

COUNTY OF EL PASO, STATE OF COLORADO

STREET IMPROVEMENT PLANS

NOVEMBER 2017

AGENCIES

OWNER/DEVELOPER: SR LAND, LLC
20 BOULDER CRESCENT, SUITE 201
COLORADO SPRINGS, CO 80903
JIM MORLEY (719) 471-1742

CIVIL ENGINEER: M & S CIVIL CONSULTANTS, INC.
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
VIRGIL A. SANCHEZ P.E. (719) 955-5485

COUNTY ENGINEERING: EL PASO COUNTY DEVELOPMENT SERVICES
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
JEFF RICE, P.E. (719) 520-6300

TRAFFIC ENGINEERING: EL PASO COUNTY PUBLIC SERVICES & TRANS. DEPT.
3275 AKERS DRIVE
COLORADO SPRINGS, CO 80922
JENNIFER IRVINE P.E. (719) 520-6460

WATER RESOURCES: STERLING RANCH METRO DISTRICT ENGINEERS
JDS-HYDRO CONSULTANTS
545 E. PIKES PEAK AVE., SUITE 300
COLORADO SPRINGS, CO 80903
JOHN MCGINN (719) 668-8769

FIRE DISTRICT: BLACK FOREST FIRE PROTECTION DISTRICT
11445 TEACHOUT ROAD
COLORADO SPRINGS, CO 80908
CHIEF BRYAN JACK (719) 495-4300

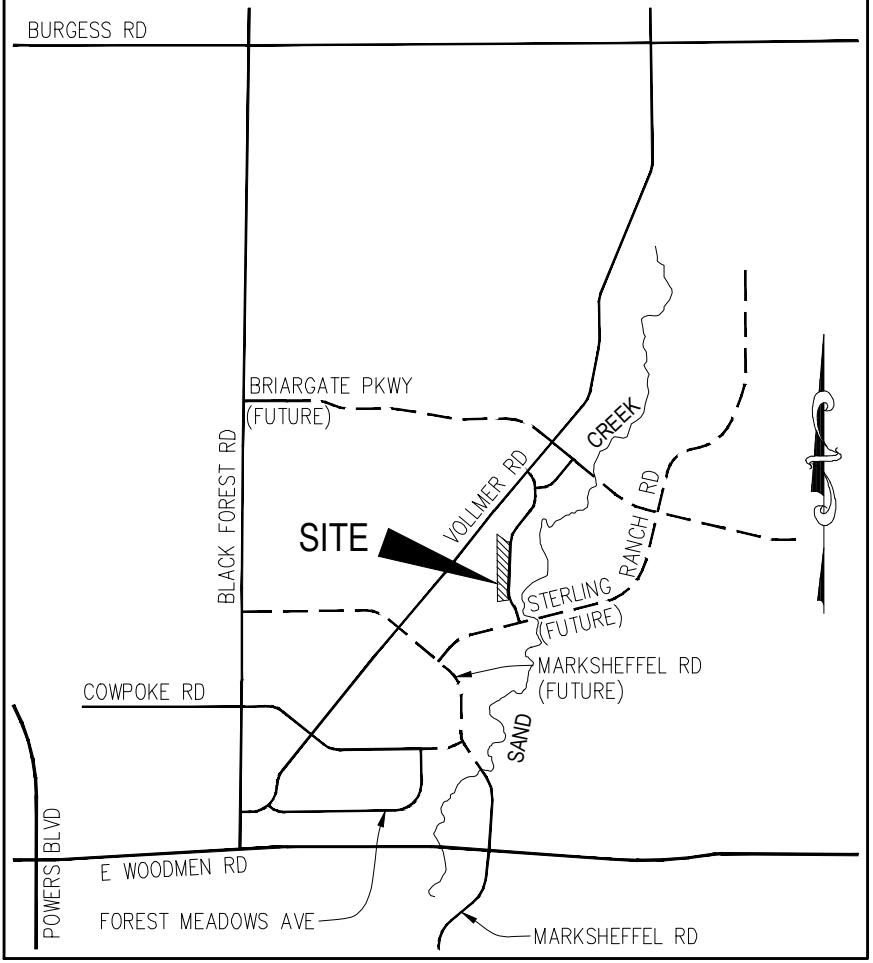
GAS DEPARTMENT: COLORADO SPRINGS UTILITIES
7710 DURANT DR.
COLORADO SPRINGS, CO 80947
TIM WENDT (719) 668-3556

ELECTRIC DEPARTMENT: MOUNTAIN VIEW ELECTRIC
11140 E. WOODMEN ROAD
FALCON, CO 80831
(719) 495-2283

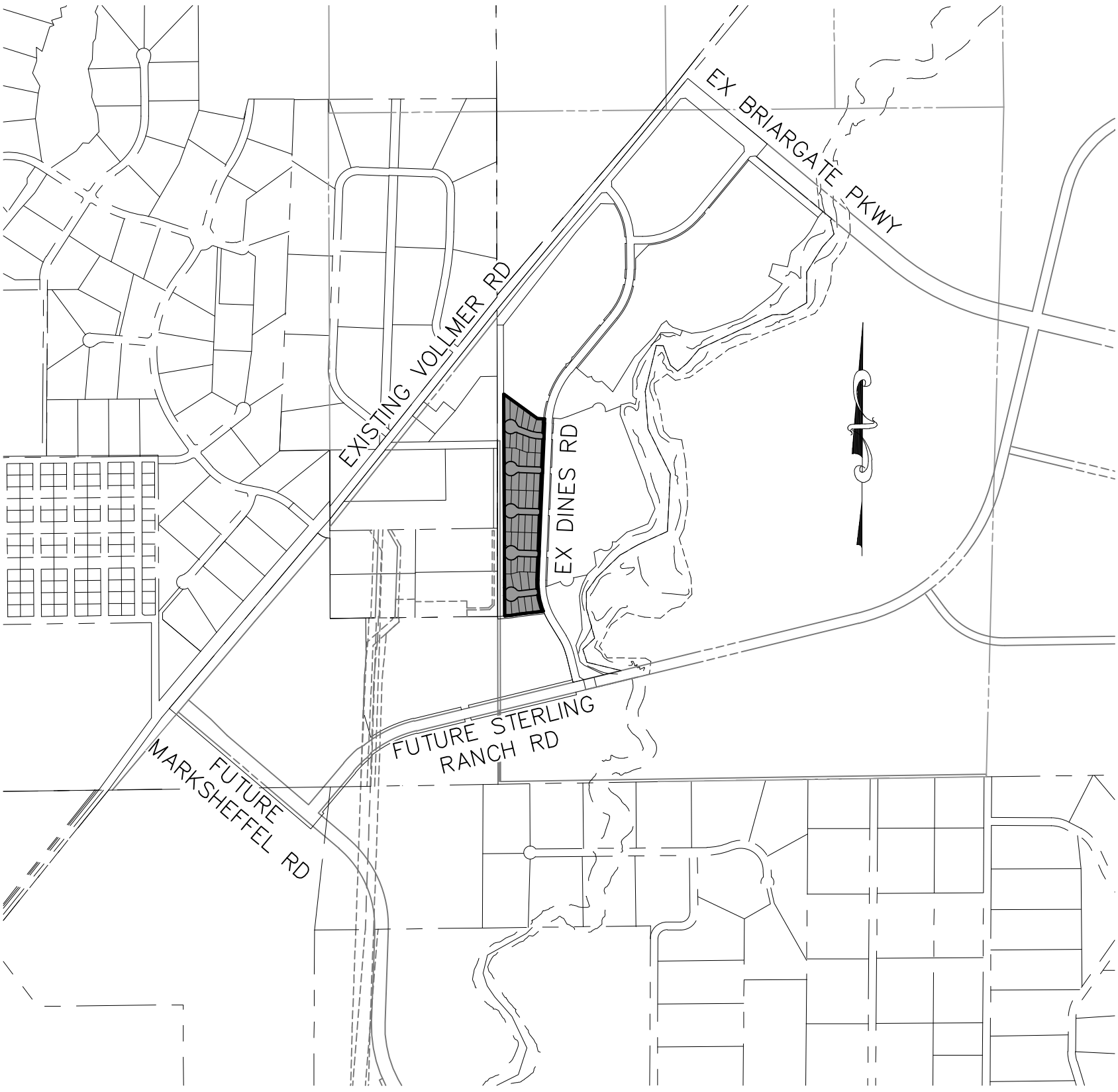
COMMUNICATIONS: QWEST COMMUNICATIONS
(U.N.C.C. LOCATORS) (800) 922-1987
AT&T (LOCATORS) (719) 635-3674

BENCHMARKS

1. THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION
NORTHING = 411416.273
EASTING = 235167.071
ELEVATION = 7023.42
2. THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PAWNEE RANCHEROS SUBDIVISION
NORTHING = 410095.404
EASTING = 235052.131
ELEVATION = 7000.40
3. THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "38141", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDIVISION
NORTHING = 411399.962
EASTING = 233849.817
ELEVATION = 7030.82



VICINITY MAP
N.T.S.



SITE MAP
N.T.S.

APPROVALS:

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID DETAILED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED DRAINAGE PLANS AND SPECIFICATIONS, AND SAID DETAILED PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH THE MASTER PLAN OF THE DRAINAGE BASIN. SAID DETAILED DRAINAGE PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR DRAINAGE FACILITY(S) IS DESIGNED. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS, OR OMISSIONS ON MY PART IN PREPARATION OF THE DETAILED IMPROVEMENT PLANS AND SPECIFICATIONS.

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

OWNER/DEVELOPER STATEMENT:

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE DRAINAGE REPORT AND PLAN AND THIS SET OF CONSTRUCTION DOCUMENTS.
THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

CHALLENGER HOMES
DIRECTOR OF PLANNING AND ENGINEERING

EL PASO COUNTY:

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 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, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

XXXXX XXXXX, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR

DATE _____

STERLING RANCH METROPOLITAN DISTRICT:

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

BLACK FOREST FIRE PROTECTION DISTRICT:

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE BLACK FOREST FIRE PROTECTION DISTRICT SPECIFICATIONS. THE NUMBER OF FIRE HYDRANTS AND HYDRANT LOCATIONS AS SHOWN ON THE WATER INSTALLATION PLAN ARE CORRECT AND ADEQUATE TO SATISFY THE FIRE PROTECTION REQUIREMENTS AS SPECIFIED BY THE BLACK FOREST FIRE PROTECTION DISTRICT.

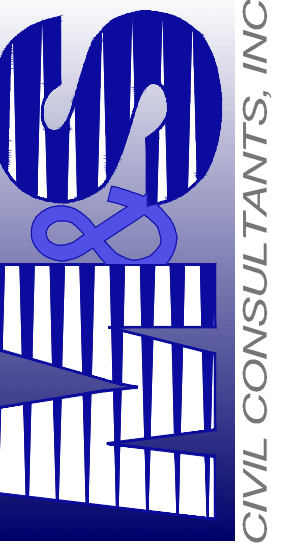
FOR AND ON BEHALF OF THE BLACK FOREST FIRE PROTECTION DISTRICT

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



BEHALF OF
M&S CIVIL
CONSULTANTS,
INC.

[illegible]

GENERAL CONSTRUCTION NOTES:

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED PER THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION.
- ALL STATIONING IS CENTERLINE OF IMPROVEMENTS UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED AS TOP BACK OF CURB (TBC), ASPHALT (ASP), OR TOP OF INLET OR BOX (TOB).
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO EPC ECM APPENDIX K – 1.2C.
- ALL INTERSECTION ACCESSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES IS REQUIRED AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" VERTICAL IN THIS AREA.
- ALL CULVERTS AND STORM DRAIN PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HDPE), REINFORCED CONCRETE PIPE (RCP). ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. ADEQUACY OF MATERIAL THICKNESS FOR ANY CSP INSTALLED SHALL BE VERIFIED BY OWNER'S GEOTECHNICAL ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST CONFORM TO EPC ECM SECTION 3.32 – CULVERTS.
- ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT THE TIME OF CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.

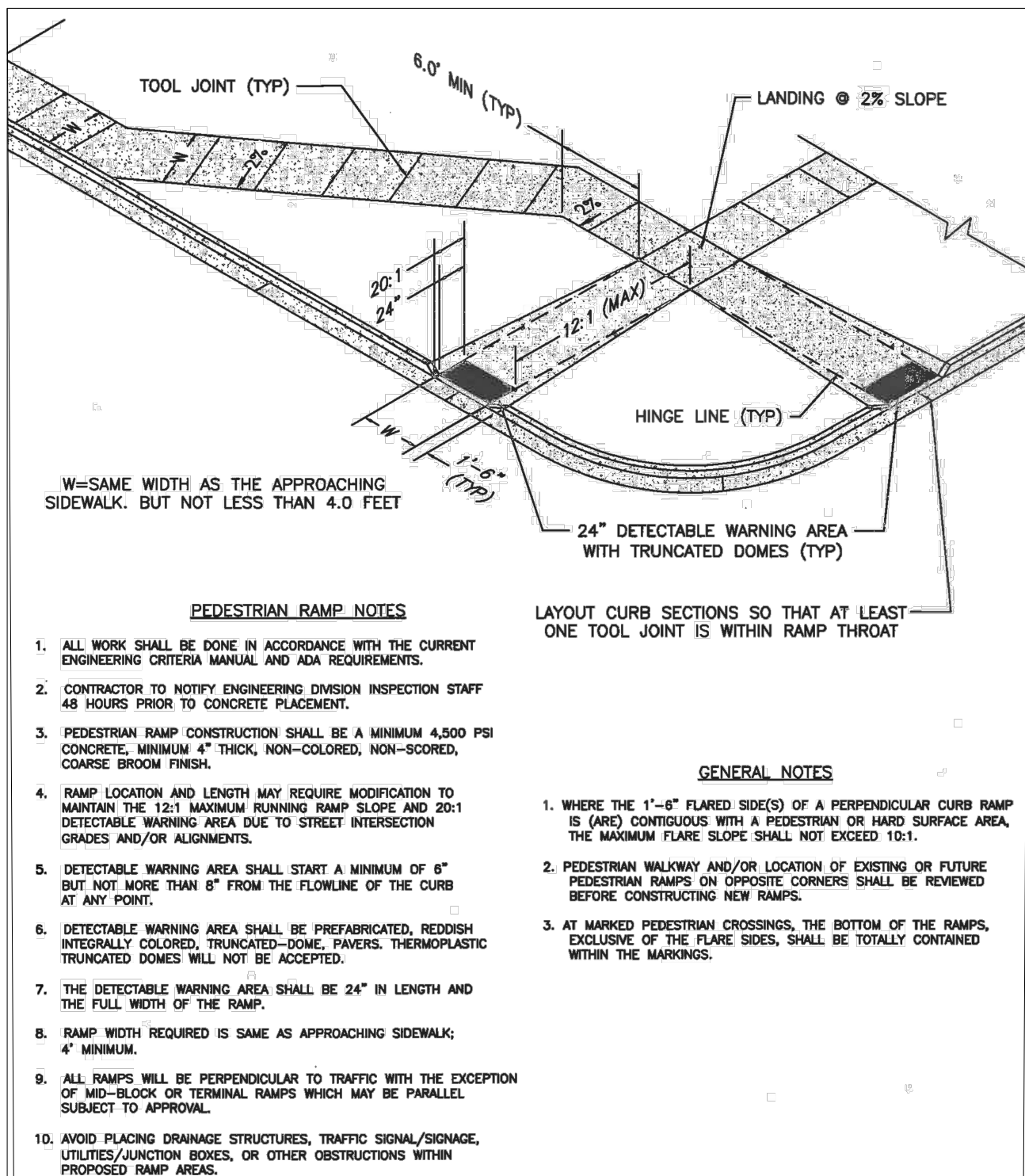
SIGNING AND STRIPING NOTES:

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

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

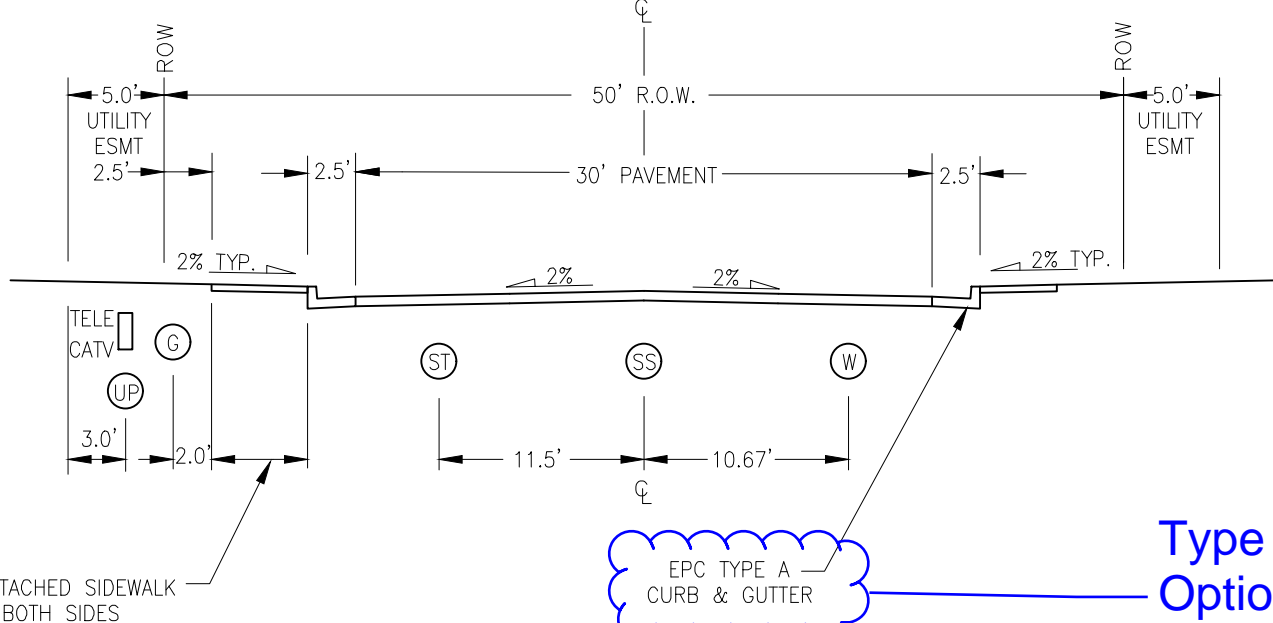
- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION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

Revise all references to DSD to be PCD and DOT to be DPW



PEDESTRIAN INTERSECTION RAMP (SD 2-41)

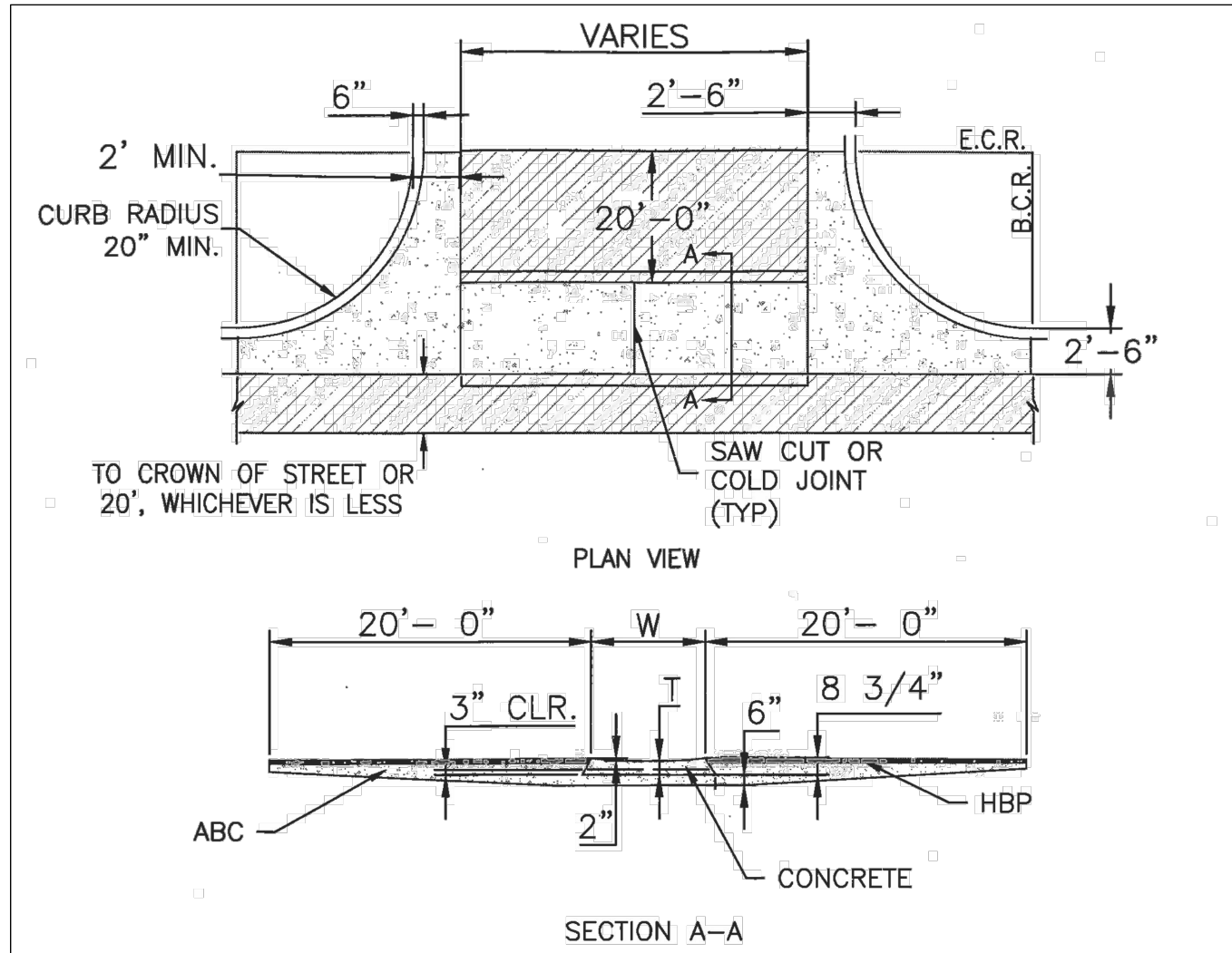
SCALE: NTS



URBAN LOCAL CROSS SECTION

SCALE: NTS

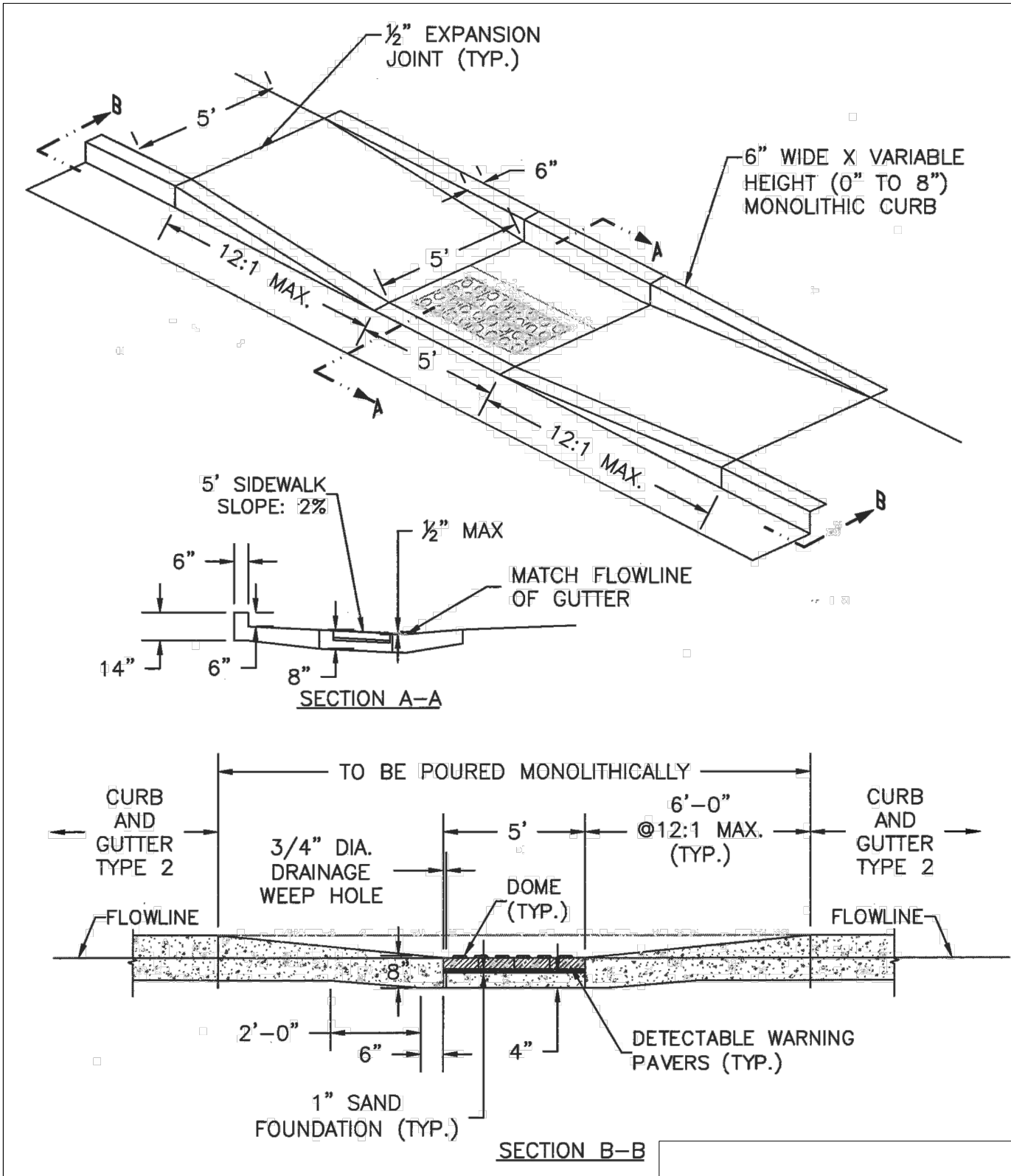
Type C or Optional Type C (recommended)?



TYPICAL CROSS PAN LAYOUT DETAIL (SD 2-26)

SCALE: NTS

- NOTES
- W – WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
 - T – SQUARED-OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 – 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.
 - 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
 - DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.



PARALLEL PEDESTRIAN RAMP DETAIL (SD 2-50)

SCALE: NTS



BRANDING IRON AT STERLING RANCH FILING NO. 1

NOTE & DETAIL SHEET

PROJECT NO. 09-006

DATE: 11/10/2017

SCALE: HORIZONTAL: N/A VERTICAL: N/A

DESIGNED BY: ELS

DRAWN BY: VAS

CHECKED BY: GW

SHEET 2 OF 8

S102

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

CIVIL CONSULTANTS, INC.

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

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

APPROVED BY: DATE:

BY: DESCRIPTION:

NO. DATE:

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.

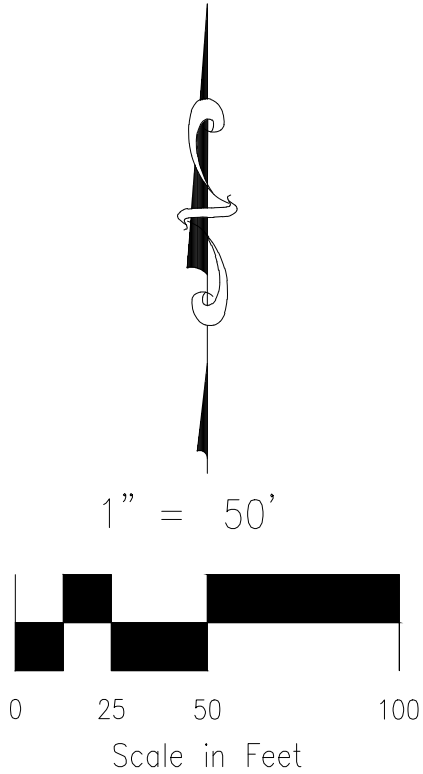
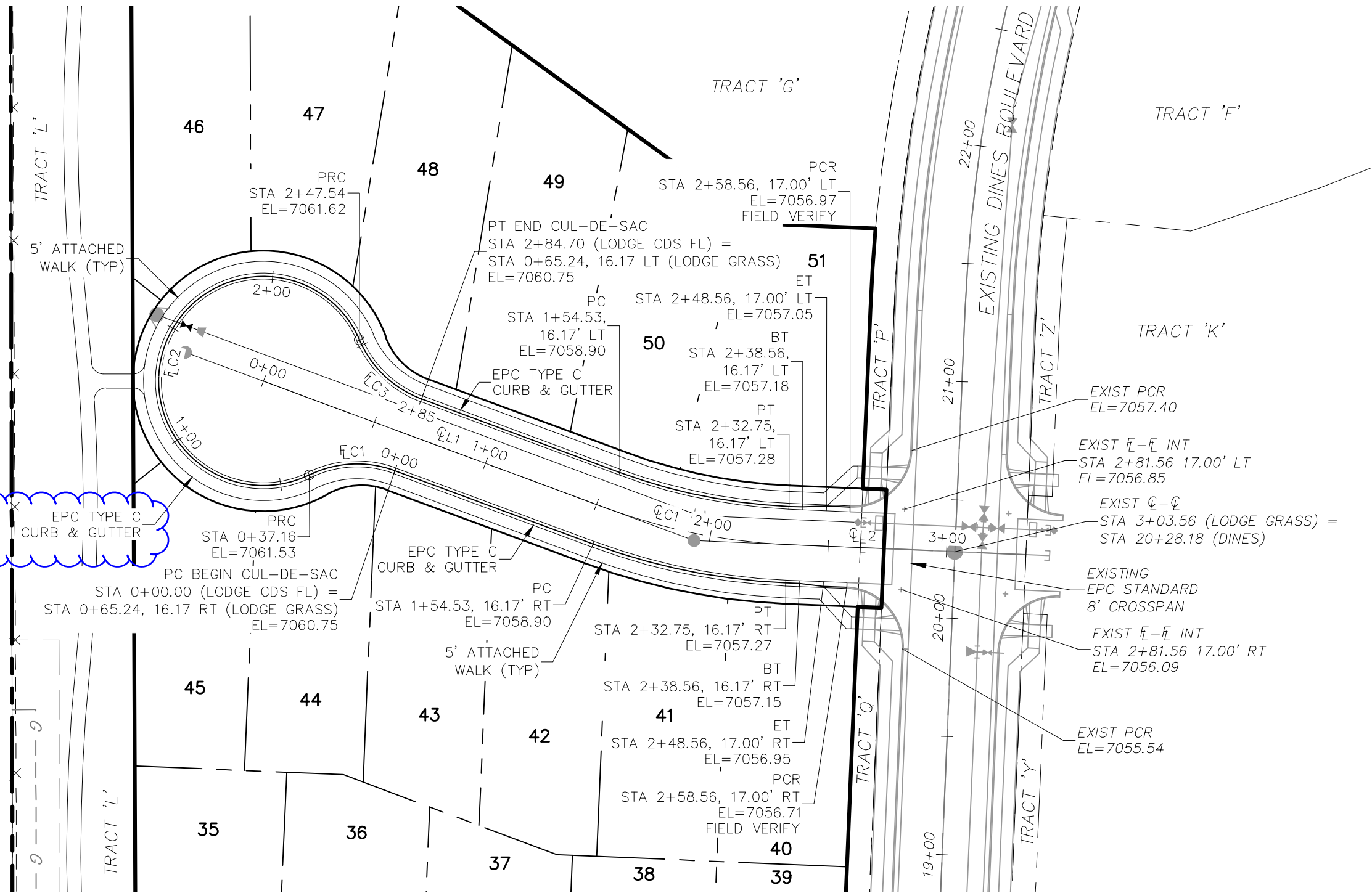
CAUTION

| CENTERLINE LINE TABLE | | |
|--------------------------|---------|-------------|
| LINE | LENGTH | DIRECTION |
| CL1 | 154.53' | S69°40'03"E |
| CL2 | 70.81' | S87°35'34"E |

| CENTERLINE CURVE TABLE | | | |
|---------------------------|---------|--------|-----------|
| CURVE | RADIUS | LENGTH | DELTA |
| CL1 | 250.00' | 78.21' | 17°55'31" |

| CURB FLOWLINE CURVE TABLE | | | |
|------------------------------|--------|---------|------------|
| CURVE | RADIUS | LENGTH | DELTA |
| FL1 | 45.83' | 37.16' | 46°27'28" |
| FL2 | 44.17' | 210.38' | 272°54'56" |
| FL3 | 45.83' | 37.16' | 46°27'28" |

Optional Type C?
(Recommended)

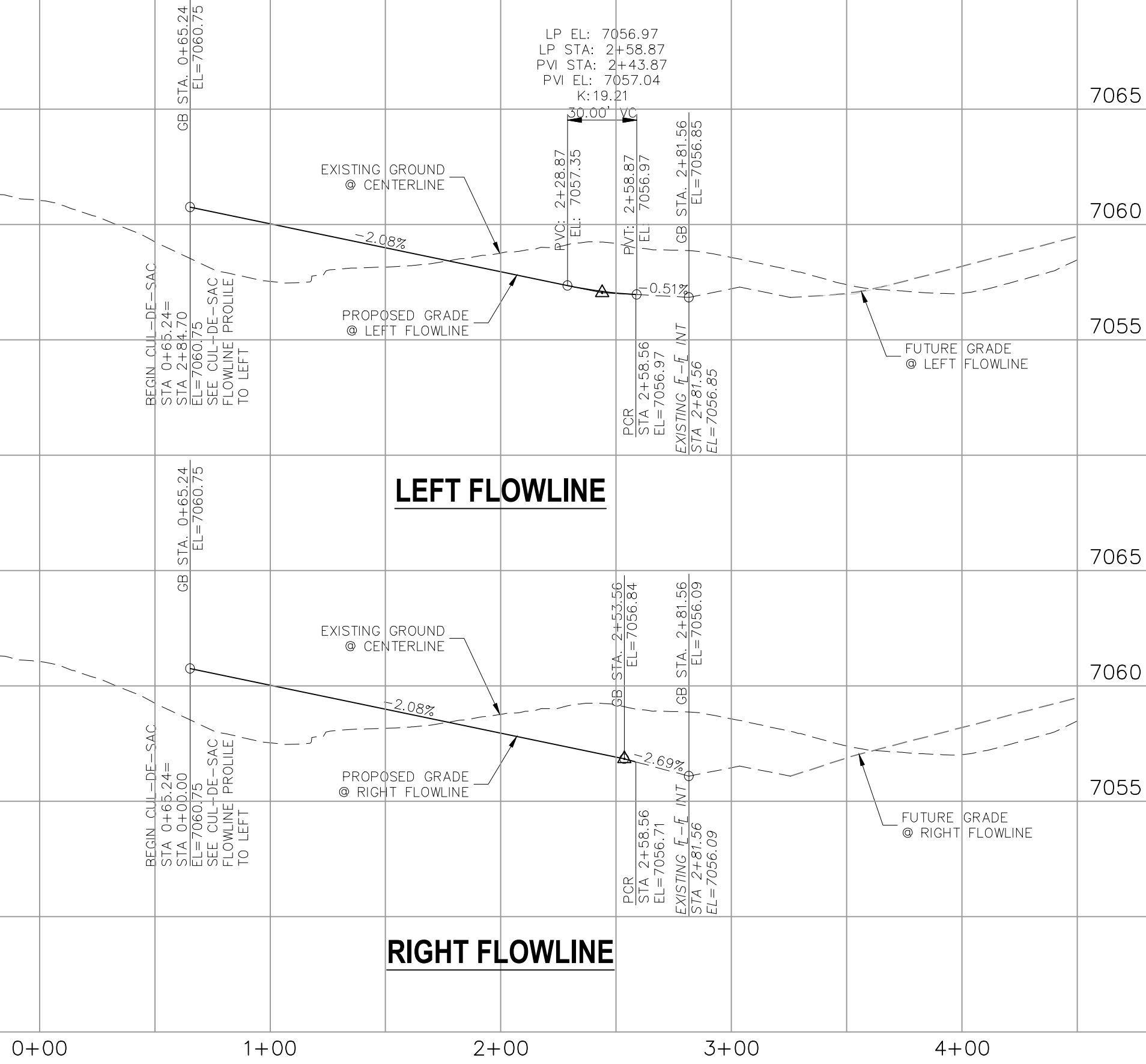
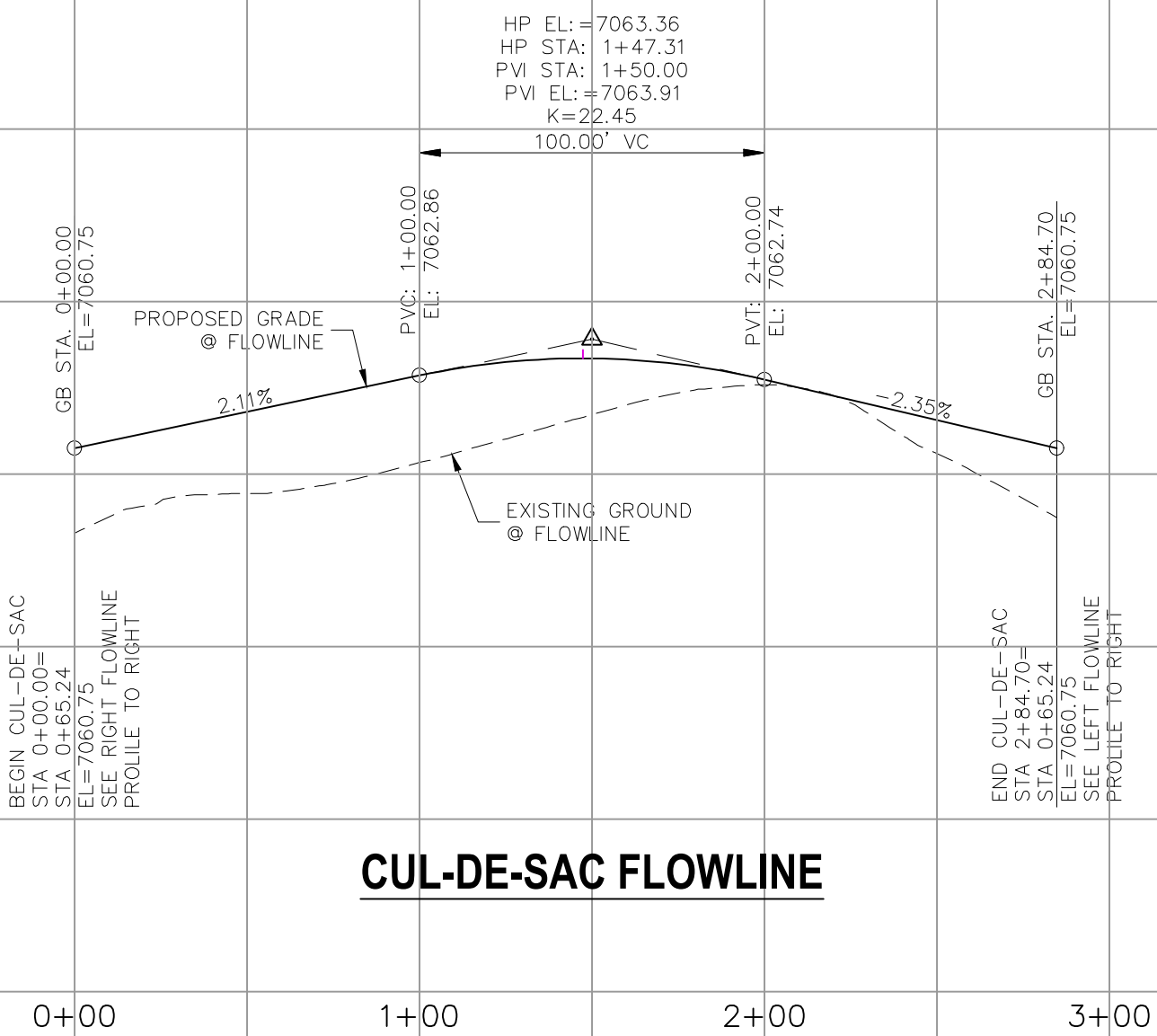


ABBREVIATION LEGEND

- CL-CL CENTERLINE INTERSECTION
FL-FL FLOWLINE INTERSECTION
BT BEGIN TRANSITION
ET END TRANSITION
PC POINT OF CURVE
PCC POINT OF COMPOUND CURVE
PCR POINT OF CURB RETURN
PRC POINT OF REVERSE CURVE
PT POINT OF TANGENT
EL ELEVATION
LT LEFT
RT RIGHT

STREET ABBREVIATIONS

- KC KINTLA COURT
LGW LODGE GRASS WAY
MW MOSBY WAY
SW SPRAGUE WAY
WW WHITEFISH WAY
DB DINES BOULEVARD (EX.)
CDS CUL-DE-SAC



BRANDING IRON AT STERLING RANCH FILING NO. 1

STREET IMPROVEMENT PLANS

PROJECT NO. 09-006
DESIGNED BY: VAS
DRAWN BY: GW
CHECKED BY:

DATE: 11/10/2017
SCALE:
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

SHEET 3 OF 8
SIO3

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

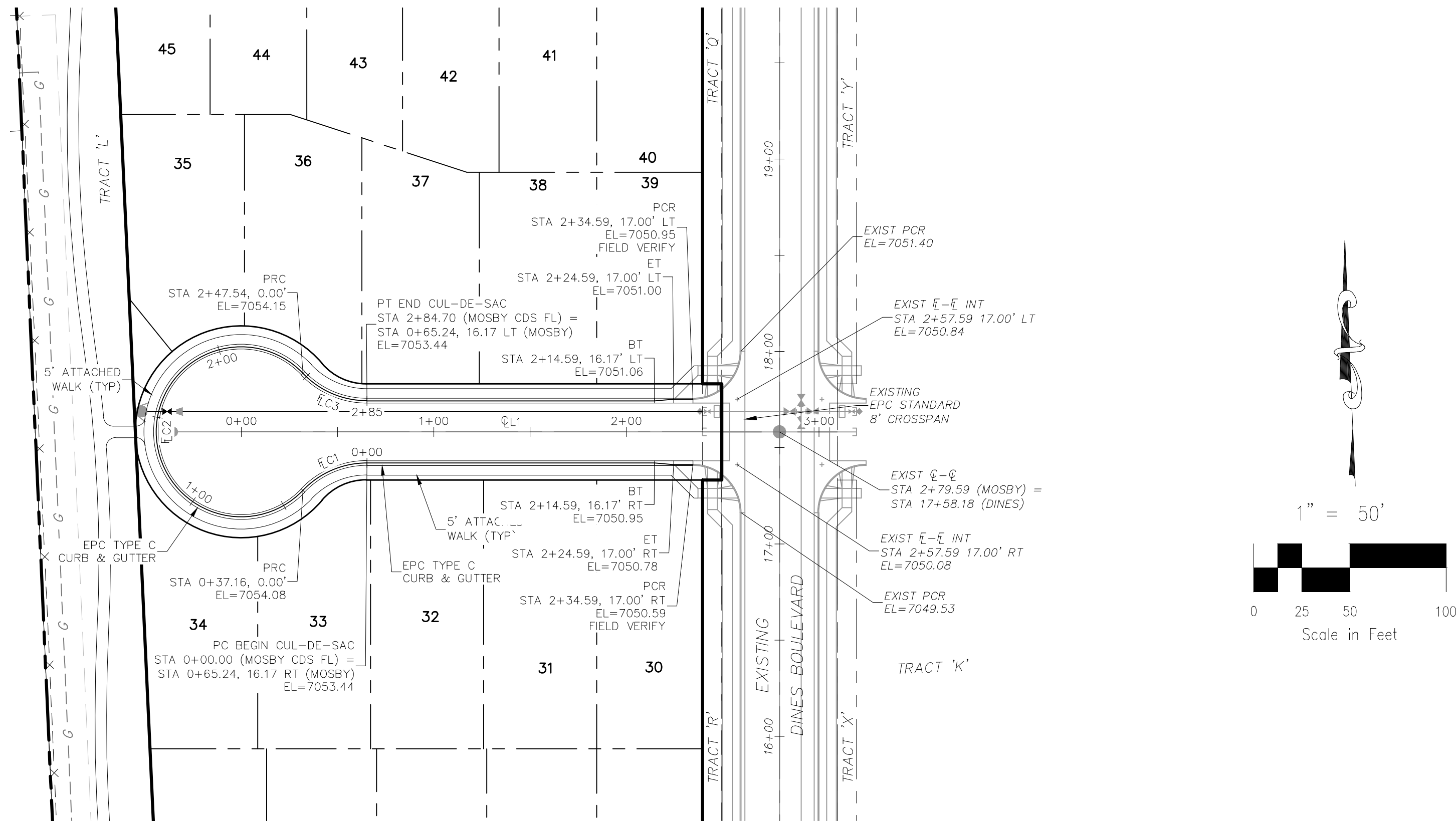
CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF
WAS CIVIL CONSULTANTS, INC.

REVISIONS:
NO. DATE BY DESCRIPTION APPROVED BY DATE

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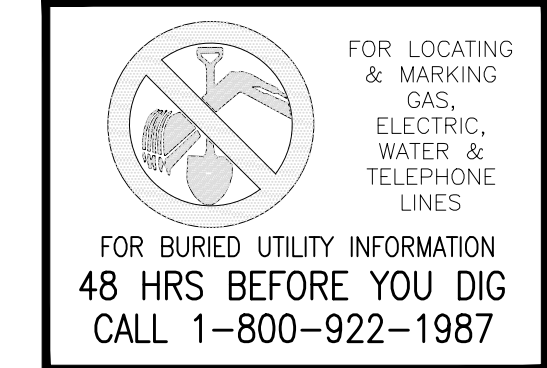
CAUTION



MOSBY WAY
STA 0+00.00 TO STA 2+34.59

| CENTERLINE LINE TABLE | | |
|--------------------------|---------|-------------|
| LINE | LENGTH | DIRECTION |
| CL1 | 279.59' | S87°35'34"E |

| CURB FLOWLINE CURVE TABLE | | | |
|------------------------------|--------|---------|------------|
| CURVE | RADIUS | LENGTH | DELTA |
| CL1 | 45.83' | 37.16' | 46°27'28" |
| CL2 | 44.17' | 210.38' | 272°54'56" |
| CL3 | 45.83' | 37.16' | 46°27'28" |

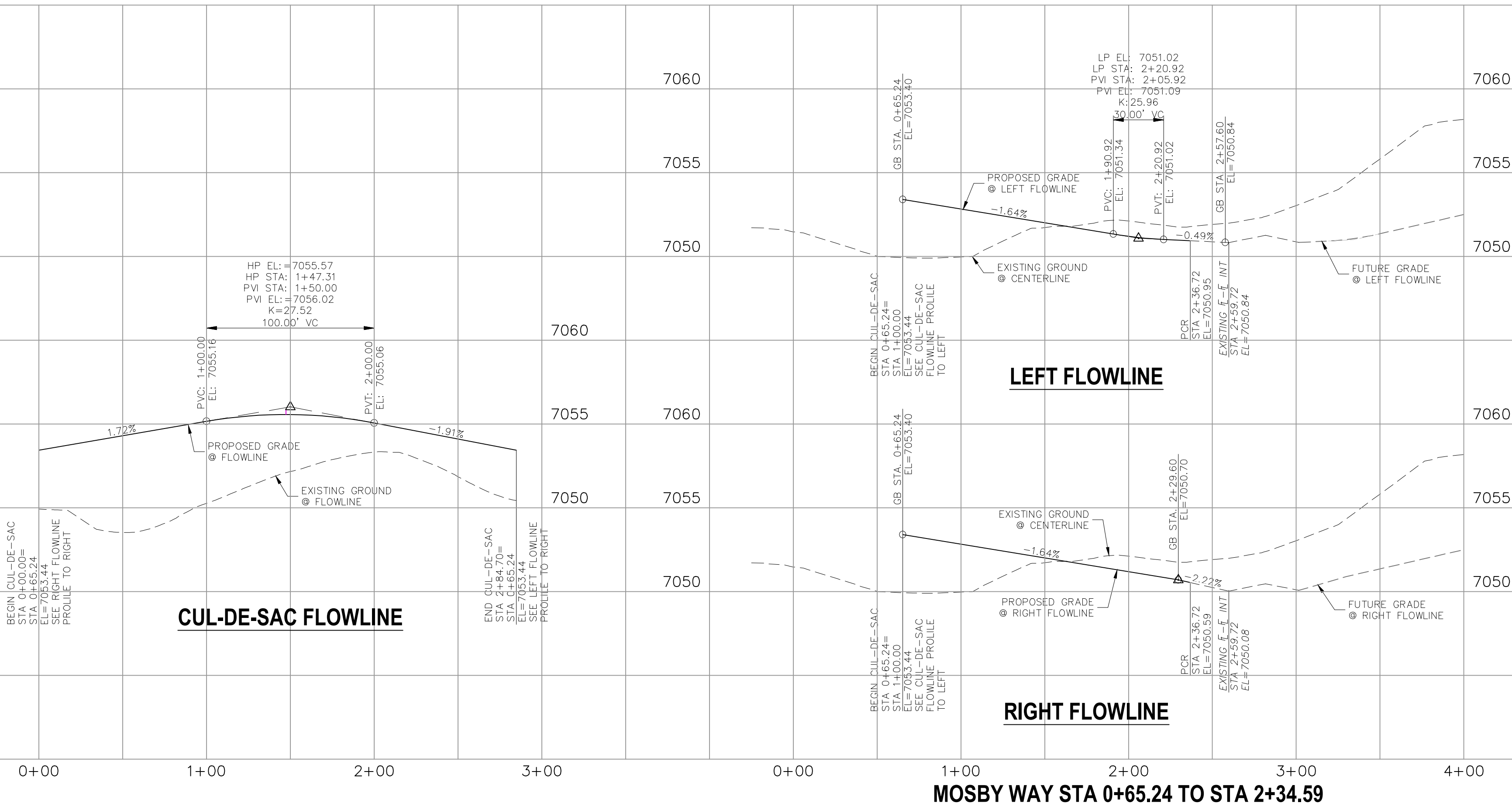


ABBREVIATION LEGEND

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PT POINT OF TANGENT
EL ELEVATION
LT LEFT
RT RIGHT

STREET ABBREVIATIONS

- KC KINTLA COURT
LGW LODGE GRASS WAY
MW MOSBY WAY
SW SPRAGUE WAY
WW WHITEFISH WAY
DB DINES BOULEVARD (EX.)
CDS CUL-DE-SAC



MOSBY WAY STA 0+65.24 TO STA 2+34.59

BRANDING IRON AT STERLING RANCH FILING NO. 1

STREET IMPROVEMENT PLANS

PROJECT NO. 09-006
DESIGNED BY: VAS
DRAWN BY: ELY
CHECKED BY: GW

SCALE:
HORIZONTAL:
1"=50'
VERTICAL:
1"=5'

DATE: 11/10/2017
SHEET 4 OF 8
SIO4

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

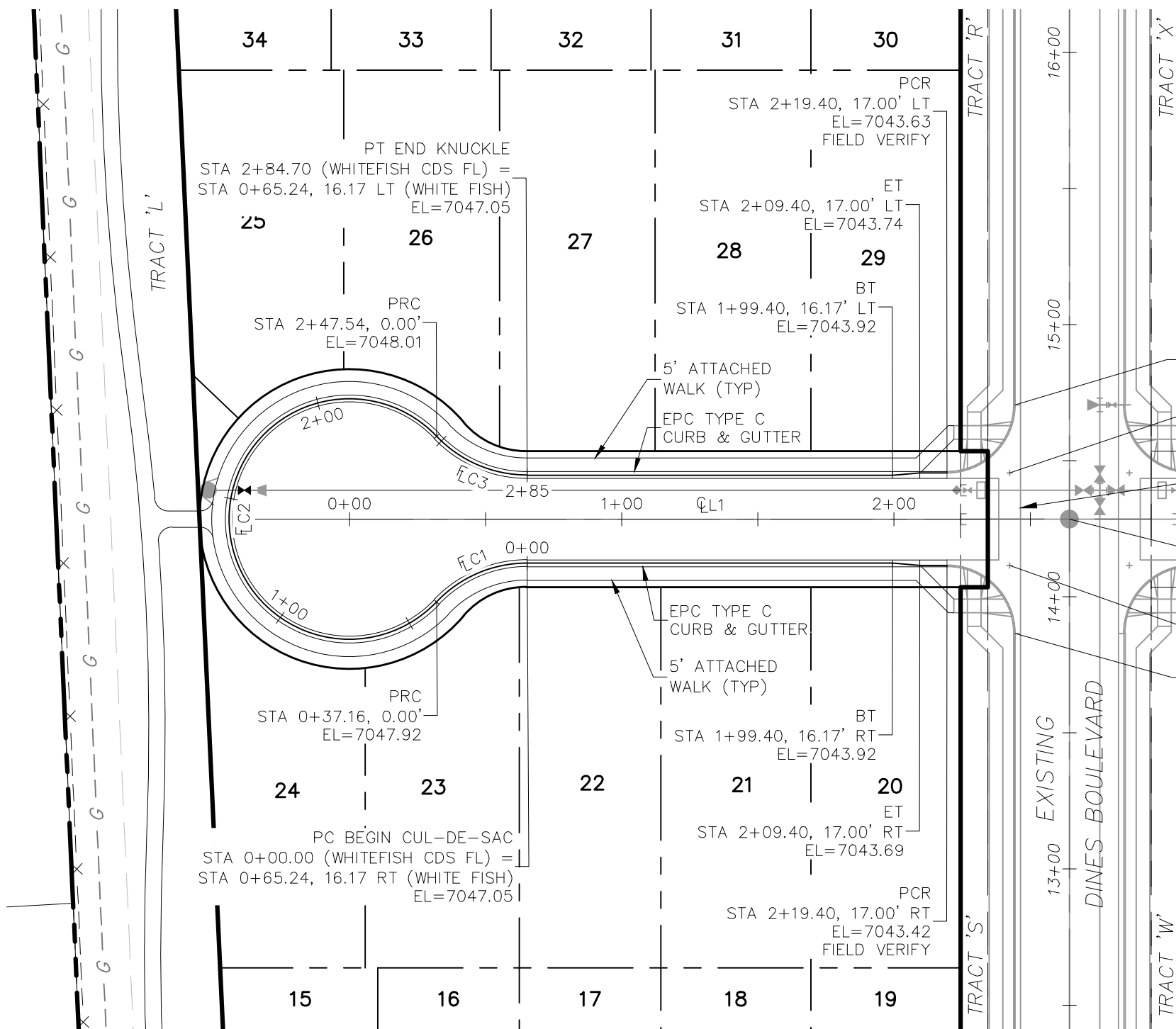
CIVIL CONSULTANTS, INC.

FOR AND ON
BEHALF OF
WAS CIVIL
CONSULTANTS,
INC.

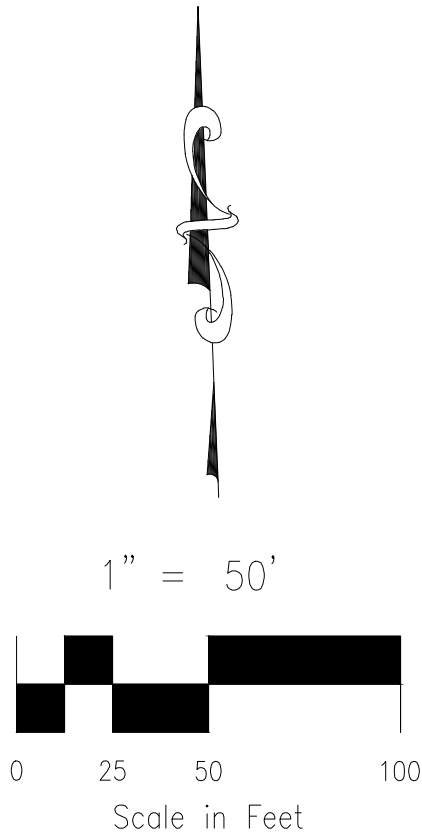
REVISIONS:
NO. DATE: BY: DESCRIPTION: APPROVED BY: DATE:

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OF THESE PLANS.

CAUTION



WHITEFISH WAY
0+00.00 TO STA 2+19.40



| CENTERLINE LINE TABLE | | |
|--------------------------|---------|-------------|
| LINE | LENGTH | DIRECTION |
| EL1 | 264.40' | S87°35'34"E |

| CURB FLOWLINE CURVE TABLE | | | |
|------------------------------|--------|---------|------------|
| CURVE | RADIUS | LENGTH | DELTA |
| ELC1 | 45.83' | 37.16' | 46°27'28" |
| ELC2 | 44.17' | 210.38' | 272°54'56" |
| ELC3 | 45.83' | 37.16' | 46°27'28" |

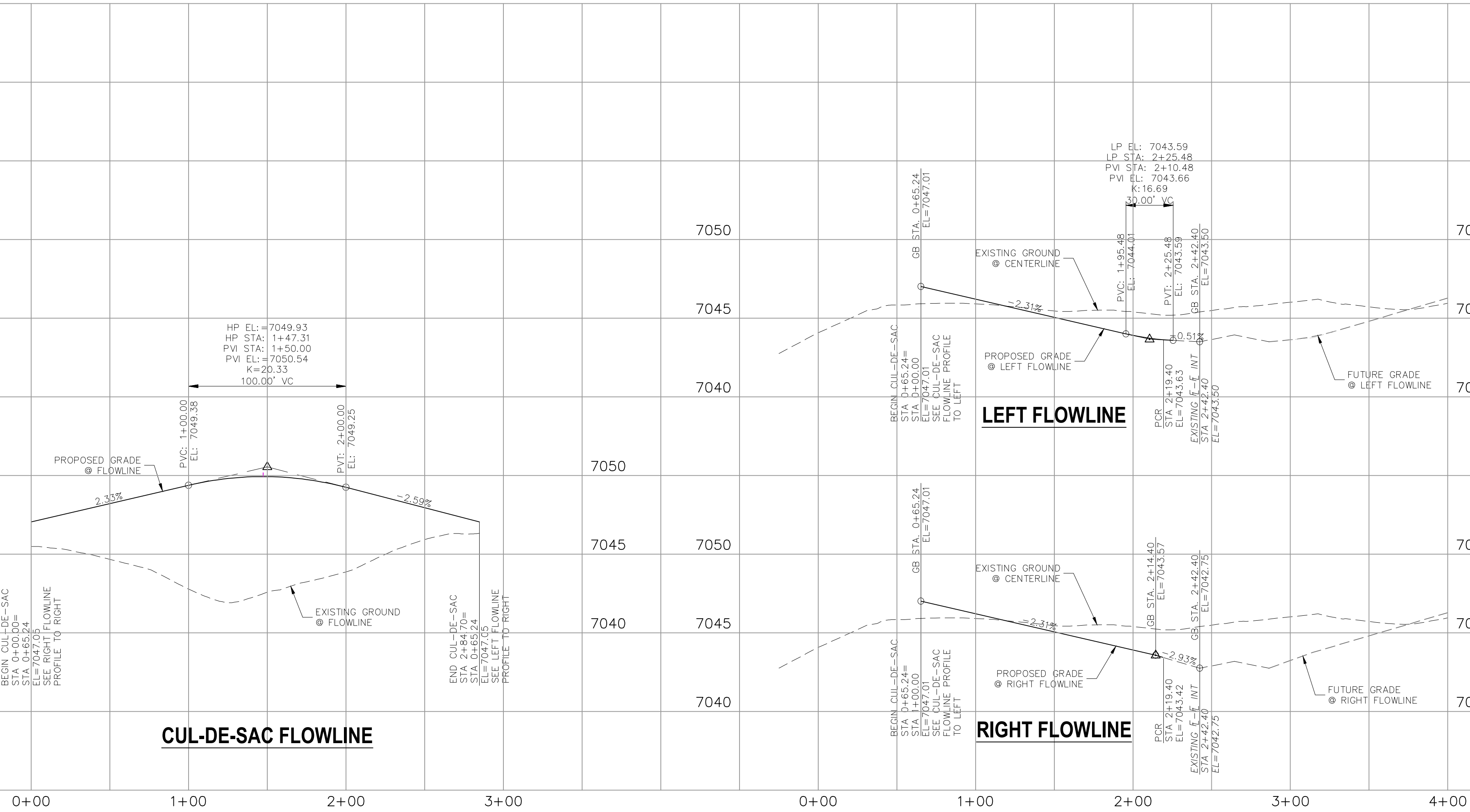


ABBREVIATION LEGEND

- C-C CENTERLINE INTERSECTION
- FL-FL FLOWLINE INTERSECTION
- BT BEGIN TRANSITION
- ET END TRANSITION
- PC POINT OF CURVE
- PCC POINT OF COMPOUND CURVE
- PCR POINT OF CURB RETURB
- PRC POINT OF REVERSE CURVE
- PT POINT OF TANGENT
- EL ELEVATION
- LT LEFT
- RT RIGHT

STREET ABBREVIATIONS

- KC KINTLA COURT
- LGW LODGE GRASS WAY
- MW MOSBY WAY
- SW SPRAGUE WAY
- WW WHITEFISH WAY
- DB DINES BOULEVARD (EX.)
- CDS CUL-DE-SAC



WHITEFISH WAY STA 0+65.24 TO STA 2+19.40

BRANDING IRON AT STERLING RANCH FILING NO. 1

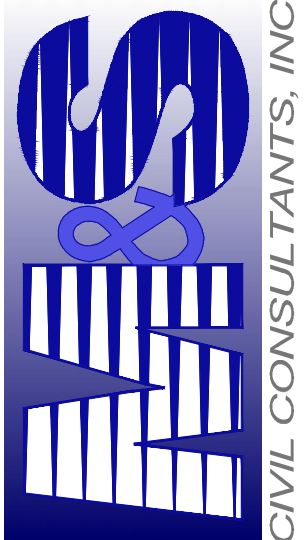
STREET IMPROVEMENT PLANS

PROJECT NO. 09-006
DESIGNED BY: VAS
DRAWN BY: ELY
CHECKED BY: GW

SCALE:
HORIZONTAL:
1"=50'
VERTICAL:
1"=5'

DATE: 11/10/2017
SHEET 5 OF 8
S105

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

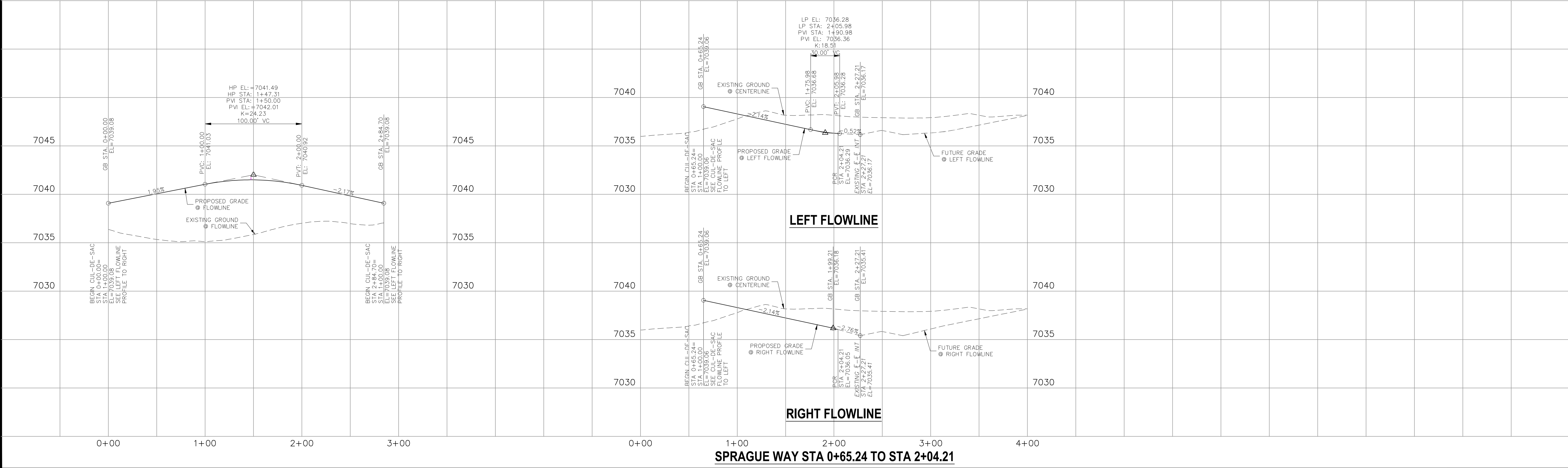

CIVIL CONSULTANTS, INC.

FOR AND ON
BEHALF OF
WAS CIVIL
CONSULTANTS,
INC.

REVISIONS:
NO. DATE BY DESCRIPTION APPROVED BY DATE

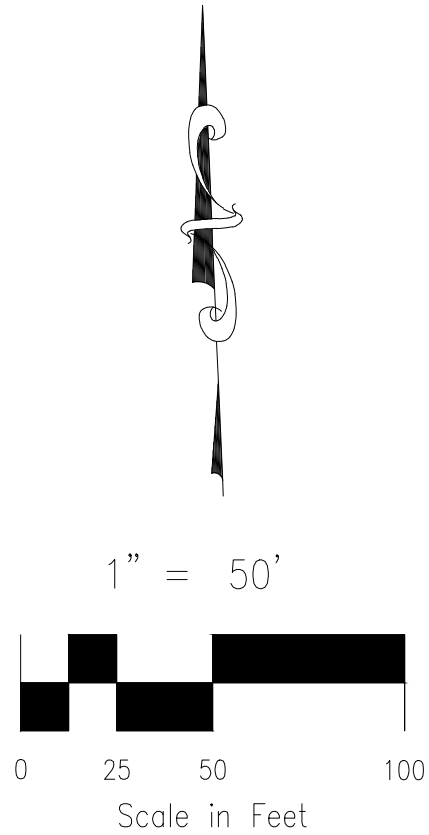
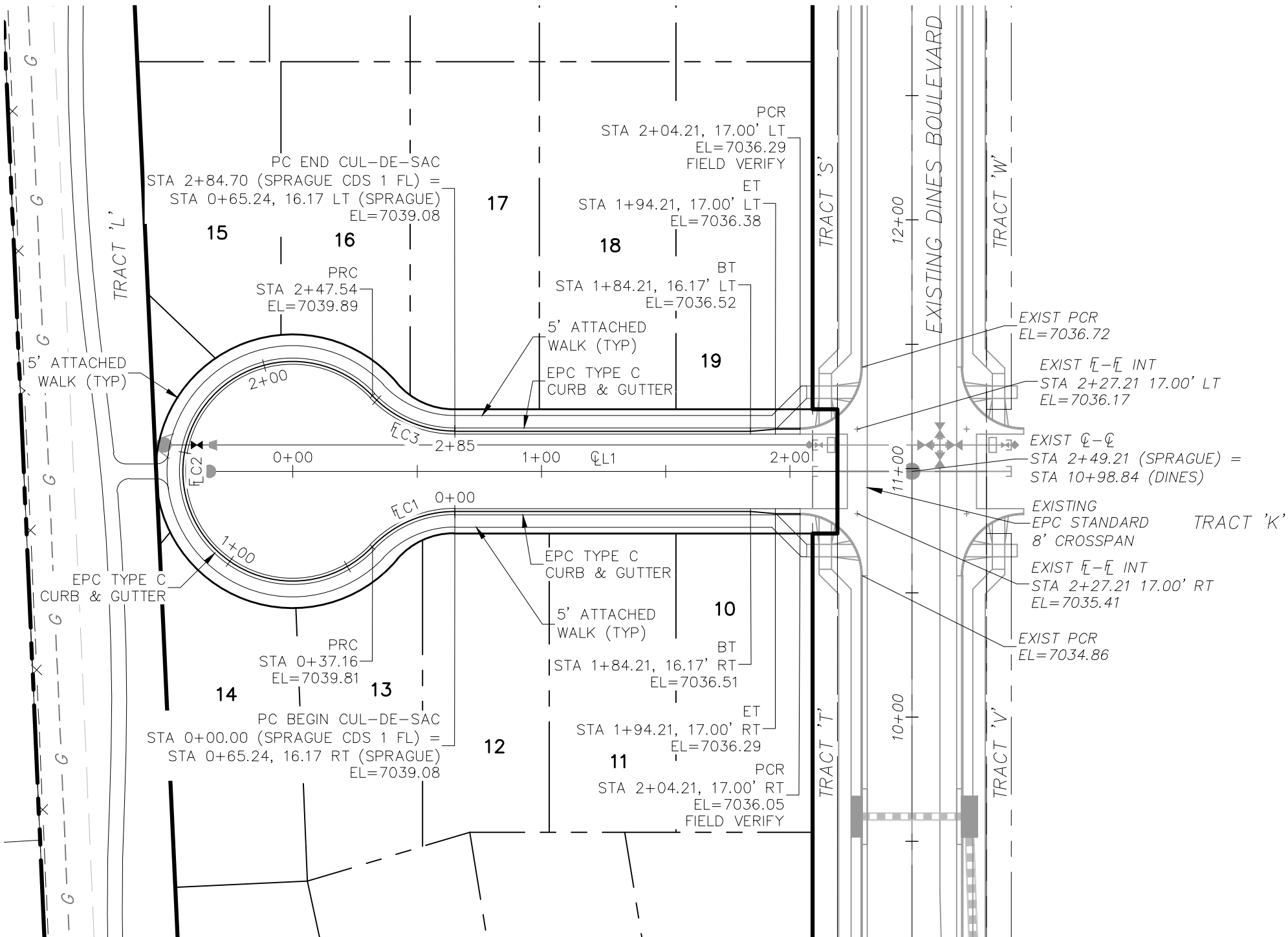
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR
USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER
OF THESE PLANS.

CAUTION



| CENTERLINE LINE TABLE | | |
|--------------------------|---------|-------------|
| LINE | LENGTH | DIRECTION |
| EL1 | 249.21' | S87°35'34"E |

| CURB FLOWLINE CURVE TABLE | | | |
|------------------------------|--------|---------|------------|
| CURVE | RADIUS | LENGTH | DELTA |
| ELC1 | 45.83' | 37.16' | 46°27'28" |
| ELC2 | 44.17' | 210.38' | 272°54'56" |
| ELC3 | 45.83' | 37.16' | 46°27'28" |



ABBREVIATION LEGEND

- ELC - CENTERLINE INTERSECTION
- ELI - FLOWLINE INTERSECTION
- BT - BEGIN TRANSITION
- ET - END TRANSITION
- PC - POINT OF CURVE
- PCC - POINT OF COMPOUND CURVE
- PCR - POINT OF CURB RETURN
- PRC - POINT OF REVERSE CURVE
- PT - POINT OF TANGENT
- EL - ELEVATION
- LT - LEFT
- RT - RIGHT

STREET ABBREVIATIONS

- KC - KINTLA COURT
- LGW - LODGE GRASS WAY
- MW - MOSBY WAY
- SW - SPRAGUE WAY
- WW - WHITEFISH WAY
- DB - DINES BOULEVARD (EX.)
- CDS - CUL-DE-SAC

BRANDING IRON AT STERLING RANCH FILING NO. 1

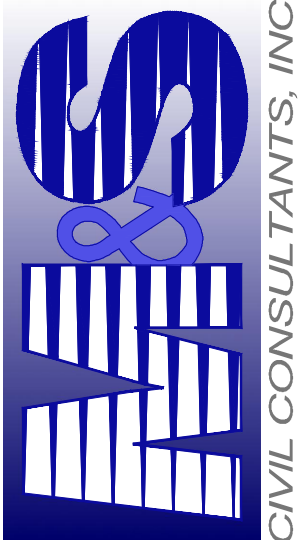
STREET IMPROVEMENT PLANS

PROJECT NO. 09-006
DESIGNED BY: VAS
DRAWN BY: ELY
CHECKED BY: GW

DATE: 11/10/2017
SCALE: HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

SHEET 6 OF 8
S106

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


CIVIL CONSULTANTS, INC.

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

APPROVED BY: _____
DATE: _____

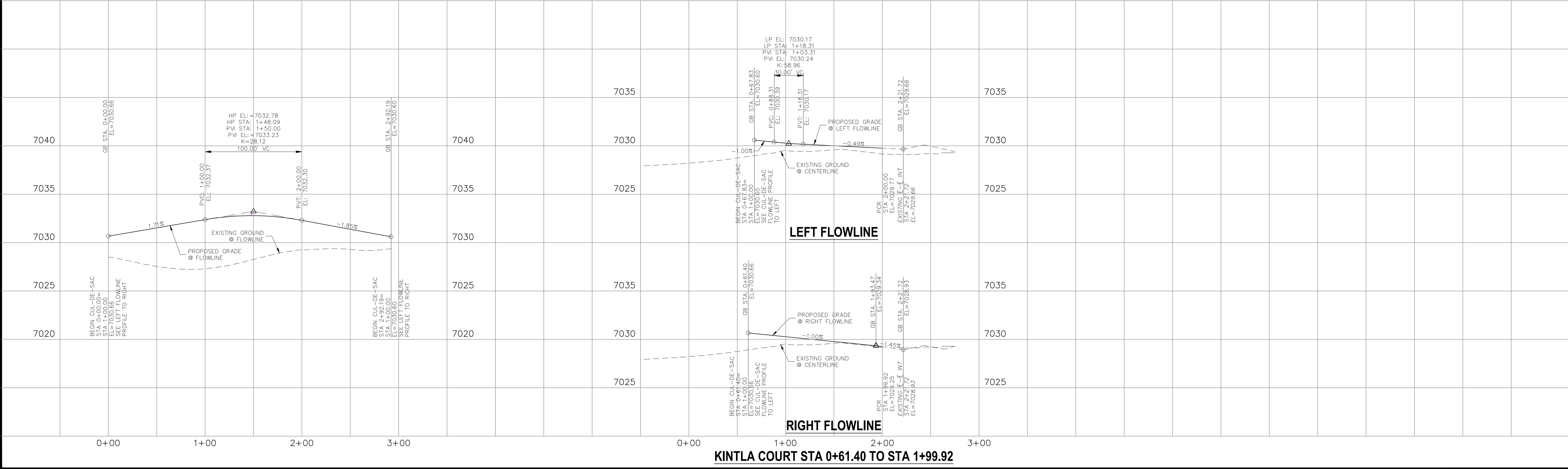
DESCRIPTION: _____

BY: _____

DATE: _____

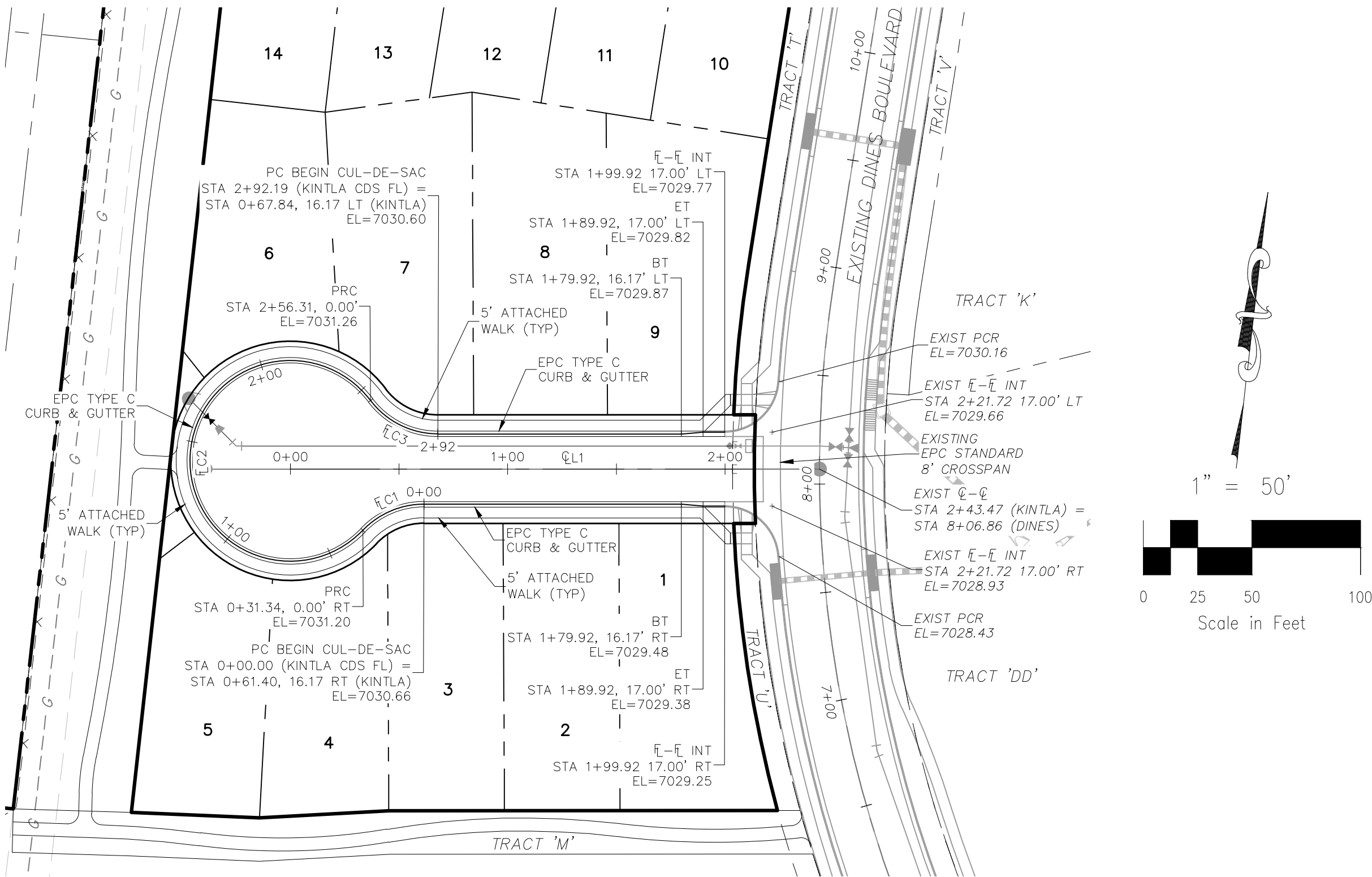
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION



| CENTERLINE LINE TABLE | | |
|-----------------------|---------|-------------|
| LINE | LENGTH | DIRECTION |
| CL1 | 243.47' | N83°26'41"E |

| CURB FLOWLINE CURVE TABLE | | | |
|---------------------------|--------|---------|------------|
| CURVE | RADIUS | LENGTH | DELTA |
| CL1 | 38.83' | 31.34' | 46°14'48" |
| CL2 | 46.17' | 224.96' | 279°11'37" |
| CL3 | 38.83' | 35.89' | 52°56'49" |



KINTLA COURT
STA 0+00.00 TO STA 1+99.92



- ABBREVIATION LEGEND**
- CL-CL CENTERLINE INTERSECTION
 - FL-FL FLOWLINE INTERSECTION
 - BT BEGIN TRANSITION
 - ET END TRANSITION
 - PC POINT OF CURVE
 - PCC POINT OF COMPOUND CURVE
 - PCR POINT OF CURB RETURN
 - PRC POINT OF REVERSE CURVE
 - PT POINT OF TANGENT
 - EL ELEVATION
 - LT LEFT
 - RT RIGHT
- STREET ABBREVIATIONS**
- KC KINTLA COURT
 - LGW LODGE GRASS WAY
 - MW MOSBY WAY
 - SW SPRAGUE WAY
 - WW WHITEFISH WAY
 - DB DINES BOULEVARD (EX.)
 - CDS CUL-DE-SAC

BRANDING IRON AT STERLING RANCH FILING NO. 1

STREET IMPROVEMENT PLANS

PROJECT NO. 09-006
DESIGNED BY: VAS
DRAWN BY: ELY
CHECKED BY: GW

DATE: 11/10/2017
SCALE: HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

SHEET 7 OF 8
S107

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

CIVIL CONSULTANTS, INC.

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

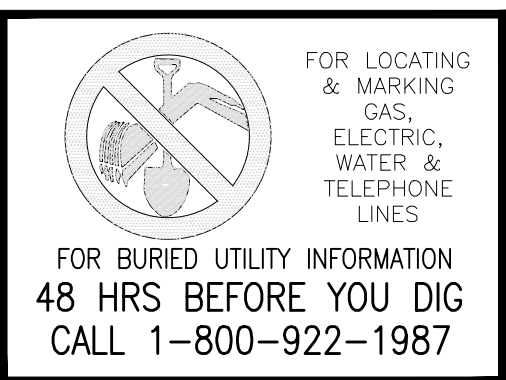
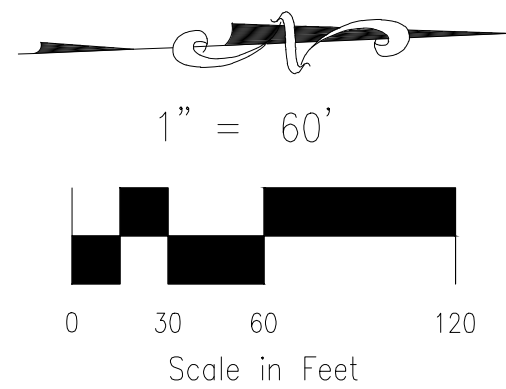
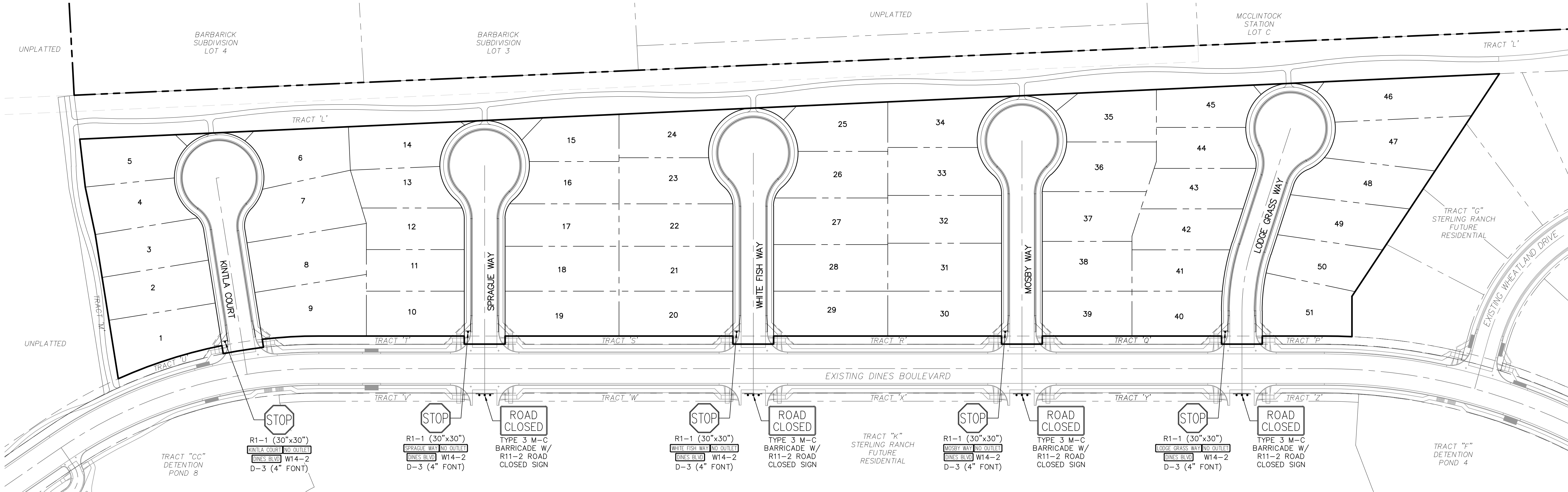
APPROVED BY: _____
DATE: _____

REVISIONS:

| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
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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.

CAUTION



BRANDING IRON AT STERLING RANCH FILING NO. 1

PROJECT NO. 09-006
DESIGNED BY: VAS
DRAWN BY: ELY
CHECKED BY: GW

SCALE:
HORIZONTAL: 1"=60'
VERTICAL: N/A

DATE: 11/10/2017
SHEET 8 OF 8
S08

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

CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37760

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

REVISIONS:

| NO. | DATE | BY | DESCRIPTION | APPROV. BY | DATE |
|-----|------|----|-------------|------------|------|
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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.

CAUTION

GENERAL NOTES

- ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT STERLING RANCH METROPOLITAN DISTRICT (SRMD, THE DISTRICT) SPECIFICATIONS.
- 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.
- ALL STATIONING IS CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE NOTED.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- ALL BENDS SHALL BE FIELD STAKED PRIOR TO THE START OF CONSTRUCTION.
- 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.
- 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.
- ALL UNUSED SALVAGED WATER UTILITY MATERIAL SHALL BE RETURNED TO THE METROPOLITAN DISTRICT AS REQUESTED.
- 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.
- PUMPING OR BYPASS OPERATIONS SHALL BE REVIEWED AND APPROVED BY BOTH THE DISTRICT AND THE DISTRICT ENGINEER PRIOR TO EXECUTION.
- 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.
- ALL CONTRACTORS WORKING ON OR NEAR A WATER OR SEWER FACILITY (TO INCLUDE SERVICE LINE) SHALL HAVE LIABILITY INSURANCE NAMING THE DISTRICT AS AN ADDITIONAL INSURED AND SHALL PROVIDE A CURRENT COPY OF WORKERS' COMPENSATION INSURANCE ON FILE WITH THE DISTRICT. NO WORK CAN PROCEED WITHOUT CURRENT CERTIFICATES ON FILE AT THE DISTRICTS' OFFICE.
- 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.
- COMMENCEMENT OF CONSTRUCTION OF WATER/SEWER SYSTEMS WITHIN THE METROPOLITAN DISTRICT:
 - 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.
 - 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.
- TESTING OF FACILITIES:
 - THE CONTRACTOR SHALL NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF ANY TESTING.
 - 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).
 - 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.
- 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.
- 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.
- ACCEPTANCE:
 - THE DISTRICT MAY GIVE PRELIMINARY ACCEPTANCE ONCE ALL OF THE TESTS ON ALL THE LINES HAVE BEEN COMPLETED AND A WALK-THRU HAS OCCURRED.
 - 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)
- ALL WATER AND SEWER MAINS, INCLUDING SERVICE LINES, SHALL HAVE "AS-BUILT" DRAWINGS PREPARED AND APPROVED PRIOR TO PRELIMINARY ACCEPTANCE BY THE DISTRICT.
- 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.
- 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.
- INSPECTION FEES: CALL THE DISTRICT (719-495-2500) FOR FEE SCHEDULE.

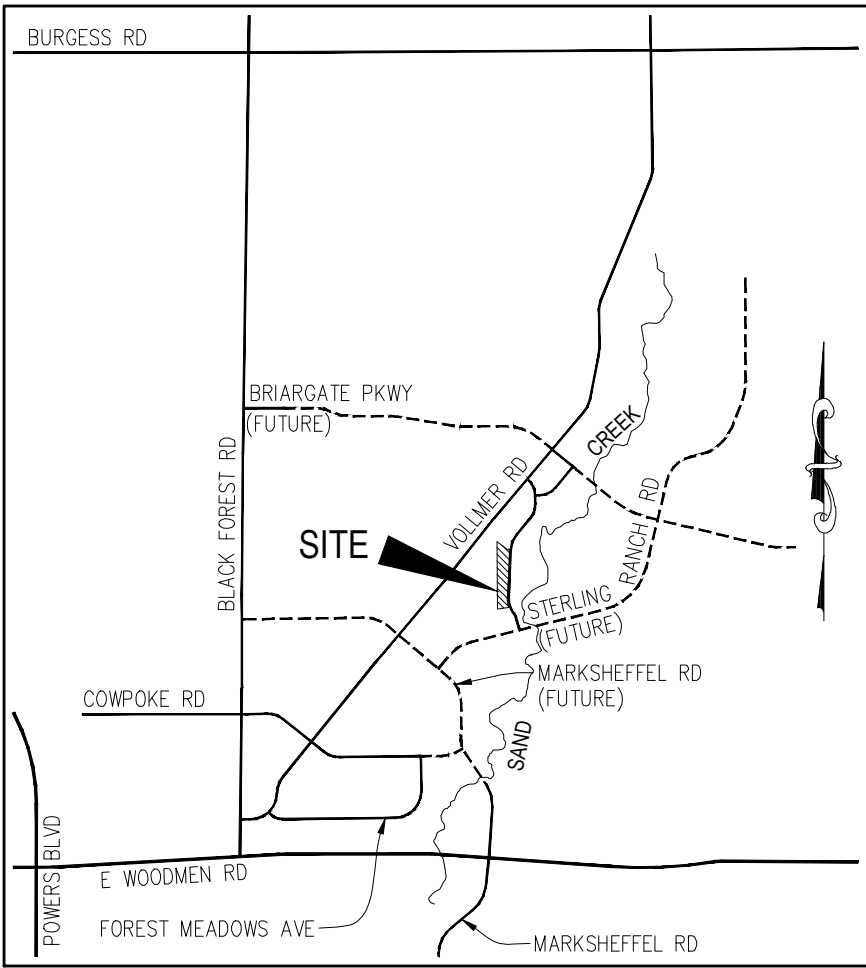
BRANDING IRON AT STERLING RANCH FILING NO. 1

COUNTY OF EL PASO, STATE OF COLORADO

WATER SYSTEM PLAN

(INCLUDING UTILITY SERVICE PLAN)

NOVEMBER 2017



VICINITY MAP
N.T.S.



SITE MAP
N.T.S.

WATER SYSTEM INSTALLATION NOTES

- ALL WATER AND FORCE MAIN PIPE SHALL BE AWWA C900 PVC, OR EQUAL, PRESSURE CLASS 200. ALL WATER AND FORCE MAIN FITTINGS SHALL HAVE MECHANICAL RESTRAINS AND THRUST BLOCKS. ALL WATER AND FORCE MAIN PIPE SHALL HAVE A MINIMUM COVER DEPT OF FIVE AND ON-HALF (5.5) FEET.
- ALL WATER VALVES ASSOCIATED WITH THE POTABLE WATER SYSTEM SHALL BE OPEN CLOCKWISE. ALL VALVES INSTALLED IN LANDSCAPED AREAS AND/OR NOT WITHIN PAVED STREETS SHALL BE MARKED WITH CARSONITE MARKERS. ALL VALVES ASSOCIATED WITH THE RAW WATER SYSTEM SHALL BE OPEN COUNTERCLOCKWISE AND MARKED WITH CARSONITE MARKERS AS APPLICABLE.
- THE DEVELOPER OR HIS ENGINEER SHALL LOCATE ALL FIRE HYDRANTS AND SERVICE STUB-OUTS FOR FUTURE DEVELOPEMENT. ANY REQUIRED REALIGNMENT, (HORIZONTAL OR VERTICAL), SHALL BE AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANT LOCATION SHALL BE REVIEWED AND APPROVED BY THE APPLICABLE FIRE AUTHORITY.
- FIRE HYDRANTS SHALL BE OPEN RIGHT WITH 7/8" x 7/8" SQUARE TAPERED ALONG WITH SERVICE CAPS. LUBRICATION TYPE: (GREASE). ACCEPTABLE BRANDS ARE AMERICAN AVK SERIES 2700 (MODERN) AND MUELLER SUPER CENTURION 250.
- ALL MAIN LINES (PVC & DUCTILE IRON) SHALL BE INSTALLED WITH COATED #12 TRACER WIRE WITH TEST STATIONS AT INTERVALS NO GREATER THAN 500 FT (VALVE BOXES CAN BE USED AT INTERSECTIONS AND SERVICE STUBS).
- CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER LINE WITHOUT SHUTDOWN, OR ELSE NOTIFY THE DISTRICT OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
- IRRIGATION SERVICES SHALL HAVE A STOP AND WASTE CURB STOP VALVE INSTALLED ALONG WITH TRACER WIRE EXTENDING BACK TO THE MAIN LINE.
- COMMENCEMENT OF USE OF WATER LINES AND/OR SYSTEMS:
 - NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL AFTER THE COMPLETION OF ALL PRESSURE TESTING, FLUSHING, BAC-T TESTING, COMPACTION TESTING, AND AS-BUILT DRAWINGS ARE SUBMITTED AND APPROVED BY THE DISTRICT.
 - NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL ALL SERVICE LINES ARE COMPLETED AND THE FIRST LIFT OF ASPHALT IS COMPLETED OVER THE LINE. IN THE CASE WHERE NO ASPHALT IS TO BE PLACED OVER THE LINE, SURFACE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO USE OF THE FACILITY.
 - ALL EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE DISTRICT, AND RECORDED.

BENCHMARKS

- 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
- THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PANWEE RANCHEROS' SUBDIVISION
NORTHING = 410095.404
EASTING = 235052.131
ELEVATION = 7000.40
- 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

AGENCIES

| | |
|----------------------|---|
| OWNER/DEVELOPER: | SR LAND, LLC 20 BOULDER CRESCENT, SUITE 201 COLORADO SPRINGS, CO 80903 JIM MORLEY (719) 471-1742 |
| CIVIL ENGINEER: | M & S CIVIL CONSULTANTS, INC. 20 BOULDER CRESCENT, SUITE 110 COLORADO SPRINGS, CO 80903 VIRGIL A. SANCHEZ P.E. (719) 955-5485 |
| COUNTY ENGINEERING: | EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 JEFF RICE, P.E. (719) 520-6300 |
| TRAFFIC ENGINEERING: | EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JENNIFER IRVINE, P.E. (719) 520-6460 |
| WATER RESOURCES: | STERLING RANCH METRO DISTRICT ENGINEERS JDS-HYDRO CONSULTANTS 545 E. PIKES PEAK AVE., SUITE 300 COLORADO SPRINGS, CO 80903 JOHN MCGINN (719) 668-8769 |
| FIRE DISTRICT: | BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300 |
| GAS DEPARTMENT: | COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556 |
| ELECTRIC DEPARTMENT: | MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283 |
| COMMUNICATIONS: | QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674 |

WATER & SEWER MAIN EXTENTIONS

ANY CHANGES OR ALTERATIONS AFFECTING THE GRADE, ALIGNMENT, ELEVATION AND/OR DEPTH OF COVER OF ANY WATER OR SEWER MAINS OR OTHER APPURTENANCE SHOWN ON THIS DRAWING SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ALL OPERATIONAL DAMAGES AND DEFECTS IN INSTALLATION AND MATERIAL FOR MAINS AND SERVICES FROM THE DATE OF APPROVAL UNTIL FINAL ACCEPTANCE IS ISSUED.

SIGNED _____ DATE _____
OWNER/DEVELOPER

PRINT NAME _____

DBA _____

ADDRESS _____

DISTRICT APPROVALS

THE STERLING RANCH METROPOLITAN DISTRICT RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN AND HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

STERLING RANCH METROPOLITAN DISTRICT WATER DESIGN APPROVAL

DATE: _____ BY: _____

PROJECT NO. _____

IN CASE OF ERRORS OR OMISSIONS WITH THE WATER DESIGN AS SHOWN ON THIS DOCUMENT THE STANDARDS AS DEFINED IN THE "RULES AND REGULATIONS FOR INSTALLATION OF WATER MAINS AND SERVICES" SHALL RULE.

APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL.

FIRE AUTHORITY APPROVAL

THE NUMBER OF FIRE HYDRANTS AND HYDRANT LOCATIONS SHOWN ON THIS WATER INSTALLATION PLAN ARE CORRECT AND ADEQUATE TO SATISFY THE FIRE PROTECTION REQUIREMENTS AS SPECIFIED BY THE FIRE DISTRICT SERVING THE PROPERTY NOTED ON THE PLANS.

FIRE PROTECTION DISTRICT _____

SIGNED _____ DATE _____
FIRE PROTECTION DISTRICT

SHEET INDEX

| | |
|---------|--------------------------|
| SHEET 1 | TITLE SHEET |
| SHEET 2 | WATER DISTRICT MAIN PLAN |
| SHEET 3 | UTILITY SERVICE PLAN |



BRANDING IRON AT STERLING RANCH FILING NO. 1

WATER PLANS

DATE: 11/10/2017

SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'

PROJECT NO. 09-006

DESIGNED BY: VAS

DRAWN BY: ELY

CHECKED BY: GW

SHEET 1 OF 3

WT01

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

M&S
CIVIL CONSULTANTS, INC.

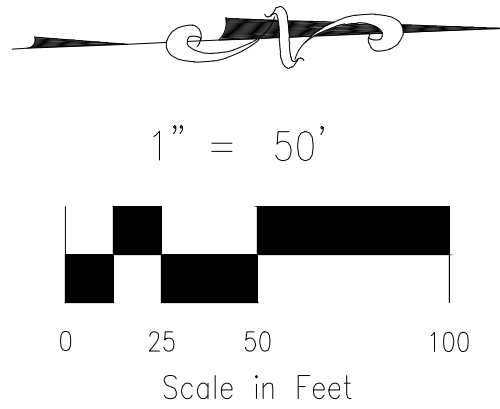
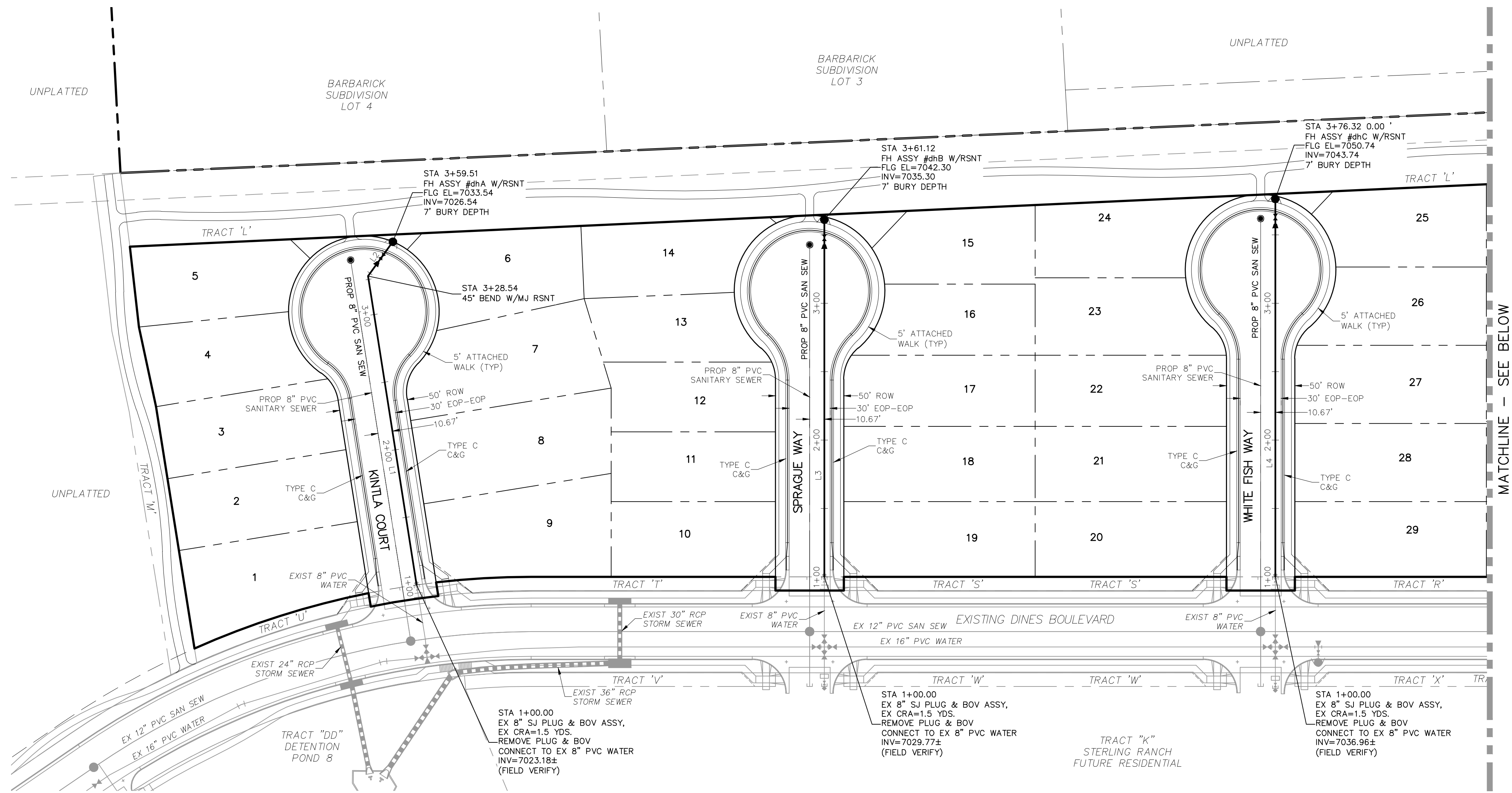
FOR AND ON BEHALF OF
M&S CIVIL CONSULTANTS,
INC.

REVISIONS:

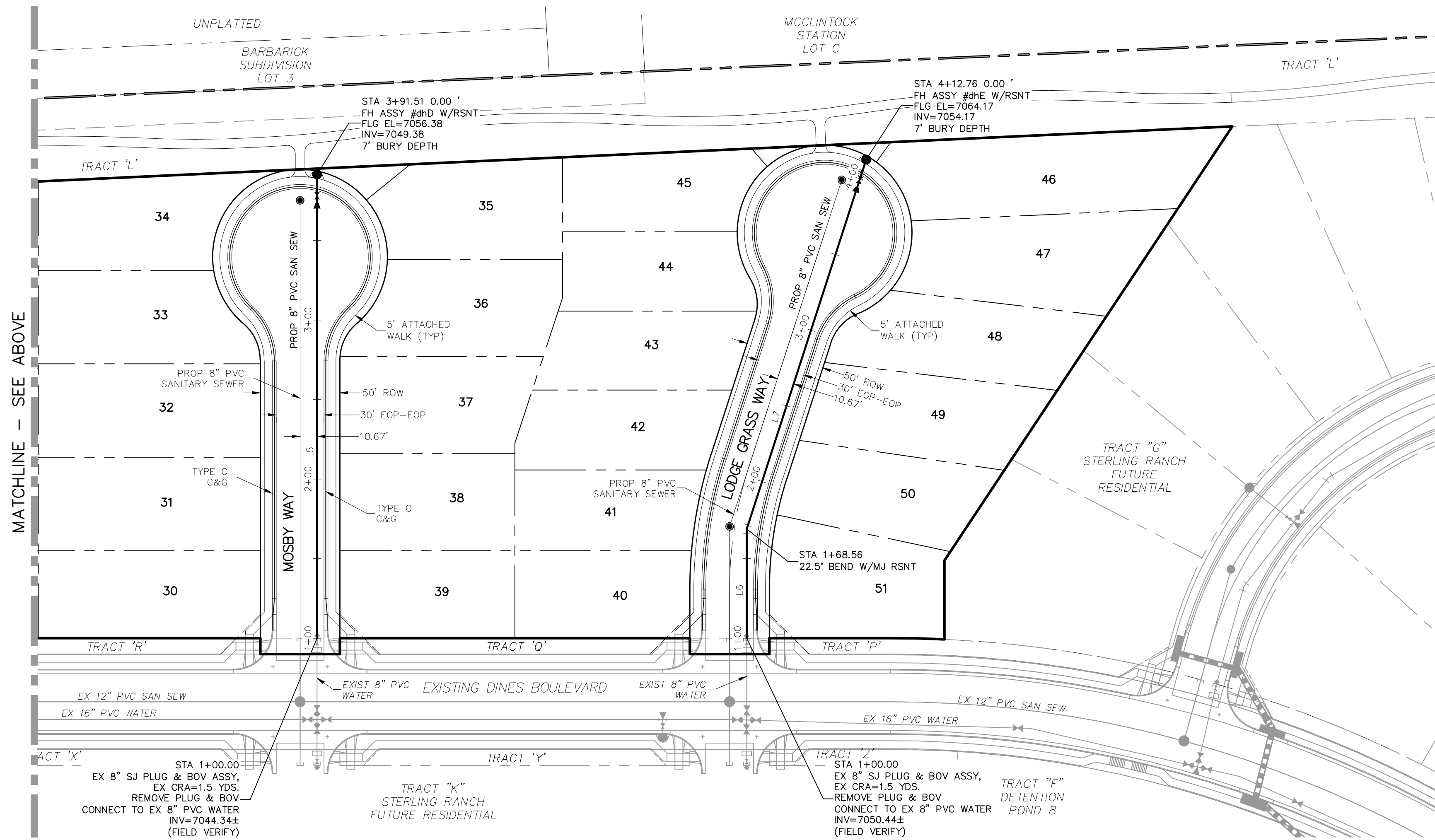
| NO. | DATE: | BY: | DESCRIPTION: |
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THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION



| WATER LINE-LINE TABLE | | |
|-----------------------|---------|---------------|
| LINE | LENGTH | DIRECTION |
| L1 | 228.54' | S83° 26' 41"W |
| L2 | 30.97' | N51° 33' 16"W |
| L3 | 261.12' | N87° 35' 34"W |
| L4 | 301.32' | N87° 35' 34"W |
| L5 | 291.51' | N87° 35' 34"W |
| L6 | 68.56' | N87° 35' 34"W |
| L7 | 244.19' | N69° 40' 03"W |



BRANDING IRON AT STERLING RANCH FILING NO. 1

WATER PLANS

PROJECT NO. 09-006
DESIGNED BY: VAS
DRAWN BY: GW
CHECKED BY:

DATE: 11/10/2017
SCALE: HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

SHEET 2 OF 3
WT02

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

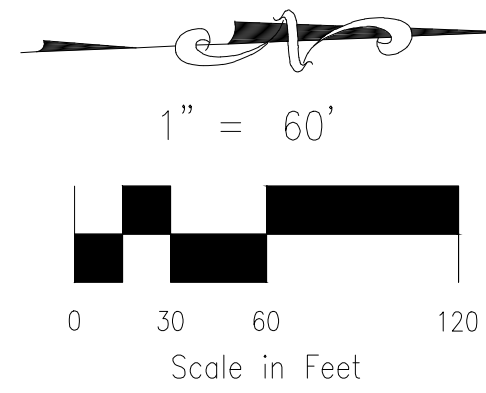
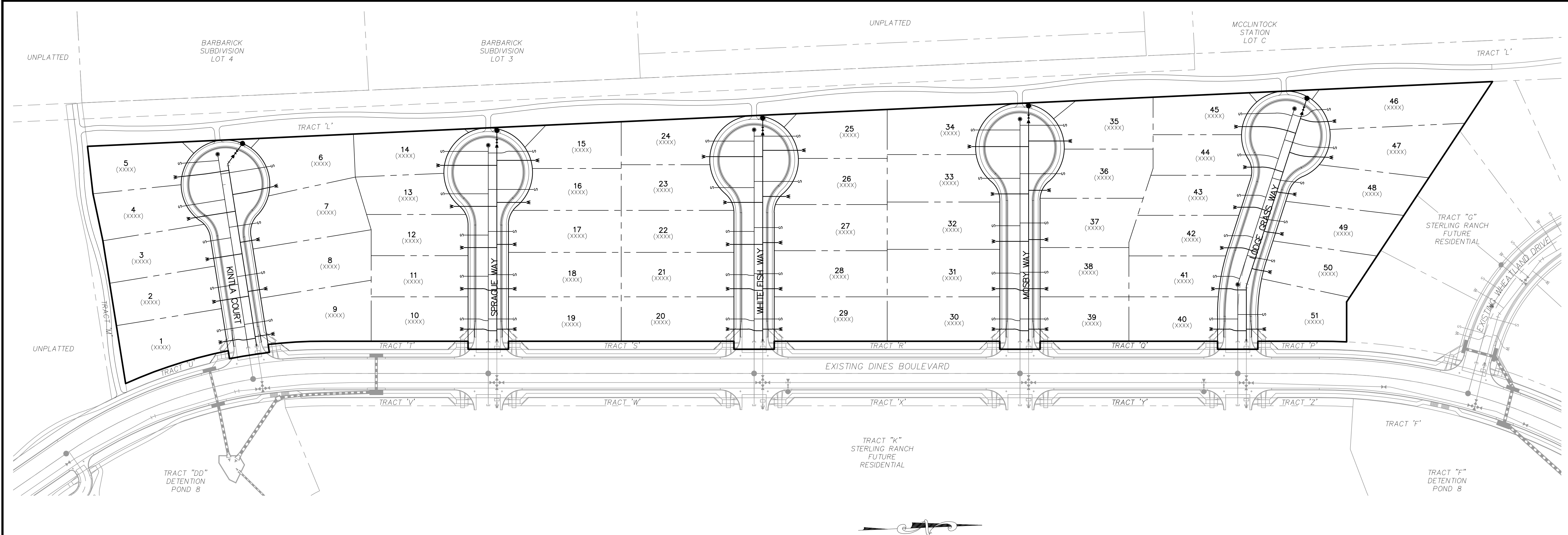
CIVIL CONSULTANTS, INC.

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

REVISIONS:
NO. DATE BY DESCRIPTION APPROVED BY DATE

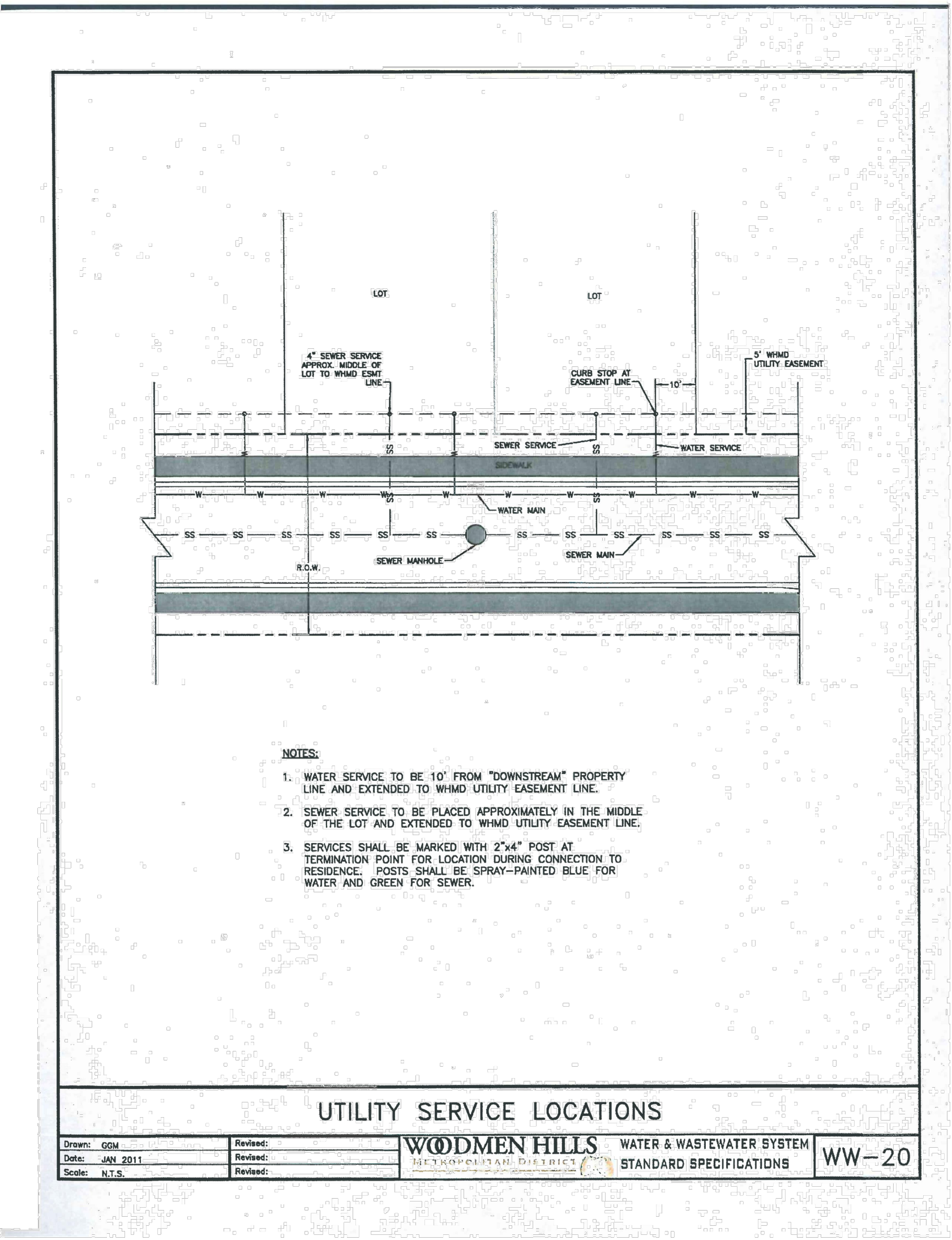
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CAUTION



GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY FACILITIES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF THE STERLING RANCH WATER DISTRICT.





FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987

BRANDING IRON AT STERLING RANCH FILING NO. 1

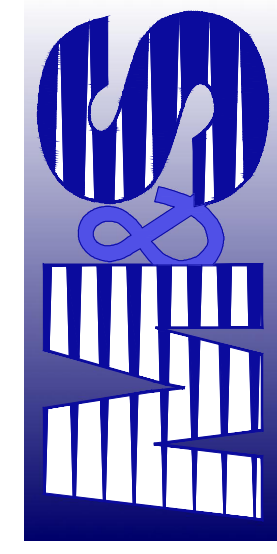
UTILITY SERVICE PLANS

PROJECT NO. 09-006
DESIGNED BY: VAS
DRAWN BY: ELY
CHECKED BY: GW

SCALE:
HORIZONTAL: 1"=60'
VERTICAL: N/A

DATE: 11/10/2017
SHEET 3 OF 3
UT01

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



CIVIL CONSULTANTS, INC.

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

REVISIONS:
NO. DATE BY DESCRIPTION

APPROVED BY: DATE:

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CAUTION

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 DISTRICTS' OFFICE.
19. THE CONTRACTOR SHALL NOTIFY THE DISTRICT AND ALL AFFECTED UTILITY COMPANIES ADJACENT TO THE PROPOSED UTILITY CONSTRUCTION A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A WEEKLY CONSTRUCTION MEETING SHALL BE REQUIRED WITH THE CONTRACTOR, DISTRICT ENGINEER AND ALL OTHER PARTIES AS DEEMED NECESSARY BY THE DISTRICT.
20. COMMENCEMENT OF CONSTRUCTION OF WATER/SEWER SYSTEMS WITHIN THE METROPOLITAN DISTRICT:

a. PRIOR TO THE START OF CONSTRUCTION, A ~~PRE-CONSTRUCTION MEETING IS REQUIRED~~ A MINIMUM OF 48 HOURS IN ADVANCE OF COMMENCEMENT OF WORK. A REPRESENTATIVE OF THE OWNER OR DEVELOPER, A REPRESENTATIVE OF THE CONTRACTOR AND DESIGN ENGINEER ARE REQUIRED TO ATTEND. CONTACT THE DISTRICT TO SCHEDULE THE PRE-CONSTRUCTION MEETING. ~~NO PRE-CONSTRUCTION MEETING CAN BE SCHEDULED PRIOR TO FOUR (4) SIGNED/ APPROVED PLAN SETS ARE RECEIVED BY THE DISTRICT.~~

b. THE CONTRACTOR IS REQUIRED TO NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 2 WEEKS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY AFFECTED UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION ADJACENT TO THE KNOWN UTILITY LINES.
21. TESTING OF FACILITIES:

a. THE CONTRACTOR SHALL NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF ANY TESTING.

b. ALL SECTIONS OF WATER LINE ARE TO MEET THE FOLLOWING PRESSURE TESTING REQUIREMENTS:
 - TEST 100% OF ALL LINES
 - MUST PASS PRESSURE TEST TO 200 PSI FOR TWO HOURS (UNLESS OTHERWISE APPROVED ON THE PLANS).

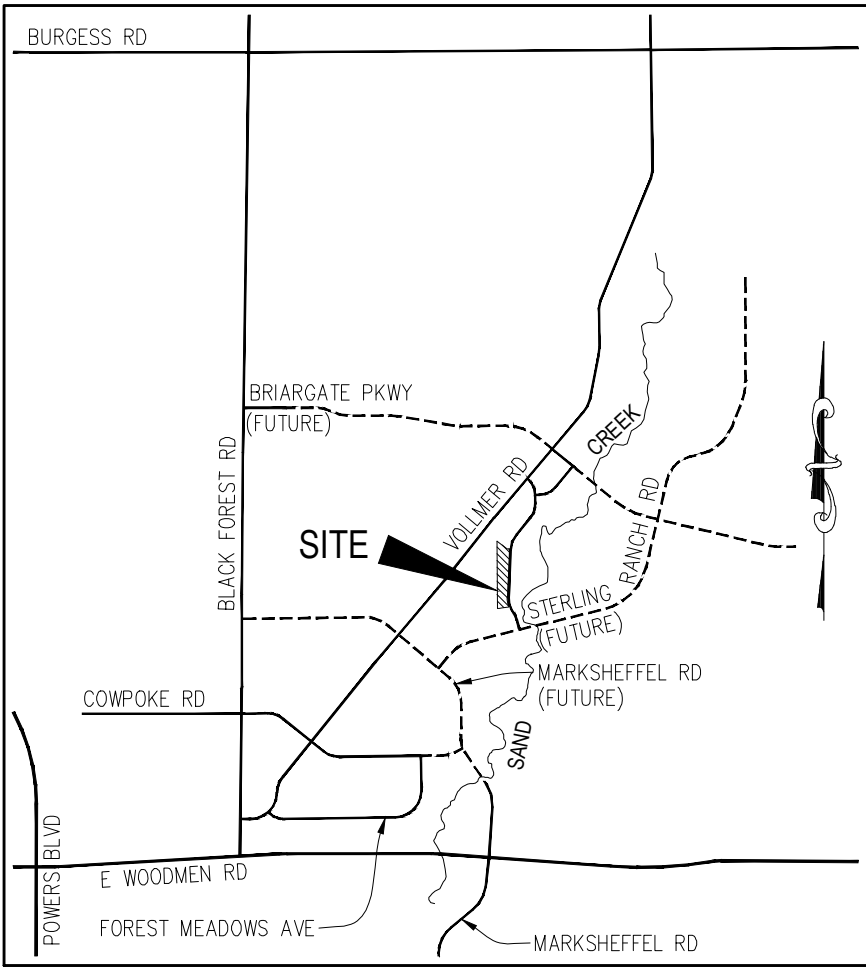
c. ALL SANITARY SEWER FACILITIES ARE TO MEET THE FOLLOWING TESTING REQUIREMENTS
 - ALL LINES SHALL BE JET CLEANED PRIOR TO VACUUM OR PRESSURE TESTING
 - ALL MANHOLES SHALL BE VACUUM TESTED WITH DISTRICT STAFF PRESENT PRIOR TO CCTV INSPECTION.
 - SEWER MAINS TO BE PRESSURE TEST PRIOR TO CCTV INSPECTION
 - ALL LINES SHALL BE CCTV INSPECTED AND VIDEO SHALL TO BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
22. PRELIMINARY ACCEPTANCE SHALL BE DEFINED AS THE POINT IN TIME THAT THE DISTRICT ACCEPTS THE FACILITY FOR USE. ALL SURFACE IMPROVEMENTS AND RESTORATION SHALL BE COMPLETED WITHIN 30 DAYS OF COMMENCEMENT. SHOULD THE CONTRACTOR FAIL TO COMPLETE ALL SURFACE IMPROVEMENTS AND RESTORATION WITHIN 30 DAYS OF COMMENCEMENT OF SERVICE, THE DISTRICT, AT THEIR DISCRETION, MAY ELECT TO COMPLETE THE IMPROVEMENTS AT THE CONTRACTORS COST.
23. FINAL ACCEPTANCE BY THE DISTRICT OF ANY LINE OR SYSTEM SHALL NOT OCCUR UNTIL COMPLETION OF FINAL ASPHALT LAYERS AND/OR FINAL COMPLETION AND/OR RESTORATION OF ALL SURFACE IMPROVEMENTS. THE WARRANTY PERIOD FOR ALL FACILITIES PRIOR TO FINAL ACCEPTANCE SHALL BE 24 MONTHS COMMENCING AFTER PRELIMINARY ACCEPTANCE.
24. ACCEPTANCE:

a. THE DISTRICT MAY GIVE PRELIMINARY ACCEPTANCE ONCE ALL OF THE TESTS ON ALL THE LINES HAVE BEEN COMPLETED AND A WALK-THRU HAS OCCURRED.

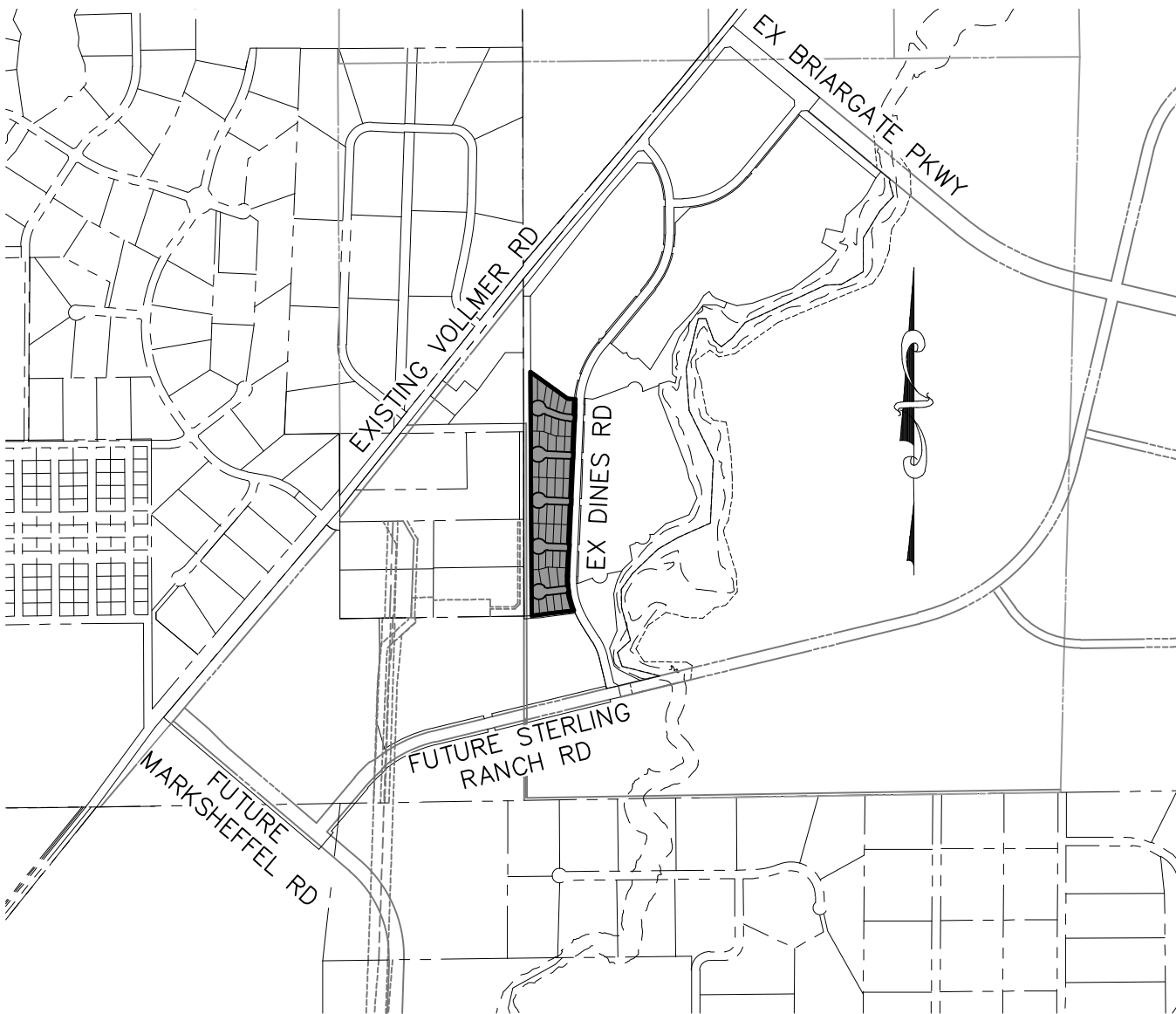
b. A SECOND ACCEPTANCE MAY OCCUR ONCE FIRST LIFT OF ASPHALT GOES DOWN AND A SECOND WALK-THRU OF THE SYSTEM OCCURS. IF ALL FACILITIES ARE CLEAN AND ACCESSIBLE, A FINAL ACCEPTANCE MAY OCCUR (THE DISTRICT MAY REQUIRE CLEANING AND RE-VIDEO OF THE SYSTEM, DEPENDING ON THE SEVERITY OF THE CONTAMINATION).
25. ALL WATER AND SEWER MAINS, INCLUDING SERVICE LINES, SHALL HAVE "AS-BUILT" DRAWINGS PREPARED AND APPROVED PRIOR TO PRELIMINARY ACCEPTANCE BY THE DISTRICT.
26. ALL COMMERCIAL/BUSINESS DEVELOPMENTS SHALL HAVE AN EIGHT INCH (MIN.) WATER MAIN LOOPED THROUGH THE PROPOSED PROPERTY WITH GATE VALVES LOCATED WHERE THE MAIN ENTERS THE PROPERTY LINE. AN EIGHT INCH SEWER MAIN SHALL BE INSTALLED FOR SERVICE TO COMMERCIAL/BUSINESS DEVELOPMENTS, AND A MANHOLE SHALL BE LOCATED WHERE THE MAIN ENTERS THE PROPERTY. THE END OF THE MAINS SHALL BE MARKED WITH THE APPROPRIATE COLORED CARSONITE MARKER ALONG WITH TRACER WIRE.
27. AFTER REVIEW AND APPROVAL OF PLANS FOR THE EXTENSION OF LINES, FACILITIES AND/OR SERVICES, CONSTRUCTION MUST BE COMMENCED WITHIN 18 MONTHS FOR RESIDENTIAL SUBDIVISIONS AND 12 MONTHS FOR ANY COMMERCIAL INSTALLATIONS.
28. INSPECTION FEES: CALL THE DISTRICT (719-495-2500) FOR FEE SCHEDULE.

BRANDING IRON AT STERLING RANCH FILING NO. 1

COUNTY OF EL PASO, STATE OF COLORADO
SANITARY SEWER PLAN
(INCLUDING UTILITY SERVICE PLAN)
NOVEMBER 2017



VICINITY MAP
N.T.S.



SITE MAP
N.T.S.

WASTEWATER SYSTEM INSTALLATION NOTES

1. SANITARY SEWER LENGTHS ARE MH CENTER-MH CENTER. ALL SANITARY SEWER PIPES SHALL BE SDR 35 PVC OR EQUAL. SEWER LINES MAY NOT EXCEED 7% GRADE FOR ANY SIZE WITHOUT PRIOR APPROVAL OF THE DISTRICT. ALL NEWLY CONSTRUCTED RESIDENTIAL SANITARY SEWER TAPS SHALL USE PRE-MANUFACTURED IN-LINE PVC PUSH-ON WYES. TAPPING SADDLES MAY ONLY BE USED FOR TAPPING PRE-EXISTING MAINS.
2. ALL SANITARY SEWER MANHOLES SHALL BE WRAPPED WITH RU116 - RUBR-NEK JOINT WRAP OR EQUIVALENT AND COATED.
3. COMMENCEMENT OF USE OF SEWER LINES AND/OR SYSTEMS:

a. NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL AFTER THE COMPLETION OF ALL JET CLEANING, PRESSURE TESTING, CCTV INSPECTION, COMPACTION TESTING AND AS-BUILT DRAWINGS ARE SUBMITTED AND APPROVED BY THE DISTRICT.

b. NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL ALL SERVICE LINES ARE COMPLETED AND THE FIRST LIFT OF ASPHALT IS COMPLETED OVER THE LINE. IN THE CASE WHERE NO ASPHALT IS TO BE PLACED OVER THE LINE, ANY REQUIRED SURFACE SURFACE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO USE OF THE FACILITY.

c. ALL NECESSARY EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE DISTRICT, AND RECORDED.

d. DOWNSTREAM PLUG CAN BE REMOVED ONCE FIRST LIFT OF ASPHALT IS DOWN AND THE ABOVE REQUIREMENTS ARE MET.

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

AGENCIES

| | |
|----------------------|---|
| OWNER/DEVELOPER: | SR LAND, LLC 20 BOULDER CRESCENT, SUITE 201 COLORADO SPRINGS, CO 80903 JIM MORLEY (719) 471-1742 |
| CIVIL ENGINEER: | M & S CIVIL CONSULTANTS, INC. 20 BOULDER CRESCENT, SUITE 110 COLORADO SPRINGS, CO 80903 VIRGIL A. SANCHEZ P.E. (719) 955-5485 |
| COUNTY ENGINEERING: | EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 JEFF RICE, P.E. (719) 520-6300 |
| TRAFFIC ENGINEERING: | EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JENNIFER IRVINE, P.E. (719) 520-6460 |
| WATER RESOURCES: | STERLING RANCH METRO DISTRICT ENGINEERS JDS-HYDRO CONSULTANTS 545 E. PIKES PEAK AVE., SUITE 300 COLORADO SPRINGS, CO 80903 JOHN MCGINN (719) 668-8769 |
| FIRE DISTRICT: | BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300 |
| GAS DEPARTMENT: | COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556 |
| ELECTRIC DEPARTMENT: | MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283 |
| COMMUNICATIONS: | QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674 |

WATER & SEWER MAIN EXTENTIONS

ANY CHANGES OR ALTERATIONS AFFECTING THE GRADE, ALIGNMENT, ELEVATION AND/OR DEPTH OF COVER OF ANY WATER OR SEWER MAINS OR OTHER APPURTENANCE SHOWN ON THIS DRAWING SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ALL OPERATIONAL DAMAGES AND DEFECTS IN INSTALLATION AND MATERIAL FOR MAINS AND SERVICES FROM THE DATE OF APPROVAL UNTIL FINAL ACCEPTANCE IS ISSUED.

SIGNED _____ DATE _____
OWNER/DEVELOPER

PRINT NAME _____

DBA _____

ADDRESS _____

DISTRICT APPROVALS

THE STERLING RANCH METROPOLITAN DISTRICT RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN AND HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

STERLING RANCH METROPOLITAN DISTRICT
WASTEWATER DESIGN APPROVAL

DATE: _____ BY: _____

PROJECT NO. _____

IN CASE OF ERRORS OR OMISSIONS WITH THE WATER DESIGN AS SHOWN ON THIS DOCUMENT THE STANDARDS AS DEFINED IN THE "RULES AND REGULATIONS FOR INSTALLATION OF WASTEWATER MAINS AND SERVICES" SHALL RULE.

APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL.

LEGEND

| | |
|-------|-------------------------|
| ROW | RIGHT OF WAY |
| FL-FL | FLOWLINE TO FLOWLINE |
| BOP | BOTTOM OF PIPE |
| TOP | TOP OF PIPE |
| SS | SANITARY SEWER |
| STM | STORM SEWER |
| WL | WATER |
| STA | STATION |
| 9 | LOT NUMBER |
| BT | BEGIN TRANSITION |
| ET | END TRANSITION |
| PCR | POINT OF CURB RETURN |
| PRC | POINT OF REVERSE CURVE |
| PCC | POINT OF COMPOUND CURVE |
| PC | POINT OF CURVE |
| PT | POINT OF TANGENT |
| * | SPECIAL BEDDING NOTES |

SHEET INDEX

| | |
|---------|--|
| SHEET 1 | TITLE SHEET |
| SHEET 2 | PLAN & PROFILE - KINTLA COURT - SPRAGUE WAY - WHITE FISH WAY |
| SHEET 3 | PLAN & PROFILE - MOSBY WAY - LODGE GRASS WAY |
| SHEET 4 | UTILITY SERVICE PLAN |



BRANDING IRON AT STERLING RANCH FILING NO. 1

SANITARY SEWER PLANS

PROJECT NO. 09-006
DATE: 11/10/2017
SCALE: HORIZONTAL: 1"=50'
VERTICAL: 1"=5'
DESIGNED BY: VAS
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SHEET 1 OF 4
SS01

20 BOULDER CRESCENT, SUITE 110
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PHONE: 719.955.5485

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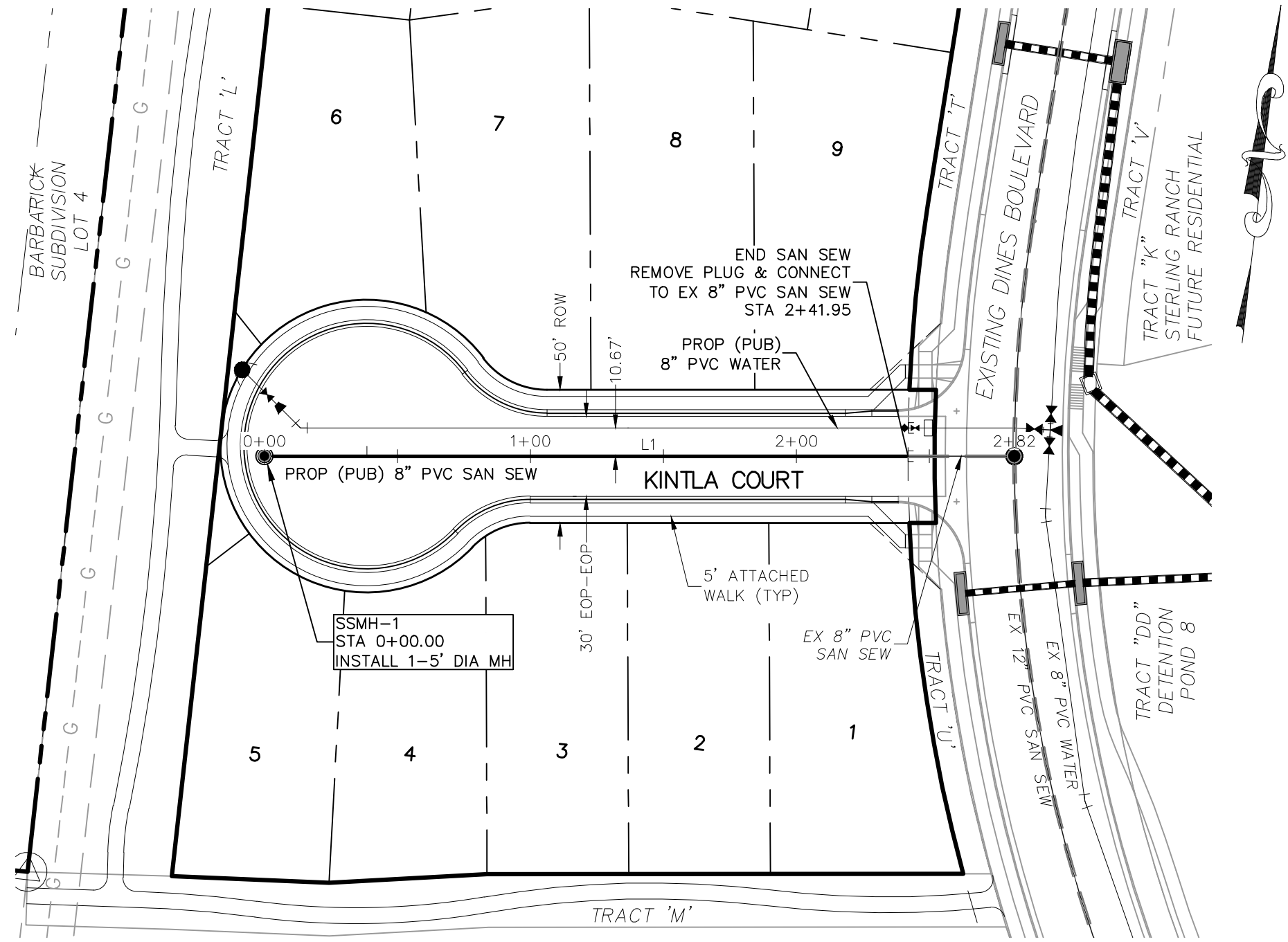
VIRGIL A. SANCHEZ, P.E. NO. 37160

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

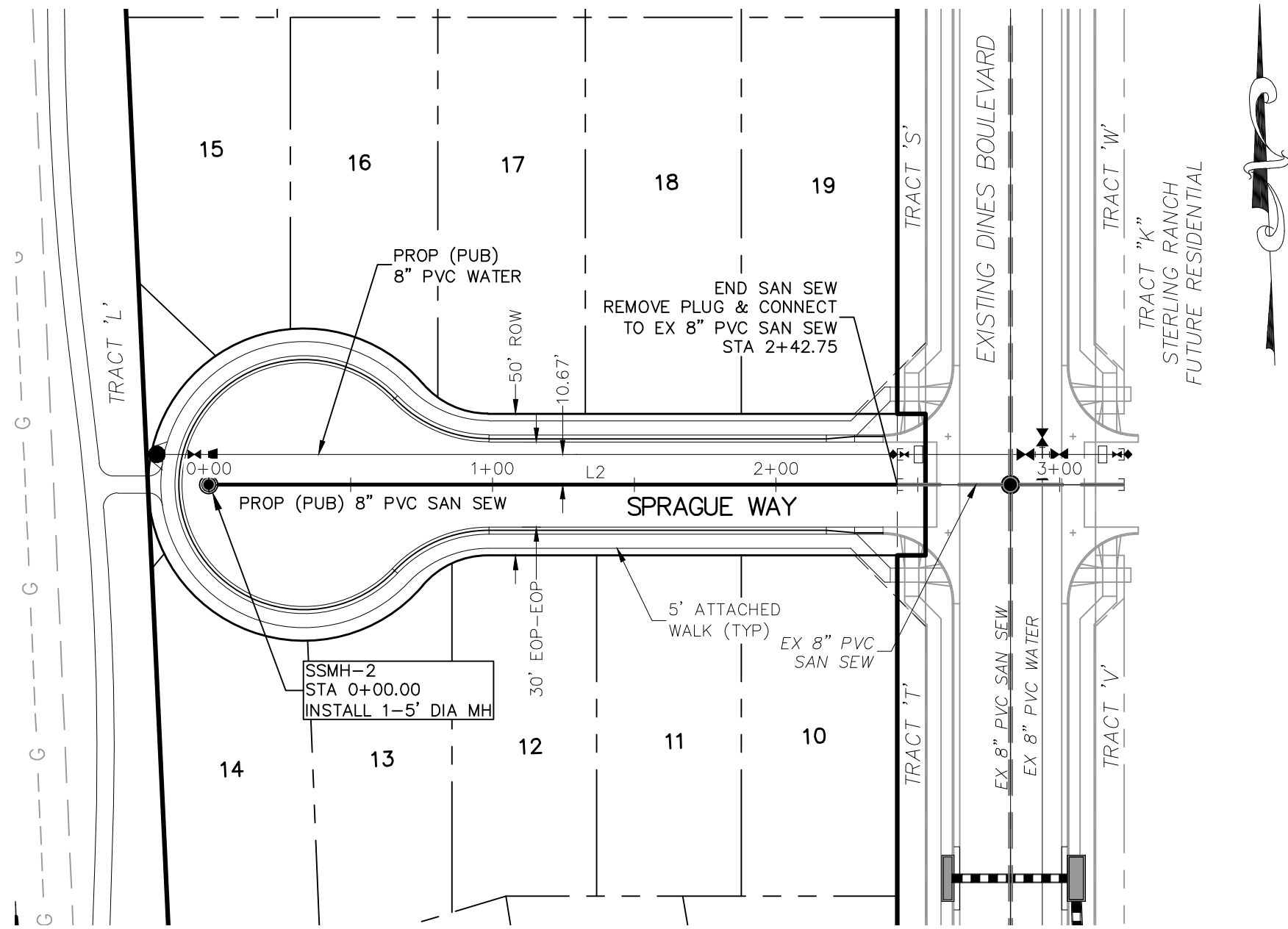
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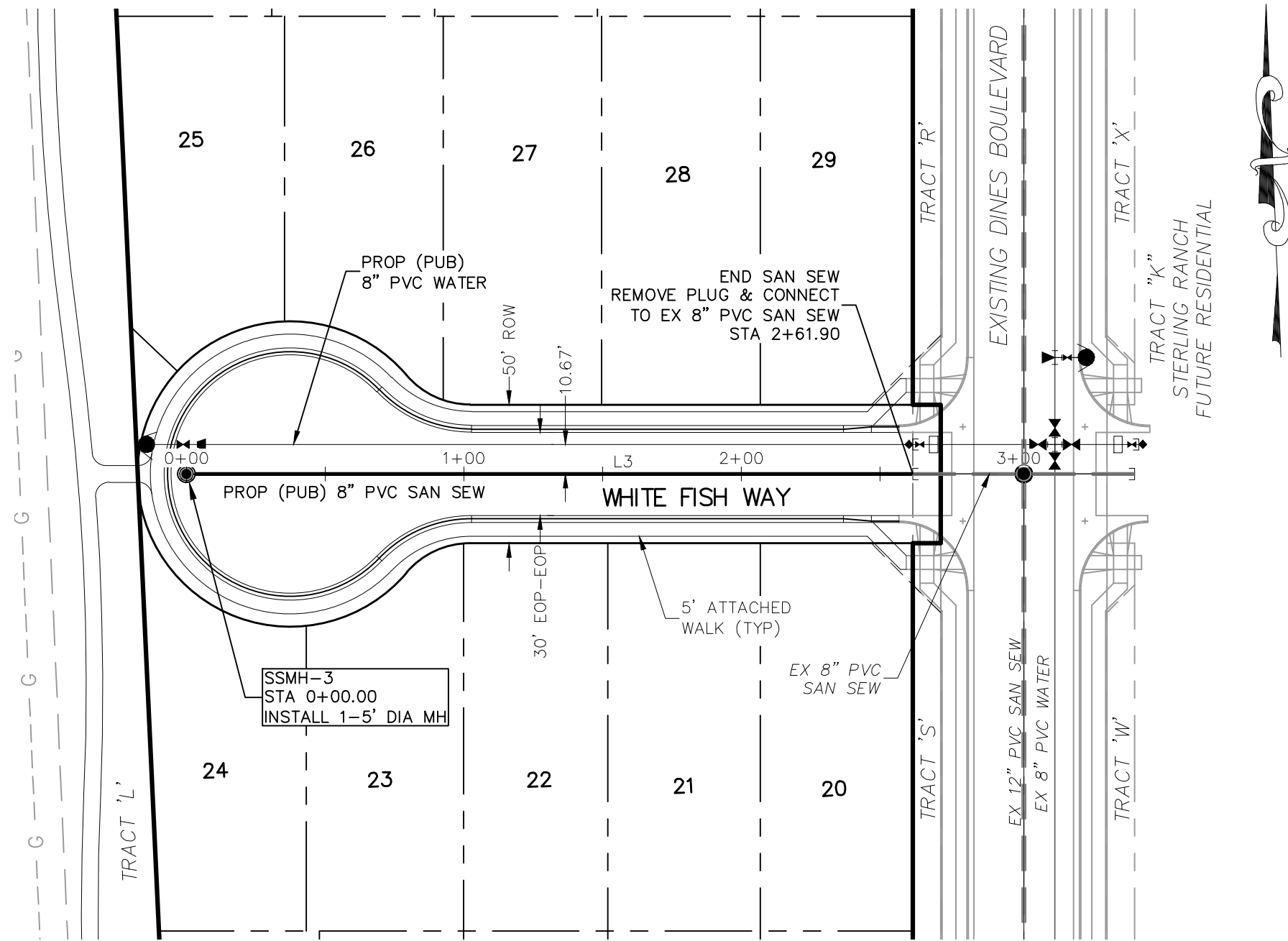
CAUTION



KINTLA COURT
STA 0+00.00 TO STA 2+41.95

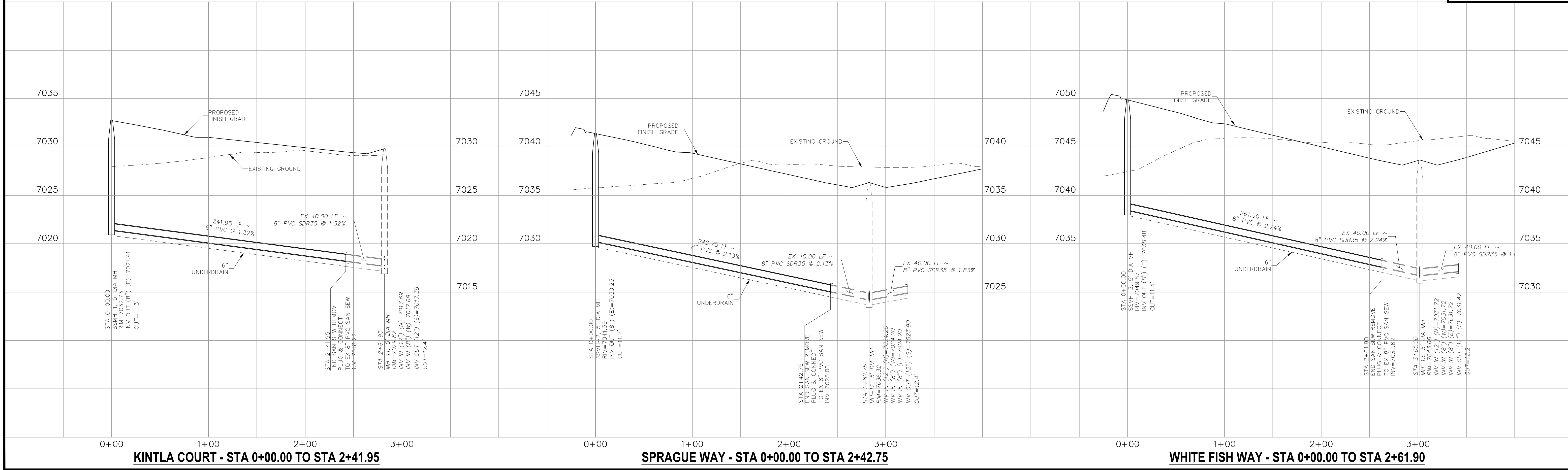
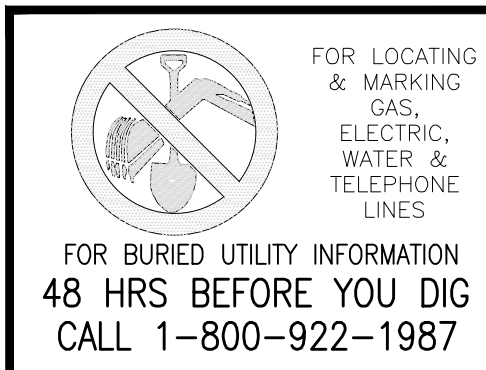
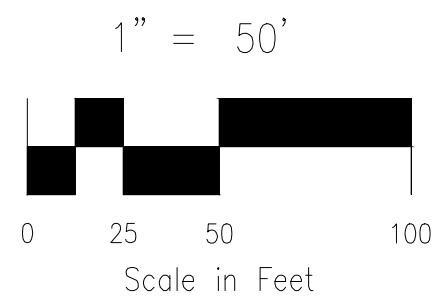


SPRAGUE WAY
STA 0+00.00 TO STA 2+42.75



WHITE FISH WAY
STA 0+00.00 TO STA 2+61.90

| SANITARY SEWER LINE TABLE | | |
|------------------------------|---------|-------------|
| LINE | LENGTH | DIRECTION |
| L1 | 241.95' | N83°26'41"E |
| L2 | 242.75' | S87°35'34"E |
| L3 | 261.90' | S87°35'34"E |



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SANITARY SEWER PLANS

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SCALE:
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

SS02
SHEET 2 OF 4



| SANITARY SEWER LINE TABLE | | |
|------------------------------|---------|-------------|
| LINE | LENGTH | DIRECTION |
| L4 | 300.20' | S87°35'34"E |
| L5 | 70.24' | S87°35'34"E |
| L6 | 253.96' | S69°40'03"E |



 FOR LOCATING
& MARKING
GAS,
ELECTRIC,
WATER &
TELEPHONE
LINES

FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987



Markup Summary

dsdrice (5)



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Jennifer Irvine

SF-17-024

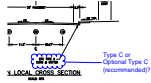
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SF-17-024



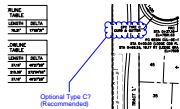
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Revise all references to DSD to be PCD and DOT to be DPW



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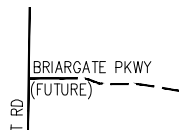
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Optional Type C? (Recommended)

AutoCAD SHX Text (1205)



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BRIARGATE PKWY

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

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

STERLING
(FUTURE)

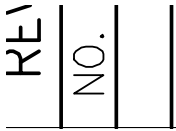
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STERLING

BENCHMARKS
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TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE
SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION
NORTHING = 411416.273 =
235167.071 EASTING = 235167.071 =
235167.071 ELEVATION = 7023.42 = 7023.42
2. THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE
THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT
THE NORTHWEST BOUNDARY CORNER OF PAWNEE RANCHEROS
SUBDIVISION
NORTHING = 410095.404 = 410095.404
EASTING = 235052.131 = 235052.131
ELEVATION = 7000.40 = 7000.40
3. THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED
"38141", AT THE TOP OF A RED PLASTIC SURVEYORS CAP,
STAMPED "38141", AT THE SOUTHWEST BOUNDARY CORNER OF
BARBARICK SUBDISION
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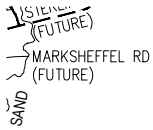
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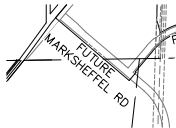
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FOR BURIED UTILITY INFORMATION



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MARKSHEFFEL RD (FUTURE)



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FUTURE MARKSHEFFEL RD



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POWERS BLVD

SHEET INDEX

| | |
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| SHEET 1 | TITLE SHEET |
| SHEET 2 | NOTES & DETAILS |
| SHEET 3 | PLAN & PROFILE - LODGE GRASS WAY |
| SHEET 4 | PLAN & PROFILE - MOSBY WAY |
| SHEET 5 | PLAN & PROFILE - VWHITEFISH WAY |
| SHEET 6 | PLAN & PROFILE - SPRAGUE WAY |
| SHEET 7 | PLAN & PROFILE - KINTLA COURT |
| SHEET 8 | SIGNAGE & STRIPING PLAN |

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RANCH FILING PLANS

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| 11/10/2017 |
| SHEET 1 OF 8 |

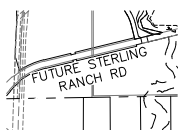
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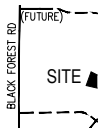
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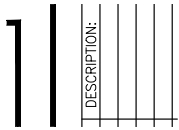
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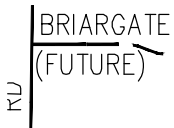
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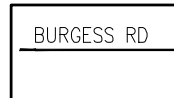


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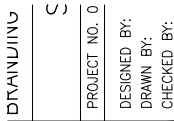
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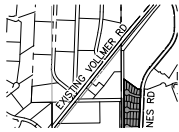
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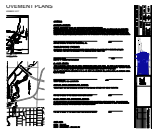
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MARKSHEFFEL RD



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APPROVALS: ENGINEER'S STATEMENT:
DETAILED IMPROVEMENT PLANS AND
SPECIFICATIONS ENGINEER'S STATEMENT:
THESE DETAILED PLANS AND
SPECIFICATIONS WERE PREPARED UNDER
MY DIRECTION AND SUPERVISION. SAID
DETAILED PLANS AND SPECIFICATIONS HAVE
BEEN PREPARED ACCORDING TO THE
CRITERIA ESTABLISHED BY THE COUNTY FOR
DETAILED DRAINAGE PLANS AND
SPECIFICATIONS, AND SAID DETAILED PLANS
AND SPECIFICATIONS ARE IN CONFORMITY
WITH THE MASTER PLAN OF THE DRAINAGE
BASIN. SAID DETAILED DRAINAGE PLANS AND
SPECIFICATIONS MEET THE PURPOSES FOR
WHICH THE PARTICULAR DRAINAGE
FACILITY(S) IS DESIGNED. I ACCEPT
RESPONSIBILITY FOR ANY LIABILITY CAUSED
BY ANY NEGLIGENT ACTS, ERRORS, OR
OMISSIONS ON MY PART IN PREPARATION OF
THE DETAILED IMPROVEMENT PLANS AND
SPECIFICATIONS. VIRGIL A SANCHEZ,
COLORADO P.E. NO. 37160 DATE DATE
FOR AND ON BEHALF OF M&S CIVIL
CONSULTANTS, INC. OWNER/DEVELOPER
STATEMENT: THE OWNER WILL COMPLY
WITH THE REQUIREMENTS OF THE DRAINAGE
REPORT AND PLAN AND THIS SET OF
CONSTRUCTION DOCUMENTS. THE OWNER
WILL COMPLY WITH THE REQUIREMENTS OF
THE GRADING AND EROSION CONTROL PLAN.
CHALLENGER HOMES DATE DATE
DIRECTOR OF PLANNING AND ENGINEERING
EL PASO COUNTY: 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 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, AND ENGINEERING
CRITERIA MANUAL AS AMENDED. XXXXX
XXXXX, P.E. DATE DATE COUNTY
ENGINEER / ECM ADMINISTRATOR STERLING
RANCH METROPOLITAN DISTRICT: 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 DATE BLACK FOREST FIRE
PROTECTION DISTRICT: ALL FIRE HYDRANTS
SHALL BE INSTALLED ACCORDING TO THE
BLACK FOREST FIRE PROTECTION DISTRICT
SPECIFICATIONS. THE NUMBER OF FIRE
HYDRANTS AND HYDRANT LOCATIONS AS
SHOWN ON THE WATER INSTALLATION PLAN
ARE CORRECT AND ADEQUATE TO SATISFY
THE FIRE PROTECTION REQUIREMENTS AS
SPECIFIED BY THE BLACK FOREST FIRE
PROTECTION DISTRICT. FOR AND ON BEHALF
OF THE BLACK FOREST FIRE PROTECTION
DISTRICT DATEDATE

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BRANDING IRON AT STERLING RANCH FILING
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PROJECT NO. 01
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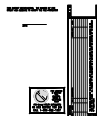
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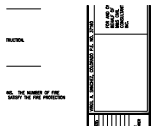
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THE ENGINEER PREPARING THESE PLANS
WILL NOT BE RESPONSIBLE, OR LIABLE FOR,
UNAUTHORIZED CHANGES TO OR USES OF
THESE PLANS. ALL CHANGES TO THE PLANS
MUST BE IN WRITING AND MUST BE
APPROVED BY THE PREPARER OF THESE
PLANS.



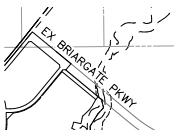
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VIRGIL A. SANCHEZ, COLORADO P.E. NO.
37160



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AGENCIES OWNER/DEVELOPER: SR LAND, LLC SR LAND, LLC 20 BOULDER CRESCENT, SUITE 201 COLORADO SPRINGS, CO 80903 JIM MORLEY (719) 471-1742 CIVIL ENGINEER: M & S CIVIL CONSULTANTS, INC. M & S CIVIL CONSULTANTS, INC. 20 BOULDER CRESCENT, SUITE 110 COLORADO SPRINGS, CO 80903 VIRGIL A. SANCHEZ P.E. (719) 955-5485 COUNTY ENGINEERING: EL PASO COUNTY DEVELOPMENT SERVICES EL PASO COUNTY DEVELOPMENT SERVICES 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 JEFF RICE, P.E. (719) 520-6300 TRAFFIC ENGINEERING: EL PASO COUNTY PUBLIC SERVICES & TRANS. DEPT. EL PASO COUNTY PUBLIC SERVICES & TRANS. DEPT. 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JENNIFER IRVINE P.E. (719) 520-6460 WATER RESOURCES: STERLING RANCH METRO DISTRICT ENGINEERS STERLING RANCH METRO DISTRICT ENGINEERS JDS-HYDRO CONSULTANTS 545 E. PIKES PEAK AVE., SUITE 300 COLORADO SPRINGS, CO 80903 JOHN MCGINN (719) 668-8769 FIRE DISTRICT: BLACK FOREST FIRE PROTECTION DISTRICT BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300 GAS DEPARTMENT: COLORADO SPRINGS UTILITIES COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556 ELECTRIC DEPARTMENT: MOUNTAIN VIEW ELECTRIC MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283 COMMUNICATIONS: QWEST COMMUNICATIONS QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674



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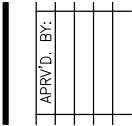
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STREET IMPROVEMENT PLANS



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SHEET 1 OF 8



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FOR LOCATING & MARKING GAS, ELECTRIC,
WATER & TELEPHONE LINES

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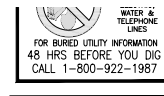
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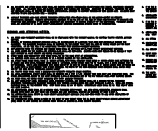
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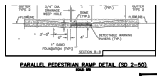
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SIGNING AND STRIPING NOTES: : 1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). 2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE 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 DEVELOPMENT SERVICES. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES. 4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY 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. 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. 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 ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 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 BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS 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 UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL



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TYPICAL CROSS PAN LAYOUT DETAIL (SD 2-26) SCALE: NTS



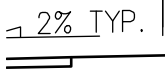
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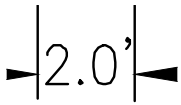
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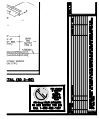
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THE ENGINEER PREPARING THESE PLANS
WILL NOT BE RESPONSIBLE, OR LIABLE FOR,
UNAUTHORIZED CHANGES TO OR USES OF
THESE PLANS. ALL CHANGES TO THE PLANS
MUST BE IN WRITING AND MUST BE
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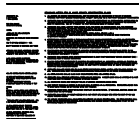
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STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS 1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE 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 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 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) EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM) b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2 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 COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION d. CDOT M & S STANDARDS CDOT M & S STANDARDS 4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION 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

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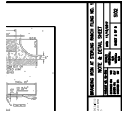
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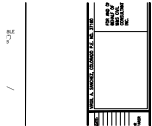
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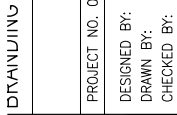
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GENERAL CONSTRUCTION NOTES: 1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE 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 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. 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 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 DEVELOPMENT SERVICES ENGINEERING DIVISION. 5. ALL STATIONING IS CENTERLINE OF IMPROVEMENTS UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE 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. 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 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 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



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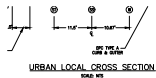
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FOR LOCATING & MARKING GAS, ELECTRIC,
WATER & TELEPHONE LINES

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| 3 ROW AS STEERING RAMP FOR | | 1/8" | | 1/4" | | 1/2" | | 3/4" | | 1" | | 1 1/4" | | 1 1/2" | | 1 3/4" | | 2" | | 2 1/4" | | 2 1/2" | | 2 3/4" | | 3" | | 3 1/4" | | 3 1/2" | | 3 3/4" | | 4" | | 4 1/4" | | 4 1/2" | | 4 3/4" | | 5" | | 5 1/4" | | 5 1/2" | | 5 3/4" | | 6" | | 6 1/4" | | 6 1/2" | | 6 3/4" | | 7" | | 7 1/4" | | 7 1/2" | | 7 3/4" | | 8" | | 8 1/4" | | 8 1/2" | | 8 3/4" | | 9" | | 9 1/4" | | 9 1/2" | | 9 3/4" | | 10" | | 10 1/4" | | 10 1/2" | | 10 3/4" | | 11" | | 11 1/4" | | 11 1/2" | | 11 3/4" | | 12" | | 12 1/4" | | 12 1/2" | | 12 3/4" | | 13" | | 13 1/4" | | 13 1/2" | | 13 3/4" | | 14" | | 14 1/4" | | 14 1/2" | | 14 3/4" | | 15" | | 15 1/4" | | 15 1/2" | | 15 3/4" | | 16" | | 16 1/4" | | 16 1/2" | | 16 3/4" | | 17" | | 17 1/4" | | 17 1/2" | | 17 3/4" | | 18" | | 18 1/4" | | 18 1/2" | | 18 3/4" | | 19" | | 19 1/4" | | 19 1/2" | | 19 3/4" | | 20" | | 20 1/4" | | 20 1/2" | | 20 3/4" | | 21" | | 21 1/4" | | 21 1/2" | | 21 3/4" | | 22" | | 22 1/4" | | 22 1/2" | | 22 3/4" | | 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45 3/4" | | 46" | | 46 1/4" | | 46 1/2" | | 46 3/4" | | 47" | | 47 1/4" | | 47 1/2" | | 47 3/4" | | 48" | | 48 1/4" | | 48 1/2" | | 48 3/4" | | 49" | | 49 1/4" | | 49 1/2" | | 49 3/4" | | 50" | | 50 1/4" | | 50 1/2" | | 50 3/4" | | 51" | | 51 1/4" | | 51 1/2" | | 51 3/4" | | 52" | | 52 1/4" | | 52 1/2" | | 52 3/4" | | 53" | | 53 1/4" | | 53 1/2" | | 53 3/4" | | 54" | | 54 1/4" | | 54 1/2" | | 54 3/4" | | 55" | | 55 1/4" | | 55 1/2" | | 55 3/4" | | 56" | | 56 1/4" | | 56 1/2" | | 56 3/4" | | 57" | | 57 1/4" | | 57 1/2" | | 57 3/4" | | 58" | | 58 1/4" | | 58 1/2" | | 58 3/4" | | 59" | | 59 1/4" | | 59 1/2" | | 59 3/4" | | 60" | | 60 1/4" | | 60 1/2" | | 60 3/4" | | 61" | | 61 1/4" | | 61 1/2" | | 61 3/4" | | 62" | | 62 1/4" | | 62 1/2" | | 62 3/4" | | 63" | | 63 1/4" | | 63 1/2" | | 63 3/4" | | 64" | | 64 1/4" | | 64 1/2" | | 64 3/4" | | 65" | | 65 1/4" | | 65 1/2" | | 65 3/4" | | 66" | | 66 1/4" | | 66 1/2" | | 66 3/4" | | 67" | | 67 1/4" | | 67 1/2" | | 67 3/4" | | 68" | | 68 1/4" | | 68 1/2" | | 68 3/4" | | 69" | | 69 1/4" | | 69 1/2" | | 69 3/4" | | 70" | | 70 1/4" | | 70 1/2" | | 70 3/4" | | 71" | | 71 1/4" | | 71 1/2" | | 71 3/4" | | 72" | | 72 1/4" | | 72 1/2" | | 72 3/4" | | 73" | | 73 1/4" | | 73 1/2" | | 73 3/4" | | 74" | | 74 1/4" | | 74 1/2" | | 74 3/4" | | 75" | | 75 1/4" | | 75 1/2" | | 75 3/4" | | 76" | | 76 1/4" | | 76 1/2" | | 76 3/4" | | 77" | | 77 1/4" | | 77 1/2" | | 77 3/4" | | 78" | | 78 1/4" | | 78 1/2" | | 78 3/4" | | 79" | | 79 1/4" | | 79 1/2" | | 79 3/4" | | 80" | | 80 1/4" | | 80 1/2" | | 80 3/4" | | 81" | | 81 1/4" | | 81 1/2" | | 81 3/4" | | 82" | | 82 1/4" | | 82 1/2" | | 82 3/4" | | 83" | | 83 1/4" | | 83 1/2" | | 83 3/4" | | 84" | | 84 1/4" | | 84 1/2" | | 84 3/4" | | 85" | | 85 1/4" | | 85 1/2" | | 85 3/4" | | 86" | | 86 1/4" | | 86 1/2" | | 86 3/4" | | 87" | | 87 1/4" | | 87 1/2" | | 87 3/4" | | 88" | | 88 1/4" | | 88 1/2" | | 88 3/4" | | 89" | | 89 1/4" | | 89 1/2" | | 89 3/4" | | 90" | | 90 1/4" | | 90 1/2" | | 90 3/4" | | 91" | | 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175 1/4" | | 175 1/2" | | 175 3/4" | | 176" | | 176 1/4" | | 176 1/2" | | 176 3/4" | | 177" | | 177 1/4" | | 177 1/2" | | 177 3/4" | | 178" | | 178 1/4" | | 178 1/2" | | 178 3/4" | | 179" | | 179 1/4" | | 179 1/2" | | 179 3/4" | | 180" | | 180 1/4" | | 180 1/2" | | 180 3/4" | | 181" | | 181 1/4" | | 181 1/2" | | 181 3/4" | | 182" | | 182 1/4" | | 182 1/2" | | 182 3/4" | | 183" | | 183 1/4" | | 183 1/2" | | 183 3/4" | | 184" | | 184 1/4" | | 184 1/2" | | 184 3/4" | | 185" | | 185 1/4" | | 185 1/2" | | 185 3/4" | | 186" | | 186 1/4" | | 186 1/2" | | 186 3/4" | | 187" | | 187 1/4" | | 187 1/2" | | 187 3/4" | | 188" | | 188 1/4" | | 188 1/2" | | 188 3/4" | | 189" | | 189 1/4" | | 189 1/2" | | 189 3/4" | | 190" | | 190 1/4" | | 190 1/2" | | 190 3/4" | | 191" | | 191 1/4" | | 191 1/2" | | 191 3/4" | | 192" | | 192 1/4" | | 192 1/2" | | 192 3/4" | | 193" | | 193 1/4" | | 193 1/2" | | 193 3/4" | | 194" | | 194 1/4" | | 194 1/2" | | 194 3/4" | | 195" | | 195 1/4" | | 195 1/2" | | 195 3/4" | | 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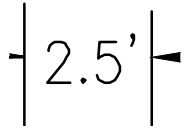
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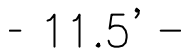
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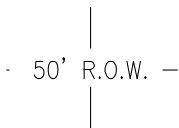
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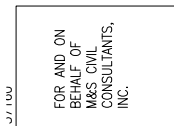
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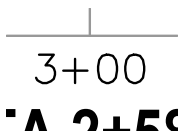
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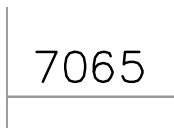
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ABBREVIATION LEGEND
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F-I FLOWLINE INTERSECTION
BT BEGIN TRANSITION
ET END TRANSITION
PC POINT OF CURVE
PCC POINT OF COMPOUND CURVE
PCR POINT OF CURB RETURB
PRC POINT OF REVERSE CURVE
PT POINT OF TANGENT
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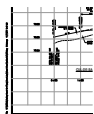
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- FLOWLINE INTERSECTION - FLOWLINE
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FLOWLINE INTERSECTION BT BEGIN
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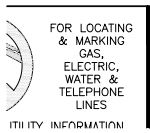
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FOR LOCATING & MARKING GAS, ELECTRIC,
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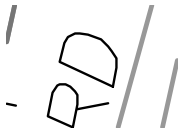
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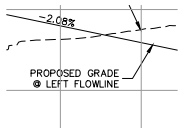
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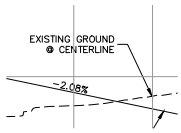
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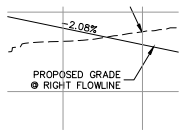
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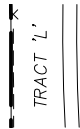
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PROPOSED GRADE @ RIGHT FLOWLINE

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TRACT 'L'

SCALE:
HORIZONTAL:
1"=50'
VERTICAL:
1"=5'

Subject:
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Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

VERTICAL:

0+00

Subject:
Page Label: 3
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Color: ☐

0+00

38

Subject:
Page Label: 3
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Date:
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38

DRAWING
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DESIGNED BY:
DRAWN BY:
CHECKED BY:

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Date:
Color: ☐

PROJECT NO.

0+00

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Author: AutoCAD SHX Text
Date:
Color: ☐

0+00

FUTURE GRADE
● RIGHT FLOWLINE

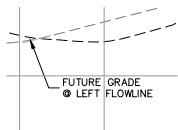
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FUTURE GRADE @ RIGHT FLOWLINE

V

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Status:
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Date:
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V



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FUTURE GRADE @ LEFT FLOWLINE



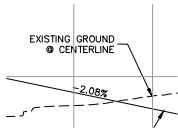
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09-006



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Date:
Color: ☐

S



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Date:
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EXISTING GROUND @ CENTERLINE

50

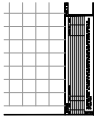
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50

7065

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Color: ☐

7065



Subject:
Page Label: 3
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Status:
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Author: AutoCAD SHX Text
Date:
Color: ☐

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.



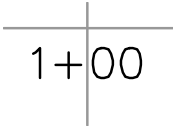
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N



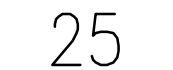
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SCALE:



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1+00



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25

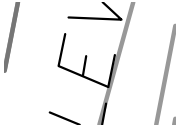


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STREET IMPROVEMENT PLANS



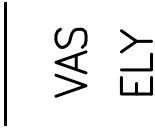
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Color: ☐



Subject: DATE:
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Date:
Color: ☐



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Color: ☐

44

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SCALE:
HORIZONTAL
1"=50'
VERTICAL:
1"=5'

Subject: 1"=50'
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Author: AutoCAD SHX Text
Date:
Color: ☐

VG

Subject:
Page Label: 3
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Date:
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G

RANCH FILIN
ENT PLANS
11/10/2017
LET 3 OF 8

Subject:
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Status:
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Color: ☐

11/10/2017

VES

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Date:
Color: ☐

E

05
TRACT 'P'
21+00

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Date:
Color: ☐

TRACT 'P'

TRACT 'F'

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Status:
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Date:
Color: ☐

TRACT 'F'

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NO.

Subject:
Page Label: 3
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Status:
Checkmark: Unchecked
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Date:
Color: ☐

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25 50
Scale in Feet

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Status:
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Author: AutoCAD SHX Text
Date:
Color: ☐

Scale in Feet

41

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Date:
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41

D/

Subject:
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Color: ☐

D

B

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Color: ☐

B

7055

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Date:
Color: ☐

7055

7065

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Color: ☐

7065

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Subject:
Page Label: 3
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Date:
Color: ☐

S
PROJECT NO. 02
DESIGNED BY:
DRAWN BY:
CHECKED BY:

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Color: ☐

2+00

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Color: ☐

7055

Subject:
Page Label: 3
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Status:
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Author: AutoCAD SHX Text
Date:
Color: ☐

IT IMPROV
SCALE:
HORIZONTAL:
1"=50'
VERTICAL:
1"=5'

Subject:
Page Label: 3
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Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

1/1/1

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Date:
Color: ☐

CAUTION

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Date:
Color: ☐

CAUTION

BY:

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7060

Subject:
Page Label: 3
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Date:
Color: ☐

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VERTICAL
1"=5'

Subject:
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Status:
Checkmark: Unchecked
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Date:
Color: ☐

1"=5'

1+00

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1+00

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4+00

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SI03

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43

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2+00
STA 0+

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SI

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TRACT 'Y'

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100

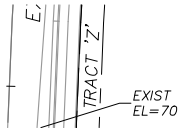
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100



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FOR BURIED UTILITY INFORMATION



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TRACT 'Z'

45

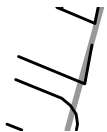
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45

LL
GW

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GW



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48

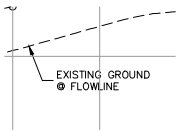
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48

7060

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7060



Subject:
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EXISTING GROUND @ FLOWLINE



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O

7055

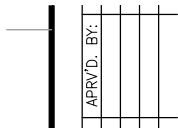
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7055

RT RIGHT
STREET ABBREVIATIONS
KC KINTLA COURT
LGW LODGE GRASS WAY
MW MOSBY WAY
SW SPRAGUE WAY
WW WHITEFISH WAY
DB DINES BOULEVARD (EX.)
CDS CUL-DE-SAC

Subject:
Page Label: 3
Lock: Unlocked
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Date:
Color: ☐

STREET ABBREVIATIONS KC KINTLA COURT
KINTLA COURT LGW LODGE GRASS WAY
LODGE GRASS WAY MW MOSBY WAY MOSBY
WAY SW SPRAGUE WAY SPRAGUE WAY
WW WHITEFISH WAY WHITEFISH WAY
DB DINES BOULEVARD (EX.) DINES
BOULEVARD (EX.)
CDS CUL-DE-SACCUL-DE-SAC



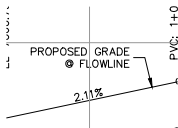
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APRV'D. BY:



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PROPOSED GRADE @ FLOWLINE



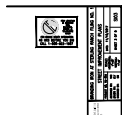
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BRANDING IRON AT STERLING RANCH FILING
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37

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37

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3+00

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3+00

36

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36

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DRAWN BY:

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TRACT 'L'

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30

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44

31

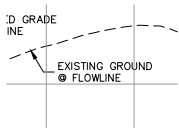
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31

7055

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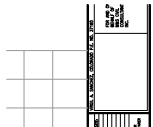
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Author: AutoCAD SHX Text
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EXISTING GROUND @ FLOWLINE

IMPR
SCALE:
HORIZONTAL
1"=50'

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Status:
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Author: AutoCAD SHX Text
Date:
Color: ☐

SCALE:



Subject:
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Color: ☐

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

PROJECT NO.
DESIGNED BY
DRAWN BY:
CHECKED BY:

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DRAWN BY:

45

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REVISIONS:

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Color: ☐

APRV'D. BY:

ABBREVIATION LEGEND
C-I CENTERLINE INTERSECTION
F-I FLOWLINE INTERSECTION
BT BEGIN TRANSITION
ET END TRANSITION
PC POINT OF CURVE
PCC POINT OF COMPOUND CURVE
PCR POINT OF CURB RETURN
PRC POINT OF REVERSE CURVE
PT POINT OF TANGENT
EL ELEVATION
LT LEFT
RT RIGHT

Subject:
Page Label: 4
Lock: Unlocked
Status:
Checkmark: Unchecked
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Date:
Color: ☐

ABBREVIATION LEGEND - CENTERLINE
INTERSECTION CENTERLINE INTERSECTION
- FLOWLINE INTERSECTION - FLOWLINE
INTERSECTION FLOWLINE INTERSECTION
FLOWLINE INTERSECTION BT BEGIN
TRANSITION BEGIN TRANSITION ET END
TRANSITION END TRANSITION PC POINT OF
CURVE POINT OF CURVE PCC POINT OF
COMPOUND CURVE POINT OF COMPOUND
CURVE PCR POINT OF CURB RETURN POINT
OF CURB RETURN PRC POINT OF REVERSE
CURVE POINT OF REVERSE CURVE PT POINT
OF TANGENT POINT OF TANGENT
EL ELEVATION ELEVATION LT LEFT LEFT
RT RIGHTRIGHT

0

Subject:
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0

SI04

Subject:
Page Label: 4
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Author: AutoCAD SHX Text
Date:
Color: ☐

SI04

2+00

0+00 2

Subject:
Page Label: 4
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Color: ☐

2+00

7060

Subject:
Page Label: 4
Lock: Unlocked
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Color: ☐

7060

7055

Subject:
Page Label: 4
Lock: Unlocked
Status:
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Date:
Color: ☐

7055

RT RIGHT

STREET ABBREVIATIONS

KC KINTLA COURT
LGW LODGE GRASS WAY
MW MOSBY WAY
SW SPRAGUE WAY
WW WHITEFISH WAY
DB DINES BOULEVARD (EX.)
CDS CUL-DE-SAC

Subject:
Page Label: 4
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

STREET ABBREVIATIONS KC KINTLA COURT
KINTLA COURT LGW LODGE GRASS WAY
LODGE GRASS WAY MW MOSBY WAY MOSBY
WAY SW SPRAGUE WAY SPRAGUE WAY
WW WHITEFISH WAY WHITEFISH WAY
DB DINES BOULEVARD (EX.) DINES
BOULEVARD (EX.)
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Author: AutoCAD SHX Text
Date:
Color: ☐

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7060

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7050

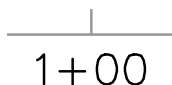
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TRACT 'Q'



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Author: AutoCAD SHX Text
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48 HRS BEFORE YOU DIG



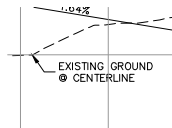
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Date:
Color: ☐

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Subject:
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EXISTING GROUND @ CENTERLINE

IT IMPROV

SCALE:
HORIZONTAL:
1"=50'
VERTICAL:
1"=5'

Subject:
Page Label: 4
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Status:
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Author: AutoCAD SHX Text
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HORIZONTAL:

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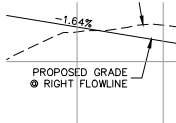
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FOR BURIED UTILITY INFORMATION



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PROPOSED GRADE @ RIGHT FLOWLINE

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PROJECT NO. 02
DESIGNED BY:
DRAWN BY:
CHECKED BY:

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Author: AutoCAD SHX Text
Date:
Color: ☐

DESIGNED BY:

36

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36

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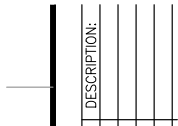
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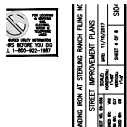
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38



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DESCRIPTION:



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STREET IMPROVEMENT PLANS

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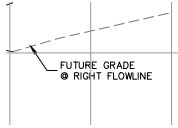
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FUTURE GRADE @ RIGHT FLOWLINE



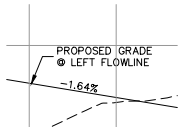
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TRACT 'X'



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FOR LOCATING & MARKING GAS, ELECTRIC,
WATER & TELEPHONE LINES



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PROPOSED GRADE @ LEFT FLOWLINE

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41

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34

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BRANDING IRON AT STERLING RANCH FILING
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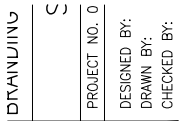
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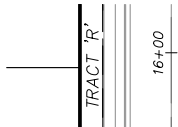
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PROJECT NO.



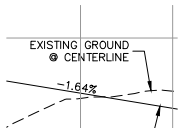
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EXISTING



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TRACT 'R'



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EXISTING GROUND @ CENTERLINE

2+00

Subject:
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VEHICLE PLAN
DATE: 11/10/2017
SHEET 4 OF 8

Subject:
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Author: AutoCAD SHX Text
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SHEET 4 OF 8

RANCH FILIN
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11/10/2017
SHEET 4 OF 8

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11/10/2017

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

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

TRACT 'K'

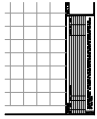
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TRACT 'K'

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Subject:
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Author: AutoCAD SHX Text
Date:
Color: ☐

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.

IONS:
DATE:

Subject:
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Author: AutoCAD SHX Text
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43

Subject:
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43

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25

PROJECT NO. 01
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DRAWN BY:
CHECKED BY:

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CHECKED BY:

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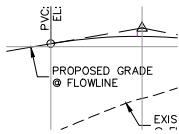
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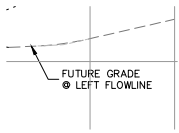
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PROPOSED GRADE @ FLOWLINE



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FUTURE GRADE @ LEFT FLOWLINE

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TRACT 'L'



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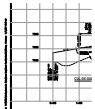
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Author: AutoCAD SHX Text
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Color: ☐

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Dwg\Street Plans\Residential\SI04.dwg
Plotstamp: 11/7/2017 10:08 AM

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VERTICAL:
1"=5'

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VERTICAL:

7055

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CAUTION

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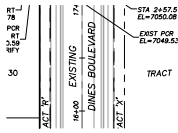
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42

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42



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DINES BOULEVARD

VERTICAL
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Author: AutoCAD SHX Text
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SCALE:
HORIZONTAL
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VERTICAL:
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1"=50'

39

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39

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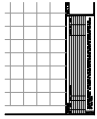
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7045



Subject:
Page Label: 5
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Author: AutoCAD SHX Text
Date:
Color: ☐

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.

3+00

2+10

Subject:
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3+00

16

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16

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Subject:
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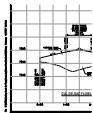
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33

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Subject:
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Plotstamp: 11/7/2017 10:18 AM



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29

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21

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34

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48 HRS BEFORE YOU DIG

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Author: AutoCAD SHX Text
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SHEET 5 OF 8



Subject:
Page Label: 5
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Status:
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Author: AutoCAD SHX Text
Date:
Color: ☐

DRAWN BY:

18

Subject:
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Lock: Unlocked
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18

7040

Subject:
Page Label: 5
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Color: ☐

7040



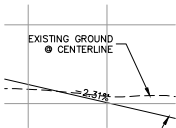
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Author: AutoCAD SHX Text
Date:
Color: ☐

FOR LOCATING & MARKING GAS, ELECTRIC,
WATER & TELEPHONE LINES

25

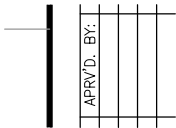
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25



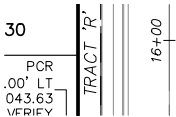
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Date:
Color: ☐

EXISTING GROUND @ CENTERLINE



Subject:
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
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Date:
Color: ☐

APRV'D. BY:



Subject:
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
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Date:
Color: ☐

TRACT 'R'

50'

Subject:
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

50'

Subject:
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

11/10/2017

Subject:
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Color: ☐

TRACT 'S'

30

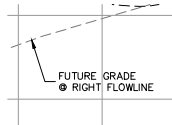
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Color: ☐

30

7050

Subject:
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

7050



Subject:
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

FUTURE GRADE @ RIGHT FLOWLINE

0+00

Subject:
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

0+00

PROJECT NO. 01
DESIGNED BY:
DRAWN BY:
CHECKED BY:

Subject:
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

CHECKED BY:

26

Subject:
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

26

31

Subject:
Page Label: 5
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Color: ☐

31

7045

Subject:
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

7045

23

Subject:
Page Label: 5
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Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

23

CAUTION

Subject:
Page Label: 5
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Date:
Color: ☐

CAUTION

IMPR'
SCALE:
HORIZONTAL
1"=50'

Subject:
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

SCALE:

7040

Subject:
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

7040

82 81 80 79 78 77 76 75 74 73 72 71 70 69 68 67 66 65 64 63 62 61 60 59 58 57 56 55 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40 39 38 37 36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1
DINES BOULEVARD
EXISTING
BL=7042.75
POST POB
EL=7042.19

Subject:
Page Label: 5
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Status:
Checkmark: Unchecked
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Date:
Color: ☐

DINES BOULEVARD

1"=5'
VERTICAL
1"=5'

Subject:
Page Label: 5
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Status:
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Author: AutoCAD SHX Text
Date:
Color: ☐

1"=5'

TRACT 'W'

Subject:
Page Label: 5
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Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

TRACT 'W'

DRANLING
PROJECT NO. 0
DESIGNED BY:
DRAWN BY:
CHECKED BY:

Subject:
Page Label: 5
Lock: Unlocked
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7040

Subject:

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Date:

Color: ☐

7040

7040

Subject:

Page Label: 5

Lock: Unlocked

Status:

Checkmark: Unchecked

Author: AutoCAD SHX Text

Date:

Color: ☐

7040



Subject:

Page Label: 5

Lock: Unlocked

Status:

Checkmark: Unchecked

Author: AutoCAD SHX Text

Date:

Color: ☐

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

4+00

Subject:

Page Label: 5

Lock: Unlocked

Status:

Checkmark: Unchecked

Author: AutoCAD SHX Text

Date:

Color: ☐

4+00

1" =

Subject:

Page Label: 5

Lock: Unlocked

Status:

Checkmark: Unchecked

Author: AutoCAD SHX Text

Date:

Color: ☐

1" =

0+00

Subject:

Page Label: 5

Lock: Unlocked

Status:

Checkmark: Unchecked

Author: AutoCAD SHX Text

Date:

Color: ☐

0+00



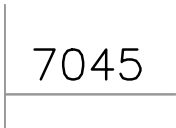
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Date:
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BRANDING IRON AT STERLING RANCH FILING
NO. 1



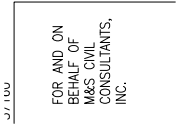
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STREET IMPROVEMENT PLANS



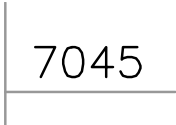
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7045



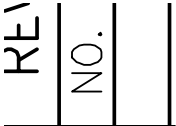
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Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

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



Subject:
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

7045



Subject:
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

NO.

ABBREVIATION LEGEND
C-I CENTERLINE INTERSECTION
F-I FLOWLINE INTERSECTION
BT BEGIN TRANSITION
ET END TRANSITION
PC POINT OF CURVE
PCC POINT OF COMPOUND CURVE
PCR POINT OF CURB RETURN
PRC POINT OF REVERSE CURVE
PT POINT OF TANGENT
EL ELEVATION
LT LEFT
RT RIGHT

Subject:
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

ABBREVIATION LEGEND - CENTERLINE
INTERSECTION CENTERLINE INTERSECTION
- FLOWLINE INTERSECTION - FLOWLINE
INTERSECTION FLOWLINE INTERSECTION
FLOWLINE INTERSECTION BT BEGIN
TRANSITION BEGIN TRANSITION ET END
TRANSITION END TRANSITION PC POINT OF
CURVE POINT OF CURVE PCC POINT OF
COMPOUND CURVE POINT OF COMPOUND
CURVE PCR POINT OF CURB RETURN
POINT OF CURB RETURN PRC POINT OF REVERSE
CURVE POINT OF REVERSE CURVE PT POINT
OF TANGENT POINT OF TANGENT
EL ELEVATION ELEVATION LT LEFT LEFT
RT RIGHTRIGHT

2+00

Subject:
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

2+00

VAS
ELY
GW

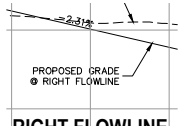
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Page Label: 5
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ELY

28

Subject:
Page Label: 5
Lock: Unlocked
Status:
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28



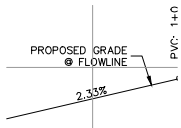
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Page Label: 5
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Author: AutoCAD SHX Text
Date:
Color: ☐

PROPOSED GRADE @ RIGHT FLOWLINE

SCALE:
HORIZONTAL:
1"=50'
VERTICAL:
1"=5'

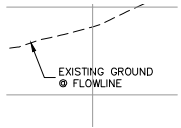
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VERTICAL:



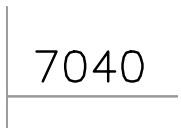
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PROPOSED GRADE @ FLOWLINE



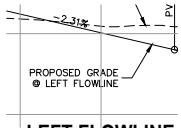
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EXISTING GROUND @ FLOWLINE



Subject:
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

7040



Subject:
Page Label: 5
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Status:
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Date:
Color: ☐

PROPOSED GRADE @ LEFT FLOWLINE



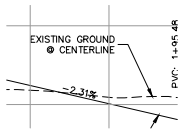
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25



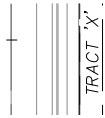
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22



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Status:
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Date:
Color: ☐

EXISTING GROUND @ CENTERLINE



Subject:
Page Label: 5
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Color: ☐

TRACT 'X'

7050

Subject:
Page Label: 5
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Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

7050

S105

Subject:
Page Label: 5
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color: ☐

S105



Subject:
Page Label: 5
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Date:
Color: ☐

FOR BURIED UTILITY INFORMATION

19

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19

15

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Color: ☐

15

7050

Subject:
Page Label: 5
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color: ☐

7050

RT RIGHT

STREET ABBREVIATIONS
KC KINTLA COURT
LGW LODGE GRASS WAY
MW MOSBY WAY
SW SPRAGUE WAY
WW WHITEFISH WAY
DB DINES BOULEVARD (EX.)
CDS CUL-DE-SAC

Subject:
Page Label: 5
Lock: Unlocked
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Date:
Color: ☐

STREET ABBREVIATIONS KC KINTLA COURT
KINTLA COURT LGW LODGE GRASS WAY
LODGE GRASS WAY MW MOSBY WAY MOSBY
WAY SW SPRAGUE WAY SPRAGUE WAY
WW WHITEFISH WAY WHITEFISH WAY
DB DINES BOULEVARD (EX.) DINES
BOULEVARD (EX.)
CDS CUL-DE-SACCUL-DE-SAC

100

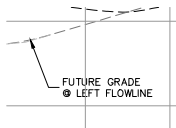
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100

20

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Date:
Color: ☐

20



Subject:
Page Label: 5
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Date:
Color: ☐

FUTURE GRADE @ LEFT FLOWLINE

| REVISIONS: | |
|------------|-------|
| NO. | DATE: |
| | |
| | |
| | |

Subject:
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

REVISIONS:

24

Subject:
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

24

3+00

Subject:
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

3+00

SCALE:
HORIZONTAL
1"=50'
VERTICAL:
1"=5'

Subject:
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

1"=50'

50

Subject:
Page Label: 5
Lock: Unlocked
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Author: AutoCAD SHX Text
Date:
Color: ☐

50

| |
|-----------|
| EXISTING |
| BOULEVARD |

Subject:
Page Label: 5
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Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

EXISTING

17

Subject:
Page Label: 5
Lock: Unlocked
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Date:
Color: ☐

17

7050

Subject:
Page Label: 5
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color: ☐

7050

25 50
Scale in Feet

Subject:
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

Scale in Feet

| |
|----------------|
| S |
| PROJECT NO. 06 |
| DESIGNED BY: |
| DRAWN BY: |
| CHECKED BY: |

Subject:
Page Label: 5
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

DESIGNED BY:

VAS ELY

Subject:
Page Label: 6
Lock: Unlocked
Status:
Checkmark: Unchecked
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Date:
Color: ☐

VAS

7030

Subject:
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7030

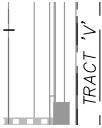
RT RIGHT

STREET ABBREVIATIONS

KC KINTLA COURT
LGW LODGE GRASS WAY
MW MOSBY WAY
SW SPRAGUE WAY
WW WHITEFISH WAY
DB DINES BOULEVARD (EX.)
CDS CUL-DE-SAC

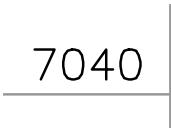
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Date:
Color: ☐

STREET ABBREVIATIONS KC KINTLA COURT
KINTLA COURT LGW LODGE GRASS WAY
LODGE GRASS WAY MW MOSBY WAY MOSBY
WAY SW SPRAGUE WAY SPRAGUE WAY
WW WHITEFISH WAY WHITEFISH WAY
DB DINES BOULEVARD (EX.) DINES
BOULEVARD (EX.)
CDS CUL-DE-SACCUL-DE-SAC



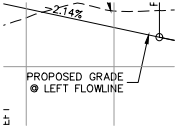
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TRACT 'V'



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Page Label: 6
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Date:
Color: ☐

7040



Subject:
Page Label: 6
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Status:
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Date:
Color: ☐

PROPOSED GRADE @ LEFT FLOWLINE



Subject:
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Color: ☐

CHECKED BY:



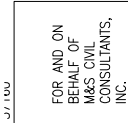
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HORIZONTAL:



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Date:
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STREET IMPROVEMENT PLANS



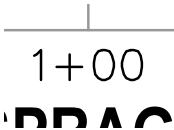
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FOR AND ON BEHALF OF M&S CIVIL
CONSULTANTS, INC.



Subject:
Page Label: 6
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Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

09-006



Subject:
Page Label: 6
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Color: ☐

1+00



Subject:
Page Label: 6
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Color: ☐

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



Subject:
Page Label: 6
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Date:
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NO.

16

Subject:
Page Label: 6
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16

7035

Subject:
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7035

3+00

2+00

Subject:
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Color: ☐

3+00

2+00

1+00

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2+00

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DATE:

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DATE:

SI06

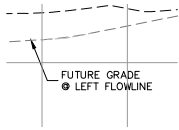
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SI06

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Author: AutoCAD SHX Text
Date:
Color: ☐

7035



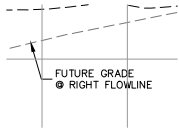
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Date:
Color: ☐

FUTURE GRADE @ LEFT FLOWLINE

10

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Page Label: 6
Lock: Unlocked
Status:
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Date:
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10



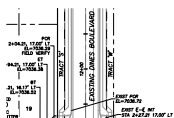
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FUTURE GRADE @ RIGHT FLOWLINE



Subject:
Page Label: 6
Lock: Unlocked
Status:
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Date:
Color: ☐

TRACT 'W'



Subject:
Page Label: 6
Lock: Unlocked
Status:
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Date:
Color: ☐

EXISTING DINES BOULEVARD

11

Subject:
Page Label: 6
Lock: Unlocked
Status:
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Date:
Color: ☐

11

7030

Subject:
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7030

50

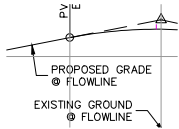
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50

1 - 30
VERTICAL
1"=5'

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1"=5'



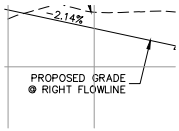
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PROPOSED GRADE @ FLOWLINE

25

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Color: ☐

25



Subject:
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PROPOSED GRADE @ RIGHT FLOWLINE

17

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Color: ☐

17

14

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14

7035

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Color: ☐

7035

BY:

Subject:
Page Label: 6
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Author: AutoCAD SHX Text
Date:
Color: ☐

BY:

| REVISIONS: | | DATE: | |
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REVISIONS:

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Date:
Color: ☐

50'

Subject:
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7040

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7045

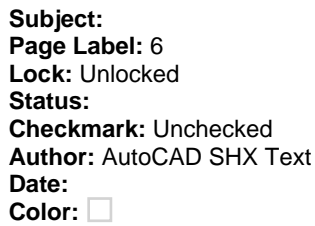
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2+00

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13

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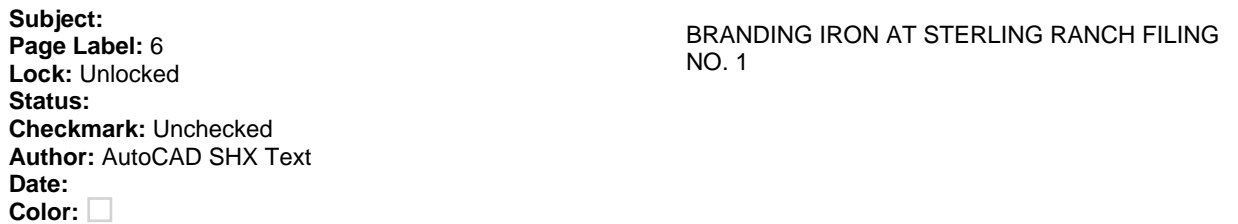


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Color: ☐



100

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100

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| DRANDING | 5 | PROJECT NO. 0 | DESIGNED BY: | DRAWN BY: | CHECKED BY: |
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PROJECT NO.

3+00

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3+00

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| APRV'D. BY: | | | | | |
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APRV'D. BY:

1+00

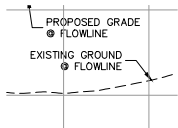
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1+00

7040

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7040



Subject:
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EXISTING GROUND @ FLOWLINE



7035

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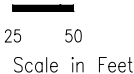
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7040



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Scale in Feet



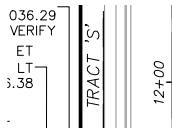
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FOR LOCATING & MARKING GAS, ELECTRIC,
WATER & TELEPHONE LINES



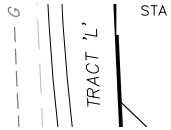
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SCALE:



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Color: ☐

TRACT 'S'



Subject:
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TRACT 'L'



Subject:
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7045



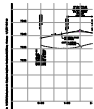
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48 HRS BEFORE YOU DIG



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DRAWN BY:



Subject:
Page Label: 6
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File: O:\09006A\Sterling Ranch No 3\dwg\Const
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Plotstamp: 11/7/2017 10:30 AM

7030

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DESCRIPTION:

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0+00

Subject: 0+00
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TRACT 'K'

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0

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DATE:

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7035

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7035

4+00

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Color: ☐

4+00

DATE:

Subject:
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DATE:

7030

Subject:
Page Label: 6
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Date:
Color: ☐

7030

ABBREVIATION LEGEND
S-I CENTERLINE INTERSECTION
F-I FLOWLINE INTERSECTION
BT BEGIN TRANSITION
ET END TRANSITION
PC POINT OF CURVE
PCC POINT OF COMPOUND CURVE
PCR POINT OF CURB RETURN
PRC POINT OF REVERSE CURVE
PT POINT OF TANGENT
EL ELEVATION
LT LEFT
RT RIGHT

Subject:
Page Label: 6
Lock: Unlocked
Status:
Checkmark: Unchecked
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Date:
Color: ☐

ABBREVIATION LEGEND - CENTERLINE
INTERSECTION CENTERLINE INTERSECTION
- FLOWLINE INTERSECTION - FLOWLINE
INTERSECTION FLOWLINE INTERSECTION
FLOWLINE INTERSECTION BT BEGIN
TRANSITION BEGIN TRANSITION ET END
TRANSITION END TRANSITION PC POINT OF
CURVE POINT OF CURVE PCC POINT OF
COMPOUND CURVE POINT OF COMPOUND
CURVE PCR POINT OF CURB RETURN POINT
OF CURB RETURN PRC POINT OF REVERSE
CURVE POINT OF REVERSE CURVE PT POINT
OF TANGENT POINT OF TANGENT
EL ELEVATION ELEVATION LT LEFT LEFT
RT RIGHTRIGHT



Subject:
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Color: ☐

FOR BURIED UTILITY INFORMATION

Subject:
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SHEET 6 OF 8



Subject:
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Date:
Color: ☐

CAUTION

0+00

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11/10/2017

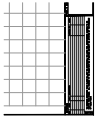
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1" =

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DESIGNED BY:



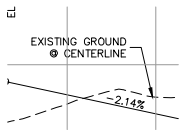
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THE ENGINEER PREPARING THESE PLANS
WILL NOT BE RESPONSIBLE, OR LIABLE FOR,
UNAUTHORIZED CHANGES TO OR USES OF
THESE PLANS. ALL CHANGES TO THE PLANS
MUST BE IN WRITING AND MUST BE
APPROVED BY THE PREPARER OF THESE
PLANS.

7040

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Author: AutoCAD SHX Text
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Color: ☐

7040



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Color: ☐

EXISTING GROUND @ CENTERLINE

7030

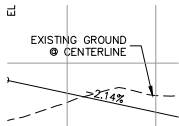
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7030

SCALE:
HORIZONTAL:
1"=50'
VERTICAL:
1"=5'

Subject:
Page Label: 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

VERTICAL:



Subject:
Page Label: 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

EXISTING GROUND @ CENTERLINE

18

Subject:
Page Label: 6
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

18

SCALE:
HORIZONTAL
1"=50'
VERTICAL:
1"=5'

Subject:
Page Label: 6
Lock: Unlocked
Status:
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Date:
Color: ☐

1"=50'

15

Subject:
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15

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7035

12

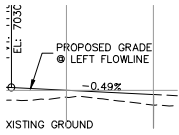
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12



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CALL 1-800-922-1987



Subject:
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Date:
Color: ☐

PROPOSED GRADE @ LEFT FLOWLINE

50

Subject:
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Lock: Unlocked
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50

7020

Subject:
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7020

RANCH PLIN
ENT PLANS
11/10/2017
LET 7 OF 8

Subject:
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11/10/2017

1 - JU
VERTICAL
1"=5'

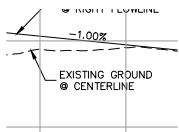
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1"=5'

7035

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EXISTING GROUND @ CENTERLINE



1+00

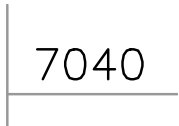
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1+00

5

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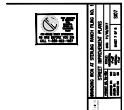
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7040



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BRANDING IRON AT STERLING RANCH FILING
NO. 1



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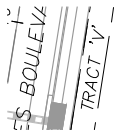
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VAS
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Subject: ELY
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Subject: TRACT 'V'
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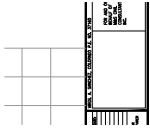
RT RIGHT

STREET ABBREVIATIONS

KC KINTLA COURT
LGW LODGE GRASS WAY
MW MOSBY WAY
SW SPRAGUE WAY
WW WHITEFISH WAY
DB DINES BOULEVARD (EX.)
CDS CUL-DE-SAC

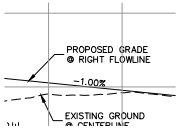
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STREET ABBREVIATIONS KC KINTLA COURT
KINTLA COURT LGW LODGE GRASS WAY
LODGE GRASS WAY MW MOSBY WAY MOSBY
WAY SW SPRAGUE WAY SPRAGUE WAY
WW WHITEFISH WAY WHITEFISH WAY
DB DINES BOULEVARD (EX.) DINES
BOULEVARD (EX.)
CDS CUL-DE-SACCUL-DE-SAC



Subject:
Page Label: 7
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VIRGIL A. SANCHEZ, COLORADO P.E. NO.
37160



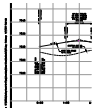
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PROPOSED GRADE @ RIGHT FLOWLINE

ABBREVIATION LEGEND
I-I CENTERLINE INTERSECTION
F-F FLOWLINE INTERSECTION
BT BEGIN TRANSITION
ET END TRANSITION
PC POINT OF CURVE
PCC POINT OF COMPOUND CURVE
PCR POINT OF CURB RETURN
PRC POINT OF REVERSE CURVE
PT POINT OF TANGENT
EL ELEVATION
LT LEFT
RT RIGHT

Subject:
Page Label: 7
Lock: Unlocked
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ABBREVIATION LEGEND - CENTERLINE
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- FLOWLINE INTERSECTION - FLOWLINE
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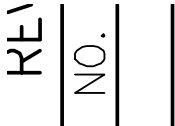
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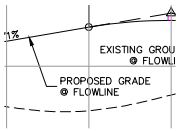
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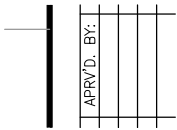
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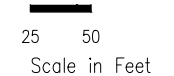
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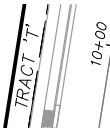
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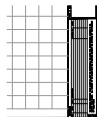
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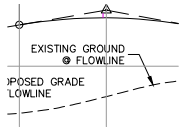
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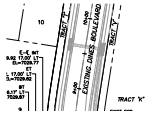
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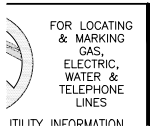
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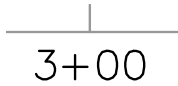
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FOR LOCATING & MARKING GAS, ELECTRIC,
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FOR BURIED UTILITY INFORMATION



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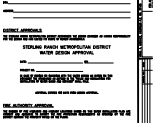
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IN CASE OF ERRORS OR OMISSIONS WITH
THE WATER DESIGN AS SHOWN ON THIS
DOCUMENT THE STANDARDS AS DEFINED IN
THE "RULES AND REGULATIONS FOR
INSTALLATION OF WATER MAINS AND
SERVICES" SHALL RULE. APPROVAL EXPIRES
180 DAYS FROM DESIGN APPROVAL.

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FOR AND ON
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CONSULTANTS,
INC.

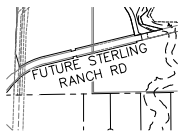
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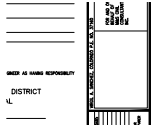
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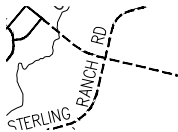
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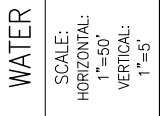
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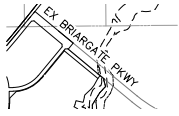
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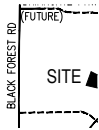
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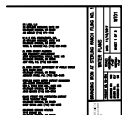
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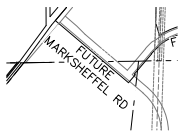
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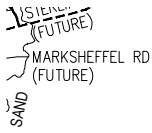
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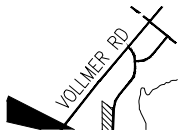
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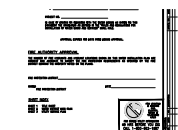
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WATER PLANS



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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.



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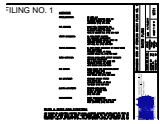
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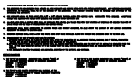
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FOR BURIED UTILITY INFORMATION



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AGENCIES OWNER/DEVELOPER: SR LAND, LLC SR LAND, LLC 20 BOULDER CRESCENT, SUITE 201 , SUITE 201 COLORADO SPRINGS, CO 80903 JIM MORLEY (719) 471-1742 CIVIL ENGINEER: M & S CIVIL CONSULTANTS, INC. M & S CIVIL CONSULTANTS, INC. 20 BOULDER CRESCENT, SUITE 110 COLORADO SPRINGS, CO 80903 VIRGIL A. SANCHEZ P.E. (719) 955-5485 COUNTY ENGINEERING: EL PASO COUNTY PLANNING EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 JEFF RICE, P.E. (719) 520-6300 TRAFFIC ENGINEERING: EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JENNIFER IRVINE, P.E. (719) 520-6460 WATER RESOURCES: STERLING RANCH METRO DISTRICT ENGINEERS STERLING RANCH METRO DISTRICT ENGINEERS JDS-HYDRO CONSULTANTS 545 E. PIKES PEAK AVE., SUITE 300 COLORADO SPRINGS, CO 80903 JOHN MCGINN (719) 668-8769 FIRE DISTRICT: BLACK FOREST FIRE PROTECTION DISTRICT BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300 GAS DEPARTMENT: COLORADO SPRINGS UTILITIES COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556 ELECTRIC DEPARTMENT: MOUNTAIN VIEW ELECTRIC MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283 COMMUNICATIONS: QWEST COMMUNICATIONS QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674



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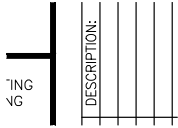
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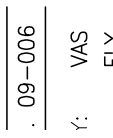
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SHEET INDEX

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SHEET 2 WATER DISTRICT MAIN PLAN
SHEET 3 UTILITY SERVICE PLAN

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FOR LOCATING
& MARKING
GAS,
ELECTRIC,
WATER &
TELEPHONE
LINES
UTILITY INFORMATION

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FOR LOCATING & MARKING GAS, ELECTRIC,
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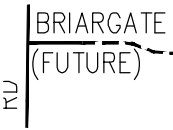
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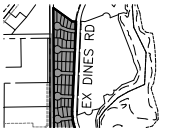
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46

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46



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EX 12" PVC SAN SEW

26

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Author: AutoCAD SHX Text
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26

2

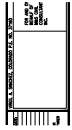
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2

10

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10



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

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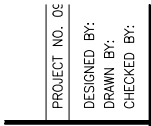
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11

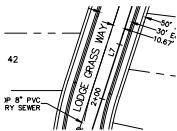
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11



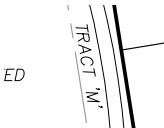
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8

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51

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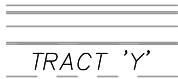
51

TRACT 'R'

EX 12" PVC SAN SEW
EX 16" PVC WATER

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Date:
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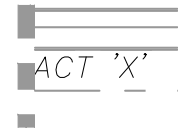
EX 12" PVC SAN SEW



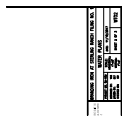
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21

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Subject: TRACT 'X'
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Author: AutoCAD SHX Text
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Subject: BRANDING IRON AT STERLING RANCH FILING NO. 1
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Author: AutoCAD SHX Text
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6

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Author: AutoCAD SHX Text
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15

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09-006

TRACT "G"
STERLING RANCH
FUTURE
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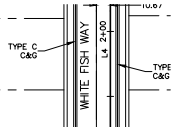
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TRACT "G" STERLING RANCH FUTURE
RESIDENTIAL



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FOR BURIED UTILITY INFORMATION



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WHITE FISH WAY

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CHECKED BY:

33

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33

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TRACT 'R'

39

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35

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TRACT 'X'



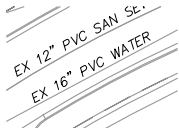
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30

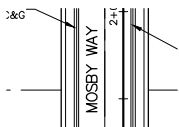
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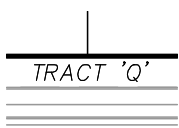
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Subject: EX 16" PVC WATER
Page Label: 10
Lock: Unlocked
Status:
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Color: ☐



Subject: MOSBY WAY
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Subject: TRACT 'Q'
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25

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23

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49

9

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9



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TRACT "K" STERLING RANCH FUTURE
RESIDENTIAL



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Author: AutoCAD SHX Text
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TRACT 'L'

22

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22

42

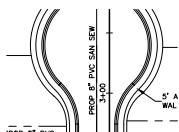
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42



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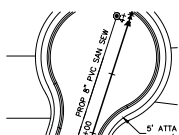
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PROP 8" PVC SAN SEW

1

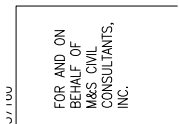
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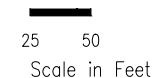
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PROP 8" PVC SAN SEW



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



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Scale in Feet



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| 1 AT STERLING RANCH | |
| WATER PLANS | |
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WATER PLANS

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TRACT 'P'

44

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16

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| TRACT 'Q' |
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| PVC EXISTING DINES BOULEVARD |
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| TRACT 'Y' |

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EXISTING DINES BOULEVARD

14

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27

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27

TRACT "DD"
DETENTION
POND 8

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TRACT "DD" DETENTION POND 8

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TRACT 'X'

37

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37



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SHEET 2 OF 3



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48 HRS BEFORE YOU DIG

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18

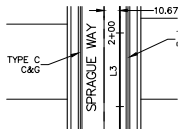
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5

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Color: ☐



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Date:
Color: ☐



Subject: SPRAGUE WAY
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Author: AutoCAD SHX Text
Date:
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12

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13

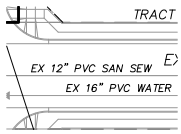
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29

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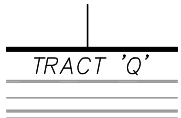
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EX 12" PVC SAN SEW

28

Subject:
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28



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TRACT 'Q'



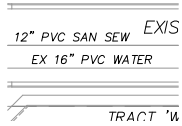
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TRACT 'L'

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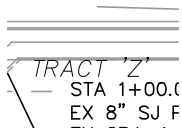
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EX 16" PVC WATER

43

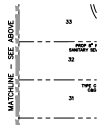
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43



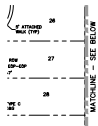
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TRACT 'Z'



Subject:
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MATCHLINE - SEE ABOVE



Subject:
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MATCHLINE - SEE BELOW

WT02

Subject: WT02
Page Label: 10
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Date:
Color: ☐

32

Subject: 32
Page Label: 10
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TRACT 'Y'

Subject: TRACT 'Y'
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Author: AutoCAD SHX Text
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Subject: 1" =
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TRACT 'S'

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Author: AutoCAD SHX Text
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50

Subject: 50
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TRACT "F"
DETENTION
POND 8

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TRACT "F" DETENTION POND 8

38

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38

RANCH FILIN
NS
11/10/2017
ET 2 OF 3

Subject:
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11/10/2017

BARBARICK
SUBDIVISION
LOT 3

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BARBARICK SUBDIVISION LOT 3

3

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3

TRACT 'T'

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TRACT 'T'

34

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34

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File: O:\09006A\Sterling Ranch No 3\dwg\Const
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11/7/2017 9:03 AM

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1"=5'

48

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48

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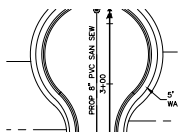
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4

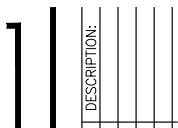
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4



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PROP 8" PVC SAN SEW



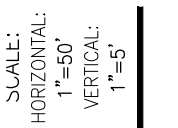
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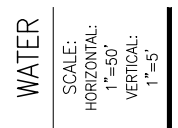
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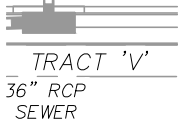
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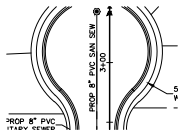
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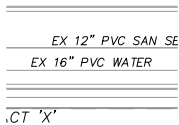
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100

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Subject: PROP 8" PVC SAN SEW
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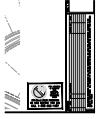


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BARBARICK
SUBDIVISION
LOT 4

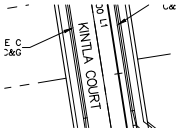
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BARBARICK SUBDIVISION LOT 4



Subject:
Page Label: 10
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

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.



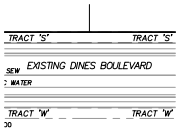
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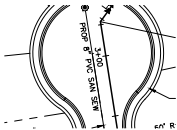
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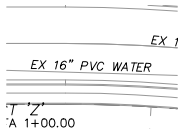
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EXISTING DINES BOULEVARD



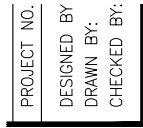
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PROP 8" PVC SAN SEW



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Page Label: 10
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Status:
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Date:
Color: ☐

EX 16" PVC WATER



Subject:
Page Label: 10
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color: ☐

DRAWN BY:



Subject:
Page Label: 10
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

CALL 1-800-922-1987



Subject:
Page Label: 10
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

TRACT 'L'

36

Subject:
Page Label: 10
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36

31

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31

40

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40

TRACT 'S'

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TRACT 'S'

19

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19



Subject:
Page Label: 10
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FOR LOCATING & MARKING GAS, ELECTRIC,
WATER & TELEPHONE LINES

TRACT "K"
STERLING RANCH
FUTURE RESIDENTIAL

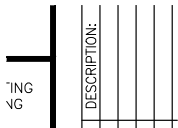
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TRACT "K" STERLING RANCH FUTURE
RESIDENTIAL

0

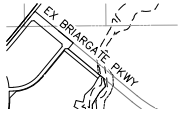
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DESCRIPTION:



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EX BRIARGATE PKWY



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DRAWN BY:



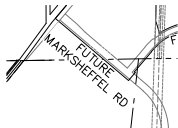
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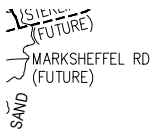
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STERLING



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FUTURE MARKSHEFFEL RD



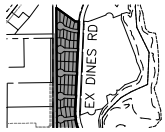
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MARKSHEFFEL RD (FUTURE)



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CALL 1-800-922-1987



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EX DINES RD



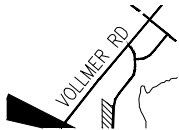
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BURGESS RD



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SHEET 1 OF 4



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VOLLMER RD

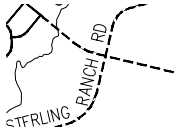
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RANCH RD



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BRANDING IRON AT STERLING RANCH FILING
NO. 1



MARKSHEFFEL RD

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MARKSHEFFEL RD

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APRV'D. BY:



Subject:
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Color: ☐

WATER & SEWER MAIN EXTENTIONS ANY
CHANGES OR ALTERATIONS AFFECTING THE
GRADE, ALIGNMENT, ELEVATION AND/OR
DEPTH OF COVER OF CHANGES OR
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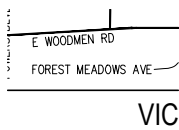
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EXISTING VOLLMER RD

SANITARY SEWER PLANS



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BLACK FOREST RD



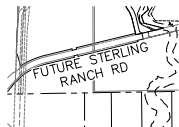
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SS01



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DESIGNED BY:



Subject:
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FUTURE STERLING RANCH RD



Subject:
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48 HRS BEFORE YOU DIG

COWPOKE RD

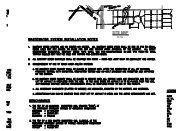
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COWPOKE RD

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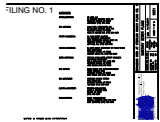
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REVISIONS:



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WASTEWATER SYSTEM INSTALLATION
NOTES 1. SANITARY SEWER LENGTHS ARE
MH CENTER-MH CENTER. ALL SANITARY
SEWER PIPES SHALL BE SDR 35 PVC OR
EQUAL. SANITARY SEWER LENGTHS ARE MH
CENTER-MH CENTER. ALL SANITARY SEWER
PIPES SHALL BE SDR 35 PVC OR EQUAL.
SEWER LENGTHS ARE MH CENTER-MH
CENTER. ALL SANITARY SEWER PIPES SHALL
BE SDR 35 PVC OR EQUAL. SEWER LENGTHS
ARE MH CENTER-MH CENTER. ALL SANITARY
SEWER PIPES SHALL BE SDR 35 PVC OR
EQUAL. LENGTHS ARE MH CENTER-MH
CENTER. ALL SANITARY SEWER PIPES SHALL
BE SDR 35 PVC OR EQUAL. LENGTHS ARE MH
CENTER-MH CENTER. ALL SANITARY SEWER
PIPES SHALL BE SDR 35 PVC OR EQUAL.
ARE MH CENTER-MH CENTER. ALL SANITARY
SEWER PIPES SHALL BE SDR 35 PVC OR
EQUAL. ARE MH CENTER-MH CENTER. ALL
SANITARY SEWER PIPES SHALL BE SDR 35
PVC OR EQUAL. MH CENTER-MH CENTER.
ALL SANITARY SEWER PIPES SHALL BE SDR
35 PVC OR EQUAL. MH CENTER-MH CENTER.
ALL SANITARY SEWER PIPES SHALL BE SDR
35 PVC OR EQUAL. CENTER-MH CENTER.
ALL SANITARY SEWER PIPES SHALL BE SDR
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35 PVC OR EQUAL. CENTER. ALL SANITARY
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EQUAL. CENTER. ALL SANITARY SEWER
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SANITARY SEWER PIPES SHALL BE SDR 35
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PVC OR EQUAL. 35 PVC OR EQUAL. 35 PVC
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SEWER LINES MAY NOT EXCEED 7% GRADE
FOR ANY SIZE WITHOUT PRIOR APPROVAL
OF THE DISTRICT. ALL NEWLY LINES MAY
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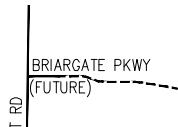
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AGENCIES OWNER/DEVELOPER: SR LAND, LLC SR LAND, LLC 20 BOULDER CRESCENT, SUITE 201 , SUITE 201 COLORADO SPRINGS, CO 80903 JIM MORLEY (719) 471-1742 CIVIL ENGINEER: M & S CIVIL CONSULTANTS, INC. M & S CIVIL CONSULTANTS, INC. 20 BOULDER CRESCENT, SUITE 110 COLORADO SPRINGS, CO 80903 VIRGIL A. SANCHEZ P.E. (719) 955-5485 COUNTY ENGINEERING: EL PASO COUNTY PLANNING EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 JEFF RICE, P.E. (719) 520-6300 TRAFFIC ENGINEERING: EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JENNIFER IRVINE, P.E. (719) 520-6460 WATER RESOURCES: STERLING RANCH METRO DISTRICT ENGINEERS STERLING RANCH METRO DISTRICT ENGINEERS JDS-HYDRO CONSULTANTS 545 E. PIKES PEAK AVE., SUITE 300 COLORADO SPRINGS, CO 80903 JOHN MCGINN (719) 668-8769 FIRE DISTRICT: BLACK FOREST FIRE PROTECTION DISTRICT BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300 GAS DEPARTMENT: COLORADO SPRINGS UTILITIES COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556 ELECTRIC DEPARTMENT: MOUNTAIN VIEW ELECTRIC MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283 COMMUNICATIONS: QWEST COMMUNICATIONS QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674



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ACCORDINGLY. STERLING RANCH
METROPOLITAN DISTRICT WASTEWATER
DESIGN APPROVAL DATE: BY: BY:
PROJECT NO. IN CASE OF ERRORS OR
OMISSIONS WITH THE WATER DESIGN AS
SHOWN ON THIS DOCUMENT THE
STANDARDS AS DEFINED IN THE "RULES AND
REGULATIONS FOR INSTALLATION OF
WASTEWATER MAINS AND SERVICES" SHALL
RULE. APPROVAL EXPIRES 180 DAYS FROM
DESIGN APPROVAL.

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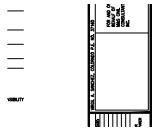
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VIRGIL A. SANCHEZ, COLORADO P.E. NO.
37160

ALL DIMENSIONS SHOWN ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE IN METERS.
A DIMENSION LINE CAN BE REVERSED ONLY ONE TIME LEFT TO RIGHT IS POSITIVE
BENCHMARKS
1. THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT 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
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
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

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CAUTION

FOR AND ON
BEHALF OF
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POWERS BLVD

FOR LOCATING
& MARKING
GAS,
ELECTRIC,
WATER &
TELEPHONE
LINES
UTILITY INFORMATION

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FOR LOCATING & MARKING GAS, ELECTRIC,
WATER & TELEPHONE LINES



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GENERAL NOTES 1. ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT STERLING RANCH METROPOLITAN ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT STERLING RANCH METROPOLITAN UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT STERLING RANCH METROPOLITAN UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT STERLING RANCH METROPOLITAN CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT STERLING RANCH METROPOLITAN CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT STERLING RANCH METROPOLITAN CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT STERLING RANCH METROPOLITAN TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT STERLING RANCH METROPOLITAN TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT STERLING RANCH METROPOLITAN BE CONDUCTED IN CONFORMANCE WITH THE CURRENT STERLING RANCH METROPOLITAN BE CONDUCTED IN CONFORMANCE WITH THE CURRENT STERLING RANCH METROPOLITAN BE CONDUCTED IN CONFORMANCE WITH THE CURRENT STERLING RANCH METROPOLITAN CONDUCTED IN CONFORMANCE WITH THE CURRENT STERLING RANCH METROPOLITAN CONDUCTED IN CONFORMANCE WITH THE CURRENT STERLING RANCH METROPOLITAN CONDUCTED IN CONFORMANCE WITH THE CURRENT STERLING RANCH METROPOLITAN IN CONFORMANCE WITH THE CURRENT STERLING RANCH METROPOLITAN IN CONFORMANCE WITH THE CURRENT STERLING RANCH METROPOLITAN CONFORMANCE WITH THE CURRENT STERLING RANCH METROPOLITAN CONFORMANCE WITH THE CURRENT STERLING RANCH METROPOLITAN WITH THE CURRENT STERLING RANCH METROPOLITAN WITH THE CURRENT STERLING RANCH METROPOLITAN THE CURRENT STERLING RANCH METROPOLITAN THE CURRENT STERLING RANCH METROPOLITAN CURRENT STERLING RANCH METROPOLITAN CURRENT STERLING RANCH METROPOLITAN STERLING RANCH METROPOLITAN STERLING RANCH METROPOLITAN RANCH METROPOLITAN RANCH METROPOLITAN METROPOLITAN 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 ALL PLANS ON THE JOB SITE SHALL BE SIGNED BY THE DISTRICT AND THE DISTRICT'S ENGINEER. ANY REVISION TO THE PLANS ON THE JOB SITE SHALL BE SIGNED BY THE DISTRICT AND THE DISTRICT'S ENGINEER. ANY REVISION TO THE PLANS ON THE JOB SITE SHALL BE SIGNED BY THE DISTRICT AND THE DISTRICT'S ENGINEER. ANY REVISION TO THE ON THE JOB SITE SHALL BE SIGNED BY THE DISTRICT AND THE DISTRICT'S ENGINEER. ANY REVISION TO THE ON THE JOB SITE SHALL BE SIGNED BY THE DISTRICT AND THE DISTRICT'S ENGINEER. ANY REVISION TO THE THE JOB SITE SHALL BE SIGNED BY THE DISTRICT AND THE DISTRICT'S ENGINEER. ANY REVISION TO

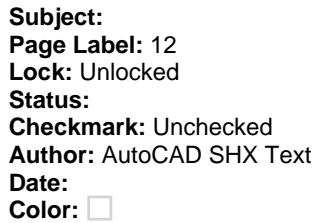
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STM STORM SEWER STORM SEWER
WL WATER WATER STA STATION STATION
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THE ENGINEER PREPARING THESE PLANS
WILL NOT BE RESPONSIBLE, OR LIABLE FOR,
UNAUTHORIZED CHANGES TO OR USES OF
THESE PLANS. ALL CHANGES TO THE PLANS
MUST BE IN WRITING AND MUST BE
APPROVED BY THE PREPARER OF THESE
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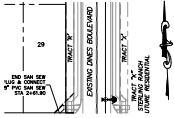
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EX 8" PVC WATER
TRACT 'W'

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EX 8" PVC WATER



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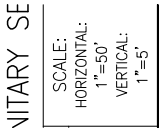
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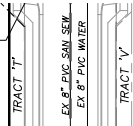
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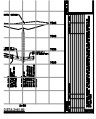
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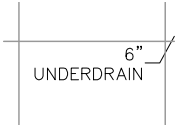
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EX 8" PVC WATER



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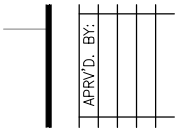
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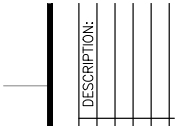
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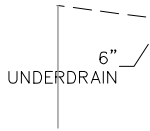
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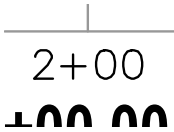


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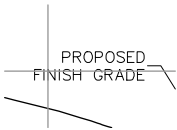
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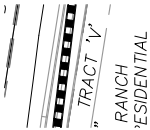
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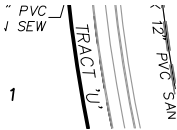
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FOR LOCATING
& MARKING
GAS,
ELECTRIC,
WATER &
TELEPHONE
LINES
UTILITY INFORMATION

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FOR LOCATING & MARKING GAS, ELECTRIC,
WATER & TELEPHONE LINES

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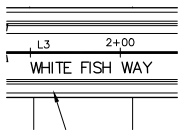
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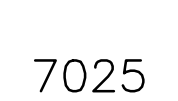
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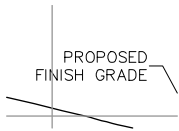
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Subject:
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Date:
Color: ☐



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PROPOSED FINISH GRADE

29

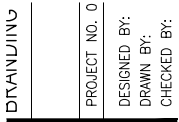
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29

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7045



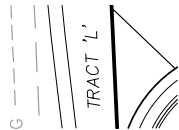
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PROJECT NO.



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CAUTION



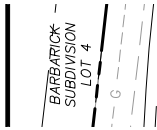
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TRACT 'L'

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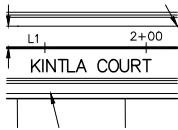
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Date:
Color: ☐

BARBARICK SUBDIVISION LOT 4



Subject:
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KINTLA COURT

100

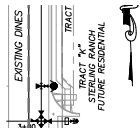
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Color: ☐

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Page Label: 13
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Date:
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TRACT "K" STERLING RANCH FUTURE
RESIDENTIAL

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Color: ☐

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21

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21

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PROJECT NO. 06
DESIGNED BY:
DRAWN BY:
CHECKED BY:

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Date:
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DESIGNED BY:

7040

Subject:
Page Label: 13
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Status:
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Date:
Color: ☐

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9

TRACT 'R'
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Color: ☐

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EXISTING GROUND

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Page Label: 13
Lock: Unlocked
Status:
Checkmark: Unchecked
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EXISTING GROUND

AN SEW
10
TRACT 'T'
EX 8" PVC SAI

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TRACT 'T'

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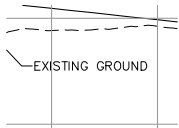
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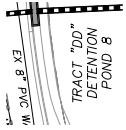
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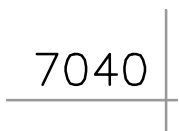
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EXISTING GROUND



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TRACT "DD" DETENTION POND 8



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Subject:
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16



Subject:
Page Label: 13
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Date:
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27



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13

22

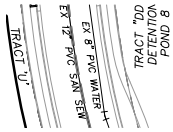
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22

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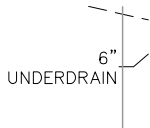
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25



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EX 8" PVC WATER



Subject:
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6" UNDERDRAIN

20

Subject:
Page Label: 13
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20

6

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6

7020

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7020

12

Subject:
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12

TOWER PLANS
DATE: 11/10/2017
SHEET 2 OF 4

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SHEET 2 OF 4

7050

Subject:
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7050

28

Subject:
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28

24

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24

7035

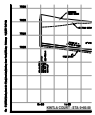
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7035

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Subject:
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11/6/2017 8:37 PM

SS02

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SS02

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7015

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7015

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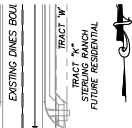
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24

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TRACT 'L'



Subject:
Page Label: 13
Lock: Unlocked
Status:
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Date:
Color: ☐

TRACT "K" STERLING RANCH FUTURE
RESIDENTIAL



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48 HRS BEFORE YOU DIG

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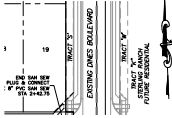
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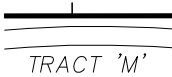
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1



Subject:
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EXISTING DINES BOULEVARD



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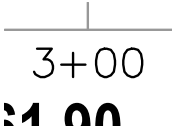
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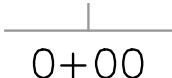
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TRACT 'T'
BOULEVARD

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TRACT 'T'

17

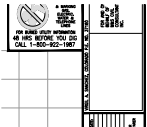
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17

8

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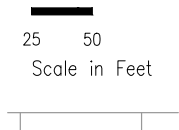
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37160

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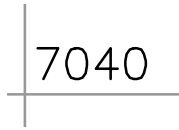
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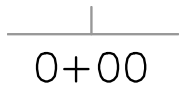
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Scale in Feet



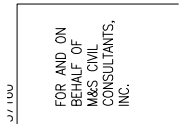
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7040



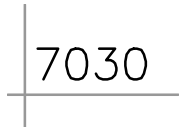
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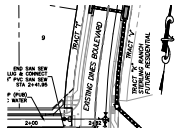
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FOR AND ON BEHALF OF M&S CIVIL
CONSULTANTS, INC.



Subject:
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Status:
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EXISTING DINES BOULEVARD

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Subject:
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VERTICAL
1"=5'

Subject:
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50

PROJECT NO. 0:
DESIGNED BY:
DRAWN BY:
CHECKED BY:

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7030

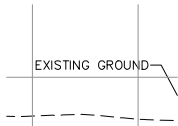
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Subject:
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EXISTING GROUND

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1"=50'

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SCALE:



Subject:
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TRACT 'L'

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7020

5

Subject:
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5

PROPOSED
FINISH GRADE

Subject:
Page Label: 13
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PROPOSED FINISH GRADE

22+00

SPRAGUE WAY

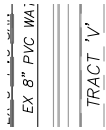
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SPRAGUE WAY

9

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Page Label: 13
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Color: ☐

9



Subject:
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TRACT 'V'

19

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19



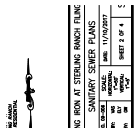
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Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

FOR BURIED UTILITY INFORMATION

| REVISIONS: | |
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REVISIONS:



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Page Label: 13
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Date:
Color: ☐

SANITARY SEWER PLANS

25

Subject: 25
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Date:
Color: ☐

20

TRACT 'S'
EX 12" PVC SA

Subject: TRACT 'S'
Page Label: 13
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Author: AutoCAD SHX Text
Date:
Color: ☐

SCALE:
HORIZONTAL:
1"=50'
VERTICAL:
1"=5'

Subject: VERTICAL:
Page Label: 13
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Status:
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Date:
Color: ☐

10

Subject: 10
Page Label: 13
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TRACT 'W'
"K"
RANCH
IDENTIAL

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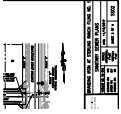
18

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7035

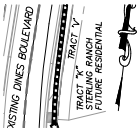
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7035



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BRANDING IRON AT STERLING RANCH FILING NO. 1



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TRACT "K" STERLING RANCH FUTURE RESIDENTIAL

23

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23

25 50
Scale in Feet

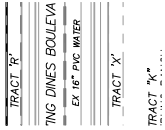
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Scale in Feet



Subject:
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EX 16" PVC WATER



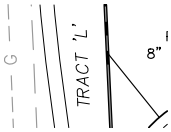
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EX 16" PVC WATER



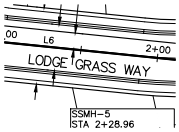
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CAUTION



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TRACT 'L'



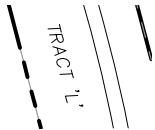
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LODGE GRASS WAY

7040

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Page Label: 14
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7040



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Page Label: 14
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TRACT 'L'

7055

Subject:

Page Label: 14

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Author: AutoCAD SHX Text

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Color: ☐

7055

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Subject:

Page Label: 14

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Author: AutoCAD SHX Text

Date:

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TRACT 'Z'

16" PVC WATER

7 STE

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Page Label: 14

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Author: AutoCAD SHX Text

Date:

Color: ☐

TRACT 'Z'

7035

Subject:

Page Label: 14

Lock: Unlocked

Status:

Checkmark: Unchecked

Author: AutoCAD SHX Text

Date:

Color: ☐

7035

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Subject:

Page Label: 14

Lock: Unlocked

Status:

Checkmark: Unchecked

Author: AutoCAD SHX Text

Date:

Color: ☐

1" =

TRACT 'X'

16" PVC W

TRACT "K" RANCH

Subject:

Page Label: 14

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Author: AutoCAD SHX Text

Date:

Color: ☐

TRACT 'X'

45

Subject:
Page Label: 14
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Checkmark: Unchecked
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Date:
Color: ☐

45

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Subject:
Page Label: 14
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Color: ☐

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7050

Subject:
Page Label: 14
Lock: Unlocked
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Author: AutoCAD SHX Text
Date:
Color: ☐

7050

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

Subject:
Page Label: 14
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
Color: ☐

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

TRACT 'Y'

Subject:
Page Label: 14
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Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color: ☐

TRACT 'Y'

100

Subject:
Page Label: 14
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Checkmark: Unchecked
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Color: ☐

100

Subject:
Page Label: 14
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11/10/2017

MCCLINTOCK
STATION
LOT C

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Color: ☐

MCCLINTOCK STATION LOT C

DATE:

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DATE:

46

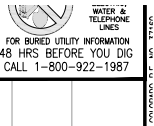
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Date:
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46



Subject:
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Date:
Color: ☐

48 HRS BEFORE YOU DIG



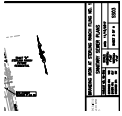
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CALL 1-800-922-1987

7045

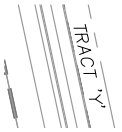
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7045



Subject:
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Status:
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Author: AutoCAD SHX Text
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Color: ☐

BRANDING IRON AT STERLING RANCH FILING
NO. 1



Subject:
Page Label: 14
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Color: ☐

TRACT 'Y'

42

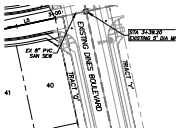
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42

50

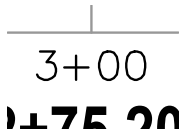
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50



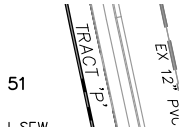
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EXISTING DINES BOULEVARD



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3+00



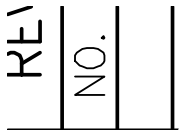
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TRACT 'P'



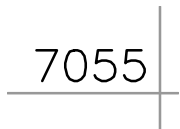
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FOR BURIED UTILITY INFORMATION



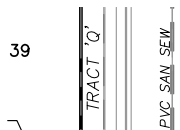
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NO.



Subject:
Page Label: 14
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Color: ☐

7055



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Page Label: 14
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TRACT 'Q'

3+00
TA 2+00

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7045

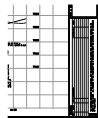
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4+00

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Page Label: 14
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Date:
Color: ☐

EL 1
GW

Subject: GW
Page Label: 14
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Status:
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Date:
Color: ☐



Subject: THE ENGINEER PREPARING THESE PLANS
Page Label: 14 WILL NOT BE RESPONSIBLE, OR LIABLE FOR,
Lock: Unlocked UNAUTHORIZED CHANGES TO OR USES OF
Status: THESE PLANS. ALL CHANGES TO THE PLANS
Checkmark: Unchecked MUST BE IN WRITING AND MUST BE
Author: AutoCAD SHX Text APPROVED BY THE PREPARER OF THESE
Date: PLANS.
Color: ☐

35

Subject: 35
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37

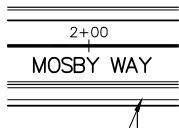
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37

49

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49



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MOSBY WAY

43

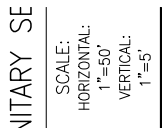
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43

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HORIZONTAL:

UNPLATTED

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UNPLATTED

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DATE:

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7060

Subject:
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7060

PROJECT NO. 01
DESIGNED BY:
DRAWN BY:
CHECKED BY:

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CHECKED BY:

BARBARICK
SUBDIVISION
LOT 3

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Page Label: 14
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Status:
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Author: AutoCAD SHX Text
Date:
Color: ☐

BARBARICK SUBDIVISION LOT 3

SCALE:
HORIZONTAL:
1"=50'
VERTICAL:
1"=5'

Subject:
Page Label: 14
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VERTICAL:

48

Subject:
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48

39

Subject:
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Date:
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39

SCALE:
HORIZONTAL:
1"=50'
VERTICAL:
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| 34 | <div><div>Subject:</div><div>Page Label: 14</div><div>Lock: Unlocked</div><div>Status:</div><div>Checkmark: Unchecked</div><div>Author: AutoCAD SHX Text</div><div>Date:</div><div>Color: <input type="checkbox"/></div></div> | 34 |
| <div><div>PROJECT NO.</div><div>DESIGNED BY</div><div>DRAWN BY:</div><div>CHECKED BY:</div></div> | <div><div>Subject:</div><div>Page Label: 14</div><div>Lock: Unlocked</div><div>Status:</div><div>Checkmark: Unchecked</div><div>Author: AutoCAD SHX Text</div><div>Date:</div><div>Color: <input type="checkbox"/></div></div> | DRAWN BY: |
| <div><div>DRAWING</div><div>PROJECT NO. 0</div><div>DESIGNED BY:</div><div>DRAWN BY:</div><div>CHECKED BY:</div></div> | <div><div>Subject:</div><div>Page Label: 14</div><div>Lock: Unlocked</div><div>Status:</div><div>Checkmark: Unchecked</div><div>Author: AutoCAD SHX Text</div><div>Date:</div><div>Color: <input type="checkbox"/></div></div> | PROJECT NO. |
| <div><div>TARY</div><div>SCALE:</div><div>HORIZONTAL</div><div>1"=50'</div></div> | <div><div>Subject:</div><div>Page Label: 14</div><div>Lock: Unlocked</div><div>Status:</div><div>Checkmark: Unchecked</div><div>Author: AutoCAD SHX Text</div><div>Date:</div><div>Color: <input type="checkbox"/></div></div> | SCALE: |

36

Subject:
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36

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2+00

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Subject:
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7050

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30

4+00

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4+00

7065

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7060

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7045

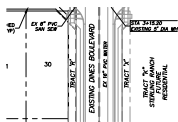
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41

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41



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EXISTING DINES BOULEVARD



Subject:
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SHEET 3 OF 4



Subject:
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SS03



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BY:



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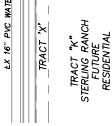
38



Subject:
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TRACT "K" STERLING RANCH FUTURE
RESIDENTIAL

31



Subject:
Page Label: 14
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31

Subject:
Page Label: 14
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TRACT "K" STERLING RANCH FUTURE
RESIDENTIAL



Subject:
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Color: ☐

FOR LOCATING & MARKING GAS, ELECTRIC,
WATER & TELEPHONE LINES



Subject:
Page Label: 14
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Checkmark: Unchecked
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Date:
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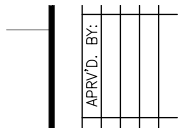
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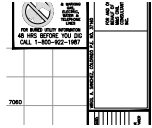
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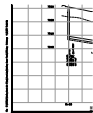
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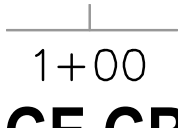
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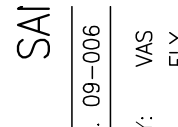
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