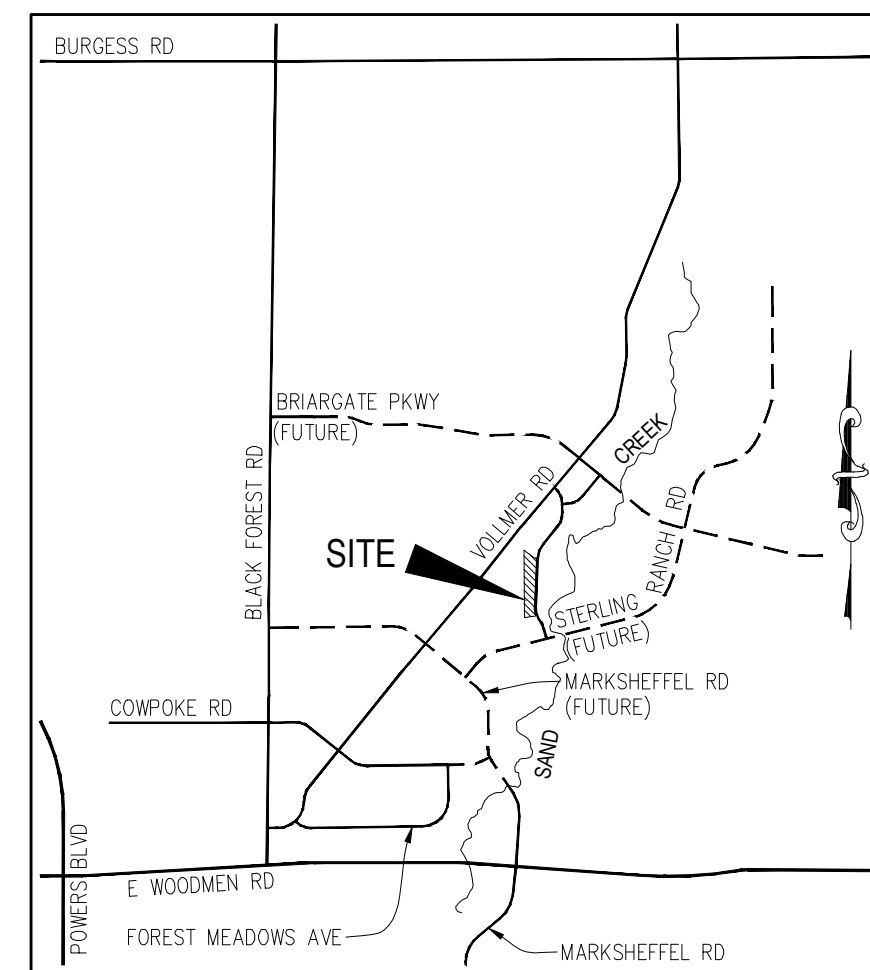


BRANDING IRON AT STERLING RANCH FILING NO. 1

COUNTY OF EL PASO, STATE OF COLORADO

STREET IMPROVEMENT PLANS

NOVEMBER 2017



VICINITY MAP
N.T.S.



SITE MAP
N.T.S.

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

- 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 PAWNEE 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 = 411399.952
EASTING = 233849.817
ELEVATION = 7030.82

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

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 DATE _____

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.

Jennifer Irvine
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 DATE _____

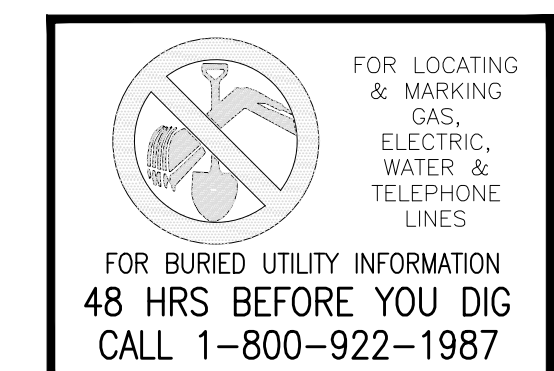
BLACK FOREST FIRE PROTECTION DISTRICT:

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 DATE _____

SHEET INDEX

- 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 - WHITEFISH WAY
- SHEET 6 PLAN & PROFILE - SPRAGUE WAY
- SHEET 7 PLAN & PROFILE - KINTLA COURT
- SHEET 8 SIGNAGE & STRIPING PLAN



SF-17-024

BRANDING IRON AT STERLING RANCH FILING NO. 1

STREET IMPROVEMENT PLANS

PROJECT NO. 09-006

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

DESIGNED BY: VAS

DRAWN BY: ELY

CHECKED BY: GW

DATE: 11/10/2017

SHEET 1 OF 8

S101

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.

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

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

File: C:\090066\Sterling Ranch No 3\Map\Const Draw\Street Plans\Residential\S101.dwg Plotstamp: 11/16/2017 1:25 PM

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 ACCESSSES 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.

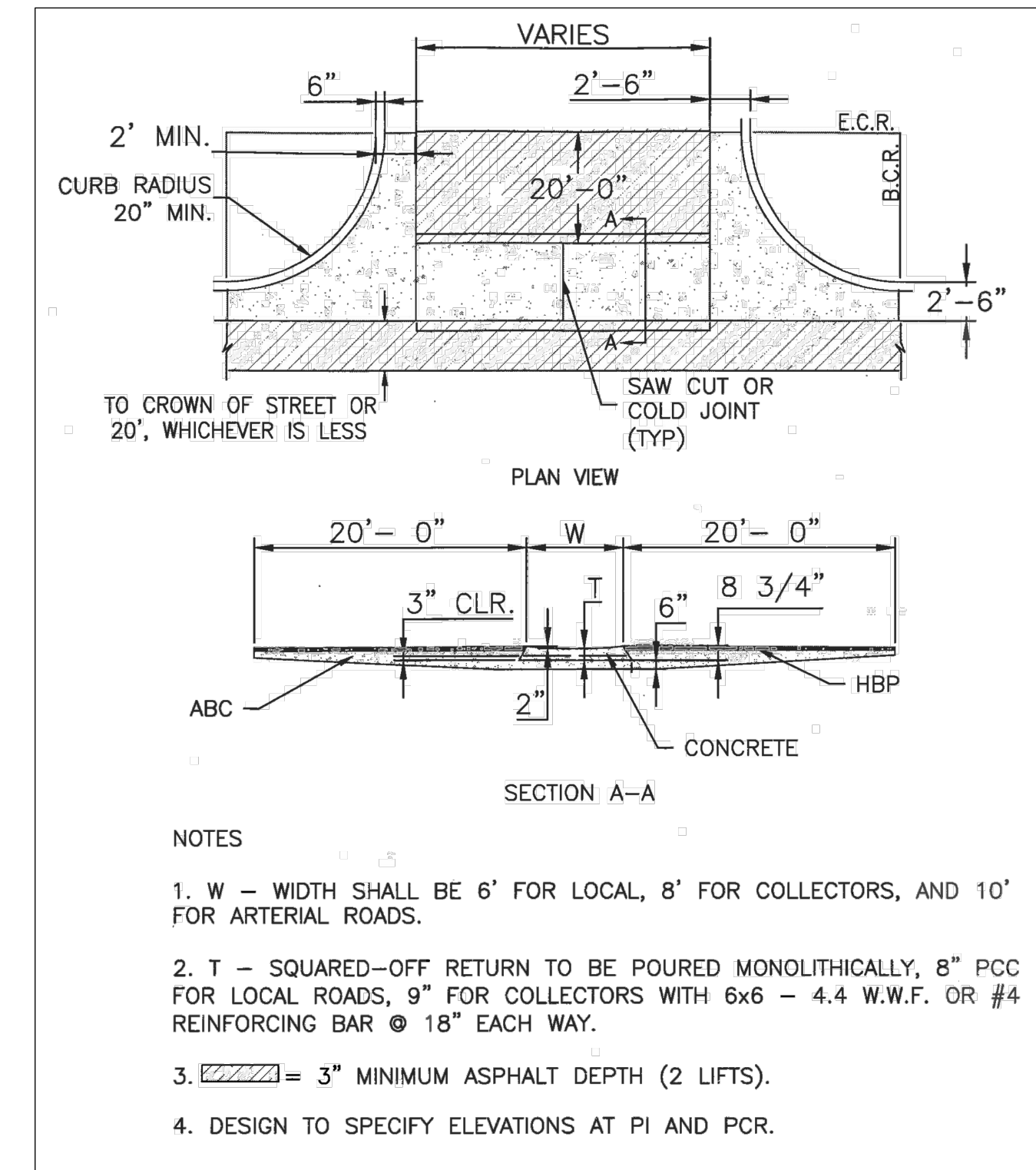
SIGNING AND STRIPING NOTES:

- 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.

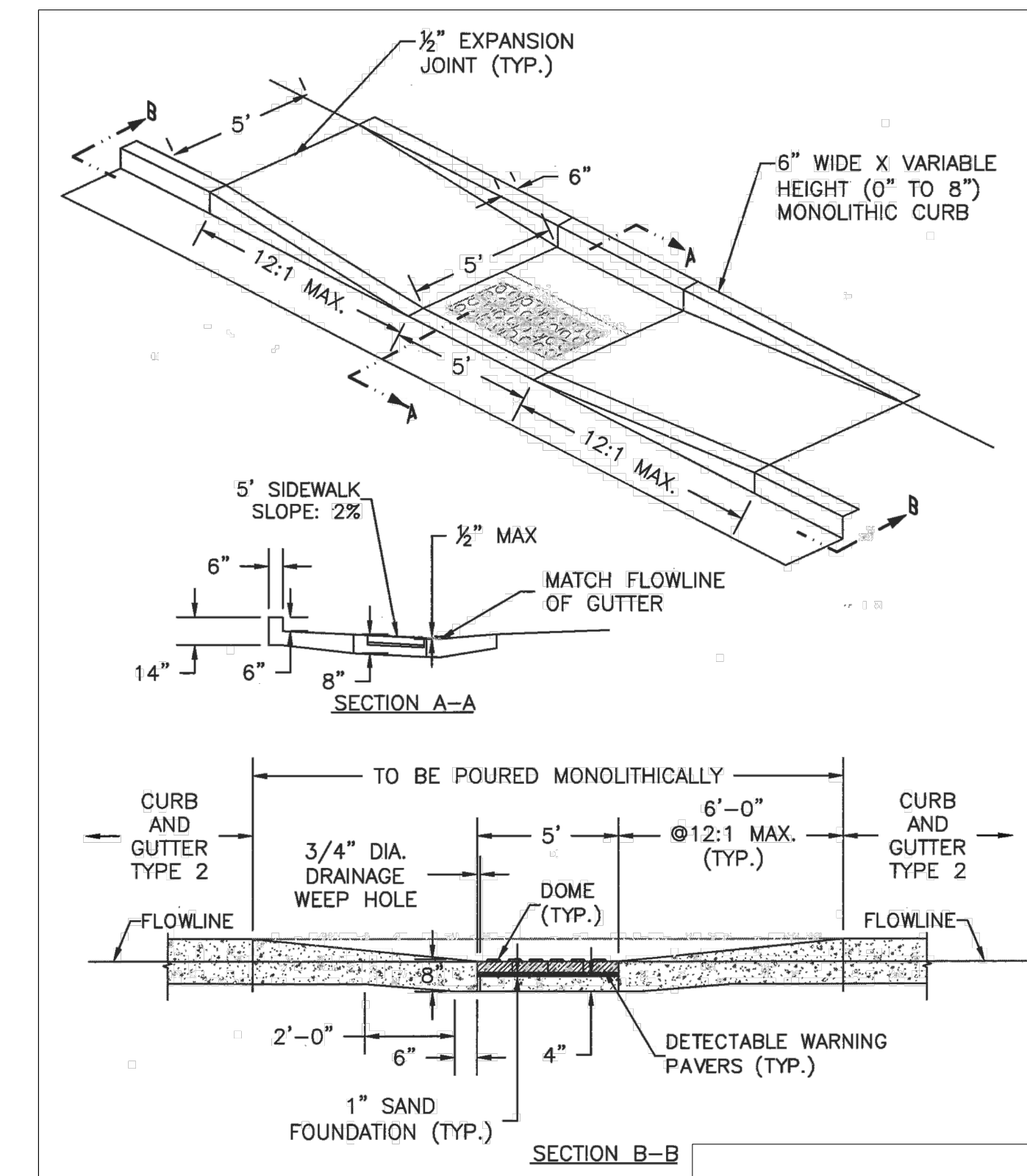
STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

- 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.

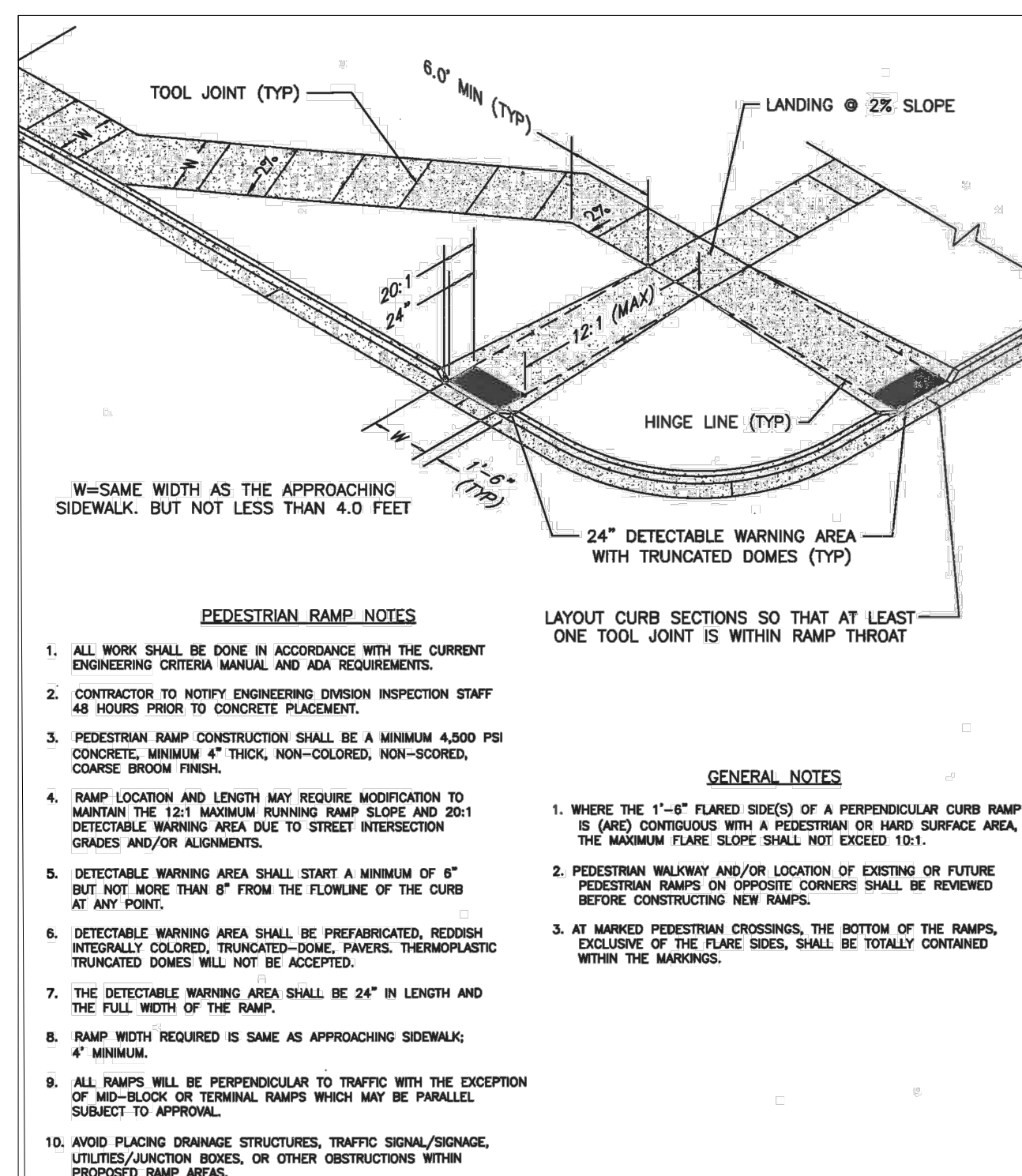
Revise all references to DSD to be PCD and DOT to be DPW



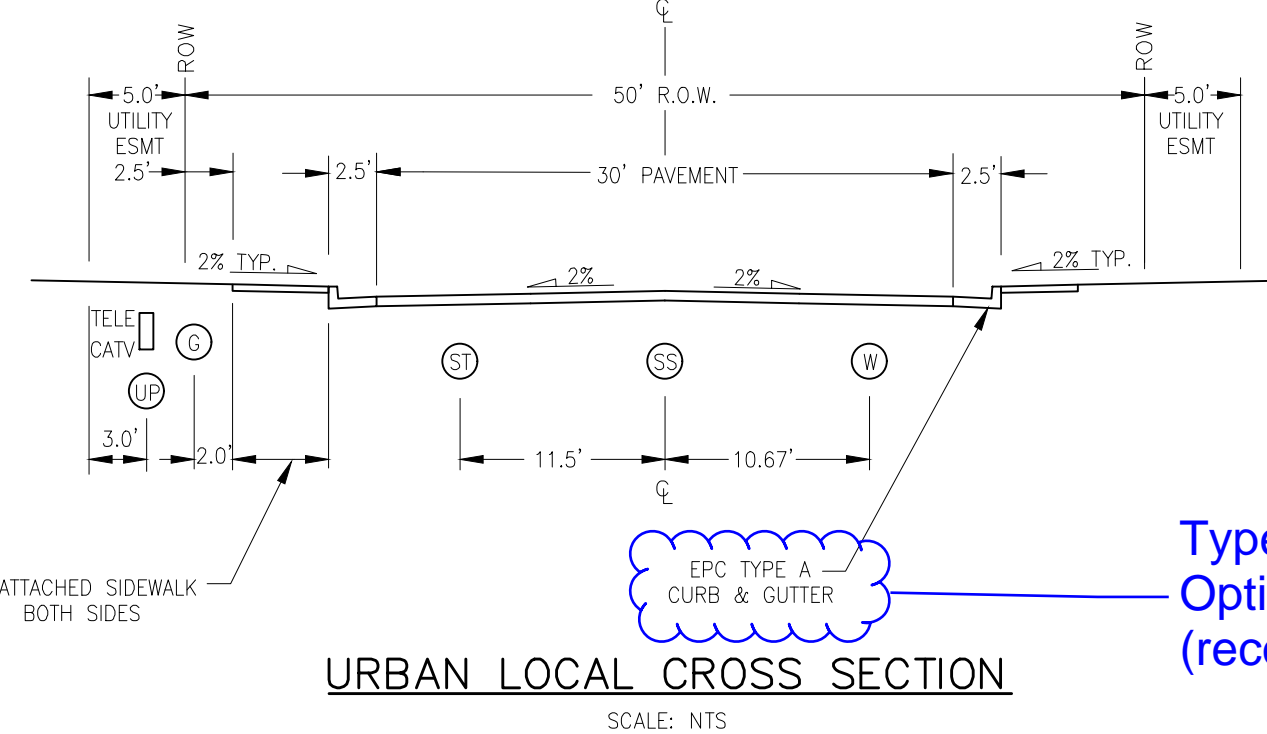
TYPICAL CROSS PAN LAYOUT DETAIL (SD 2-26)
SCALE: NTS



PARALLEL PEDESTRIAN RAMP DETAIL (SD 2-50)
SCALE: NTS



PEDESTRIAN INTERSECTION RAMP (SD 2-41)
SCALE: NTS



URBAN LOCAL CROSS SECTION
SCALE: NTS

Type C or Optional Type C (recommended)?

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: ELY DRAWN BY: GW CHECKED BY:

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

CIVIL CONSULTANTS, INC.

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

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

APPROVED BY: DATE:

REVISIONS: NO. DATE: BY: DESCRIPTION:

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

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

CAUTION

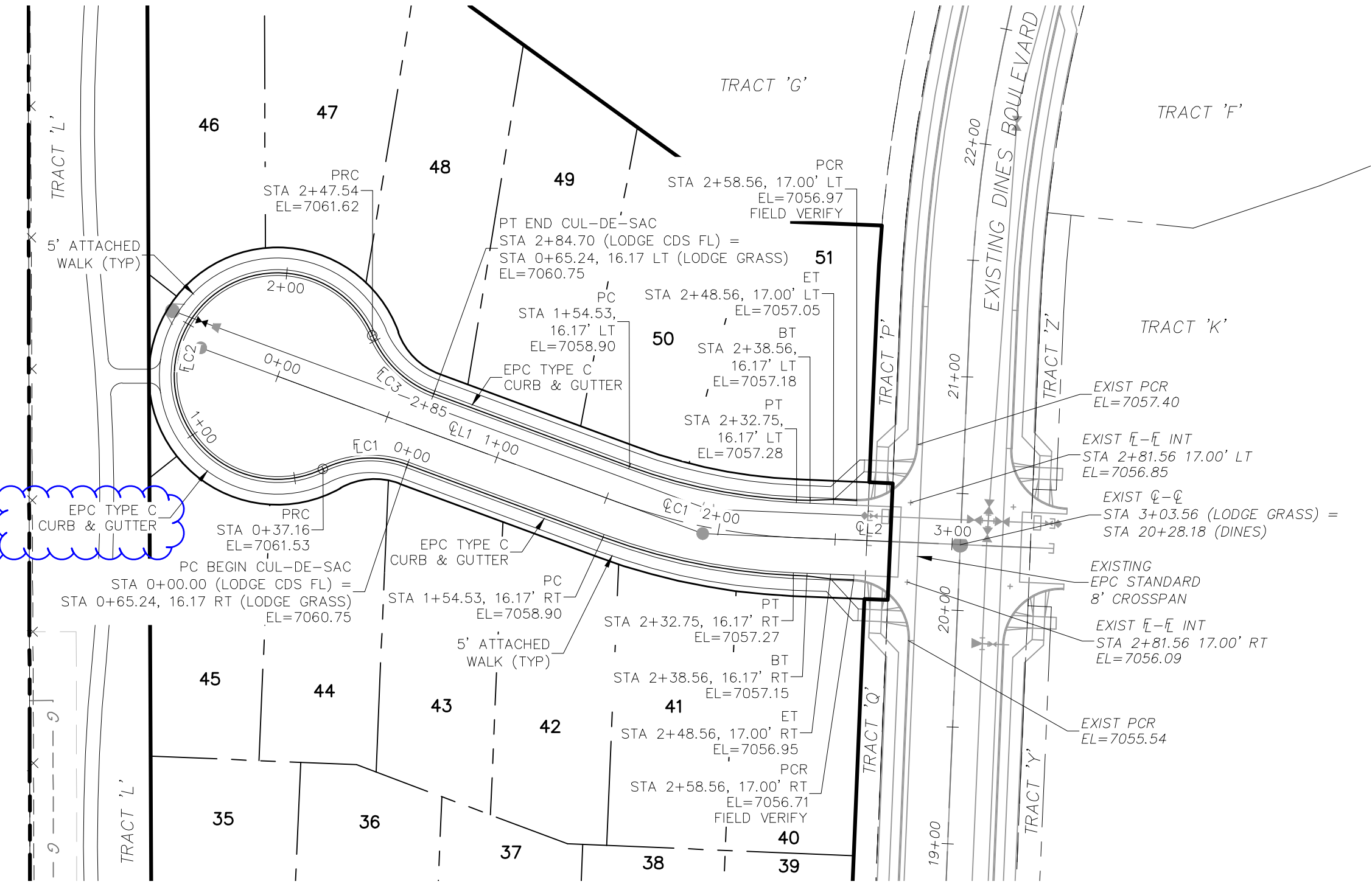


CENTERLINE LINE TABLE		
LINE	LENGTH	DIRECTION
CL1	154.53'	S69°40'03"E
CL2	70.81'	S87°35'34"E

CENTERLINE CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
CC1	250.00'	78.21'	17°55'31"

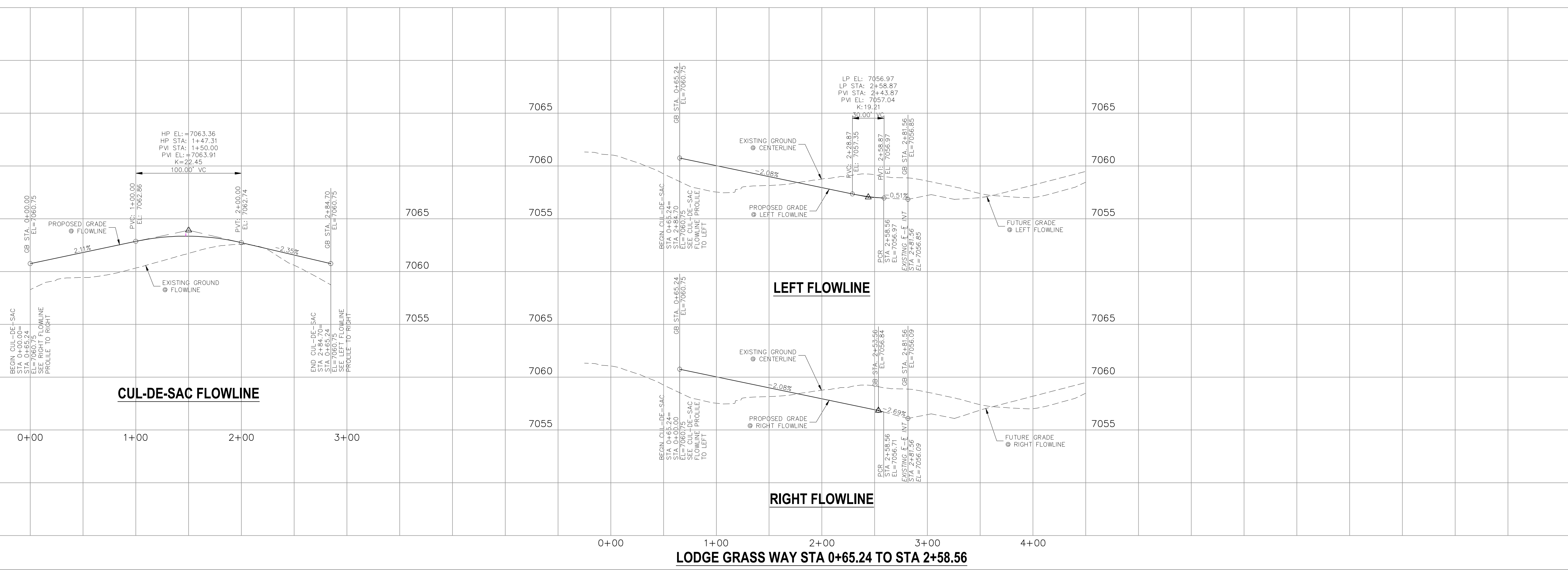
CURB FLOWLINE CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
CC1	45.83'	37.16'	46°27'28"
CC2	44.17'	210.38'	272°54'56"
CC3	45.83'	37.16'	46°27'28"

Optional Type C?
(Recommended)



LODGE GRASS WAY
STA 0+00.00 TO STA 2+58.56

- 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



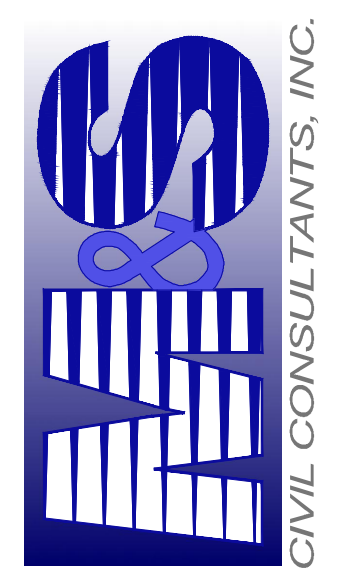
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MARCIL A. SANCHEZ, COLORADO P.E. NO. 37160

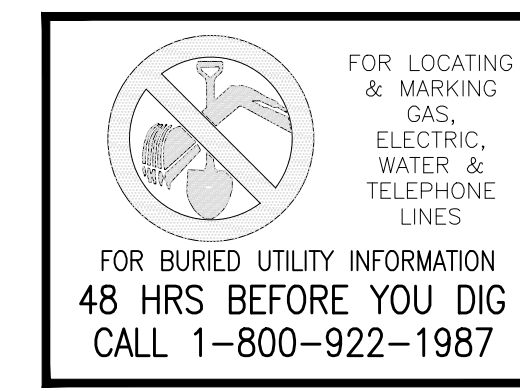
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CAUTION



20 BOULDER CRESCENT, SUITE 110
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.4485



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 COLORADO SPRINGS, CO 80903
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CIVIL CONSULTANTS, INC.

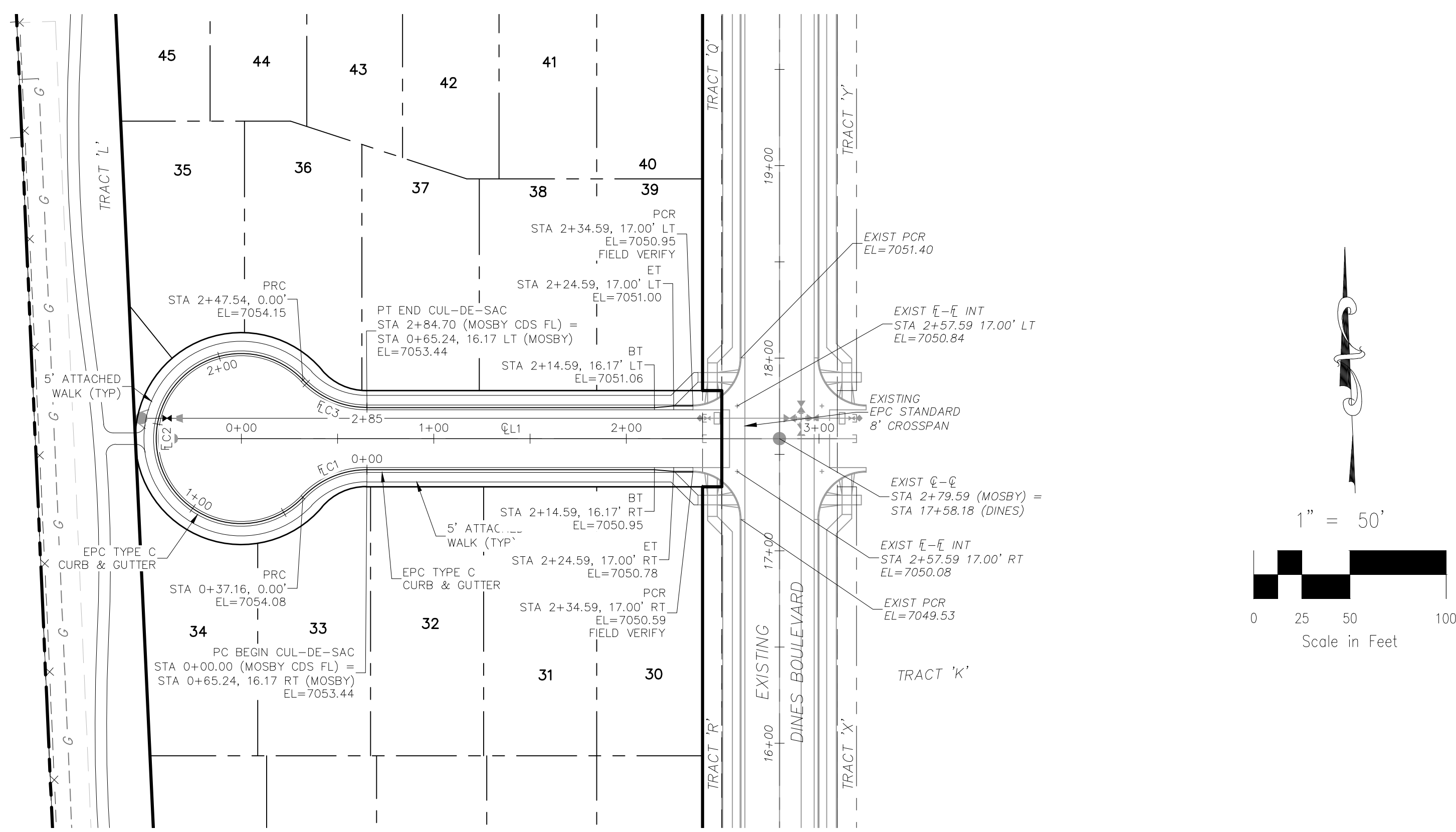
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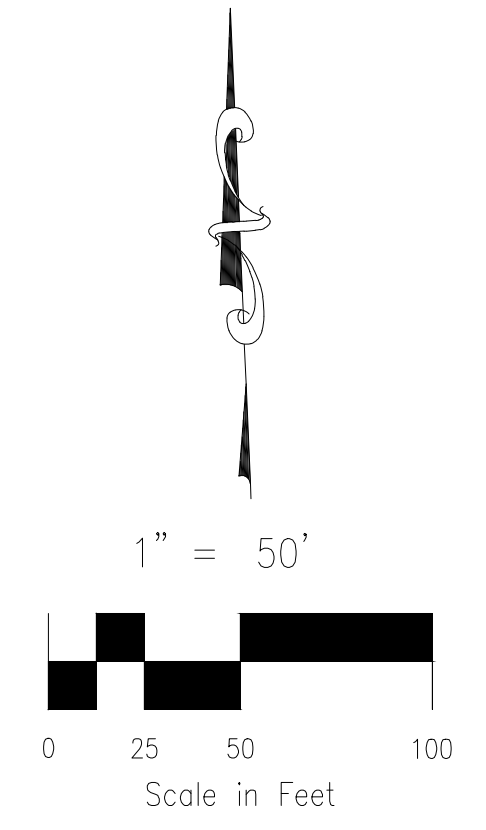


CENTERLINE LINE TABLE

LINE	LENGTH	DIRECTION
CL1	279.59'	S87°35'34"E

CURB FLOWLINE CURVE TABLE

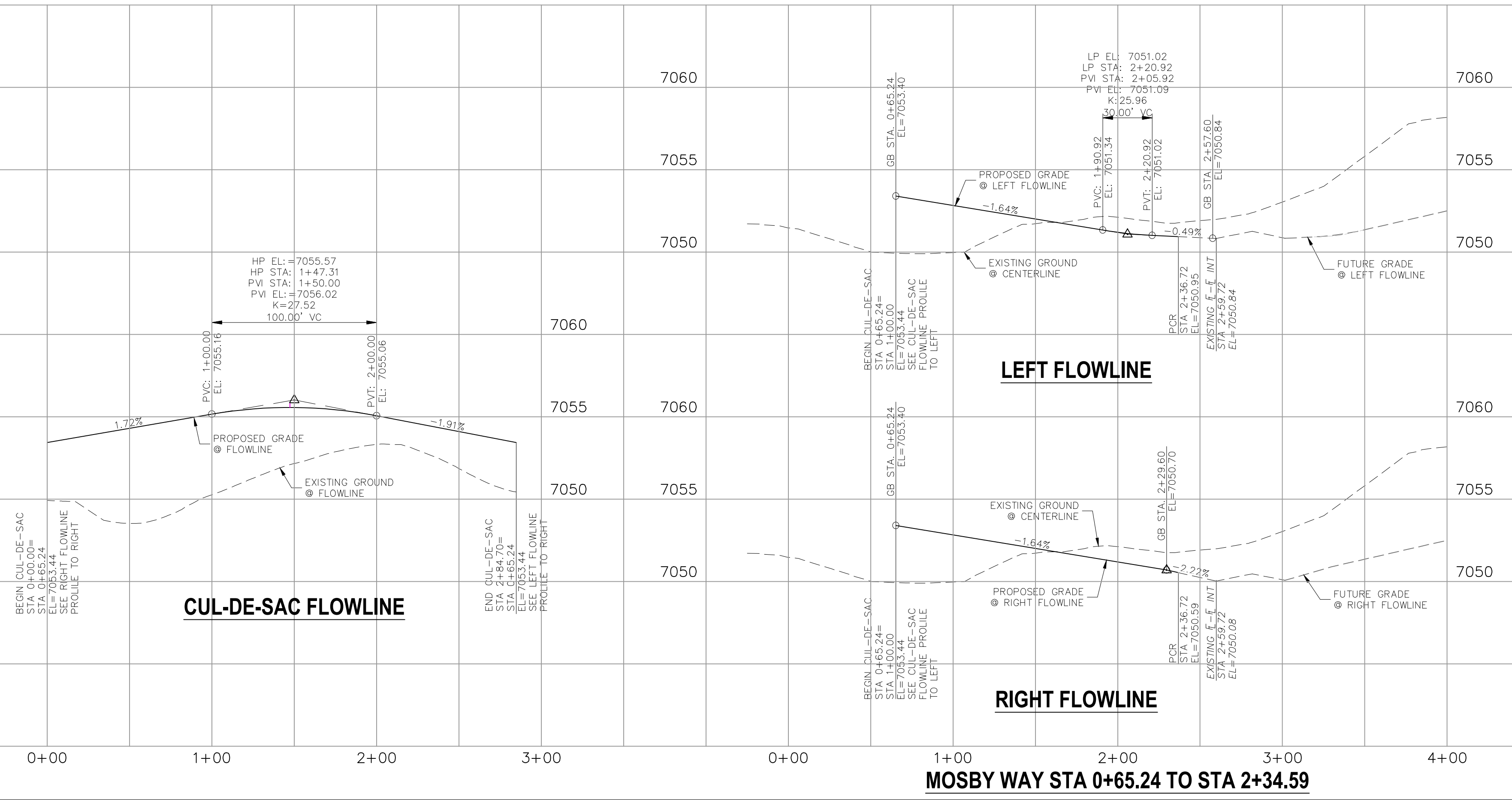
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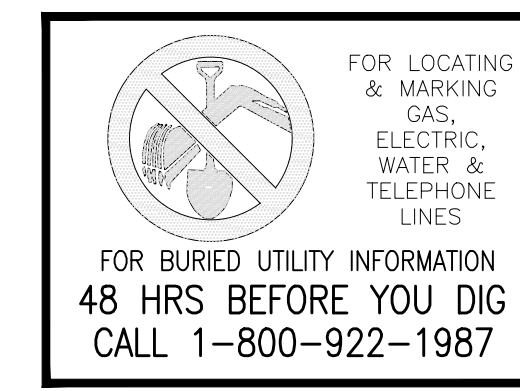


MOSBY WAY
STA 0+00.00 TO STA 2+34.59

- ABBREVIATION LEGEND**
- C-C CENTERLINE INTERSECTION
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- KC KINTLA COURT
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 PHONE: 719.955.5485

CIVIL CONSULTANTS, INC.

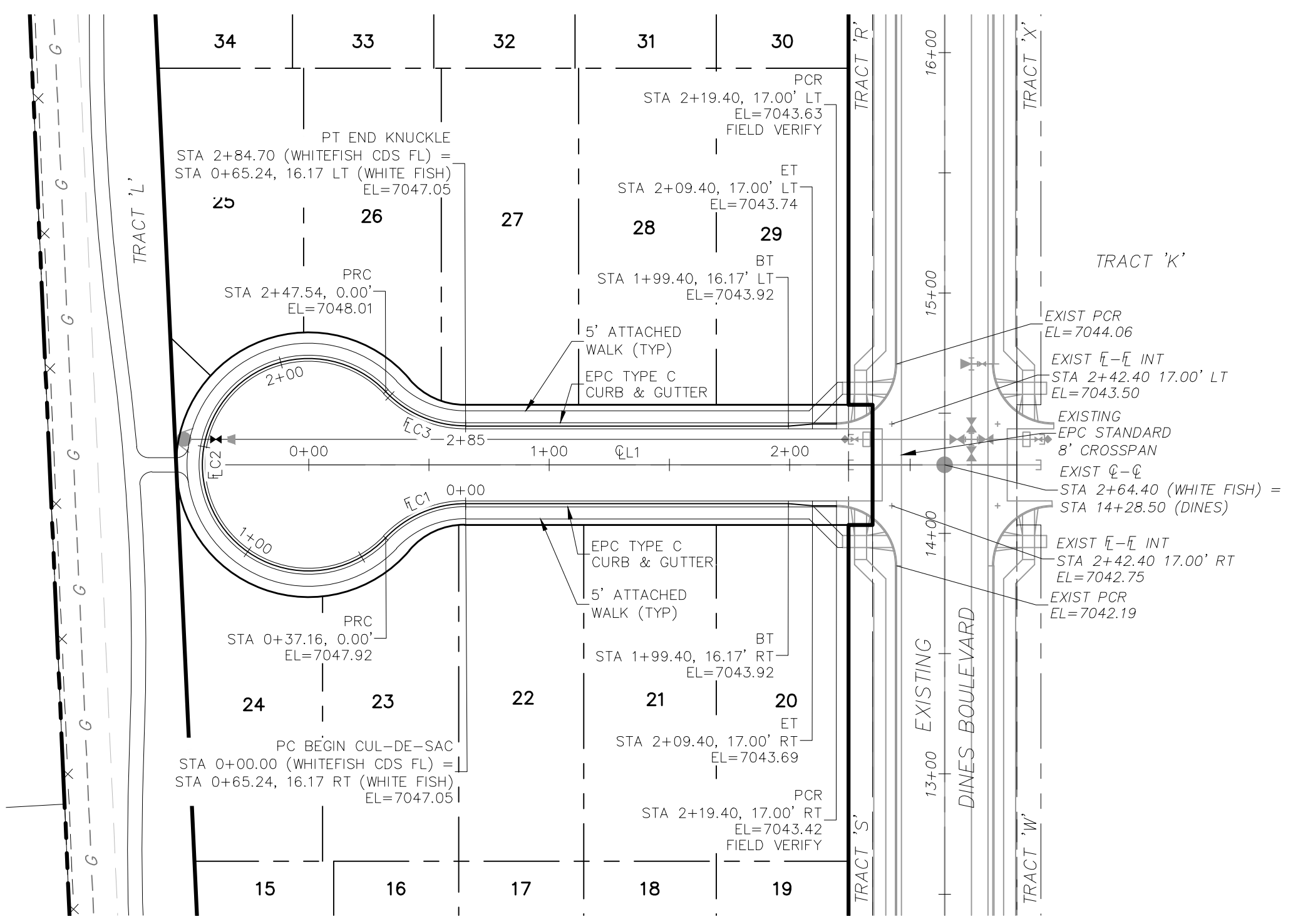
FOR AND ON BEHALF OF
 M&S CIVIL CONSULTANTS, INC.

REVISIONS:

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CAUTION



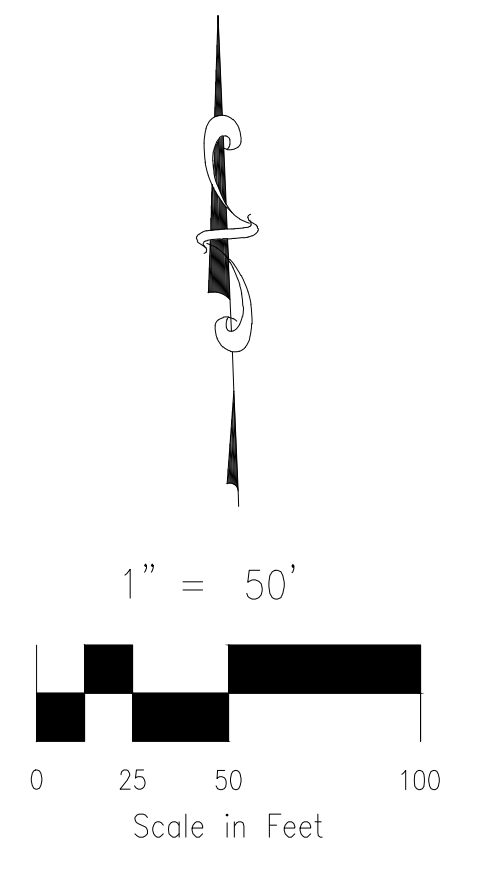
**WHITEFISH WAY
 0+00.00 TO STA 2+19.40**

CENTERLINE LINE TABLE

LINE	LENGTH	DIRECTION
EL1	264.40'	S87°35'34"E

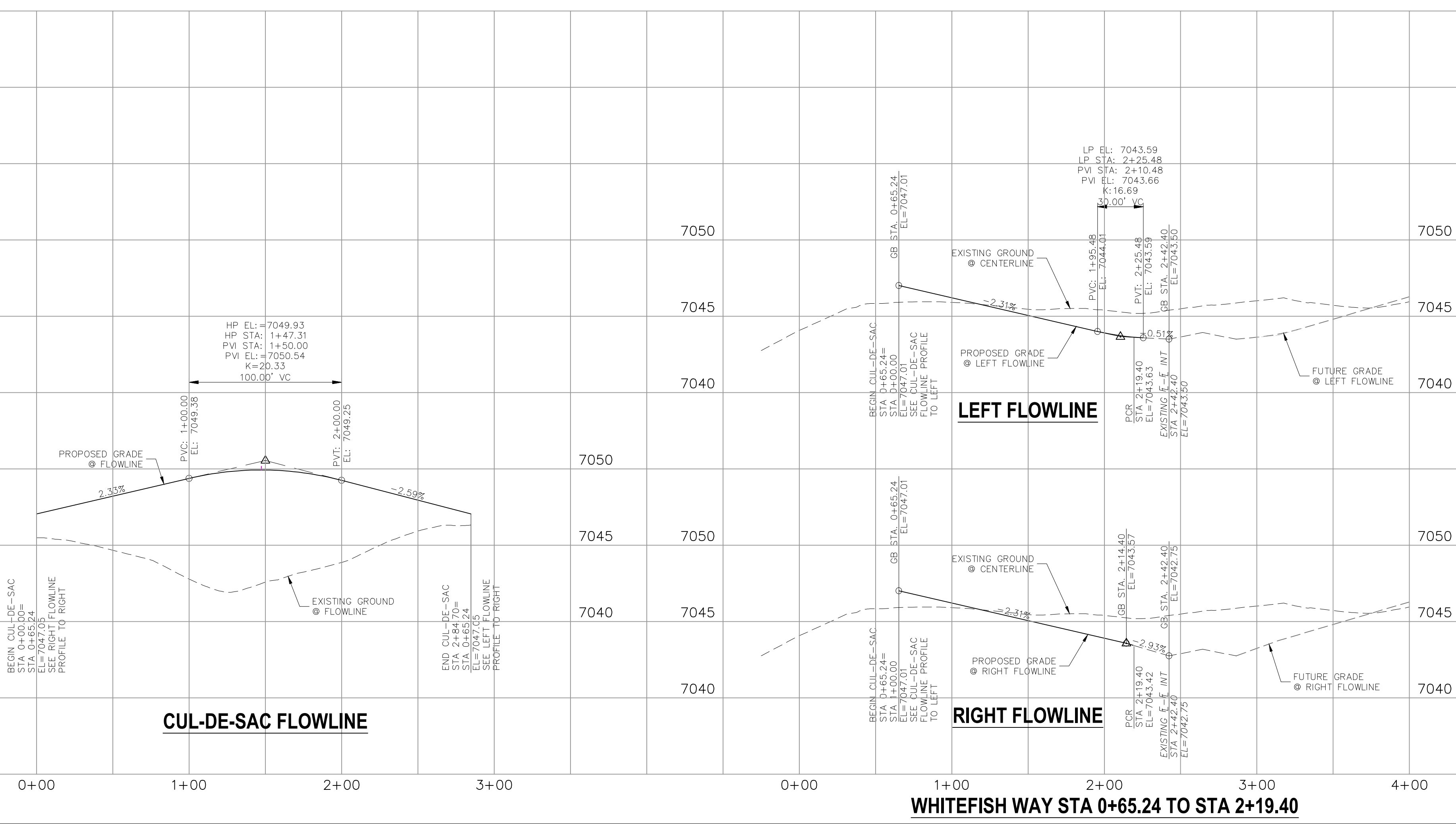
CURB FLOWLINE CURVE TABLE

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"



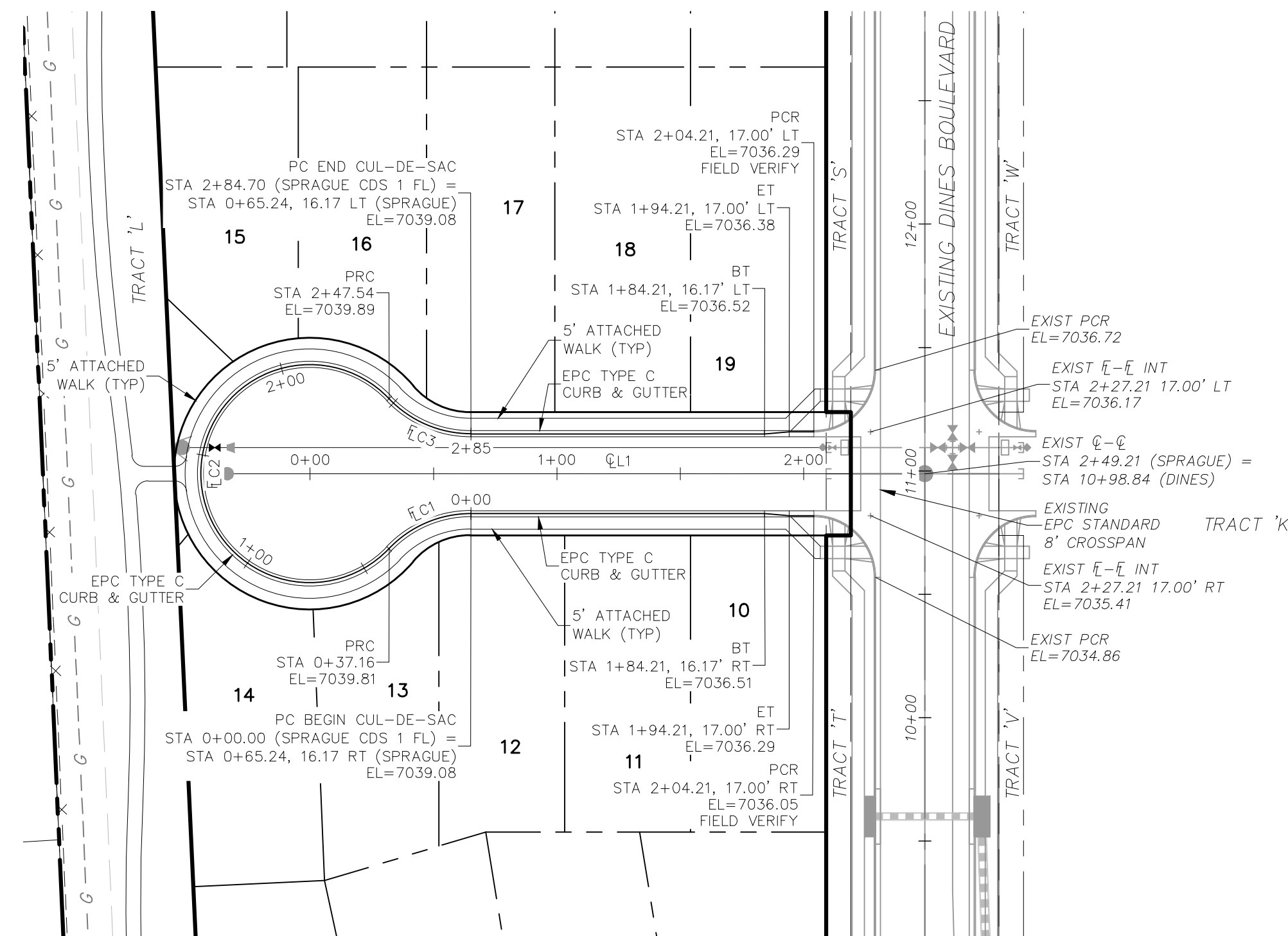
- ABBREVIATION LEGEND**
- C-C CENTERLINE INTERSECTION
 - F-F FLOWLINE INTERSECTION
 - BT BEGIN TRANSITION
 - ET END TRANSITION
 - PC POINT OF CURVE
 - PCC POINT OF COMPOUND CURVE
 - PCR POINT OF CURB RETURN
 - PRC POINT OF REVERSE CURVE
 - PT POINT OF TANGENT
 - EL ELEVATION
 - LT LEFT
 - RT RIGHT

- 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

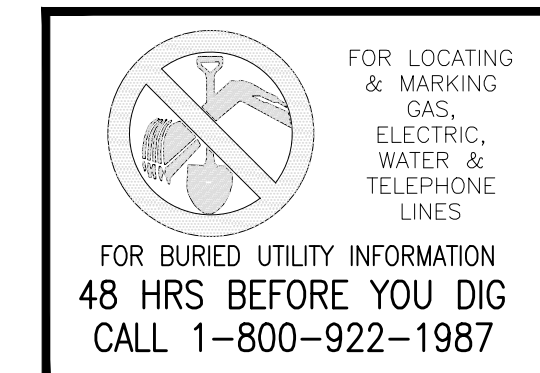
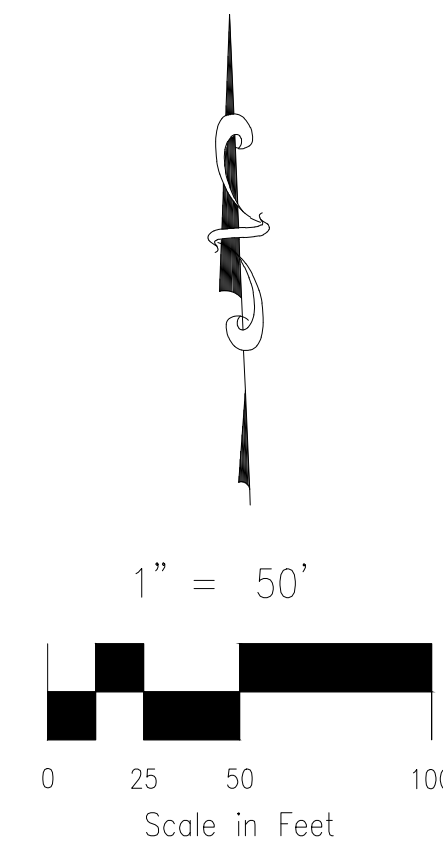


CENTERLINE LINE TABLE		
LINE	LENGTH	DIRECTION
EL1	249.21'	S87°35'34"E

CURB FLOWLINE CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
EC1	45.83'	37.16'	46°27'28"
EC2	44.17'	210.38'	272°54'56"
EC3	45.83'	37.16'	46°27'28"



**SPRAGUE WAY
STA 0+00.00 TO STA 2+04.21**

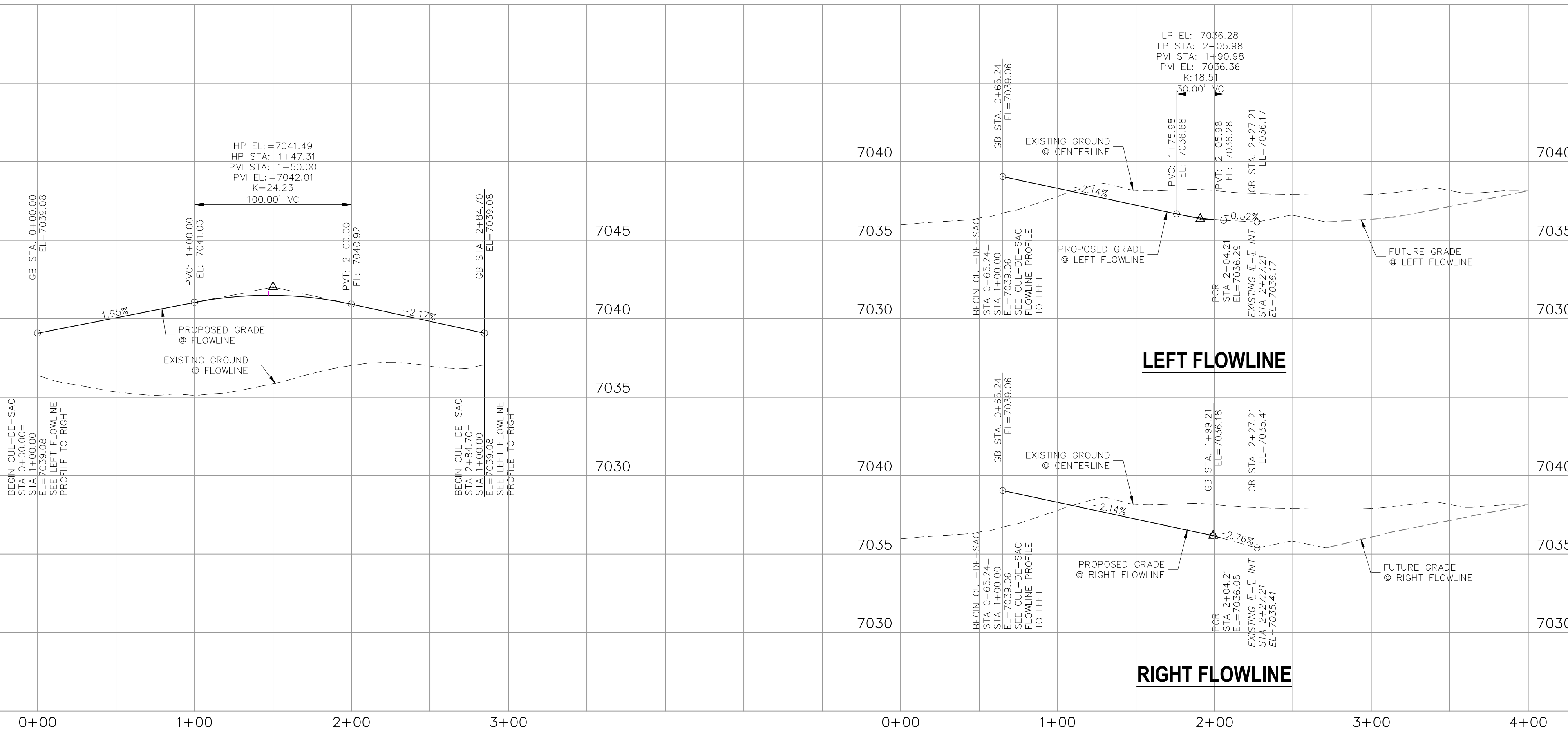


ABBREVIATION LEGEND

- EC-C CENTERLINE INTERSECTION
- FI-E 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
- 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



SPRAGUE WAY STA 0+65.24 TO STA 2+04.21

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.

NO.	DATE	BY	DESCRIPTION	APPROVED BY	DATE

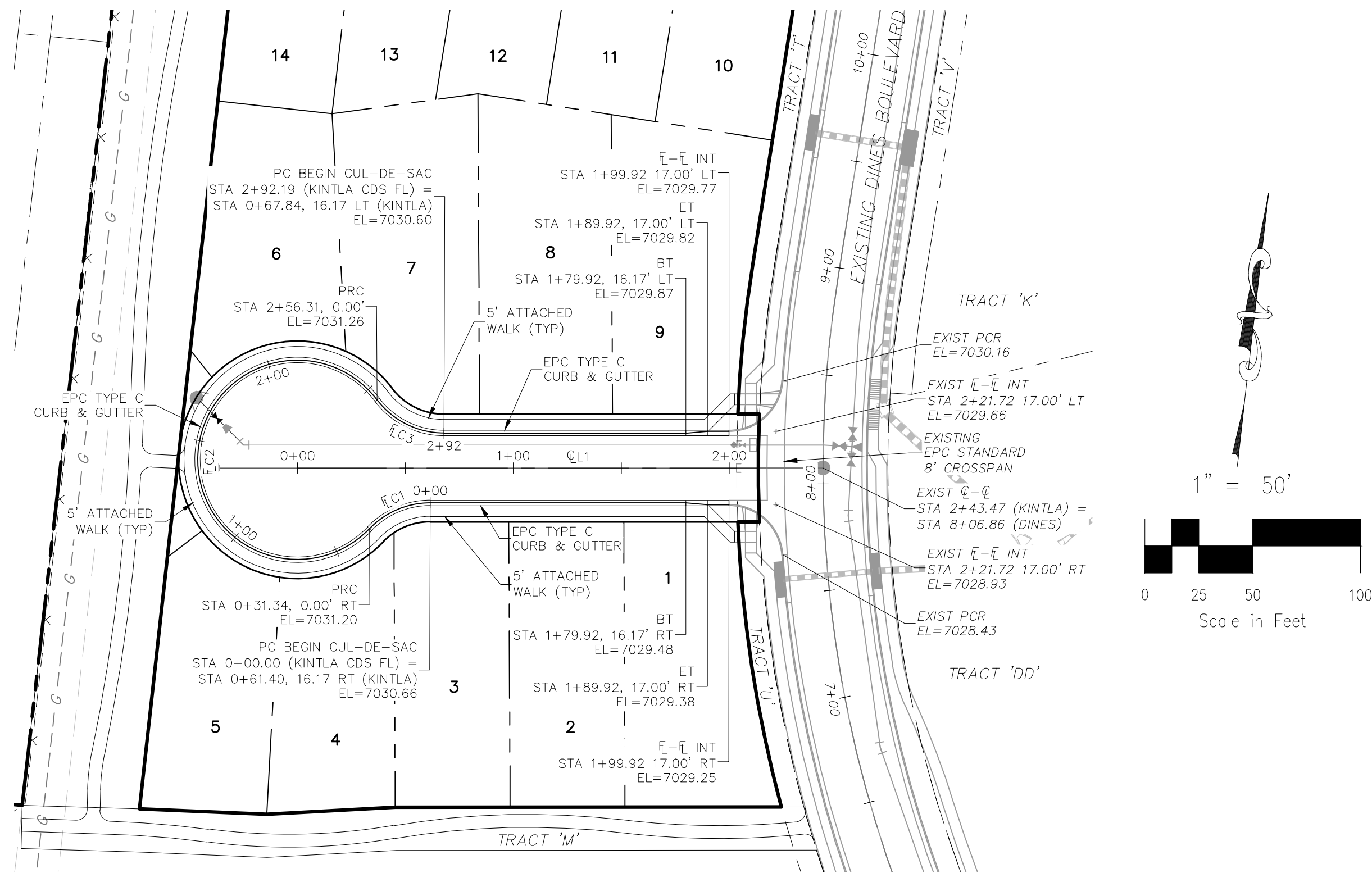
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION



CENTERLINE LINE TABLE		
LINE	LENGTH	DIRECTION
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-C CENTERLINE INTERSECTION
 - FL-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
- 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

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

CIVIL CONSULTANTS, INC.

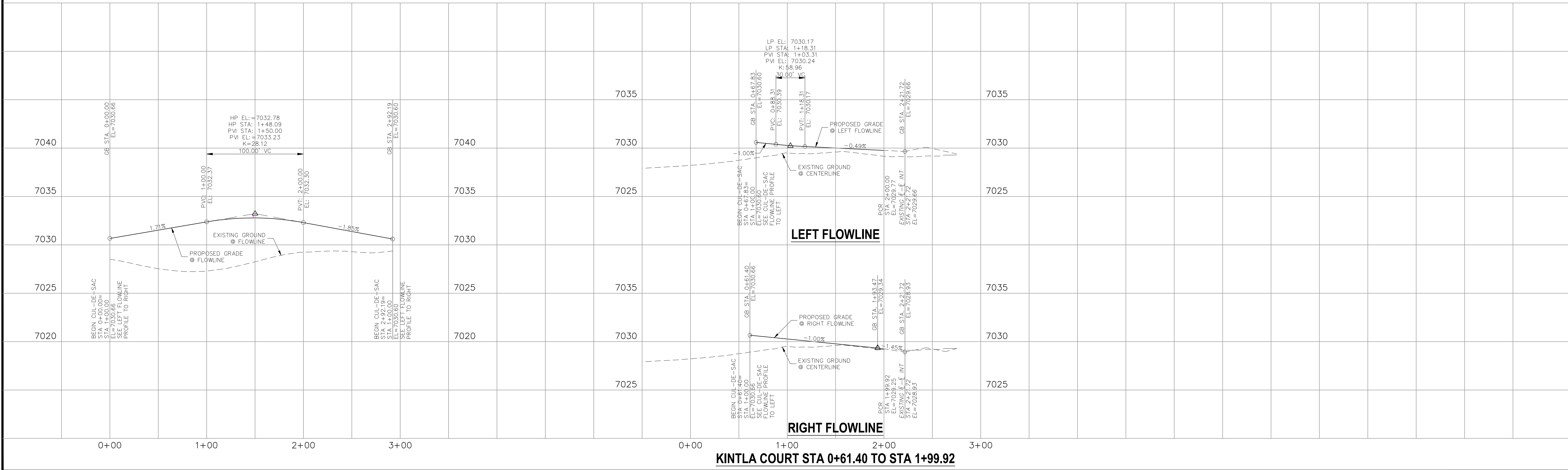
FOR AND ON BEHALF OF
 M&S CIVIL CONSULTANTS, INC.

REVISIONS:

NO.	DATE	BY	DESCRIPTION	APPROVED BY	DATE

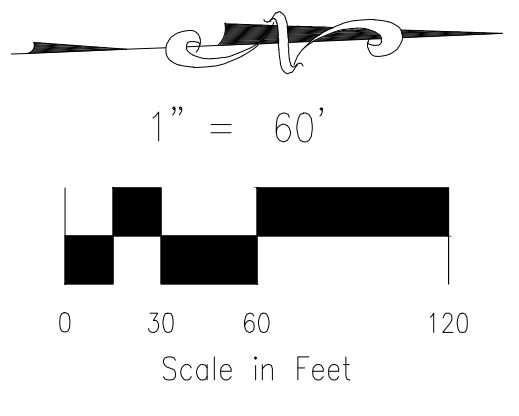
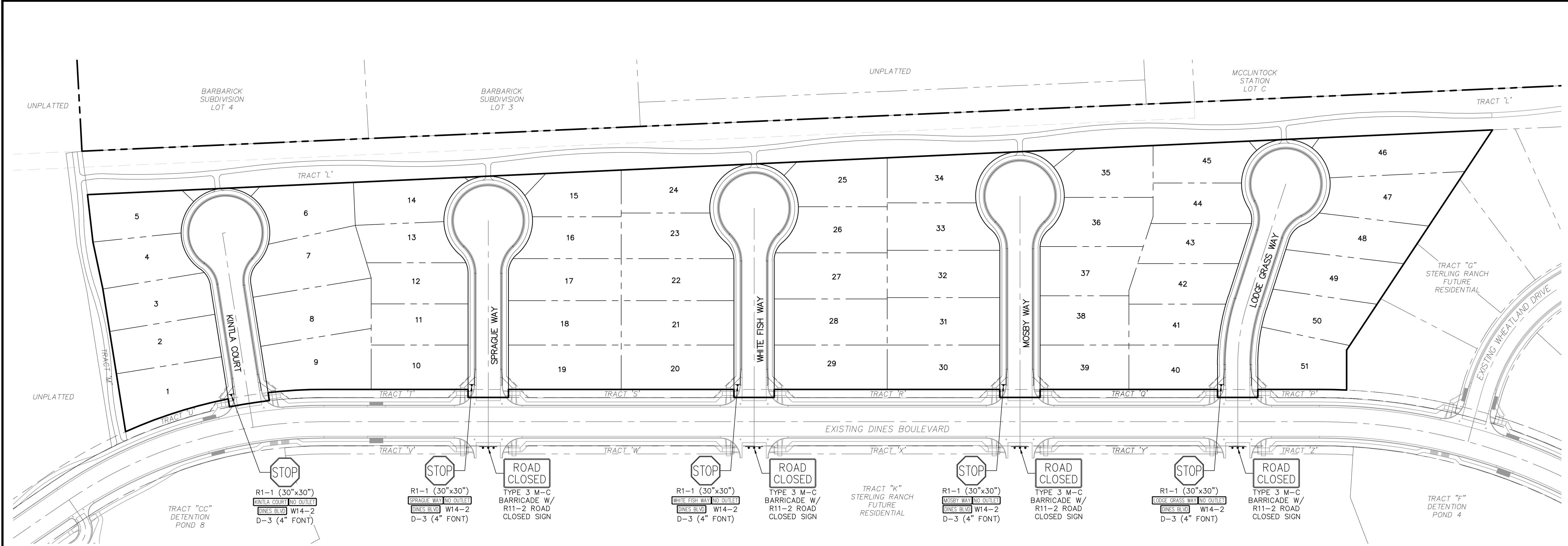
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CAUTION



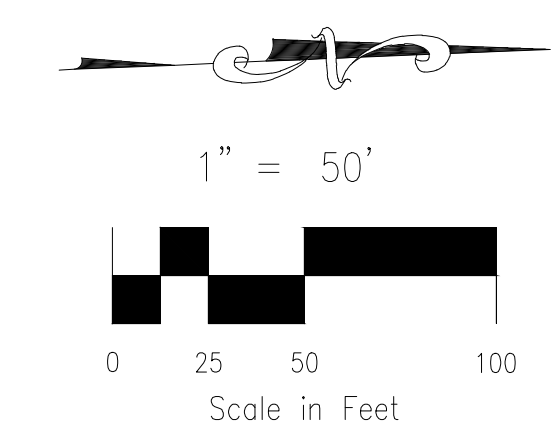
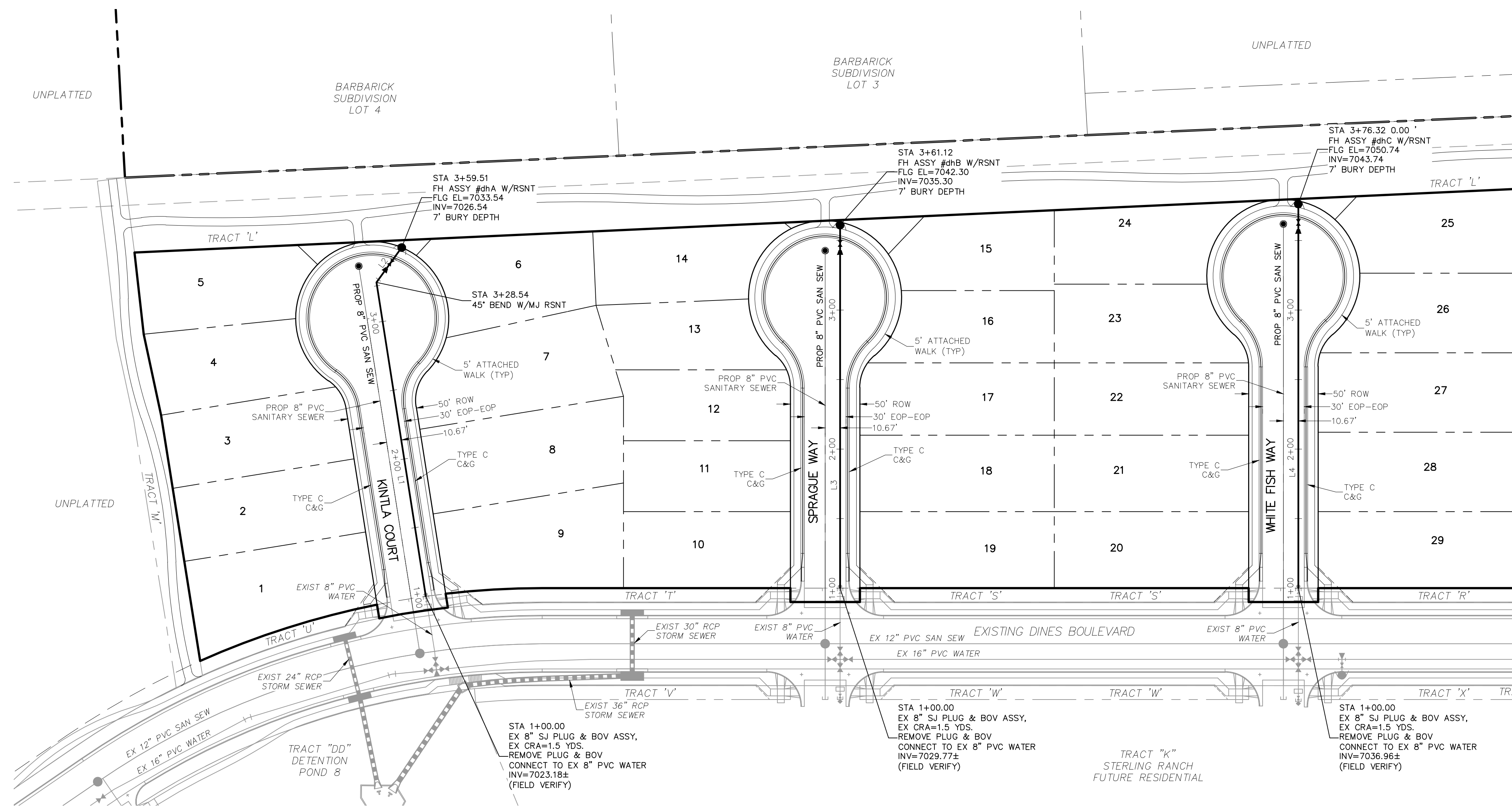
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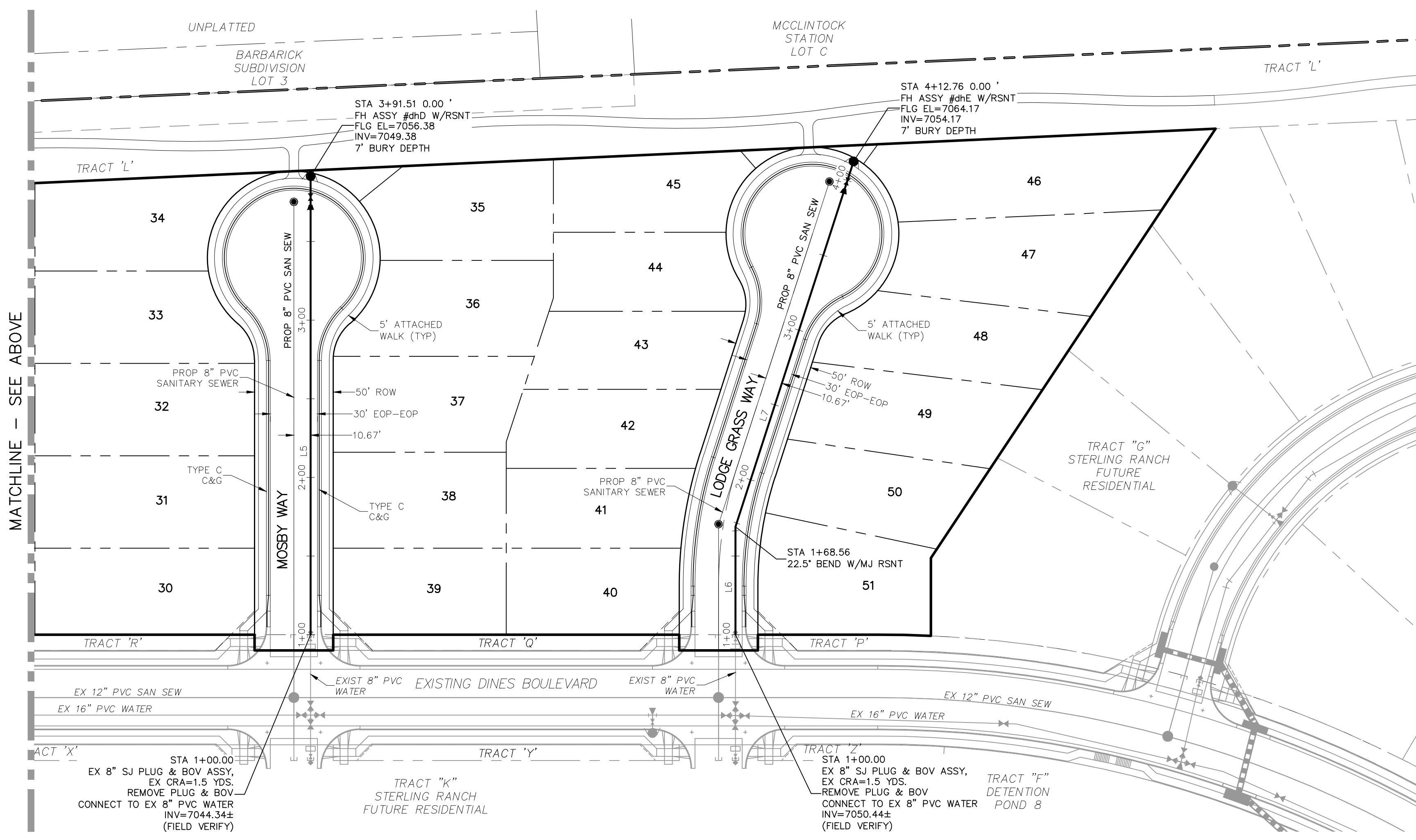


FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
 FOR BURIED UTILITY INFORMATION
 48 HRS BEFORE YOU DIG
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BRANDING IRON AT STERLING RANCH FILING NO. 1 SIGNAGE & STRIPING PLAN		PROJECT NO. 09-006 DATE: 11/10/2017
DESIGNED BY: VAS DRAWN BY: ELY CHECKED BY: GW	SCALE: HORIZONTAL: 1"=60' VERTICAL: N/A	SHEET 8 OF 8 S108
20 BOULDER CRESCENT, SUITE 110 COLORADO SPRINGS, CO 80903 PHONE: 719.555.5485		
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.		
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 377160		
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		



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	DATE: 11/10/2017
DESIGNED BY: VAS	SCALE: HORIZONTAL: 1"=50'
DRAWN BY: ELY	VERTICAL: 1"=5'
CHECKED BY: GW	SHEET 2 OF 3
WT02	

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

M&S CIVIL CONSULTANTS, INC.

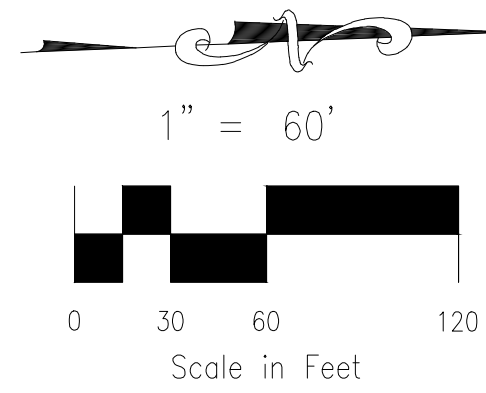
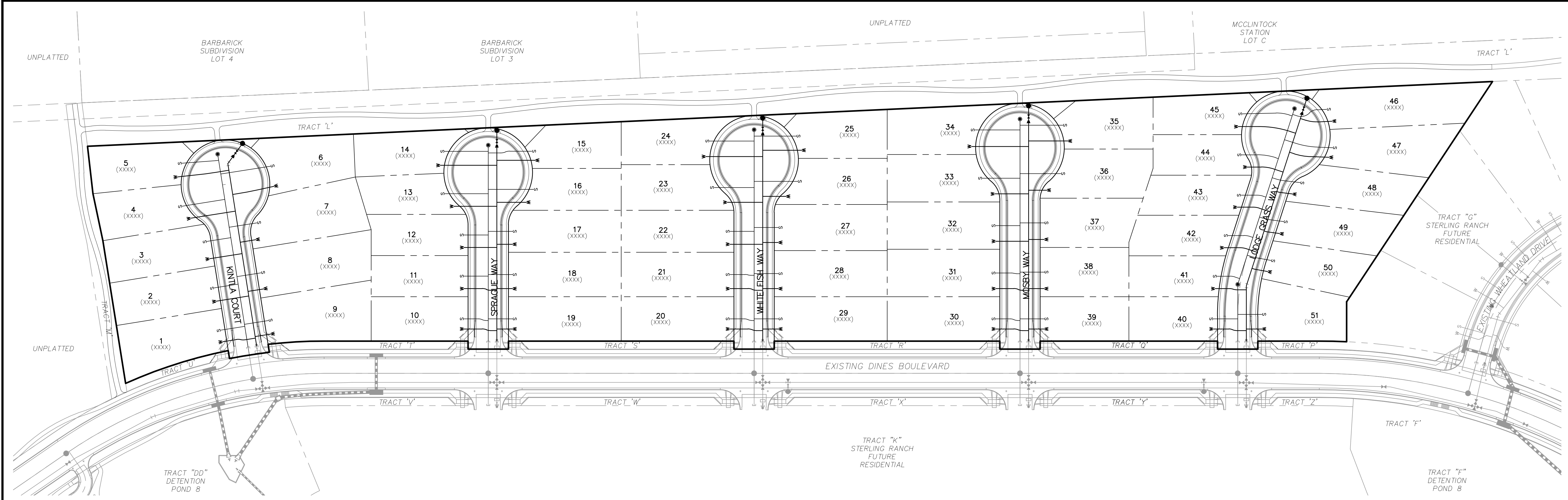
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

REVISIONS:

NO.	DATE	BY	DESCRIPTION

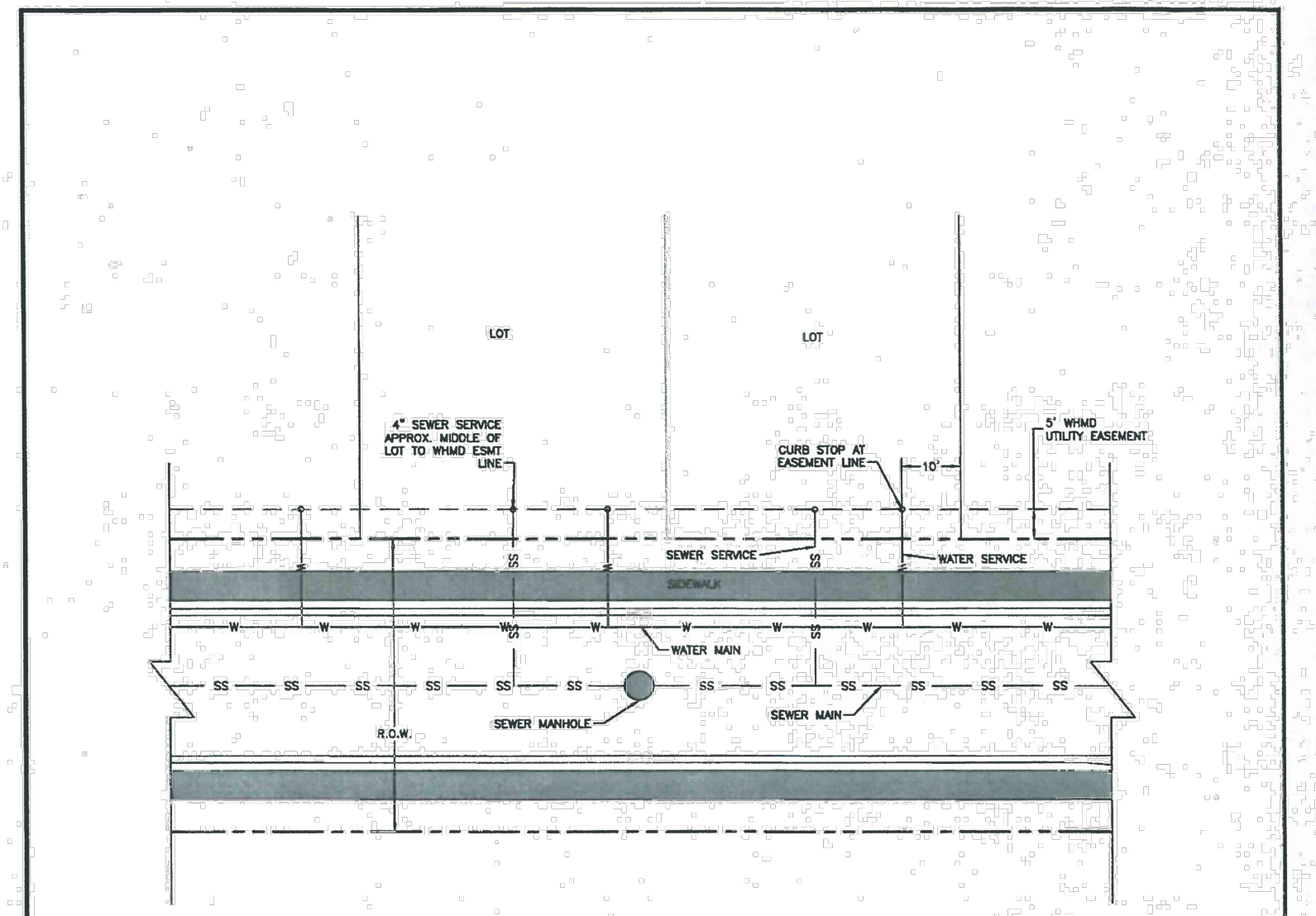
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CAUTION



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.



- NOTES:**
1. WATER SERVICE TO BE 10' FROM "DOWNSTREAM" PROPERTY LINE AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
 2. SEWER SERVICE TO BE PLACED APPROXIMATELY IN THE MIDDLE OF THE LOT AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
 3. SERVICES SHALL BE MARKED WITH 2"x4" POST AT TERMINATION POINT FOR LOCATION DURING CONNECTION TO RESIDENCE. POSTS SHALL BE SPRAY-PAINTED BLUE FOR WATER AND GREEN FOR SEWER.

UTILITY SERVICE LOCATIONS

Drawn: GJM	Reviewed:	WOODMEN HILLS	WATER & WASTEWATER SYSTEM	WW-20
Date: JAN 2011	Reviewed:	13200 WOODMEN HILLS BLVD	STANDARD SPECIFICATIONS	
Scale: as s.h.s.	Reviewed:			

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

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BRANDING IRON AT STERLING RANCH FILING NO. 1

UTILITY SERVICE PLANS

PROJECT NO. 09-006 DATE: 11/10/2017

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

DESIGNED BY: VAS ELV CHECKED BY: ELY GW

SHEET 3 OF 3

UT01

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

CIVIL CONSULTANTS, INC.

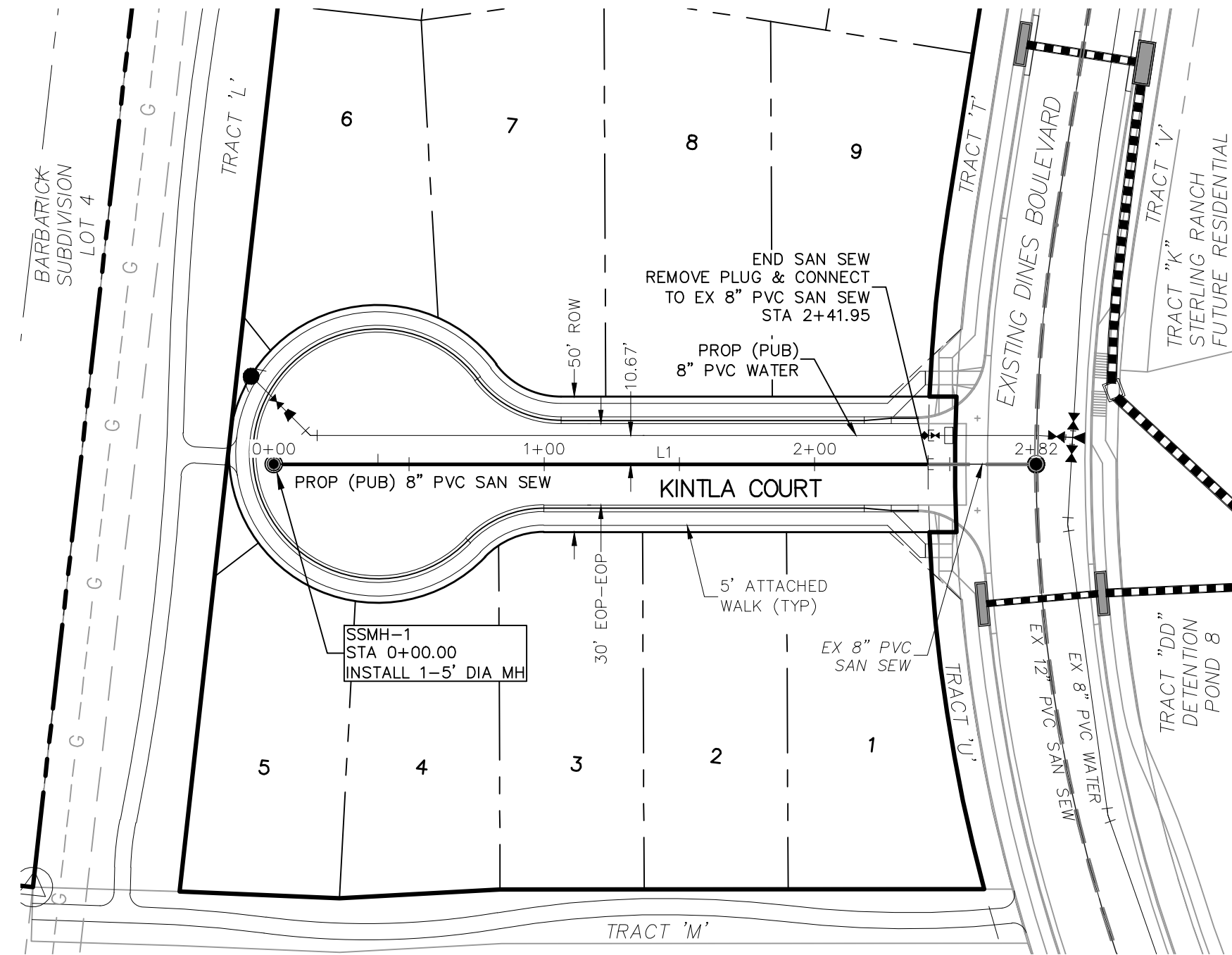
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

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

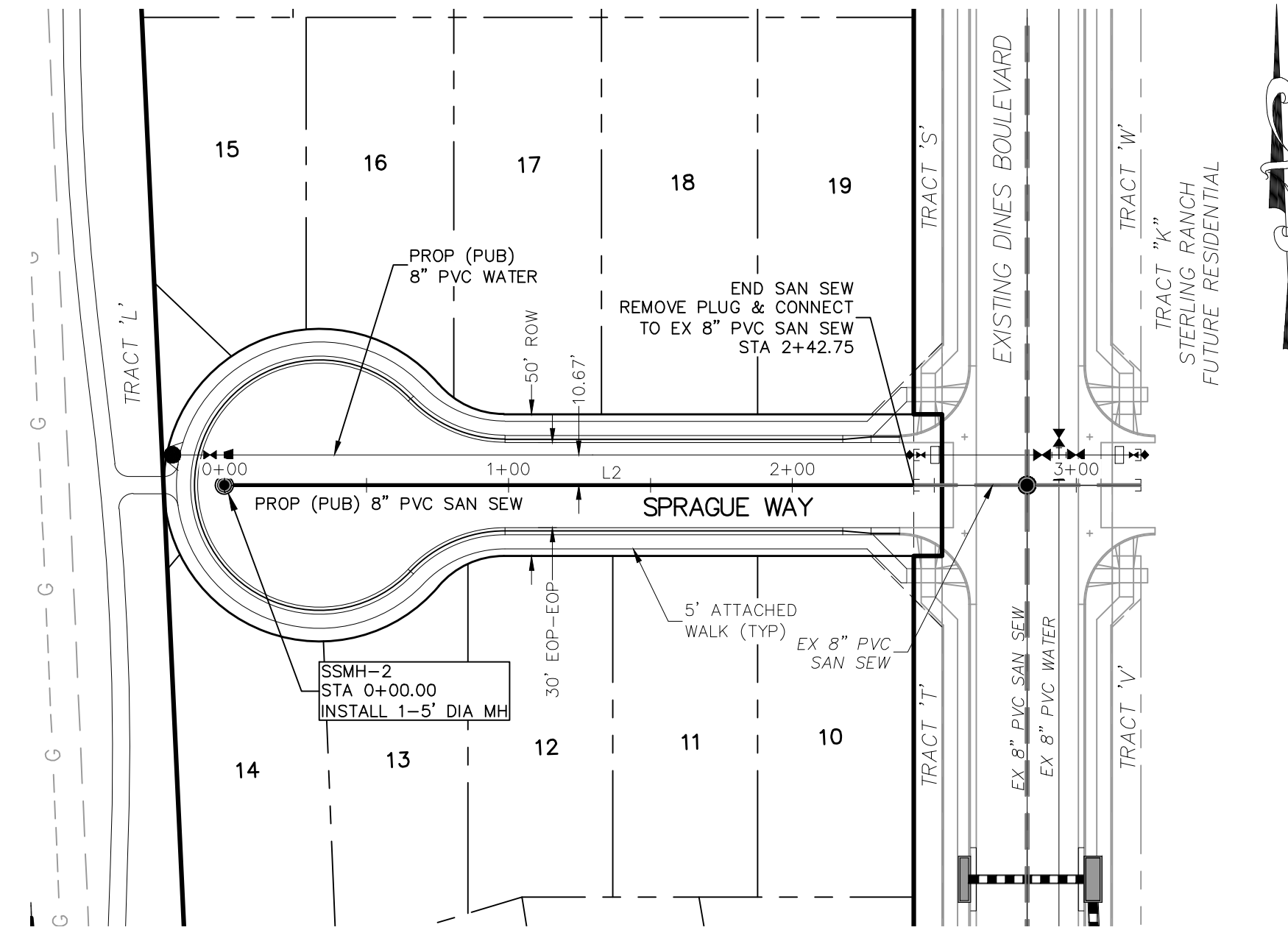
NO.	DATE	BY	DESCRIPTION

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.

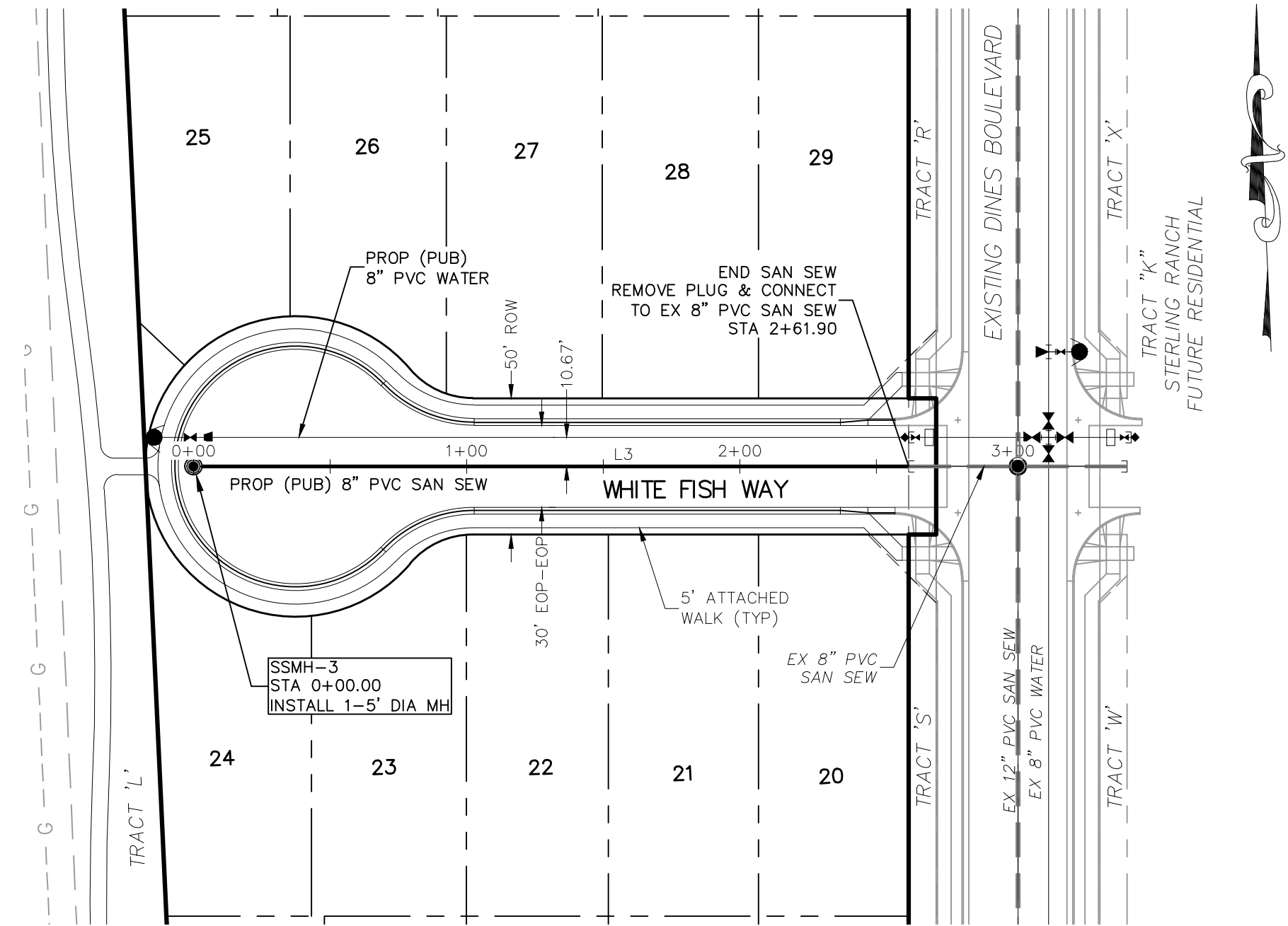
CAUTION



KINTLA COURT
STA 0+00.00 TO STA 2+41.95



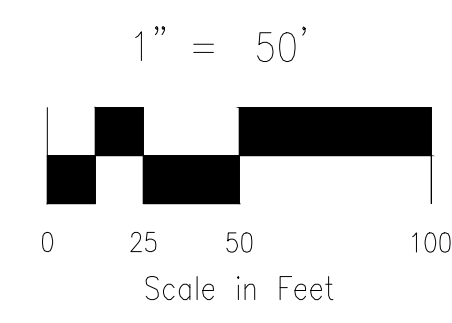
SPRAGUE WAY
STA 0+00.00 TO STA 2+42.75



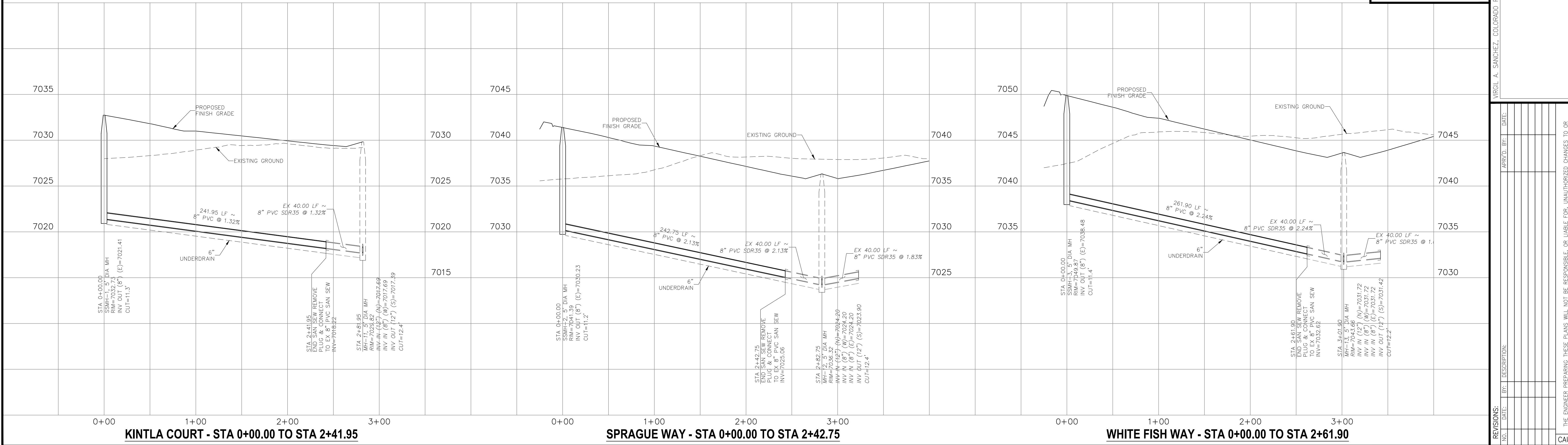
WHITE FISH WAY
STA 0+00.00 TO STA 2+61.90

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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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

BRANDING IRON AT STERLING RANCH FILING NO. 1
SANITARY SEWER PLANS
PROJECT NO. 09-006
DATE: 11/10/2017
DESIGNED BY: VLS
DRAWN BY: GW
CHECKED BY: VLS
SCALE: HORIZONTAL: 1"=50'
VERTICAL: 1"=5'
SHEET 2 OF 4
SS02

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

CIVIL CONSULTANTS, INC.

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

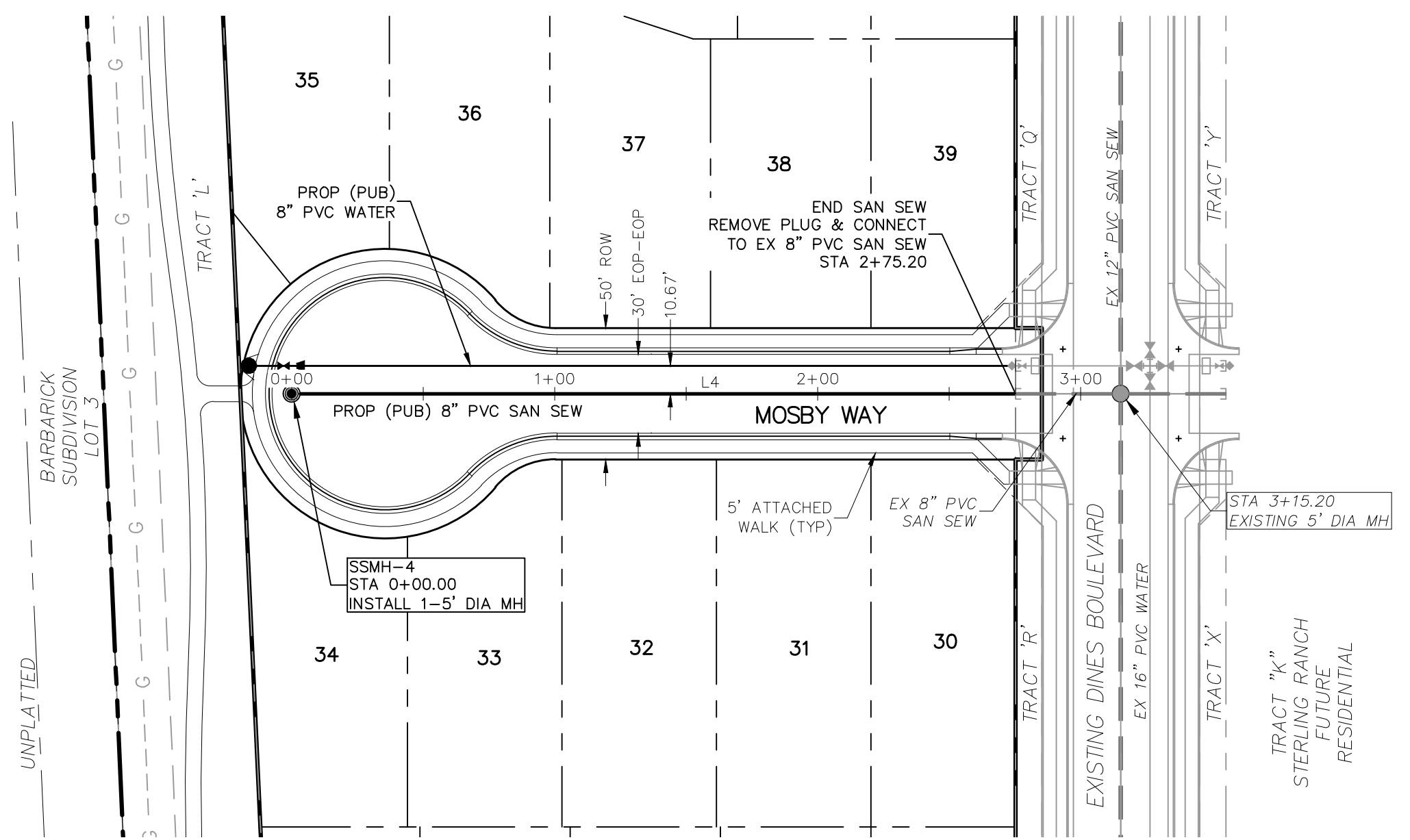
MARCIL A. SANCHEZ, COLORADO P.E. NO. 37160

NO.	DATE	BY	DESCRIPTION	APPROVED BY	DATE

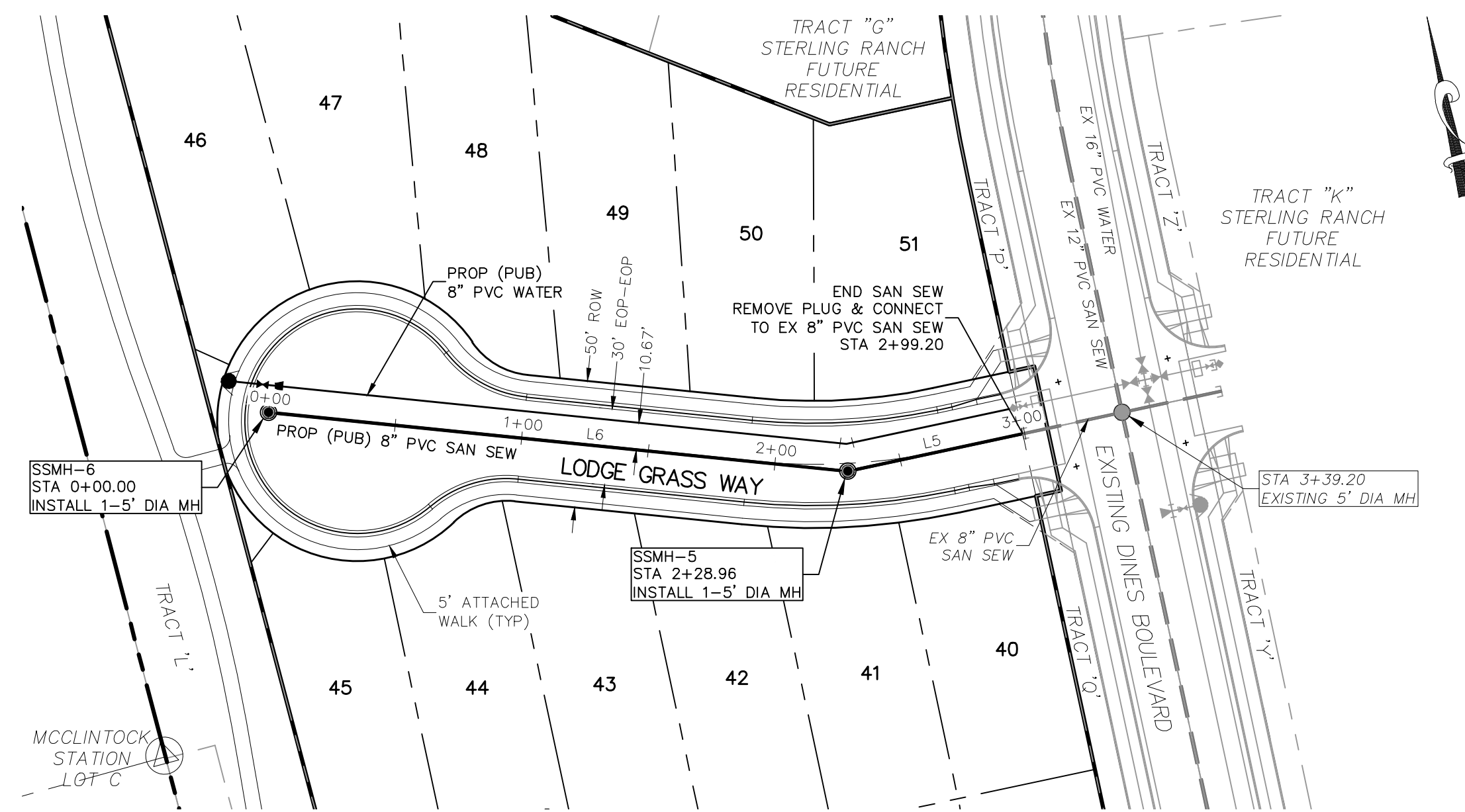
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CAUTION

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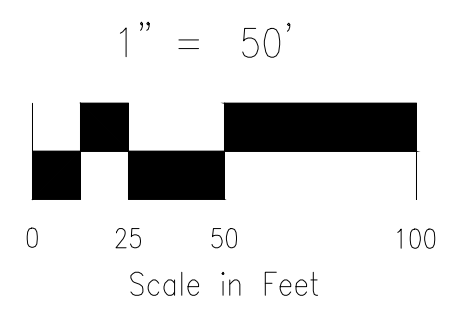


MOSBY WAY
STA 0+00.00 TO STA 2+75.20

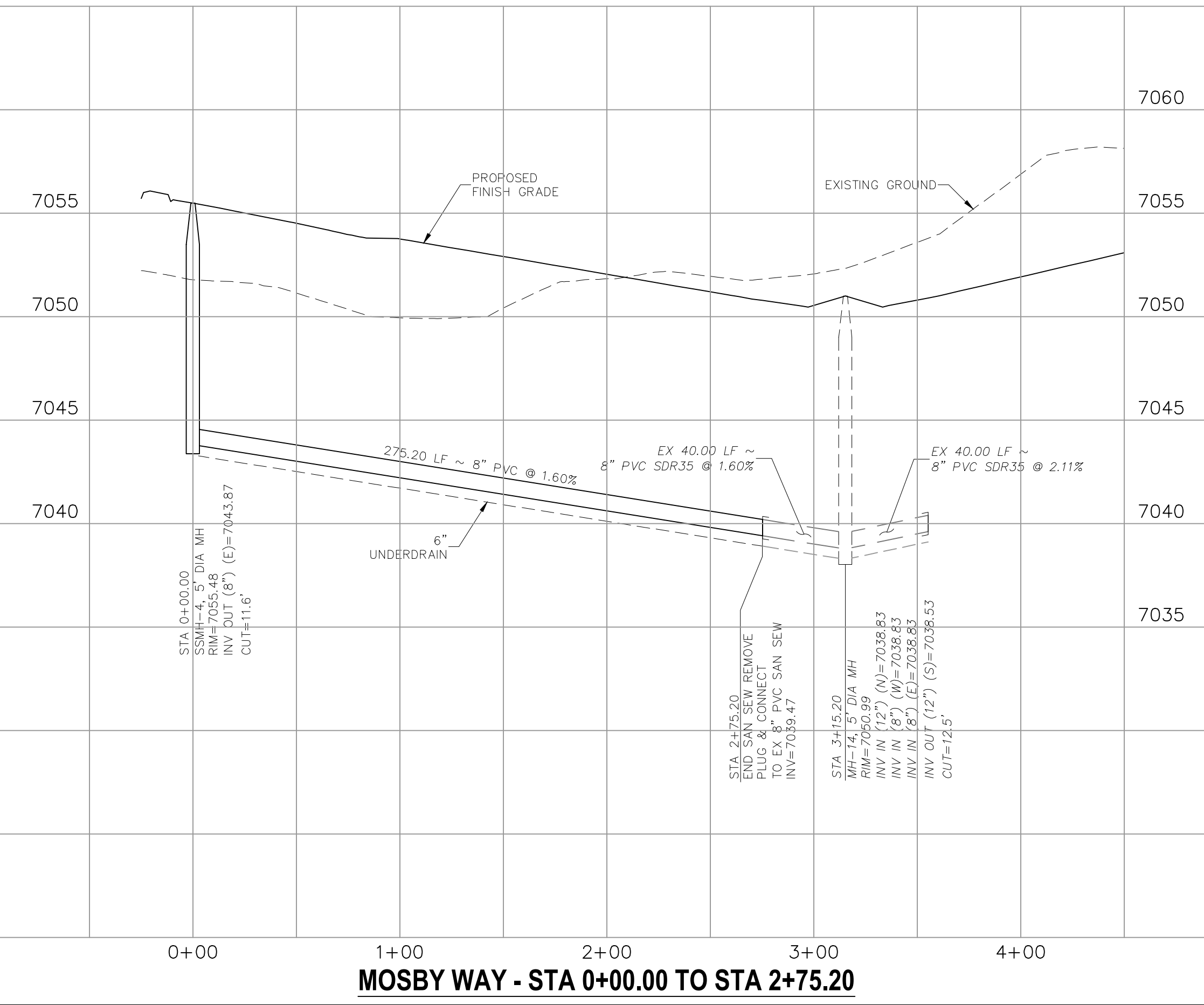


LODGE GRASS WAY
STA 0+00.00 TO STA 2+99.20

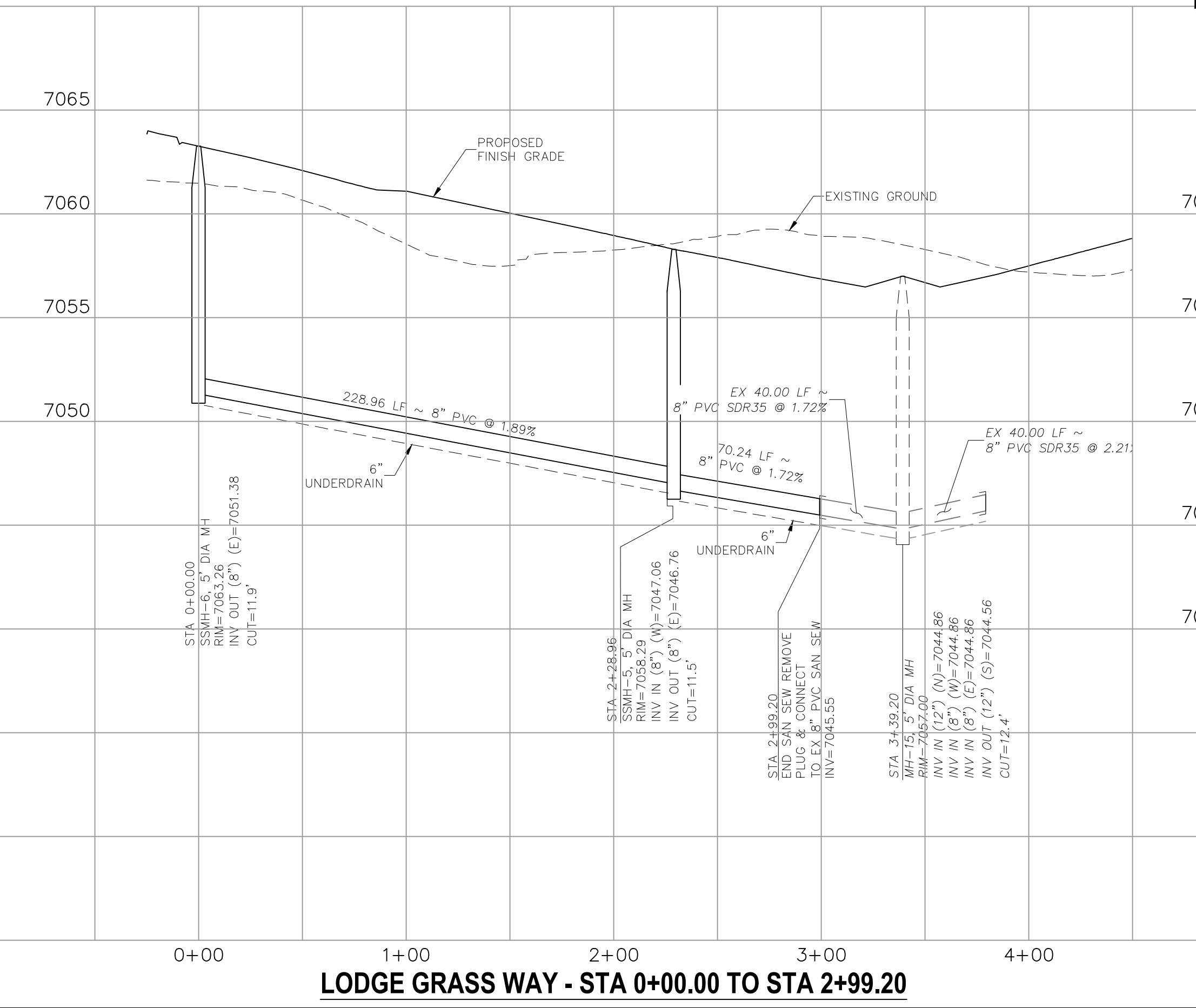
SANITARY SEWER LINE TABLE		
LINE	LENGTH	DIRECTION
L4	300.20'	S87°35'34"E
L5	70.24'	S87°35'34"E
L6	253.96'	S69°40'03"E



FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
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48 HRS BEFORE YOU DIG
CALL 1-800-922-1987



MOSBY WAY - STA 0+00.00 TO STA 2+75.20



LODGE GRASS WAY - STA 0+00.00 TO STA 2+99.20

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.

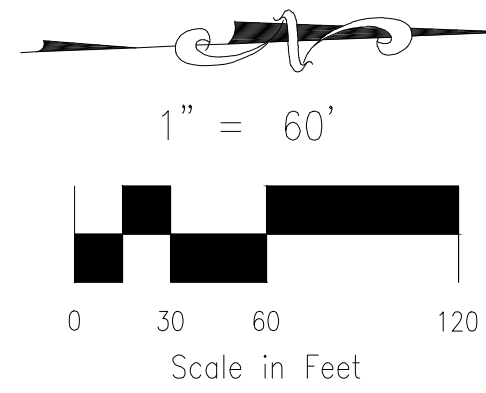
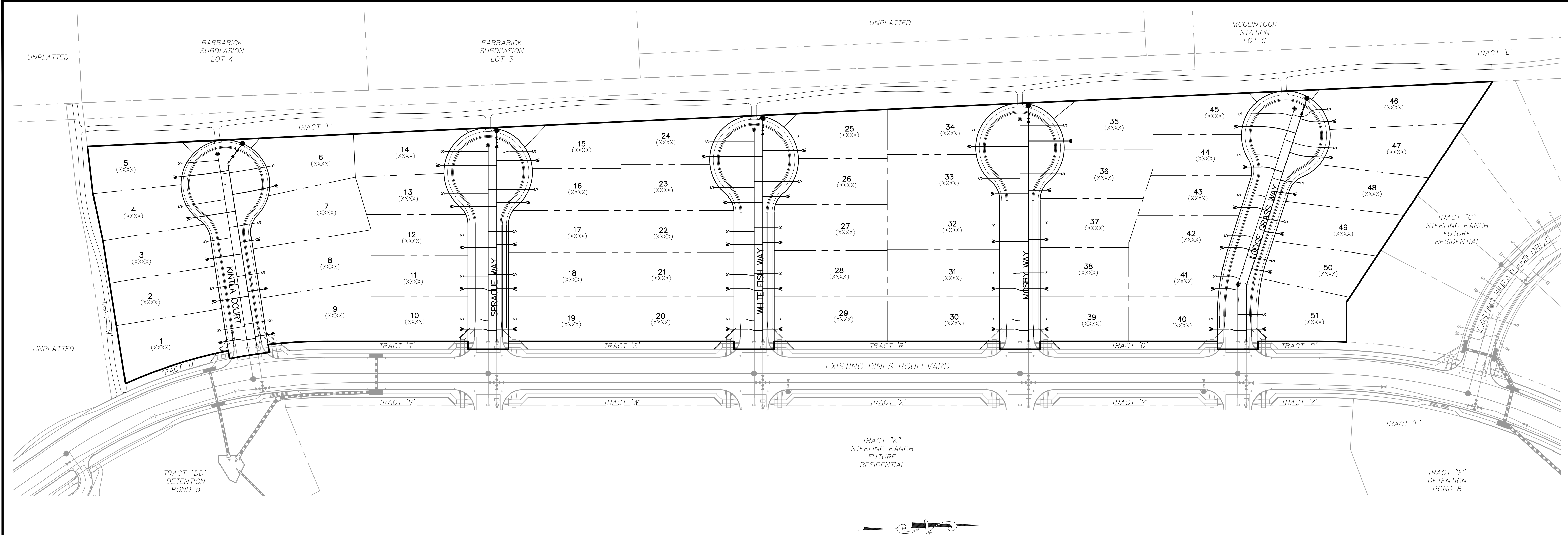
MARCIL A. SANCHEZ, COLORADO P.E. NO. 37760

NO.	DATE	BY	DESCRIPTION

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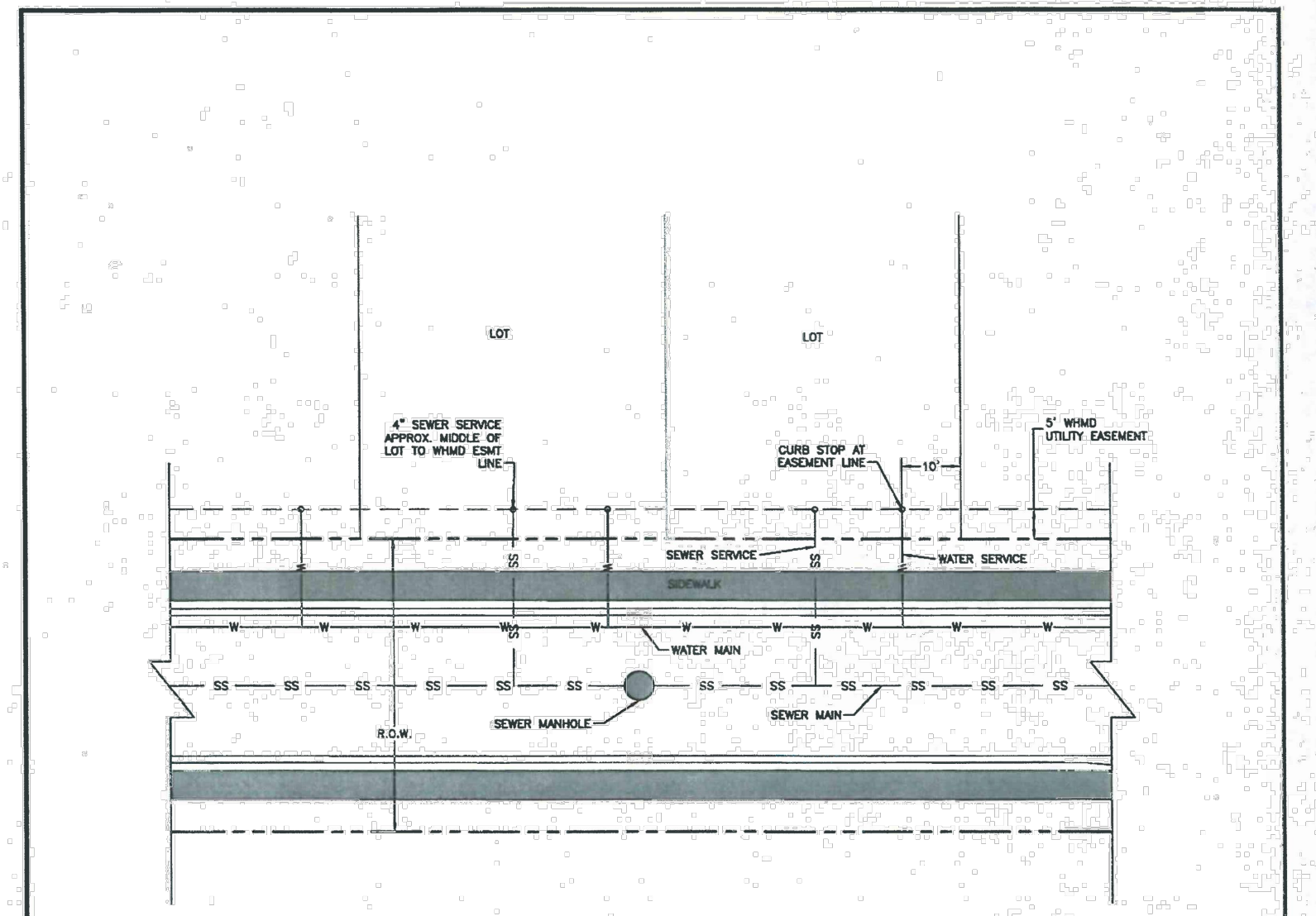
CAUTION

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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 SANITARY DISTRICT.



- NOTES:**
1. WATER SERVICE TO BE 10' FROM "DOWNSTREAM" PROPERTY LINE AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
 2. SEWER SERVICE TO BE PLACED APPROXIMATELY IN THE MIDDLE OF THE LOT AND EXTENDED TO WHMD UTILITY EASEMENT LINE.
 3. SERVICES SHALL BE MARKED WITH 2"x4" POST AT TERMINATION POINT FOR LOCATION DURING CONNECTION TO RESIDENCE. POSTS SHALL BE SPRAY-PAINTED BLUE FOR WATER AND GREEN FOR SEWER.

UTILITY SERVICE LOCATIONS

Drawn: GJM	Reviewed:	WOODMEN HILLS	WATER & WASTEWATER SYSTEM	WW-20
Date: JAN 2011	Reviewed:	15200 WOODMEN HILLS BLVD	STANDARD SPECIFICATIONS	
Scale: as s.h.s.	Reviewed:			

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

FOR BURIED UTILITY INFORMATION CALL 1-800-922-1987

BRANDING IRON AT STERLING RANCH FILING NO. 1

UTILITY SERVICE PLANS

PROJECT NO. 09-006 DATE: 11/10/2017

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

DESIGNED BY: VAS ELV CHECKED BY: ELY GW

SHEET 4 OF 4 **UT01**

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

CIVIL CONSULTANTS, INC.

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

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

NO.	DATE	BY	DESCRIPTION

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CAUTION

Markup Summary

dsdrice (5)



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Color:

Jennifer Irvine

SF-17-024

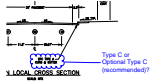
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SF-17-024



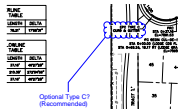
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Revise all references to DSD to be PCD and DOT to be DPW



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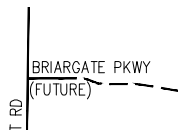
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Date: 3/2/2018 12:25:53 PM
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Optional Type C? (Recommended)

AutoCAD SHX Text (1205)



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Color:

BRIARGATE PKWY

SCALE:
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VERTICAL:
N/A

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Date:
Color:

VERTICAL:

ERTICA
N/A

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Page Label: 1
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Date:
Color:

N/A

3/1/00
FOR AND ON
BEHALF OF
M&S CIVIL
CONSULTANTS,
INC.

Subject:
Page Label: 1
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Author: AutoCAD SHX Text
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FOR AND ON BEHALF OF M&S CIVIL
CONSULTANTS, INC.

STERLING
(FUTURE)
RAI

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Page Label: 1
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Color:

STERLING

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 = 411416.273 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
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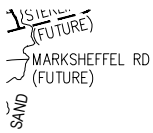
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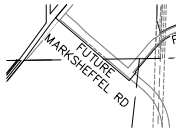
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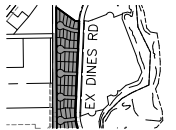
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SHEET INDEX

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SHEET 2	NOTES & DETAILS
SHEET 3	PLAN & PROFILE - LODGE GRASS WAY
SHEET 4	PLAN & PROFILE - MOSBY WAY
SHEET 5	PLAN & PROFILE - MOSBY WAY
SHEET 6	PLAN & PROFILE - SPRAGUE WAY
SHEET 7	PLAN & PROFILE - SPRAGUE WAY
SHEET 8	SIGNAGE & STRIPING PLAN

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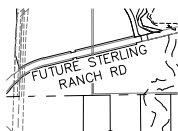
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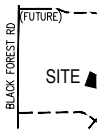
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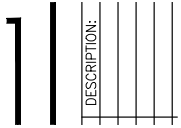
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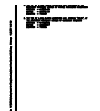
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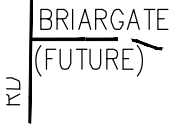
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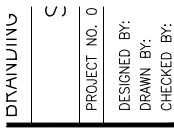
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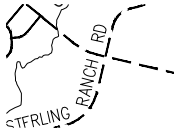
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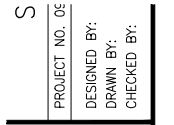
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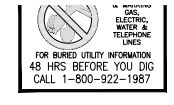
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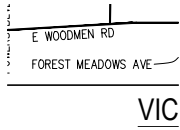


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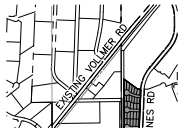
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APPROVALS: ENGINEER'S STATEMENT:
DETAILED IMPROVEMENT PLANS AND
SPECIFICATIONS ENGINEER'S STATEMENT:
THESE DETAILED PLANS AND
SPECIFICATIONS WERE PREPARED UNDER
MY DIRECTION AND SUPERVISION. SAID
DETAILED PLANS AND SPECIFICATIONS HAVE
BEEN PREPARED 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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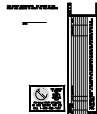
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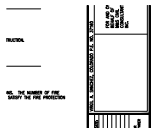
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THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.



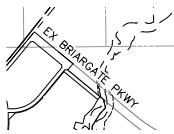
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VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160



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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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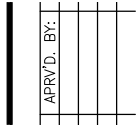
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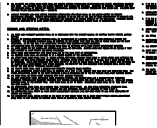
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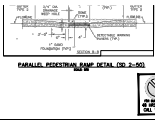
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UTILITY ESMT



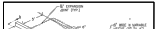
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SIGNING AND STRIPING NOTES: : 1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL 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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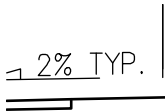
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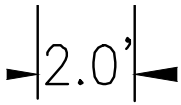
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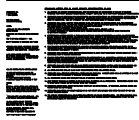
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STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS 1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE 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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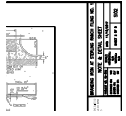
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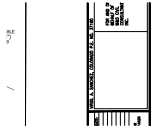
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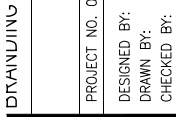
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GENERAL CONSTRUCTION NOTES: 1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE 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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FOR LOCATING & MARKING GAS, ELECTRIC,
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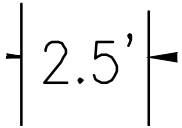
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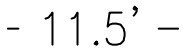
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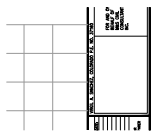
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ABBREVIATION LEGEND
I-I CENTERLINE INTERSECTION
F-F FLOWLINE INTERSECTION
B-T BEGIN TRANSITION
BT BEGIN TRANSITION
ET END TRANSITION
PC POINT OF CURVE
PCC POINT OF COMPOUND CURVE
PCR POINT OF CURB RETURB
PRC POINT OF REVERSE CURVE
PT POINT OF TANGENT
EL ELEVATION
LT LEFT
RT RIGHT

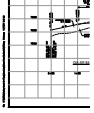
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ABBREVIATION LEGEND - CENTERLINE INTERSECTION CENTERLINE INTERSECTION - FLOWLINE INTERSECTION - FLOWLINE INTERSECTION FLOWLINE INTERSECTION FLOWLINE INTERSECTION BT BEGIN TRANSITION BEGIN TRANSITION ET END TRANSITION END TRANSITION PC POINT OF CURVE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

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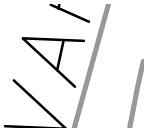
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Dwg\Street Plans\Residential\SI03.dwg
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DATE:



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PROJECT NO. 0:
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DRAWN BY:
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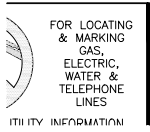
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FOR LOCATING & MARKING GAS, ELECTRIC,
WATER & TELEPHONE LINES

49

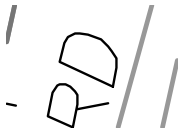
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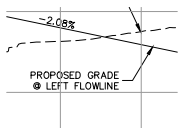
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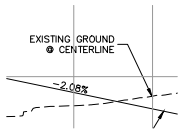
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Color:

PROPOSED GRADE @ LEFT FLOWLINE



Subject:
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Lock: Unlocked
Status:
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Date:
Color:

EXISTING GROUND @ CENTERLINE



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40

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Lock: Unlocked
Status:
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Date:
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Author: AutoCAD SHX Text
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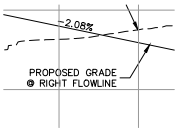
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DATE: 11/10/201
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SHEET 3 OF 8



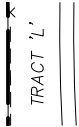
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PROPOSED GRADE @ RIGHT FLOWLINE

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TRACT 'L'

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

Subject:
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Date:
Color:

VERTICAL:

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Subject: 0+00
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Date:
Color:

38

Subject: 38
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Author: AutoCAD SHX Text
Date:
Color:

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

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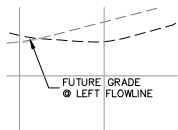
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FUTURE GRADE @ RIGHT FLOWLINE

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Author: AutoCAD SHX Text
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Subject: V
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FUTURE GRADE @ LEFT FLOWLINE

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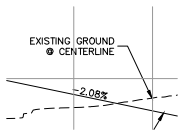
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EXISTING GROUND @ CENTERLINE

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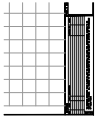
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THE ENGINEER PREPARING THESE PLANS
 WILL NOT BE RESPONSIBLE, OR LIABLE FOR,
 UNAUTHORIZED CHANGES TO OR USES OF
 THESE PLANS. ALL CHANGES TO THE PLANS
 MUST BE IN WRITING AND MUST BE
 APPROVED BY THE PREPARER OF THESE
 PLANS.



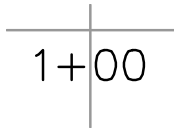
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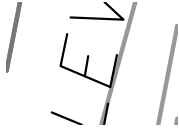
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STREET IMPROVEMENT PLANS



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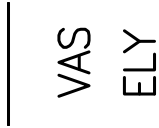
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VERTICAL
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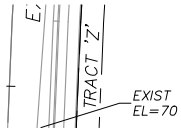
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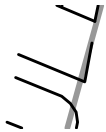
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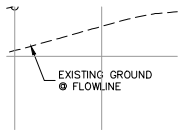
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EXISTING GROUND @ FLOWLINE



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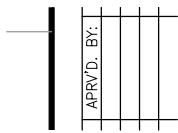
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7055

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
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.)
CDS CUL-DE-SACCUL-DE-SAC



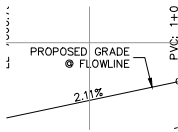
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Color:

PROPOSED GRADE @ FLOWLINE



Subject:
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Checkmark: Unchecked
Author: AutoCAD SHX Text
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Page Label: 3
Lock: Unlocked
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Date:
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Subject:
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Color:

BRANDING IRON AT STERLING RANCH FILING NO. 1

7055

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Author: AutoCAD SHX Text
Date:
Color:

36

Subject: 36
Page Label: 3
Lock: Unlocked
Status:
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Date:
Color:

DESCRIPTION:

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Page Label: 3
Lock: Unlocked
Status:
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Author: AutoCAD SHX Text
Date:
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DESCRIPTION:

PROJECT NO.
DESIGNED BY
DRAWN BY:
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Author: AutoCAD SHX Text
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TRACT 'L'

Subject:
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Author: AutoCAD SHX Text
Date:
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7065

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Author: AutoCAD SHX Text
Date:
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30

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44

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44

31

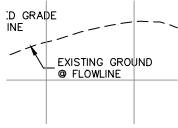
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31

7055

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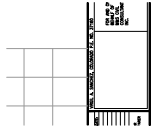
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EXISTING GROUND @ FLOWLINE

IMPR'
SCALE:
HORIZONTAL
1" = 50'

Subject:
Page Label: 4
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Status:
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Author: AutoCAD SHX Text
Date:
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SCALE:



Subject:
Page Label: 4
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Date:
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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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7050

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7060

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REVISIONS:	NO.	DATE:

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ABBREVIATION LEGEND
 I-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:
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Date:
Color:

ABBREVIATION LEGEND - CENTERLINE INTERSECTION CENTERLINE 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

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

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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

Subject:
Page Label: 4
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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

7055

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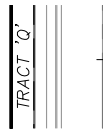
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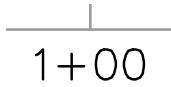
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Author: AutoCAD SHX Text
Date:
Color:



Subject: 1+00
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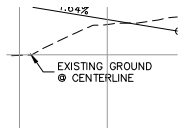
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Color:



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Date:
Color:



Subject: BY:
Page Label: 4
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Date:
Color:



Subject: EXISTING GROUND @ CENTERLINE
Page Label: 4
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Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:

IT IMPROV

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

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Page Label: 4
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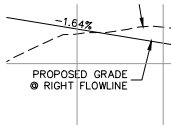
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4+00

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Color:



Subject: FOR BURIED UTILITY INFORMATION
Page Label: 4
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
Date:
Color:



Subject: PROPOSED GRADE @ RIGHT FLOWLINE
Page Label: 4
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: AutoCAD SHX Text
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PROJECT NO. 0E
DESIGNED BY:
DRAWN BY:
CHECKED BY:

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Page Label: 4
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36

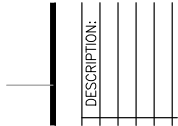
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Date:
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38

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Page Label: 4
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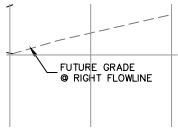
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FUTURE GRADE @ RIGHT FLOWLINE



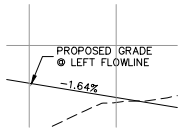
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TRACT 'X'



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Date:
Color:

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



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

PROPOSED GRADE @ LEFT FLOWLINE

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BRANDING IRON AT STERLING RANCH FILING NO. 1

34

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Color:

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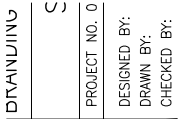
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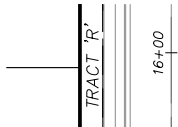
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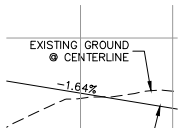
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Color:



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Subject: EXISTING GROUND @ CENTERLINE
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Subject:
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VEHICLE PLAN
DATE: 11/10/2017
SHEET 4 OF 8

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Page Label: 4
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SHEET 4 OF 8

KRACH 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.

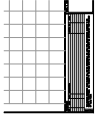
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100

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



Subject: THE ENGINEER PREPARING THESE PLANS
Page Label: 4 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:

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DATE:

Subject: DATE:
Page Label: 4
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43

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Color:

25

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PROJECT NO. 01
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DRAWN BY:
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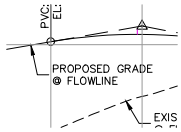
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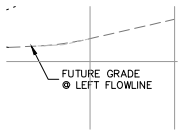
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PROPOSED GRADE @ FLOWLINE



Subject:
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Date:
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FUTURE GRADE @ LEFT FLOWLINE



Subject:
Page Label: 4
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TRACT 'L'



Subject: CALL 1-800-922-1987
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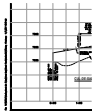
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Page Label: 4
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Color:



Subject: File: O:\09006A\Sterling Ranch No 3\dwg\Const
Page Label: 4 Dwg\Street Plans\Residential\SI04.dwg
Lock: Unlocked Plotstamp: 11/7/2017 10:08 AM
Status:
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Author: AutoCAD SHX Text
Date:
Color:

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

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

VERTICAL:

7055

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

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Scale in Feet

Subject:
Page Label: 4
Lock: Unlocked
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Scale in Feet

CAUTION

Subject:
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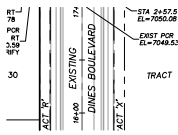
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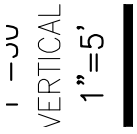
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42



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Date:
Color:



Subject: 1"=5'
Page Label: 4
Lock: Unlocked
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Date:
Color:



Subject: 1"=50'
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39

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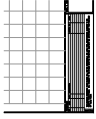
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THE ENGINEER PREPARING THESE PLANS
WILL NOT BE RESPONSIBLE, OR LIABLE FOR,
UNAUTHORIZED CHANGES TO OR USES OF
THESE PLANS. ALL CHANGES TO THE PLANS
MUST BE IN WRITING AND MUST BE
APPROVED BY THE PREPARER OF THESE
PLANS.

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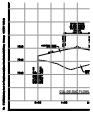
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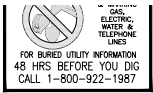
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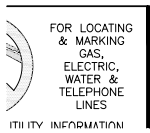
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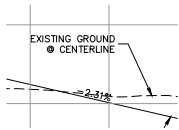
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FOR LOCATING & MARKING GAS, ELECTRIC,
 WATER & TELEPHONE LINES

25

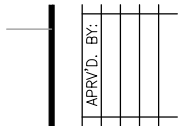
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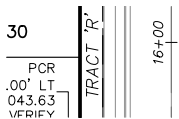
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EXISTING GROUND @ CENTERLINE



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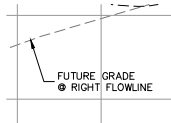
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Subject: FUTURE GRADE @ RIGHT FLOWLINE
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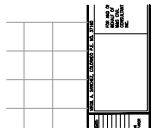
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STREET IMPROVEMENT PLANS

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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.

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ABBREVIATION LEGEND
 I-C 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:
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ABBREVIATION LEGEND - CENTERLINE INTERSECTION
 CENTERLINE 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

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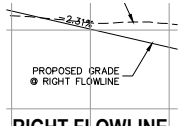
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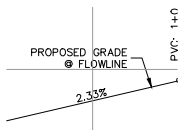
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PROPOSED GRADE @ RIGHT FLOWLINE

SCALE:
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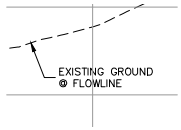
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PROPOSED GRADE @ FLOWLINE



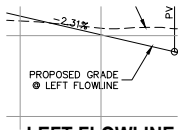
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EXISTING GROUND @ FLOWLINE



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PROPOSED GRADE @ LEFT FLOWLINE



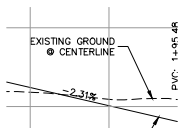
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EXISTING GROUND @ CENTERLINE



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FOR BURIED UTILITY INFORMATION

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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

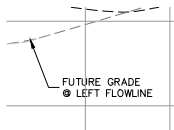
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Page Label: 5 KC KINTLA COURT
Lock: Unlocked KINTLA COURT LGW LODGE GRASS WAY
Status: LODGE GRASS WAY MW MOSBY WAY MOSBY
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Author: AutoCAD SHX Text WW WHITEFISH WAY WHITEFISH WAY
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Color: BOULEVARD (EX.)
CDS CUL-DE-SACCUL-DE-SAC

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Subject: FUTURE GRADE @ LEFT FLOWLINE
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SCALE:
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 VERTICAL:
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Scale in Feet

Subject: Scale in Feet
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PROJECT NO. 06
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CHECKED BY:

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Subject: VAS
Page Label: 6
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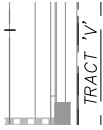
RT RIGHT

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

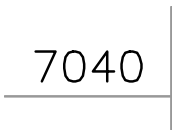
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STREET ABBREVIATIONS KC KINTLA COURT
 KINTLA COURT LGW LODGE GRASS WAY
 LODGE GRASS WAY MW MOSBY WAY MOSBY
 WAY SW SPRAGUE WAY SPRAGUE WAY
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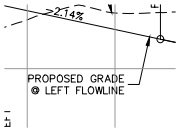
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TRACT 'V'



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PROPOSED GRADE @ LEFT FLOWLINE



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SI06

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11

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11

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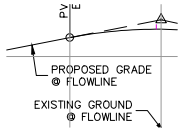
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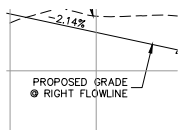
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PROPOSED GRADE @ RIGHT FLOWLINE

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14

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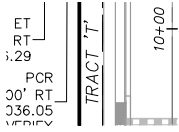
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BRANDING IRON AT STERLING RANCH FILING NO. 1

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DRAWING

5

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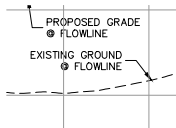
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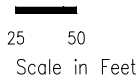
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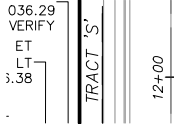
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FOR LOCATING & MARKING GAS, ELECTRIC,
WATER & TELEPHONE LINES



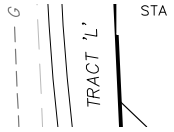
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TRACT 'S'



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TRACT 'L'



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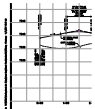
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ABBREVIATION LEGEND
S-I CENTERLINE INTERSECTION
F-I FLOWLINE INTERSECTION
BT BEGIN TRANSITION
ET END TRANSITION
PC POINT OF CURVE
PCC POINT OF COMPOUND CURVE
PCR POINT OF CURB RETURN
PRC POINT OF REVERSE CURVE
PT POINT OF TANGENT
EL ELEVATION
LT LEFT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

Subject: ABBREVIATION LEGEND - CENTERLINE INTERSECTION CENTERLINE INTERSECTION
Page Label: 6 INTERSECTION CENTERLINE INTERSECTION
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Author: AutoCAD SHX Text BT BEGIN
Date: TRANSITION BEGIN TRANSITION ET END
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CURVE POINT OF CURVE PCC POINT OF
COMPOUND CURVE POINT OF COMPOUND
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POINT OF CURB RETURN PRC POINT OF REVERSE
CURVE POINT OF REVERSE CURVE PT POINT
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Subject: FOR BURIED UTILITY INFORMATION
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SHEET 6 OF 8

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SHEET 6 OF 8

CAUTION

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CAUTION

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RANCH PLAN
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11/10/2017
SHEET 6 OF 8

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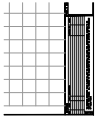
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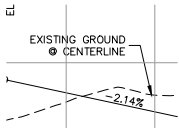
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THE ENGINEER PREPARING THESE PLANS
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 UNAUTHORIZED CHANGES TO OR USES OF
 THESE PLANS. ALL CHANGES TO THE PLANS
 MUST BE IN WRITING AND MUST BE
 APPROVED BY THE PREPARER OF THESE
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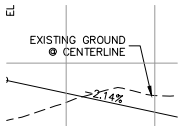
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VERTICAL:



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18

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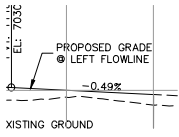
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PROPOSED GRADE @ LEFT FLOWLINE

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SET 7 OF 8

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11/10/2017

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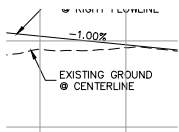
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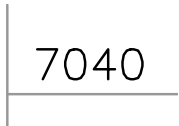
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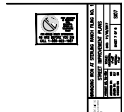
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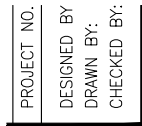
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BRANDING IRON AT STERLING RANCH FILING NO. 1



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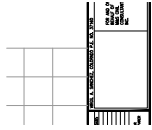
RT RIGHT

STREET ABBREVIATIONS

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

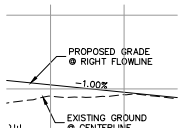
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STREET ABBREVIATIONS KC KINTLA COURT
KINTLA COURT LGW LODGE GRASS WAY
LODGE GRASS WAY MW MOSBY WAY MOSBY
WAY SW SPRAGUE WAY SPRAGUE WAY
WW WHITEFISH WAY WHITEFISH WAY
DB DINES BOULEVARD (EX.) DINES
BOULEVARD (EX.)
CDS CUL-DE-SACCUL-DE-SAC



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37160



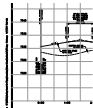
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PROPOSED GRADE @ RIGHT FLOWLINE

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
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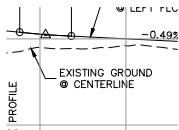
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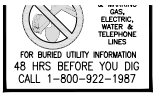
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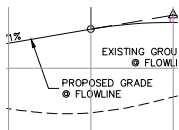
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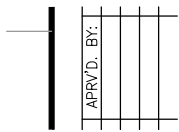
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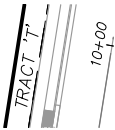
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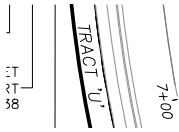
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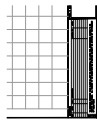
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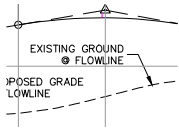
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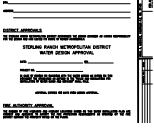
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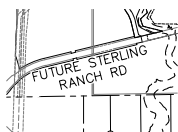
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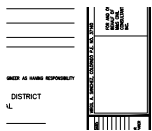
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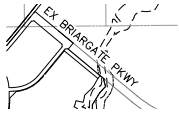
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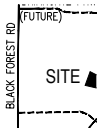
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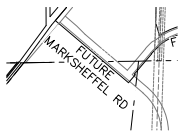
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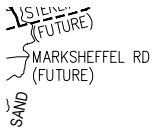
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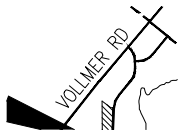
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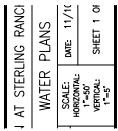
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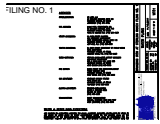
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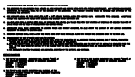
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AGENCIES OWNER/DEVELOPER: SR LAND, LLC SR LAND, LLC 20 BOULDER CRESCENT, SUITE 201 , SUITE 201 COLORADO SPRINGS, CO 80903 JIM MORLEY (719) 471-1742 CIVIL ENGINEER: M & S CIVIL CONSULTANTS, INC. M & S CIVIL CONSULTANTS, INC. 20 BOULDER CRESCENT, SUITE 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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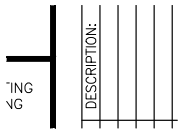
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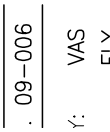
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SHEET 3 UTILITY SERVICE PLAN

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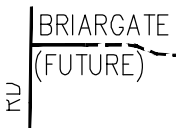
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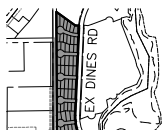
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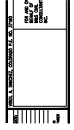
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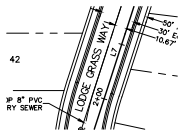
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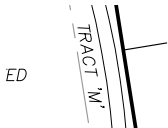
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Date:
Color:

ELI
GW

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Color:

09-006

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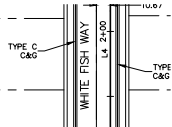
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FUTURE
RESIDENTIAL

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

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33

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39

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35

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Subject:
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TRACT 'W'

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PLUG & ROV ASSY

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30

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EX 12" PVC SAN SEW
EX 16" PVC WATER

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Date:
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EX 12" PVC SAN SEW
EX 16" PVC WATER

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MOSBY WAY

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25

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23

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41

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49

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9

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9



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TRACT "K" STERLING RANCH FUTURE RESIDENTIAL

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TRACT 'L'

22

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22

42

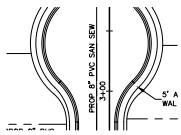
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42

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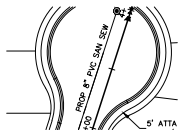
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PROP 8" PVC SAN SEW

1

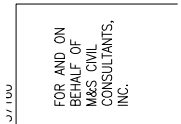
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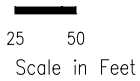
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PROP 8" PVC SAN SEW



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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	DATE: 11/11	SHEET 2 OF
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		PROJECT:	

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TRACT 'P'

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44

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16

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

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Color:

14

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27

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POND 8

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25

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24

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17

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17

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TRACT 'X'

37

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37

PLANS
DATE: 11/10/201
SHEET 2 OF 3

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Date:
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SHEET 2 OF 3



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Page Label: 10
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48 HRS BEFORE YOU DIG

UNPLATTED

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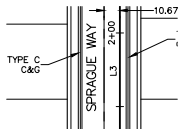
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5

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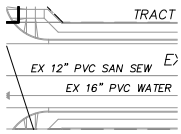
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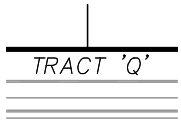
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EX 12" PVC SAN SEW

28

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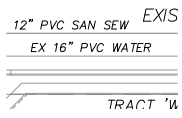
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TRACT 'L'

47

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47



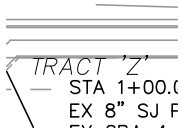
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EX 16" PVC WATER

43

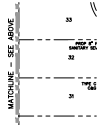
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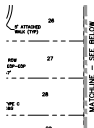
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MATCHLINE - SEE ABOVE



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MATCHLINE - SEE BELOW

WT02

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32

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TRACT 'Y'

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1" =

Subject: 1" =
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50

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TRACT "F"
DETENTION
R POND 8

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TRACT "F" DETENTION POND 8

38

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38

KRANCH FILIN
NS
11/10/2017
:ET 2 OF 3

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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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I - JU
VERTICAL
1" = 5'

Subject:
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Color:

1"=5'

48

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48

DATE:

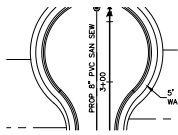
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4

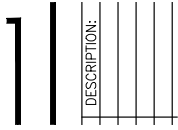
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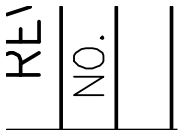
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PROP 8" PVC SAN SEW



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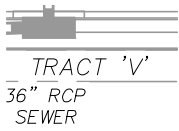
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SCALE:



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HORIZONTAL:



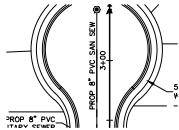
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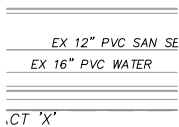
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Subject: PROP 8" PVC SAN SEW
Page Label: 10
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Status:
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Subject: EX 16" PVC WATER
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Subject: 1"=50'
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SCALE:
HORIZONTAL
1"=50'
VERTICAL:
1"=5'

BARBARICK
SUBDIVISION
LOT 4

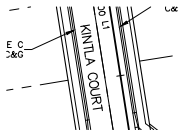
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BARBARICK SUBDIVISION LOT 4



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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.



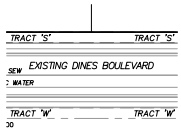
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KINTLA COURT



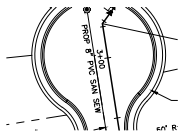
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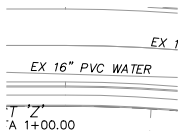
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FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
UTILITY INFORMATION

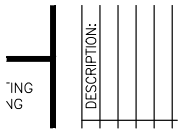
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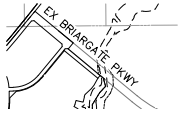
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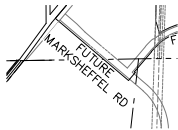
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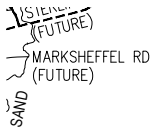
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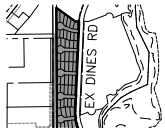
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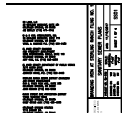
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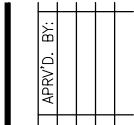
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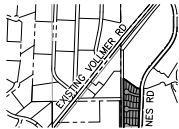
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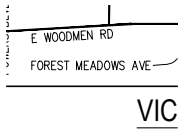
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SANITARY SEWER PLANS			

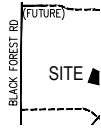
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SANITARY SEWER PLANS



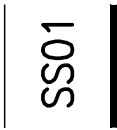
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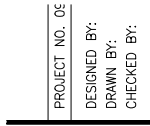
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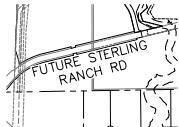
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AGENCIES OWNER/DEVELOPER: SR LAND, LLC SR LAND, LLC 20 BOULDER CRESCENT, SUITE 201 , SUITE 201 COLORADO SPRINGS, CO 80903 JIM MORLEY (719) 471-1742 CIVIL ENGINEER: M & S CIVIL CONSULTANTS, INC. M & S CIVIL CONSULTANTS, INC. 20 BOULDER CRESCENT, SUITE 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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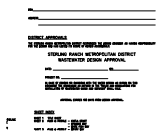
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BRIARGATE PKWY



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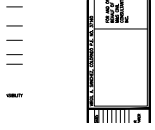
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VIRGIL A. SANCHEZ, COLORADO P.E. NO.
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BENCHMARKS 1. THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION NORTHING = 411416.273 = 411416.273 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 NORTHING = 411399.962 = 411399.962 EASTING = 233849.817 = 233849.817 ELEVATION = 7030.82 = 7030.82

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CAUTION

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FOR AND ON
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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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SHEET 2 PLAN & PROFILE - KINTLA COURT
SHEET 3 PLAN & PROFILE - MOSBY WAY
SHEET 4 UTILITY SERVICE PLAN

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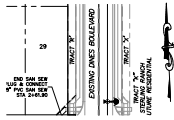
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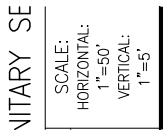
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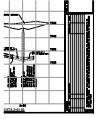
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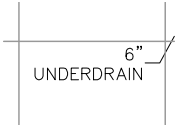
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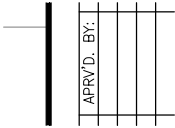
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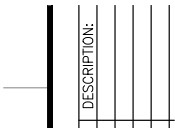
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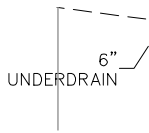
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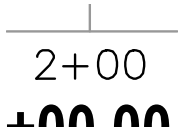


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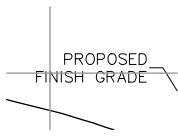
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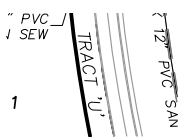
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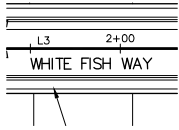
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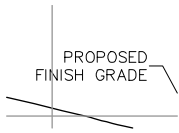
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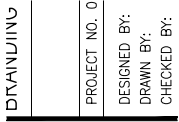
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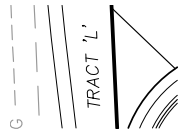
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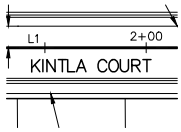
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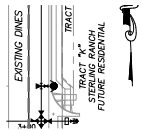
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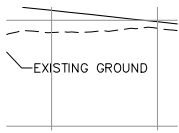
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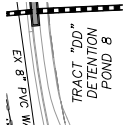
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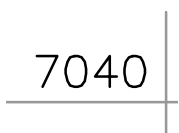
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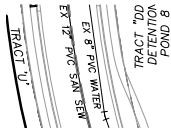
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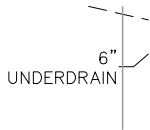
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DATE: 11/10/2017
SHEET 2 OF 4

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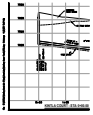
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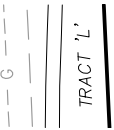
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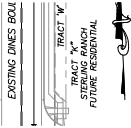
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24

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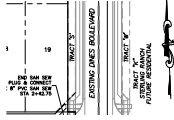
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EXISTING DINES BOULEVARD



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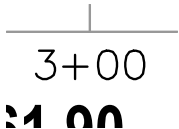
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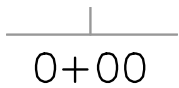
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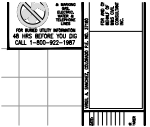
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FOR AND ON
BEHALF OF
M&S CIVIL
CONSULTANTS,
INC.

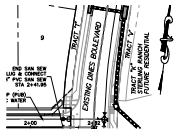
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FOR AND ON BEHALF OF M&S CIVIL
CONSULTANTS, INC.

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Subject: 1"=5'
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PROJECT NO. 01
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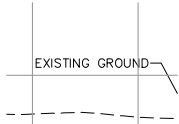
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SPRAGUE WAY

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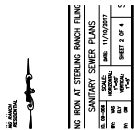
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FOR BURIED UTILITY INFORMATION

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TRACT 'S'

SCALE:
HORIZONTAL:
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VERTICAL:
1"=5'

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TRACT 'W'
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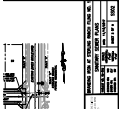
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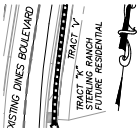
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BRANDING IRON AT STERLING RANCH FILING NO. 1



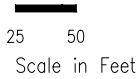
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TRACT "K" STERLING RANCH FUTURE RESIDENTIAL

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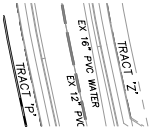
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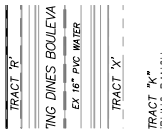
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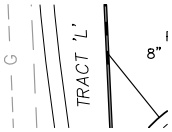
EX 16" PVC WATER



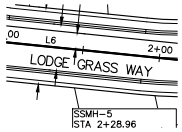
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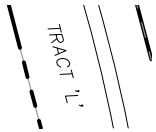
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EX 16" PVC WATER
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FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

Subject: FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.
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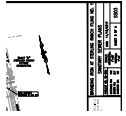
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Subject: CALL 1-800-922-1987
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Subject: 7045
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Subject: BRANDING IRON AT STERLING RANCH FILING NO. 1
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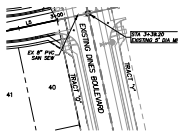
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Subject: EXISTING DINES BOULEVARD
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Subject:
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EX 12" PVC

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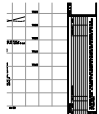
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Subject: THE ENGINEER PREPARING THESE PLANS
Page Label: 14 WILL NOT BE RESPONSIBLE, OR LIABLE FOR,
Lock: Unlocked UNAUTHORIZED CHANGES TO OR USES OF
Status: THESE PLANS. ALL CHANGES TO THE PLANS
Checkmark: Unchecked MUST BE IN WRITING AND MUST BE
Author: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

35

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37

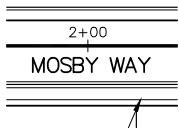
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43

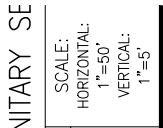
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43

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BARBARICK
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LOT 3

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BARBARICK SUBDIVISION LOT 3

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VERTICAL:
1"=5'

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48

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VERTICAL:
1"=5'

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36

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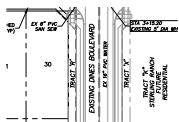
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SHEET 3 OF 4



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TRACT "K" STERLING RANCH FUTURE RESIDENTIAL

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TRACT "G"
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FUTURE
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32

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TRACT "K" STERLING RANCH FUTURE
RESIDENTIAL

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

37160

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

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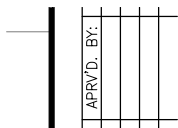
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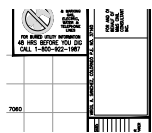
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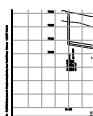
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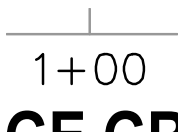
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VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160



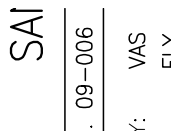
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