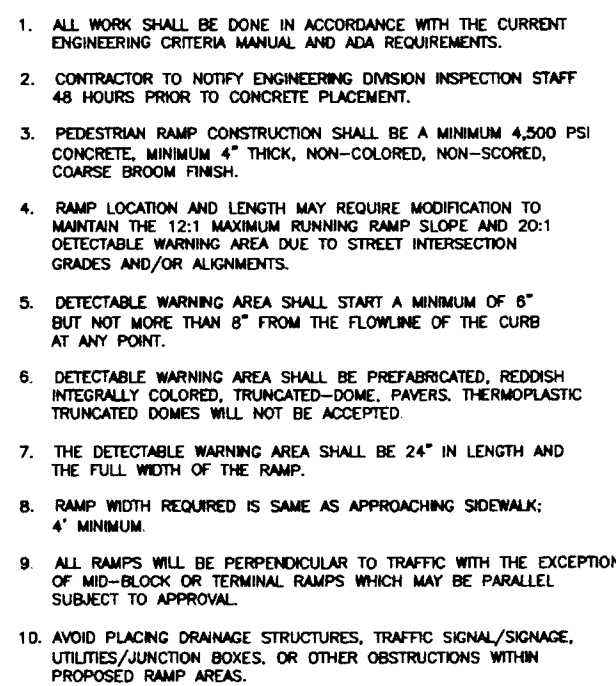


APRIL 2017

SF 16-013

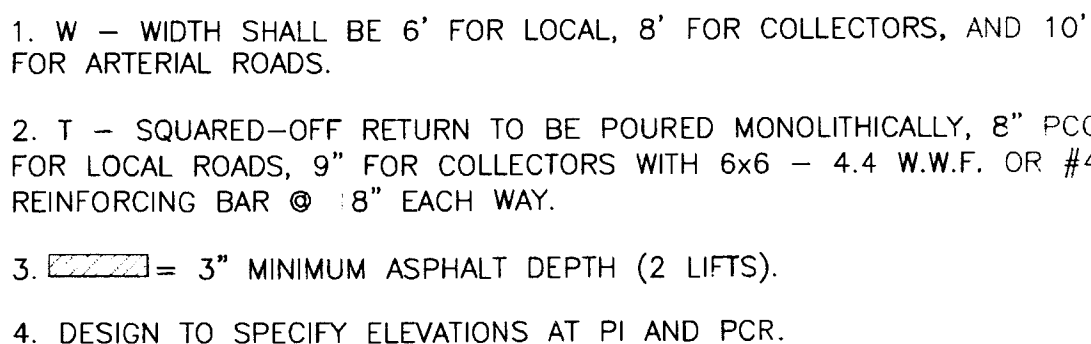
1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND 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 PLANNING AND COMMUNITY DEVELOPMENT DIVISION.
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 EXCEPT BRAINGATE PARKWAY AND VOLLMER ROAD WHICH ARE ARTERIALS AND A 50 FOOT SIGHT VISIBILITY TRIANGLE 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 PLANNING AND COMMUNITY DEVELOPMENT 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 DIVISION.
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 SIGN".
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 DEPARTMENT OF PUBLIC WORKS (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 PRIOR TO ANY WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY, INCLUDING SIGNAGE OR STRIPING.



SCALE: NTS

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 – 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 DEPARTMENT OF PUBLIC WORKS. 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 DEPARTMENT OF PUBLIC WORKS.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS 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 VERTICAL ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA.
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT PUBLIC WORKS, 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.

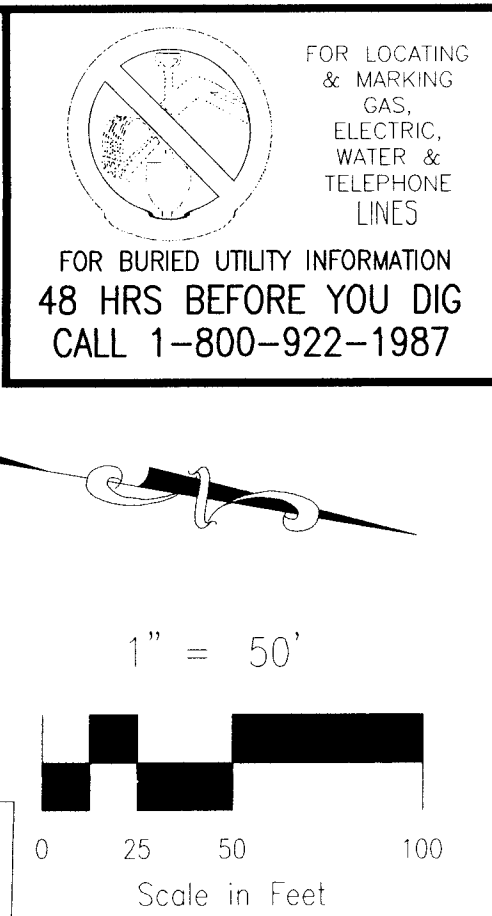


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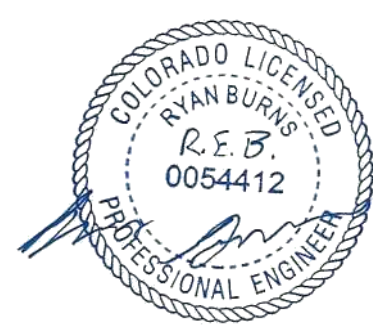


DESIGN SPEED = 25 MPH
POSTED SPEED = 25 MPH





KEY MAP
N.T.S.



FOR UNDERGROUND STORM, WATER AND SANITARY
SEWER UTILITY LOCATIONS, SEE PLANS BY M&S
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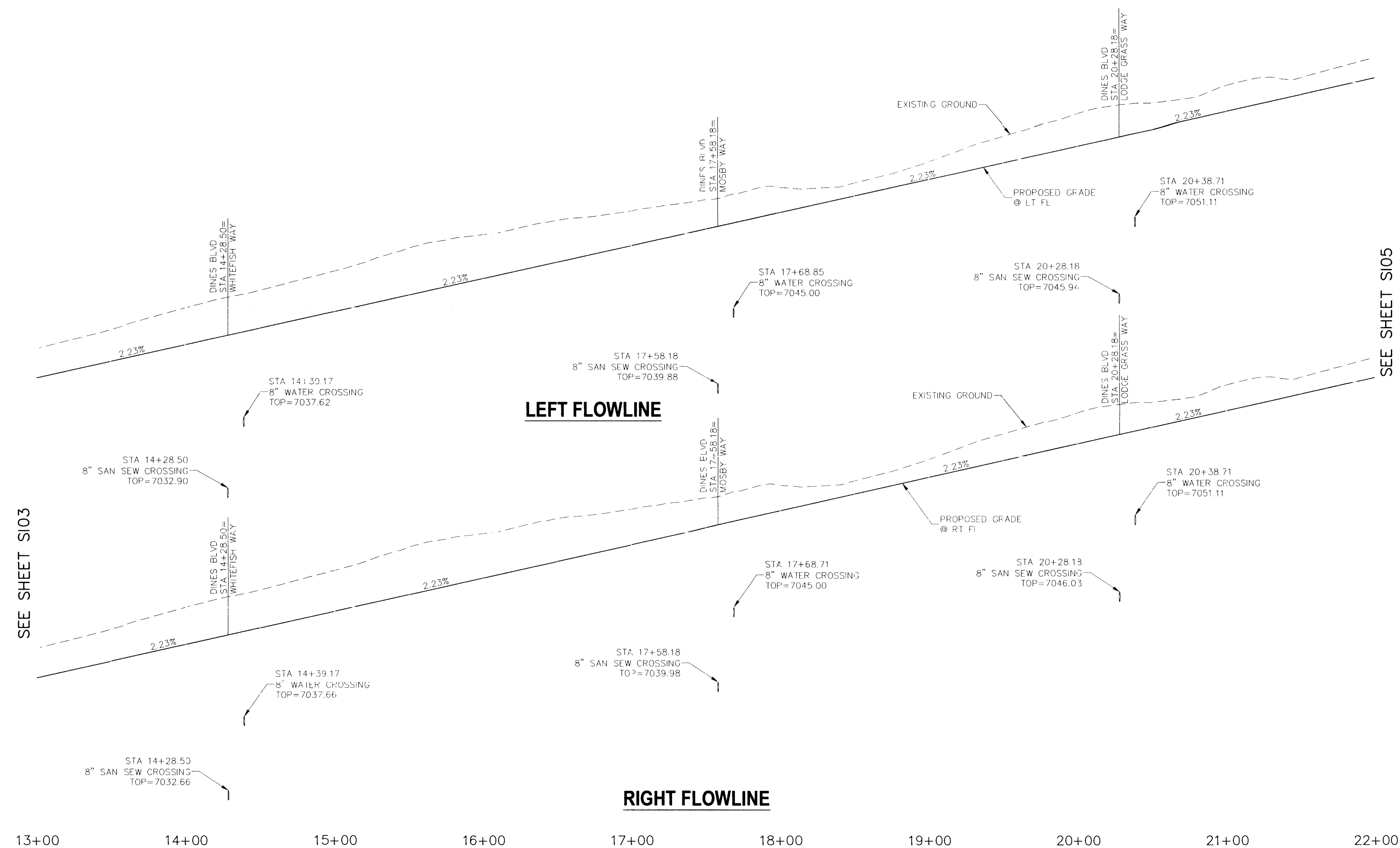
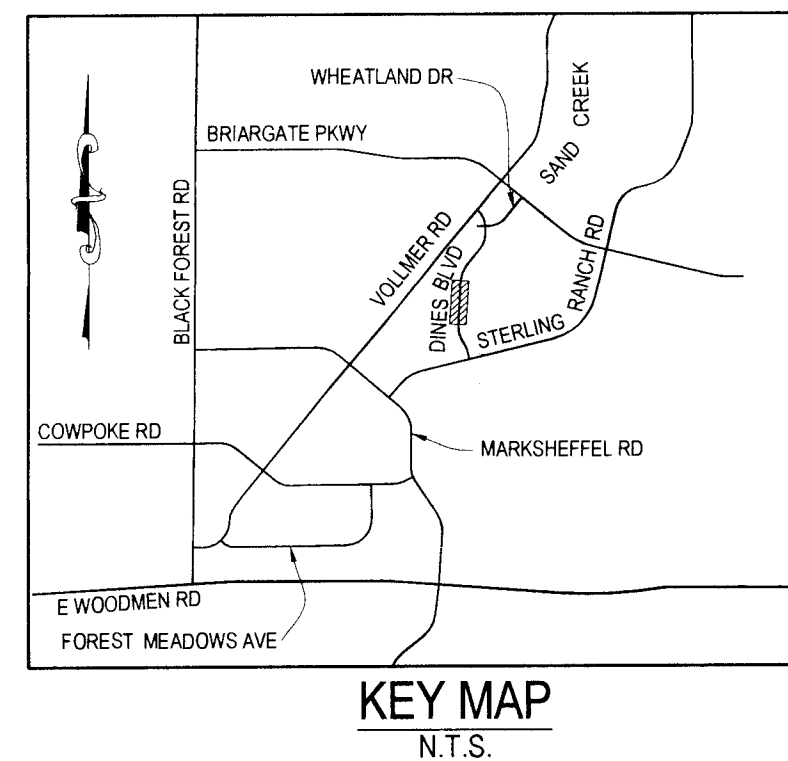
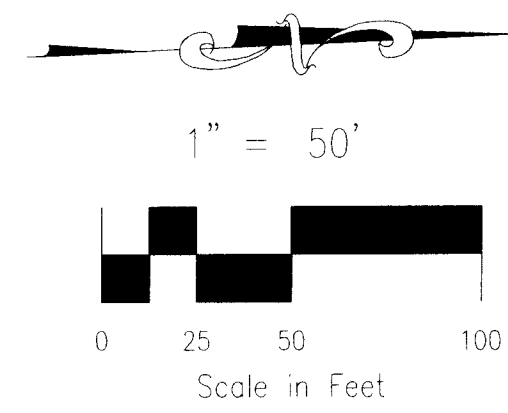
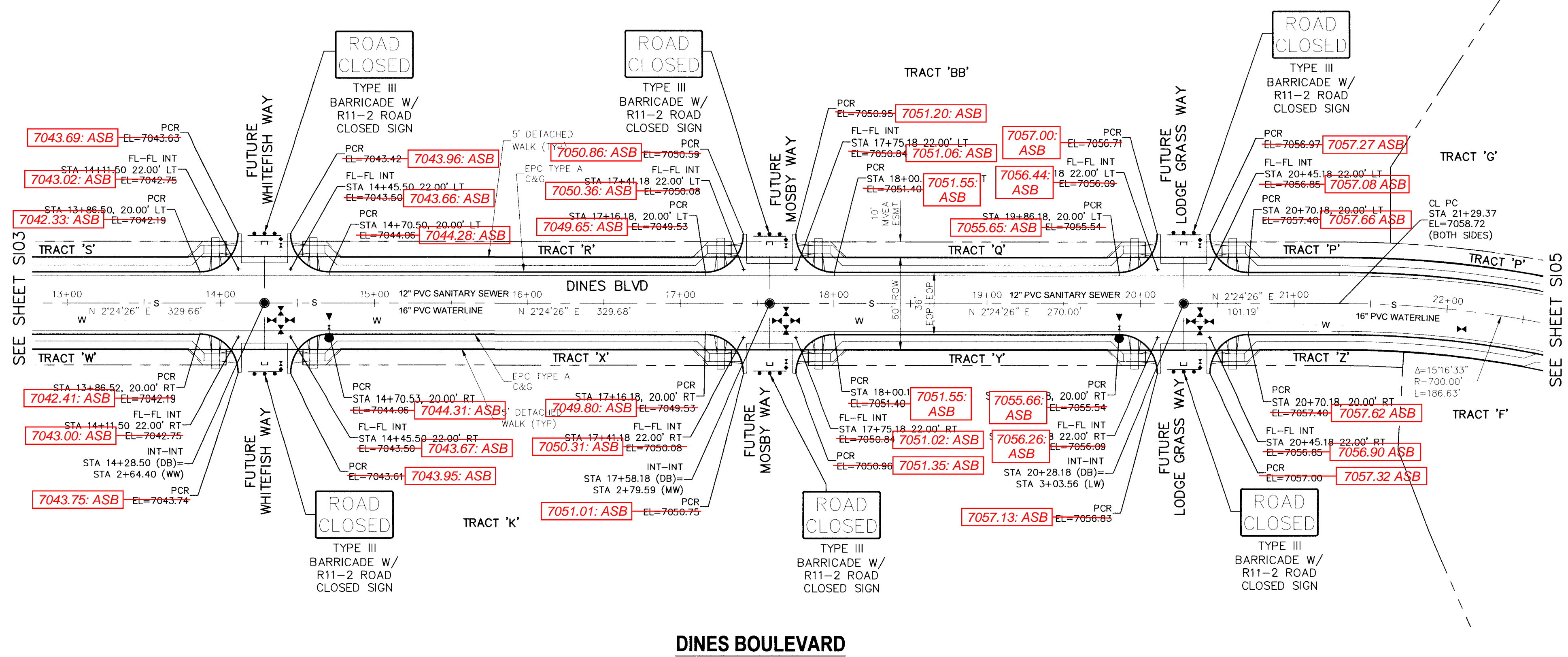
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STREET ABBREVIATIONS

(DB)	DINES BOULEVARD
(WW)	WHITEFISH WAY (FUTURE)
(MW)	MOSBY WAY (FUTURE)
(LW)	LODGE GRASS WAY (FUTURE)

NOTES:

1. ALL CURB RETURN RADIUS SHALL BE 25.00' UNLESS OTHERWISE NOTED.
2. ALL SIDEWALKS SHALL BE 5' WIDE AND DETACHED UNLESS OTHERWISE STATED
3. ALL CROSS PANS SHALL BE EL PASO COUNTY STD SD 2-26.
4. ALL PED RAMPS LOCATED AT INTERSECTIONS SHALL BE EL PASO COUNTY STD SD 2-41 AND ALL MID STREET PED RAMPS SHALL BE EL PASO COUNTY STD SD 2-50.



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STERLING RANCH-DINES BLVD & WHEATLAND DR.

STREET IMPROVEMENT PLANS		FILE: 04/03/2017	
PROJECT NO: 09-006	DESIGNED BY: DM	SCALE: HORIZ: 1"=50'	DATE: 04/17/2017
DRAWN BY: BB	CHECKED BY: VAS	VERT: 1"=5'	
		SHEET 4 OF 10	
		S104	

20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

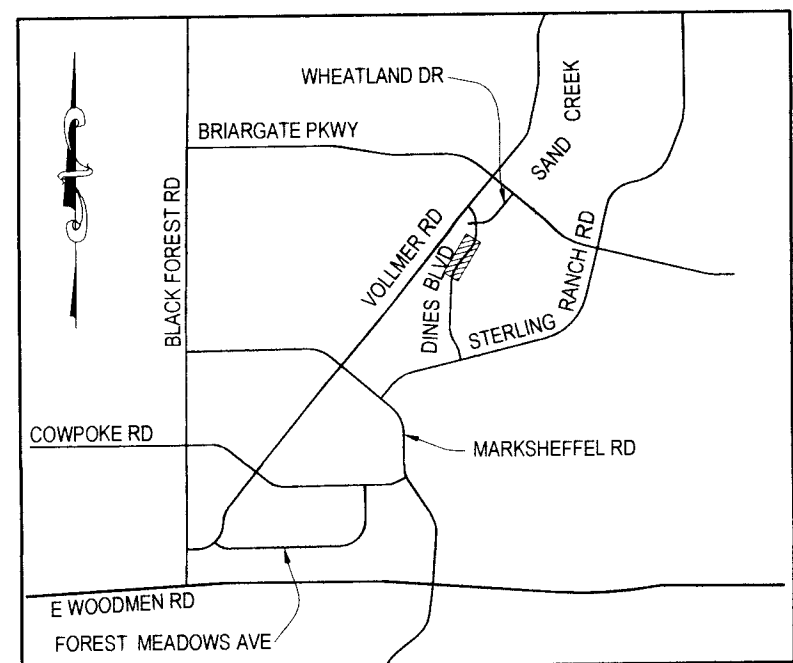
MIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160
FOR AND ON
BEHALF OF
M&S CIVIL
CONSULTANTS,
INC.

[illegible]

CAUTION THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

AS-BUILT PLANS
2024-09-24
SF-16-013

NOTE:
FOR UNDERGROUND STORM, WATER AND SEWER UTILITY LOCATIONS, SEE PLANS BY CIVIL CONSULTANTS, INC.



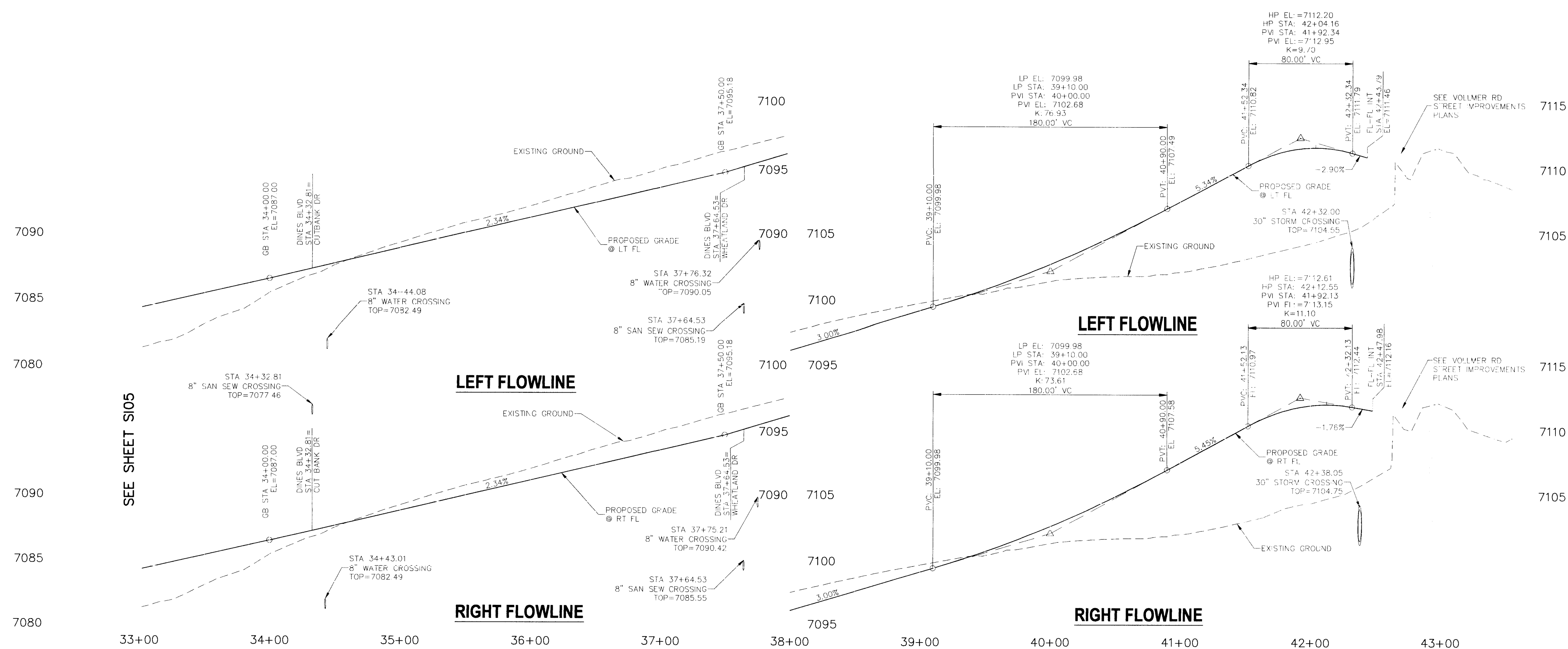
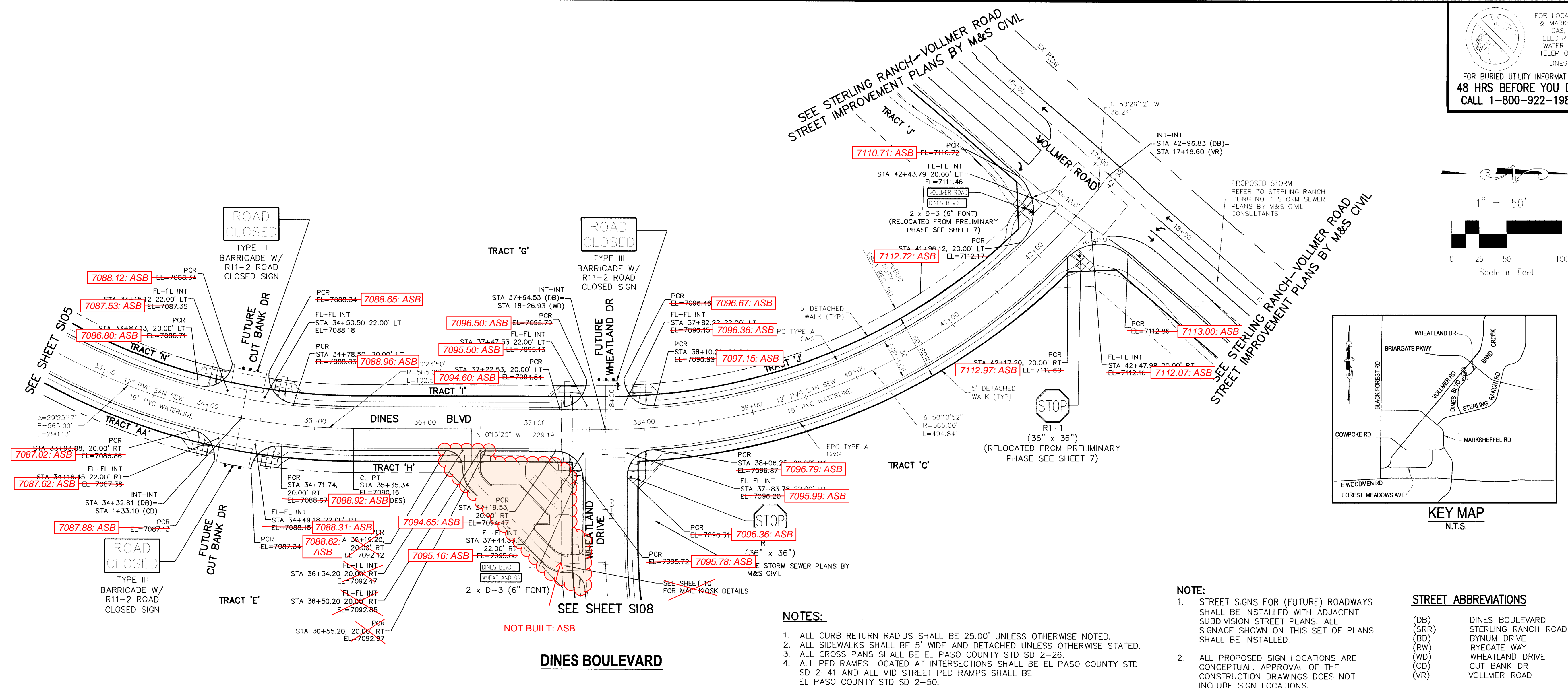
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NOTE:
FOR UNDERGROUND STORM, WATER AND SANITARY
SEWER UTILITY LOCATIONS, SEE PLANS BY M&S
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[illegible]



NOTE:
INTERIM CONDITION IMPROVEMENTS
REQUIRE REMOVAL OF TEMPORARY
DINES CONNECTION FROM STA 41+96.12
TO VOLLMER RD.

NOTE:
FOR UNDERGROUND STORM, WATER AND SANITARY
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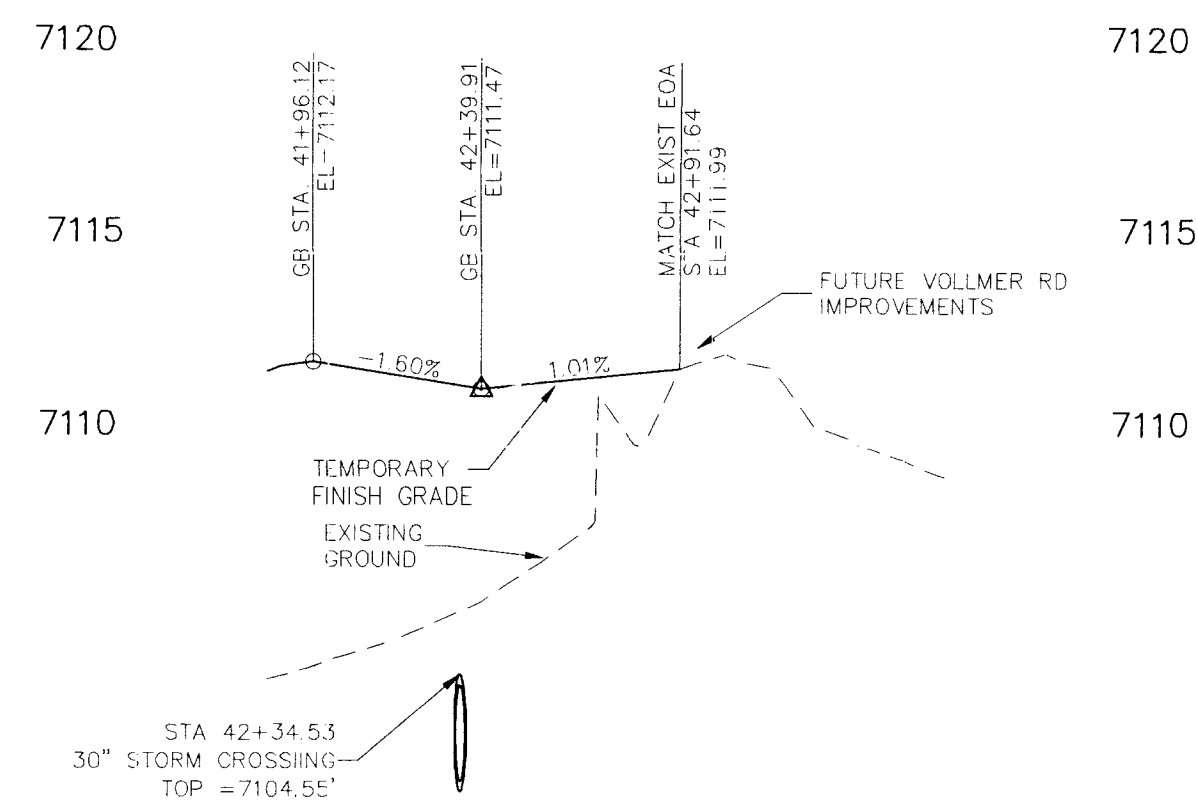
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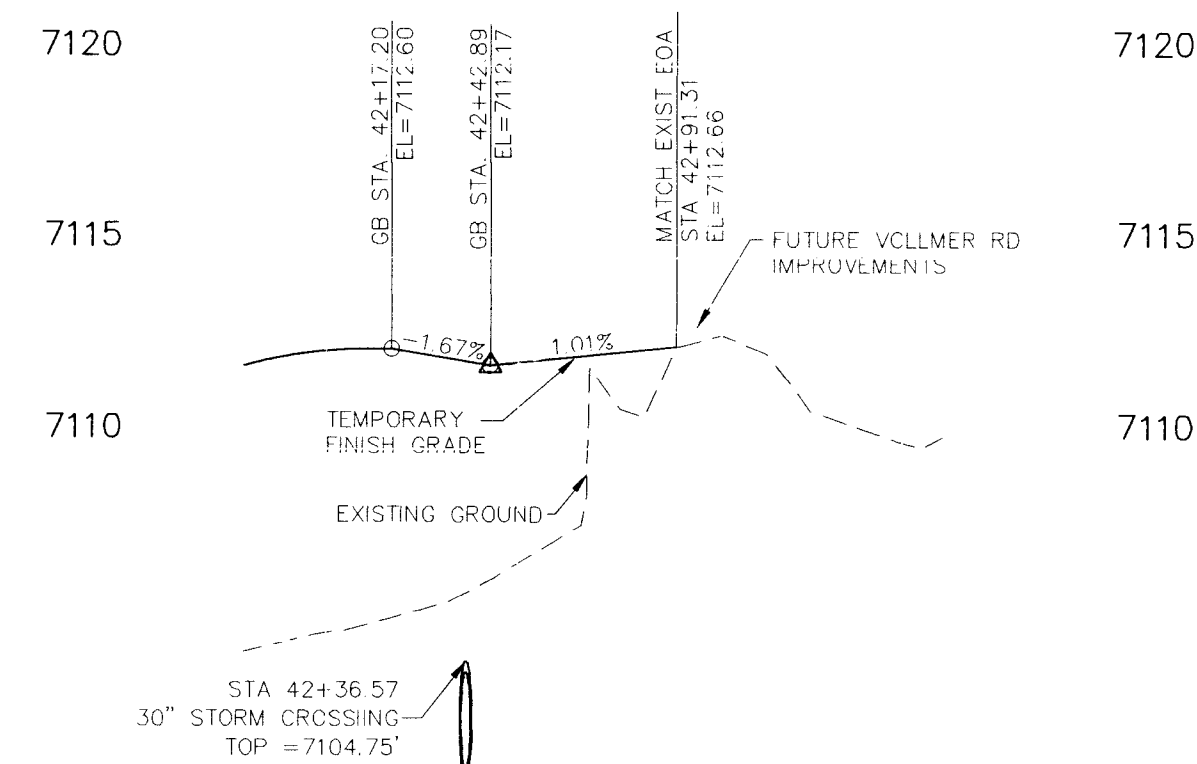
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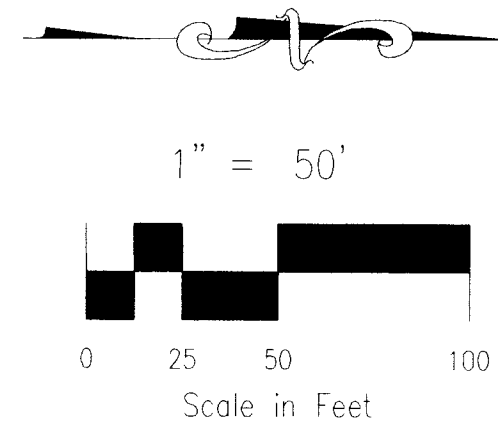


LEFT EDGE OF ASPHALT



RIGHT EDGE OF ASPHALT

42+00 43+00 44+00



STERLING RANCH-DINES BLVD & WHEATLAND DR

20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485



VIRGIL A. SANCHEZ /, COLORADO P.L. NO. 3/160

FOR AND ON
BEHALF OF
M&S CIVIL
CONSULTANTS,
INC.

[illegible]

AS-BUILT PLANS
2024-09-24
SF-16-013

NOTE:

FOR UNDERGROUND STORM, WATER AND SANITARY
SEWER UTILITY LOCATIONS, SEE PLANS BY M&S
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NOTES:

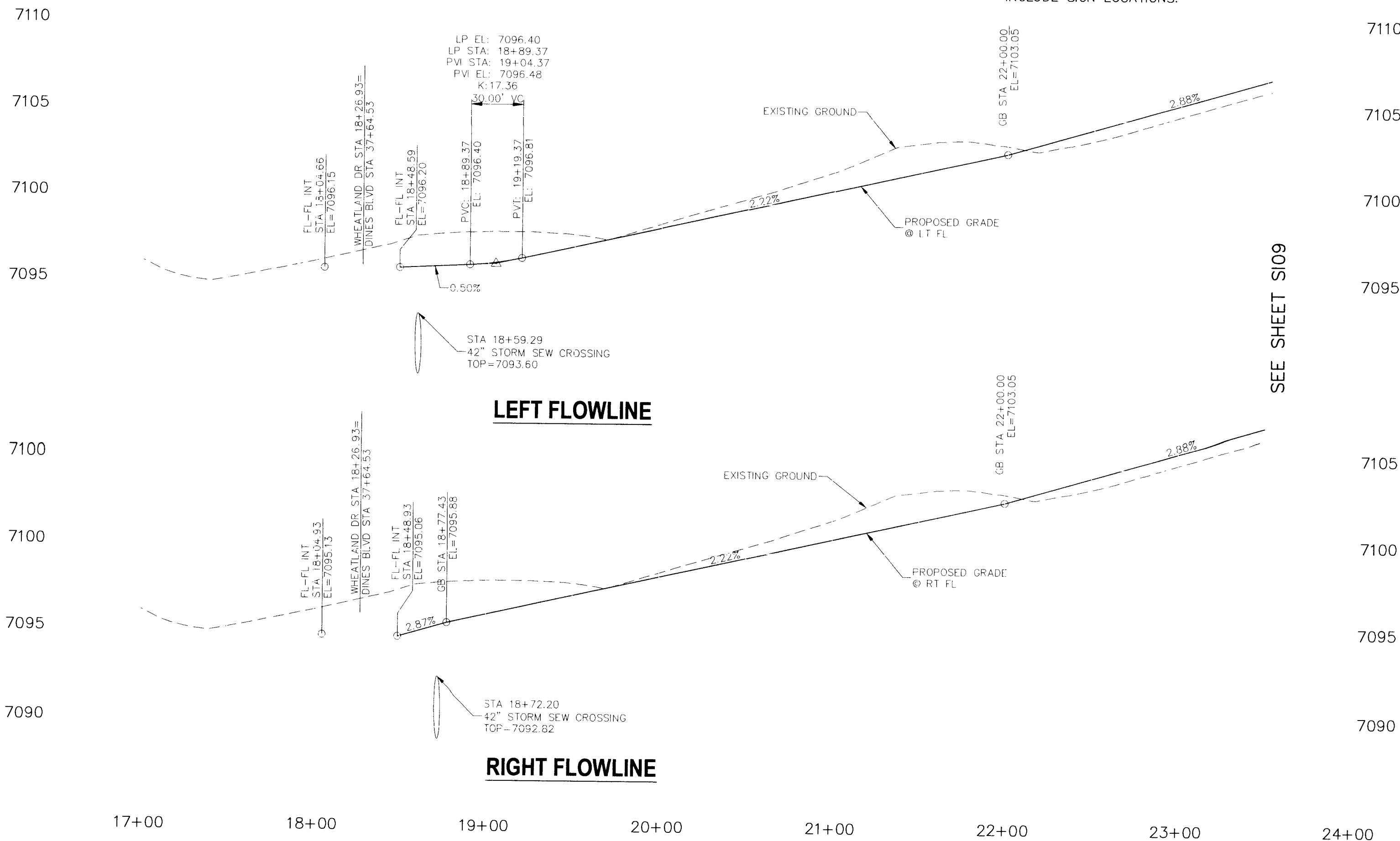
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STREET ABBREVIATIONS

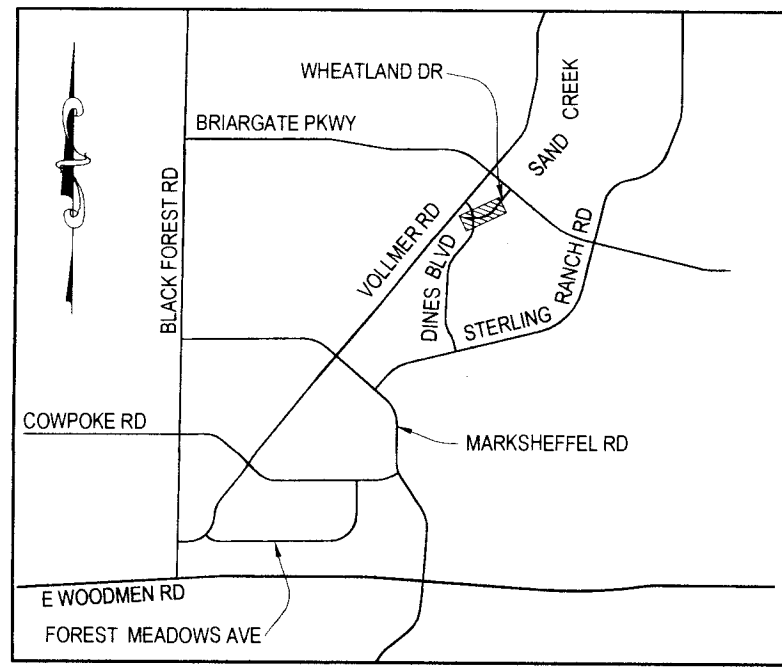
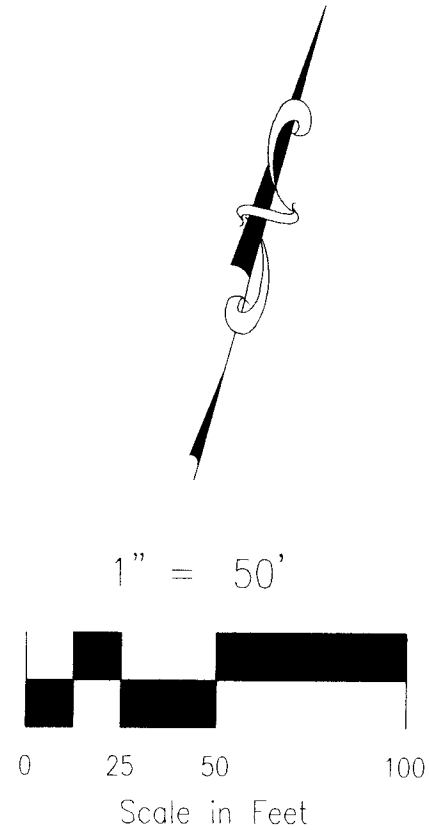
(DB) DINES BOULEVARD
(WD) WHEATLAND DRIVE

NOTE:

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KEY MAP
N.T.S.



AS-BUILT PLANS
2024-09-24
SF-16-013

NOTE:

FOR UNDERGROUND STORM, WATER AND SANITARY SEWER UTILITY LOCATIONS, SEE PLANS BY M&S CIVIL CONSULTANTS, INC.

STERLING RANCH-DINES BLVD & WHEATLAND DR.	
STREET IMPROVEMENT PLANS	
PROJECT NO. 09-006	DATE: 04/7/2017
DESIGNED BY: DM	SCALE: 1"=50'
DRAWN BY: BB	HORIZ: 1"=50'
CHECKED BY: VAS	VERT: 1"=5'
SHEET 8 OF 10	
SIO8	

20 BOULDER CREEK, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

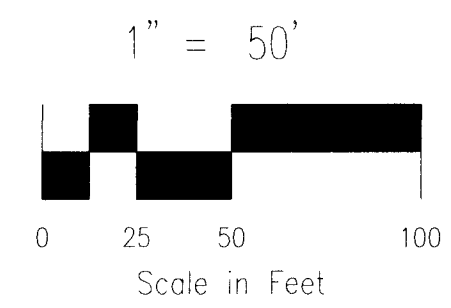
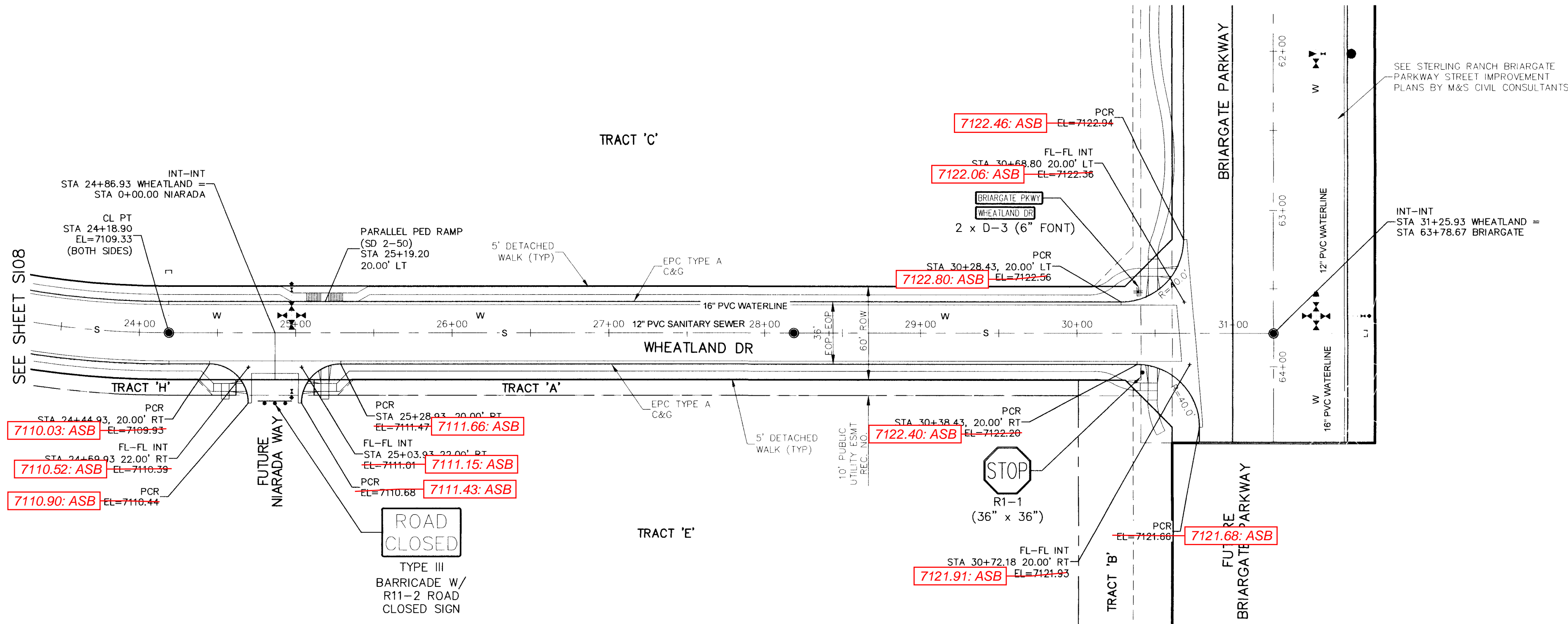
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

NO.	DATE	BY	DESCRIPTION	APPROVED BY	DATE

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CAUTION

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STREET ABBREVIATIONS

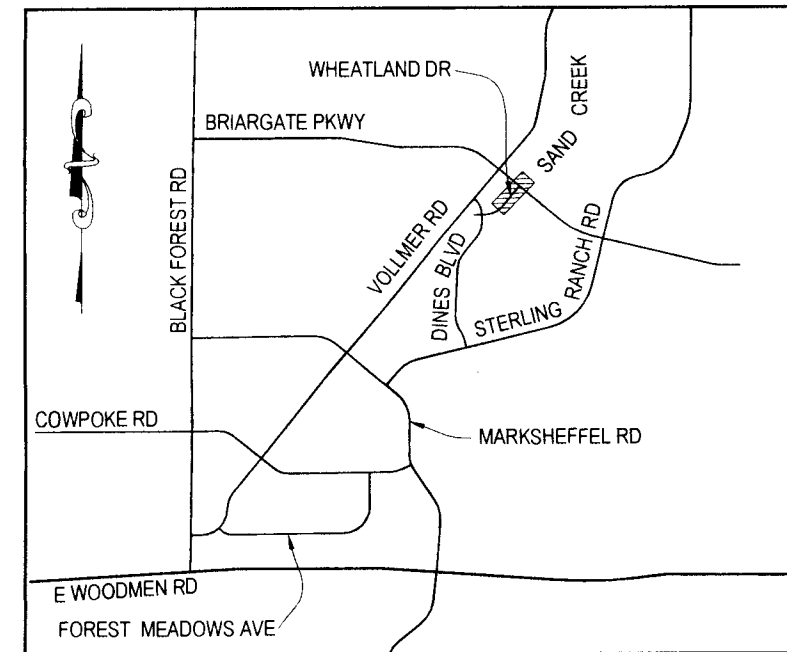
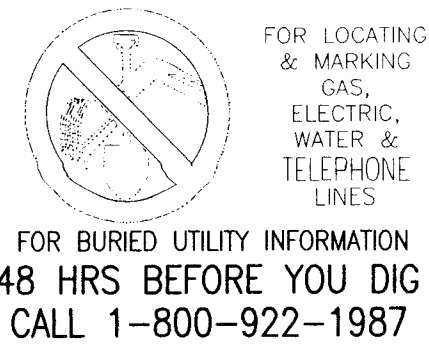
(BP) BRIARGATE PARKWAY
(WD) WHEATLAND DRIVE
(NW) NIARADIA WAY

NOTES:

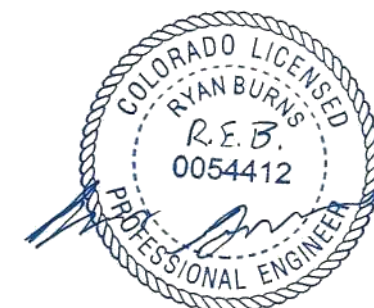
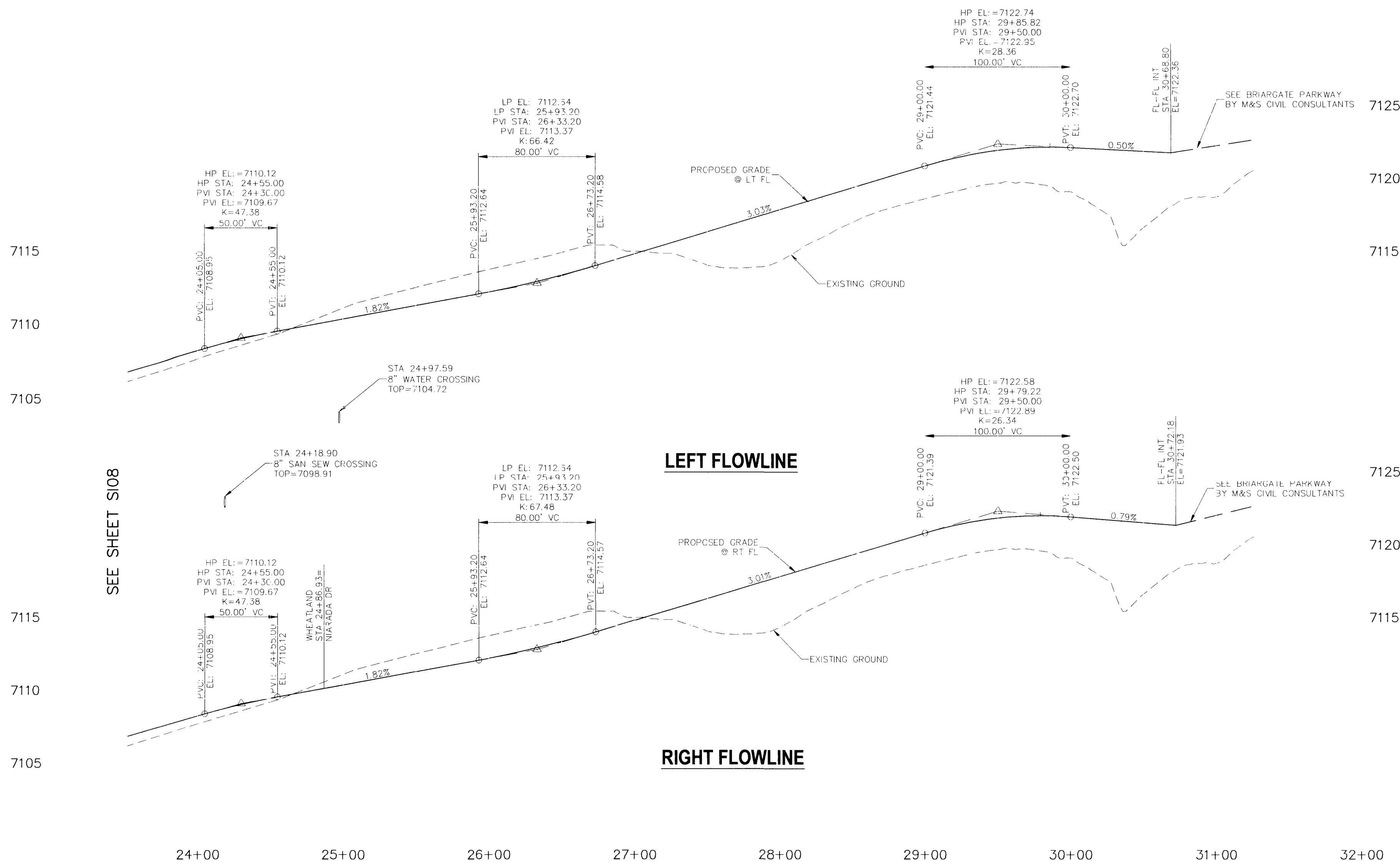
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KEY MAP
N.T.S.



AS-BUILT PLANS
2024-09-24
SF-16-013

NOTE:

FOR UNDERGROUND STORM, WATER AND SANITARY SEWER UTILITY LOCATIONS, SEE PLANS BY M&S CIVIL CONSULTANTS, INC.

STERLING RANCH-DINES BLVD & WHEATLAND DR.

STREET IMPROVEMENT PLANS

PROJECT NO. 09-006 FILE: G:\990054\Sterling Ranch No. 2.dwg Const Draw Sheet Plans\Draws\Bldg\Wheatland Dr\SI09.dwg

DATE: 04/17/2017

SCALE: 1"=50'

SHEET 9 OF 10

SI09

20 BOULDER CREEK, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE 719.955.5465

FOR AND ON BEHALF OF
M&S CIVIL CONSULTANTS, INC.

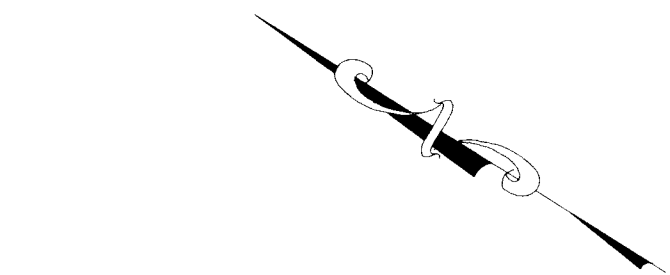
REVISIONS:

NO.	DATE	BY	DESCRIPTION

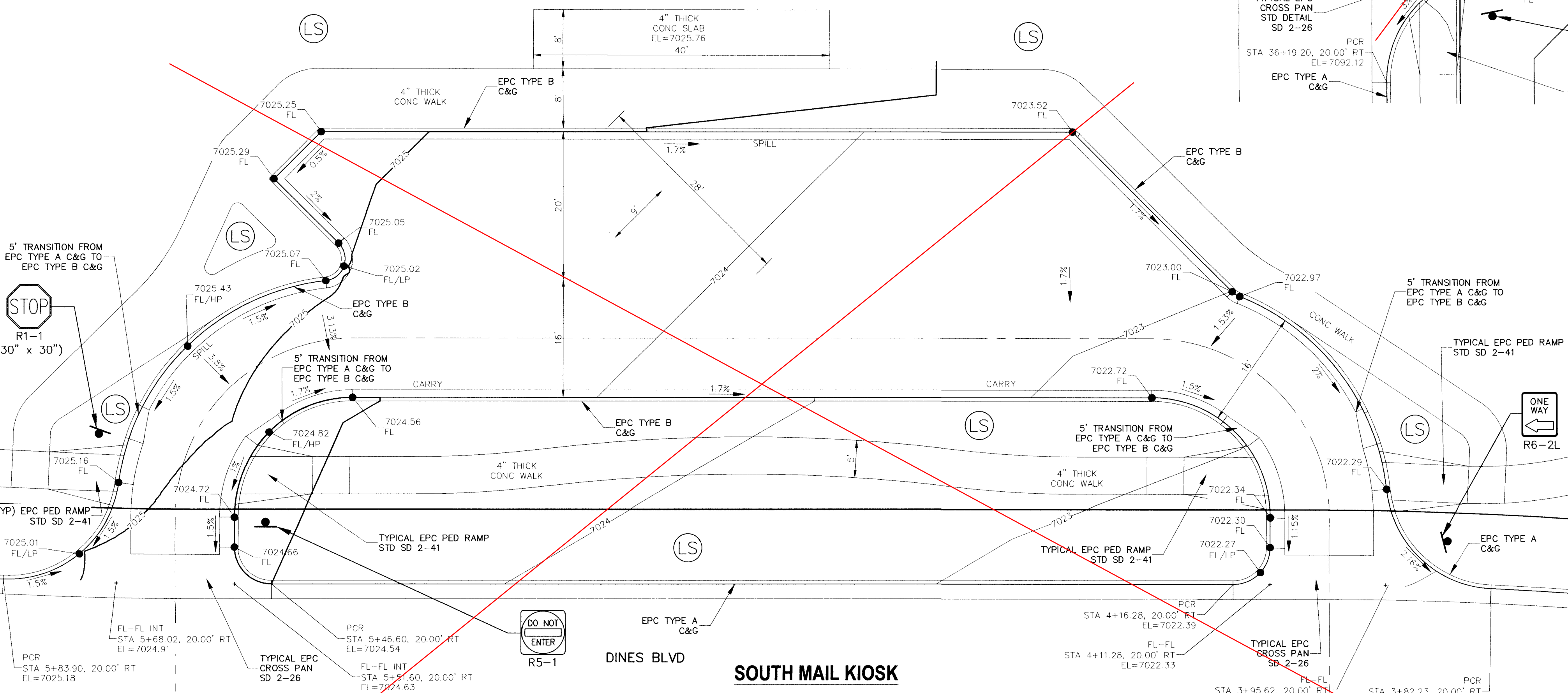
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CAUTION

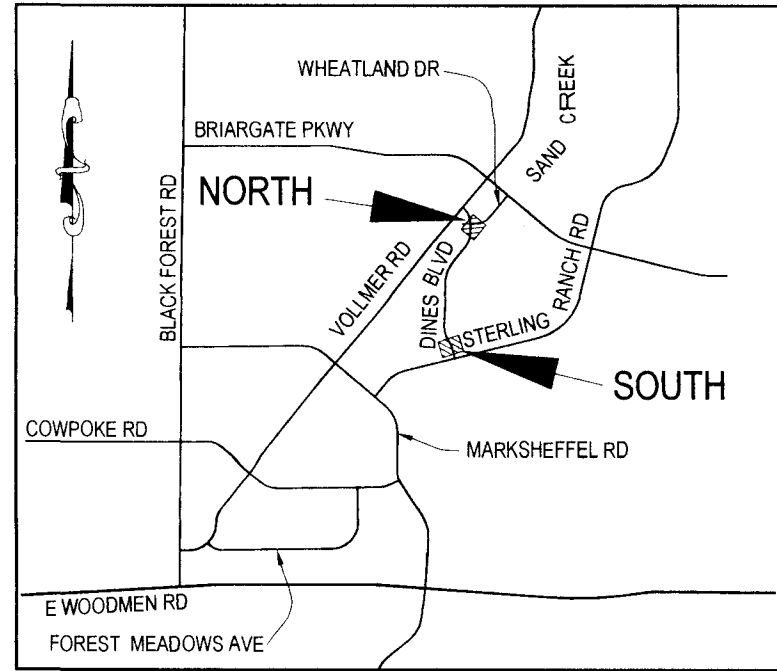
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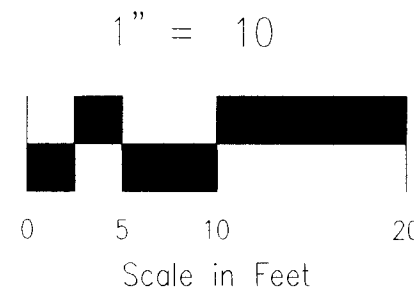
NOT BUILT: ASB



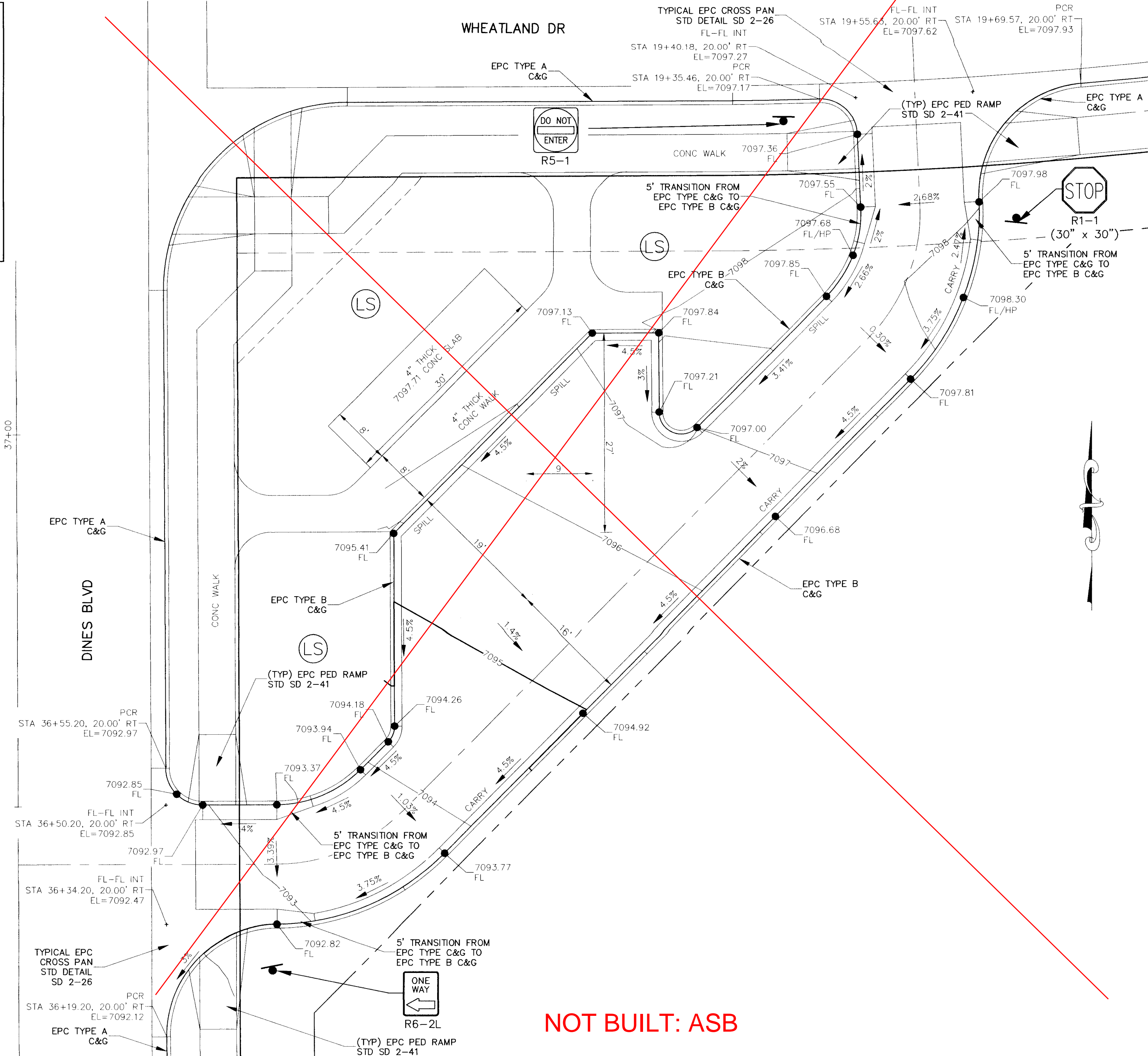
SOUTH MAIL KIOSK



KEY MAP
N.T.S.



DINES BLVD

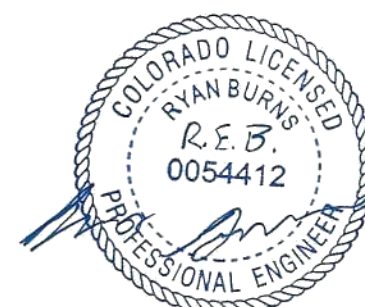


NOT BUILT: ASB

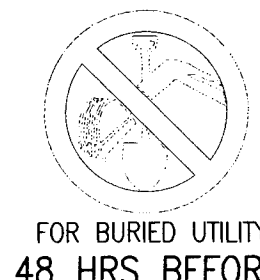
NORTH MAIL KIOSK

- (LS) LANDSCAPE AREA
- 6920 PROPOSED MAJOR CONTOUR
- 6918 PROPOSED MINOR CONTOUR
- 1.5% DRAINAGE FLOW DIRECTION

- NOTE:
- STREET SIGNS FOR (FUTURE) ROADWAYS SHALL BE INSTALLED WITH ADJACENT SUBDIVISION STREET PLANS. ALL SIGNAGE SHOWN ON THIS SET OF PLANS SHALL BE INSTALLED.
 - ALL PROPOSED SIGN LOCATIONS ARE CONCEPTUAL. APPROVAL OF THE CONSTRUCTION DRAWINGS DOES NOT INCLUDE SIGN LOCATIONS.



AS-BUILT PLANS
2024-09-24
SF-16-013



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FOR AND ON BEHALF OF
WAS CIVIL CONSULTANTS, INC.

20 BOULDER CIRCUS, SUITE 110
COLORADO SPRINGS, CO 80909
PHONE 719.553.5465



STERLING RANCH-DINES BLVD & WHEATLAND DR.

MAIL KIOSK DETAIL SHEET

PROJECT NO. 09-006	FILE: R:\00000A\Sterling Ranch No 2\04\Cont. Draw\Street Plans\Draw Dines Blvd\Wheatland PA STD.dwg	DATE: 04/17/2017
DESIGNED BY: DM	SCALE: 1"=10'	SHEET 10 OF 10
DRAWN BY: BB	HORIZ: N/A	S10
CHECKED BY: VAS	VERT: N/A	