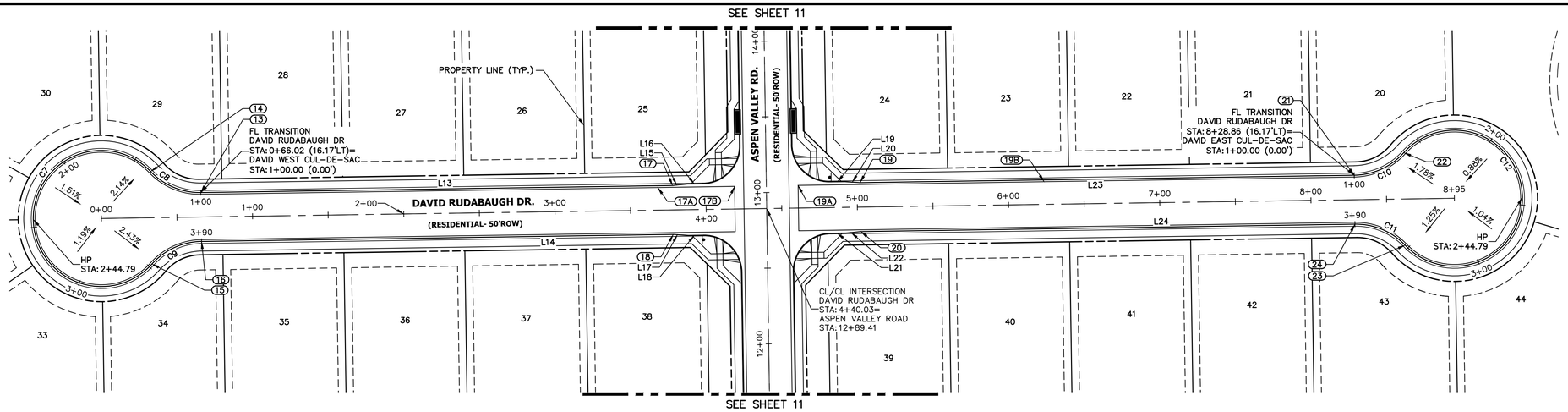

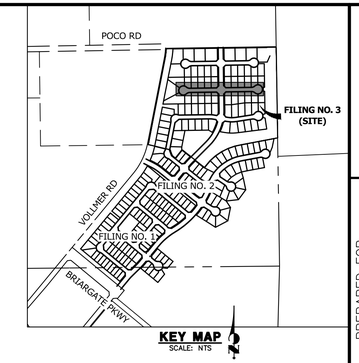

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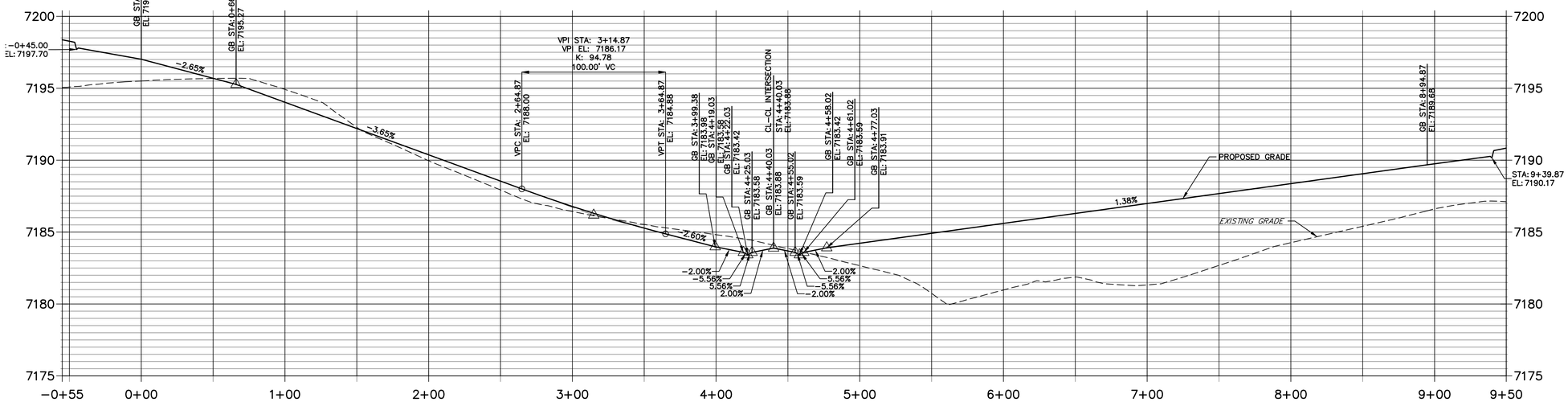
Fort Collins 970-491-9888 • www.jrengineering.com

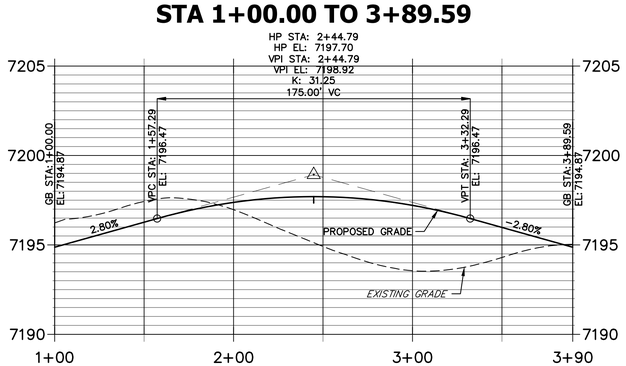
DAVID RUDABAUGH DR PROFILE
STA -0+55.00 TO 9+49.87



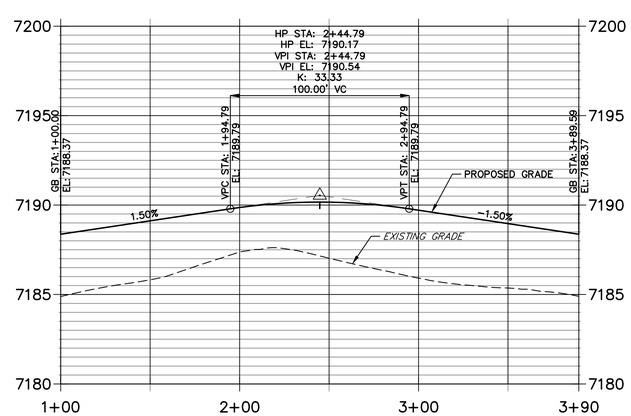
LINE TABLE		
LINE	BEARING	DISTANCE
L13	N89°08'31"E	312.02'
L14	S89°08'31"W	312.02'
L15	N84°22'42"E	10.03'
L16	N89°08'31"E	10.00'
L17	N86°05'40"W	10.03'
L18	S89°08'31"W	10.00'
L19	S89°08'31"W	10.00'
L20	N86°05'40"W	10.03'
L21	N89°08'31"E	10.00'
L22	N84°22'42"E	10.03'
L23	S89°08'31"W	326.82'
L24	N89°08'31"E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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

01/10/23

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

COLORADO REGISTERED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER

No.	REVISION	BY	DATE

H-SCALE	1"=40'
V-SCALE	1"=4'
DATE	01/09/23
DESIGNED BY	QNL
DRAWN BY	QNL
CHECKED BY	

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

SHEET 7 OF 15

JOB NO. 2518812

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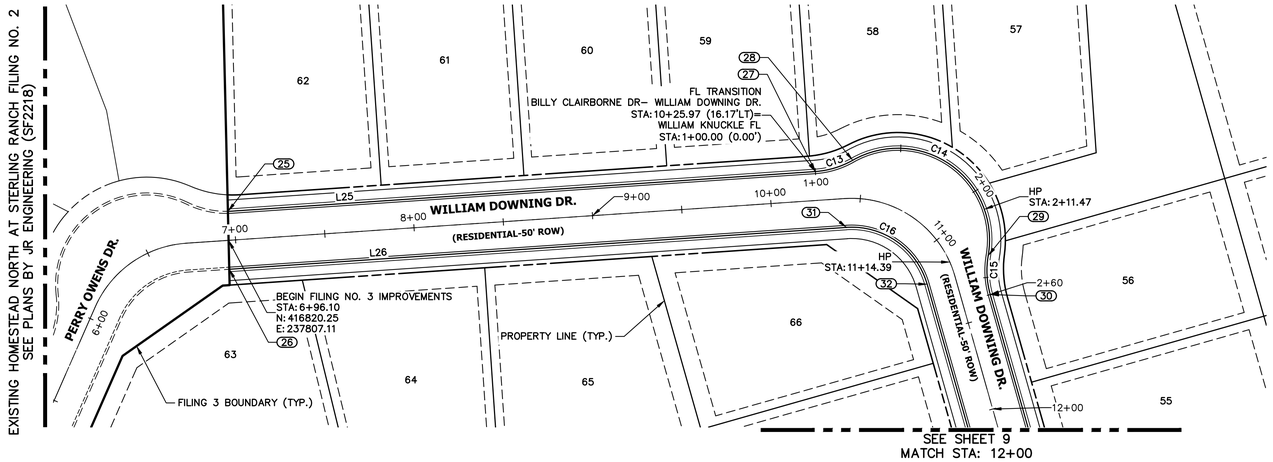
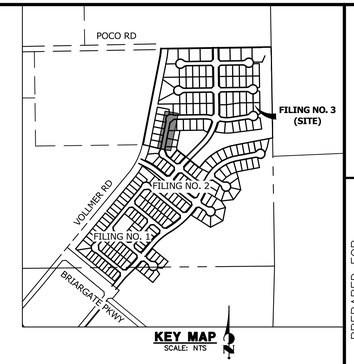
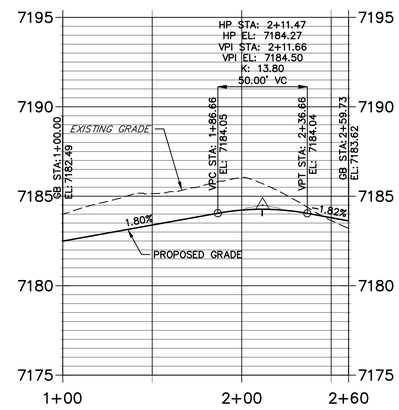
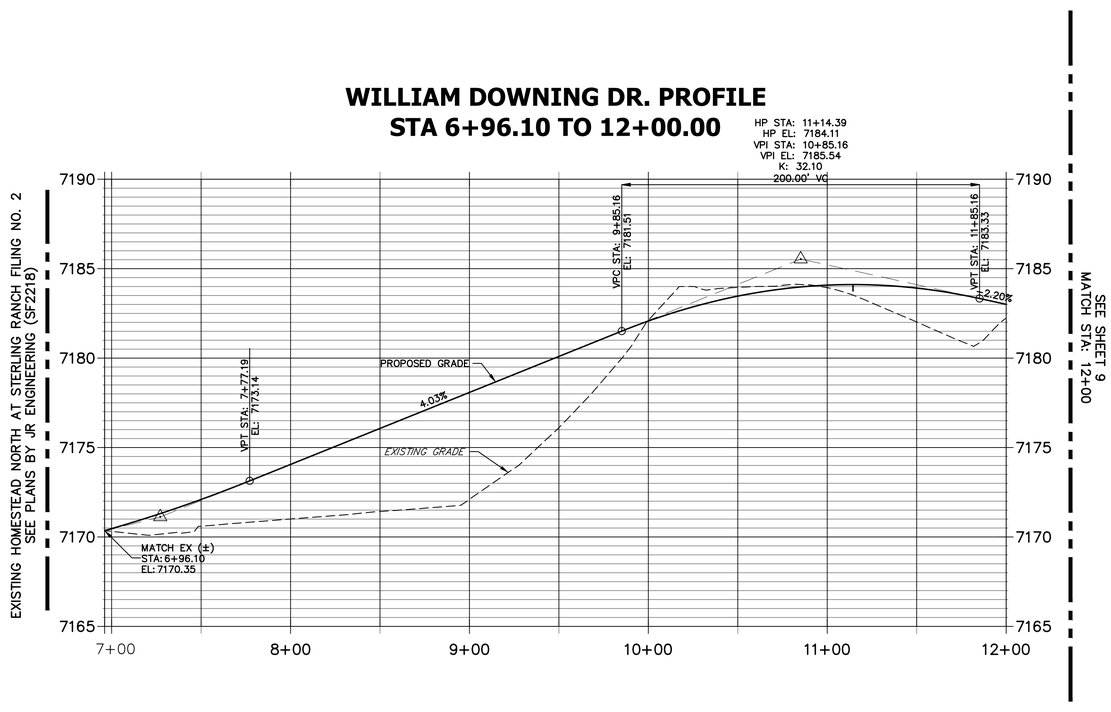




WILLIAM KNUCKLE FL PROFILE
STA 1+00.00 TO 2+59.73



WILLIAM DOWNING DR. PROFILE
STA 6+96.10 TO 12+00.00



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

40 20 0 40 80

HORIZONTAL
ORIGINAL SCALE: 1" = 40'
VERTICAL
ORIGINAL SCALE: 1" = 4'

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FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE 01/10/23

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V-SCALE	1"=4'
DATE	01/09/23
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DRAWN BY	QNL
CHECKED BY	

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3

ROADWAY PLAN AND PROFILE

SHEET 8 OF 15

JOB NO. 2518812

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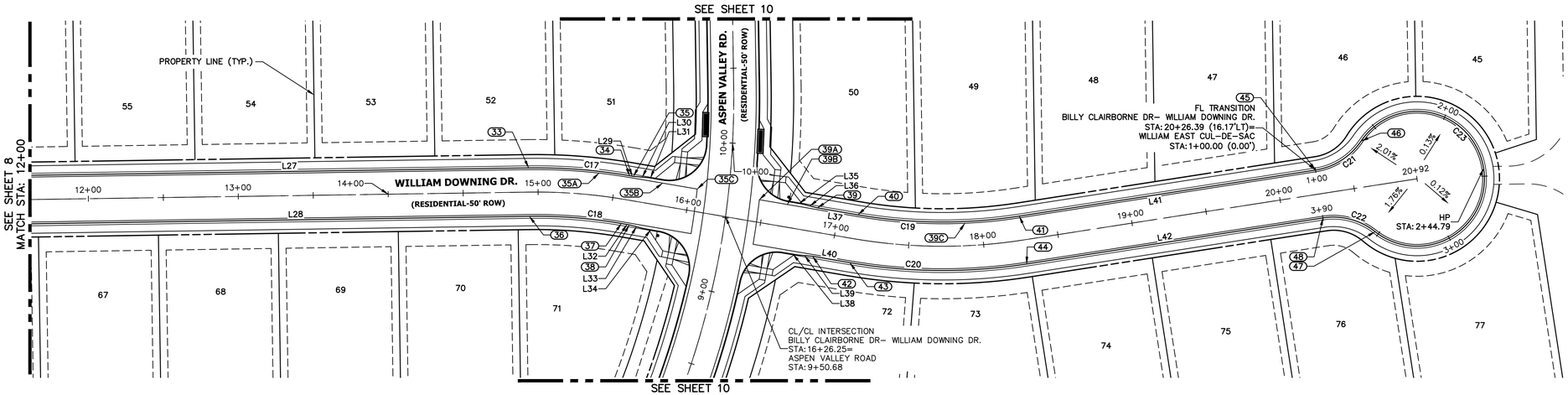
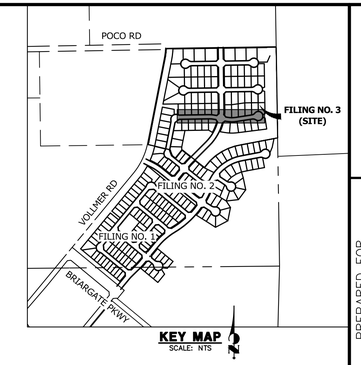
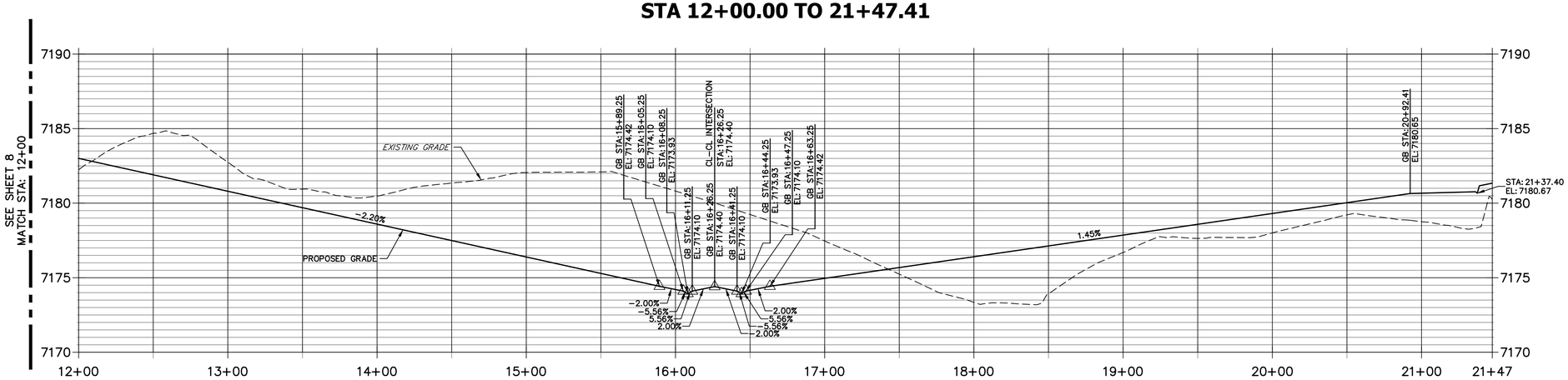




WILLIAM DOWNING DR. PROFILE (1)
STA 12+00.00 TO 21+47.41

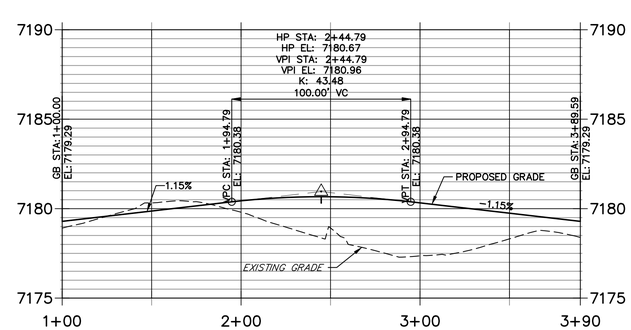


CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C17	10°34'41"	366.17'	67.60'
C18	10°34'41"	333.83'	61.63'
C19	18°33'05"	333.83'	108.09'
C20	18°33'05"	366.17'	118.56'
C21	47°10'57"	45.00'	37.06'
C22	47°10'57"	45.00'	37.06'
C23	274°21'53"	45.00'	215.47'

LINE TABLE		
LINE	BEARING	DISTANCE
L27	N89°08'31"E	355.85'
L28	N89°08'31"E	371.05'
L29	S80°16'48"E	2.64'
L30	S85°02'37"E	10.03'
L31	S80°16'48"E	10.00'
L32	S80°16'48"E	5.36'
L33	S75°30'59"E	10.03'
L34	S80°16'48"E	10.00'
L35	N80°16'48"W	10.00'
L36	N75°30'59"W	10.03'
L37	N80°16'48"W	27.48'
L38	S80°16'48"E	10.00'
L39	S85°02'37"E	10.03'
L40	S80°16'48"E	25.14'
L41	S81°10'07"W	199.94'
L42	N81°10'07"E	199.94'

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
33	14+93.92	16.17' (LT)	BILLY CLAIRBORNE DR– WILLIAM DOWNING DR.	7176.13	FL–PC
34	15+58.53	16.17' (LT)	BILLY CLAIRBORNE DR– WILLIAM DOWNING DR.	7174.93	FL–PT
35C	16+04.56	15.00' (LT)	BILLY CLAIRBORNE DR– WILLIAM DOWNING DR.	7174.53	LIP
35B	15+81.16	15.00' (LT)	BILLY CLAIRBORNE DR– WILLIAM DOWNING DR.	7174.81	LIP GB
35A	15+38.98	15.00' (LT)	BILLY CLAIRBORNE DR– WILLIAM DOWNING DR.	7175.23	LIP GB
35	15+61.17	16.17' (LT)	BILLY CLAIRBORNE DR– WILLIAM DOWNING DR.	7174.91	C&G TRANSITION
36	14+93.92	16.17' (RT)	BILLY CLAIRBORNE DR– WILLIAM DOWNING DR.	7176.13	FL–PC
37	15+58.53	16.17' (RT)	BILLY CLAIRBORNE DR– WILLIAM DOWNING DR.	7174.72	FL–PT
38	15+63.90	16.17' (RT)	BILLY CLAIRBORNE DR– WILLIAM DOWNING DR.	7174.59	C&G TRANSITION
39C	17+88.13	15.00' (LT)	BILLY CLAIRBORNE DR– WILLIAM DOWNING DR.	7175.93	LIP GB
39B	16+65.57	15.00' (LT)	BILLY CLAIRBORNE DR– WILLIAM DOWNING DR.	7174.73	LIP GB
39A	16+46.63	15.00' (LT)	BILLY CLAIRBORNE DR– WILLIAM DOWNING DR.	7174.49	LIP
39	16+85.64	16.17' (LT)	BILLY CLAIRBORNE DR– WILLIAM DOWNING DR.	7174.84	C&G TRANSITION
40	17+13.12	16.17' (LT)	BILLY CLAIRBORNE DR– WILLIAM DOWNING DR.	7175.11	FL–PC
41	18+26.44	16.17' (LT)	BILLY CLAIRBORNE DR– WILLIAM DOWNING DR.	7176.39	FL–PT
42	16+87.98	16.17' (RT)	BILLY CLAIRBORNE DR– WILLIAM DOWNING DR.	7174.38	C&G TRANSITION
43	17+13.12	16.17' (RT)	BILLY CLAIRBORNE DR– WILLIAM DOWNING DR.	7174.75	FL–PC
44	18+26.44	16.17' (RT)	BILLY CLAIRBORNE DR– WILLIAM DOWNING DR.	7176.39	FL–PT
45	20+26.39	16.17' (LT)	BILLY CLAIRBORNE DR– WILLIAM DOWNING DR.	7179.29	FL–PC
46	20+59.40	30.58' (LT)	BILLY CLAIRBORNE DR– WILLIAM DOWNING DR.	7179.72	FL–PRC
47	20+59.40	30.58' (RT)	BILLY CLAIRBORNE DR– WILLIAM DOWNING DR.	7179.72	FL–PRC

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



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
48	20+26.39	16.17' (RT)	BILLY CLAIRBORNE DR– WILLIAM DOWNING DR.	7179.29	FL–PT

40 20 0 40 80

HORIZONTAL
ORIGINAL SCALE: 1" = 40'
VERTICAL
ORIGINAL SCALE: 1" = 4'

Know what's below. Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

01/10/23
DATE

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SUITE 200
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ATTN: JAMES MORLEY
JMORLEY3870@AOL.COM

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

No.	REVISION	BY	DATE

H–SCALE	1"=40'
V–SCALE	1"=4'
DATE	01/09/23
DESIGNED BY	QNL
DRAWN BY	QNL
CHECKED BY	

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

SHEET 9 OF 15
JOB NO. 2518812

X:\2510000 all\2518812\Drawings\Sheet Dwgs\CD\Sheet Plans\2518812S901.dwg, S904, 1/9/2023 4:16:41 PM, CS

Know what's below. Call before you dig.

WILLIAM SOUTH FL1 PROFILE
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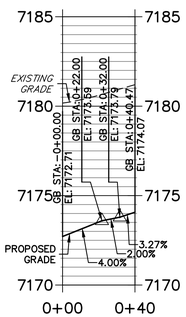
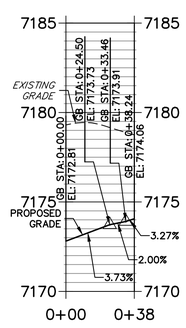
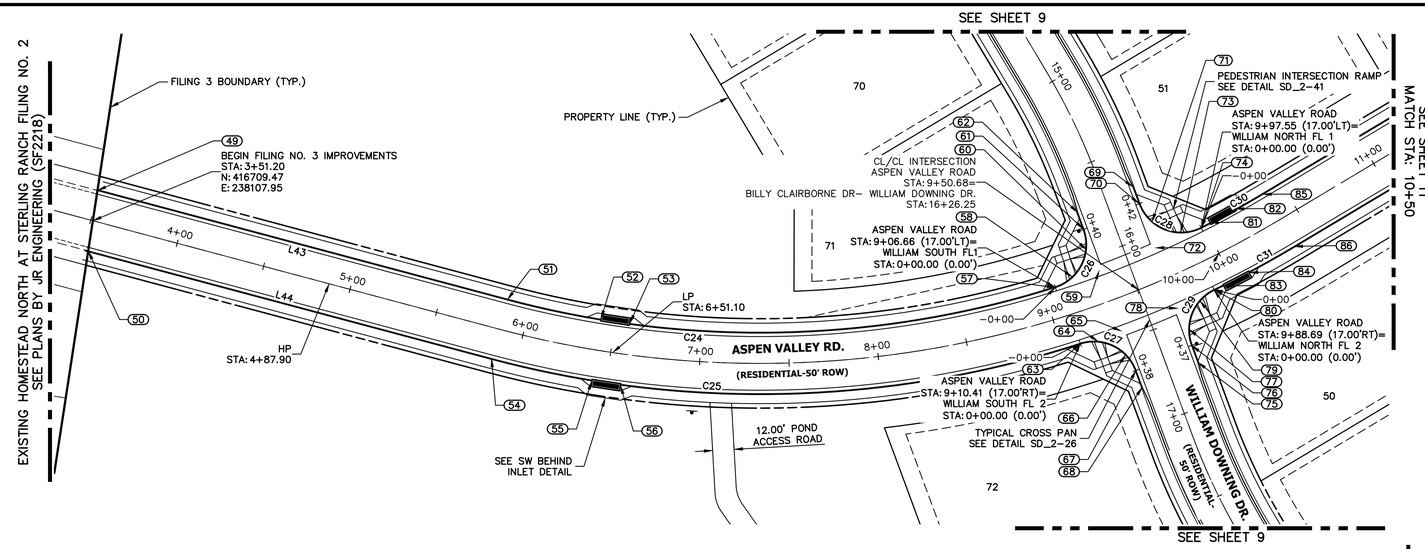
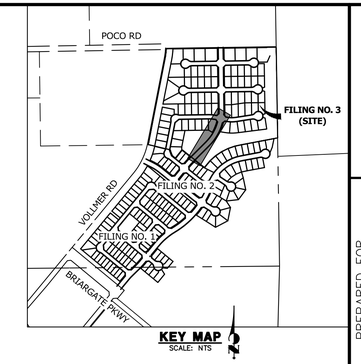


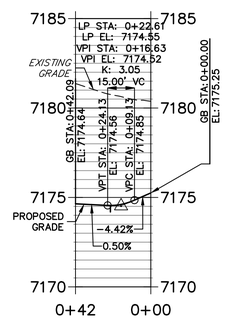
WILLIAM SOUTH FL 2 PROFILE
STA 0+00.00 TO 0+38.24



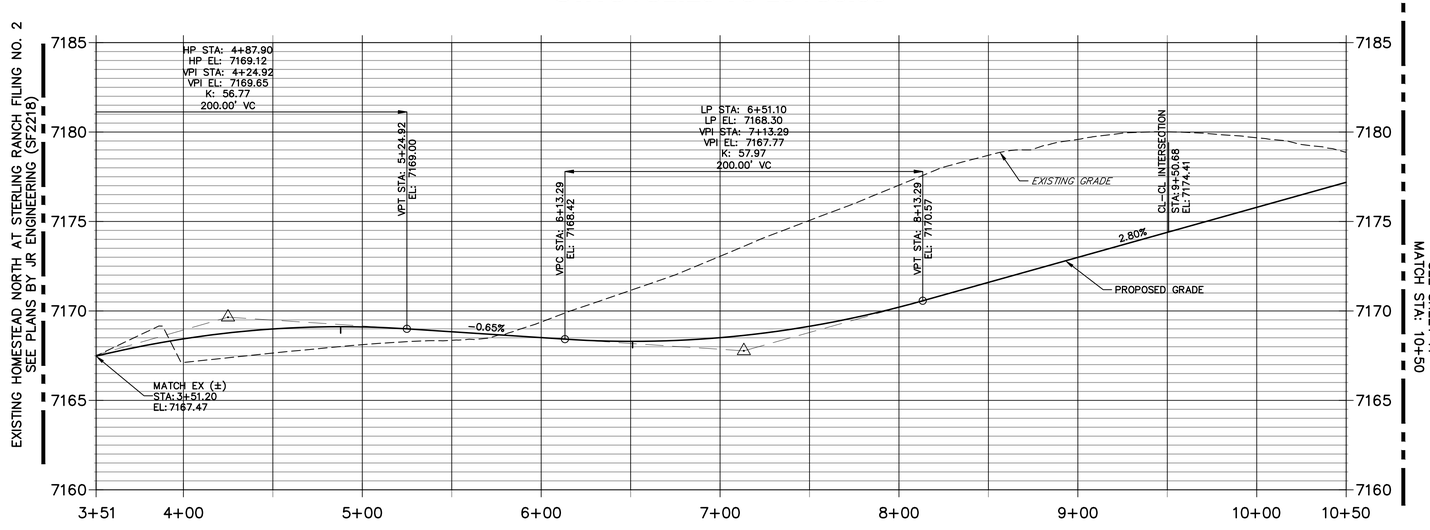




WILLIAM NORTH FL 1 PROFILE
STA 0+00.00 TO 0+42.09



ASPEN VALLEY ROAD PROFILE
STA 3+51.20 TO 10+50.00



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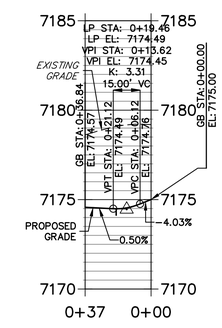

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
49	3+49.35	17.00' (LT)	Aspen Valley Road	7166.96	CONNECT TO EX FL
50	3+53.06	17.00' (RT)	Aspen Valley Road	7167.05	CONNECT TO EX FL
51	5+86.40	17.00' (LT)	Aspen Valley Road	7168.13	FL-PC
52	6+41.57	17.50' (LT)	Aspen Valley Road	7168.33	INLET SIDE TBC
53	6+58.43	17.50' (LT)	Aspen Valley Road	7168.33	INLET SIDE TBC
54	5+86.40	17.00' (RT)	Aspen Valley Road	7168.13	FL-PC
55	6+42.08	17.50' (RT)	Aspen Valley Road	7168.34	INLET SIDE TBC
56	6+57.92	17.50' (RT)	Aspen Valley Road	7168.34	INLET SIDE TBC
57	9+06.66	17.00' (LT)	Aspen Valley Road	7172.71	FL-PT/PCR
58	9+18.01	19.42' (LT)	Aspen Valley Road	7173.17	RAMP MID PT
59	9+33.68	18.00' (LT)	Aspen Valley Road	7173.47	FL-FL INTERCEPT
60	9+30.84	31.34' (LT)	Aspen Valley Road	7173.73	RAMP MID PT
61	15+83.90	17.00' (RT)	BILLY CLAIRBORNE DR- WILLIAM DOWNING DR.	7174.07	FL-PCR
62	15+73.90	17.00' (RT)	BILLY CLAIRBORNE DR- WILLIAM DOWNING DR.	7174.28	C&G TRANSITION
63	9+10.41	17.00' (RT)	Aspen Valley Road	7172.81	FL-PT/PCR
64	9+19.89	19.08' (RT)	Aspen Valley Road	7173.19	RAMP MID PT
65	9+33.68	18.00' (RT)	Aspen Valley Road	7173.47	FL-FL INTERCEPT
66	9+31.52	31.05' (RT)	Aspen Valley Road	7173.79	RAMP MID PT
67	16+67.98	17.00' (RT)	BILLY CLAIRBORNE DR- WILLIAM DOWNING DR.	7174.06	FL-PCR

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
68	16+77.98	17.00' (RT)	BILLY CLAIRBORNE DR- WILLIAM DOWNING DR.	7174.20	C&G TRANSITION
69	15+71.17	17.00' (LT)	BILLY CLAIRBORNE DR- WILLIAM DOWNING DR.	7174.74	C&G TRANSITION
70	15+81.17	17.00' (LT)	BILLY CLAIRBORNE DR- WILLIAM DOWNING DR.	7174.64	FL-PCR
71	9+73.08	31.88' (LT)	Aspen Valley Road	7174.58	RAMP MID PT
72	9+68.82	18.00' (LT)	Aspen Valley Road	7174.45	FL-FL INTERCEPT
73	9+85.55	19.72' (LT)	Aspen Valley Road	7174.76	RAMP MID PT
74	9+97.55	17.00' (LT)	Aspen Valley Road	7175.25	FL-PC/PCR
75	16+75.64	17.00' (LT)	BILLY CLAIRBORNE DR- WILLIAM DOWNING DR.	7174.67	C&G TRANSITION
76	16+65.64	17.00' (LT)	BILLY CLAIRBORNE DR- WILLIAM DOWNING DR.	7174.57	FL-PCR
77	9+67.59	31.02' (RT)	Aspen Valley Road	7174.52	RAMP MID PT
78	9+66.65	18.00' (RT)	Aspen Valley Road	7174.39	FL-FL INTERCEPT
79	9+79.20	19.09' (RT)	Aspen Valley Road	7174.64	RAMP MID PT
80	9+88.69	17.00' (RT)	Aspen Valley Road	7175.00	FL-PC/PCR
81	10+03.38	17.50' (LT)	Aspen Valley Road	7175.86	INLET SIDE TBC
82	10+20.24	17.50' (LT)	Aspen Valley Road	7176.31	INLET SIDE TBC
83	9+94.16	17.50' (RT)	Aspen Valley Road	7175.66	INLET SIDE TBC
84	10+10.00	17.50' (RT)	Aspen Valley Road	7176.11	INLET SIDE TBC
85	10+38.09	17.00' (LT)	Aspen Valley Road	7176.39	FL-PT
86	10+38.09	17.00' (RT)	Aspen Valley Road	7176.39	FL-PT

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C24	32°28'36"	548.00'	310.62'
C25	32°51'27"	582.00'	333.76'
C26	92°45'00"	25.00'	40.47'
C27	87°37'51"	25.00'	38.24'
C28	96°28'02"	25.00'	42.09'
C29	84°25'51"	25.00'	36.84'
C30	4°06'39"	548.00'	39.32'
C31	5°00'32"	582.00'	50.88'

LINE TABLE		
LINE	BEARING	DISTANCE
L43	S44°56'48"W	237.06'
L44	N44°56'48"E	233.34'

40 20 0 40 80

HORIZONTAL
ORIGINAL SCALE: 1" = 40'
VERTICAL
ORIGINAL SCALE: 1" = 4'

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE 01/10/23

COLORADO REGISTERED PROFESSIONAL ENGINEER MIKE A. BRAMLETT 32314

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
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JMORLEY3870@AOL.COM

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Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=40'
V-SCALE	1"=4'
DATE	01/09/23
DESIGNED BY	QNL
DRAWN BY	QNL
CHECKED BY	

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3

ROADWAY PLAN AND PROFILE

SHEET 10 OF 15

JOB NO. 2518812

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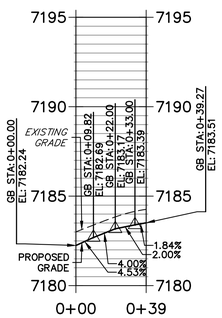
DAVID SOUTH FL1 PROFILE
STA 0+00.00 TO 0+39.27



DAVID SOUTH FL 2 PROFILE
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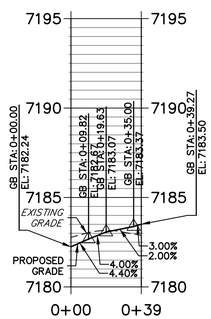
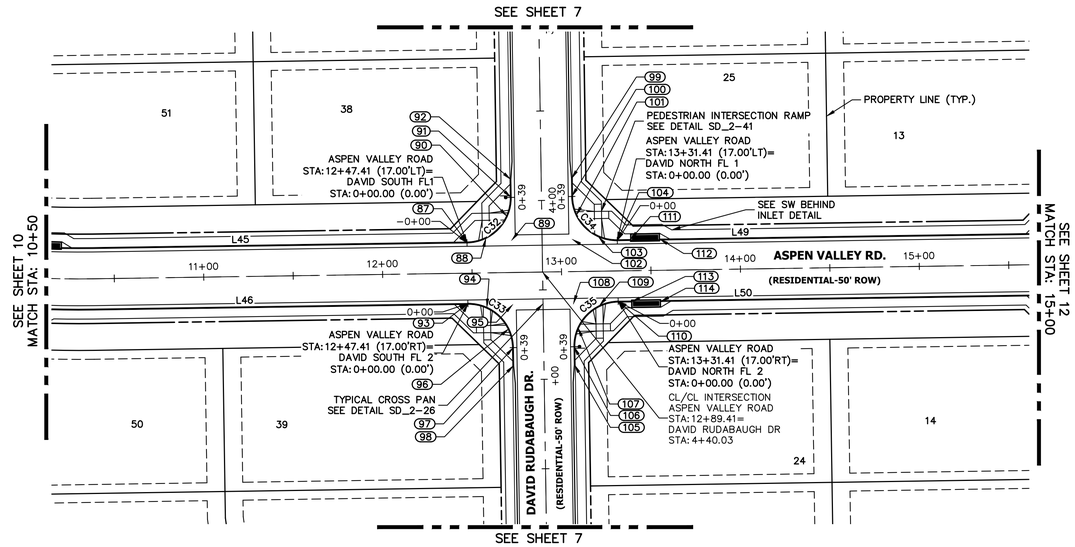
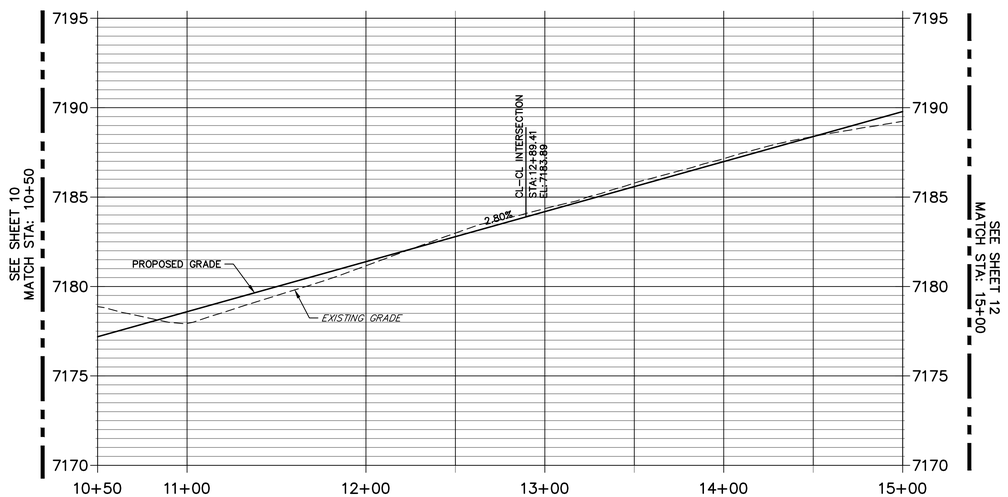
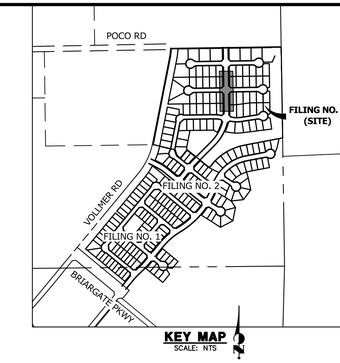




ASPEN VALLEY ROAD PROFILE (2)
STA 10+50.00 TO 15+00.00





DAVID NORTH FL 1 PROFILE
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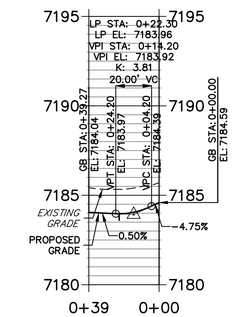
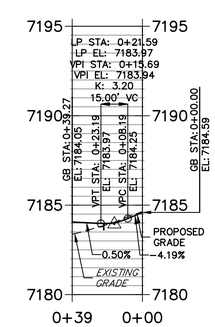


DAVID NORTH FL 2 PROFILE
STA 0+00.00 TO 0+39.27



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'

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' (LT)	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

40 20 0 40 80

HORIZONTAL
ORIGINAL SCALE: 1" = 40'
VERTICAL
ORIGINAL SCALE: 1" = 4'

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

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HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3

ROADWAY PLAN AND PROFILE

SHEET 11 OF 15

JOB NO. 2518812

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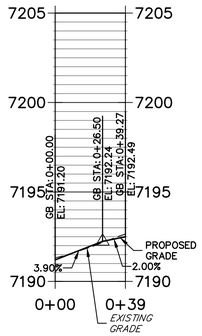
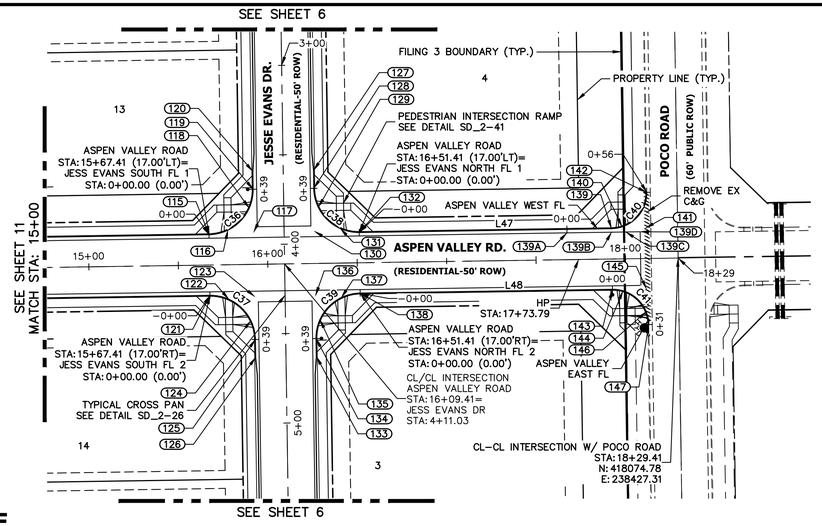
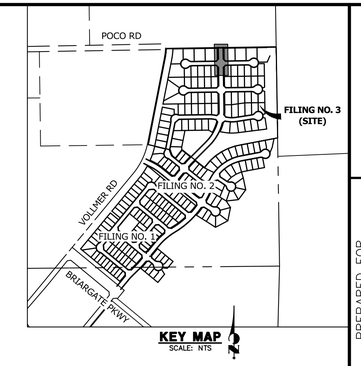
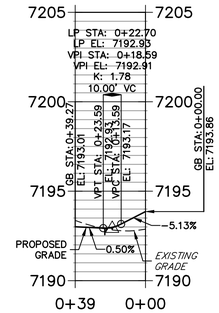
JESS EVANS SOUTH FL 1 PROFILE
STA 0+00.00 TO 0+39.27



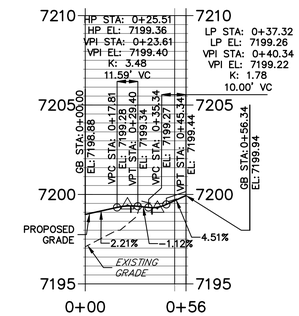




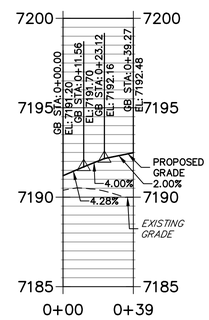
JESS EVANS NORTH FL 1 PROFILE
STA 0+00.00 TO 0+39.27



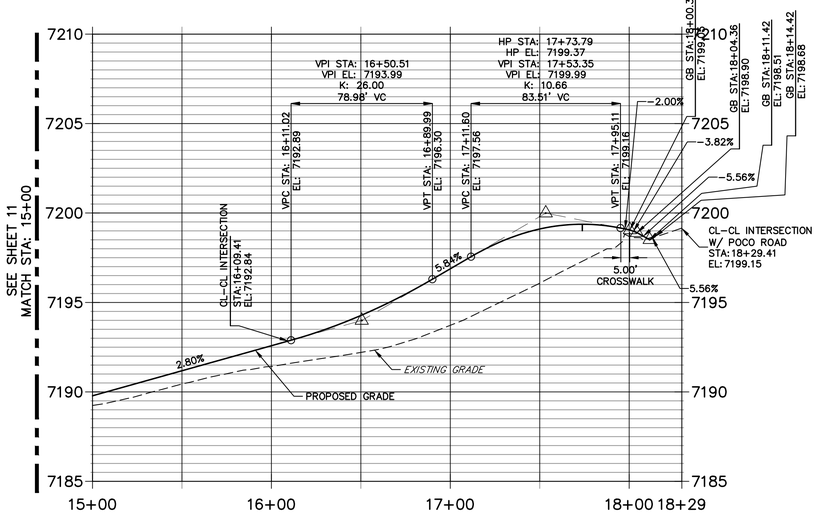
ASPEN VALLY WEST FL PROFILE
STA 0+00.00 TO 0+56.34



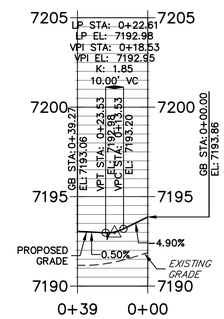
JESS EVANS SOUTH FL 2 PROFILE
STA 0+00.00 TO 0+39.27



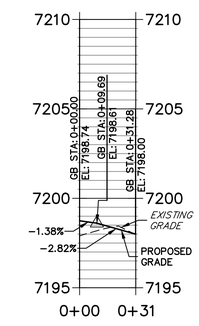
ASPEN VALLEY ROAD PROFILE (3)
STA 15+00.00 TO 18+29.41



JESS EVANS NORTH FL 2 PROFILE
STA 0+00.00 TO 0+39.27



ASPEN VALLEY EAST FL PROFILE
STA 0+00.00 TO 0+31.42



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C36	90°00'00"	25.00'	39.27'
C37	90°00'00"	25.00'	39.27'
C38	90°00'00"	25.00'	39.27'
C39	90°00'00"	25.00'	39.27'
C40	90°00'03"	20.00'	31.42'
C41	89°59'57"	20.00'	31.42'

LINE TABLE		
LINE	BEARING	DISTANCE
L47	N00°51'29"W	141.01'
L48	N00°51'29"W	141.01'

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
115	15+67.41	17.00' (LT)	Aspen Valley Road	7191.20	FL-PCR
116	15+78.00	19.35' (LT)	Aspen Valley Road	7191.63	RAMP MID PT
117	15+92.41	18.00' (LT)	Aspen Valley Road	7191.90	FL-FL INTERCEPT
118	15+90.08	31.47' (LT)	Aspen Valley Road	7192.28	RAMP MID PT
119	3+69.03	17.00' (RT)	Jess Evans Dr	7192.49	FL-PCR
120	3+59.03	17.00' (RT)	Jess Evans Dr	7192.77	C&G TRANSITION
121	15+67.41	17.00' (RT)	Aspen Valley Road	7191.20	FL-PCR
122	15+77.97	19.34' (RT)	Aspen Valley Road	7191.67	RAMP MID PT
123	15+92.41	18.00' (RT)	Aspen Valley Road	7191.90	FL-FL INTERCEPT
124	15+90.07	31.44' (RT)	Aspen Valley Road	7192.27	RAMP MID PT
125	4+53.03	17.00' (RT)	Jess Evans Dr	7192.48	FL-PCR
126	4+63.03	17.00' (RT)	Jess Evans Dr	7192.59	C&G TRANSITION
127	3+59.03	17.00' (LT)	Jess Evans Dr	7193.11	C&G TRANSITION

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
128	3+69.03	17.00' (LT)	Jess Evans Dr	7193.01	FL-PCR
129	16+28.75	31.44' (LT)	Aspen Valley Road	7192.96	RAMP MID PT
130	16+26.41	18.00' (LT)	Aspen Valley Road	7192.85	FL-FL INTERCEPT
131	16+40.85	19.34' (LT)	Aspen Valley Road	7193.31	RAMP MID PT
132	16+51.41	17.00' (LT)	Aspen Valley Road	7193.86	FL-PCR
133	4+63.03	17.00' (LT)	Jess Evans Dr	7193.11	C&G TRANSITION
134	4+53.03	17.00' (LT)	Jess Evans Dr	7193.06	FL-PCR
135	16+28.75	31.44' (RT)	Aspen Valley Road	7193.00	RAMP MID PT
136	16+26.41	18.00' (RT)	Aspen Valley Road	7192.85	PCR
137	16+40.85	19.34' (RT)	Aspen Valley Road	7193.33	RAMP MID PT
138	16+51.41	17.00' (RT)	Aspen Valley Road	7193.86	FL-PCR
139	17+92.42	17.00' (LT)	Aspen Valley Road	7199.36	FL-PCR
139A	0+00.00	2.00' (RT)	ASPEN VALLY WEST FL	7199.07	LIP

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
139B	0+24.92	2.00' (RT)	ASPEN VALLY WEST FL	7199.48	LIP GB
139C	0+31.84	3.39' (RT)	ASPEN VALLY WEST FL	7199.37	LIP GB
139D	0+37.50	7.20' (RT)	ASPEN VALLY WEST FL	7199.11	LIP
140	17+98.33	17.89' (LT)	Aspen Valley Road	7199.32	RAMP MID PT
141	18+11.42	17.00' (LT)	Aspen Valley Road	7199.19	FL-FL INTERCEPT
142	18+12.42	37.00' (LT)	Aspen Valley Road	7199.94	CONNECT TO EX FL
143	17+92.42	17.00' (RT)	Aspen Valley Road	7198.74	FL-PCR
144	17+98.33	17.89' (RT)	Aspen Valley Road	7198.66	RAMP MID PT
145	18+11.42	17.00' (RT)	Aspen Valley Road	7198.50	FL-FL INTERCEPT
146	18+11.07	29.77' (RT)	Aspen Valley Road	7198.21	RAMP MID PT
147	18+12.42	37.00' (RT)	Aspen Valley Road	7198.00	CONNECT TO EX FL

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

DATE 01/10/23

COLORADO REGISTERED PROFESSIONAL ENGINEER MIKE A. BRAMLETT 32314

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
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ATTN: JAMES MORLEY
JMORLEY3870@AOL.COM

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=40'
V-SCALE	1"=40'
DATE	01/09/23
DESIGNED BY	QNL
DRAWN BY	QNL
CHECKED BY	

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3

ROADWAY PLAN AND PROFILE

SHEET 12 OF 15

JOB NO. 2518812

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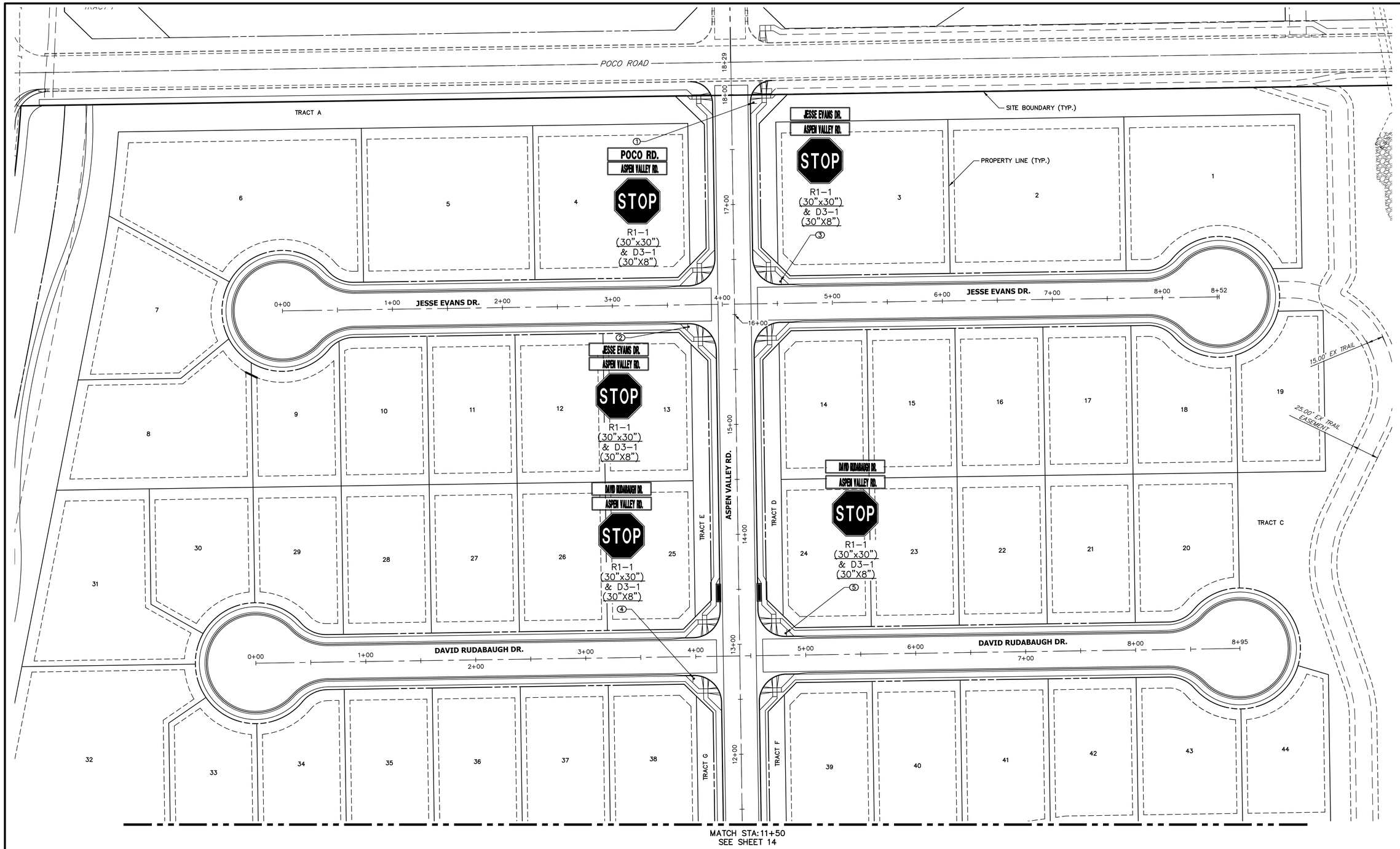

POINT TABULATION				
POINT NUMBER	STATION	OFFSET	ALIGNMENT	DESCRIPTION
1	17+92.42	20.00' (RT)	Aspen Valley Road	STOP SIGN AND STREET SIGNS
2	3+69.03	20.00' (RT)	Jess Evans Dr	STOP SIGN AND STREET SIGNS
3	4+53.03	20.00' (LT)	Jess Evans Dr	STOP SIGN AND STREET SIGNS
4	3+98.03	20.00' (RT)	David Rudabaugh Dr	STOP SIGN AND STREET SIGNS
5	4+82.03	20.00' (LT)	David Rudabaugh Dr	STOP SIGN AND STREET SIGNS

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

40 20 0 40 80
ORIGINAL SCALE: 1" = 40'

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

01/10/23

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

COLORADO REGISTERED PROFESSIONAL ENGINEER MIKE A. BRAMLETT 32314

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No.	REVISION	BY	DATE

H-SCALE	1" = 30'
V-SCALE	N/A
DATE	01/09/23
DESIGNED BY	AL
DRAWN BY	PL
CHECKED BY	

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3

SIGNAGE PLAN

SHEET 13 OF 15

JOB NO. 2518812

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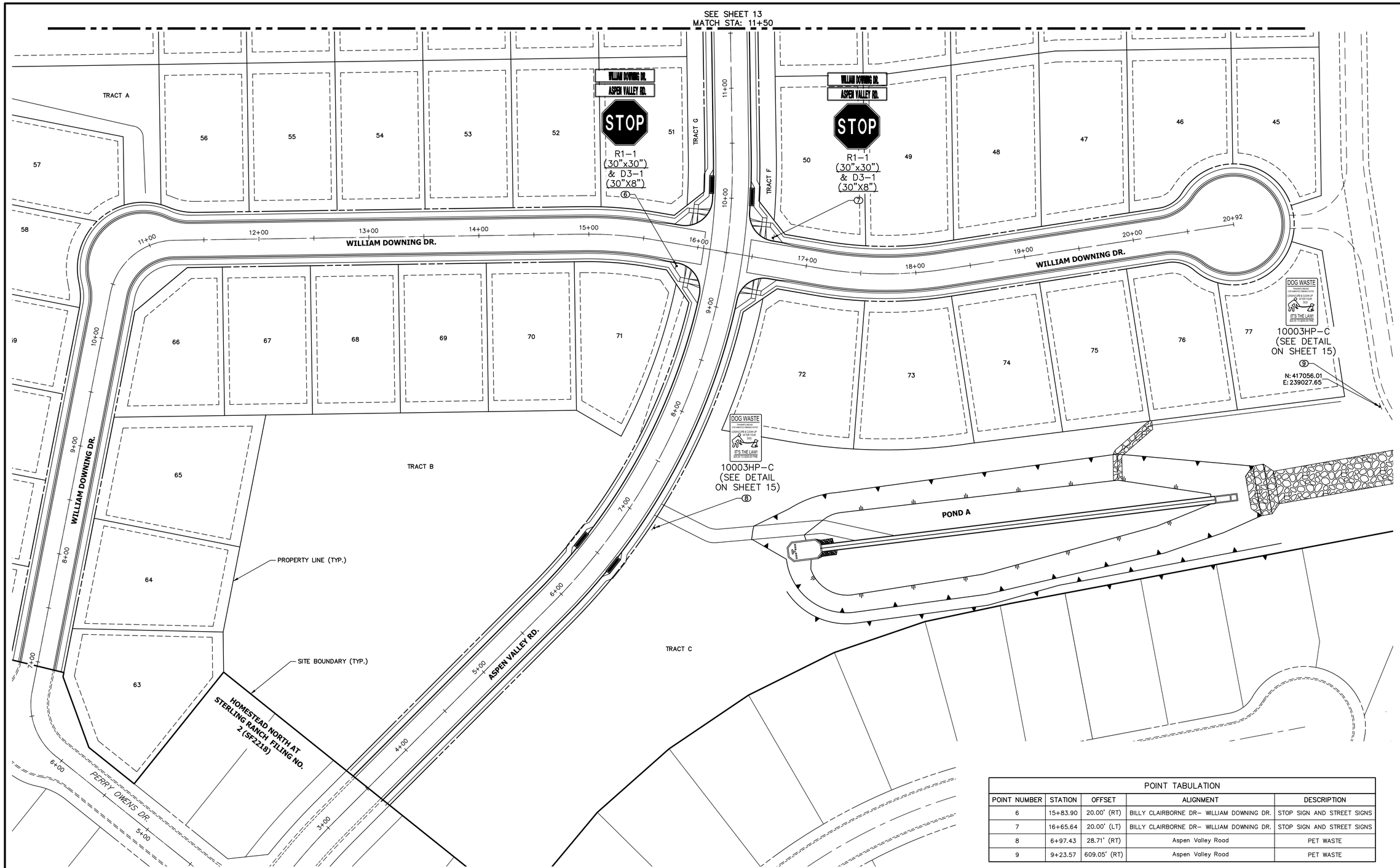

POINT TABULATION				
POINT NUMBER	STATION	OFFSET	ALIGNMENT	DESCRIPTION
6	15+83.90	20.00' (RT)	BILLY CLAIRBORNE DR– WILLIAM DOWNING DR.	STOP SIGN AND STREET SIGNS
7	16+65.64	20.00' (LT)	BILLY CLAIRBORNE DR– WILLIAM DOWNING DR.	STOP SIGN AND STREET SIGNS
8	6+97.43	28.71' (RT)	Aspen Valley Road	PET WASTE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

40 20 0 40 80
ORIGINAL SCALE: 1" = 40'

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

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

32314 — 01/10/23
DATE

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No.	REVISION	BY	DATE

H-SCALE	1"=30'
V-SCALE	N/A
DATE	01/09/23
DESIGNED BY	AL
DRAWN BY	PL
CHECKED BY	

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3

SIGNAGE PLAN

SHEET 14 OF 15

JOB NO. 2518812

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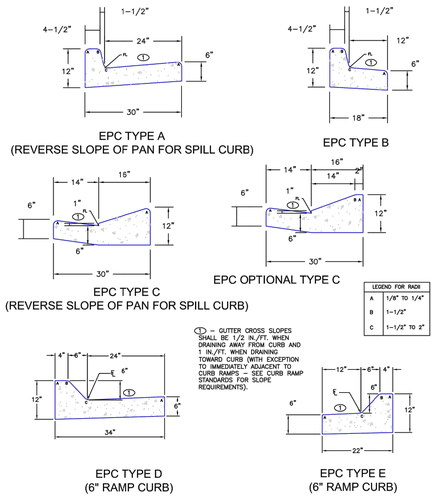
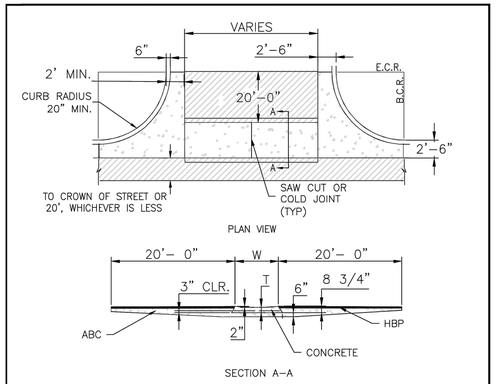


SCALE: NOT TO SCALE

6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Typical Curb and Gutter Details Standard Drawing REVISION DATE: 6/23/20 FILE NAME: SD_2–20	DEPARTMENT OF PUBLIC WORKS



NOTES

1. W – WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.

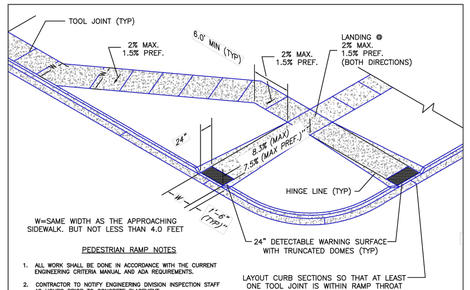
2. T – SQUARED–OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 – 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.

3. ▨ = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).

4. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

SCALE: NOT TO SCALE

8/11/11 DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Typical Cross Pan Layout Detail Standard Drawing REVISION DATE: 12/8/15 FILE NAME: SD_2–26	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION



W=SAME WIDTH AS THE APPROACHING SIDEWALK. BUT NOT LESS THAN 4.0 FEET

PEDESTRIAN RAMP NOTES

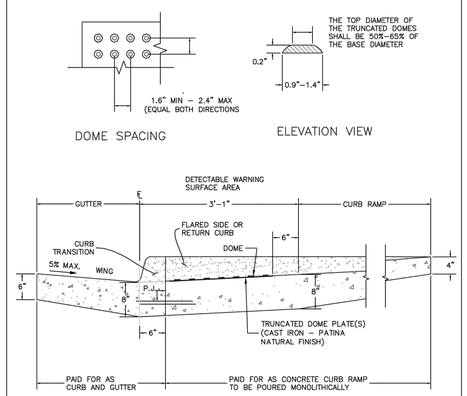
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
3. PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON–COLORED, NON–SCORED, COARSE BROOM FINISH.
4. PEDESTRIAN CURB RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 8.3% MAXIMUM RUNNING RAMP SLOPE DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS. SEE ECM SECTION 6.3.6 FOR PEDESTRIAN PUSHBUTTON LOCATION REQUIREMENTS.
5. DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
6. DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PATINA NATURAL FINISH) AND IN ACCORDANCE WITH ECM CHAPTER 6 AND SD_2–42. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.
7. THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
8. PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4' MINIMUM.
9. ALL PEDESTRIAN CURB RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID–BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL. SUBJECT TO APPROVAL.
10. DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.
11. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.

GENERAL NOTES

1. WHERE THE 1'–6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA (PEDESTRIAN CIRCULATION PATH), THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
2. PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
3. AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Pedestrian Curb Ramp Detail Standard Drawing REVISION DATE: 6/23/20 FILE NAME: SD_2–41	DEPARTMENT OF PUBLIC WORKS

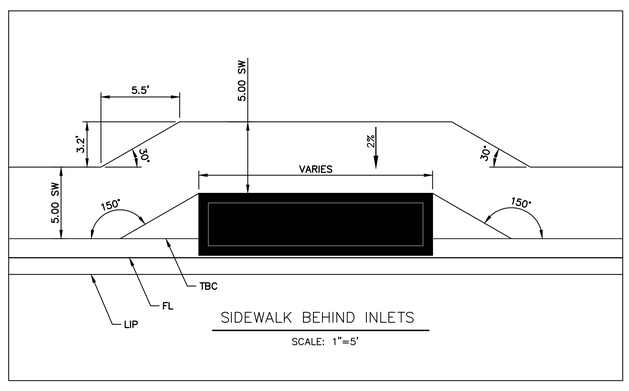
TRUNCATED DOME DETAILS



P.J.= PERMISSABLE JOINT WITH EPOXY–COATED DEFORMED NO. 4 BARS CONFORMING TO AASHTO M 284 AT 18 IN. SPACING

SIDE CROSS SECTION VIEW OF DETECTABLE WARNING SURFACE, CURB AND GUTTER

6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Detectable Warning Surface Details Standard Drawing REVISION DATE: 6/23/20 FILE NAME: SD_2–42	DEPARTMENT OF PUBLIC WORKS

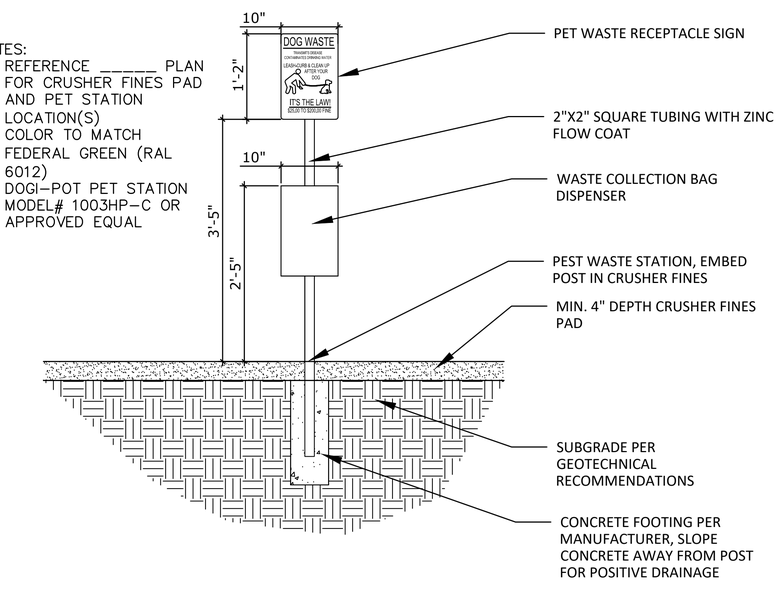


SIDEWALK BEHIND INLETS

SCALE: 1"=5'

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

NOTES:
1. REFERENCE _____ PLAN FOR CRUSHER FINES PAD AND PET STATION LOCATION(S)
2. COLOR TO MATCH FEDERAL GREEN (RAL 6012)
3. DOGI–POT PET STATION MODEL# 1003HP–C OR APPROVED EQUAL



PET WASTE STATION

SCALE: 1"=1'

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
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SUITE 200
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ATTN: JAMES MORLEY
JMORLEY3870@AOL.COM

J·R ENGINEERING
A Westrian Company
Centennial 303–740–9393 • Colorado Springs 719–593–2593
Fort Collins 970–491–9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H–SCALE	N/A
V–SCALE	N/A
DATE	01/09/23
DESIGNED BY	QNL
DRAWN BY	QNL
CHECKED BY	

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3

DETAIL SHEET

SHEET 15 OF 15

JOB NO. 2518812

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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

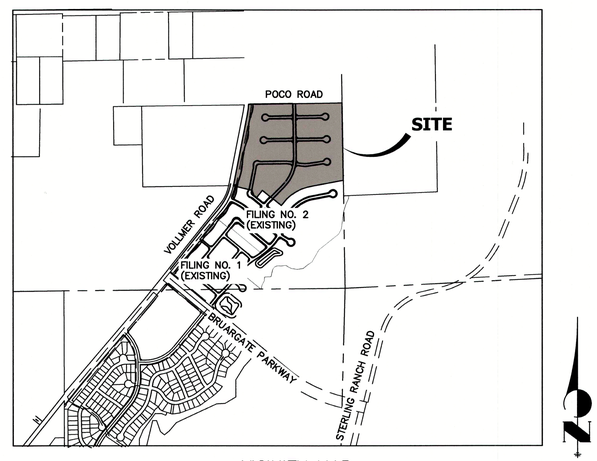
SHEET INDEX

1 : COVER SHEET
2 : GENERAL NOTES
3 : LEGEND
4-6 : STORM PLANS
7-10 : POND PLANS
11-13 : DETAIL SHEET

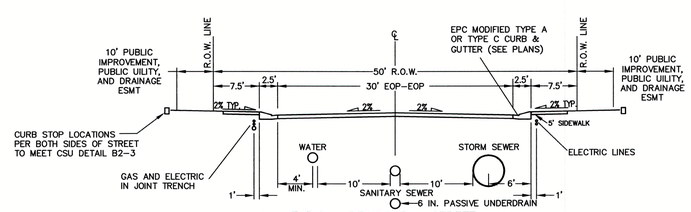
TOTAL SHEET: 13

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'



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

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 JOSHUA PALMER, P.E. (719) 520-6806	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.

COLORADO REGISTERED PROFESSIONAL ENGINEER MIKE A. BRAMLETT MB 32314

01/10/23

1/10/23 DATE

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. DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

DISTRICT APPROVALS

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

1/10/23

FOR AND ON BEHALF OF THE STERLING RANCH METRO DISTRICT DATE

OWNER/DEVELOPER STATEMENT

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

1/10/23

JAMES F. MORLEY DATE

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

SF-22-16

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

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

PREPARED FOR
SR LAND, LLC
20 BOULDER CRESENT STE 200
COLORADO SPRINGS, CO 80903
ATTN: JAMES F. MORLEY
JMORLEY3870@AOL.COM

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	N/A
V-SCALE	N/A
DATE	01/09/23
DESIGNED BY	SAV
DRAWN BY	SAV
CHECKED BY	

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3

COVER SHEET

SHEET 1 OF 13

JOB NO. 2518812

X:\2518000.all\2518812\Drawings\Sheet Dwgs\CD\Storm Plans\2518812_CV01.dwg, 24x36 Construction Title, 1/23/2023 12:47:33 PM, CS

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 BITUMINUOUS 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 DISTRICTS' 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.

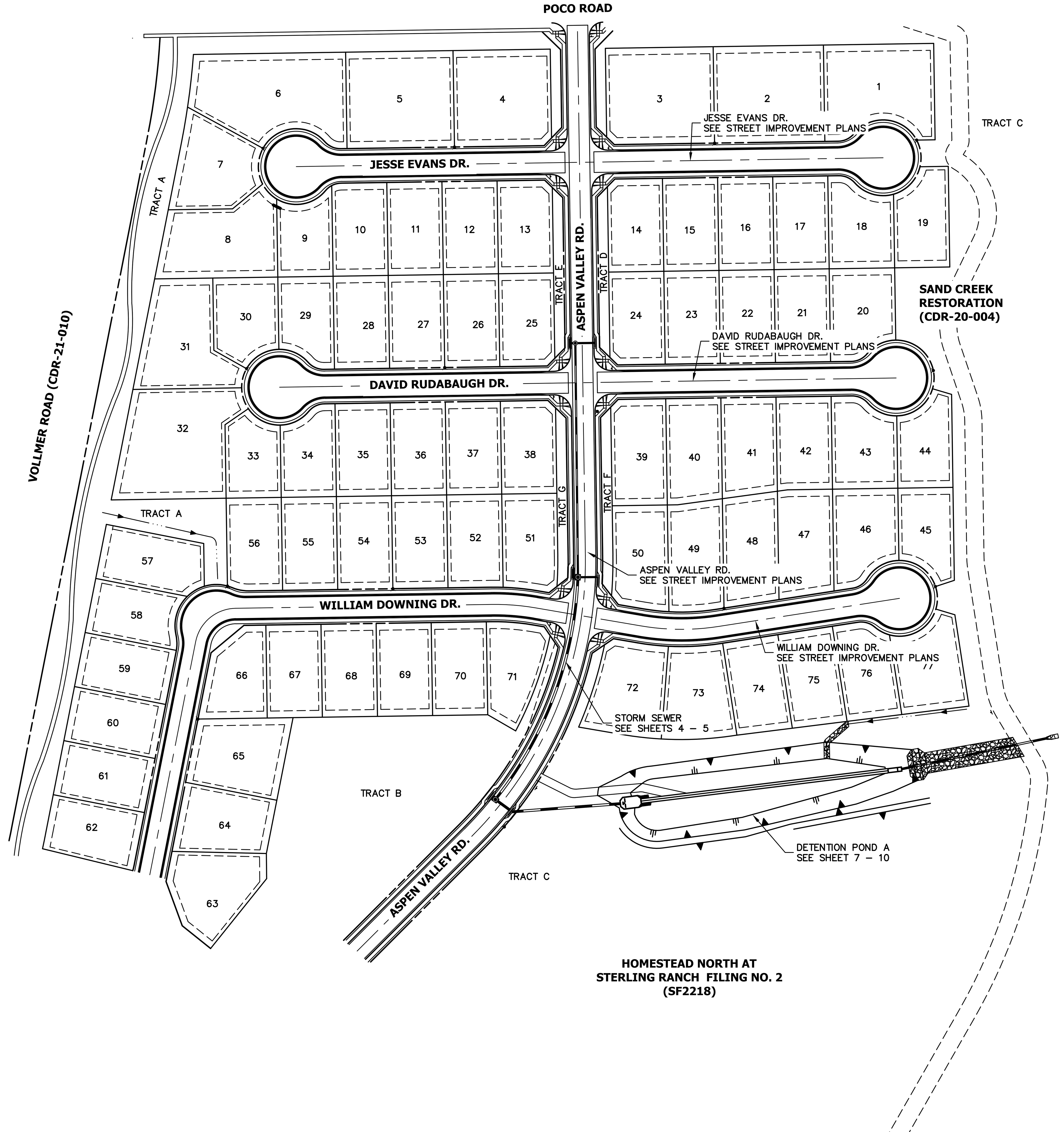
24. ACCEPTANCE:
    a. THE DISTRICT MAY GIVE PRELIMINARY ACCEPTANCE ONCE ALL OF THE TESTS ON ALL THE LINES HAVE BEEN COMPLETED AND A WALK-THRU HAS OCCURRED.
    b. A SECOND ACCEPTANCE MAY OCCUR ONCE FIRST LIFT OF ASPHALT GOES DOWN AND A SECOND WALK-THRU OF THE SYSTEM OCCURS. IF ALL FACILITIES ARE CLEAN 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'

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

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

ENGINEER'S STATEMENT
STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC
DATE 01/10/23
(Seal: COLORADO REGISTERED PROFESSIONAL ENGINEER, MIKE A. BRAMLETT, 32314)

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 CRESENT STE 200
COLORADO SPRINGS, CO 80903
ATTN: JAMES F. MORLEY
JMORLEY3870@AOL.COM

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	N/A
V-SCALE	N/A
DATE	01/09/23
DESIGNED BY	SAV
DRAWN BY	SAV
CHECKED BY	

HOMESTEAD NORTH AT
STERLING RANCH FILING NO. 3

GENERAL NOTES

SHEET 2 OF 13

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	A	A
CENTERLINE		
CITY LIMITS		
WIRE FENCE		
CHAIN LINK FENCE		
WOOD FENCE		
MASONRY FENCE		
GUARDRAIL		
CONC. BARRIER		
CABLE TV	TV	TV
ELECTRIC	E	E
FIBER OPTIC	FO	FO
GAS MAIN	G	G
IRRIGATION MAIN	IRR	IRR
OIL/PETRO. MAIN	O	O
OVERHEAD UTILITY	OHU	OHU
SANITARY SEWER	S	
STORM DRAIN		
TELEPHONE	T	T
WATER MAIN	W	
RAW WATER LINE	RWL	RWL
SWALE/WATERWAY FLOWLINE		
DIVERSION DITCH		
DIVERSION CHANNEL		
MAJOR DRAINAGE BASIN		
MINOR DRAINAGE BASIN		
TOP OF SLOPE		
TOE OF SLOPE		
EDGE OF WATER		
INDEX CONTOUR	6100	6100
INTERMEDIATE CONTOUR		
DEPRESSION CONT. (INDEX)	6100	6100
DEPRESSION CONT. (INTER)		
TOP OF CUTS		
TOE OF FILLS		
CUT AND FILL LINE		C/F C/F
SILT FENCE	SF SF	SF SF
100 YEAR FLOODPLAIN	100YR	100YR
500 YEAR FLOODPLAIN	500YR	500YR
FLOODWAY	FLDWY	FLDWY
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	Mkr San	
SERVICE MARKER		
CLEAN-OUT		
MANHOLE W/ DIRECTIONAL FLOW ARROW		
WATER LINE		
LINE MARKER	Mkr W	
SERVICE MARKER		
FIRE HYDRANT		
FIRE CONNECTION		
MANHOLE		
BEND		
BLOW-OFF VALVE		
WELL	WELL	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	Mkr G	
SERVICE MARKER		
METER		
VALVE		
PLUG		
TEE		
DRY UTILITIES		
CABLE TV MARKER	Mkr TV	
CABLE TELEVISION PEDESTAL	TV	
ELECTRIC MARKER	Mkr E	
ELECTRIC SERVICE MARKER		
ELECTRICAL PEDESTAL	E	
ELECTRICAL METER	E	
ELECTRICAL MANHOLE	E	
FIBER-OPTIC MARKER	Mkr FO	
IRRIGATION PEDESTAL	I	
TELEPHONE MARKER	Mkr T	
TELEPHONE PEDESTAL	T	
TELEPHONE MANHOLE	T	
UTILITY POLE		
GUY ANCHOR		
GUY POLE		
MISC. UTILITIES		
VENT PIPE	VP	VP
TEST HOLE DESIGNATOR	TH# FIRM/AGENCY	

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		V

LANDSCAPE LEGEND

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

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

ENGINEER'S STATEMENT

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

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

COLORADO REGISTERED PROFESSIONAL ENGINEER MIKE A. BRAMLETT 32314

01/10/23
DATE

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DRAWN BY	SAV
CHECKED BY	

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3

LEGEND

SHEET 3 OF 13

JOB NO. 2518812

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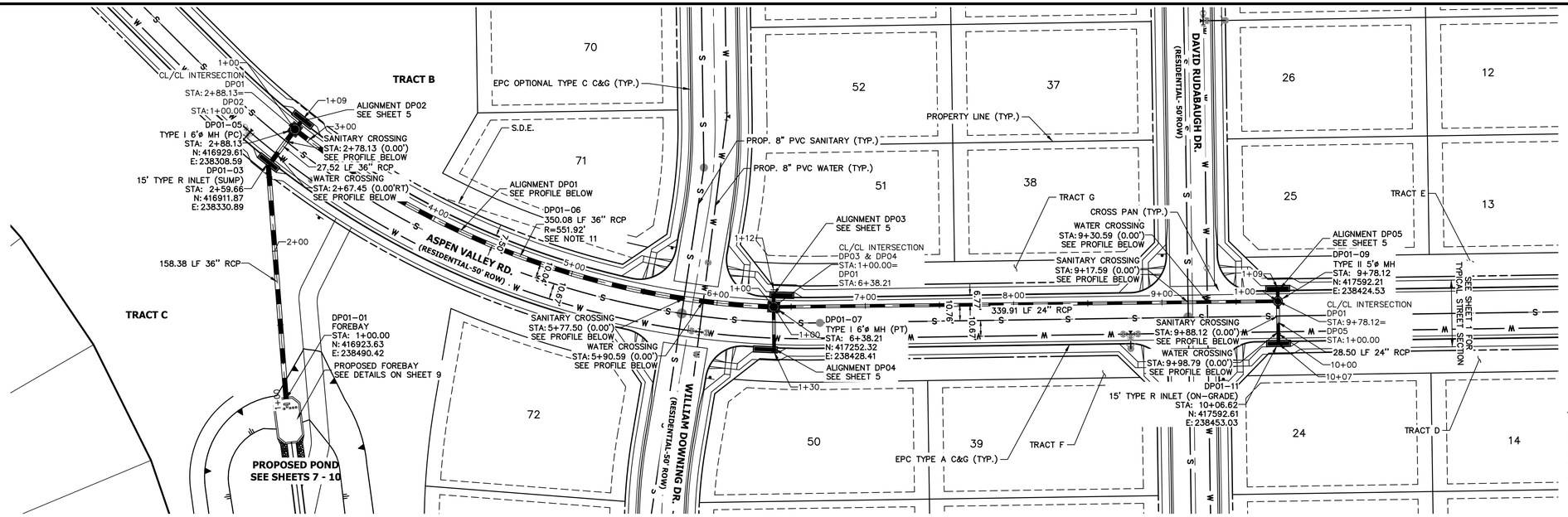

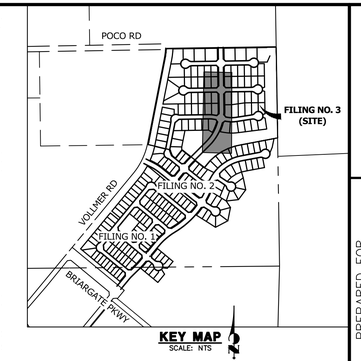

NOTES

1. SEE SHEET 1 FOR BENCHMARK. SEE SHEET 3 FOR LEGEND.
2. ALL STATIONING IS PIPE CENTERLINE UNLESS OTHERWISE NOTED.
3. ALL RCP STORM SEWER SHALL BE CLASS III UNLESS OTHERWISE NOTED.
4. 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.
5. ALL MANHOLE COVERS SHALL BE ORIENTED TO AVOID CURB, GUTTER, SIDEWALK AND CROSSPANS UNLESS OTHERWISE NOTED.
6. ALL MANHOLES ARE EL PASO COUNTY TYPE II UNLESS OTHERWISE SPECIFIED.
7. ALL MANHOLES HAVE AN ECCENTRIC CONE UNLESS OTHERWISE SPECIFIED.
8. INLET STATIONING IS TO CENTER OF INLET.
9. PIPES SHALL HAVE JOINT RESTRAINTS ON LAST 3 JOINTS AT PIPE OUTFALL.
10. 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.
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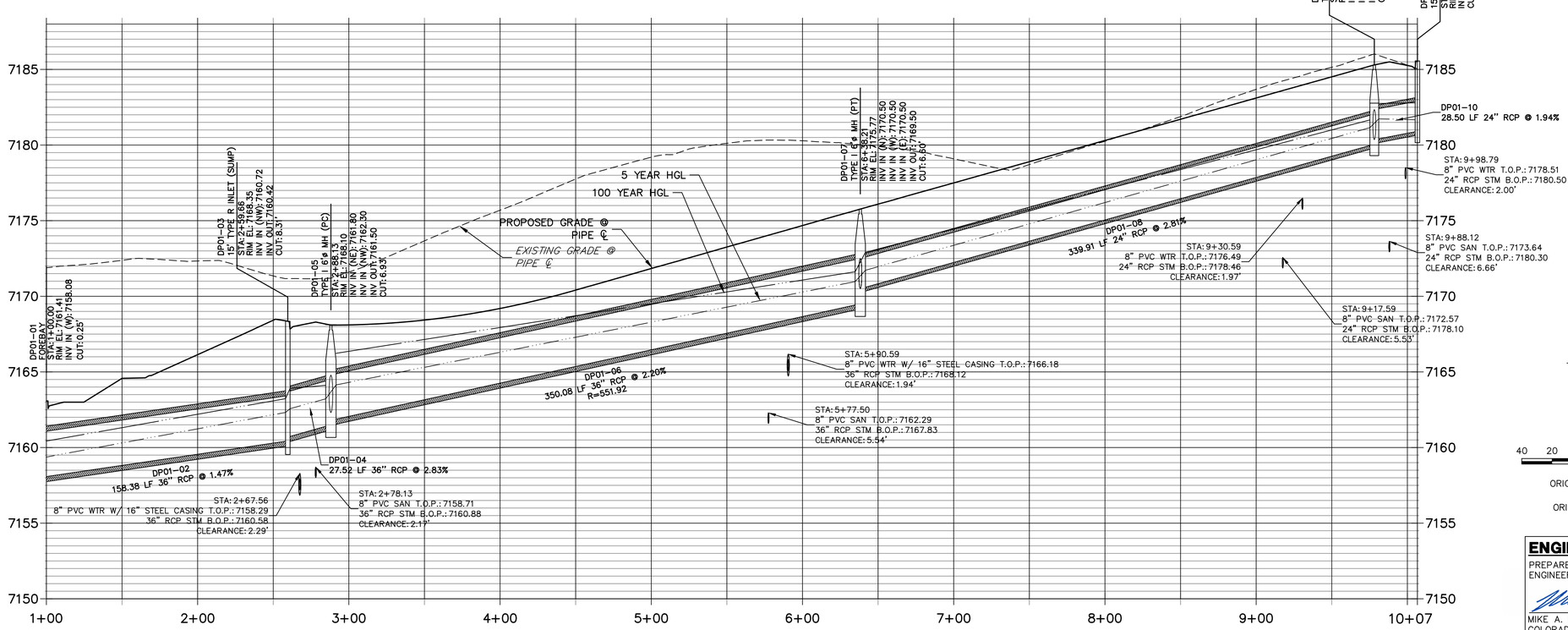
DP01 PROFILE
STA 1+00.00 TO 10+06.62



40 20 0 40 80

HORIZONTAL
ORIGINAL SCALE: 1" = 40'
VERTICAL
ORIGINAL SCALE: 1" = 4'

Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

COLORADO LICENSED PROFESSIONAL ENGINEER MIKE A. BRAMLETT 32314

01/10/23
DATE

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PREPARED FOR
SR LAND, LLC
20 BOULDER CRESENT STE 200
COLORADO SPRINGS, CO 80903
ATTN: JAMES F. MORLEY
JMORLEY3870@AOL.COM

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

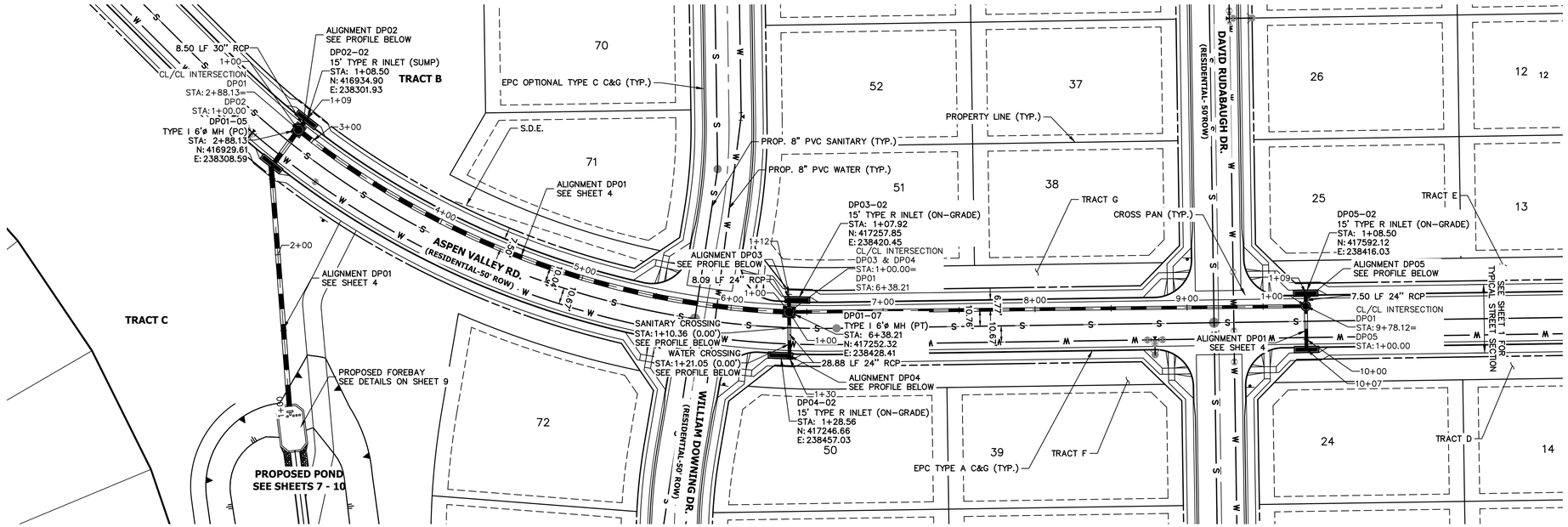
H-SCALE	1"=40'
V-SCALE	1"=4'
DATE	01/09/23
DESIGNED BY	SAV
DRAWN BY	SAV
CHECKED BY	

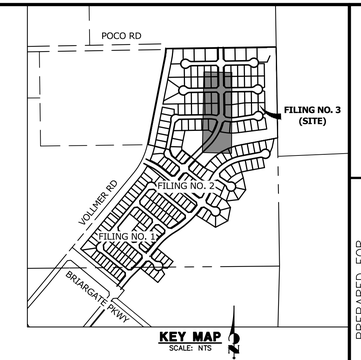
HOMESTEAD NORTH AT
STERLING RANCH FILING NO. 3
STORM PLANS

SHEET 4 OF 13

JOB NO. 2518812

x:\2510000 all\2518812\Drawingsheet dwgs\CD\Storm Plans\2518812DP01.dwg, DP01, 1/10/2023 12:19:06 PM, CS





NOTES

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2. ALL STATIONING IS PIPE CENTERLINE UNLESS OTHERWISE NOTED.
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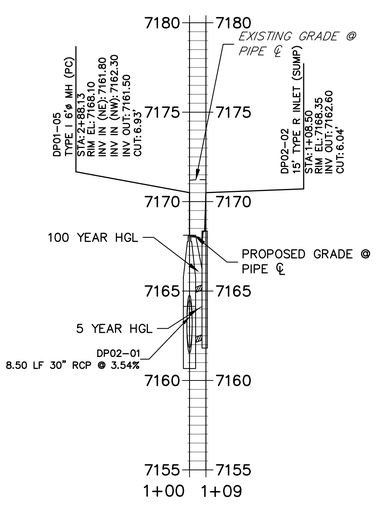
DP02 PROFILE
STA 1+00.00 TO 1+09.17



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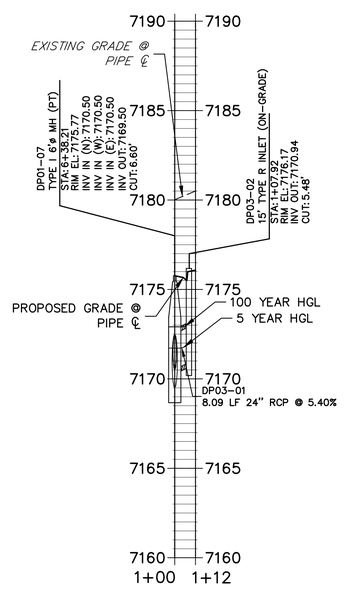

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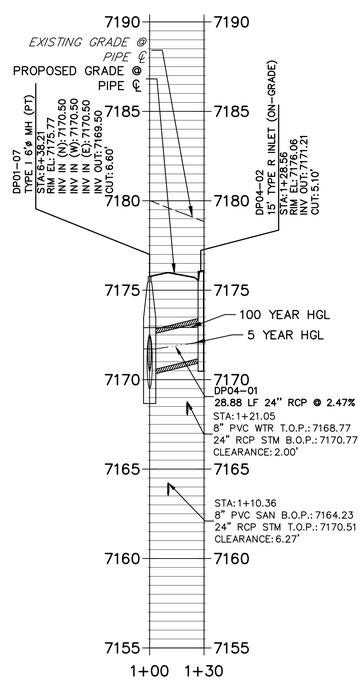

DP05 PROFILE
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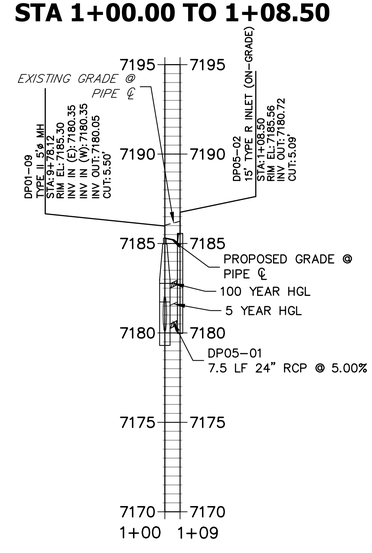

40 20 0 40 80

HORIZONTAL
ORIGINAL SCALE: 1" = 40'
VERTICAL
ORIGINAL SCALE: 1" = 4'

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COLORADO SPRINGS, CO 80903
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No.	REVISION	BY	DATE

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V-SCALE	1"=4'
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DESIGNED BY	SAV
DRAWN BY	SAV.
CHECKED BY	

HOMESTEAD NORTH AT
STERLING RANCH FILING NO. 3

STORM PLANS

SHEET 5 OF 13

JOB NO. 2518812

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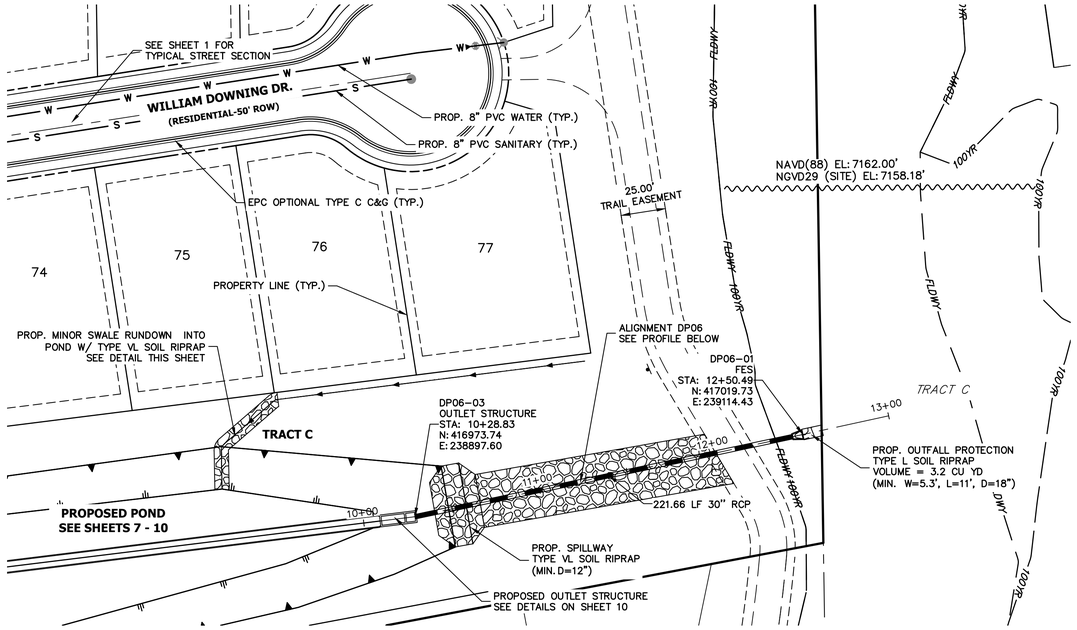

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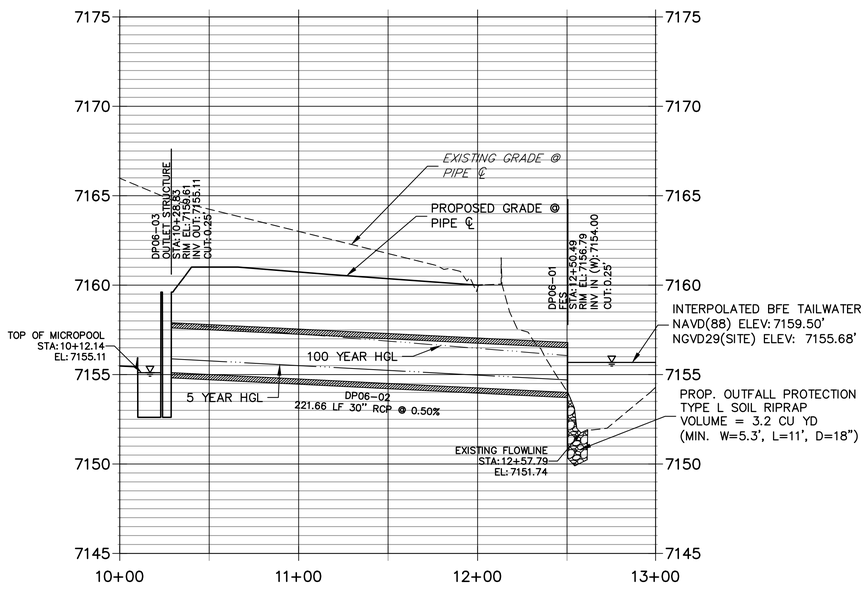

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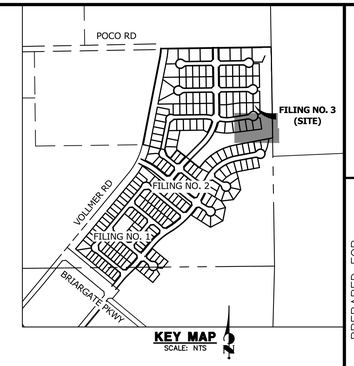

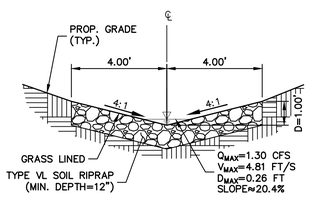

POND MINOR RUNDOWN TYPICAL DETAIL

SCALE: N.T.S.

40 20 0 40 80

HORIZONTAL ORIGINAL SCALE: 1" = 40'

VERTICAL ORIGINAL SCALE: 1" = 4'

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

DATE 01/10/23

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No.	REVISION	BY	DATE

H-SCALE	1"=40'
V-SCALE	1"=4'
DATE	01/09/23
DESIGNED BY	SAV
DRAWN BY	SAV.
CHECKED BY	

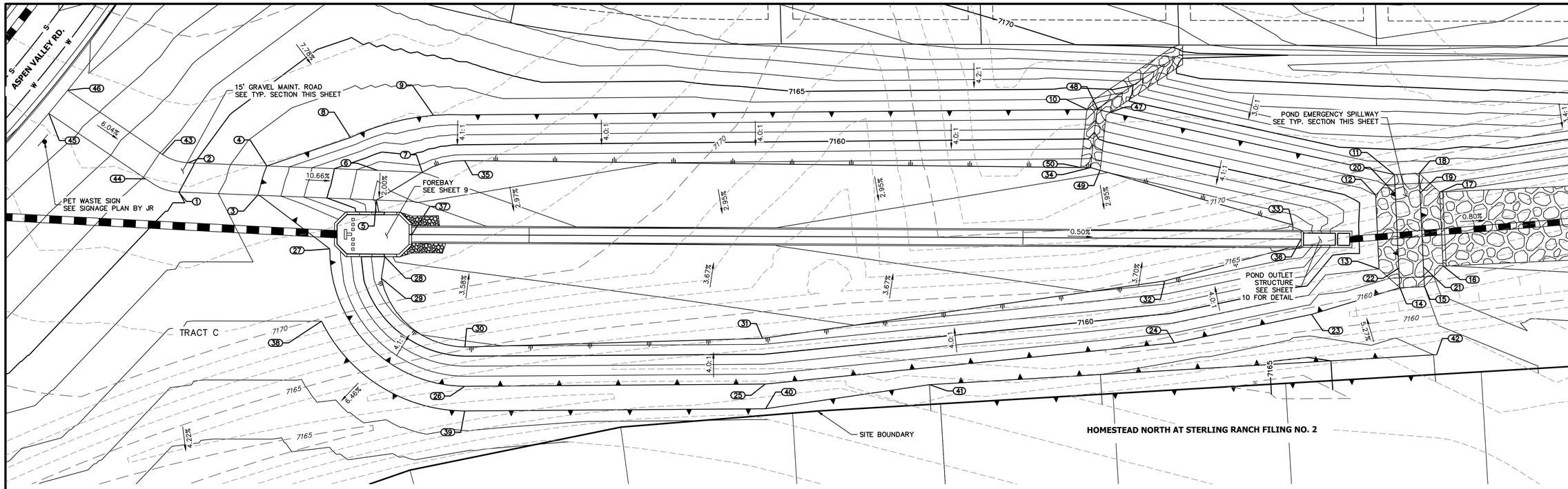
HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3

STORM PLANS

SHEET 6 OF 13

JOB NO. 2518812

x:\2510000.all\2518812\Drawings\sheet dwgs\CD\Storm Plans\2518812DP01.dwg, DP03, 1/10/2023 12:20:16 PM, CS

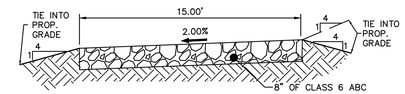


POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
1	MAINT. ROAD	N: 416932.43 E: 238424.57	7165.02
2	MAINT. ROAD	N: 416944.68 E: 238426.92	7165.17
3	MAINT. ROAD/ TOP	N: 416935.24 E: 238456.61	7163.00
4	MAINT ROAD/ TOP	N: 416947.47 E: 238458.76	7163.00
5	MAINT. ROAD/TOE	N: 416939.44 E: 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

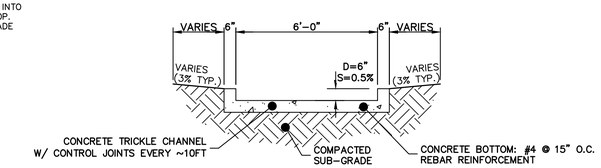
POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
16	SPILLWAY CREST	N: 416967.79 E: 238936.42	7161.01
17	SPILLWAY CREST	N: 416997.34 E: 238931.22	7161.01
18	SPILLWAY TOP	N: 417003.80 E: 238922.00	7163.00
19	SPILLWAY CREST	N: 416995.96 E: 238923.38	7161.01
20	SPILLWAY CREST	N: 416994.22 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: 238878.08	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

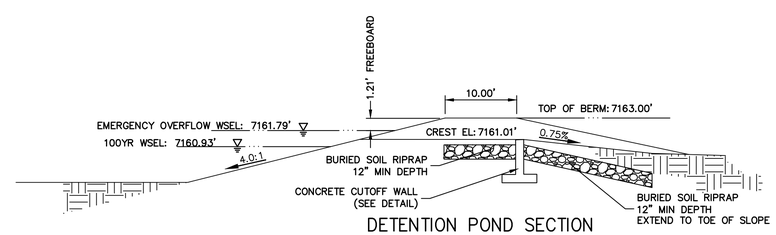
POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
46	MAINT. ROAD	N: 416967.59 E: 238374.83	7168.82
47	RIPRAP/TOP	N: 417012.43 E: 238794.78	7163.00
48	RIPRAP/ TOP	N: 417012.87 E: 238789.79	7161.75
49	RIPRAP/TOE	N: 416988.61 E: 238793.74	7157.04
50	RIPRAP/TOE	N: 416988.75 E: 238785.74	7157.11



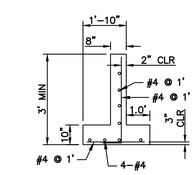
15' GRAVEL MAINTENANCE
ACCESS ROAD TYPICAL SECTION
N.T.S.



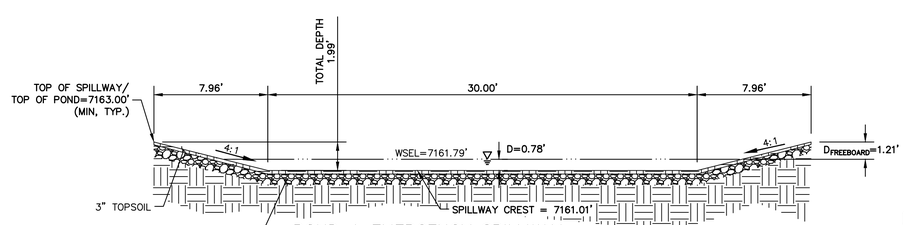
POND TRICKLE CHANNEL
& ACCESS PATH
SCALE: 1"=3'



DETENTION POND SECTION
SPILLWAY PROFILE
SCALE: NTS



SPILLWAY CUTOFF WALL
NTS



TYPE VL SOIL RIPRAP
(12" MIN. DEPTH, D50=6")
PER MHFD SPEC. SECTION 31-37-00, THE SOIL MATERIAL SHALL BE NATIVE OR TOPSOIL MIXED WITH 65% RIPRAP AND 35% SOIL BY VOLUME. SOIL RIPRAP SHALL CONSIST OF UNIFORM MIXTURE OF SOIL AND RIPRAP WITHOUT VOIDS.

POND A EMERGENCY SPILLWAY
TYP. SECTION
SCALE: 1"=5'

20 10 0 20 40
ORIGINAL SCALE: 1" = 20'

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

No.	REVISION	BY	DATE

H-SCALE	1"=20'
V-SCALE	N/A
DATE	01/09/23
DESIGNED BY	APL
DRAWN BY	APL
CHECKED BY	

HOMESTEAD NORTH AT
STERLING RANCH FILING NO. 3

POND PLANS

SHEET 7 OF 13

JOB NO. 2518812

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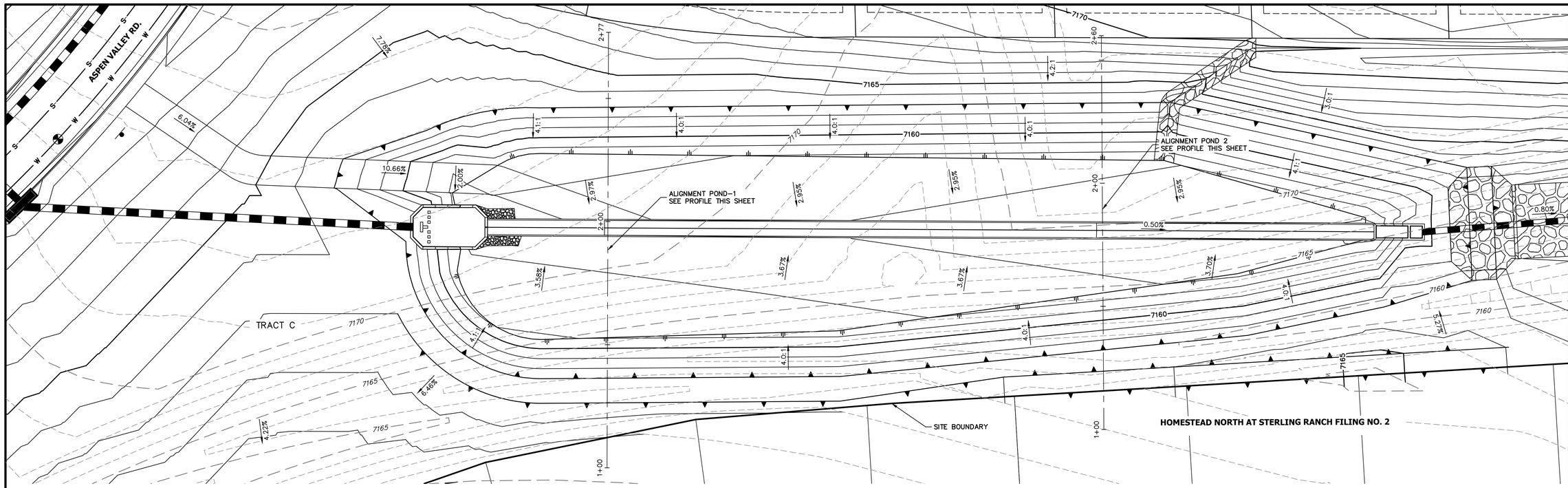

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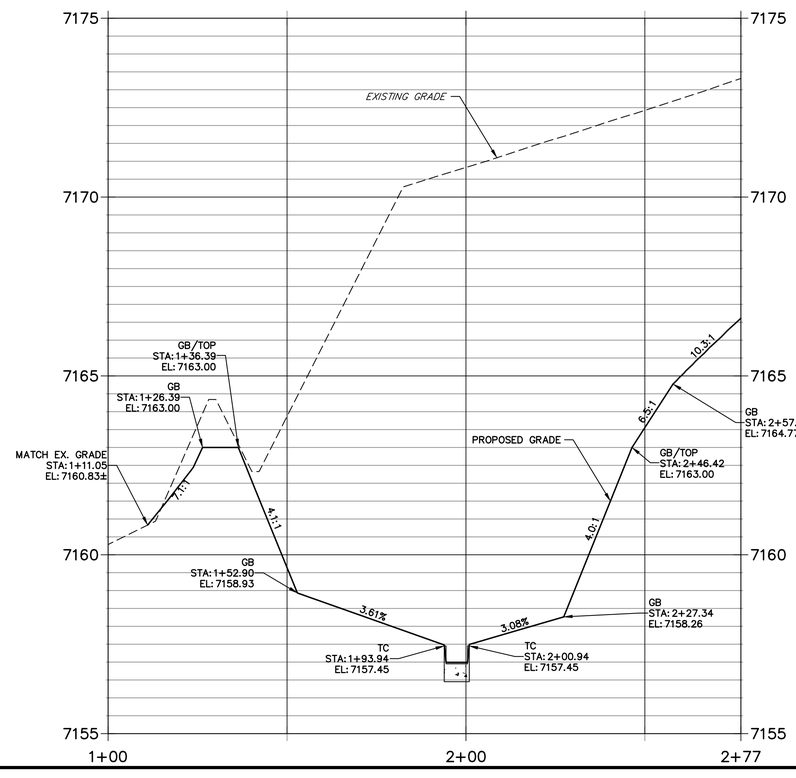
STA 1+00.00 TO 2+76.86



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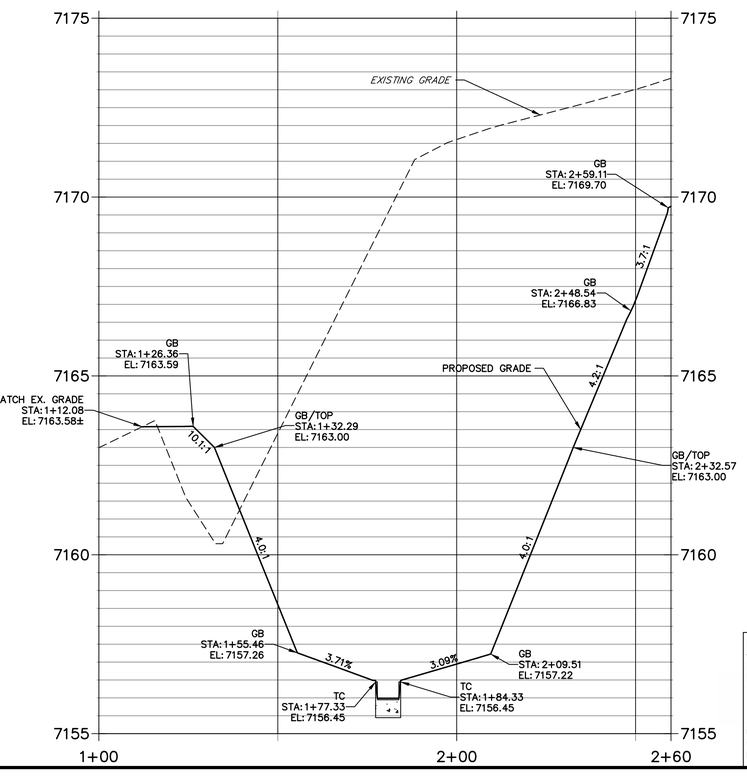

Know what's **below.**
Call before you dig.

20 10 0 20 40
HORIZONTAL
ORIGINAL SCALE: 1" = 20'
VERTICAL
ORIGINAL SCALE: 1" = 2'

N

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE 01/10/23

COLORADO REGISTERED PROFESSIONAL ENGINEER MIKE A. BRAMLETT 32314

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 CRESENT STE 200
COLORADO SPRINGS, CO 80903
ATTN: JAMES F. MORLEY
JMORLEY3870@AOL.COM

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A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
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V-SCALE	1"=2'
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DRAWN BY	APL
CHECKED BY	

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3

POND PLANS

SHEET 8 OF 13

JOB NO. 2518812

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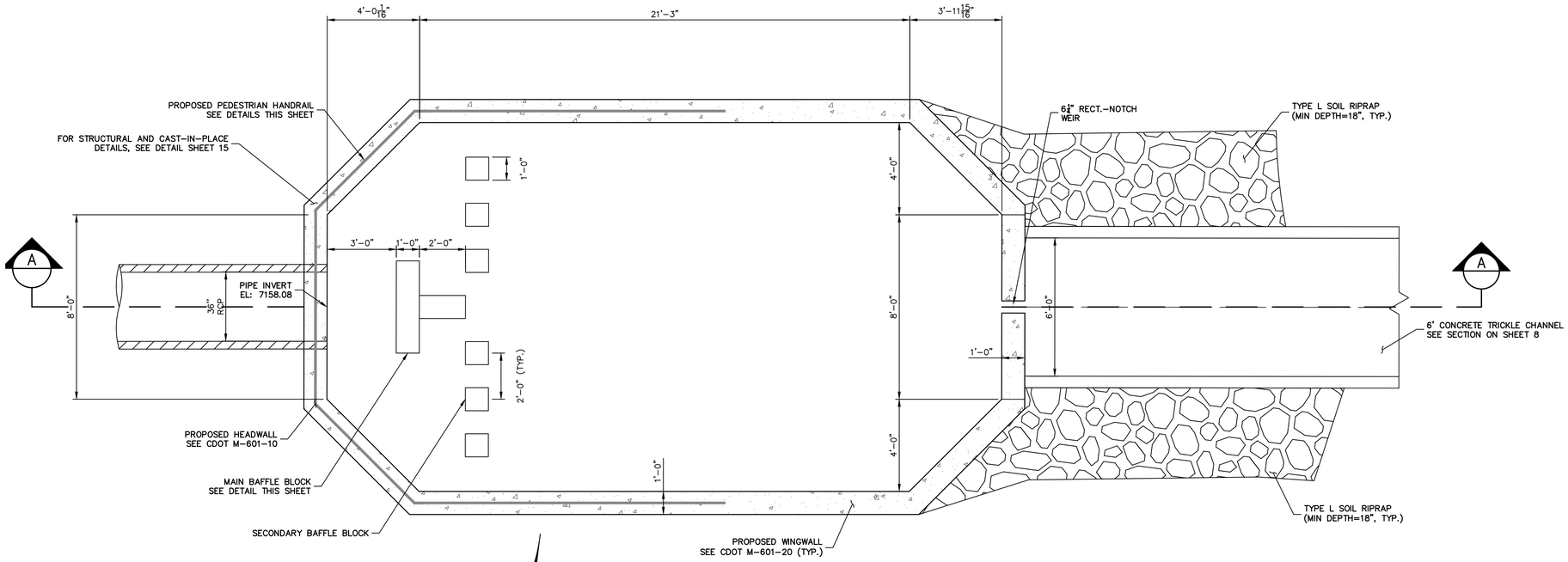
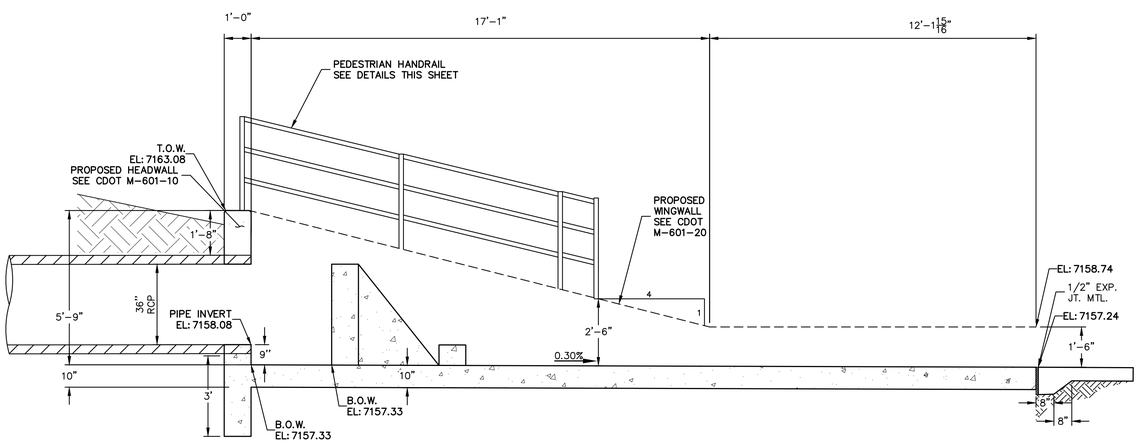
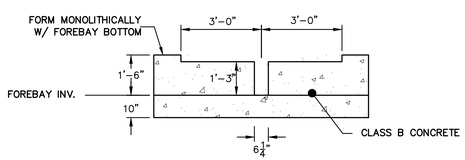


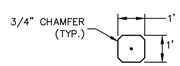
POND A-FOREBAY
PLAN VIEW
SCALE: 3/8"=1'



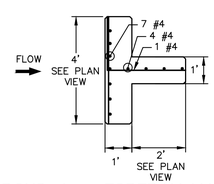
POND A – FOREBAY
CROSS SECTION A–A
SCALE: 3/8"=1'



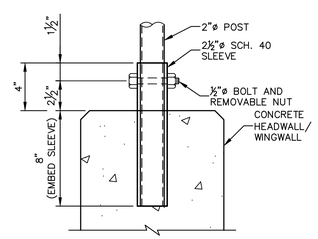
POND A – FOREBAY
SECTION AT WEIR
SCALE: 3/8"=1'



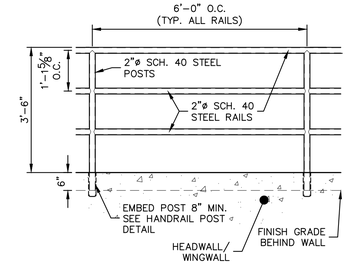
POND A – FOREBAY
SECONDARY BAFFLE BLOCK
PLAN VIEW
SCALE: 3/8"=1'



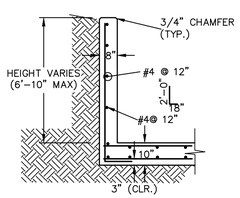
POND A – FOREBAY MAIN
BAFFLE BLOCK PLAN
SCALE: 3/8"=1'



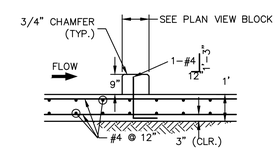
HANDRAIL POST DETAIL
SCALE: 1"=6'



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



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



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, LLC

COLORADO REGISTERED MIKE A. BRAMLETT 32314 PROFESSIONAL ENGINEER

01/10/23
DATE

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PREPARED FOR
SR LAND, LLC
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JMORLEY3870@AOL.COM

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V-SCALE	VARIES
DATE	01/09/23
DESIGNED BY	APL
DRAWN BY	APL
CHECKED BY	

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3
POND PLANS

SHEET 9 OF 13
JOB NO. 2518812

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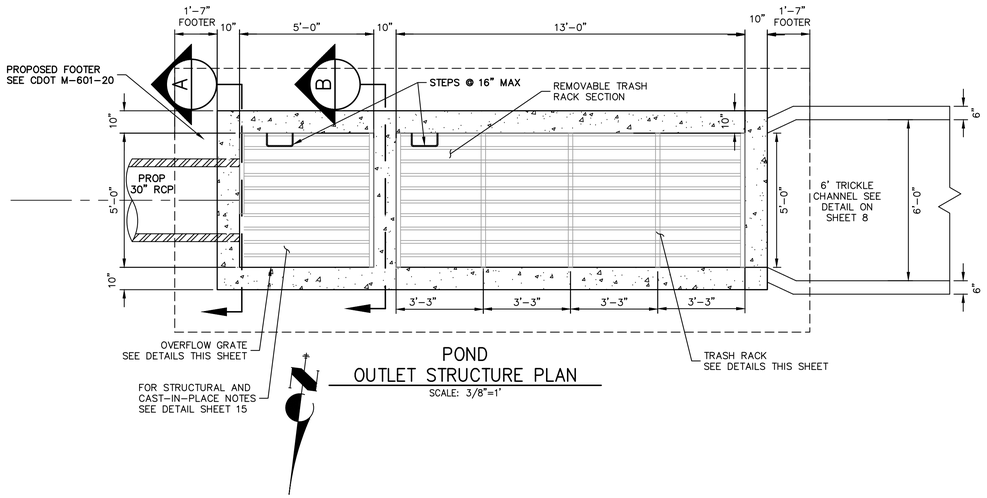
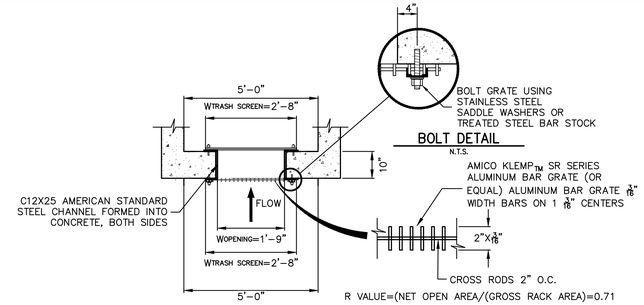


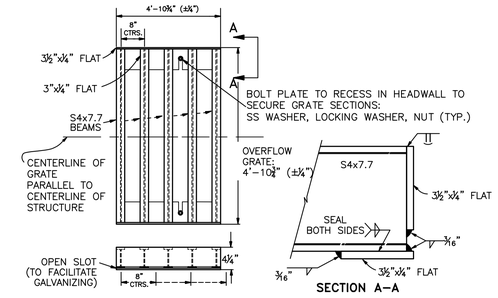
POND
OUTLET STRUCTURE PLAN
SCALE: 3/8"=1'



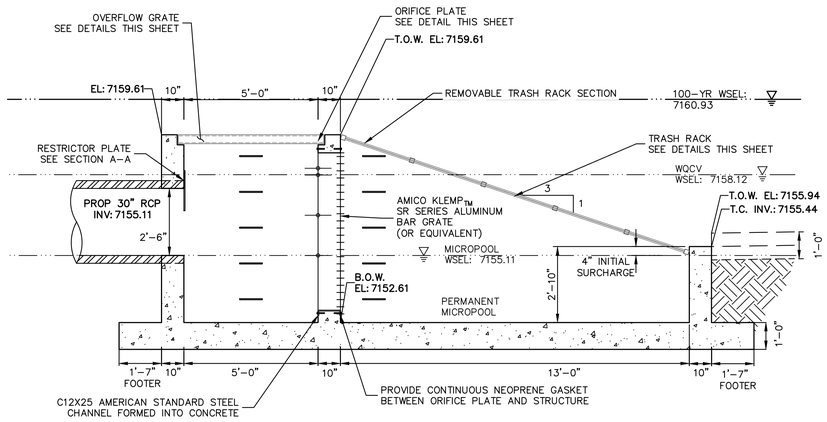
TRASH RACK AND PLATE DETAIL (PLAN)
N.T.S.

BOLT DETAIL
N.T.S.

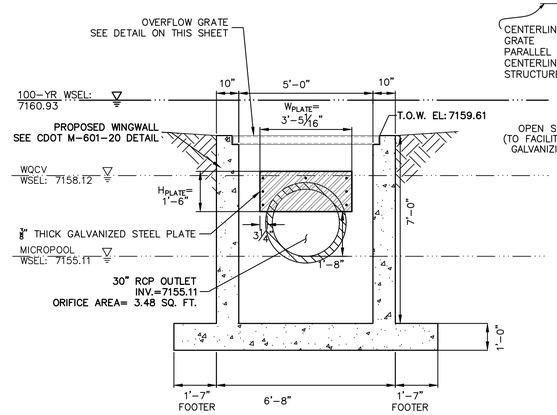
TRASH RACK DETAIL
N.T.S.



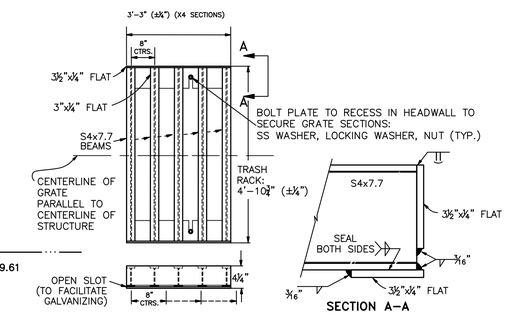
OVERFLOW GRATE DETAILS
N.T.S.



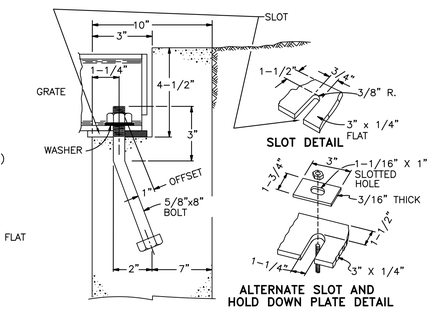
POND
OUTLET STRUCTURE PROFILE
SCALE: 3/8"=1'



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



TRASH RACK DETAILS
N.T.S.



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

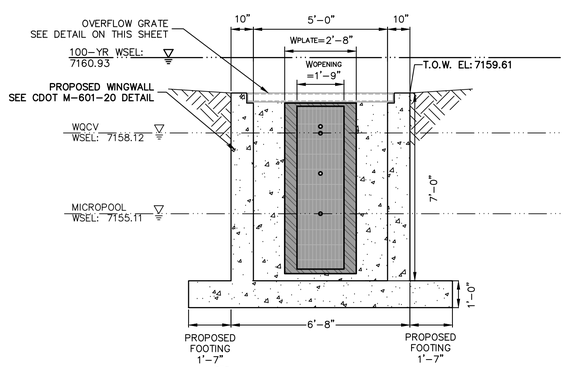
POND A OUTLET STRUCTURE NOTES:

ORIFICE PLATE:

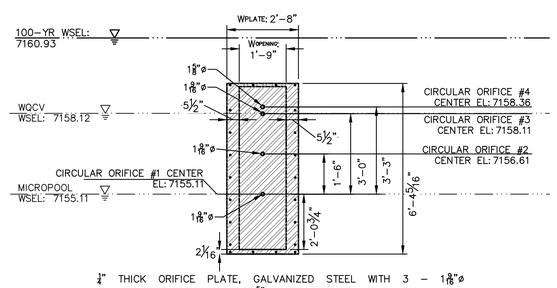
1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE AND BETWEEN THE RESTRICTOR PLATE AND CONCRETE.
2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.

TRASH RACKS:

3. TRASH RACKS SHALL BE 1¼" SCH.40 STEEL PIPE, GALVANIZED, @ 6" CENTERS. SUPPORT BARS SHALL BE ¼"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.



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



¼" THICK ORIFICE PLATE, GALVANIZED STEEL WITH 3 – 1⅛"ø CIRCULAR ORIFICE, AND 1 – 1⅜" CIRCULAR ORIFICE BOLT PLATE TO CONCRETE @ 10" O.C. MAX. PROVIDE GASKET BETWEEN PLATE AND CONCRETE

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

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

01/10/23
DATE

COLORADO REGISTERED PROFESSIONAL ENGINEER MIKE A. BRAMLETT 32314

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ATTN: JAMES F. MORLEY
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HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3
POND PLANS

SHEET 10 OF 13
JOB NO. 2518812

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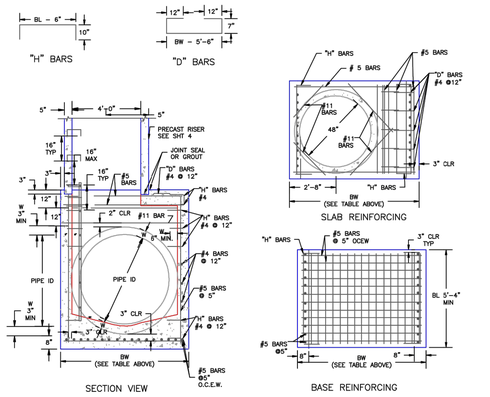


PIPE ID	BW
48" AND SMALLER	6'-4"
54"	6'-10"
60" AND LARGER	OD + 16'

NOTES

1. TYPE I MANHOLE SHALL BE USED WHEN APPROPRIATE AND TYPICALLY FOR PIPE SIZES LARGER THAN 30 INCHES I.D..

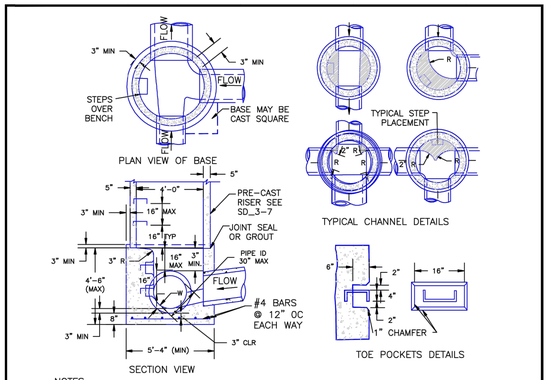
2. VIEW AND DETAILS SHOWN ARE TYPICAL FOR STRAIGHT THROUGH DESIGN ONLY. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.

3. EITHER LADDER OR STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". LOWEST STEP SHALL BE BE A MAXIMUM OF 16" ABOVE THE FLOOR.

4. FLOOR OF THE MANHOLE SHALL BE TROWELLED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1 MAX., ½" PER FT. MIN). FLOOR SHALL BE SHAPED AND CHANNELED; SEE SD_3-2 FOR TYPICAL CHANNEL DETAILS.

SCALE: NOT TO SCALE

7/9/09 DATE APPROVED: André Brackin DEPARTMENT OF TRANSPORTATION	Storm Sewer Manhole Detail Type I Standard Drawing REVISION DATE: 7/9/09 FILE NAME: SD_3-1	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION



NOTES

1. TYPE II MANHOLES SHALL BE USED WHEN APPROPRIATE AND TYPICALLY WHEN THE PIPE SIZES ARE 30" OR LESS INSIDE DIAMETER.

2. VIEW AND DETAILS ARE TYPICAL. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.

3. EITHER LADDER OF STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". STEPS IN BASE SHALL BE INSTALLED IN "TOE POCKETS" (SEE DETAIL THIS SHEET). LOWEST STEP SHALL BE A MAXIMUM OF 16" ABOVE THE FLOOR.

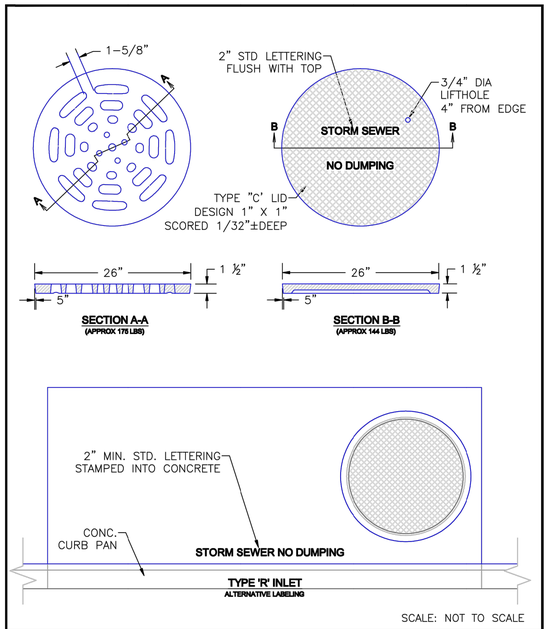
4. PIPES SHALL BE TRIMMED TO FINAL SHAPE AND SET BEFORE MANHOLE IS POURED.

5. BENCH SHALL BE SLOPED TOWARD CENTER OF MANHOLE BASE (4:1 MAX., ½" PER FOOT. MIN.).

6. FLOOR OF MANHOLE SHALL BE TROWELLED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1., ½" PER FT. MIN.) . FLOOR SHALL BE SHAPED AND CHANNELED; SEE DETAILS THIS SHEET.

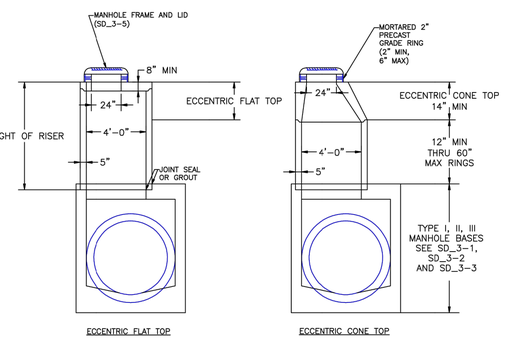
SCALE: NOT TO SCALE

DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Storm Sewer Manhole Detail Type II Standard Drawing REVISION DATE: 11/10/04 FILE NAME: SD_3-2	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION



SCALE: NOT TO SCALE

9/16/10 DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Storm Sewer Manhole Details Standard Drawing REVISION DATE: 9/16/10 FILE NAME: SD_3-5	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION



NOTES

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

SCALE: NOT TO SCALE

8/11/11 DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Storm Sewer Manhole Riser and Cover Detail Standard Drawing REVISION DATE: 11/23/04 FILE NAME: SD_3-7	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

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

ENGINEER'S STATEMENT

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

01/10/23

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

DATE

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PREPARED FOR
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20 BOULDER CRESENT STE 200
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V-SCALE	N/A
DATE	01/09/23
DESIGNED BY	QNL
DRAWN BY	PL
CHECKED BY	

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3

DETAIL SHEET

SHEET 11 OF 13

JOB NO. 2518812

X:\2510000.all\2518812\Drawings\Sheet Dwgs\CD\Storm Plans\2518812 STORM_DT.dwg, DTD1, 1/10/2023 4:22:29 PM, CS

MARK	BAR # OR SIZE	O.C. SPACING	TYPE	ALL INLETS L = 5 FT. NO. REQ'D.	ALL INLETS L = 5 FT. LENGTH	INLETS: H ≤ 5 FT. L = 10 FT. NO. REQ'D.	INLETS: H ≤ 5 FT. L = 10 FT. LENGTH	INLETS: H ≤ 5 FT. L = 15 FT. NO. REQ'D.	INLETS: H ≤ 5 FT. L = 15 FT. LENGTH	INLETS: H > 5 FT. L = 10 FT. NO. REQ'D.	INLETS: H > 5 FT. L = 10 FT. LENGTH	INLETS: H > 5 FT. L = 15 FT. NO. REQ'D.	INLETS: H > 5 FT. L = 15 FT. LENGTH
401	4	11"	II	15	*	21	*	26	*	11	*	11	*
402	4	11"	II	7	*	13	*	18	*	7	*	7	*
403	4	9"	II	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"
405	4	6"	VI	11	6'-10"	21	6'-10"	31	6'-10"	11	6'-10"	11	6'-10"
406	4	8"	VIII	7	8'-10"	7	13'-10"	7	18'-10"	7	8'-10"	7	8'-10"
407	4	9"	II	*	5'-10"	*	10'-10"	*	15'-10"	*	5'-10"	*	5'-10"
408	4	12"	II	3	6'-10"	3	11'-10"	3	16'-0"	3	11'-10"	3	16'-0"
409	4	8"	II	6	5'-10"	6	10'-10"	6	15'-10"	6	10'-10"	6	15'-10"
410	4	11"	VII							3		3	*
411	4	11"	II							3	5'-2"	3	10'-2"
412	4	11"	II							3	2'-9"	3	2'-9"
413	4	9"	II							7	10'-10"	7	15'-10"
501	5	5½"	IV	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33	3'-4"
502	5	5½"	III							11	11'-5"	17	11'-5"
503	5	5½"	II	5	3'-6"	16	3'-6"	27	3'-6"	6	3'-6"	6	3'-6"
504	5	5½"	IX									5	8'-4"
601	6	2½"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	4	8'-10"
■B.8.5				1	5'-10"	1	10'-10"	1	15'-10"	1	10'-10"	1	15'-10"
				2 BARS, 1 RODS	——	4 BARS, 3 RODS	——	8 BARS, 5 RODS	——	4 BARS, 3 RODS	——	8 BARS, 5 RODS	——
						REGULAR INLETS				DROP BOX INLETS			

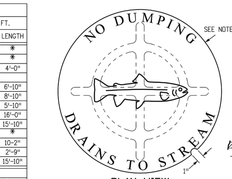
* VARIABLE REFER TO TABLE TWO.
■ INCLUDE #4, 18 IN. BARS (SEE CHANNEL LAYOUT).

TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

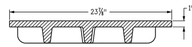
"H"	LENGTH 401	LENGTH 402	LENGTH 410	NO. REQ'D. REGULAR 403	NO. REQ'D. REGULAR 407	NO. REQ'D. DROP BOX 403	NO. REQ'D. DROP BOX 407	L = 5 FT. CONC. CU. YDS.	L = 5 FT. STEEL LBS.	L = 10 FT. CONC. CU. YDS.	L = 10 FT. STEEL LBS.	L = 15 FT. CONC. CU. YDS.	L = 15 FT. STEEL LBS.
3'-0"	2'-8"	1'-8"		10	7			3.2	285	5.3	497	7.4	706
3'-6"	3'-2"	2'-2"		10	7			3.4	305	5.7	528	7.9	747
4'-0"	3'-8"	2'-8"		12	9			3.7	326	6.0	559	8.4	786
4'-6"	4'-2"	3'-2"		12	9			3.9	334	6.4	571	8.8	803
5'-0"	4'-8"	3'-8"		14	11			4.1	354	6.7	602	9.3	844
5'-6"	5'-2"	4'-2"	3'-5"	16	13	15	6	4.4	375	6.0	607	7.4	850
6'-0"	5'-8"	4'-8"	3'-11"	16	13	16	6	4.6	382	6.2	616	7.8	860
6'-6"	6'-2"	5'-2"	4'-5"	18	15	18	8	4.8	402	6.4	637	7.8	880
7'-0"	6'-8"	5'-8"	4'-11"	20	17	19	10	5.0	423	6.6	654	8.0	897
7'-6"	7'-2"	6'-2"	5'-5"	20	17	20	10	5.3	430	6.9	664	8.3	907
8'-0"	7'-8"	6'-8"	5'-11"	22	19	22	12	5.5	451	7.1	684	8.5	927
8'-6"	8'-2"	7'-2"	6'-5"	24	21	23	14	5.7	471	7.3	702	8.7	944
9'-0"	8'-8"	7'-8"	6'-11"	24	21	24	14	6.0	479	7.6	711	9.0	954
9'-6"	9'-2"	8'-2"	7'-5"	26	23	26	16	6.2	499	7.8	732	9.2	974
10'-0"	9'-8"	8'-8"	7'-11"	28	25	27	18	6.4	520	8.0	749	9.4	992
10'-6"	10'-2"	9'-2"	8'-5"	28	25	28	18	6.7	527	8.3	759	9.7	1001
11'-0"	10'-8"	9'-8"	8'-11"	30	27	30	20	6.9	547	8.5	779	9.9	1022

NOTES: FOR L = 5 FT., L = 10 FT., AND L = 15 FT.
REGULAR INLETS: TOTAL QUANTITIES NEEDED ARE OUTSIDE THE HEAVY BLACK LINE.
DROP BOX INLETS: TOTAL QUANTITIES NEEDED ARE INSIDE THE HEAVY BLACK LINE.
STEEL WEIGHTS DO NOT INCLUDE STRUCTURAL STEEL CHANNEL.

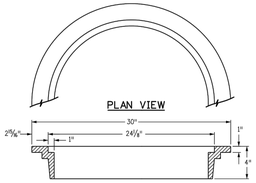
TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"



PLAN VIEW



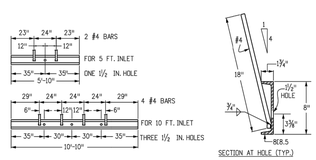
ELEVATION VIEW
MANHOLE COVER (TYP.)



PLAN VIEW

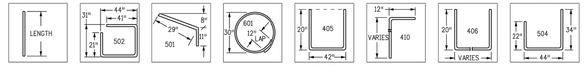
ELEVATION VIEW
MANHOLE RING (TYP.)

WEIGHTS: COVER = 125 LBS.
+ RING = 135 LBS.
TOTAL = 260 LBS.



CHANNEL LAYOUT DETAILS
SEE CURB FACE ASSEMBLY ON SHEET 1.

SECTION AT HOLE (TYP.)



BAR BENDING DIAGRAMS ~ (DIMENSIONS ARE OUT-TO-OUT OF BAR)

GENERAL NOTES

1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 INCHES THICK.
3. INLET STEPS SHALL BE IN CONFORMANCE WITH AASHTO M 199.
4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.
5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾ OF A INCH. CURB AND GUTTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.
6. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2 INCH MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE GRADE 60 AND EPOXY COATED.
7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06.
9. SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK. QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.
10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
11. ALL MANHOLE COVERS SHALL BE CAST WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE AND A FISH SYMBOL. THE SURFACE OF THE MANHOLE COVER SHALL HAVE A NON-SLIP PATTERN.

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CURB INLET
TYPE R

STANDARD PLAN NO.
M-604-12
Standard Sheet No. 2 of 2

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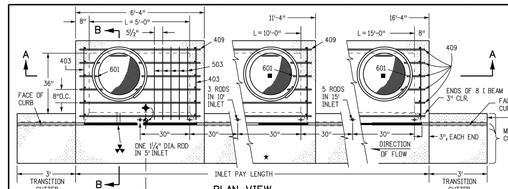
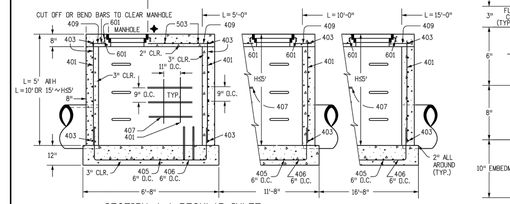


PLAN VIEW

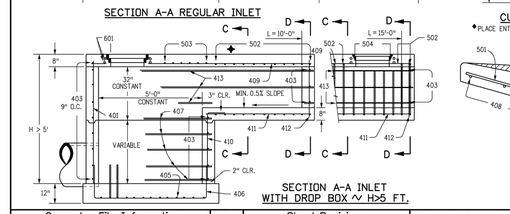
* FOR LENGTH (L) 10 FT. OR MORE, PROVIDE MAINTENANCE ACCESS AT BOTH ENDS WITH AN ADDITIONAL MANHOLE RING AND COVER. CUT REINFORCEMENT BAR ACCORDINGLY.

✦ STATION POINT AT MIDPOINT OF INLET ALONG FLOWLINE

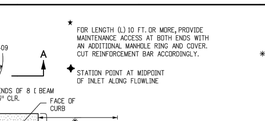
✱ MEET SHAPE OF NORMAL BARRIER CURB AND GUTTER HERE.



SECTION A-A REGULAR INLET



SECTION A-A INLET
WITH DROP BOX ~ H>5 FT.



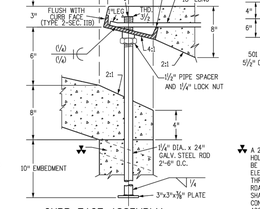
✱ WHEN A TYPE R INLET IS USED WITH MOUNTABLE CURB AND GUTTER, 5 FT. TRANSITION SHALL BE CONSTRUCTED. TRANSITION SHALL BE PAID FOR AS CURB AND GUTTER.

TRANSITION CURB

▲ - FOR A 1'-0" PAN SLOPE 2" PER FT.

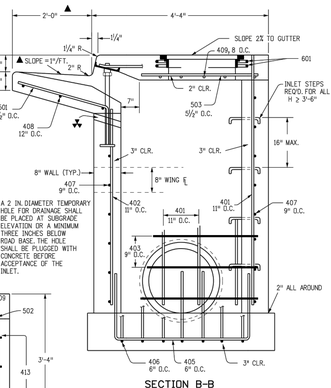
GENERAL NOTES:

SEE SHEET 2.



CURB FACE ASSEMBLY

✦ PLACE ENTIRE ASSEMBLY BEFORE POURING CONCRETE.



✦ A 2 IN. DIAMETER TEMPORARY HOLE FOR DRAINAGE SHALL BE PLACED AT SUBGRADE ELEVATION OR A MINIMUM THREE INCHES BELOW ROAD BASE. THE HOLE SHALL BE PLUGGED WITH CONCRETE BEFORE ACCEPTANCE OF THE INLET.

SECTION B-B
END VIEW

NOTE: MANHOLE RING AND COVER, STATION POINT AND OUTLOW PIPE SHALL BE LOCATED AT THE SAME END OF THE INLET.

SECTIONS C-C & D-D (DOTTED BARS ARE IN SECTION D-D)

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CURB INLET
TYPE R

STANDARD PLAN NO.
M-604-12
Standard Sheet No. 1 of 2

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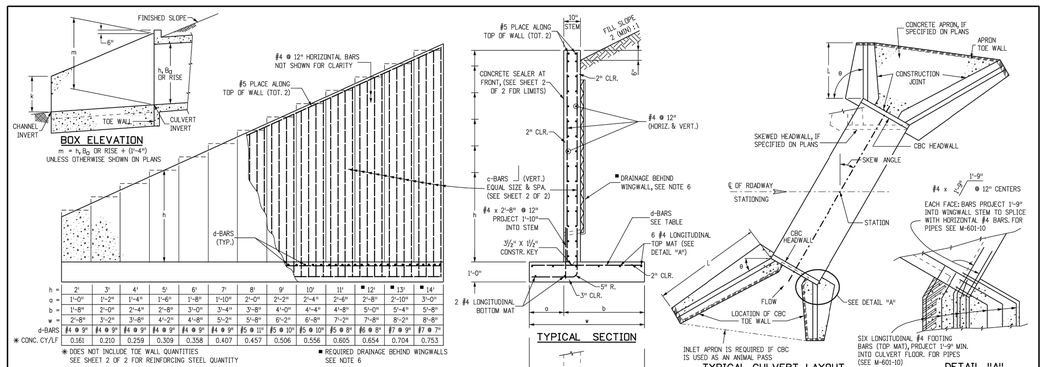

DESIGN DATA:

AASHTO LRFD EIGHTH EDITION, 2017
DESIGN METHOD: LOAD AND RESISTANCE FACTOR DESIGN, YIELD LINE METHOD

REINFORCED CONCRETE:
CONCRETE CLASS D (BOX CULVERT): f'_c = 4,500 PSI
REINFORCING STEEL: f_y = 60,000 PSI

LOADING:
AT-REST EARTH (FLUID) PRESSURE FOR CONCRETE STEM DESIGN = 55 PCF FOR 2 (MIN.) :1 SLOPED BACKFILL
ACTIVE EARTH (FLUID) PRESSURE FOR CONCRETE FOOTING DESIGN = 40 PCF FOR 2 (MIN.) :1 SLOPED BACKFILL
LIVE LOAD SURCHARGE = 2'
MINIMUM RESISTANCE FOR SOIL BEARING = 5.5 KSF
SOIL BEARING RESISTANCE FACTOR = 0.45

GENERAL NOTES:

1. ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾ IN.
2. WINGWALL FOOTING AND FLOOR OF BOX CULVERT SHALL BE PLACED MONOLITHICALLY.
3. DIMENSIONS "h", "h_B", "L", "m" AND ANGLE "θ" FOR WINGWALL SHALL BE AS SHOWN ON THE PLANS.
4. MINIMUM CLASS B LAP SPLICE LENGTH FOR BLACK REINFORCING BARS:

BAR SIZE:	#4	#5	#6	#7
SPLICE LENGTH:	1'- 6"	1'-11"	2'-3"	2'-7"

5. DESIGN DOES NOT CONSIDER ANY SCOUR EFFECTS.
6. WINGWALL DRAIN SHALL BE REQUIRED IF "h_B" ≥ 12.0 FT., SEE SHEET 2 OF 2 FOR DETAILS.

TYPICAL SECTION

TYPICAL CULVERT LAYOUT

INLET APRON IS REQUIRED IF CBC IS USED AS AN ANIMAL PASS

DETAIL "A"

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WINGWALLS FOR PIPE
OR BOX CULVERTS

STANDARD PLAN NO.
M-601-20
Standard Sheet No. 1 of 2

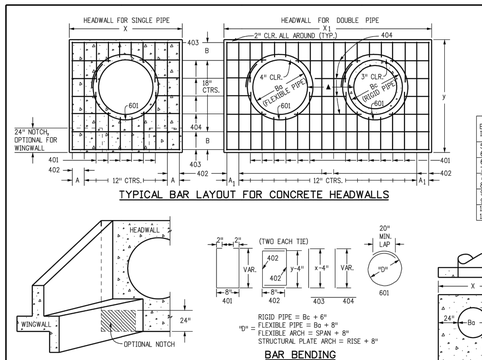
Issued by the Project Development Branch: July 31, 2019

Project Sheet Number:

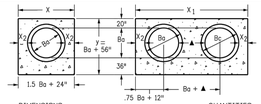
c-BARS AND REINFORCING STEEL QUANTITY (EXCLUDE TOE WALL)

✱ REINFORCING STEEL QUANTITY INCLUDES STEM AND FOOTING QUANTITIES, BUT DOES NOT INCLUDE TOE WALL QUANTITIES.

L (MULTIPLE OF m) m (FT)	k (FT)	c-BARS	≤ (1.0 x m) ✱ REINF. LB./L.F.	c-BARS	≤ (1.25 x m) ✱ REINF. LB./L.F.	c-BARS	≤ (1.5 x m) ✱ REINF. LB./L.F.	c-BARS	≤ (1.75 x m) ✱ REINF. LB./L.F.	c-BARS	≤ (2.0 x m) ✱ REINF. LB./L.F.	c-BARS	≤ (2.25 x m) ✱ REINF. LB./L.F.	c-BARS	≤ (2.5 x m) ✱ REINF. LB./L.F.	c-BARS	≤ (2.75 x m) ✱ REINF. LB./L.F.	c-BARS	≤ (3.0 x m) ✱ REINF. LB./L.F.	c-BARS	≤ (3.25 x m) ✱ REINF. LB./L.F.	c-BARS	≤ (3.5 x m) ✱ REINF. LB./L.F.
14	4	#4 @ 10"	53.60	#5 @ 10"	57.95	#5 @ 10"	57.10	#5 @ 8"	60.22	#5 @ 7"	62.43	#5 @ 7"	62.09	#5 @ 6"	65.38	#5 @ 6"	65.15	#6 @ 8"	67.10	#6 @ 8"	66.94	#6 @ 7"	70.66
	5	#4 @ 10"	55.86	#5 @ 10"	60.46	#5 @ 10"	59.60	#5 @ 8"	62.89	#5 @ 7"	65.23	#5 @ 7"	64.88	#5 @ 6"	68.34	#5 @ 6"	68.11	#6 @ 8"	70.17	#6 @ 8"	70.00	#6 @ 7"	73.90
	6	#5 @ 10"	64.43	#6 @ 10"	70.60	#6 @ 10"	69.69	#6 @ 8"	74.93	#6 @ 8"	74.45	#6 @ 7"	78.30	#6 @ 6"	83.64	#6 @ 6"	83.40	#6 @ 6"	83.22	#6 @ 6"	83.05	#7 @ 7"	89.64
	7	#5 @ 10"	67.29	#6 @ 10"	73.76	#6 @ 10"	72.83	#6 @ 8"	78.32	#6 @ 8"	77.84	#6 @ 7"	81.87	#6 @ 6"	87.45	#6 @ 6"	87.21	#6 @ 6"	87.02	#6 @ 6"	86.86	#7 @ 7"	93.73
	8	#5 @ 8"	74.71	#6 @ 8"	83.46	#6 @ 7"	87.09	#6 @ 6"	92.54	#7 @ 7"	99.47	#7 @ 7"	99.08	#7 @ 6"	107.11	#7 @ 6"	106.86	#7 @ 6"	106.66	#7 @ 6"	106.49	#7 @ 6"	106.35
	9	#5 @ 8"	78.10	#6 @ 8"	87.23	#6 @ 7"	91.03	#6 @ 6"	96.72	#7 @ 7"	103.93	#7 @ 7"	103.54	#7 @ 6"	111.90	#7 @ 6"	111.65	#7 @ 6"	111.45	#7 @ 6"	111.28	#7 @ 6"	111.13
13	4	#4 @ 10"	50.51	#4 @ 10"	49.25	#5 @ 10"	53.71	#5 @ 10"	53.09	#5 @ 10"	52.36	#5 @ 9"	53.85	#5 @ 8"	55.54	#5 @ 7"	57.85	#5 @ 7"	57.67	#5 @ 7"	57.51	#6 @ 9"	59.93
	5	#4 @ 10"	52.66	#4 @ 10"	51.37	#5 @ 10"	56.09	#5 @ 10"	55.46	#5 @ 10"	54.99	#5 @ 9"	56.29	#5 @ 8"	58.08	#5 @ 7"	60.51	#5 @ 7"	60.31	#5 @ 7"	60.17	#6 @ 9"	62.72
	6	#4 @ 10"	54.92	#5 @ 10"	59.48	#5 @ 9"	60.31	#5 @ 9"	67.56	#6 @ 9"	67.08	#6 @ 9"	66.70	#6 @ 8"	69.53	#6 @ 8"	69.28	#6 @ 7"	73.12	#6 @ 7"	72.95	#6 @ 7"	72.81
	7	#4 @ 10"	57.36	#5 @ 10"	62.16	#5 @ 9"	63.05	#6 @ 9"	70.66	#6 @ 9"	70.16	#6 @ 9"	69.78	#6 @ 8"	72.75	#6 @ 8"	72.50	#6 @ 7"	76.52	#6 @ 7"	76.35	#6 @ 7"	76.20
	8	#5 @ 10"	66.39	#6 @ 10"	72.82	#6 @ 8"	77.97	#6 @ 7"	81.68	#6 @ 7"	81.19	#6 @ 6"	86.67	#6 @ 6"	86.37	#7 @ 7"	93.18	#7 @ 7"	92.97	#7 @ 7"	92.80	#7 @ 7"	92.64
	9	#5 @ 10"	69.37	#6 @ 10"	76.10	#6 @ 8"	81.49	#6 @ 7"	85.37	#6 @ 7"	84.87	#6 @ 6"	90.39	#6 @ 6"	90.29	#7 @ 7"	97.39	#7 @ 7"	97.18	#7 @ 7"	97.00	#7 @ 7"	96.85
12	2	#4 @ 10"	43.91	#4 @ 10"	42.65	#4 @ 10"	41.82	#4 @ 10"	41.22	#4 @ 10"	40.78	#4 @ 9"	41.29	#5 @ 10"	44.61	#5 @ 10"	44.37	#5 @ 10"	44.18	#5 @ 10"	44.01	#5 @ 10"	43.87
	3	#4 @ 10"	45.82	#4 @ 10"	44.55	#4 @ 10"	43.71	#4 @ 10"	43.11	#4 @ 10"	42.66	#4 @ 9"	43.22	#5 @ 10"	46.75	#5 @ 10"	46.51	#5 @ 10"	46.32	#5 @ 10"	46.15	#5 @ 10"	46.01
	4	#4 @ 10"	47.80	#4 @ 10"	46.51	#4 @ 10"	45.65	#5 @ 10"	50.06	#5 @ 10"	49.59	#5 @ 9"	49.23	#5 @ 10"	48.94	#5 @ 10"	48.69	#5 @ 9"	50.00	#5 @ 8"	51.72	#5 @ 8"	51.57
	5	#4 @ 10"	49.84	#4 @ 10"	48.53	#4 @ 10"	47.66	#5 @ 10"	52.33	#5 @ 10"	51.85	#5 @ 10"	51.48	#5 @ 10"	51.19	#5 @ 10"	50.94	#5 @ 9"	52.33	#5 @ 8"	54.14	#5 @ 8"	54.00
	6	#4 @ 10"	51.99	#4 @ 10"	50.65	#5 @ 10"	55.34	#5 @ 9"	58.41	#5 @ 8"	57.83	#5 @ 10"	60.60	#5 @ 10"	60.29	#5 @ 9"	62.42	#5 @ 9"	62.22	#5 @ 9"	62.04	#5 @ 8"	64.89
	7	#4 @ 10"	54.30	#5 @ 10"	58.80	#5 @ 10"	57.87	#5 @ 8"	61.10	#5 @ 8"	60.61	#5 @ 10"	63.43	#6 @ 10"	63.11	#6 @ 9"	65.35	#6 @ 9"	65.15	#6 @ 9"	64.97	#6 @ 8"	67.96
	8	#5 @ 10"	62.91	#5 @ 10"	61.45	#5 @ 7"	67.46	#5 @ 6"	70.68	#5 @ 6"	70.20	#6 @ 7"	76.44	#6 @ 7"	76.13	#6 @ 7"	75.87	#6 @ 6"	81.30	#6 @ 6"	81.12	#6 @ 6"	80.98
	9	#5 @ 10"	65.64	#5 @ 10"	64.15	#5 @ 7"	70.44	#5 @ 6"	73.82	#5 @ 6"	73.33	#6 @ 7"	79.86	#6 @ 7"	79.54	#6 @ 7"	79.28	#6 @ 6"	84.95	#6 @ 6"	84.77	#6 @ 6"	84.62
11	2	#4 @ 10"	41.70	#4 @ 10"	40.42	#4 @ 10"	39.57	#4 @ 10"	38.96	#4 @ 10"	38.50	#4 @ 10"	38.15	#4 @ 10"	37.87	#4 @ 10"	37.63	#4 @ 9"	38.25	#5 @ 10"	41.46	#5 @ 10"	41.31
	3	#4 @ 10"	43.57	#4 @ 10"	42.27	#4 @ 10"	41.40	#4 @ 10"	40.79	#4 @ 10"	40.33	#4 @ 10"	39.97	#4 @ 10"	39.69	#4 @ 10"	39.45	#4 @ 9"	40.12	#5 @ 10"	43.54	#5 @ 10"	43.39
	4	#4 @ 10"	45.48	#4 @ 10"	44.16	#4 @ 10"	43.28	#4 @ 10"	42.66	#4 @ 9"	43.09	#5 @ 10"	46.57	#5 @ 10"	46.27	#5 @ 10"	46.02	#5 @ 10"	45.82	#5 @ 10"	45.65	#5 @ 10"	45.50
	5	#4 @ 10"	47.46	#4 @ 10"	46.10	#4 @ 10"	45.21	#4 @ 10"	44.58	#4 @ 9"	45.06	#5 @ 10"	48.74	#5 @ 10"	48.44	#5 @ 10"	48.19	#5 @ 10"	47.99	#5 @ 10"	47.81	#5 @ 10"	47.67
	6	#4 @ 10"	49.52	#4 @ 10



TYPICAL BAR LAYOUT FOR CONCRETE HEADWALLS



DIMENSIONS									QUANTITIES				
Bo IN.	Bc IN.	X FT.-IN.	A IN.	X1 FT.-IN.	A1 IN.	Y FT.-IN.	B IN.	X2 IN.	CONCRETE SGL. CU. YD.	CONCRETE DBL. CU. YD.	STEEL ■ SGL. LBS.	STEEL ■ DBL. LBS.
54	65	8-9	8½	15-6	7	9-2	11	17	2.12	3.55	209	364
60	72	9-6	7	17-0	10	9-8	11	21	2.35	3.99	236	414
66	79	10-3	11½	18-6	7	10-2	14	22	2.60	4.44	249	453
72	86	11-0	10	20-0	10	10-8	17	23	2.85	4.91	270	476
78	93	11-9	8½	21-3	11	11-2	11	24	3.11	5.29	308	527
84	100	12-6	7	22-6	7	11-8	14	25	3.38	5.68	333	572
90	107	13-3	11½	23-9	8½	12-2	17	26	3.66	6.08	335	593
96	114	14-0	10	25-0	10	12-8	11	27	3.94	6.48	379	649
102	121	14-9	8½	26-3	11½	13-2	14	28	4.24	6.89	400	664
108	128	15-6	7	27-6	7	13-8	17	29	4.54	7.30	424	707

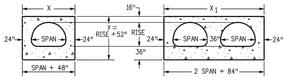
HEADWALL FOR RIGID ROUND PIPE

GENERAL NOTES

1. CONCRETE SHALL BE CLASS B.
2. HEADWALL SHALL BE PERPENDICULAR TO THE PIPE ℄ UNLESS OTHERWISE SHOWN ON THE PLANS. TABULATED DIMENSIONS AND QUANTITIES MUST BE ADJUSTED FOR SKEWED INSTALLATIONS.
3. FOR WINGWALL DETAILS, SEE STANDARD PLAN M-601-20.
4. VOLUME OCCUPIED BY PIPE HAS BEEN DEDUCTED FROM STEEL AND CONCRETE QUANTITIES.
5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾ IN.
6. ALL REINFORCING BARS SHALL HAVE A 2 IN. MINIMUM CLEARANCE.

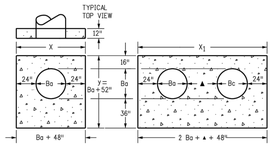
▲ WHEN TWO OR MORE PIPES ARE LAID SIDE BY SIDE, THEY SHALL BE PLACED SO THAT THE ADJACENT PIPES WILL BE ½ INSIDE DIAMETER APART, OR ½ INSIDE SPAN APART, OR 3 FT. APART (INCLUDING WALL THICKNESS), WHICHEVER IS LESS.

■ ADD 0.89 x (X OR X1) (LB.) WHEN APRON IS REQUIRED.



DIMENSIONS										QUANTITIES			
EQUIV. Bo IN.	SPAN IN.	RISE IN.	X FT.-IN.	A IN.	X1 FT.-IN.	A1 IN.	Y FT.-IN.	B IN.		CONCRETE SGL. CU. YD.	CONCRETE DBL. CU. YD.	STEEL ■ SGL. LBS.	STEEL ■ DBL. LBS.
72	81	59	10-9	8½	20-6	7	9-3	17½	2.72	5.10	250	467
78	87	63	11-3	11½	21-6	7	9-7	10½	2.85	5.34	275	531
84	95	67	11-9	8½	22-10	9	9-11	12½	3.08	5.79	290	547
90	103	71	12-7	7½	24-2	11	10-3	15	3.30	6.21	321	591
96	112	75	13-4	12	25-8	8	10-7	16½	3.52	6.65	314	606
102	117	79	13-9	8½	26-6	7	10-11	9½	3.63	6.86	356	672
108	128	83	14-8	8	28-4	12	11-3	11½	3.96	7.51	376	699

HEADWALL FOR FLEXIBLE PIPE ARCH

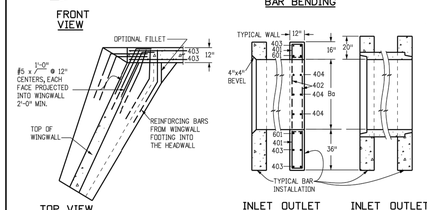


DIMENSIONS									QUANTITIES			
Bo IN.	X FT.-IN.	A IN.	X1 FT.-IN.	A1 IN.	Y FT.-IN.	B IN.		CONCRETE SGL. CU. YD.	CONCRETE DBL. CU. YD.	STEEL ■ SGL. LBS.	STEEL ■ DBL. LBS.
54	8-6	7	15-3	11½	8-10	15	2.35	4.31	211	358
60	9-0	10	16-6	7	9-4	18	2.58	4.75	217	396
66	9-6	7	17-9	8½	9-10	12	2.58	4.70	252	454
72	10-0	10	19-0	10	10-4	12	2.78	5.17	255	472
78	10-6	7	20-0	10	10-10	18	2.98	5.56	276	499
84	11-0	10	21-0	10	11-4	12	3.19	5.95	297	553
90	11-6	7	22-0	10	11-10	15	3.40	6.36	317	517
96	12-0	10	23-0	10	12-4	18	3.62	6.79	321	597
102	12-6	7	24-0	10	12-10	12	3.84	7.21	364	663
108	13-0	10	25-0	10	13-4	15	4.06	7.63	362	678

HEADWALL FOR FLEXIBLE ROUND PIPE

DIMENSIONS									QUANTITIES			
EQUIV. Bo IN.	SPAN FT.-IN.	RISE FT.-IN.	X FT.-IN.	A IN.	X1 FT.-IN.	A1 IN.	Y FT.-IN.	B IN.	CONCRETE SGL. CU. YD.	CONCRETE DBL. CU. YD.	STEEL ■ SGL. LBS.	STEEL ■ DBL. LBS.
66	6-1	4-7	10-1	10½	19-2	11	8-11	15½	2.52	4.70	232	424
75	7-0	5-1	11-0	10	21-0	10	9-5	9½	2.80	5.25	282	509
84	7-11	5-7	11-11	9½	22-10	9	9-11	12½	3.08	5.79	291	540
93	8-10	6-1	12-10	9	24-8	8	10-5	15½	3.36	6.33	309	622
102	9-9	6-7	13-9	8½	26-6	7	10-11	9½	3.63	6.86	379	673
111	10-11	7-1	14-11	9½	28-10	9	11-5	12½	4.05	7.67	377	711
120	11-10	7-7	15-10	9	30-8	8	11-11	15½	4.36	8.28	395	731
132	12-10	8-4	16-10	9	32-8	8	12-8	11	4.75	9.03	441	839
141	14-1	8-9	18-1	10½	35-2	11	13-1	13½	5.17	9.86	448	931
150	15-4	9-3	19-4	12	37-8	8	13-7	16½	5.69	10.88	490	953
159	15-10	9-10	19-10	9	38-8	8	14-2	11	5.89	11.25	534	1019

HEADWALL FOR STRUCTURAL PLATE ARCH



FRONT VIEW

TOP VIEW

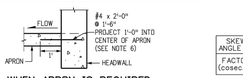
WINGWALL CONNECTION

INLET OUTLET

ENDS OF FLEXIBLE PIPE

INLET OUTLET

ENDS OF RIGID PIPE



WHEN APRON IS REQUIRED

SKEW ANGLE A°	90	85	80	75	70	65	60	55	50	45	40	35	30
FACTOR (cosecA°)	1.000	1.004	1.015	1.035	1.064	1.103	1.155	1.221	1.305	1.414	1.556	1.743	2.000

SKEW FACTOR TABLE

Computer File Information	
Creation Date: 07/31/19	
Designer Initials: JBK	
Last Modification Date: 07/31/19	
Detailer Initials: LTA	
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	

Sheet Revisions		
	Date:	Comments
R-X		
R-X		
R-X		
R-X		

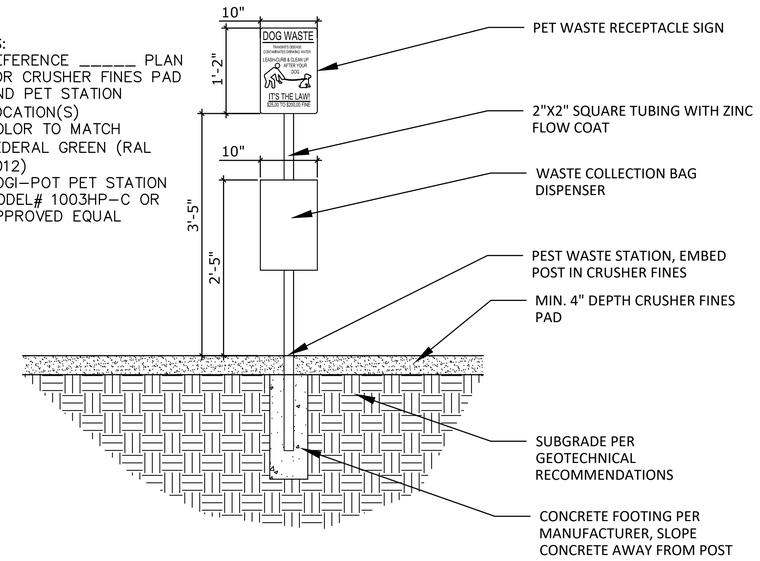
Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

HEADWALL FOR PIPES

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO.
M-601-10
Standard Sheet No. 1 of 1
Project Sheet Number:

NOTES:
1. REFERENCE _____ PLAN FOR CRUSHER FINES PAD AND PET STATION LOCATION(S)
2. COLOR TO MATCH FEDERAL GREEN (RAL 6012)
3. DOGI-POT PET STATION MODEL# 1003HP-C OR APPROVED EQUAL



PET WASTE STATION
SCALE: 1"=1'

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 ¾".
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.

GENERAL STRUCTURE NOTES:

ALL WORK SHALL BE DONE IN ACCORDANCE WITH CITY OR COUNTY STANDARD CONSTRUCTION SPECIFICATIONS.
EXCEPT AS SHOWN IN THE PLANS, STRUCTURE EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH CDOT M-206-1, AND M-206-2 EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213

THE INFORMATION SHOWN ON THESE PLANS CONCERNING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO A 1-800-922-1987 AT LEAST 2 DAYS (NOT INCLUDING THE DAY OF NOTIFICATION) PRIOR TO ANY EXCAVATION OF OTHER.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DESIGNING AND PROVIDING ALL BRACING AND SHORING AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE EXCAVATION PROCEDURES INCLUDING ANY SHORING REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL METHODS AND MEANS OF CONSTRUCTION AS WELL AS ALL JOB SITE SAFETY & HEALTH PRECAUTIONS.

ALL SOILS WORK INCLUDING (BUT NOT LIMITED TO) PIER DRILLING AND CONSTRUCTION, SOILS EXCAVATION, FILL PLACEMENT, AND STRUCTURE BACKFILL SHALL BE IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT, UNLESS MORE STRINGENT REQUIREMENTS ARE PRINTED ON THE "IRRIGATION NOTES".

BACKFILL SHALL NOT BEGIN UNTIL CONCRETE WALLS REACH COMPRESSION STRENGTH AT LEAST 80 PERCENT OF THE REQUIRED 28 DAY STRENGTH, 0.8fc'.

REINFORCED CONCRETE:
CLASS D CONCRETE: fc'=4,500 psi
REINFORCING STEEL: fy=60,000 psi
ALL CAST-IN-PLACE CONCRETE SHALL BE CLASS D UNLESS NOTED OTHERWISE.

REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60 U.N.O.
REINFORCING BARS TO BE WELDED SHALL CONFORM TO ASTM A706, GRADE 60.
ALL REINFORCING, EXCEPT PIER REINFORCING, SHALL BE EPOXY COATED AND SHALL CONFORM TO ASTM A775.
ALL REINFORCING SHALL HAVE 2" CONCRETE COVER, U.N.O. ON PLANS, 3" AGAINST GROUND (BOTTOM SLAB)
ALL REINFORCING SHALL BE HOOKED AROUND CORNERS AND LAPPED, SEE DETAILS.
ALL LAP SPLICE LOCATIONS SHALL BE SUBMITTED TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

THE FOLLOWING TABLE GIVES THE MINIMUM CLASS B (STAGGERED) LAP SPLICE LENGTH FOR EPOXY COATED REINFORCING BARS PLACE IN ACCORDANCE WITH SUBSECTION 602.06. THESE SPLICE LENGTHS SHALL BE INCREASED BY 25% FOR BARS SPACED AT LESS THAN 6" ON CENTER. INCREASED BY 40% FOR HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE BELOW (TOP BARS.), AND INCREASED BY 75% IF BOTH CONDITIONS EXIST. THE INCREASES ABOVE FOR #6 THRU #11 BARS MAY BE 25%, 13%, AND 42% RESPECTIVELY.

#4	1'-3"	#5	1'-7"
#6	2'-5"	#7	2'-10"
#8	3'-8"	#9	4'-8"
#10	5'-11"	#11	7'-3"

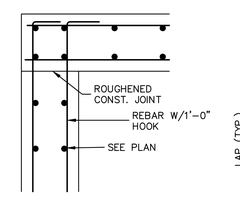
WHEN THE CONTRACTOR ELECTS TO SUBSTITUTE EPOXY COATED REINFORCEMENT FOR BLACK REINFORCING BARS. THE MINIMUM LAP SPLICE SHALL BE AS DESCRIBED ABOVE.

STATIONS, ELEVATIONS, AND DIMENSIONS CONTAINED IN THESE PLANS ARE CALCULATED FROM A RECENT FIELD SURVEY. THE CONTRACTOR SHALL VERIFY ALL DEPENDENT DIMENSIONS IN THE FIELD BEFORE ORDERING OR FABRICATING ANY MATERIAL.

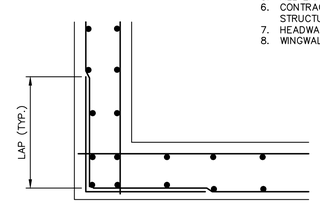
THE CONTRACTOR SHALL SUBMIT REINFORCING STEEL PLACING DRAWINGS (PRIOR TO CONSTRUCTION) TO THE ENGINEER FOR REVIEW FOR CONFORMANCE WITH THE DESIGN DRAWINGS. THE DESIGN DRAWINGS SHALL GOVERN OVER PLACING DRAWINGS IN ALL CASES UNLESS MODIFICATIONS ARE APPROVED IN WRITING BY ENGINEER.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.

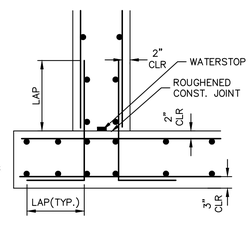
E.F. =	EACH FACE	O.F. =	OUTSIDE FACE
F.E. =	FAR FACE	T.&B. =	TOP AND BOTTOM
N.F. =	NEAR FACE	T.F. =	TOP FACE
I.F. =	INSIDE FACE	B.F. =	BOTTOM FACE
T.W. =	TWO WAY	T.F. =	TWO FACES
E.S. =	EACH SIDE	Lp =	LAP LENGTH



TYPICAL TOP CORNER WALL SECTION DETAIL



TYPICAL WALL CORNER PLAN VIEW



TYPICAL BOTTOM CORNER WALL SECTION DETAIL

Know what's below. Call before you dig.

ENGINEER'S STATEMENT

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

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

01/10/23
DATE

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 CRESENT STE 200
COLORADO SPRINGS, CO 80903
ATTN: JAMES F. MORLEY
JMORLEY3870@AOL.COM

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	N/A
V-SCALE	N/A
DATE	01/09/23
DESIGNED BY	QNL
DRAWN BY	PL
CHECKED BY	

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3

DETAIL SHEET

SHEET 13 OF 13

JOB NO. 2518812

x:\2510000.all\2518812\Drawings\sheet dwgs\CD\Storm Plans\2518812 STORM_DT.dwg, DT03, 1/10/2023 12:29:24 PM, CS