

HOMESTEAD NORTH AT STERLING RANCH FILING NO.3

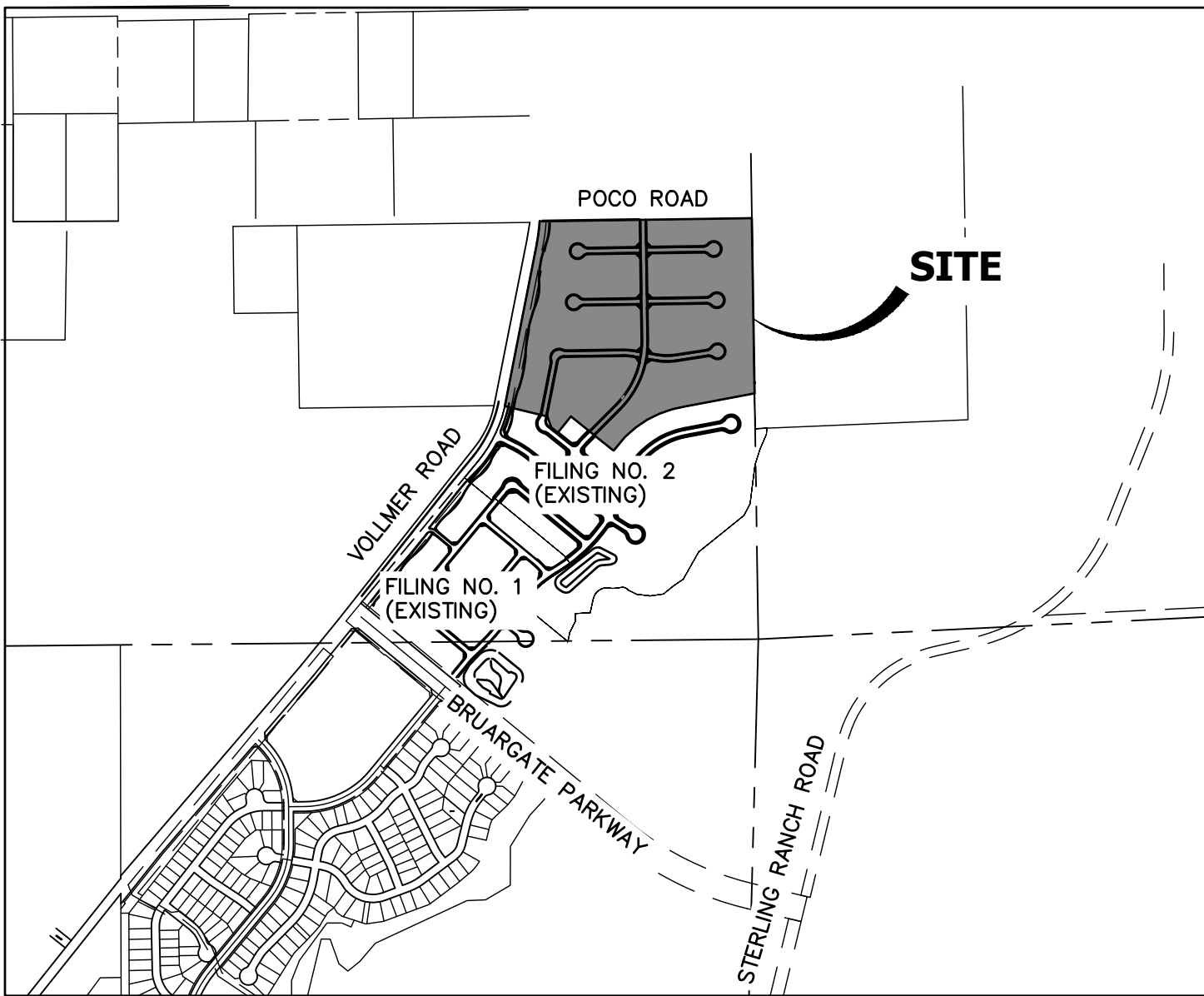
COUNTY OF EL PASO, STATE OF COLORADO

STREET IMPROVEMENT PLAN

PCD-ENGINEERING REVIEW COMMENTS
IN BLUE BOXES WITH BLUE TEXT

AGENCIES

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



VICINITY MAP
SCALE: 1"=1000'

BASIS OF BEARINGS

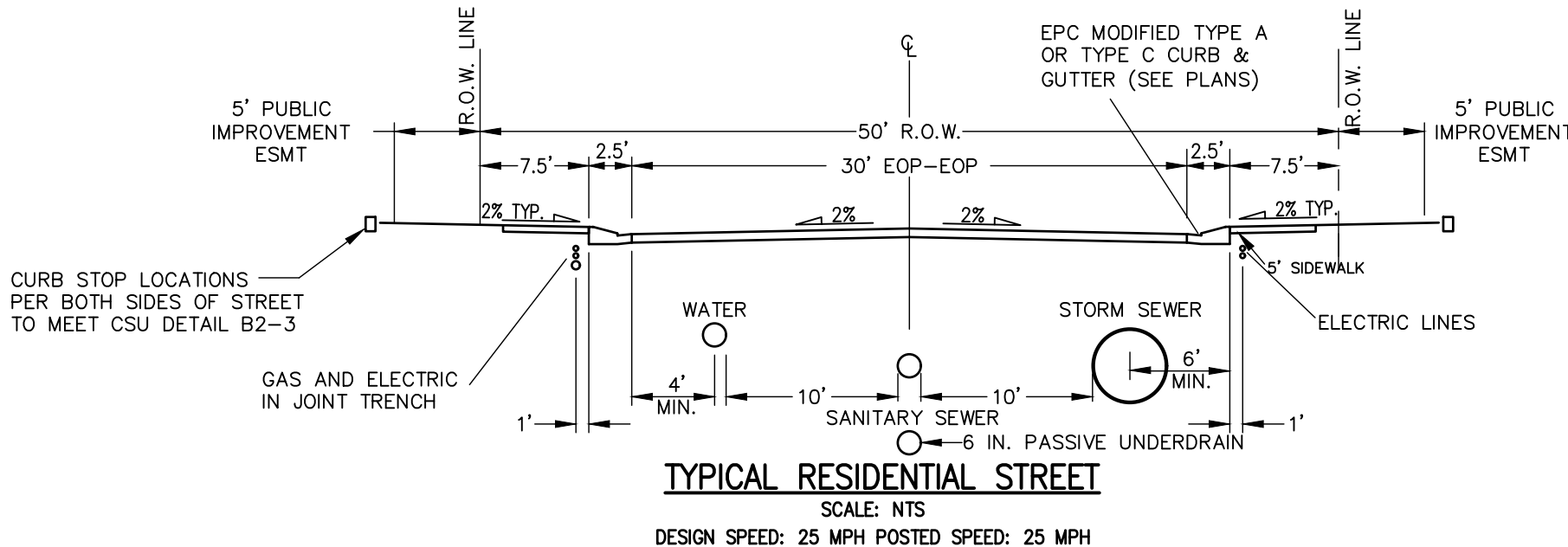
THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS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

BENCHMARKS

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

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

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



NOTE

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

SHEET INDEX

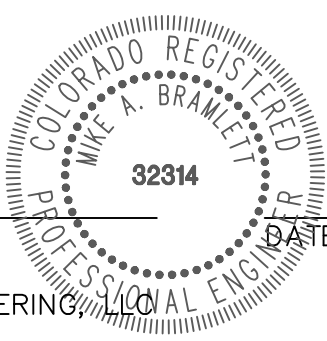
- COVER SHEET
- GENERAL NOTES
- LEGEND
- STORM PLANS
- POND PLANS
- SIGNAGE PLAN
- Detail Sheet

TOTAL SHEET: 13

Update sheet index

ENGINEER'S STATEMENT

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



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

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.

INTERIM COUNTY ENGINEER/ECM ADMINISTRATOR

DISTRICT APPROVALS

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

FOR AND ON BEHALF OF THE STERLING RANCH METRO DISTRICT

DATE

OWNER/DEVELOPER STATEMENT

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

JAMES F. MORLEY

DATE

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

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

PREPARED FOR

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

J.R. ENGINEERING
A Western Company



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

BY DATE

No. REVISION

N/A

N/A

DATE

DESIGNED BY

DRAWN BY

CHECKED BY

HOMESTEAD NORTH AT
STERLING RANCH FILING NO. 3
COVER SHEET

SHEET 1 OF 15

JOB NO. 2518812



Know what's below.
Call before you dig.

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.

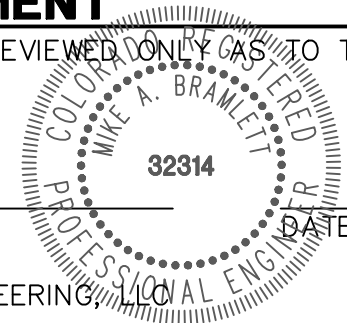
1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT 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" SERIALIZED 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 SUBBASE 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 150 MIL THICKNESS EMULSION PAINT. 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.

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 VISION 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.




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

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

SHEET 2 OF 15		HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3		H-SCALE 1"=100'		No. REVISION		BY DATE		<div>J-R ENGINEERING A Western Company</div> <div>Centennial 303-740-9393 • Colorado Springs 719-593-2938 Fort Collins 970-491-9888 • www.jrengineering.com</div>		PREPARED FOR SR LAND, LLC 20 BOULDER CRESSENT SUITE 200 COLORADO SPRINGS, CO 80903 ATTN: JAMES MORLEY JMORLEY13870@AOL.COM		UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, J-R ENGINEERING ASSUMES NO LIABILITY ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.	
		GENERAL NOTES		DATE 08/05/22											
				DESIGNED BY QNL											
				DRAWN BY QNL											
				CHECKED BY											



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



SHEET 4 OF 15

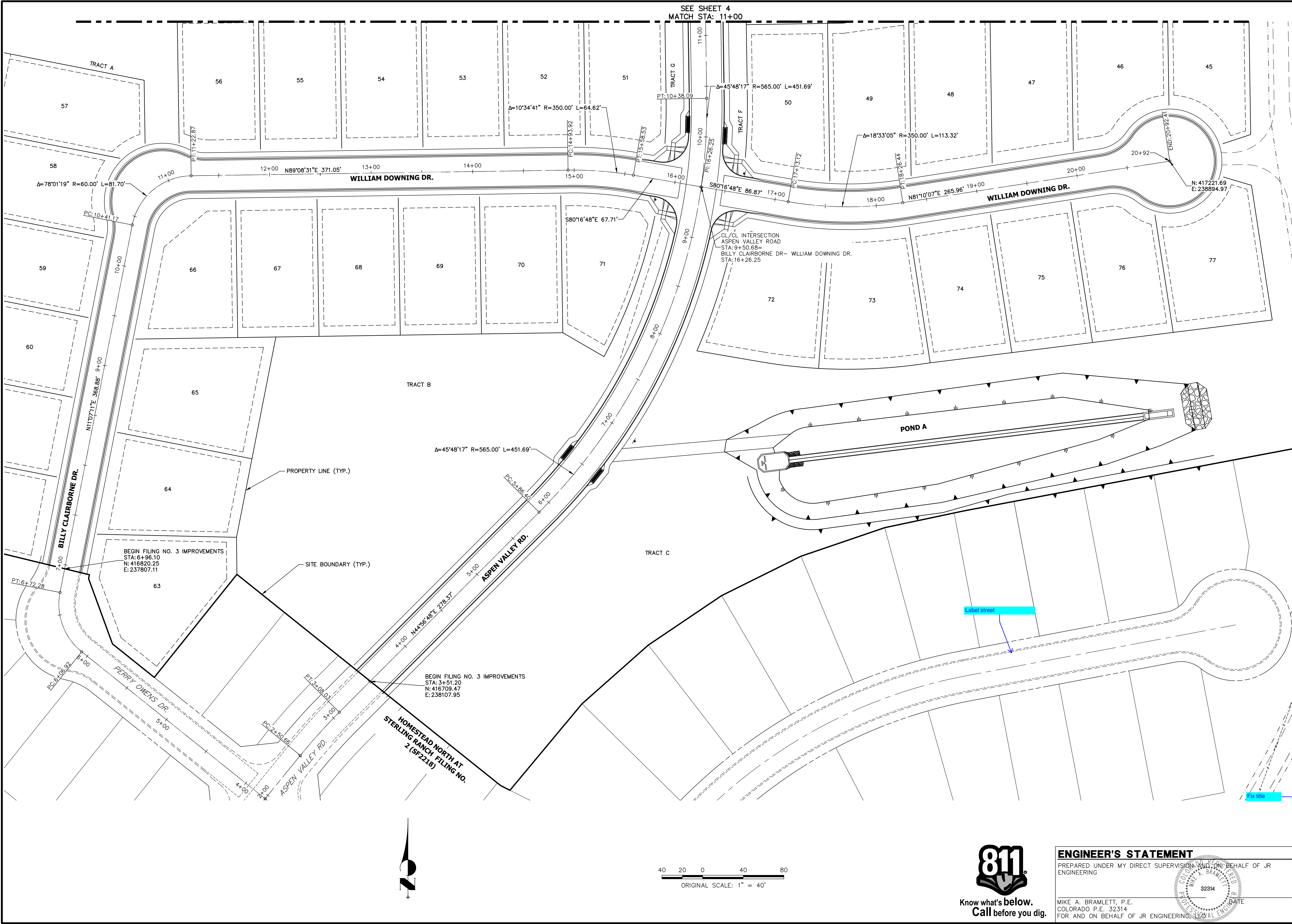
JOB NO. 2518812

J.R. ENGINEERING
A Westrian Company

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

SR LAND, LLC
20 BOULDER CRESSENT
SUITE 200
COLORADO SPRINGS, CO 80901
ATTN: JAMES MORLEY
JMR01EY3870@AOL.COM

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.



SEE SHEET 4
MATCH STA: 11+00

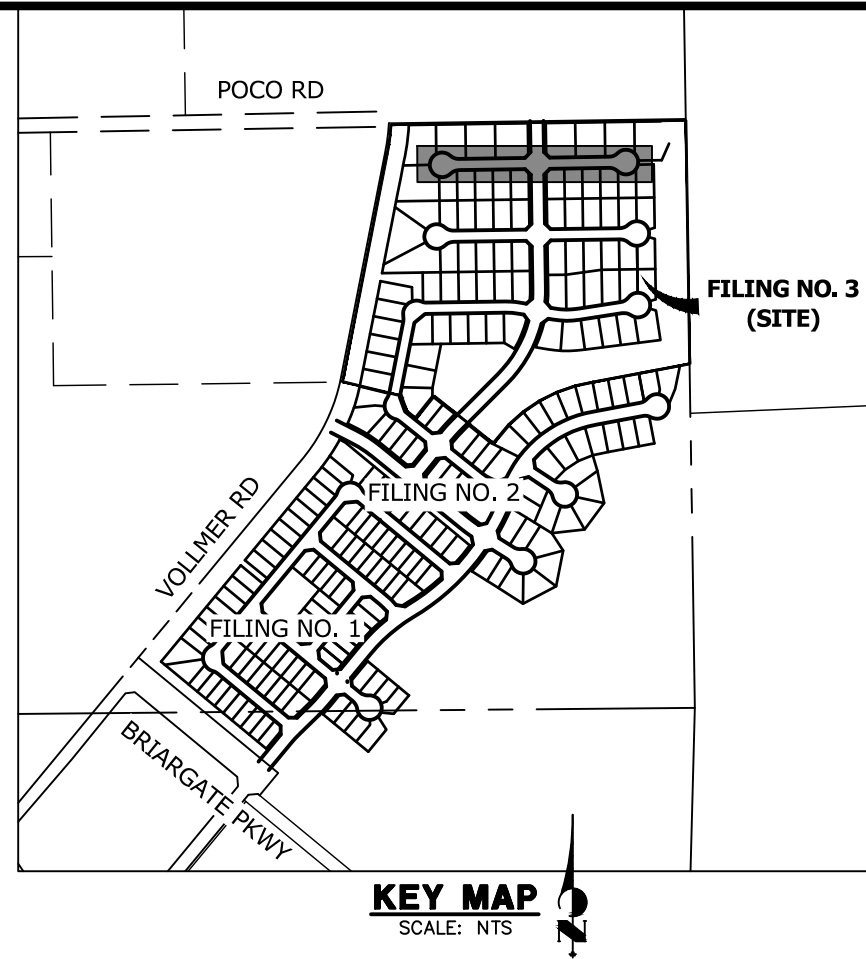
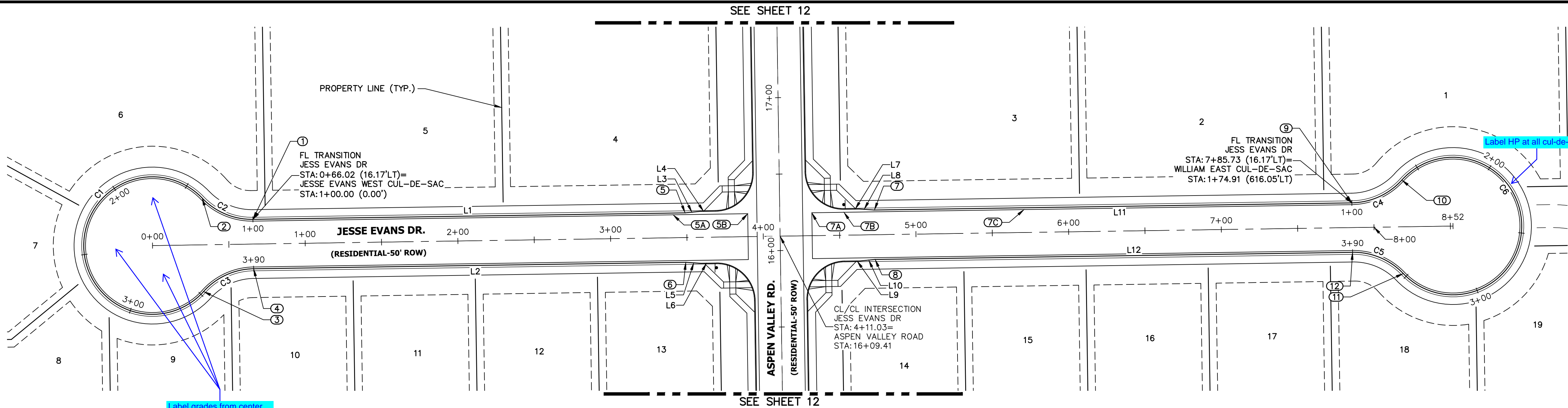


ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

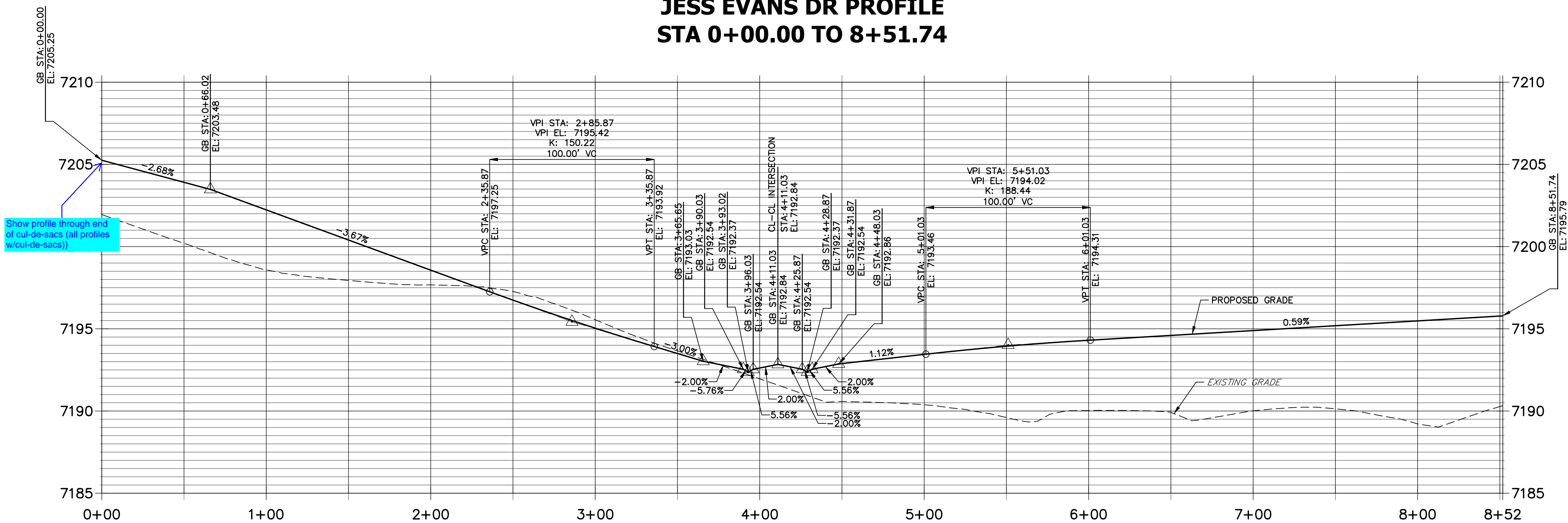
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

DATE _____

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.				PREPARED FOR SR LAND, LLC 20 BOULDER CRESSENT SUITE 200 COLORADO SPRINGS, CO 80903 ATTN: JAMES MORLEY J.MORLEY3870@AOL.COM			
J.R. ENGINEERING A Western Company				Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com			
BY				DATE			
No.				REVISION			
H-SCALE				1"=40'			
V-SCALE				N/A			
DATE				08/05/22			
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			



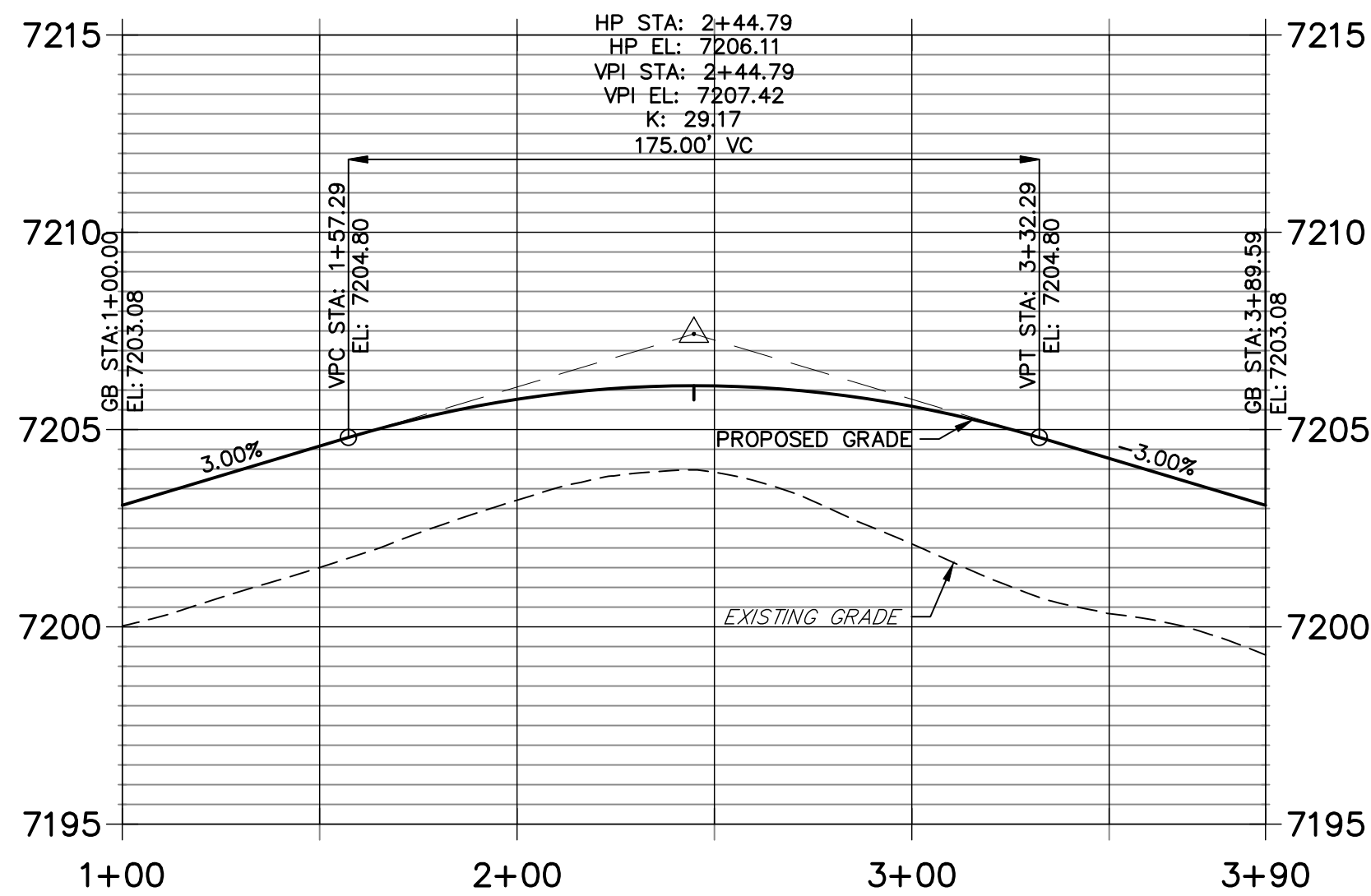
**JESS EVANS DR PROFILE
STA 0+00.00 TO 8+51.74**



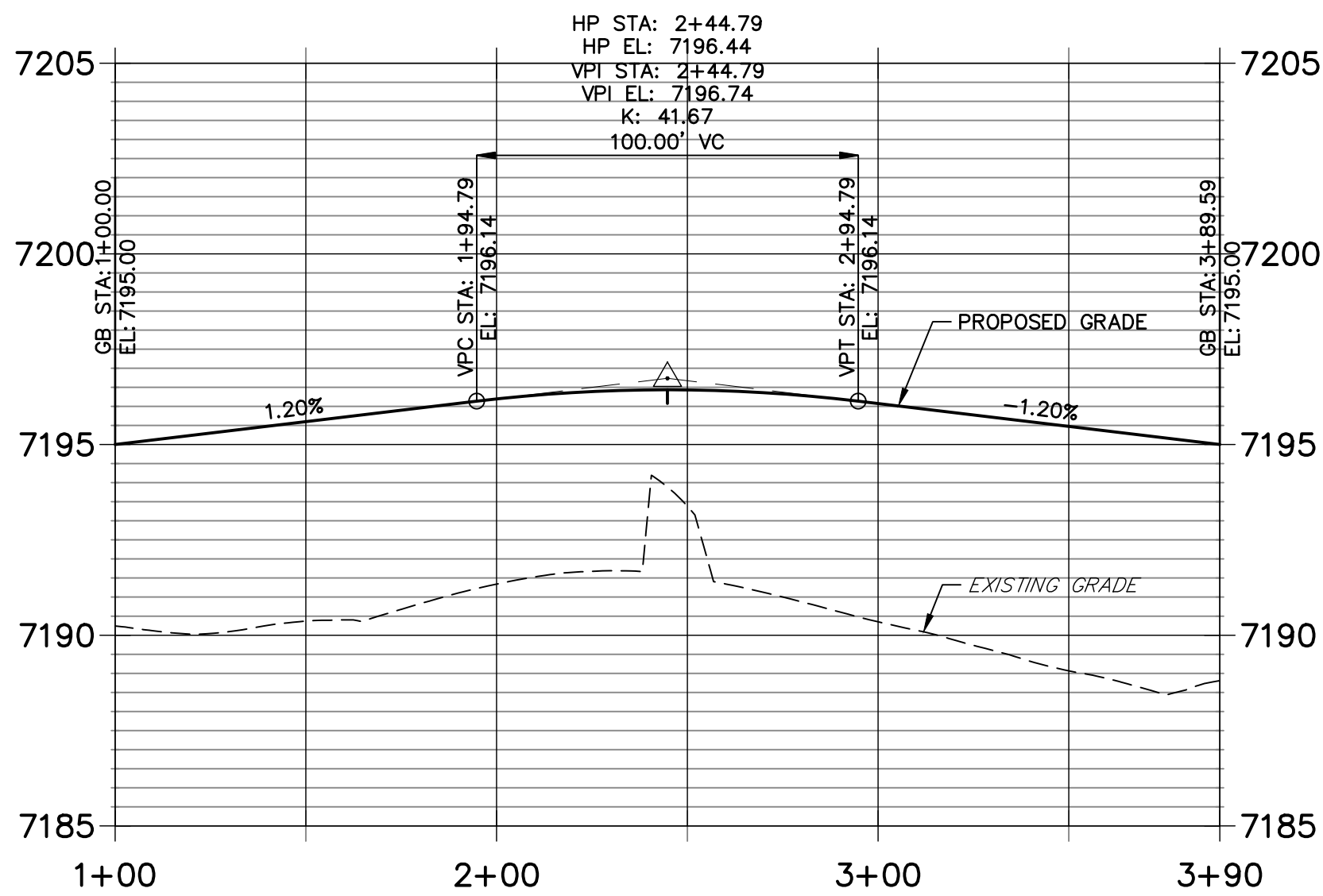
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	274°21'53"	45.00'	215.47'
C2	47°10'57"	45.00'	37.06'
C3	47°10'57"	45.00'	37.06'
C4	47°10'57"	45.00'	37.06'
C5	47°10'57"	45.00'	37.06'
C6	274°21'53"	45.00'	215.47'

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'

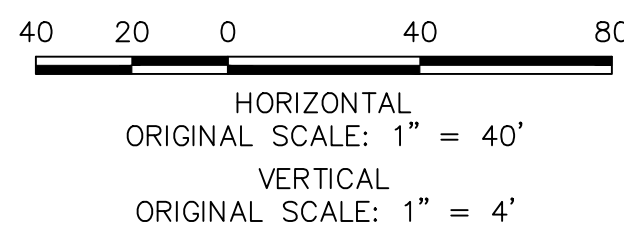
**JESSE EVANS WEST CUL-DE-SAC PROFILE
STA 1+00.00 TO 3+89.59**



**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
5	3+49.03	16.17' (LT)	Jess Evans Dr	7193.45	C&G TRANSITION
5A	3+41.18	15.00' (LT)	Jess Evans Dr	7193.46	LIP GB
5B	3+90.03	15.00' (LT)	Jess Evans Dr	7192.96	LIP
6	3+49.03	16.17' (RT)	Jess Evans Dr	7193.29	C&G TRANSITION
7	4+73.03	16.17' (LT)	Jess Evans Dr	7193.37	C&G TRANSITION
7A	4+32.03	15.00' (LT)	Jess Evans Dr	7192.96	LIP
7B	4+53.03	15.00' (LT)	Jess Evans Dr	7193.20	LIP GB
7C	5+71.03	15.00' (LT)	Jess Evans Dr	7193.81	LIP GB
8	4+73.03	16.17' (RT)	Jess Evans Dr	7192.81	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

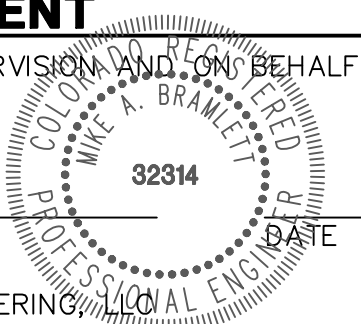


Know what's below.
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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

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



HOMESTEAD NORTH AT
STERLING RANCH FILING NO. 3

ROADWAY PLAN AND PROFILE

SHEET 6 OF 15

JOB NO. 2518812

J.R. ENGINEERING
A Western Company



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

PREPARED FOR

SR LAND, LLC
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SUITE 200
COLORADO SPRINGS, CO 80903
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JMORLEY3870@AOL.COM

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AGENCIES, OR ENGINEERING
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DESIGNATED BY WRITTEN
AUTHORIZATION.



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C7	27°42'15.3"	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	27°42'15.3"	45.00'	215.47'

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'

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
17	3+78.03	16.17' (LT)	David Rudabaugh Dr	7184.43	C&G TRANSITION
17A	3+68.18	15.00' (LT)	David Rudabaugh Dr	7184.51	LIP GB
17B	4+19.03	15.00' (LT)	David Rudabaugh Dr	7184.00	LIP
18	3+78.03	16.17' (RT)	David Rudabaugh Dr	7184.28	C&G TRANSITION
19	5+02.03	16.17' (LT)	David Rudabaugh Dr	7184.44	C&G TRANSITION
19A	4+61.03	15.00' (LT)	David Rudabaugh Dr	7184.01	LIP
19B	6+23.73	15.00' (RT)	David Rudabaugh Dr	7185.64	LIP GB
20	5+02.03	16.17' (RT)	David Rudabaugh Dr	7183.96	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



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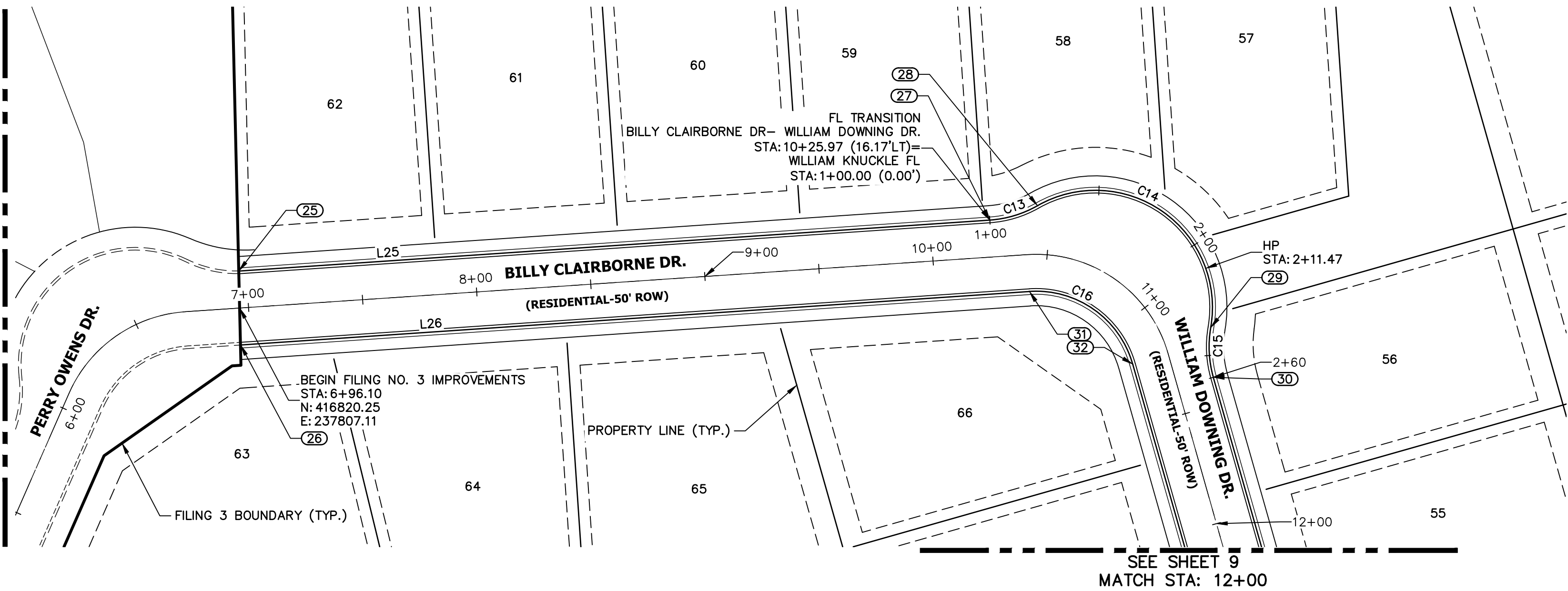
PREPARED FOR
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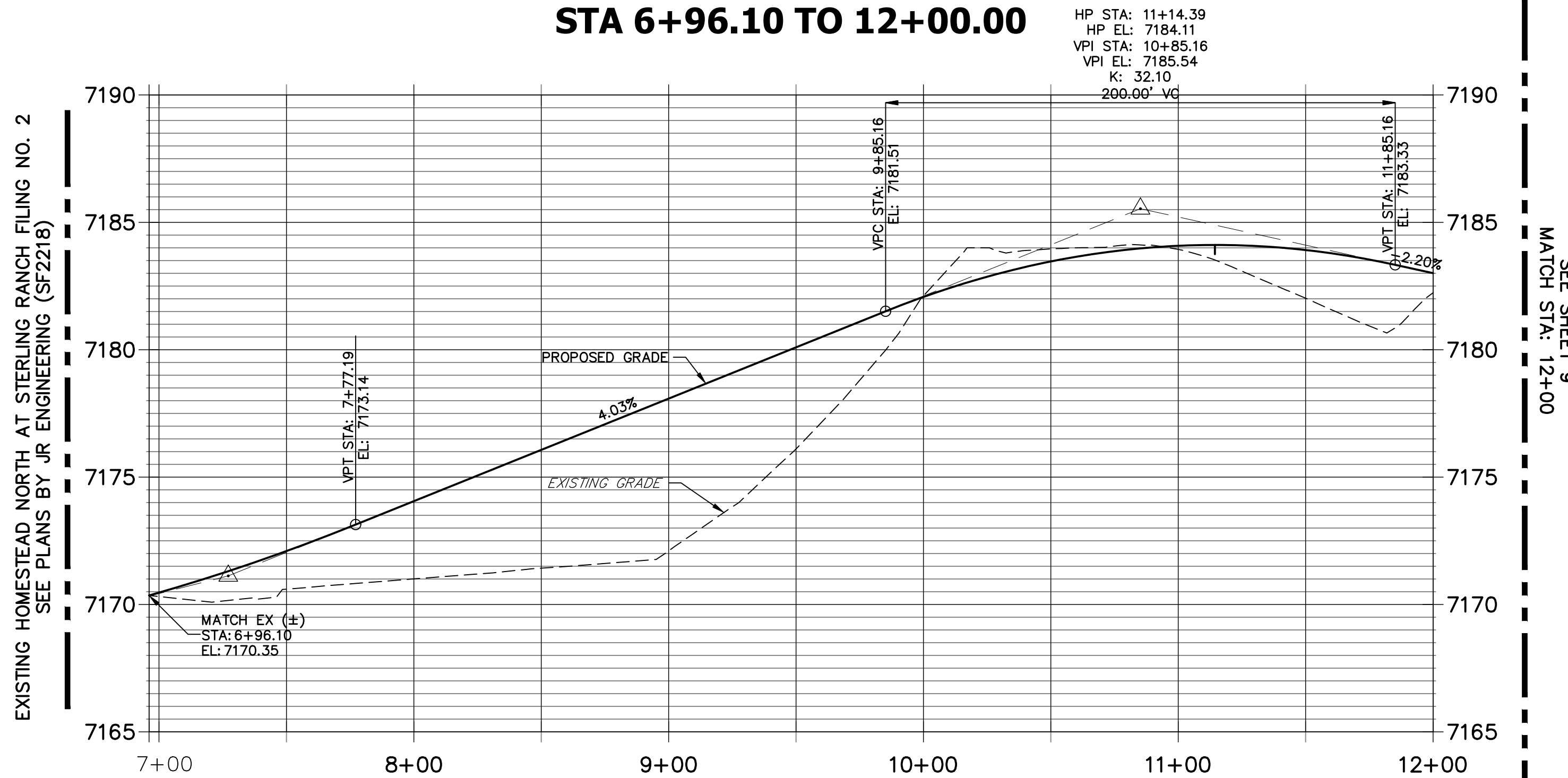
HOMESTEAD NORTH AT
STERLING RANCH FILING NO. 3
ROADWAY PLAN AND PROFILE

SHEET 7 OF 15
JOB NO. 2518812

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



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

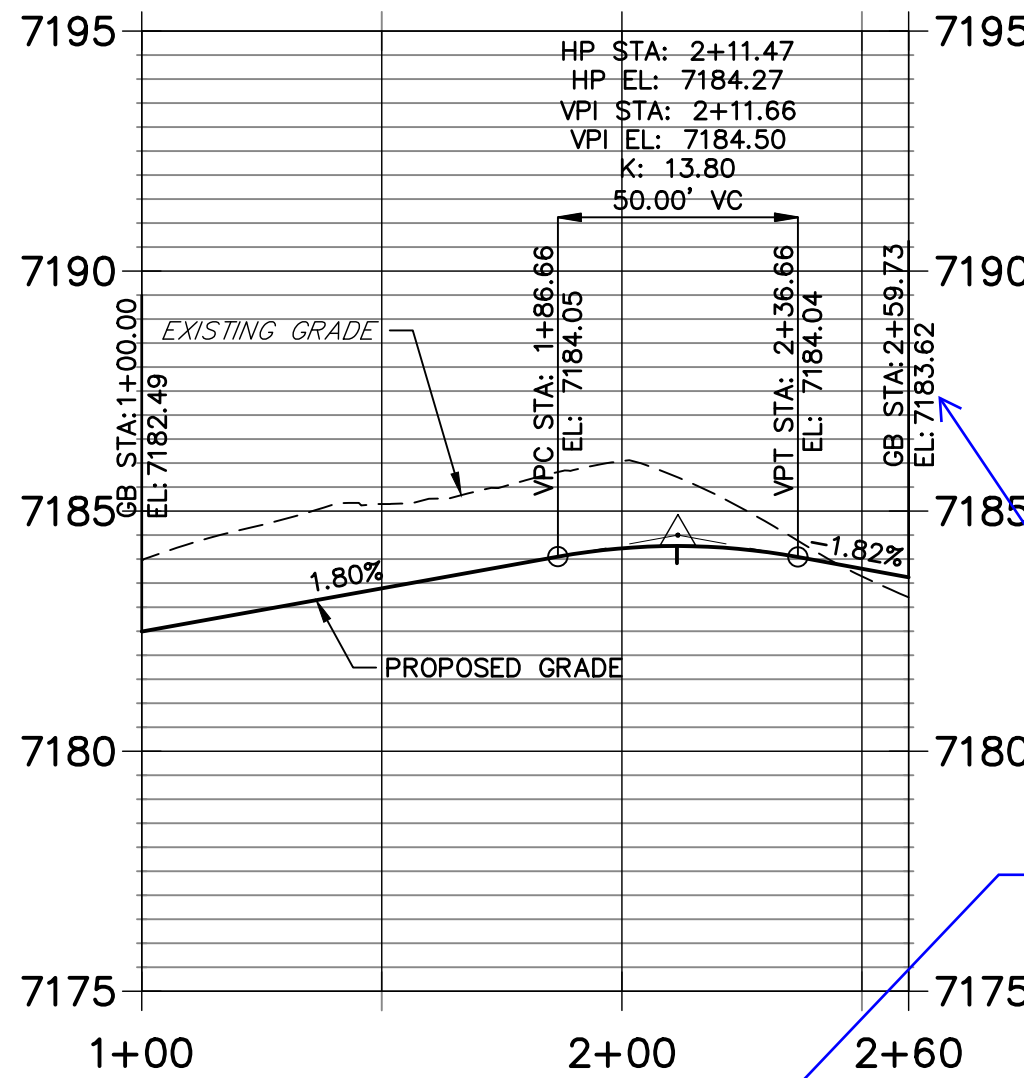


CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C13	25°47'50"	48.83'	21.99'
C14	129°37'00"	51.17'	115.75'
C15	25°47'50"	48.83'	21.99'
C16	78°01'19"	43.83'	59.69'

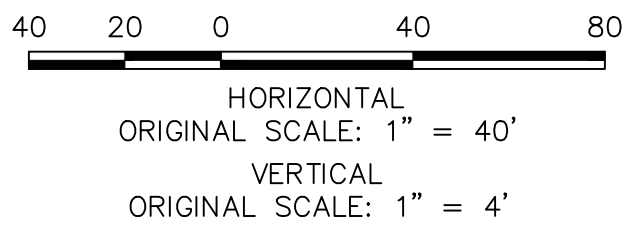
LINE TABLE		
LINE	BEARING	DISTANCE
L25	N11°07'11"E	329.16'
L26	N11°07'11"E	345.73'

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.	7182.98	FL-PRC
29	11+18.39	21.26' (LT)	BILLY CLAIRBORNE DR- WILLIAM DOWNING DR.	7184.11	FL-PRC
30	11+38.06	16.17' (LT)	BILLY CLAIRBORNE DR- WILLIAM DOWNING DR.	7183.67	FL-PT
31	10+41.17	16.17' (RT)	BILLY CLAIRBORNE DR- WILLIAM DOWNING DR.	7182.88	FL-PC
32	11+22.87	16.17' (RT)	BILLY CLAIRBORNE DR- WILLIAM DOWNING DR.	7183.70	FL-PT

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



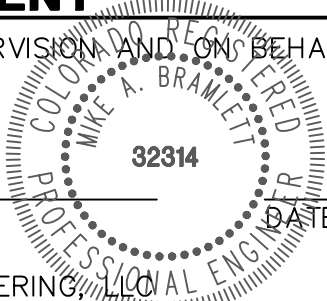
Doesn't match with elevation shown in point table



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



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

SHEET 8 OF 15

JOB NO. 2518812

No. REVISION

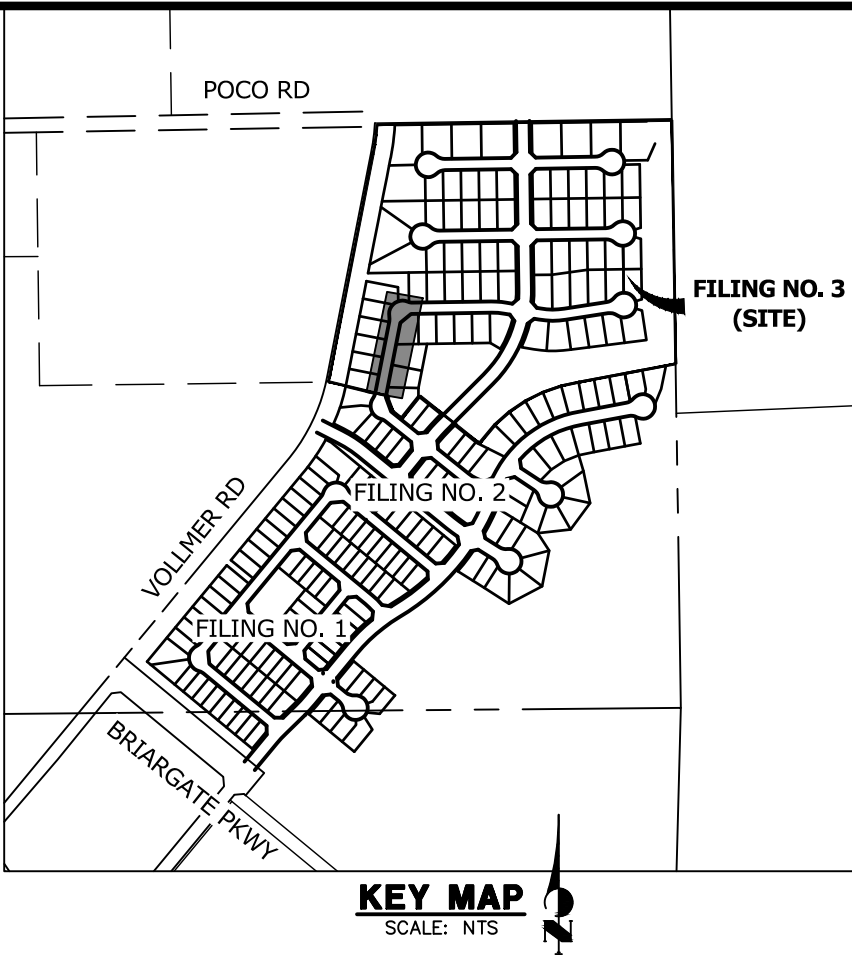
BY DATE

J.R. ENGINEERING
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PREPARED FOR

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JMORLEY3870@AOL.COM

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AUTHORIZATION.



Profile view of the proposed road. The vertical axis shows elevations from 7180 to 7195. The horizontal axis shows stationing from 0+00 to 0+39. The existing grade is shown as a solid line, and the proposed grade is shown as a dashed line. The proposed grade includes a 3.00% and 2.00% slope. Key points on the profile include:

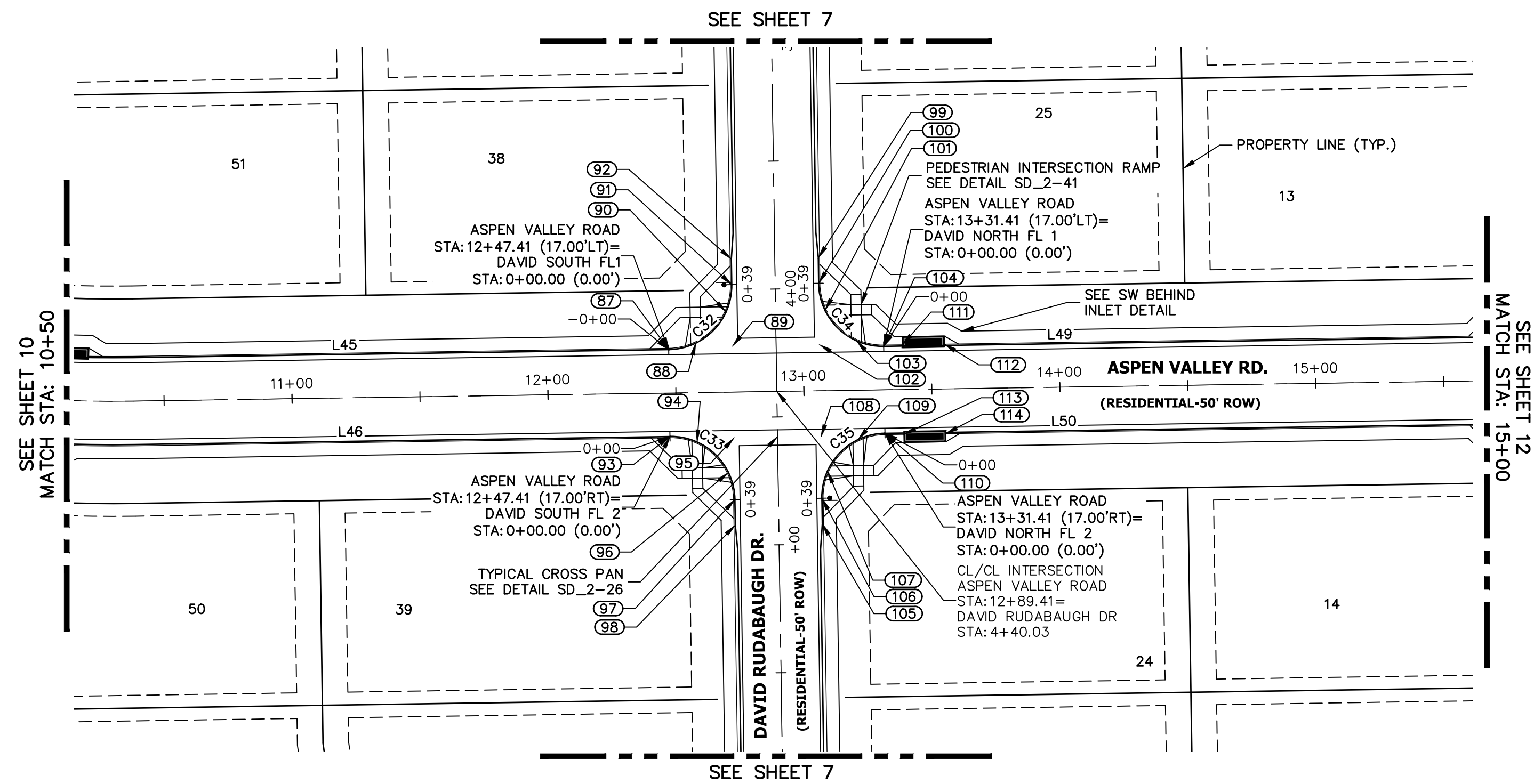
- GB STA: 0+00.00, EL: 7182.24 (Existing Grade)
- GB STA: 0+08.82, EL: 7182.69
- GB STA: 0+22.00, EL: 7183.13
- GB STA: 0+39.27, EL: 7183.58
- GB STA: 0+39.27, EL: 7183.39

Profile view of the proposed road grade. The vertical axis shows elevations from 7180 to 7195. The horizontal axis shows stationing from 0+00 to 0+39. The profile includes an existing grade line and a proposed grade line. Key points on the profile are labeled with stationing and elevation data:

- GB STA: 0+00.00, EL: 7182.24
- GB STA: 0+08.82, EL: 7184.64
- EL: 7184.64 @ 19.52
- EL: 7183.07
- GB STA: 0+35.00, EL: 7183.33
- GB STA: 0+39.27, EL: 7183.50

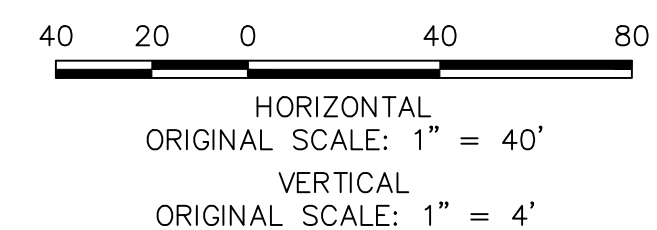
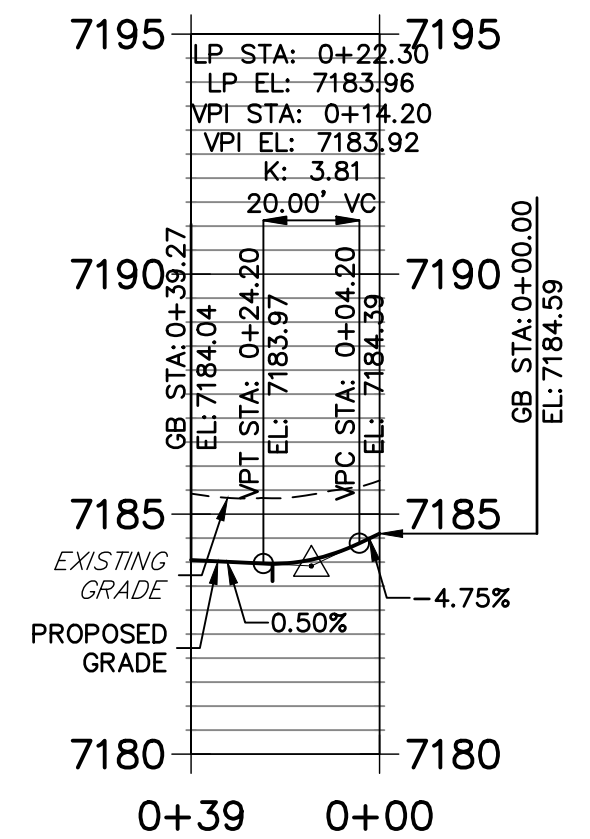
The proposed grade line shows a 3.00% slope from station 0+00 to 0+39, and a 2.00% slope from station 0+39 to 0+39.27. The existing grade line shows a 4.00% slope from station 0+00 to 0+39, and a 4.40% slope from station 0+39 to 0+39.27.

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'



Profile view of the proposed road grade. The vertical axis represents elevation in feet, ranging from 7170 to 7195. The horizontal axis represents stationing, ranging from 10+50 to 15+00. The proposed grade is shown as a solid line, and the existing grade is shown as a dashed line. A vertical curve is indicated with a 2.80% grade. The CL-CL intersection is at STA 12+89.41 and EL 7183.99. The match points are at STA 10+50 and STA 15+00.

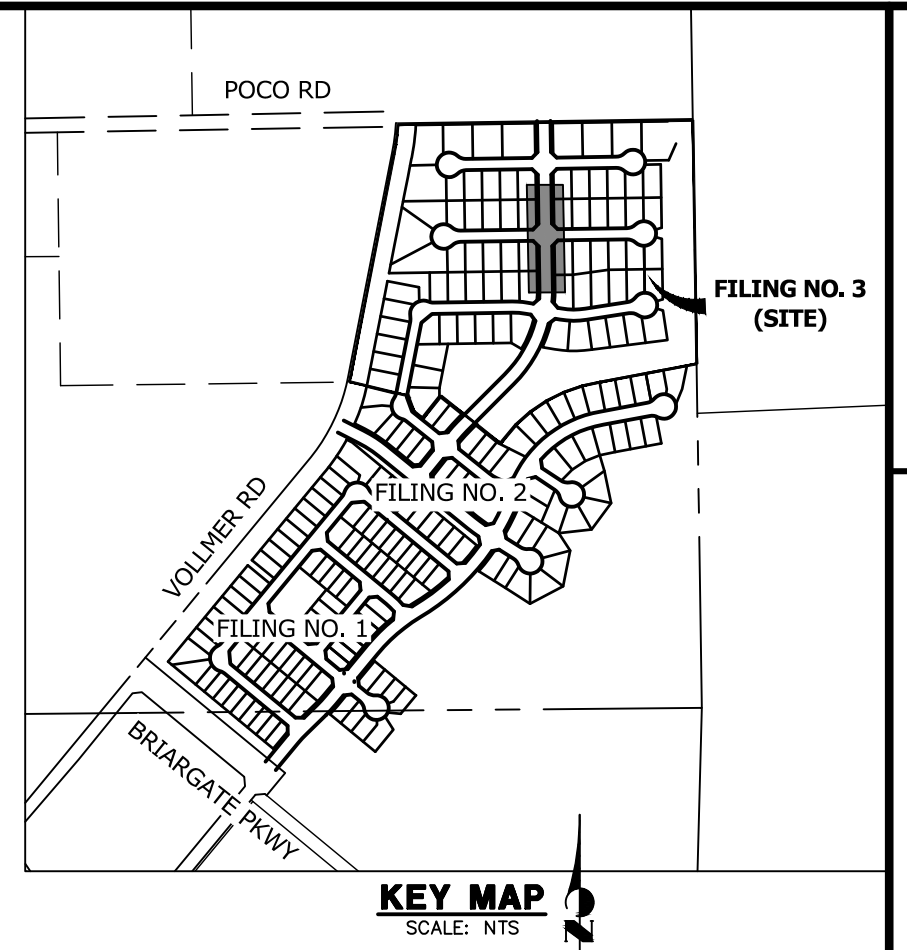
POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
101	13+08.75	31.44' (LT)	Aspen Valley Road	7183.99	RAMP MID PT
102	13+06.41	18.00' (LT)	Aspen Valley Road	7183.90	FL-FL INTERCEPT
103	13+20.85	19.34' (LT)	Aspen Valley Road	7184.16	RAMP MID PT
104	13+31.41	17.00' (LT)	Aspen Valley Road	7184.59	FL-PCR
105	4+92.03	17.00' (LT)	David Rudabaugh Dr	7184.27	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	7185.10	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	7185.10	INLET SIDE TBC
114	13+55.15	17.50' (RT)	Aspen Valley Road	7185.76	INLET SIDE TBC



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



—

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.

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BY	DATE
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No.	REVISION
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H=SCALE	1"=40'
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1000 JOURNAL OF CLIMATE

SHEET 11 OF 15

JOB NO. 2518812

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



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



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'

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	7193.04	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	7192.64	C&G TRANSITION
127	3+59.03	17.00' (LT)	Jess Evans Dr	7193.39	C&G TRANSITION

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



POINT TABULATION			
POINT NUMBER	STATION	OFFSET	ALIGNMENT
128	3+69.03	17.00' (LT)	Jess Evans Dr
129	16+28.75	31.44' (LT)	Aspen Valley Road
130	16+26.41	18.00' (LT)	Aspen Valley Road
131	16+40.85	19.34' (LT)	Aspen Valley Road
132	16+51.41	17.00' (LT)	Aspen Valley Road
133	4+63.03	17.00' (LT)	Jess Evans Dr
134	4+53.03	17.00' (LT)	Jess Evans Dr
135	16+28.75	31.44' (RT)	Aspen Valley Road
136	16+26.41	18.00' (RT)	Aspen Valley Road
137	16+40.85	19.34' (RT)	Aspen Valley Road
138	16+51.41	17.00' (RT)	Aspen Valley Road
139	17+92.42	17.00' (LT)	Aspen Valley Road
139D	0+37.50	7.20' (RT)	ASPEN VALLY WEST FL

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
139C	0+31.84	3.39' (RT)	ASPEN VALLY WEST FL	7199.37	LIP GB
139B	0+24.92	2.00' (RT)	ASPEN VALLY WEST FL	7199.48	LIP GB
139A	0+00.00	2.00' (RT)	ASPEN VALLY WEST FL	7199.07	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

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



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



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

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



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



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
139C	0+31.84	3.39' (RT)	ASPEN VALLY WEST FL	7199.37	LIP GB
139B	0+24.92	2.00' (RT)	ASPEN VALLY WEST FL	7199.48	LIP GB
139A	0+00.00	2.00' (RT)	ASPEN VALLY WEST FL	7199.07	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



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

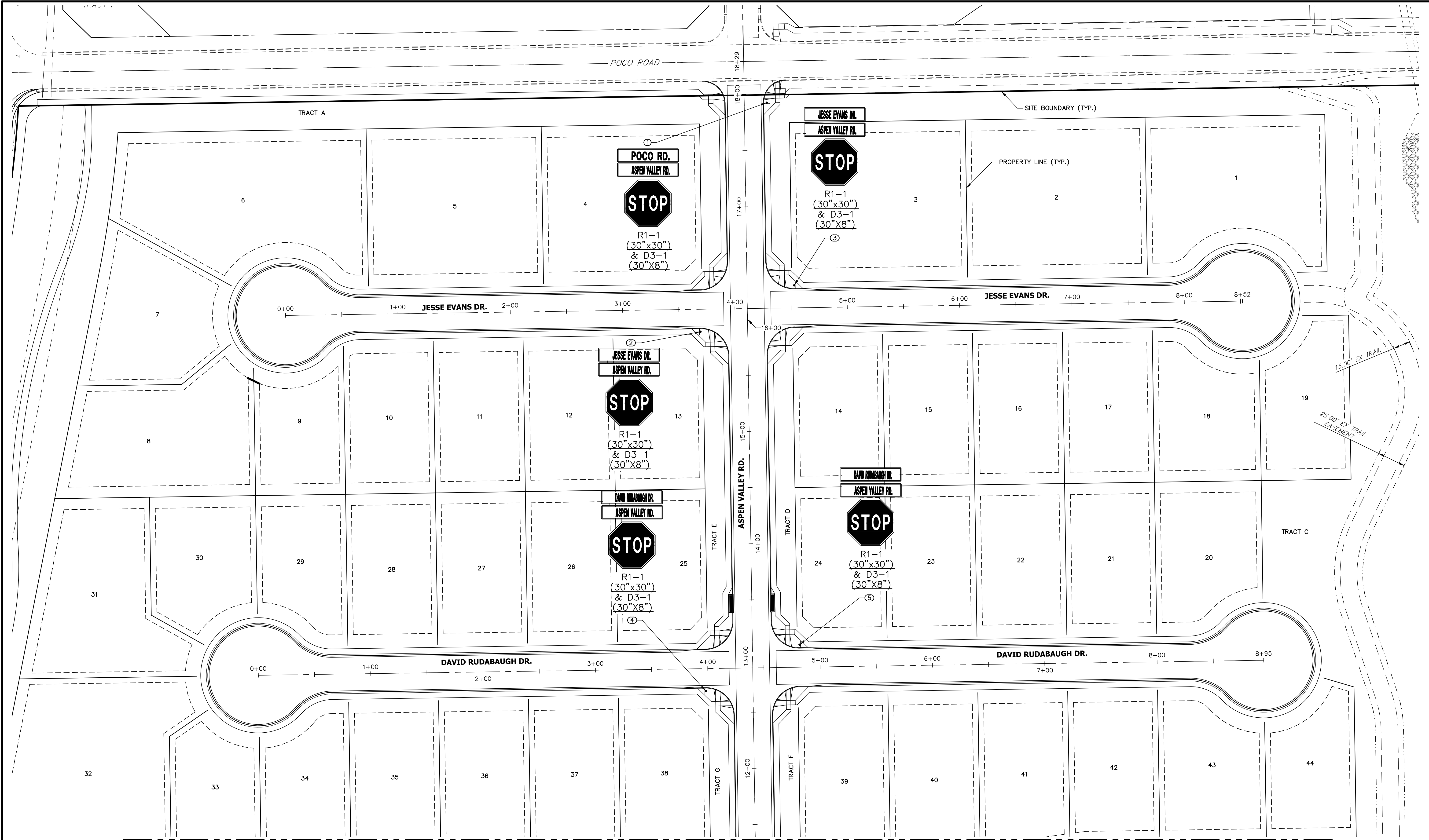
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HOMESTEAD NORTH AT
STERLING RANCH FILING NO. 3
ROADWAY PLAN AND PROFILE

SHEET 12 OF 15
JOB NO. 2518812



MATCH STA: 11+50
SEE SHEET 14

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



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



HOMESTEAD NORTH AT
STERLING RANCH FILING NO. 3
SIGNAGE PLAN

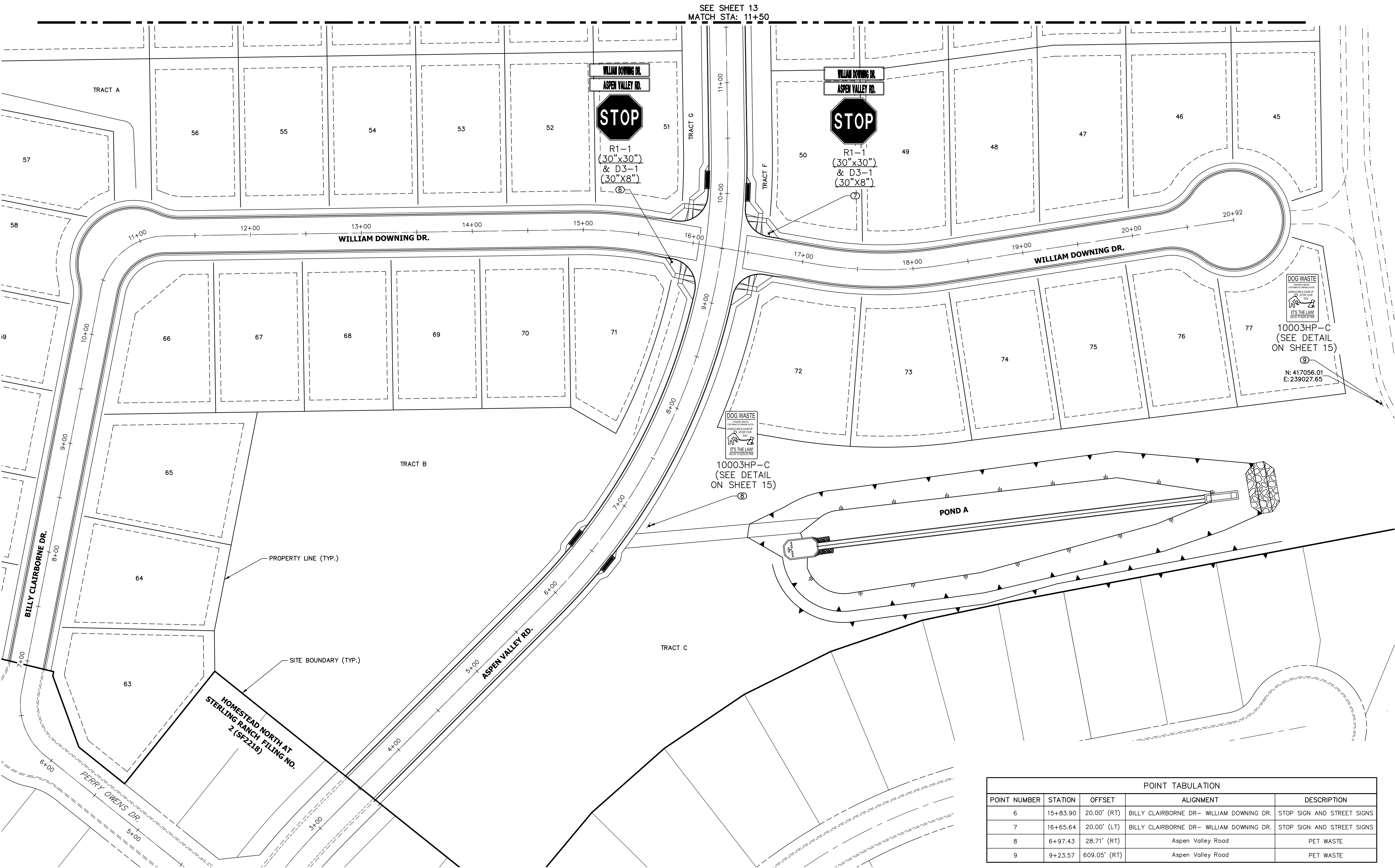
SHEET 13 OF 15
JOB NO. 2518812

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JMORLEY3870@AOL.COM

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SEE SHEET 13
MATCH STA: 11+50

WILLIAM DOWNING DR.
ASPEN VALLEY RD.

STOP

R1-1
(30"x30")
& D3-1
(30"x8")

6

WILLIAM DOWNING DR.
ASPEN VALLEY RD.

STOP

R1-1
(30"x30")
& D3-1
(30"x8")

7

DOG WASTE
UNDESIRABLE BEHAVIOR
UNDESIRABLE CLEAN UP
AFTER YOUR DOG
IT'S THE LAW
TO BE RESPONSIBLE

10003HP-C
(SEE DETAIL
ON SHEET 15)

9

N: 417056.01
E: 239027.65

DOG WASTE
UNDESIRABLE BEHAVIOR
UNDESIRABLE CLEAN UP
AFTER YOUR DOG
IT'S THE LAW
TO BE RESPONSIBLE

10003HP-C
(SEE DETAIL
ON SHEET 15)

8

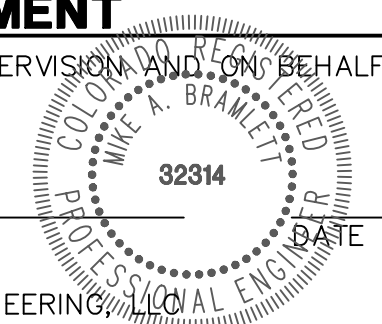
POINT TABULATION				
POINT NUMBER	STATION	OFFSET	ALIGNMENT	DESCRIPTION
6	15+83.90	20.00' (RT)	BILLY CLAIRBORNE DR- WILLIAM DOWNING DR.	STOP SIGN AND STREET SIGNS
7	16+65.64	20.00' (LT)	BILLY CLAIRBORNE DR- WILLIAM DOWNING DR.	STOP SIGN AND STREET SIGNS
8	6+97.43	28.71' (RT)	Aspen Valley Road	PET WASTE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



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



HOMESTEAD NORTH AT
STERLING RANCH FILING NO. 3

SIGNAGE PLAN

SHEET 14	OF 15
JOB NO.	2518812

PREPARED FOR

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

J.R. ENGINEERING
A Western Company

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

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

BY		DATE	
DESIGNED BY		08/05/22	
DRAWN BY		AL	
CHECKED BY		PL	
No.		REVISION	
1"=30'		N/A	
H-SCALE		V-SCALE	

STORM PLANS

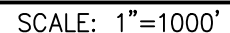
& Pond

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.

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



1 : COVER SHEET
2 : GENERAL NOTES
3 : LEGEND
4-5 : STORM PLANS
6-9 : POND PLANS
10-12 : DETAIL SHEET

TOTAL SHEET: 13

- 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
- HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3 EARLY WATER SYSTEM PLAN

SP-22-007



DESIGN SPEED: 25 MPH POSTED SPEED: 25 MPH

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 1145 TEAGHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300
CIVIL ENGINEER:	JR ENGINEERING, LLC 5475 TECH CENTER DRIVE COLORADO SPRINGS, CO 80919 MIKE BRAMLETT P.E. (303) 267-6240	GAS DEPARTMENT:	COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 JEFF RICE, P.E. (719) 520-6300	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283
TRAFFIC ENGINEERING:	EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JENNIFER IRVINE, P.E. (719) 520-6460	COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674
WATER RESOURCES:	STERLING RANCH METRO DISTRICT ENGINEERS JDS-HYDRO CONSULTANTS 545 E. PIKES PEAK AVE., SUITE 300 COLORADO SPRINGS, CO 80903 JOHN MCGINN (719) 668-8769		

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 DESIGN OF ROADWAY DRAINAGE, GRADING AND EROSION CONTROL PLANS. 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 AM NOT RESPONSIBLE FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

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

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.

INTERIM COUNTY ENGINEER/ECM ADMINISTRATOR

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

FOR AND ON BEHALF OF THE STERLING RANCH METRO DISTRICT

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

JAMES F. MORLEY

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

DATE _____

SR LAND, LLC

SR LAND, LLC
BOULDER CRESENT S
ORADO SPRINGS, CO
ATTN: JAMES F. MORLEY
JMORLEY3870@AOL.C

J·R ENGINEERING
A Westrian Company



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

BY	DATE
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15 JANUARY 2005

REVISION

No.	N/A
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H-SCALE

AT

AND NORTH

DOMESTICA

I	SH
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JOE

COVER SHEET

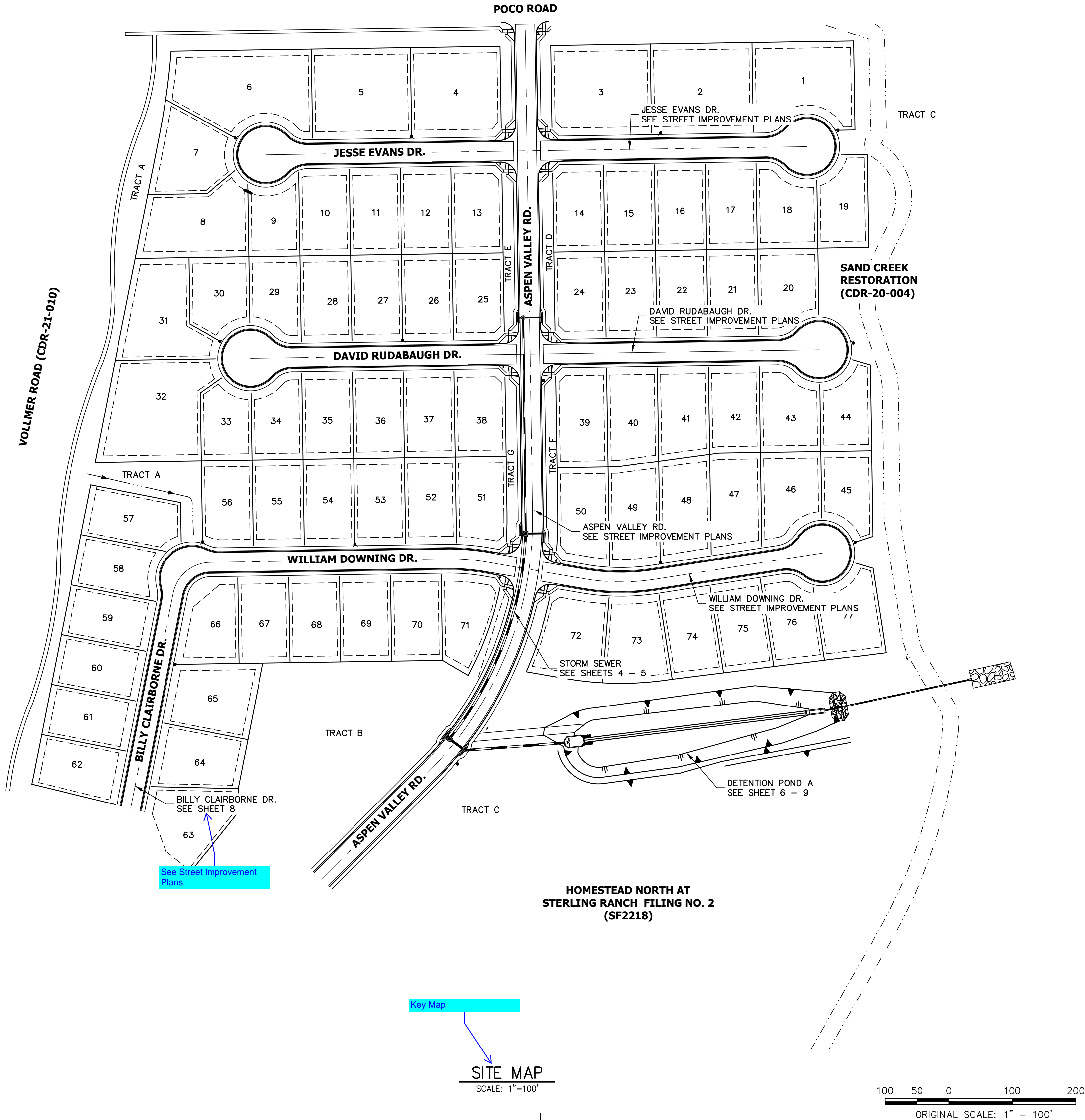
SHEET 1 OF 13

JOB NO. 2518812



GENERAL NOTES

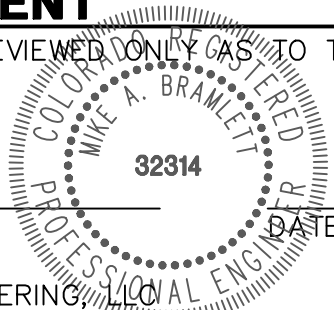
1. ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT STERLING RANCH METROPOLITAN DISTRICT (SRMD, THE DISTRICT) SPECIFICATIONS.
2. ALL PLANS ON THE JOB SITE SHALL BE SIGNED BY THE DISTRICT AND THE DISTRICT'S ENGINEER. ANY REVISION TO THE PLANS SHALL BE SO NOTED WITH THE OLD DRAWING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



ENGINEER'S STATEMENT

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

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



HOMESTEAD NORTH AT
STERLING RANCH FILING NO.

GENERAL NOTES

SHEET 2 OF 13

JOB NO. 2518812

H-SCALE	N/A	No.	REVISION	BY	DATE
V-SCALE	N/A				
DATE	08/05/22				
DESIGNED BY	SAV				
DRAWN BY	SAV				
CHECKED BY					

J.R. ENGINEERING
A Westman Company








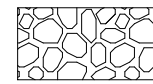
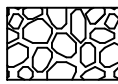































































Central 303-740-9888 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

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

UNTIL SUCH TIME AS
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




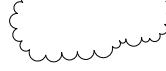
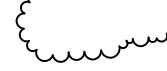





	EXISTING	PROPOSED
PHASE LINE		
MATCH LINE		
SECTION LINE		
BOUNDARY LINE		
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
R.O.W. A LINE		
CENTERLINE		
CITY LIMITS		
WIRE FENCE		
CHAIN LINK FENCE		
WOOD FENCE		
MASONRY FENCE		
GUARDRAIL		
CONC. BARRIER		
CABLE TV		
ELECTRIC		
FIBER OPTIC		
GAS MAIN		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

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



 FIRM/AGENCY

	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		

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

PREPARED FOR

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



J·R ENGINEERING
A Westrian Company

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

SHEET 3 OF 13	HOMESTEAD NORTH AT STERLING RANCH FILING NO.		H-SCALE	N/A	No.	REVISION	BY	DATE
	LEGEND		V-SCALE	N/A				
JOB NO. 2518812			DATE	08/05/22				
			DESIGNED BY	SAV				
			DRAWN BY	SAV				
		CHECKED BY						

HOMESTEAD NORTH AT
STERLING RANCH FILING NO.

3 LEGEND

SHEET 3 OF 13

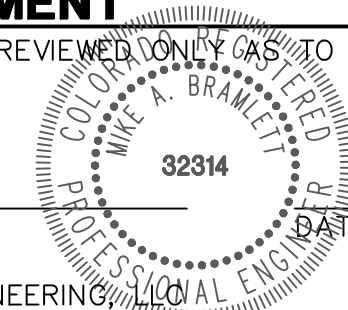
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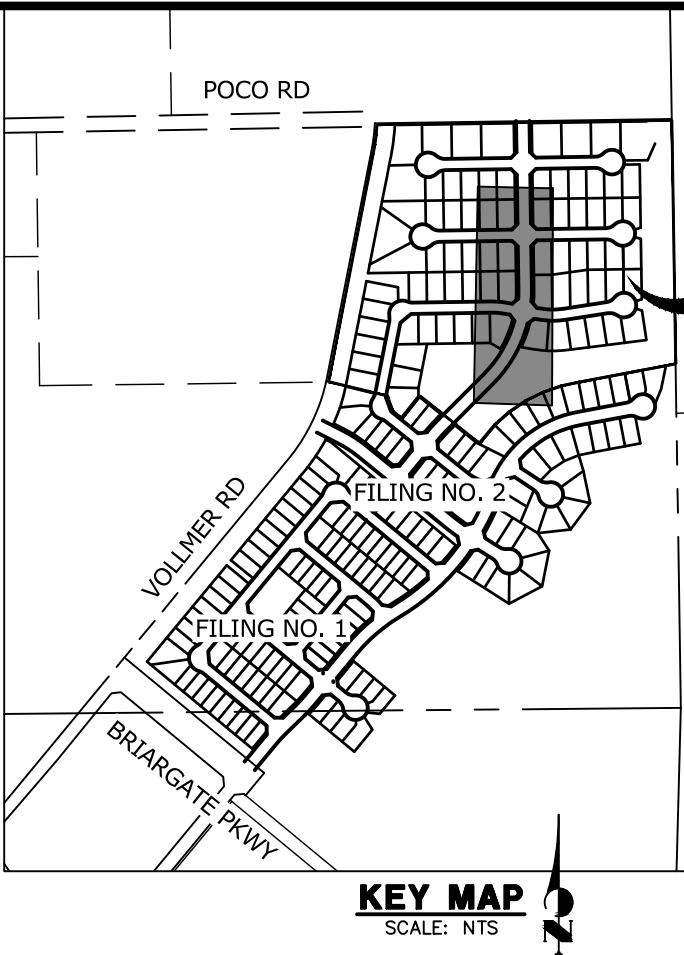
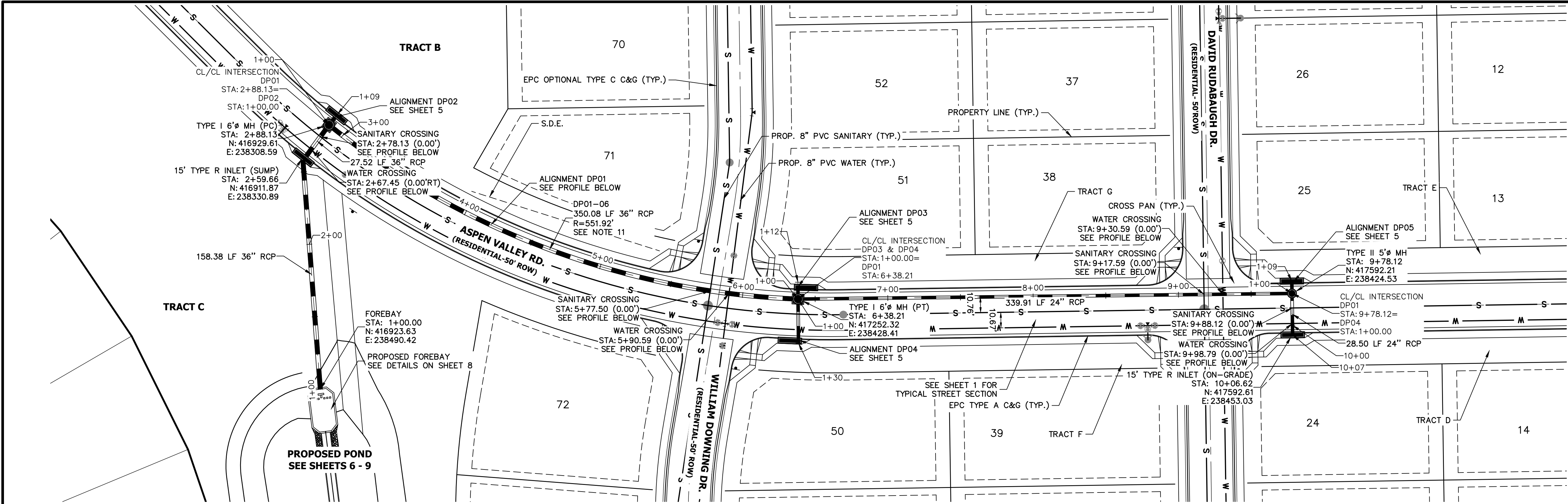
Know what's **below**.
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ENGINEER'S STATEMENT

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

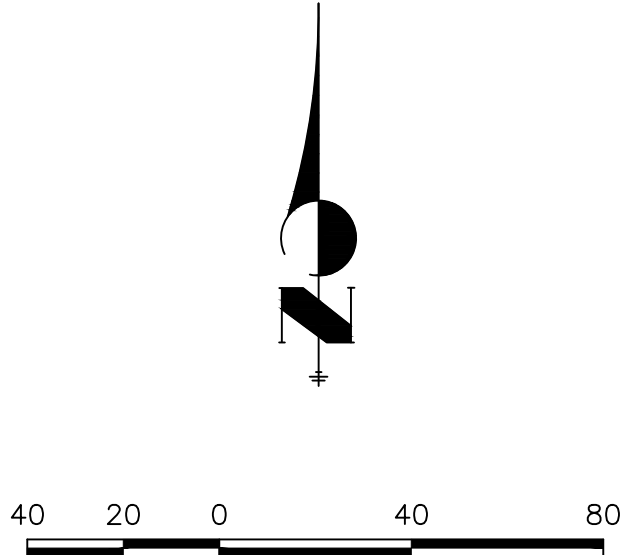
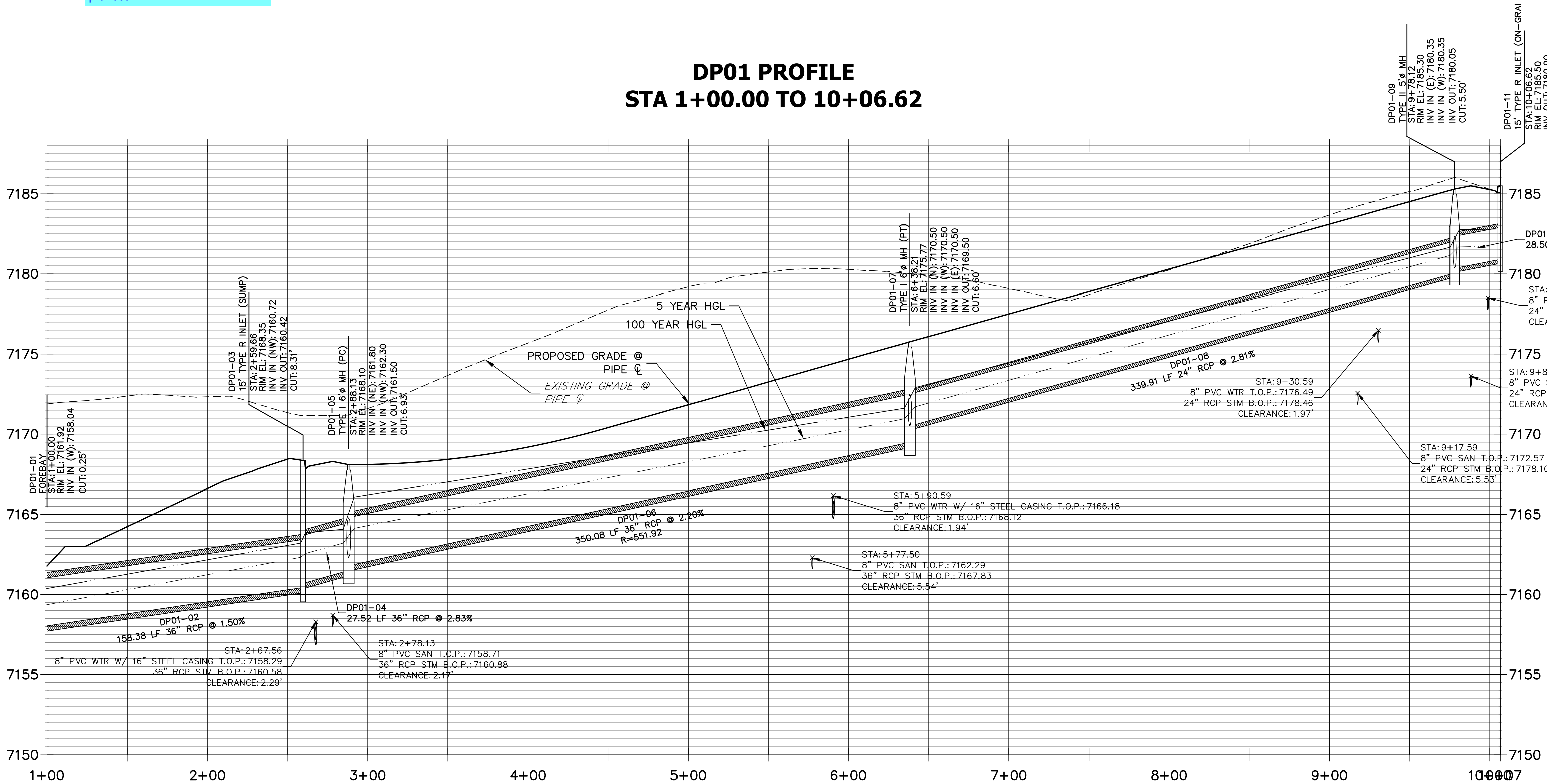


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PREPARED FOR
SR LAND, LLC
20 BOULDER CRESSENT STE 200
COLORADO SPRINGS, CO 80903
ATTN: JAMES F. MORLEY
JFMORLEY3870@AOL.COM

- 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 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 SPECIFIED.
 6. ALL MANHOLES ARE EL PASO COUNTY TYPE II UNLESS OTHERWISE SPECIFIED.
 7. ALL MANHOLES HAVE AN ECCENTRIC CONE UNLESS OTHERWISE SPECIFIED.
 8. ALL ON-GRADE INLETS ARE TO MATCH TBC ELEVATIONS AT EACH END, FOLLOWING STREET GRADES. SEE ROADWAY PLANS FOR REQUIRED ELEVATIONS.
 9. INLET STATIONING IS TO CENTER OF INLET.
 10. PIPES SHALL HAVE JOINT RESTRAINTS ON LAST 3 JOINTS AT PIPE OUTFALL.
 11. 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.
 12. ALL STORM SEWER PIPES, INLETS, MANHOLES, AND APPURTENANCES WITHIN THE R.O.W. ARE PUBLIC. STORM FACILITIES OUTSIDE OF THE PUBLIC R.O.W. ARE PRIVATE, UNLESS OTHERWISE NOTED.
 13. WHERE PIPES ENTER STRUCTURES ON A SKEW, CONTRACTOR IS REQUIRED TO EXTEND PIPE TO ENSURE THAT BOTH EDGES OF THE PIPE EXTEND INTO THE STRUCTURE. CONTRACTOR WILL THEN BE REQUIRED TO CUT PIPE FLUSH WITH THE INSIDE FACE OF THE STRUCTURE AND GROUT IN PLACE. UNLESS OTHERWISE NOTED.
 14. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH MANUFACTURERS SPECIFICATIONS AND EL PASO COUNTY STANDARDS AND SPECIFICATION.
 15. SEE DETAIL SHEETS 10-12 FOR APPLICABLE DETAILS.
 16. ALL INLETS REQUIRE A CURB TYPE AND FL TRANSITION (LOCAL DEPRESSION) DETAILED PER CDOT (M-604-12) TYPE R INLET DETAIL. SEE JR ROADWAY PLAN SHEETS AND DETAIL SHEET.
 17. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL EL PASO COUNTY TYPE I MANHOLES PRIOR TO CONSTRUCTION OR ORDERING MATERIALS.

**DP01 PROFILE
STA 1+00.00 TO 10+06.62**



811
Know what's below.
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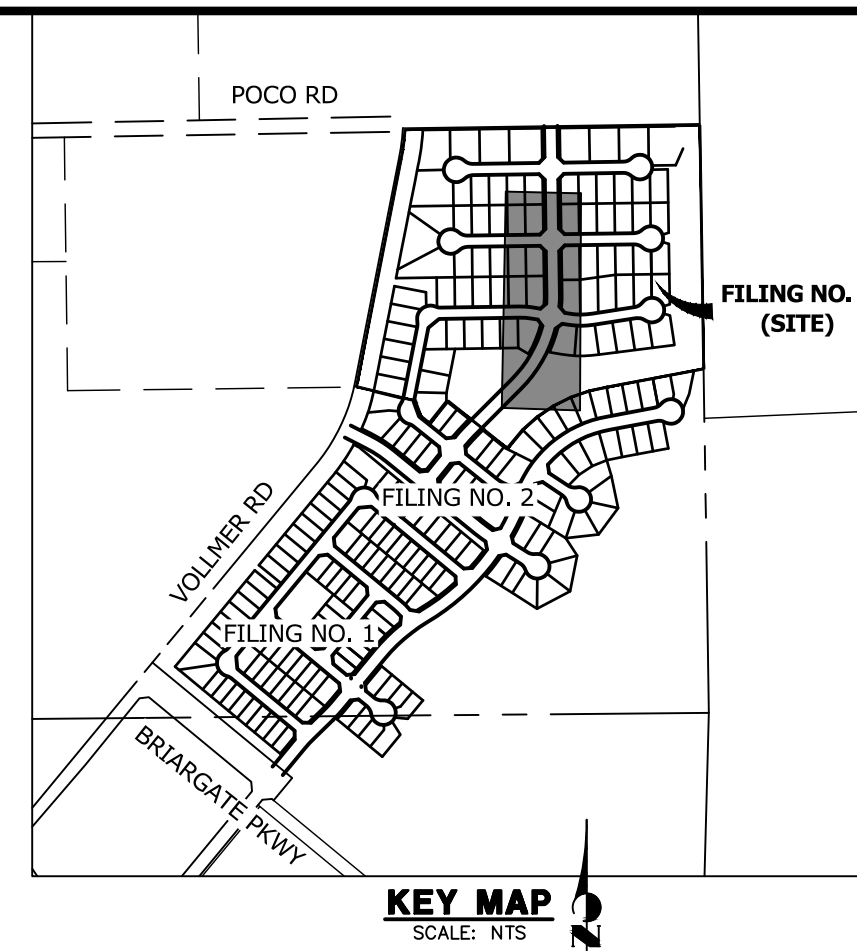
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

HOMESTEAD NORTH AT
STERLING RANCH FILING NO. 3
STORM PLANS

SHEET 4 OF 13
JOB NO. 2518812



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.

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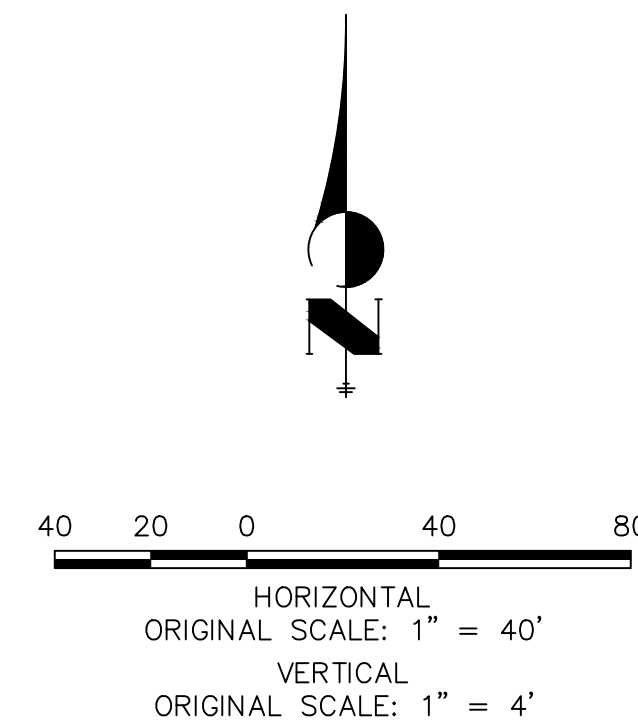
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H-SCALE	1"=40'
V-SCALE	1"=4'
DATE	08/05/22
DESIGNED BY	SAV
DRAWN BY	SAV.

HOMESTEAD NORTH AT
 STERLING RANCH FILING NO. 3
 STORM PLANS

SHEET	5	OF	13
JOB NO.	2518812		

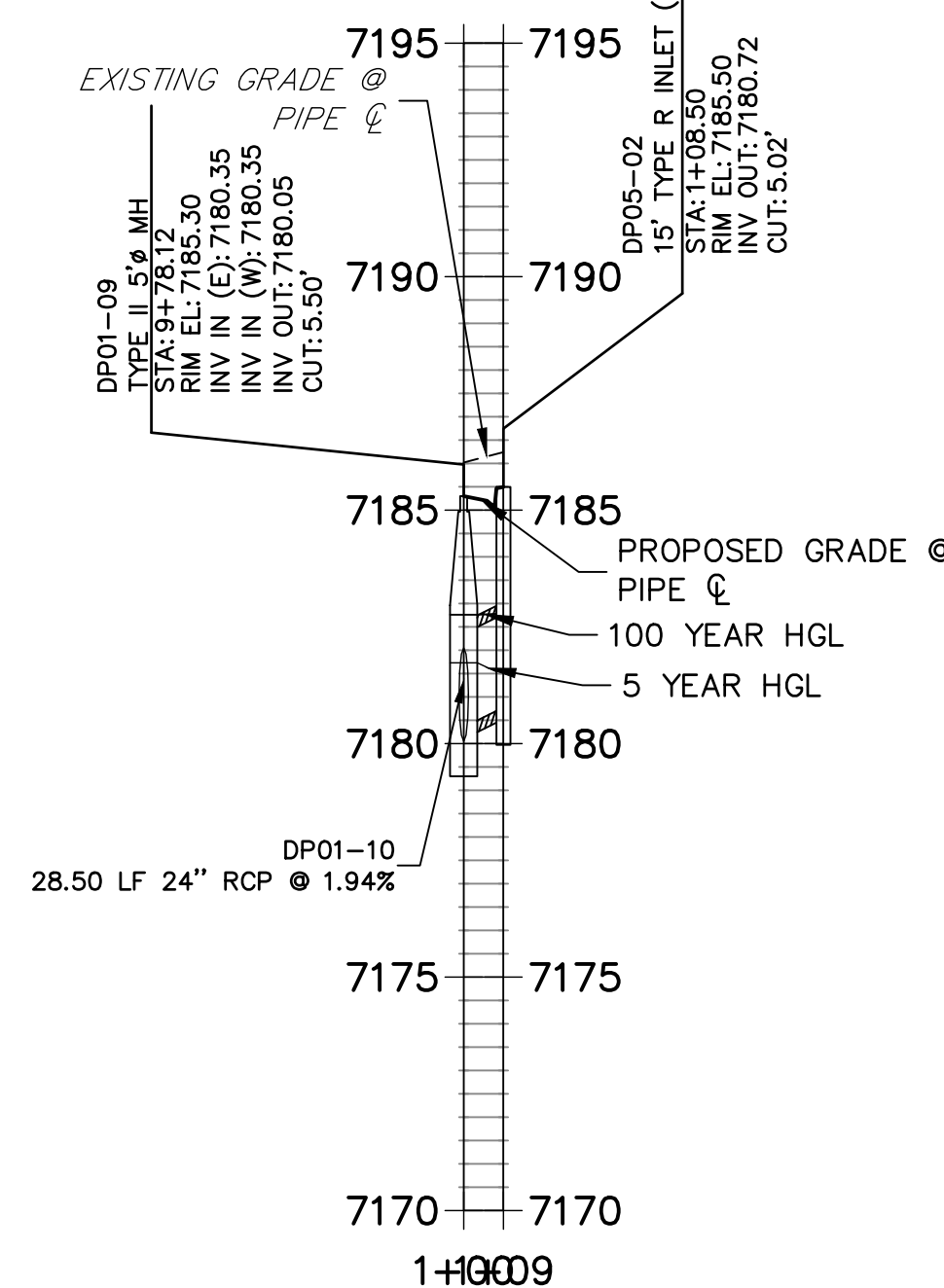
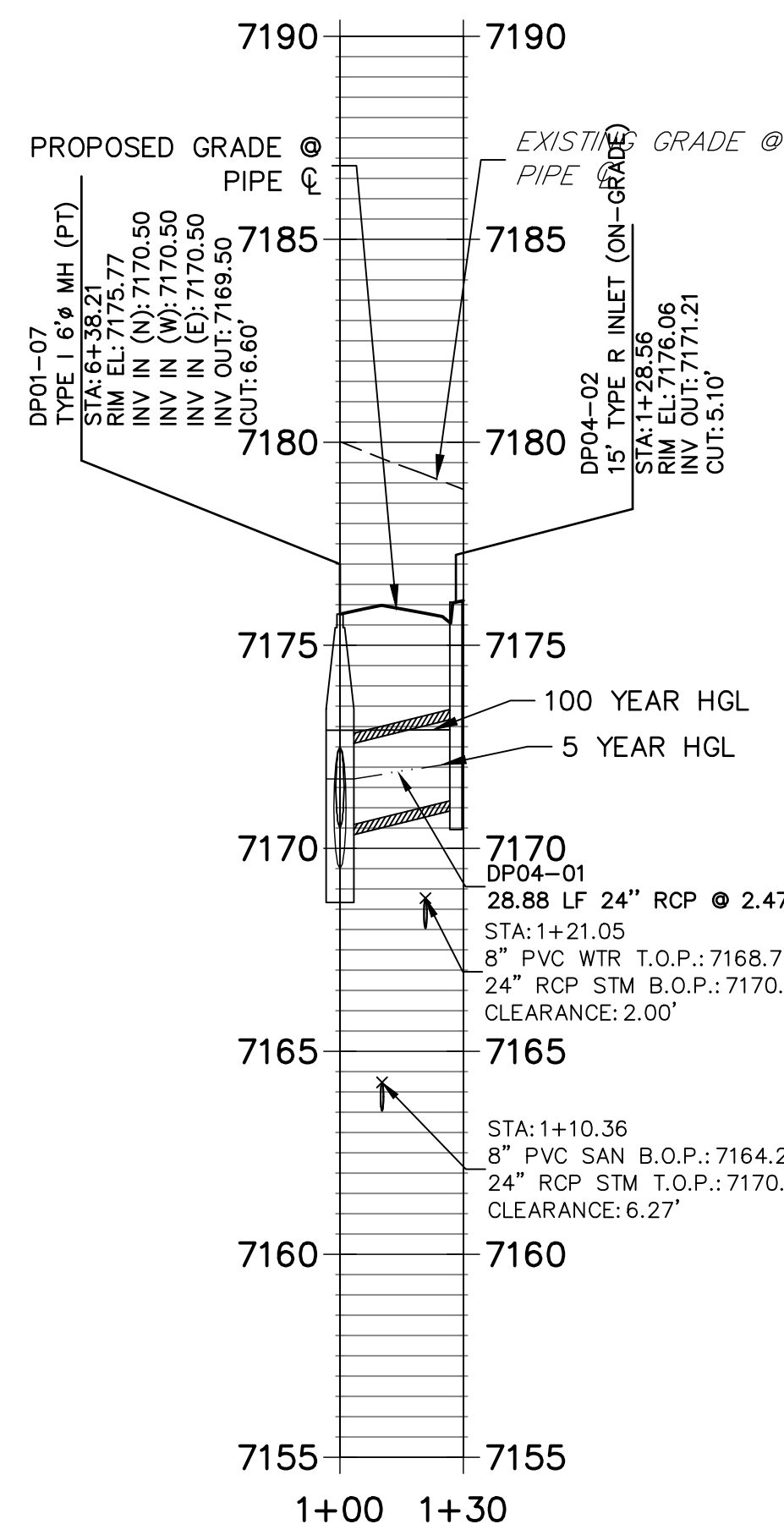
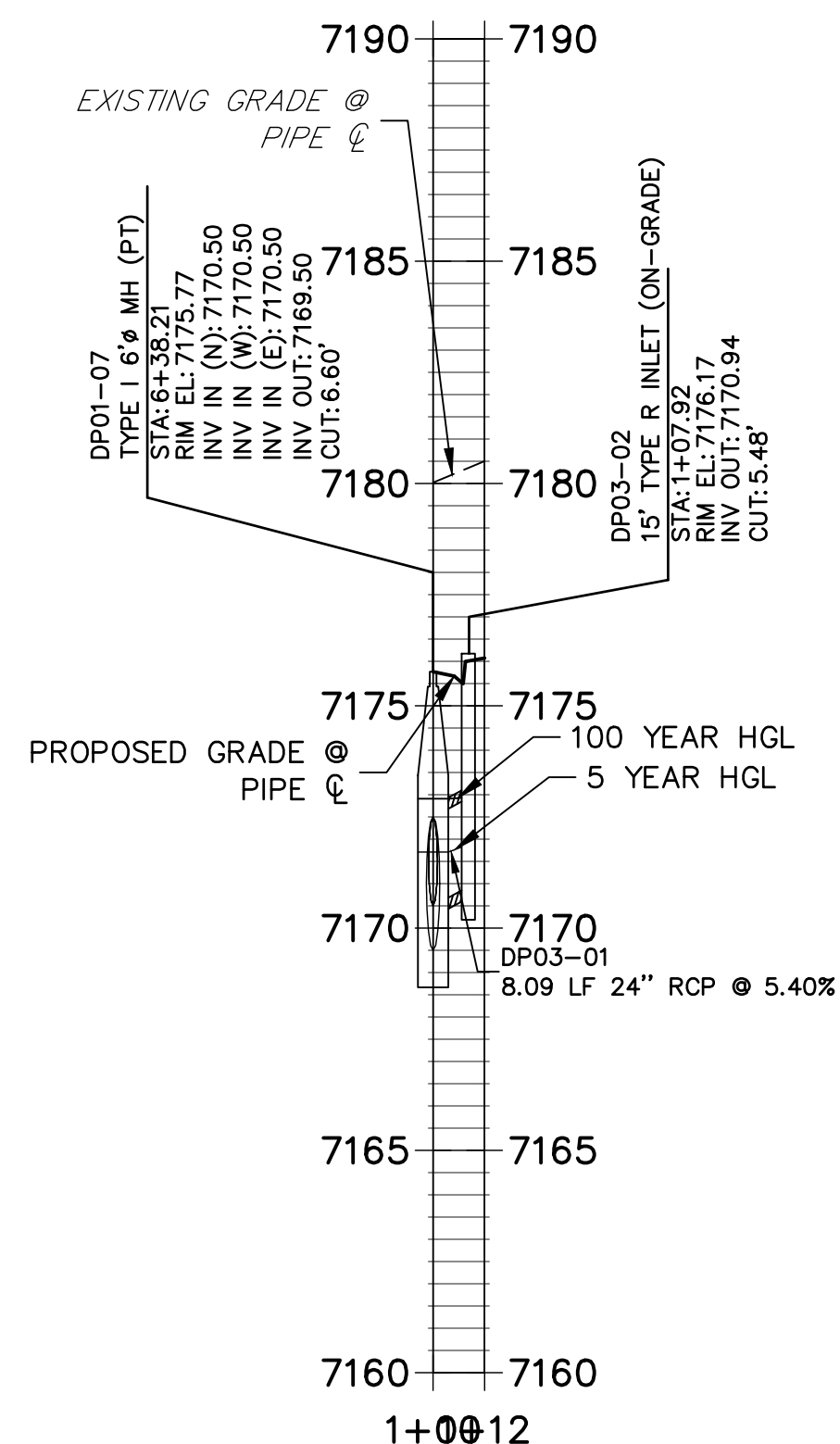
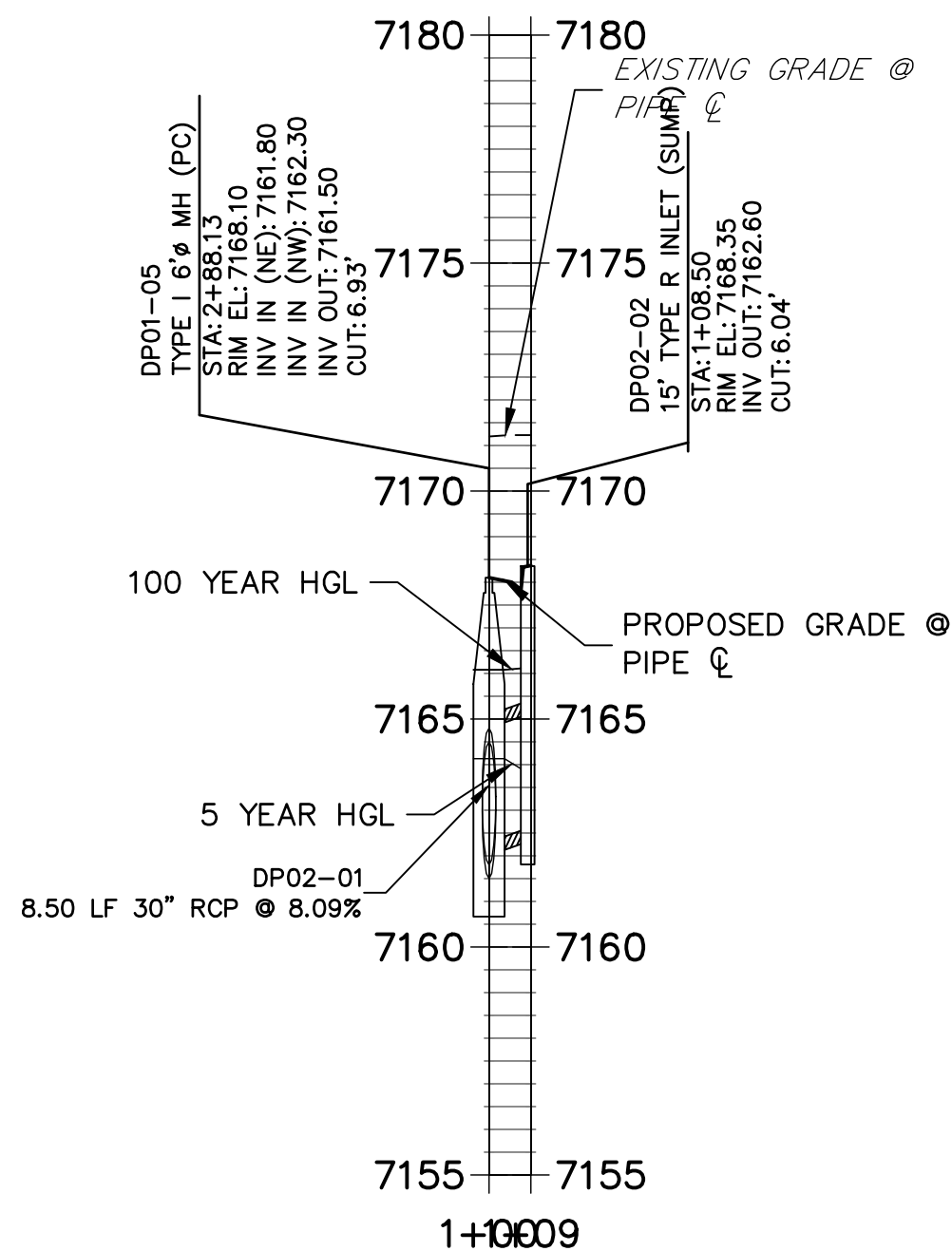
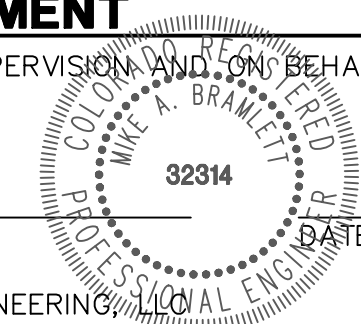
1. SEE SHEET 1 FOR BENCHMARK. SEE SHEET 3 FOR LEGEND.
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3. ALL RCP STORM SEWER SHALL BE CLASS III UNLESS OTHERWISE NOTED.
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17. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL EL PASO COUNTY TYPE I MANHOLES PRIOR TO CONSTRUCTION OR ORDERING MATERIALS.

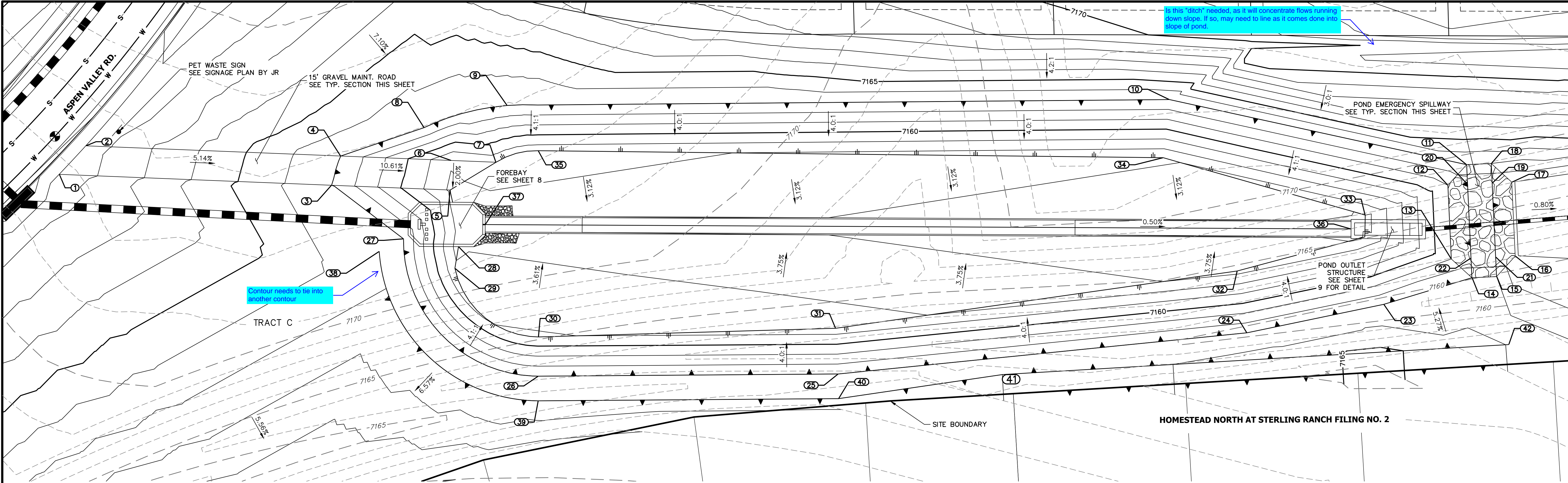


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PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF J
ENGINEERING

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

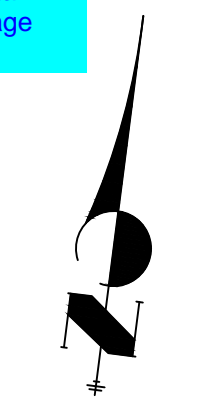
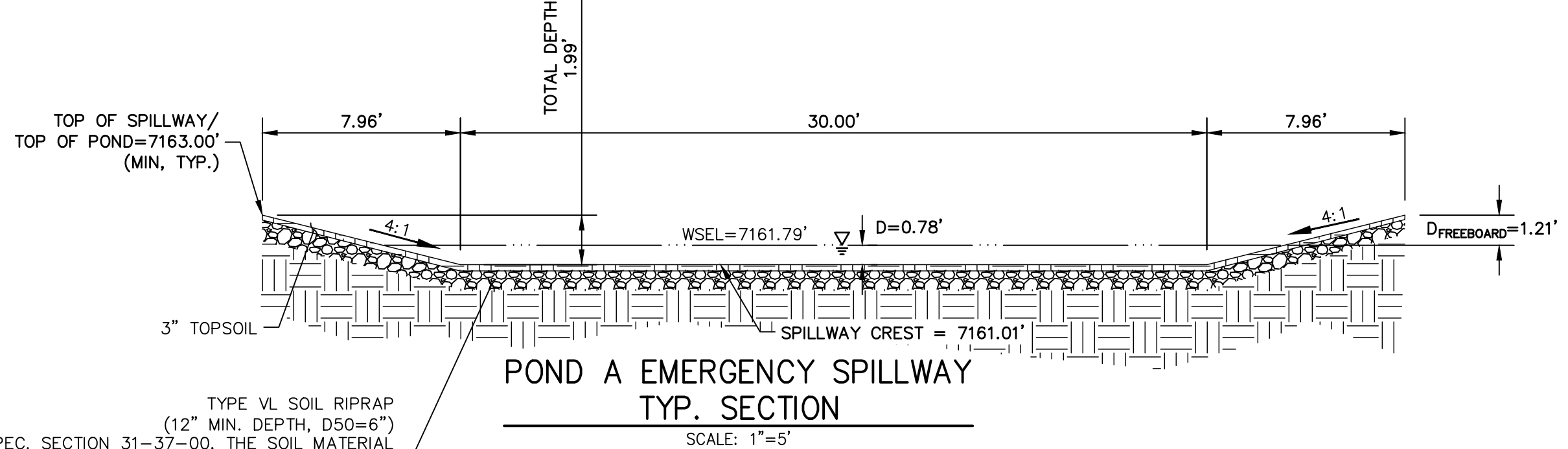
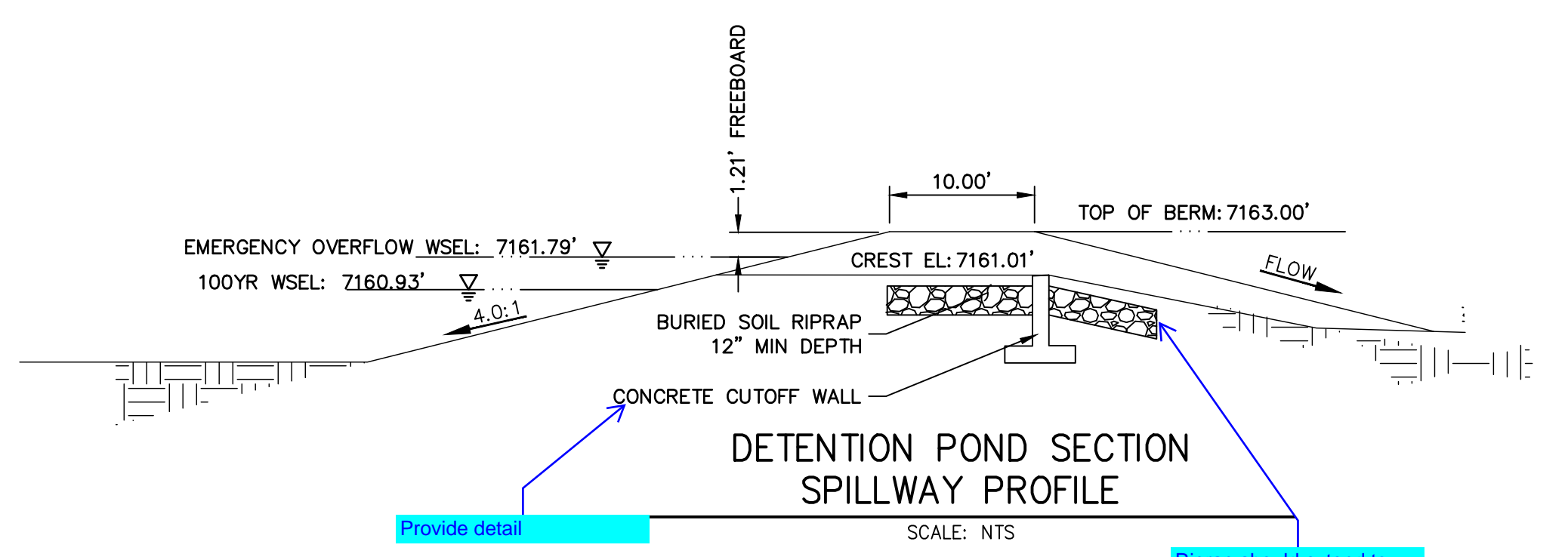
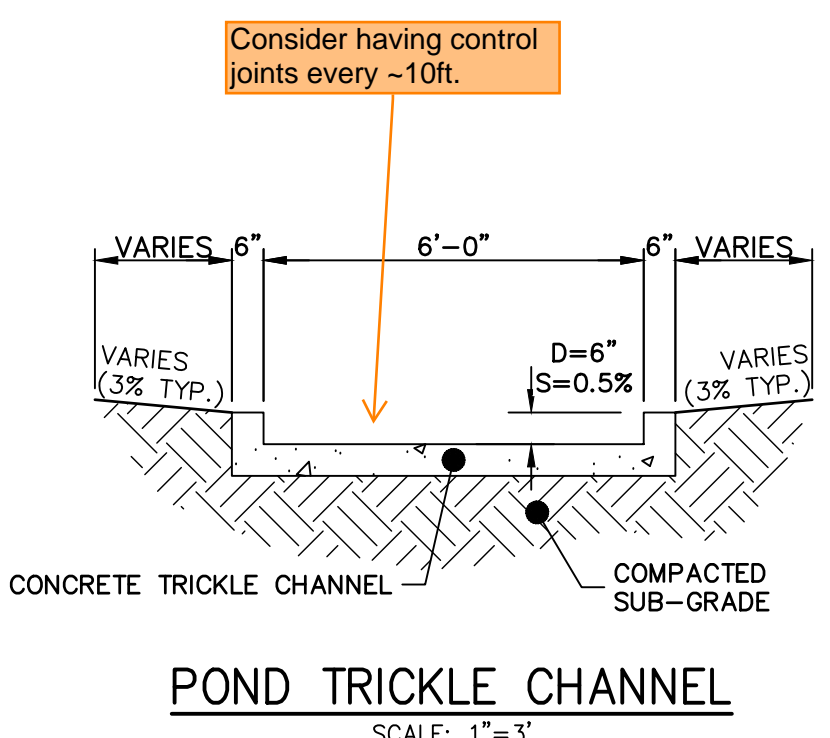
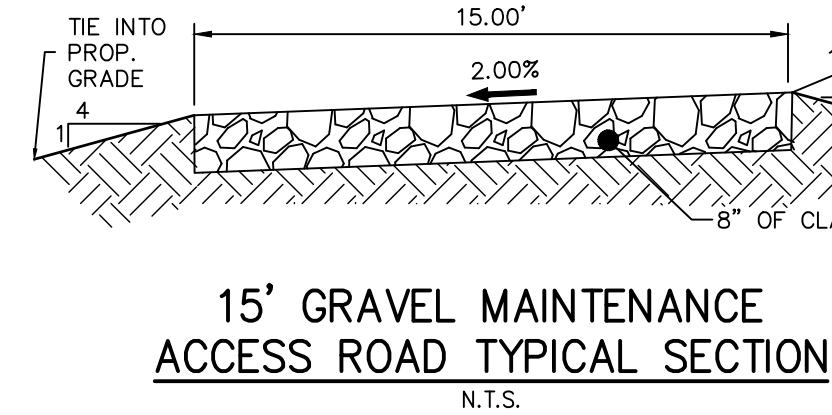




POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
1	MAINT. ROAD	N: 416925.58 E: 238346.46	7168.46
2	MAINT. ROAD	N: 416938.44 E: 238355.71	7168.53
3	MAINT. ROAD/ TOP	N: 416935.24 E: 238456.61	7163.00
4	MAINT ROAD/ TOP	N: 416947.47 E: 238458.76	7163.00
5	MAINT. ROAD/TOE	N: 416939.44 E: 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	TOP	N: 417012.92 E: 238789.24	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: 416917.09 E: 238510.82	7157.49
29	TOE	N: 416908.16 E: 238510.50	7158.27
30	TOE	N: 416884.87 E: 238547.58	7159.09

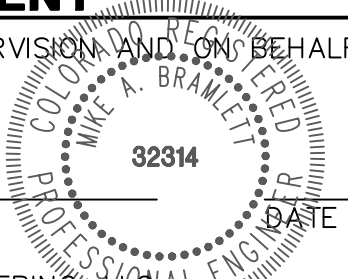
POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
31	TOE	N: 416903.70 E: 238666.80	7158.39
32	TOE	N: 416947.47 E: 238825.40	7156.68
33	TOE	N: 416976.57 E: 238873.97	7156.06
34	TOE	N: 416989.21 E: 238789.73	7157.09
35	TOE	N: 416959.79 E: 238537.88	7158.41
36	TRICKLE CHANNEL	N: 416970.22 E: 238668.98	7155.44
37	TRICKLE CHANNEL	N: 416927.35 E: 238520.44	7157.20
38	BERM	N: 416911.05 E: 238479.19	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



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



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

PREPARED FOR
SR LAND, LLC
20 BOULDER CRESSENT STE 200
COLORADO SPRINGS, CO 80903
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JRMORLEY3870@AOL.COM

J.R. ENGINEERING
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BY DATE

No. REVISION

H-SCALE 1"=20'

V-SCALE N/A

DATE 08/05/22

DESIGNED BY APL

DRAWN BY APL

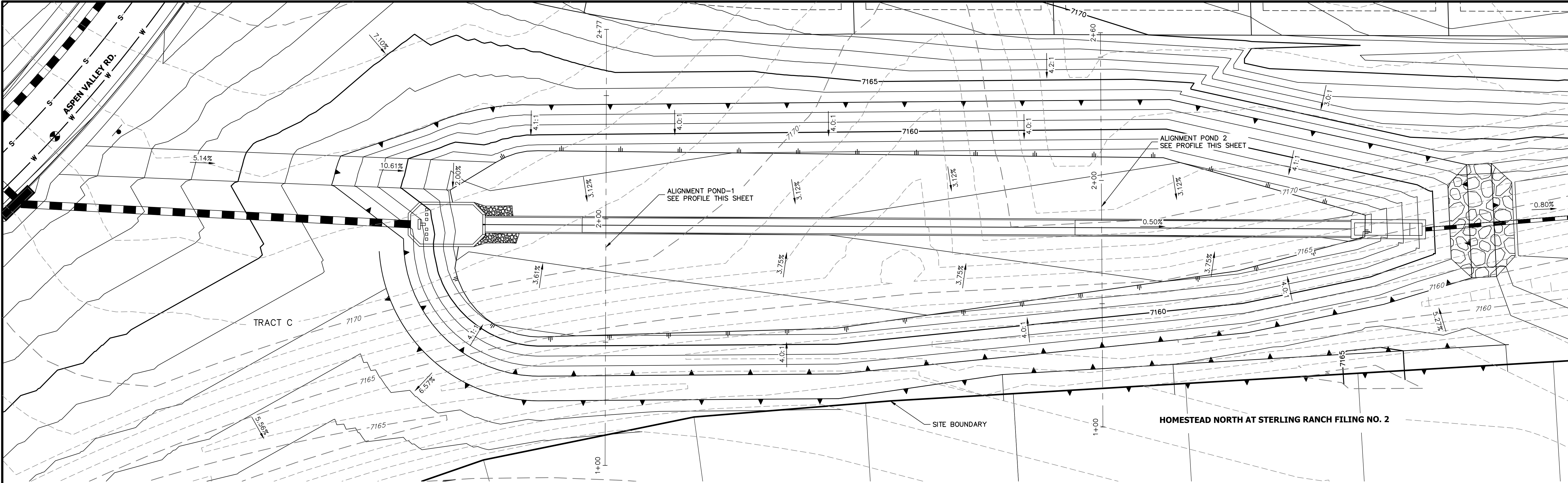
CHECKED BY

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3

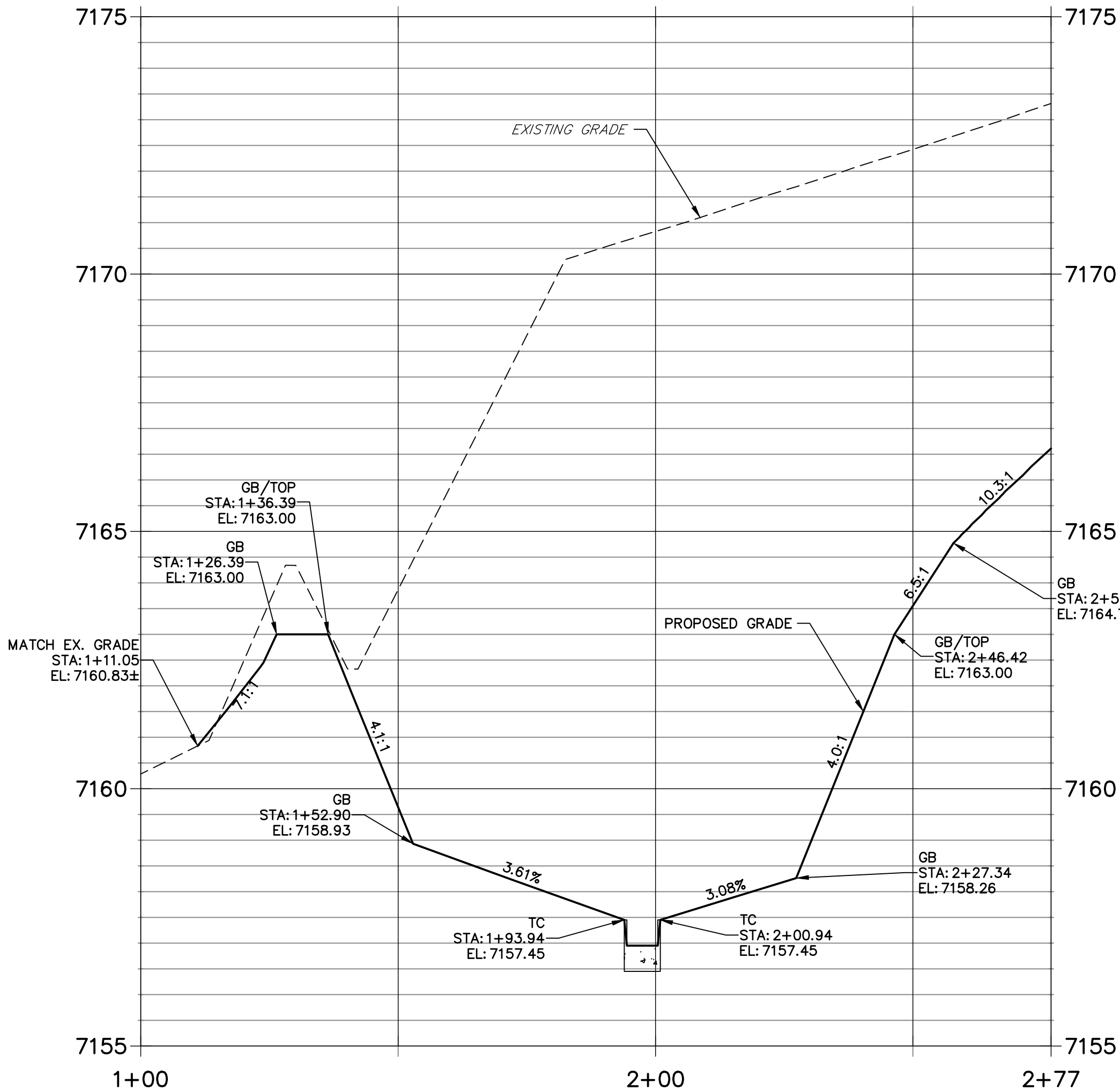
POND PLANS

SHEET 6 OF 13

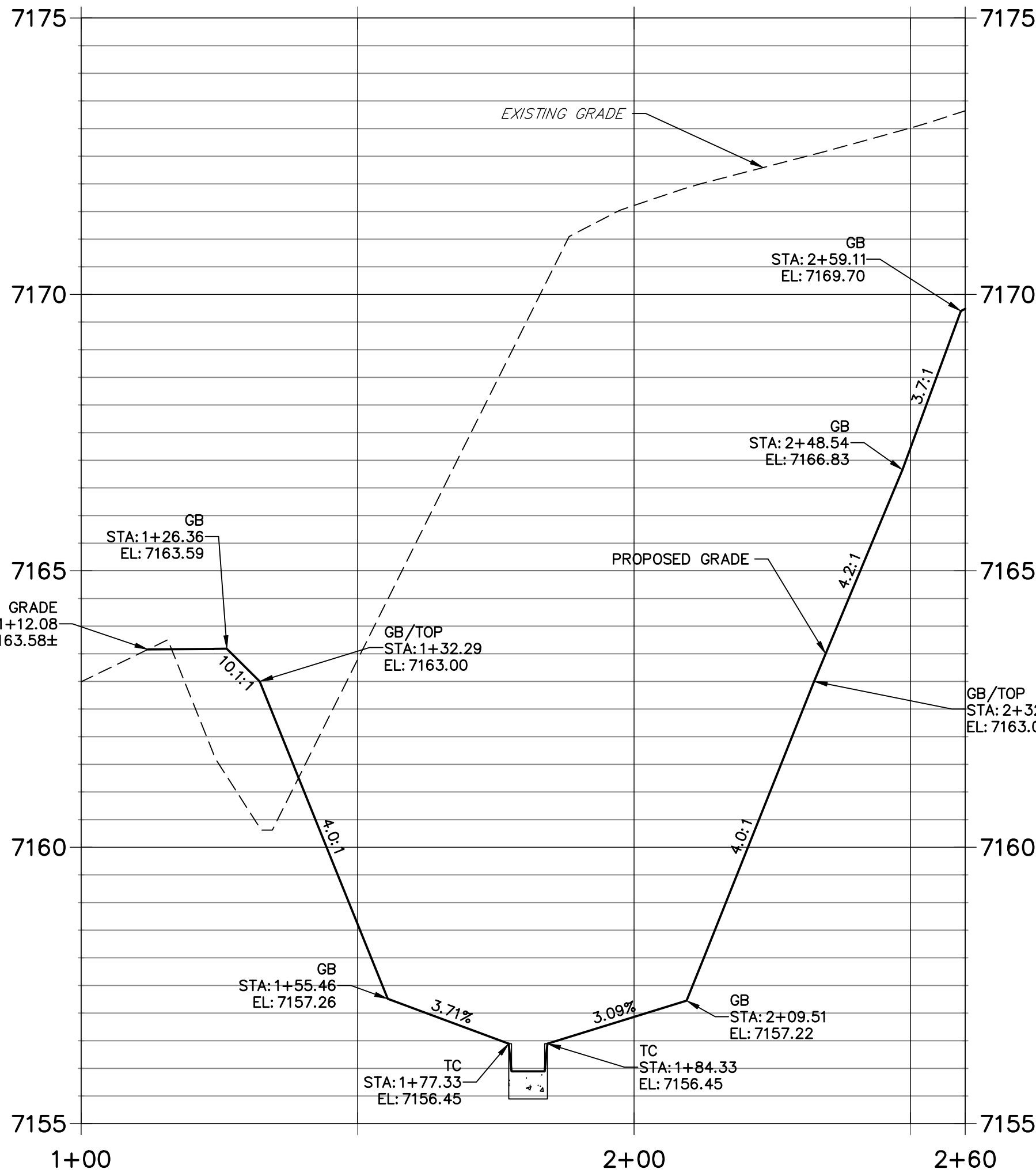
JOB NO. 2518812



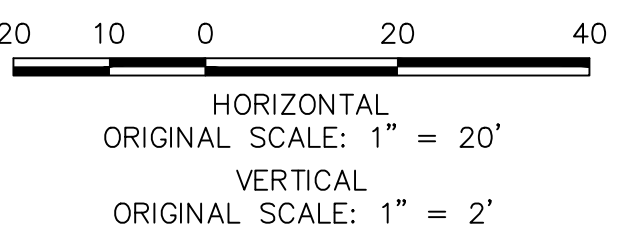
**POND-1 PROFILE
STA 1+00.00 TO 2+76.86**



**POND 2 PROFILE
STA 1+00.00 TO 2+59.90**



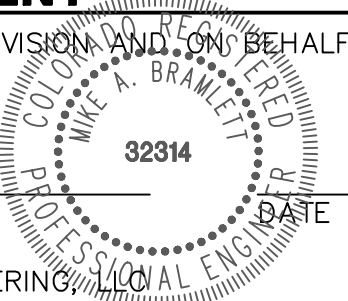
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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
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BY	DATE	No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=20'	1"=2'	08/05/22	APL	APL	

HOMESTEAD NORTH AT
STERLING RANCH FILING NO. 3

POND PLANS

SHEET	7	OF	13
JOB NO.	2518812		



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APPROVES THEIR USE,
THESE DRAWINGS ARE
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AUTHORIZATION.

PREPARED FOR

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JFMORLEY3870@AOL.COM

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BY DATE

No. REVISION

VARIES

H-SCALE

V-SCALE

DATE

DESIGNED BY

DRAWN BY

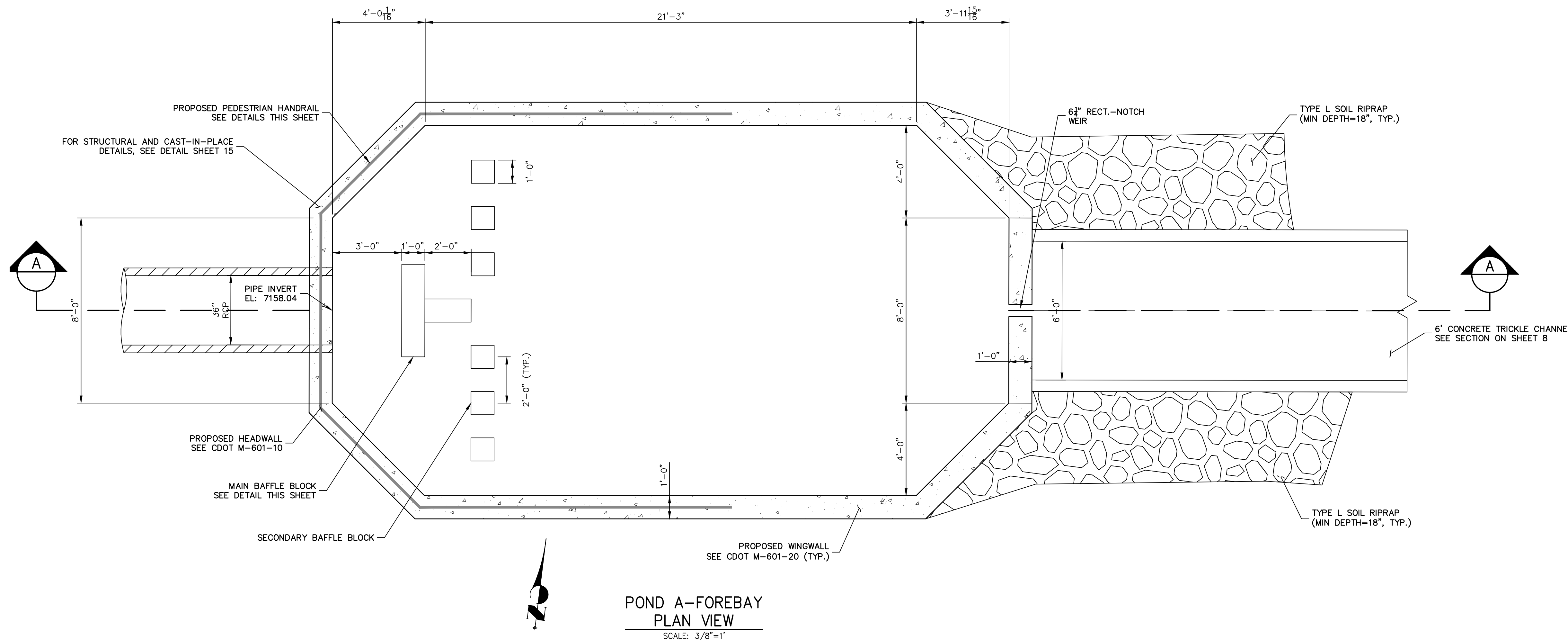
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HOMESTEAD NORTH AT
STERLING RANCH FILING NO.

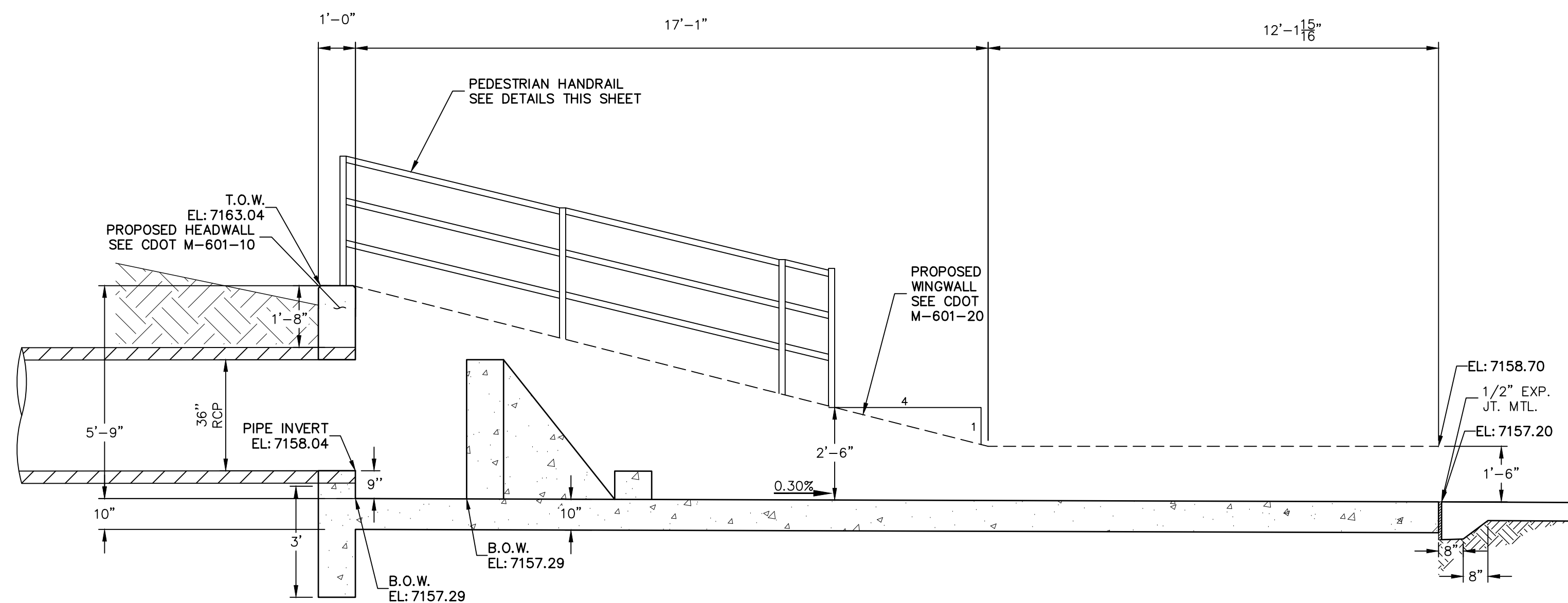
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SHEET 8 OF 13

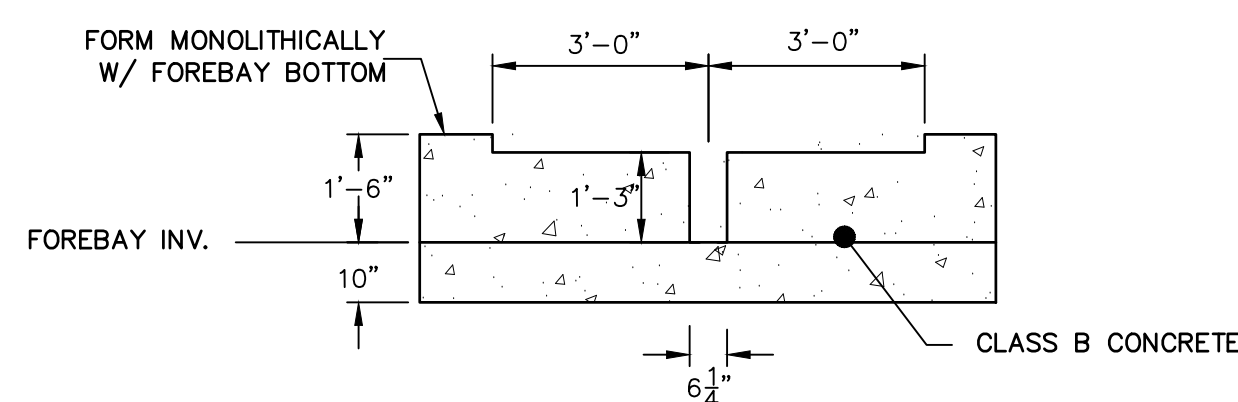
JOB NO. 2518812



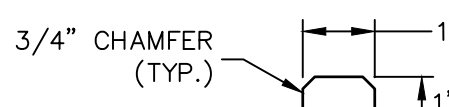
POND A-FOREBAY
PLAN VIEW
SCALE: 3/8"=1'



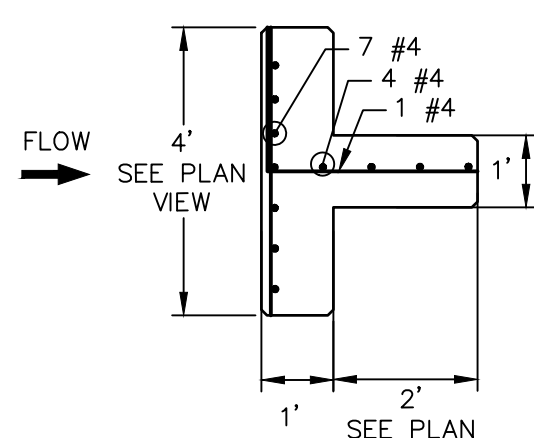
POND A - FOREBAY
CROSS SECTION A-A
SCALE: 3/8"=1'



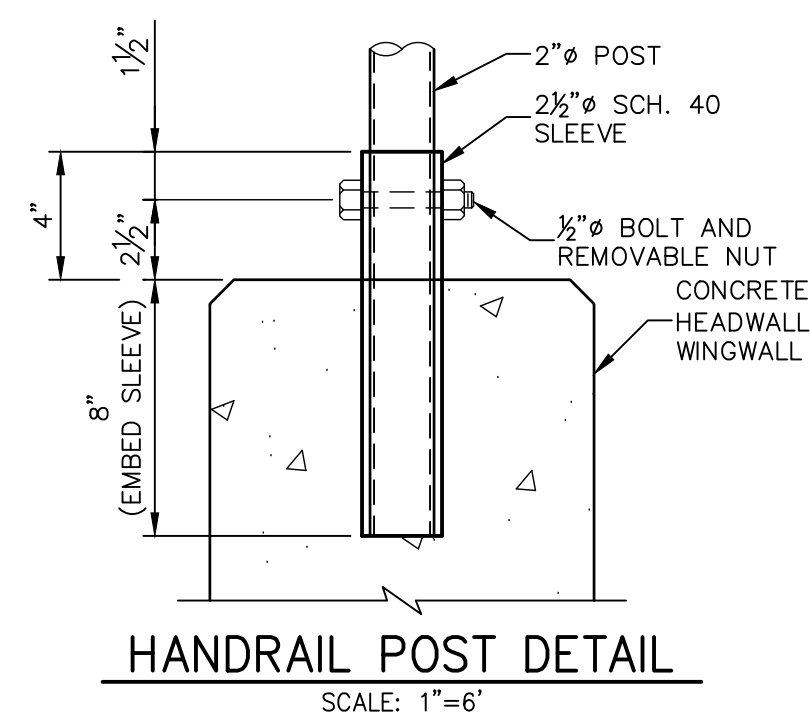
POND A - FOREBAY
SECTION AT WEIR
SCALE: 3/8"=1'



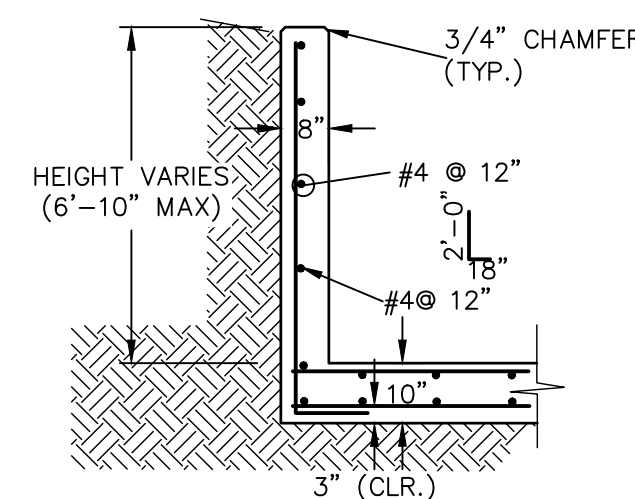
POND A - FOREBAY
SECONDARY BAFFLE BLOCK
PLAN VIEW
SCALE: 3/8"=1'



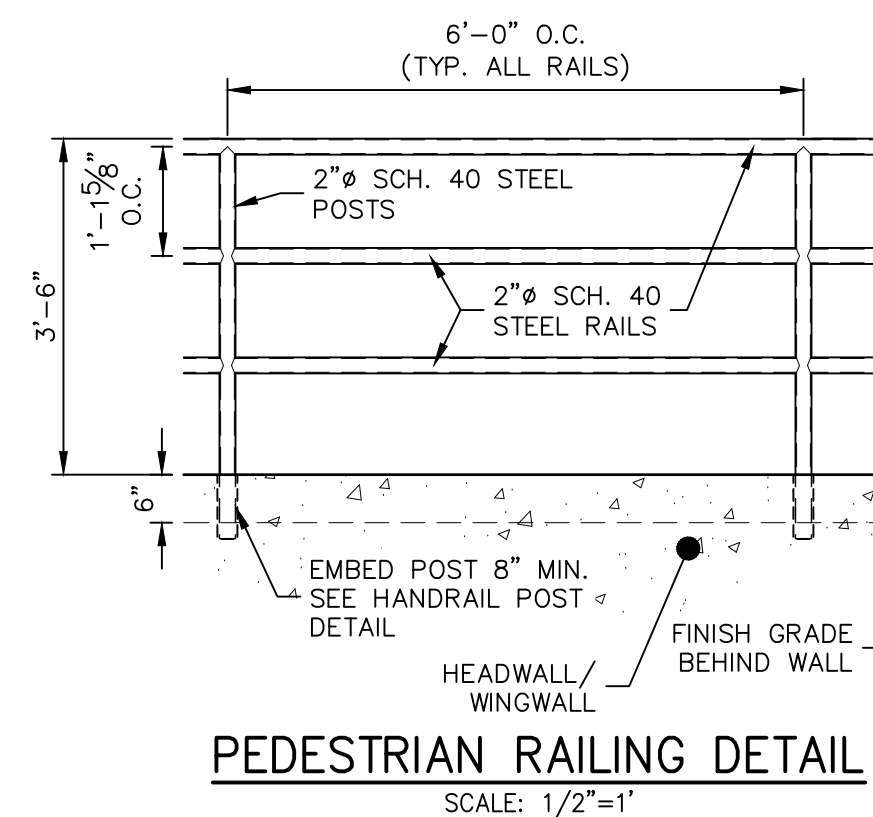
POND A - FOREBAY MAIN
BAFFLE BLOCK PLAN
SCALE: 3/8"=1'



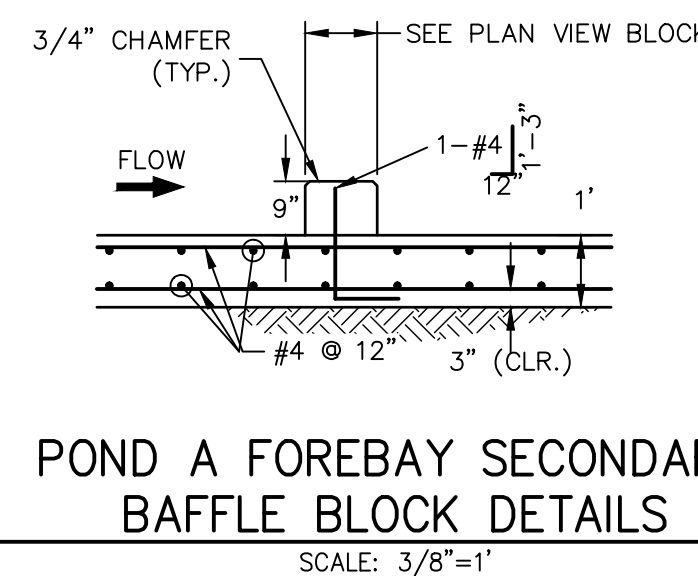
HANDRAIL POST DETAIL
SCALE: 1"=6'



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



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

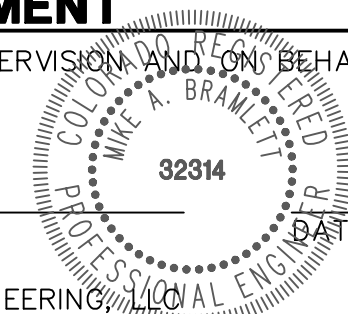


POND A FOREBAY SECONDARY
BAFFLE BLOCK DETAILS
SCALE: 3/8"=1'

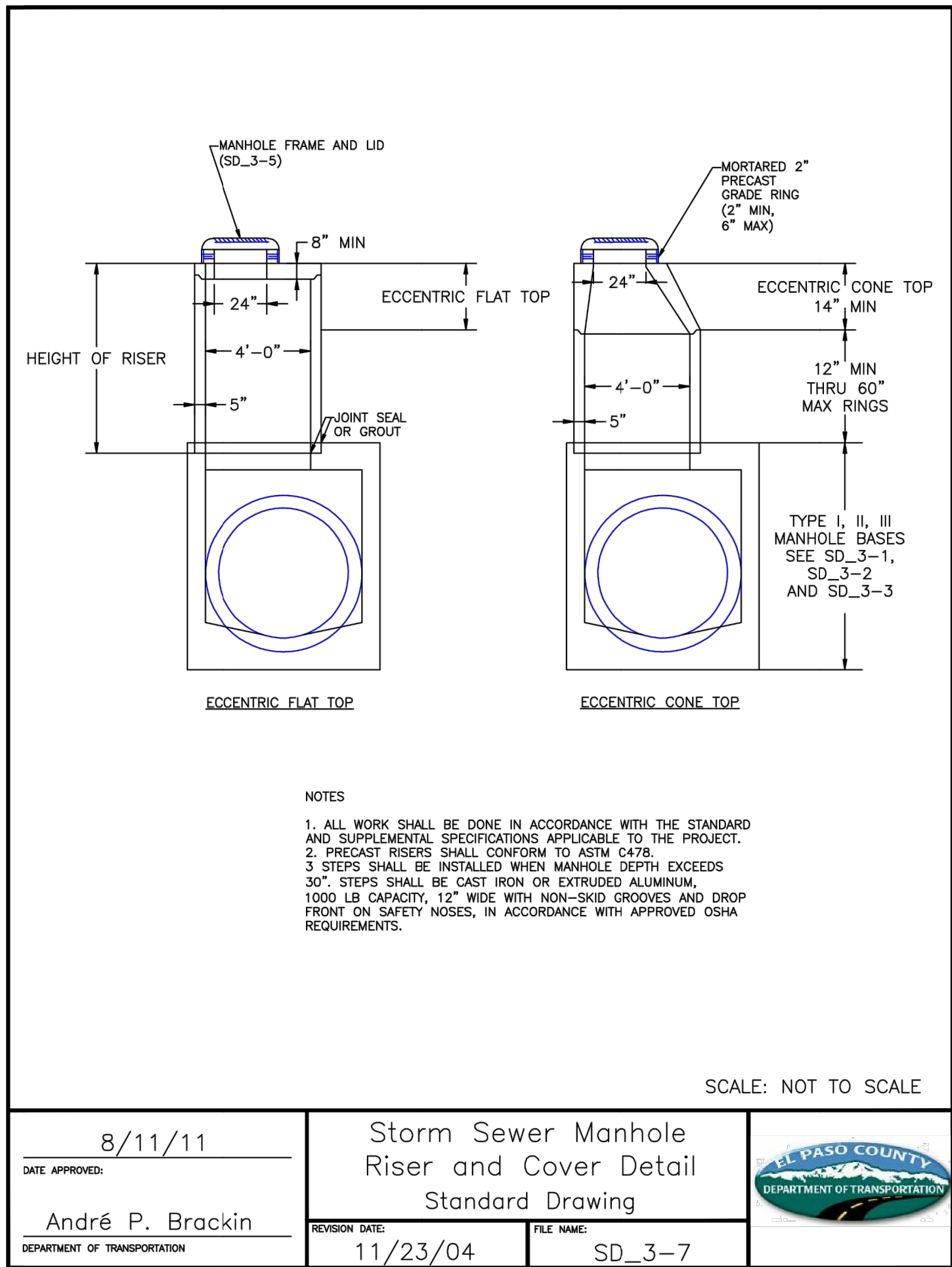
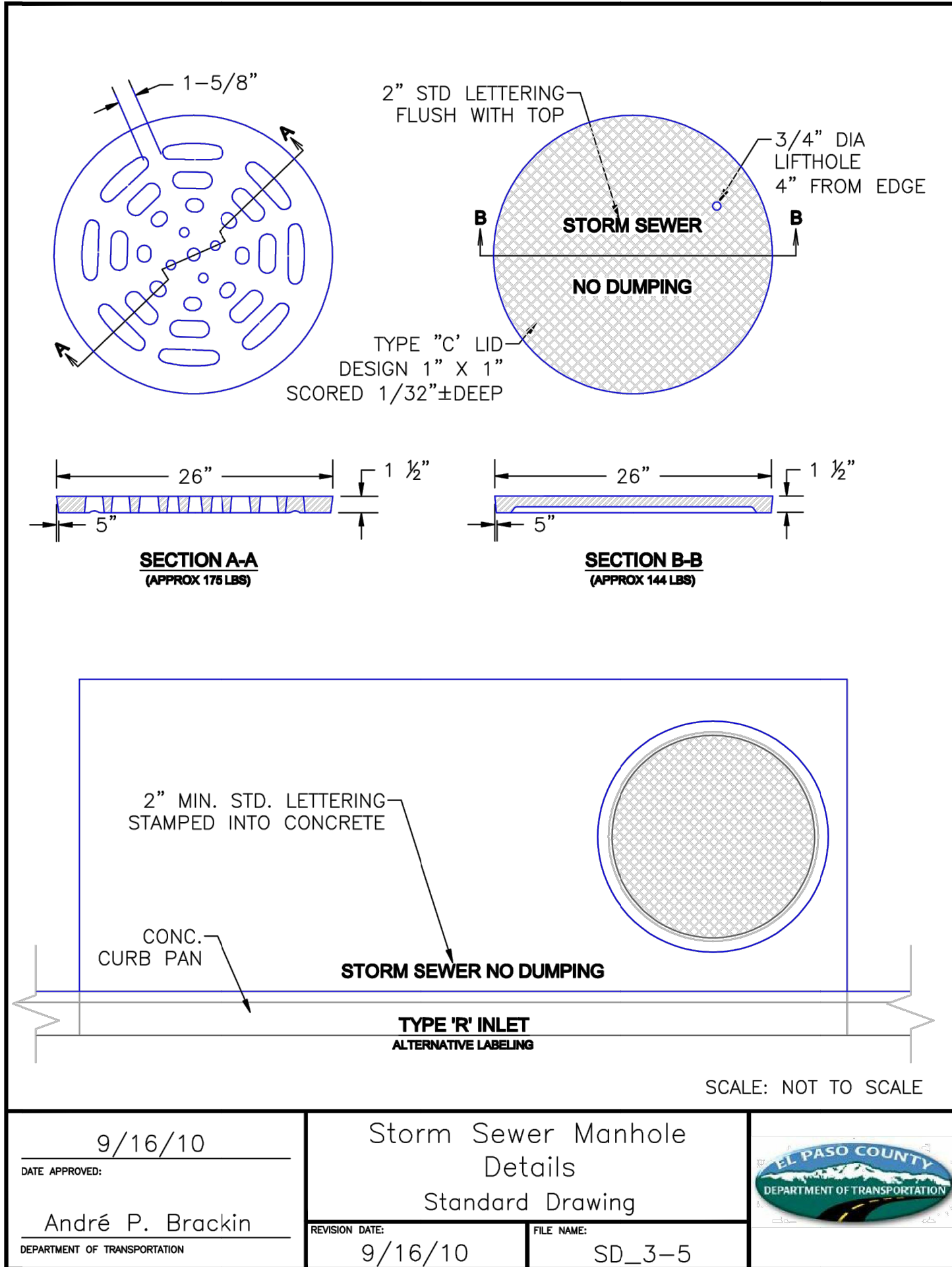
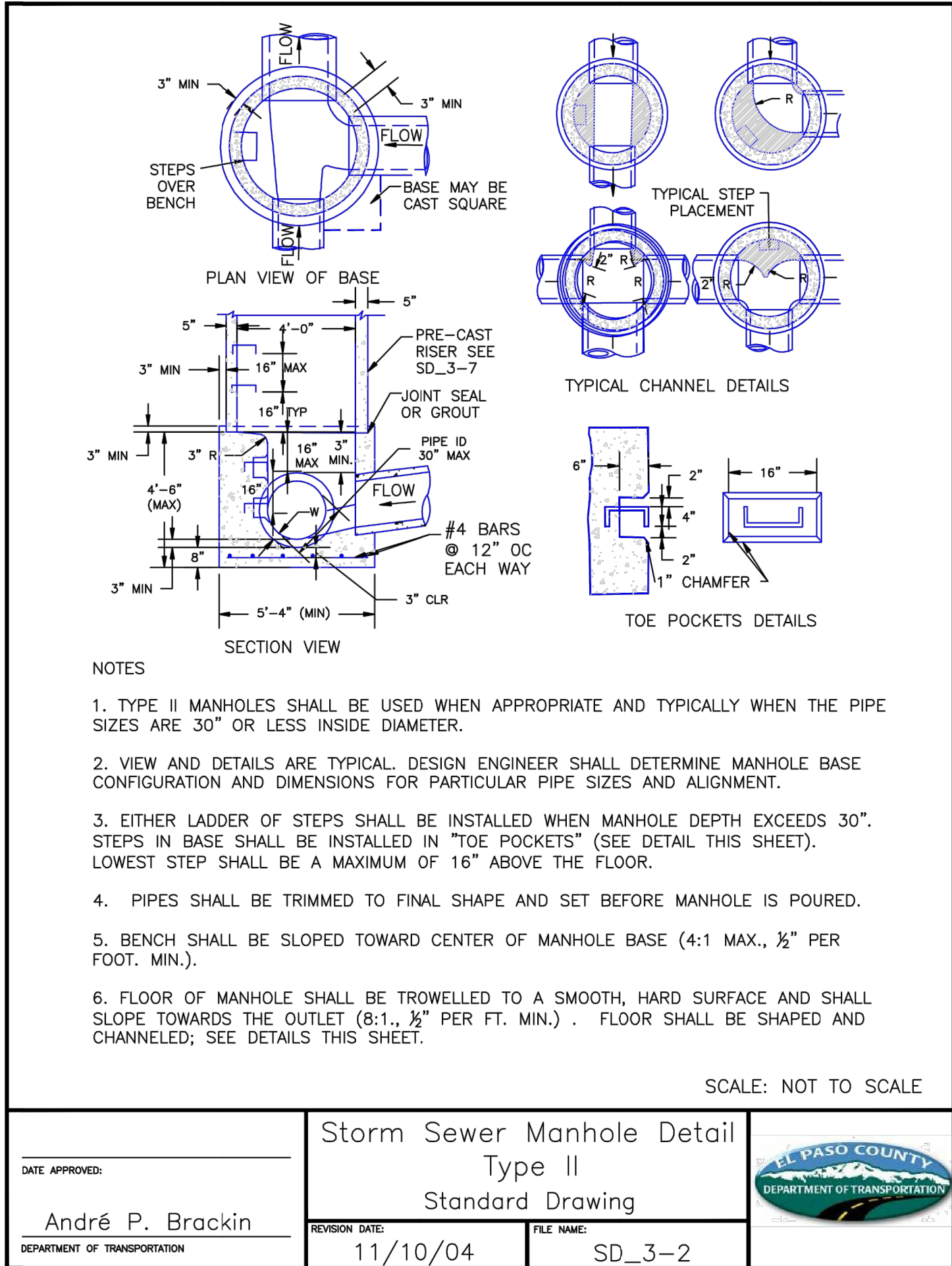
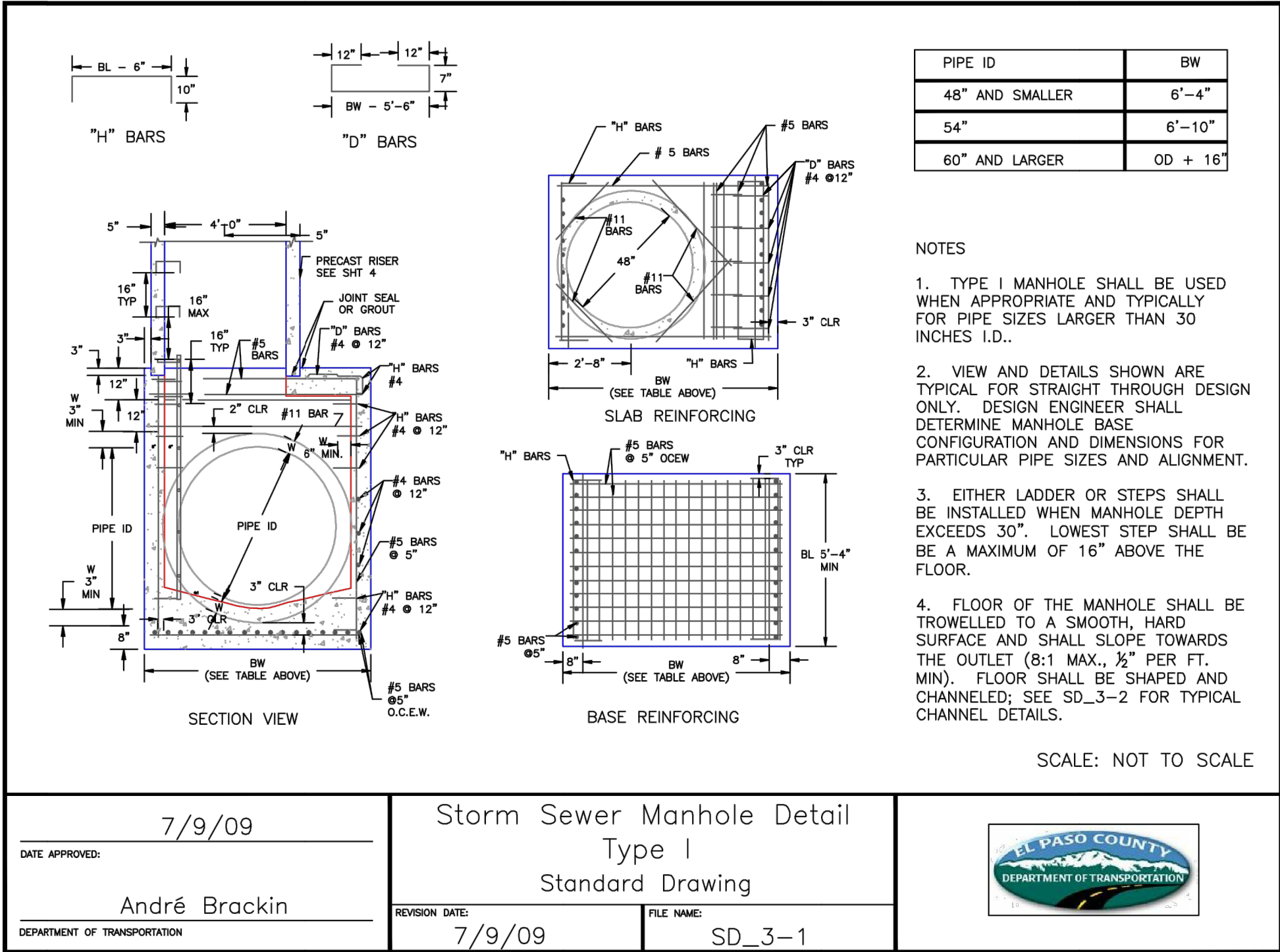
ENGINEER'S STATEMENT

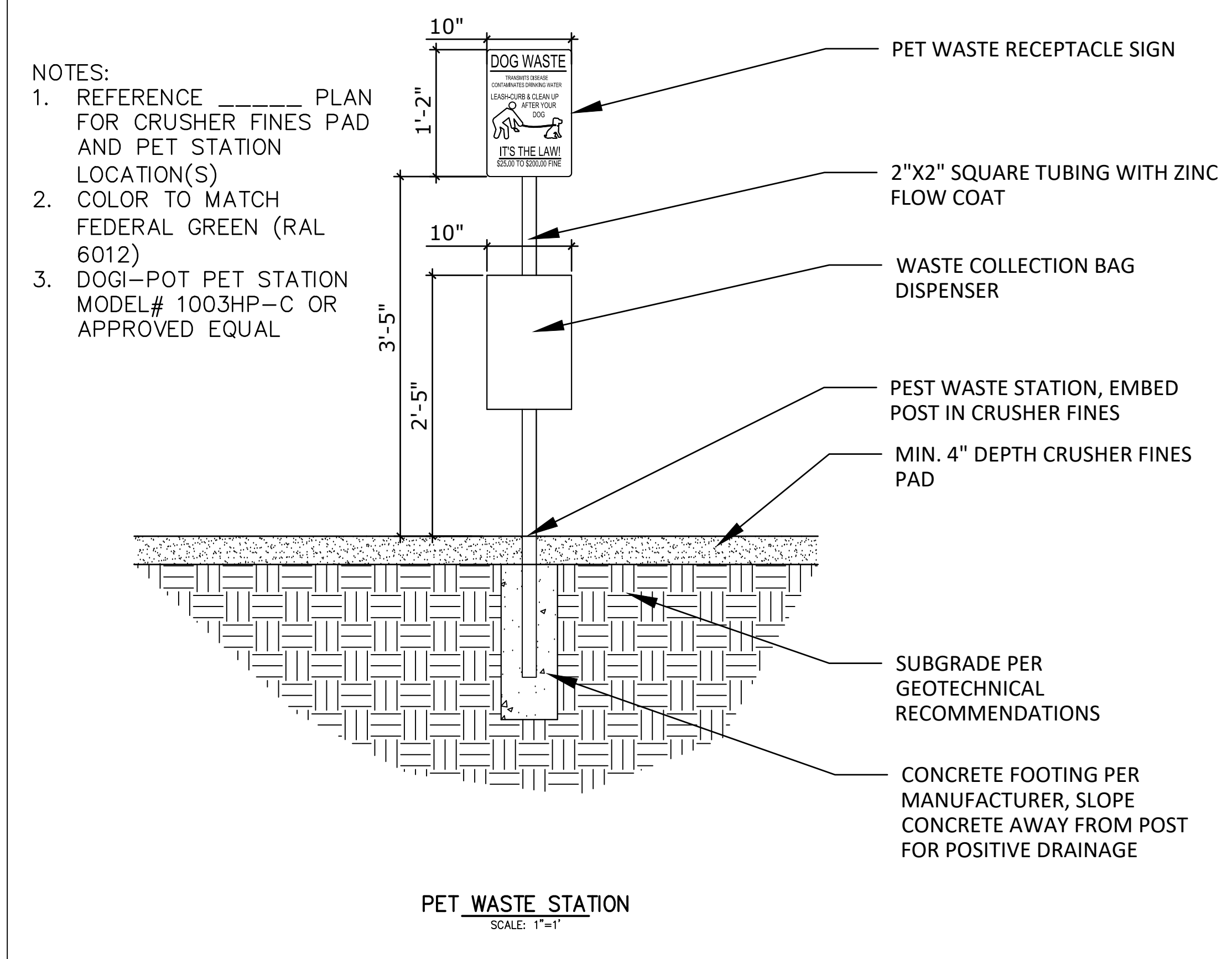
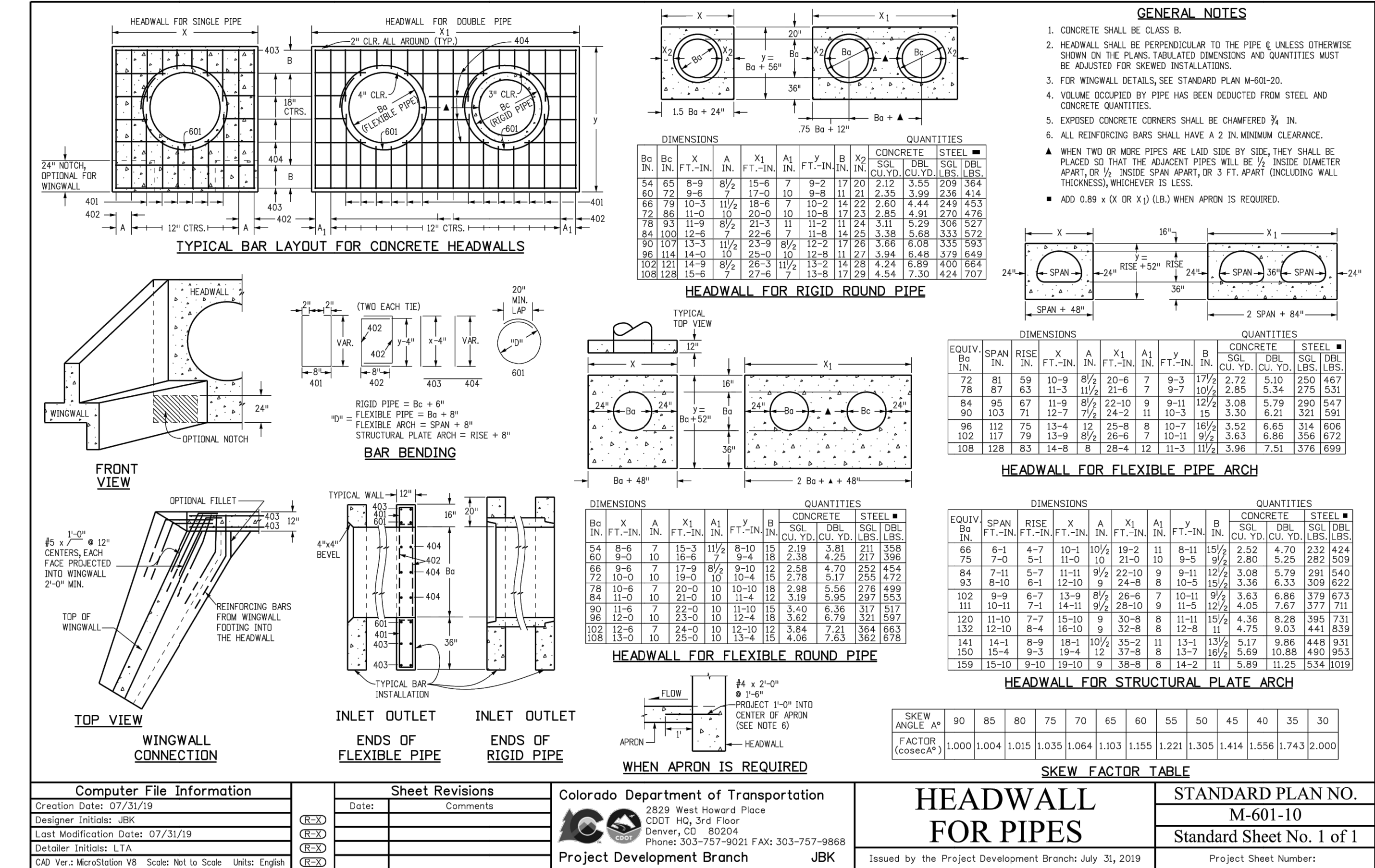
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



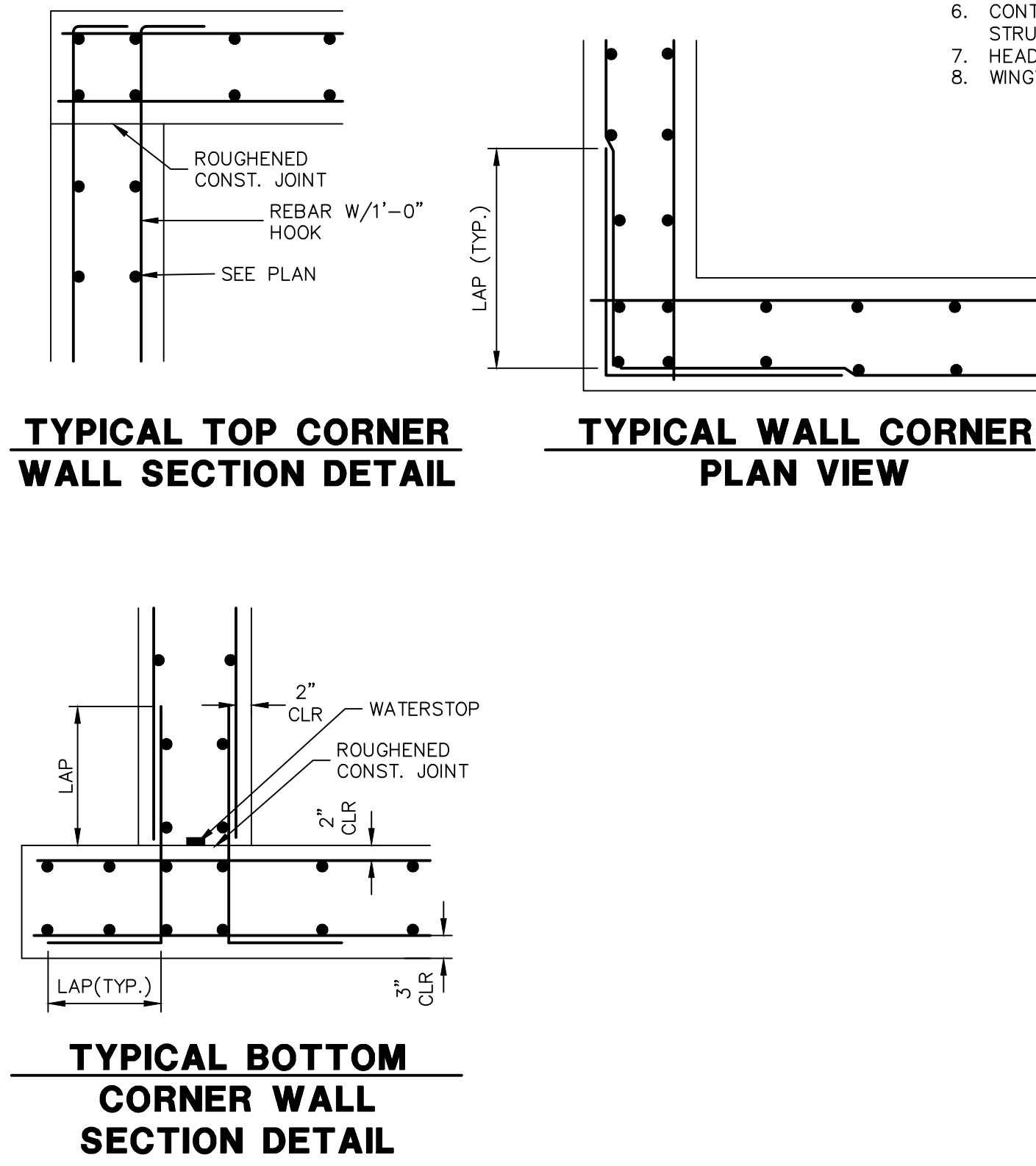
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.





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 3/4".
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.



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

SHEET 12 OF 13
JOB NO. 2518812

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

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


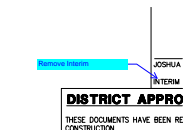
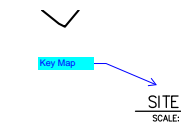
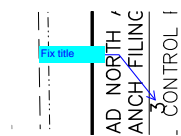
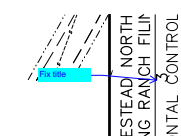

J.R. ENGINEERING
A Westman Company
Centennial 303-740-9383 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

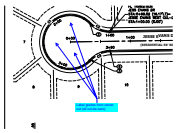
BY DATE
No. REVISION
H-SCALE N/A
V-SCALE N/A
DATE 08/05/22
DESIGNED BY QNL
DRAWN BY PL
CHECKED BY

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3
DETAIL SHEET

ENG-SF2229-R1-CDs.pdf Markup Summary

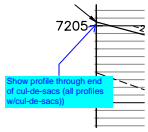
Callout (26)

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	Subject: Callout Page Label: [1] 1 Construction Title Author: CDurham Date: 9/29/2022 4:00:04 PM Status: Color: ■ Layer: Space:	Remove Interim
	Subject: Callout Page Label: [2] 2 General Notes Author: CDurham Date: 9/29/2022 4:05:42 PM Status: Color: ■ Layer: Space:	Key Map
	Subject: Callout Page Label: [4] 4 2518812HC01 - HC01 Author: CDurham Date: 9/29/2022 4:10:42 PM Status: Color: ■ Layer: Space:	Fix title
	Subject: Callout Page Label: [5] 5 2518812HC01 - HC02 Author: CDurham Date: 9/29/2022 4:11:20 PM Status: Color: ■ Layer: Space:	Fix title
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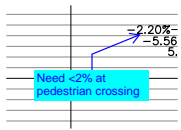
Subject: Callout
Page Label: [6] 6 SI01
Author: CDurham
Date: 9/29/2022 4:25:14 PM
Status:
Color: ■
Layer:
Space:

Label grades from center out (all cul-de-sacs)



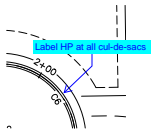
Subject: Callout
Page Label: [6] 6 SI01
Author: CDurham
Date: 9/29/2022 4:25:47 PM
Status:
Color: ■
Layer:
Space:

Show profile through end of cul-de-sacs (all profiles w/cul-de-sacs))



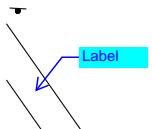
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Page Label: [7] 7 SI02
Author: CDurham
Date: 9/29/2022 4:29:02 PM
Status:
Color: ■
Layer:
Space:

Need <2% at pedestrian crossing



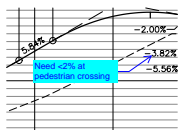
Subject: Callout
Page Label: [6] 6 SI01
Author: CDurham
Date: 9/29/2022 4:33:20 PM
Status:
Color: ■
Layer:
Space:

Label HP at all cul-de-sacs



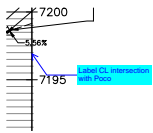
Subject: Callout
Page Label: [10] 10 SI05
Author: CDurham
Date: 9/29/2022 4:33:47 PM
Status:
Color: ■
Layer:
Space:

Label



Subject: Callout
Page Label: [12] 12 SI07
Author: CDurham
Date: 9/29/2022 4:35:36 PM
Status:
Color: ■
Layer:
Space:

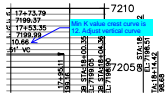
Need <2% at pedestrian crossing



Subject: Callout
Page Label: [12] 12 SI07
Author: CDurham
Date: 9/29/2022 4:36:16 PM
Status:
Color: ■
Layer:
Space:

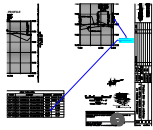
Label CL intersection with Poco

41



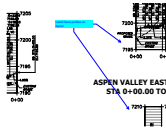
Subject: Callout
Page Label: [12] 12 SI07
Author: CDurham
Date: 9/29/2022 4:37:59 PM
Status:
Color: ■
Layer:
Space:

Min K value crest curve is 12. Adjust vertical curve



Subject: Callout
Page Label: [8] 8 SI03
Author: CDurham
Date: 9/29/2022 5:05:01 PM
Status:
Color: ■
Layer:
Space:

Doesn't match with elevation shown in point table



Subject: Callout
Page Label: [12] 12 SI07
Author: CDurham
Date: 9/29/2022 5:06:54 PM
Status:
Color: ■
Layer:
Space:

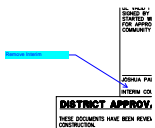
Label these profiles on layout

KM PLANS



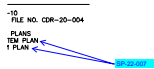
Subject: Callout
Page Label: [15] 15 DT01
Author: CDurham
Date: 9/29/2022 5:07:43 PM
Status:
Color: ■
Layer:
Space:

& Pond



Subject: Callout
Page Label: [15] 15 DT01
Author: CDurham
Date: 9/29/2022 5:07:56 PM
Status:
Color: ■
Layer:
Space:

Remove Interim



Subject: Callout
Page Label: [15] 15 DT01
Author: CDurham
Date: 9/29/2022 5:08:50 PM
Status:
Color:
Layer:
Space:

SP-22-007



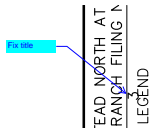
Subject: Callout
Page Label: [15] 15 DT01
Author: CDurham
Date: 9/29/2022 5:09:53 PM
Status:
Color:
Layer:
Space:

See Street Improvement Plans



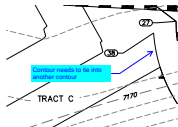
Subject: Callout
Page Label: [15] 15 DT01
Author: CDurham
Date: 9/29/2022 5:10:01 PM
Status:
Color:
Layer:
Space:

Key Map



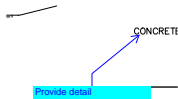
Subject: Callout
Page Label: [15] 15 DT01
Author: CDurham
Date: 9/29/2022 5:10:24 PM
Status:
Color:
Layer:
Space:

Fix title



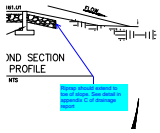
Subject: Callout
Page Label: [15] 15 DT01
Author: CDurham
Date: 9/29/2022 5:11:42 PM
Status:
Color:
Layer:
Space:

Contour needs to tie into another contour



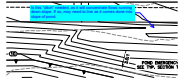
Subject: Callout
Page Label: [15] 15 DT01
Author: CDurham
Date: 9/29/2022 5:12:01 PM
Status:
Color:
Layer:
Space:

Provide detail



Subject: Callout
Page Label: [15] 15 DT01
Author: CDurham
Date: 9/29/2022 5:12:36 PM
Status:
Color: ■
Layer:
Space:

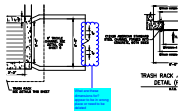
Riprap should extend to toe of slope. See detail in appendix C of drainage report



Subject: Callout
Page Label: [15] 15 DT01
Author: CDurham
Date: 9/29/2022 5:13:58 PM
Status:
Color: ■
Layer:
Space:

Is this "ditch" needed, as it will concentrate flows running down slope. If so, may need to line as it comes done into slope of pond.

Cloud+ (1)



Subject: Cloud+
Page Label: [15] 15 DT01
Author: CDurham
Date: 9/29/2022 5:15:59 PM
Status:
Color: ■
Layer:
Space:

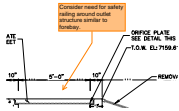
What are these dimensions for? appear to be in wrong place or need to be deleted

PCD Comment Legend (1)



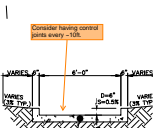
Subject: PCD Comment Legend
Page Label: [1] 1 Construction Title
Author: CDurham
Date: 9/29/2022 4:01:56 PM
Status:
Color: ■
Layer:
Space:

SW - Textbox with Arrow (3)



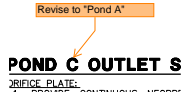
Subject: SW - Textbox with Arrow
Page Label: [15] 15 DT01
Author: Glenn Reese - EPC Stormwater
Date: 9/13/2022 10:21:20 AM
Status:
Color: ■
Layer:
Space:

Consider need for safety railing around outlet structure similar to forebay.



Subject: SW - Textbox with Arrow
Page Label: [15] 15 DT01
Author: Glenn Reese - EPC Stormwater
Date: 9/13/2022 10:22:01 AM
Status:
Color: ■
Layer:
Space:

Consider having control joints every ~10ft.



Subject: SW - Textbox with Arrow
Page Label: [15] 15 DT01
Author: Glenn Reese - EPC Stormwater
Date: 9/13/2022 10:23:25 AM
Status:
Color: ■
Layer:
Space:

Revise to "Pond A"

Text Box (4)

Subject: Text Box
Page Label: [1] 1 Construction Title
Author: CDurham
Date: 9/29/2022 4:01:19 PM
Status:
Color: ■
Layer:
Space:

Update sheet index

Subject: Text Box
Page Label: [1] 1 Construction Title
Author: CDurham
Date: 9/29/2022 4:11:00 PM
Status:
Color: ■
Layer:
Space:

SF-22-29

Subject: Text Box
Page Label: [15] 15 DT01
Author: CDurham
Date: 9/29/2022 5:10:57 PM
Status:
Color: ■
Layer:
Space:

Storm Plan & Profiles will be reviewed with next submittal when Storm design (StormCAD) is provided

Subject: Text Box
Page Label: [15] 15 DT01
Author: CDurham
Date: 9/29/2022 5:11:04 PM
Status:
Color: ■
Layer:
Space:

Storm Plan & Profiles will be reviewed with next submittal when Storm design (StormCAD) is provided