

COPPER CHASE AT STERLING RANCH

COUNTY OF EL PASO, STATE OF COLORADO

CONSTRUCTION PLANS

AUGUST 2023

AGENCIES:

OWNER/DEVELOPER: CHALLENGER COMMUNITIES, LLC
8605 EXPLORER DRIVE, SUITE 250
COLORADO SPRINGS, CO 80920
JIM BYERS (719) 598-5192

CIVIL ENGINEER: M&S CIVIL CONSULTANTS, INC.
212 N. WAHSATCH, SUITE 305
COLORADO SPRINGS, CO 80903
VIRGIL A. SANCHEZ P.E. (719) 955-5485

COUNTY ENGINEERING: EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
GILBERT LAFORCE, P.E. (719) 520-6300

TRAFFIC ENGINEERING: EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS
3275 AKERS DRIVE
COLORADO SPRINGS, CO 80922
JENNIFER IRVINE, P.E. (719) 520-6460

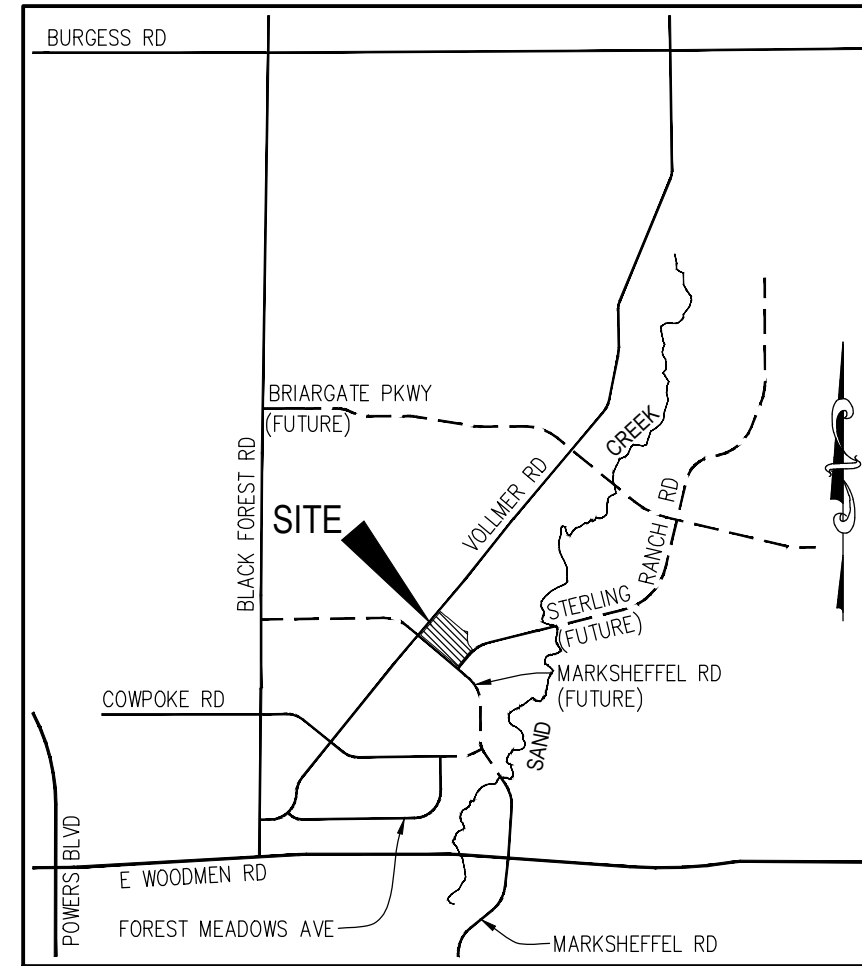
WATER RESOURCES: STERLING RANCH METRO DISTRICT ENGINEERS
JDS-HYDRO CONSULTANTS
545 E. PIKES PEAK AVE., SUITE 300
COLORADO SPRINGS, CO 80903
JOHN MCGINN (719) 668-8769

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

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

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

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



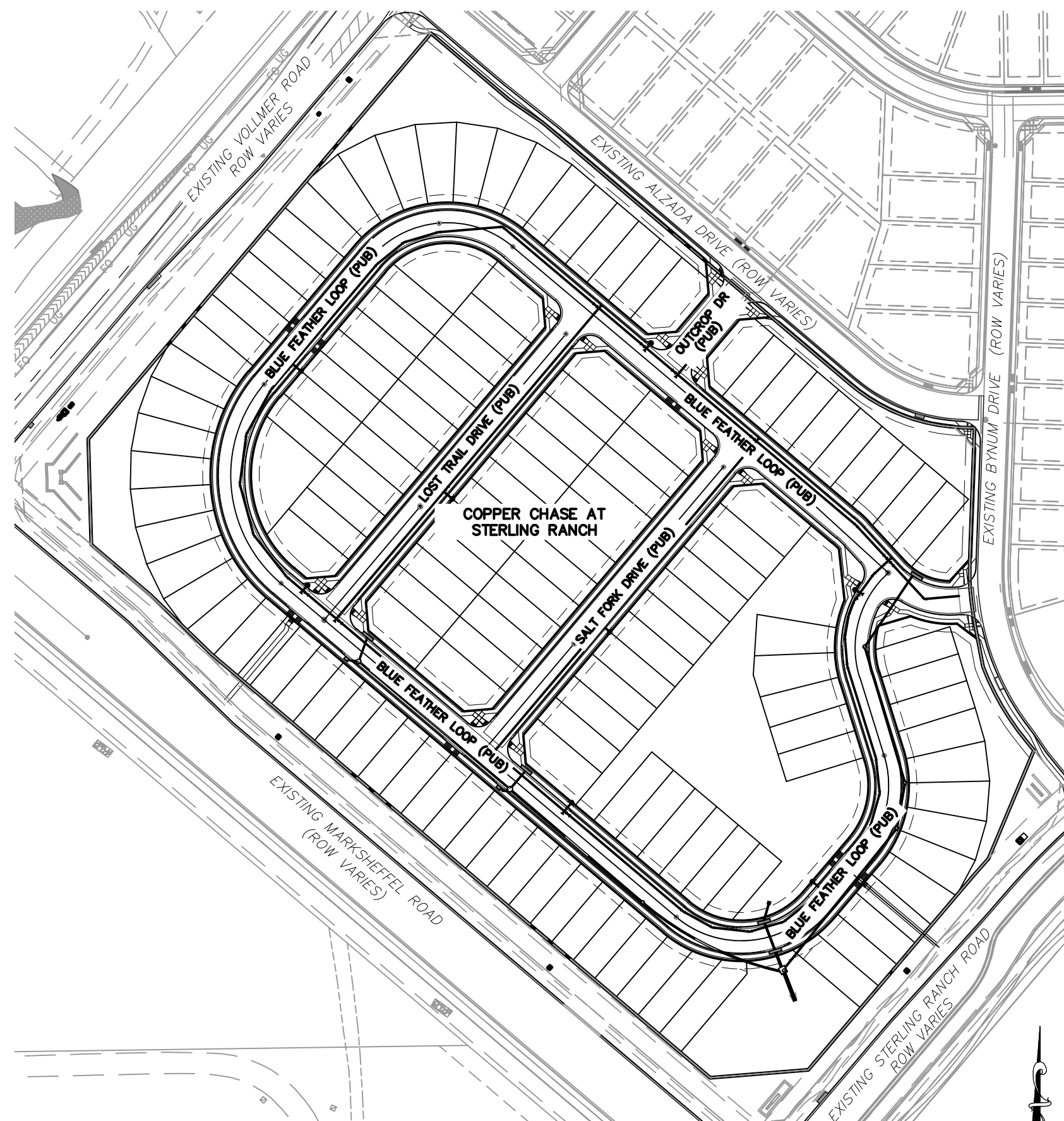
VICINITY MAP
N.T.S.

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 = 411399.962
EASTING = 233849.817
ELEVATION = 7030.82

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE WESTERLY LINE OF TRACT E, "STERLING RANCH FILING NO. 2" AS RECORDED UNDER RECEPTION NO. 222714894 IN THE EL PASO COUNTY, COLORADO RECORDS. SAID LINE IS MONUMENTED AT EACH END WITH A SET NO. 5 REBAR AND ORANGE CAP STAMPED "M&S CIVIL PLUS 25966" AND BEARS N40°10'47"E A DISTANCE OF 657.33 FEET. THE UNIT OF MEASUREMENT FOR ALL DISTANCES IS THE U.S. SURVEY FOOT.



SITE MAP
N.T.S.

DESIGN ENGINEER'S STATEMENT

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



VIRGIL A. SANCHEZ, COLORADO P.E. #37160
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.
DATE: 08-15-23

OWNER/DEVELOPER'S STATEMENT:

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

[Signature]

JIM BYERS (VICE PRESIDENT)
CHALLENGER COMMUNITIES, LLC
8605 EXPLORER DR. SUITE 250
COLORADO SPRINGS, CO 80920
DATE: 08-15-23

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 THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

Approved

By: **Gilbert LaForce, P.E.**
Engineering Manager
Date: **12/12/2023 5:09:44 PM**
El Paso County Department of Public Works

JOSH PALMER, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR
DATE: 08-15-23

COPPER CHASE AT STERLING RANCH		CONSTRUCTION PLANS	
PROJECT NO. 09-014	SCALE: HORIZONTAL: N.T.S. VERTICAL: N/A	DATE: 08/05/2023	SHEET 1 OF 16
DESIGNED BY: CWV	DRAWN BY: TAU	CHECKED BY: DLM	S101

212 N. WAHSATCH AVE, STE 305
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:

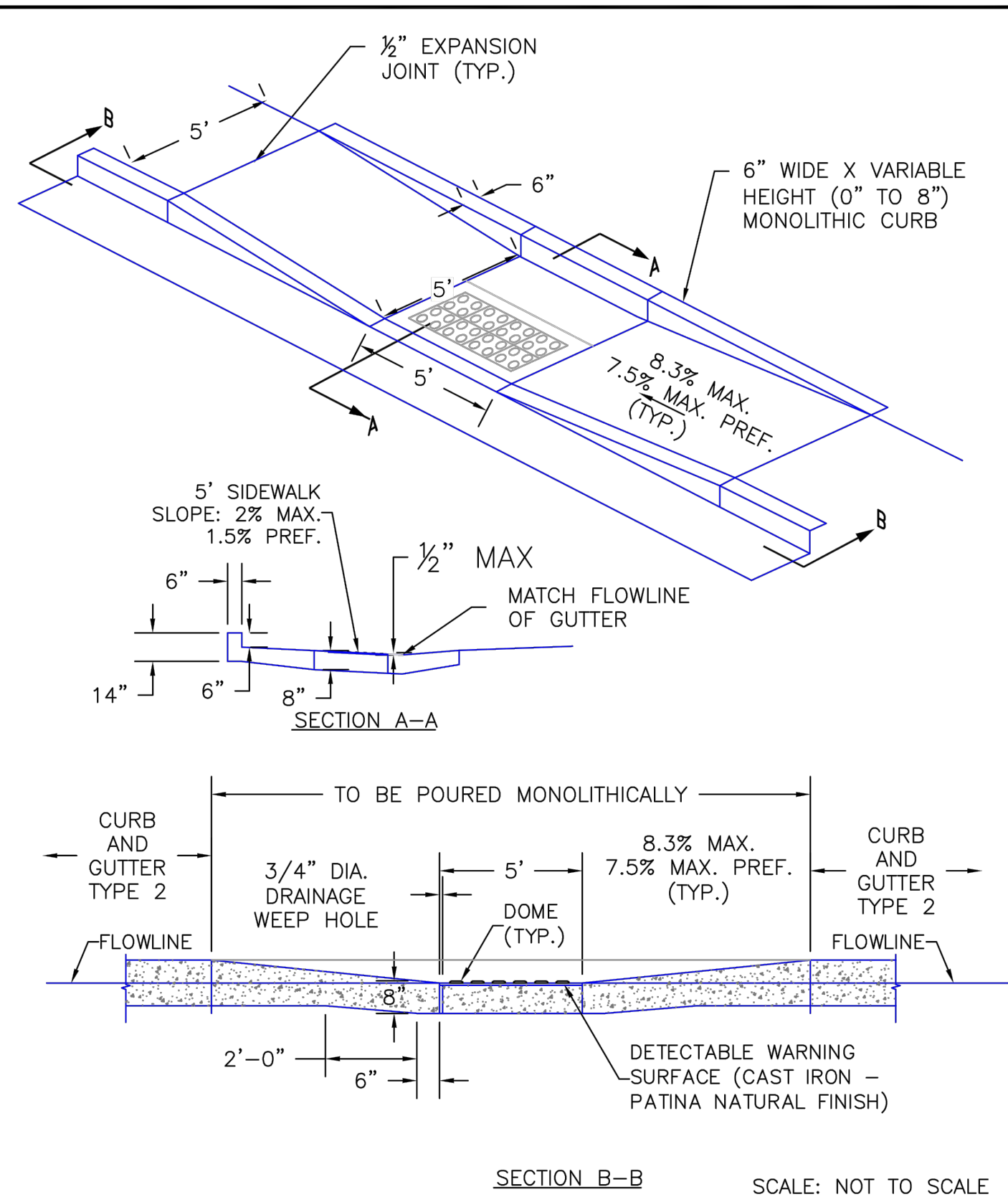
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARE OF THESE PLANS.

CAUTION

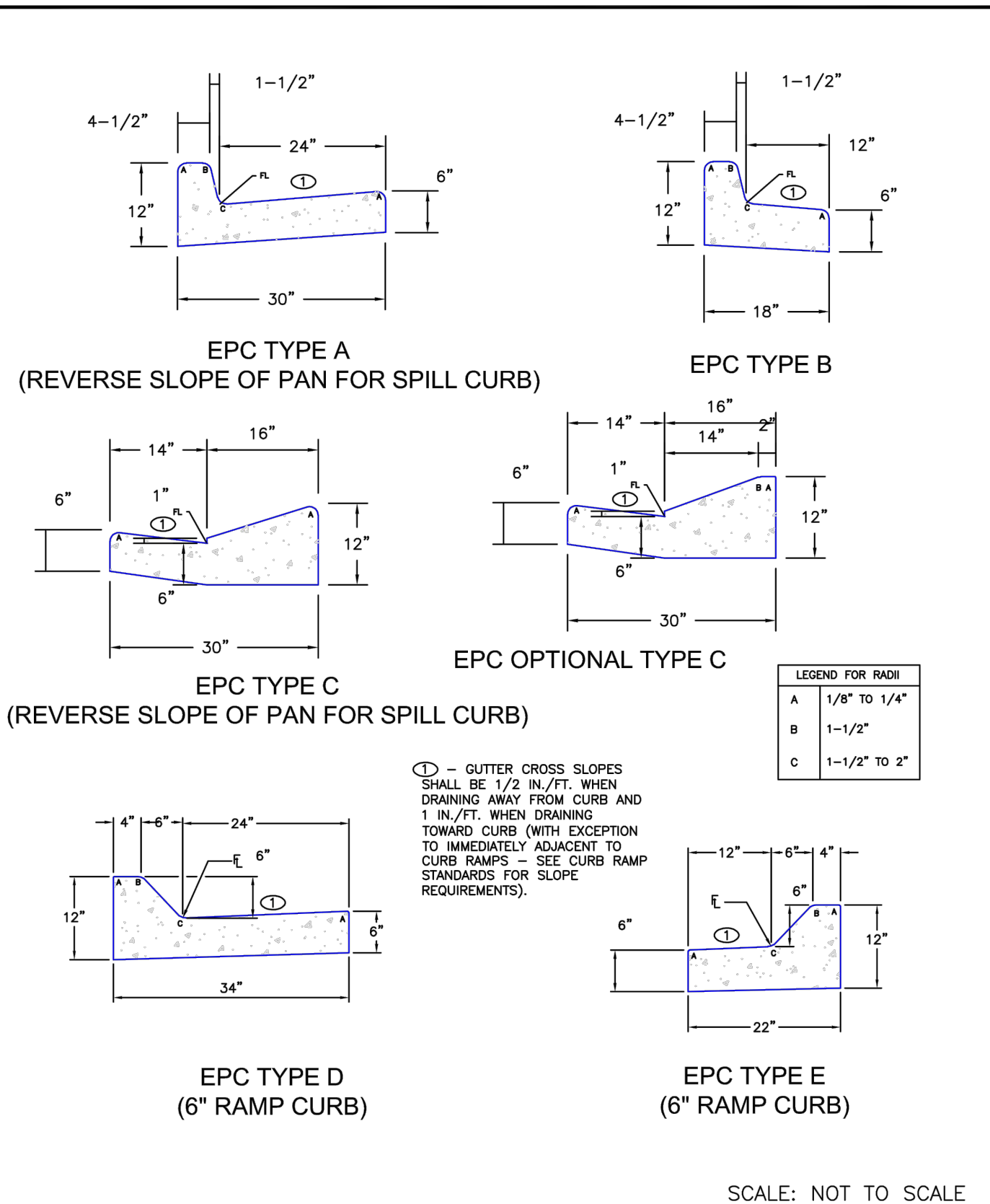
FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

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

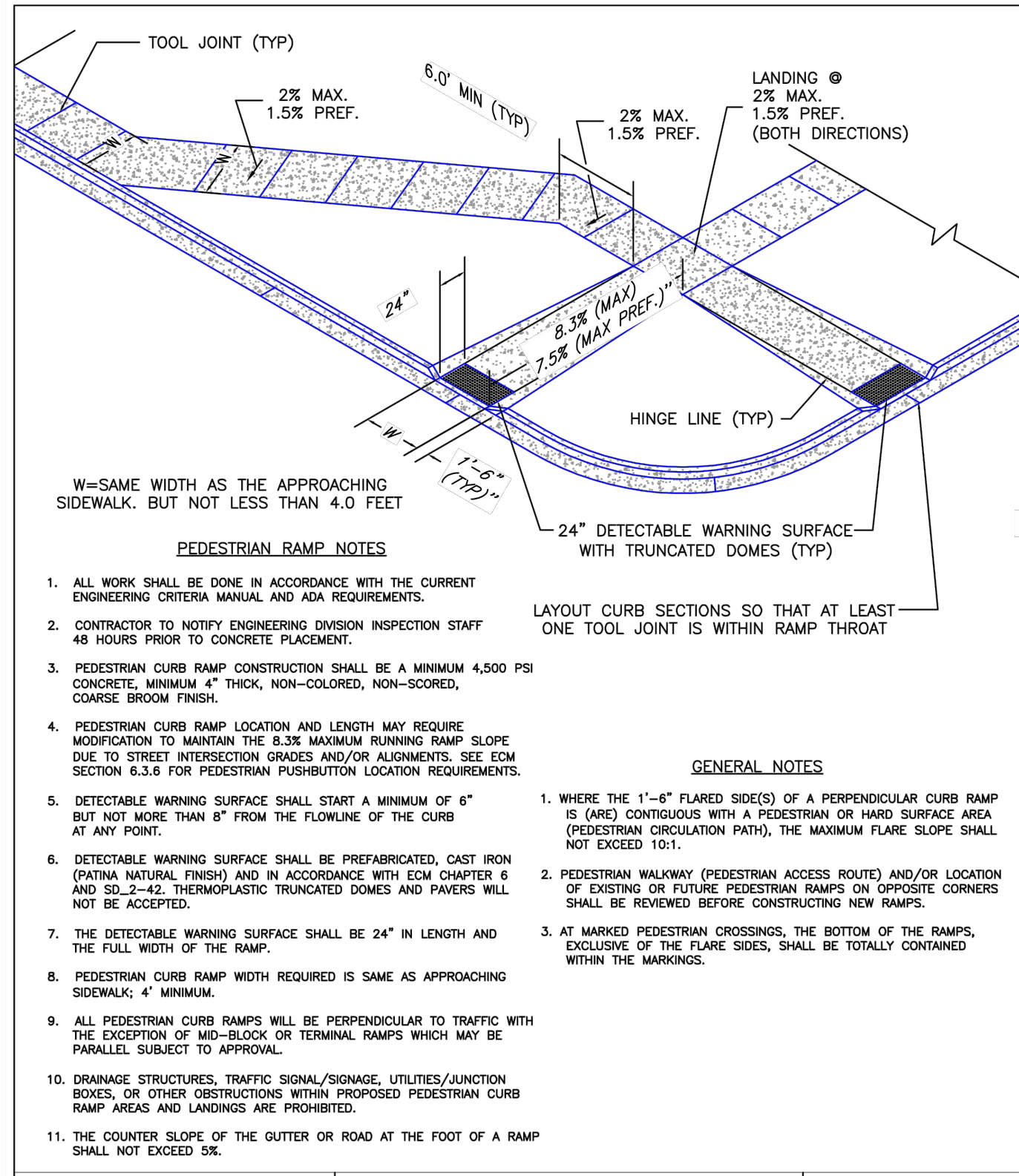
File: C:\Users\cplerece\Documents\090144\CHALLENGER_PUD\DWG\CONSTR\DWG\STREET_PLANS\S101.dwg Plotstamp: 8/10/2023 1:31 PM



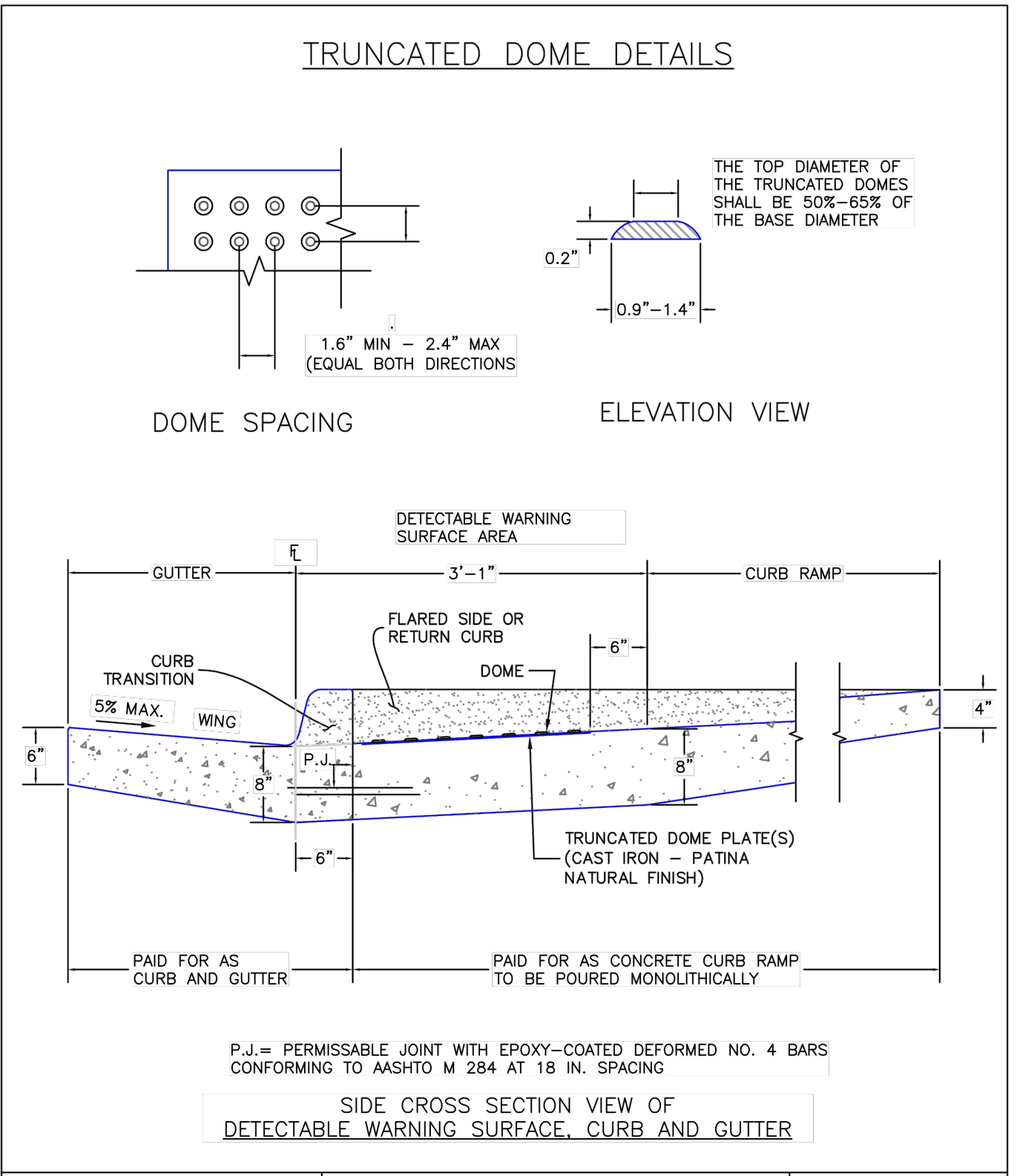
6/23/20	Parallel Pedestrian Curb Ramp Detail Standard Drawing	DEPARTMENT OF PUBLIC WORKS
DATE APPROVED:	REVISION DATE: 6/23/20 FILE NAME: SD_2-50	JENNIFER E. IRVINE



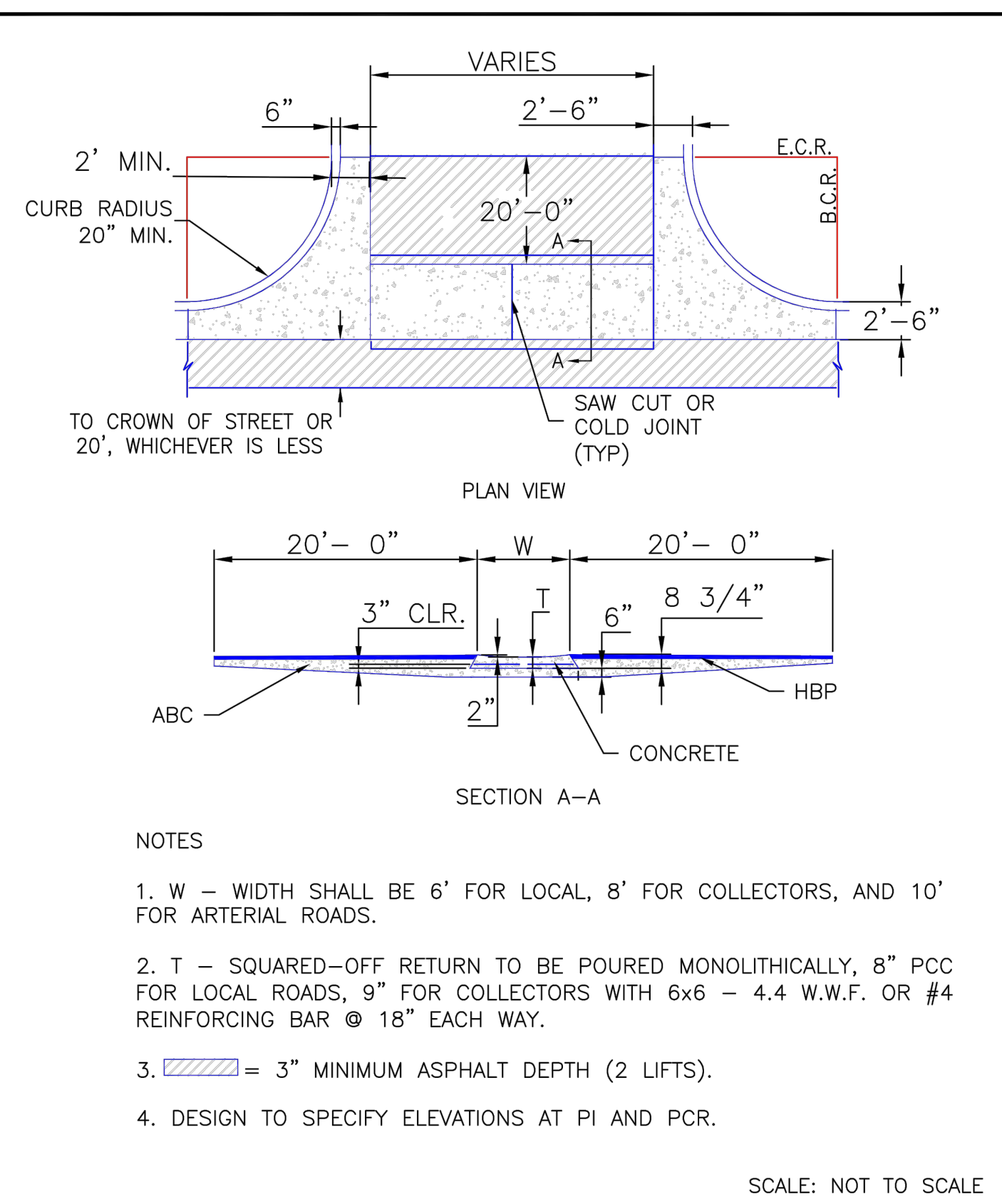
6/23/20	Typical Curb and Gutter Details Standard Drawing	DEPARTMENT OF PUBLIC WORKS
DATE APPROVED:	REVISION DATE: 6/23/20 FILE NAME: SD_2-20	JENNIFER E. IRVINE



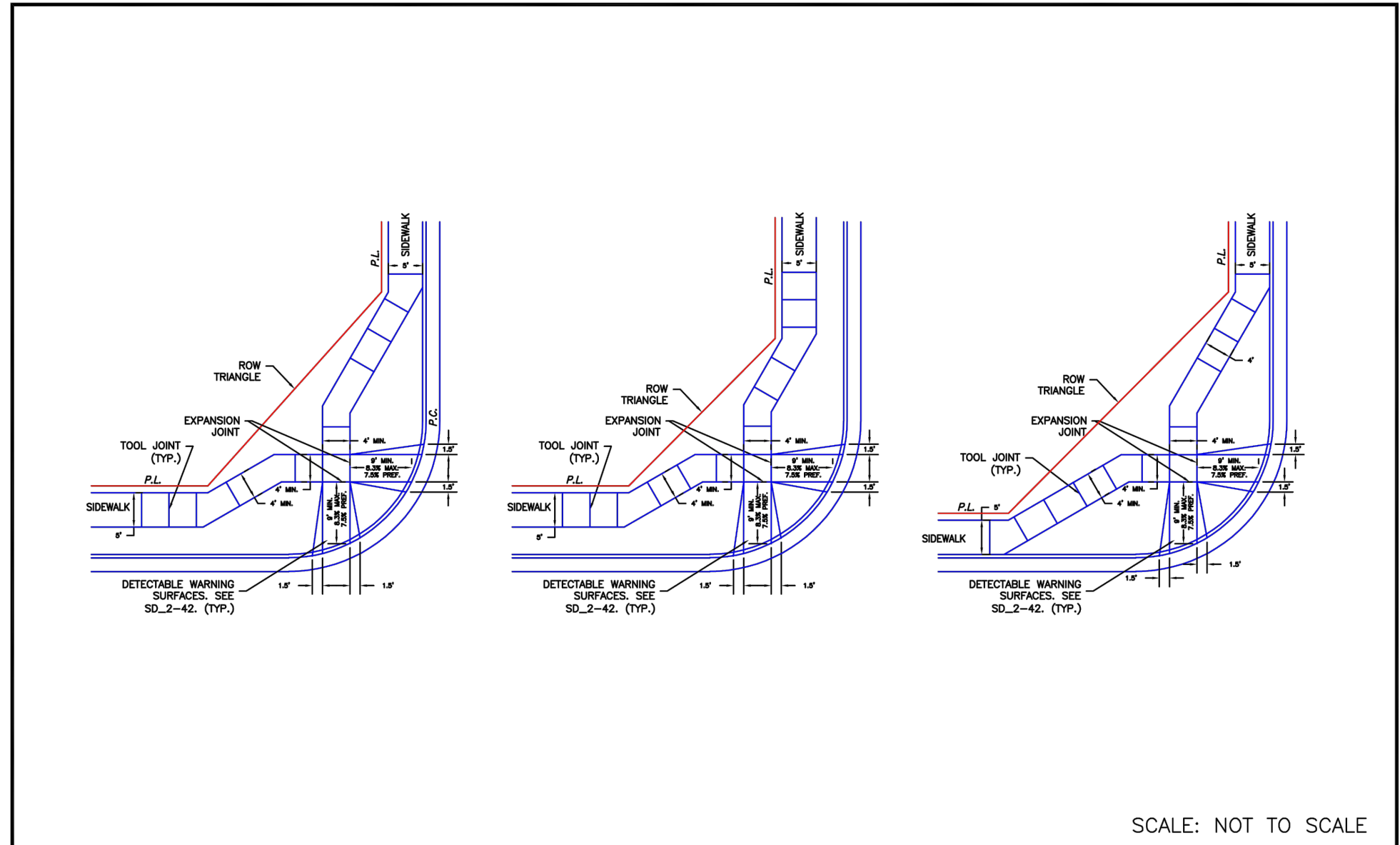
6/23/20	Pedestrian Curb Ramp Detail Standard Drawing	DEPARTMENT OF PUBLIC WORKS
DATE APPROVED:	REVISION DATE: 6/23/20 FILE NAME: SD_2-41	JENNIFER E. IRVINE



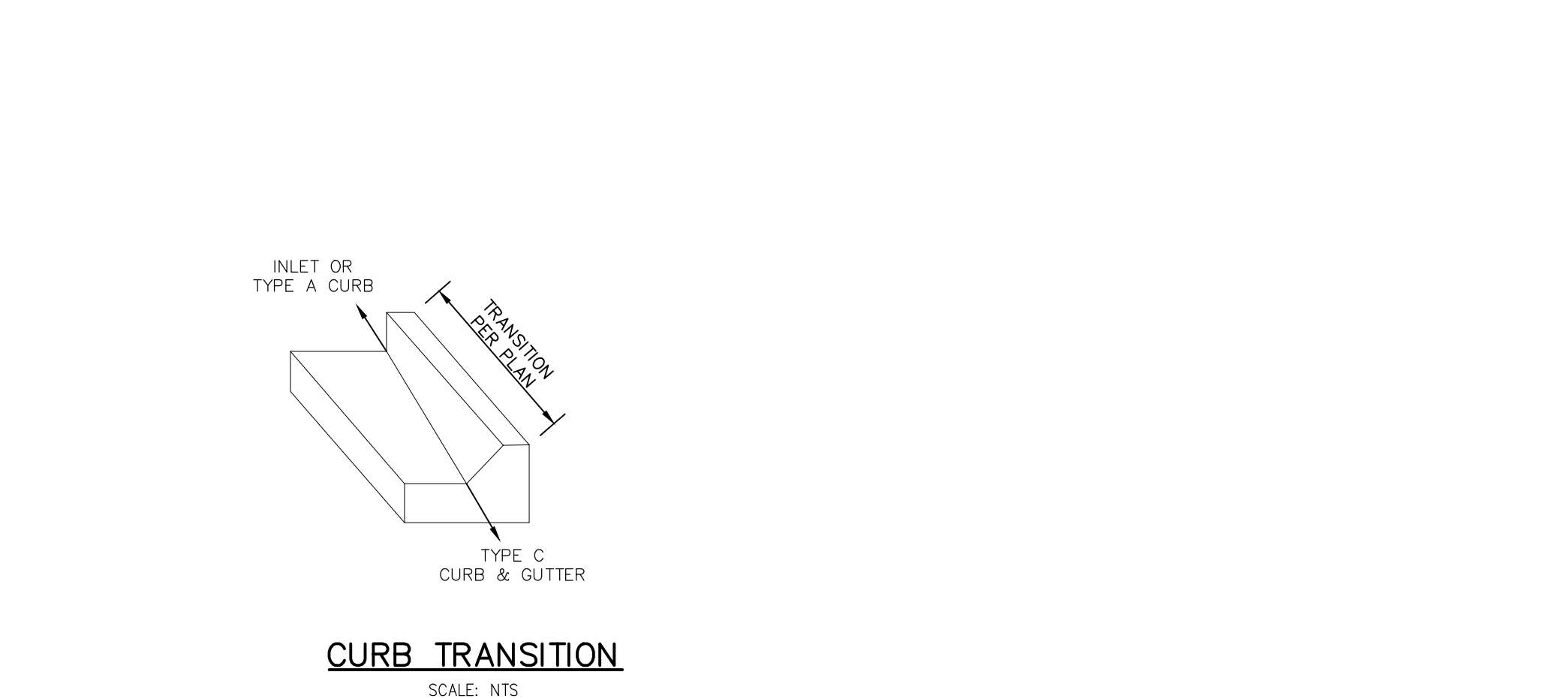
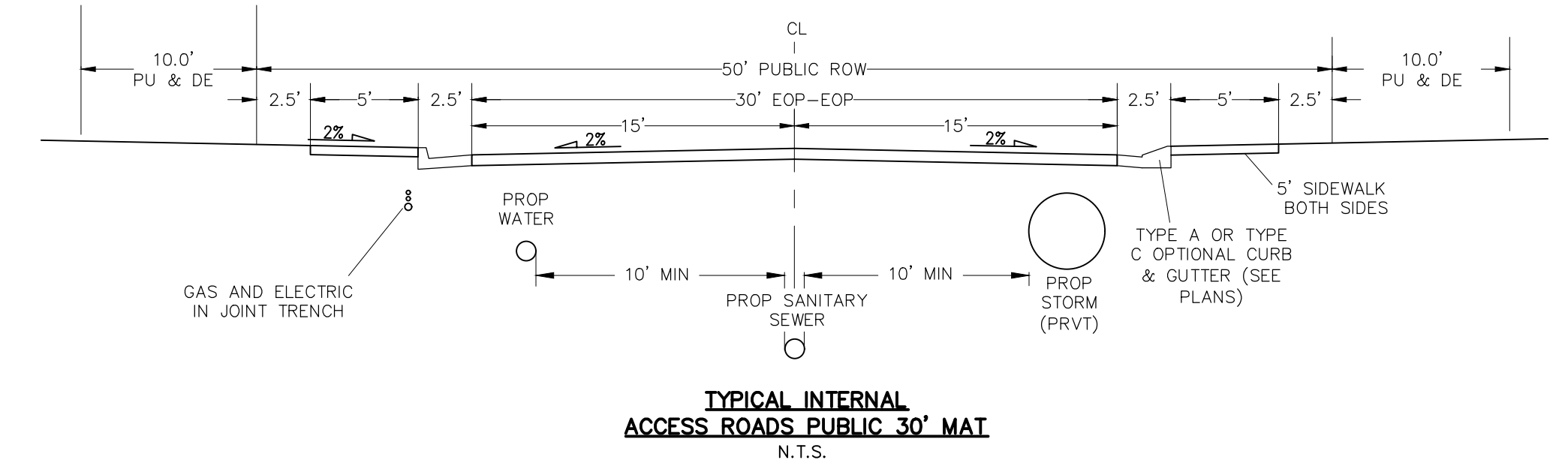
6/23/20	Detectable Warning Surface Details Standard Drawing	DEPARTMENT OF PUBLIC WORKS
DATE APPROVED:	REVISION DATE: 6/23/20 FILE NAME: SD_2-42	JENNIFER E. IRVINE



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



6/23/20	Pedestrian Curb Ramp Detail Standard Drawing	DEPARTMENT OF PUBLIC WORKS
DATE APPROVED:	REVISION DATE: 6/23/20 FILE NAME: SD_2-40	JENNIFER E. IRVINE



6/23/20	Curb Transition Standard Drawing	DEPARTMENT OF PUBLIC WORKS
DATE APPROVED:	REVISION DATE: 6/23/20 FILE NAME: SD_2-40	JENNIFER E. IRVINE

COPPER CHASE AT STERLING RANCH
STREET SECTION AND DETAILS
PROJECT NO. 09-014
DATE: 08/05/2023
SCALE: HORIZONTAL: N/A VERTICAL: N/A
DESIGNED BY: CWV
DRAWN BY: TAU
CHECKED BY: DLM
SHEET 3 OF 16
S103

210 N. WASHCATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5465

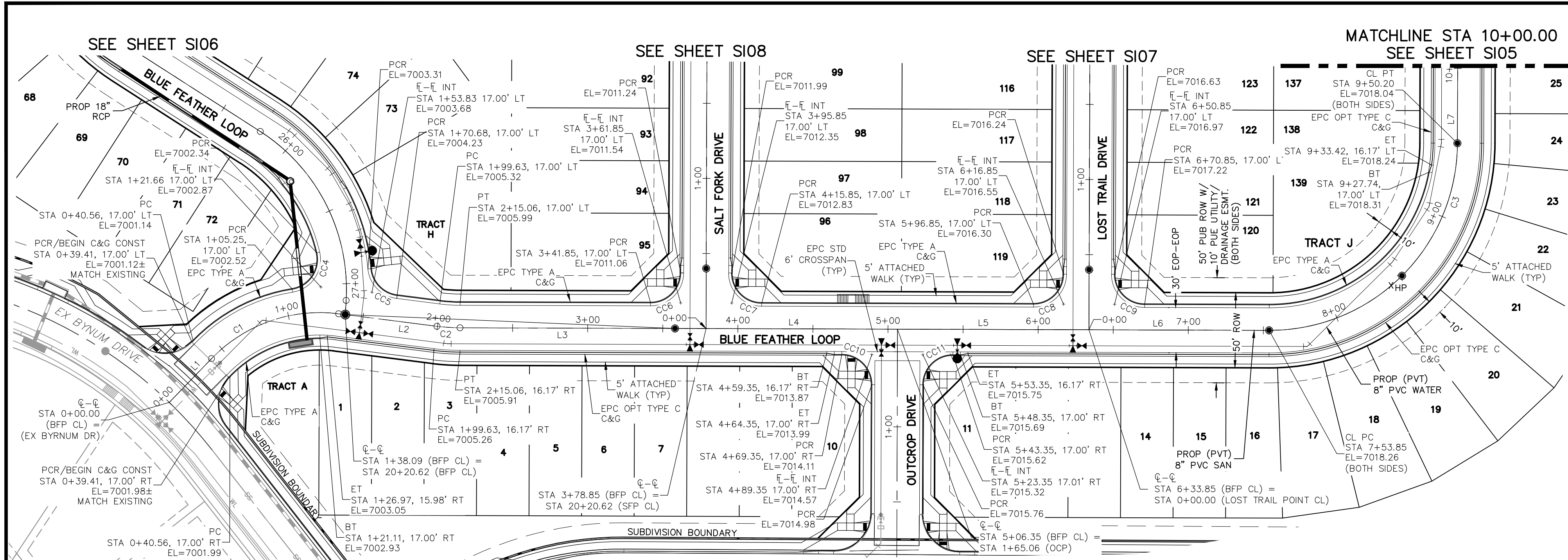
FOR AND ON BEHALF OF
MKS CIVIL CONSULTANTS, INC.

REGISTERED PROFESSIONAL ENGINEER
NO. 17857
08-15-23
37160

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

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 PREPARE OF THESE PLANS.

CAUTION

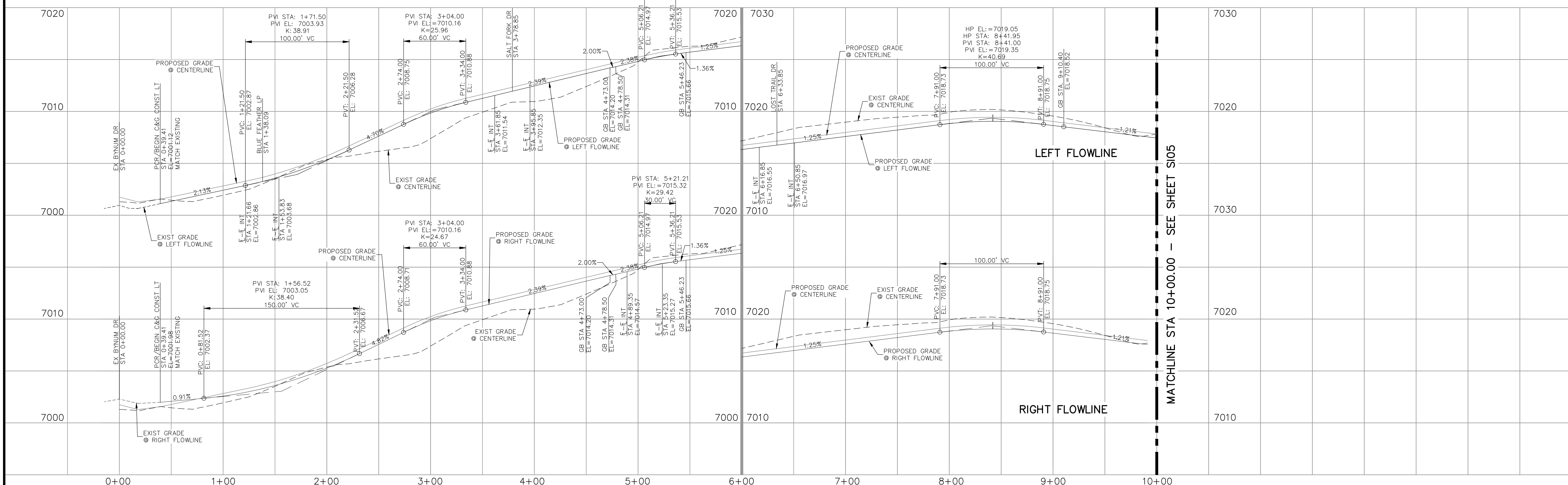
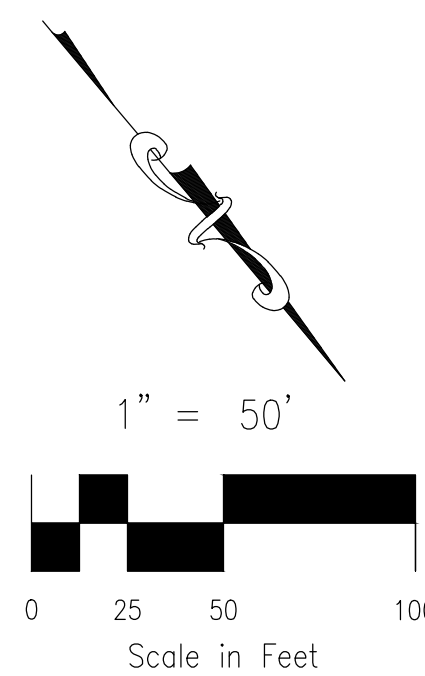


SEE SHEET S106
BLUE FEATHER LOOP
 STA 0+00.00 TO STA 10+00.00

CENTERLINE LINE TABLE		
LINE	LENGTH	DIRECTION
L1	40.56	S83°55'34"W
L2	66.00	N42°44'53"W
L3	163.79	N49°49'11"W
L4	127.50	N49°49'11"W
L5	127.50	N49°49'11"W
L6	120.00	N49°49'11"W
L7	203.23	S40°10'49"W

CENTERLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	93.07	100.00	53.33
C2	15.43	125.00	7.07
C3	196.35	125.00	90.00

PCR CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
CC4	32.82	20.00	94.03
CC5	26.94	20.00	77.16
CC6	31.42	20.00	90.00
CC7	31.42	20.00	90.00
CC8	31.42	20.00	90.00
CC9	31.42	20.00	90.00
CC10	31.42	20.00	90.00
CC11	31.42	20.00	90.00



SEE SHEET S106
BLUE FEATHER LOOP
 STA 0+00.00 TO STA 10+00.00

- NOTES:**
- ALL SIDEWALKS SHALL BE 5' WIDE AND ATTACHED UNLESS OTHERWISE STATED OR SHOWN ON PLANS.
 - ALL CROSS PANS SHALL BE PER DETAIL SD_2-26
 - ALL PED-RAMPS LOCATED AT INTERSECTIONS SHALL BE PER ECM STANDARD DETAILS SD_2-40, SD_2-41 AND SD_2-42.
 - ALL T-INTERSECTION PED-RAMPS SHALL BE PER ECM STANDARD DETAIL SD_2-50.
 - REFER TO SHEETS S109-S111 FOR INTERSECTION DETAILS.

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

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

COPPER CHASE AT STERLING RANCH
STREET IMPROVEMENT PLANS

PROJECT NO. 09-014 DATE: 10/19/2023
 SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
 DESIGNED BY: CWV DRAWN BY: TAU CHECKED BY: DLM

212 N. WABATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5465

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF
 CIVIL CONSULTANTS, INC.

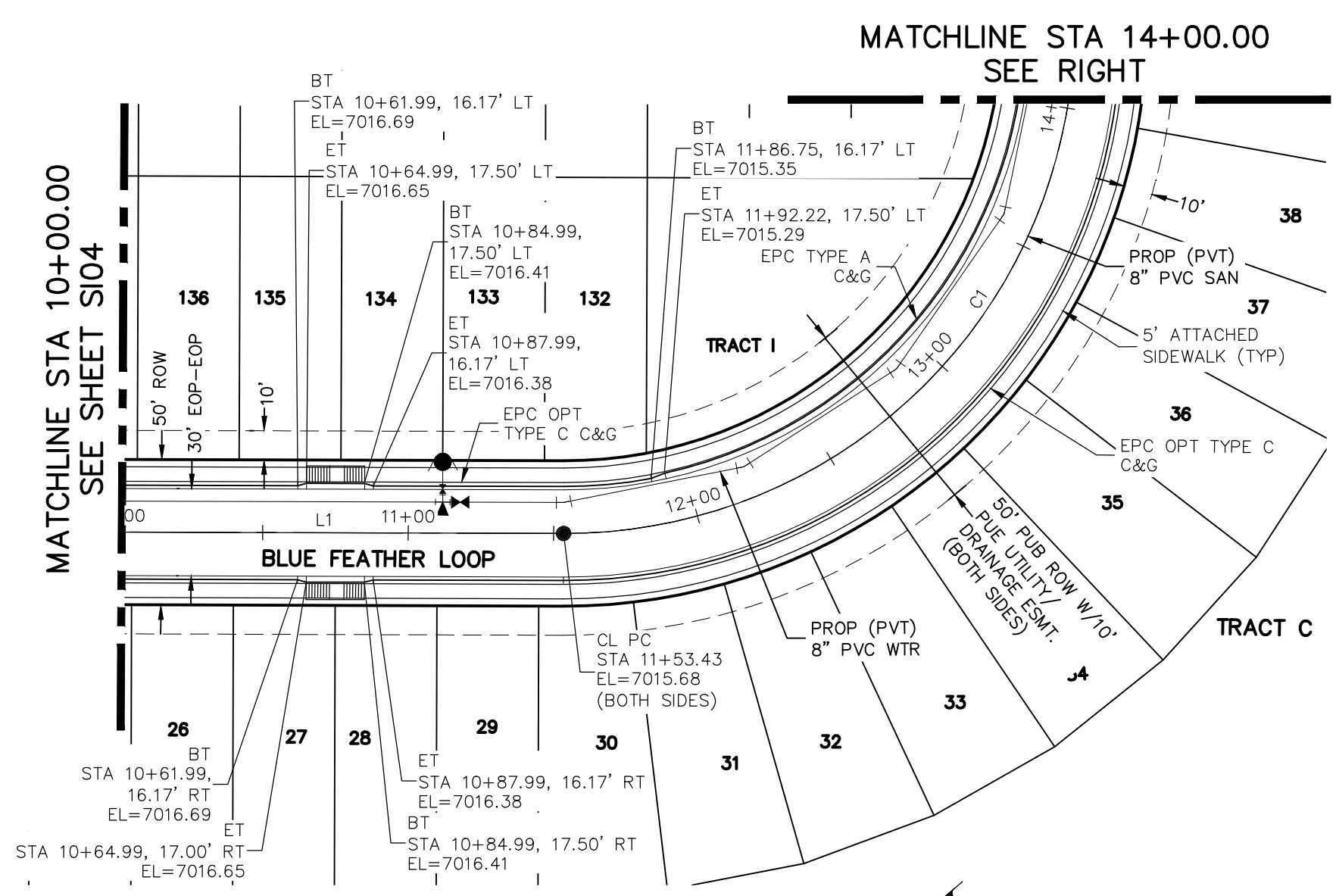
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160

REGISTERED PROFESSIONAL ENGINEER
 37160
 10-20-23

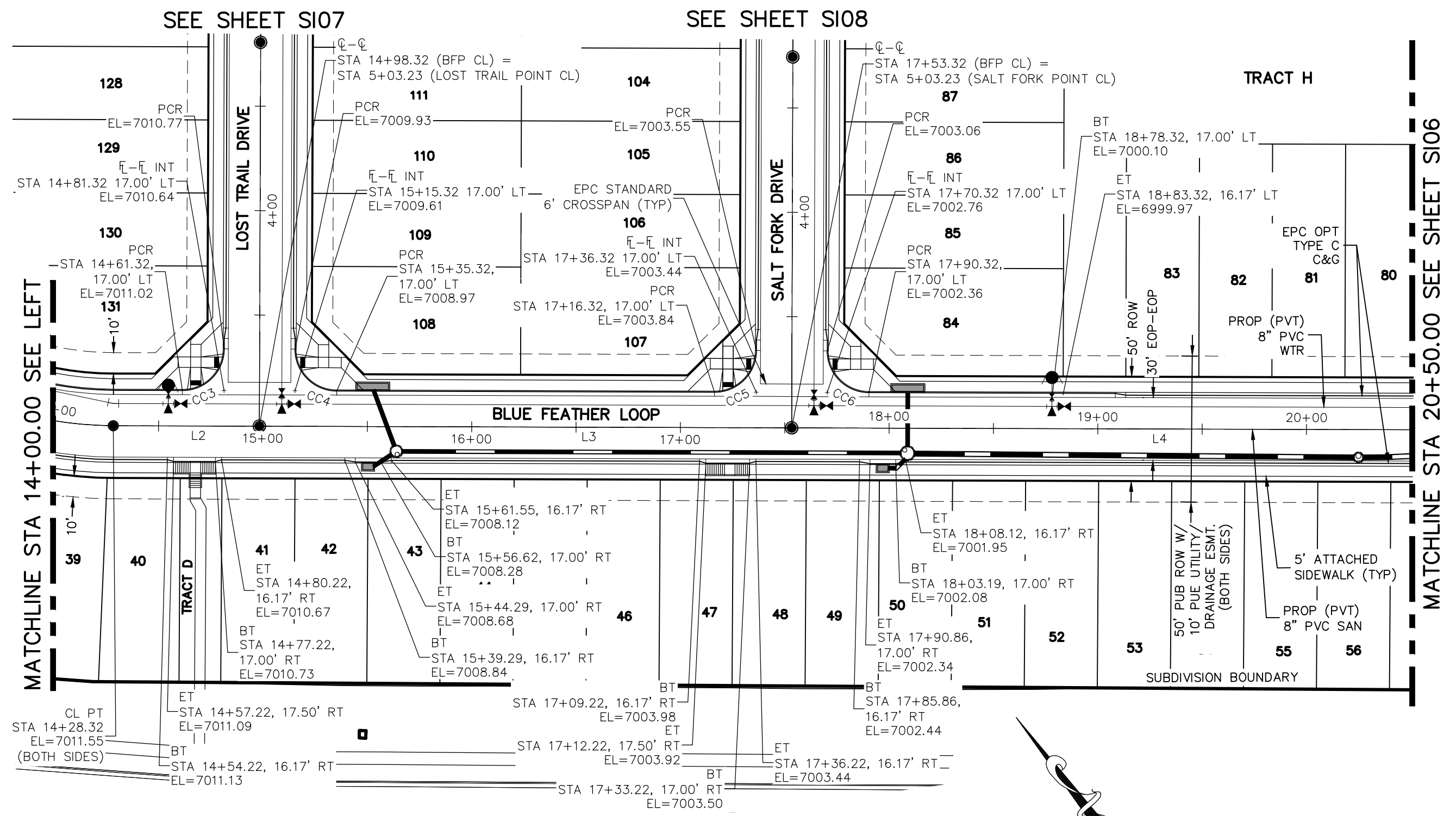
REVISIONS:
 NO. DATE BY DESCRIPTION

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 PREPARED OF THESE PLANS.

CAUTION



**BLUE FEATHER LOOP
STA 10+00.00 TO STA 14+00.00**

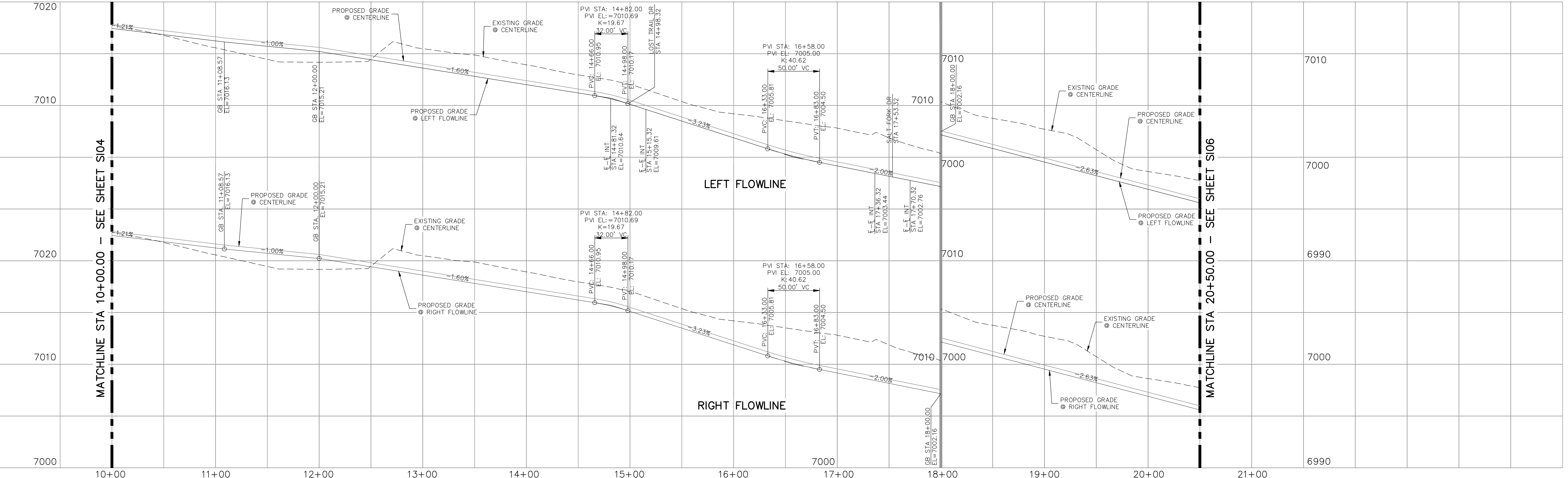
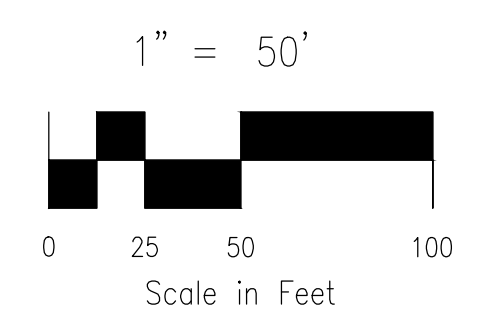


**BLUE FEATHER LOOP
STA 14+00.00 TO STA 20+50.00**

CENTERLINE LINE TABLE		
LINE	LENGTH	DIRECTION
L1	203.23	S40° 10' 49.19"W
L2	70.00	S49° 49' 10.80"E
L3	255.00	S49° 49' 10.81"E
L4	314.73	S49° 49' 10.81"E

CENTERLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	274.89	175.00	90.00

PCR CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
CC3	31.42	20.00	90.00
CC4	31.42	20.00	90.00
CC5	31.42	20.00	90.00
CC6	31.42	20.00	90.00



**BLUE FEATHER LOOP
STA 10+00.00 TO STA 20+50.00**

NOTES:

1. ALL SIDEWALKS SHALL BE 5' WIDE AND ATTACHED UNLESS OTHERWISE STATED OR SHOWN ON PLANS.
2. ALL CROSS PANS SHALL BE PER DETAIL SD_2-26
3. ALL PED-RAMPS LOCATED AT INTERSECTIONS SHALL BE PER ECM STANDARD DETAILS SD_2-40, SD_2-41 AND SD_2-42.
4. ALL T-INTERSECTION PED-RAMPS SHALL BE PER ECM STANDARD DETAIL SD_2-50.
5. REFER TO SHEETS S109-S111 FOR INTERSECTION DETAILS.

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

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

**COPPER CHASE AT STERLING RANCH
STREET IMPROVEMENT PLANS**

PROJECT NO. 09-014 DATE: 10/19/2023

DESIGNED BY: CWV HORIZONTAL: 1"=50'
DRAWN BY: TAU VERTICAL: 1"=5'
CHECKED BY: DLM

212 N. WABATCH AVE, STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5465

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF
MKS CIVIL CONSULTANTS, INC.

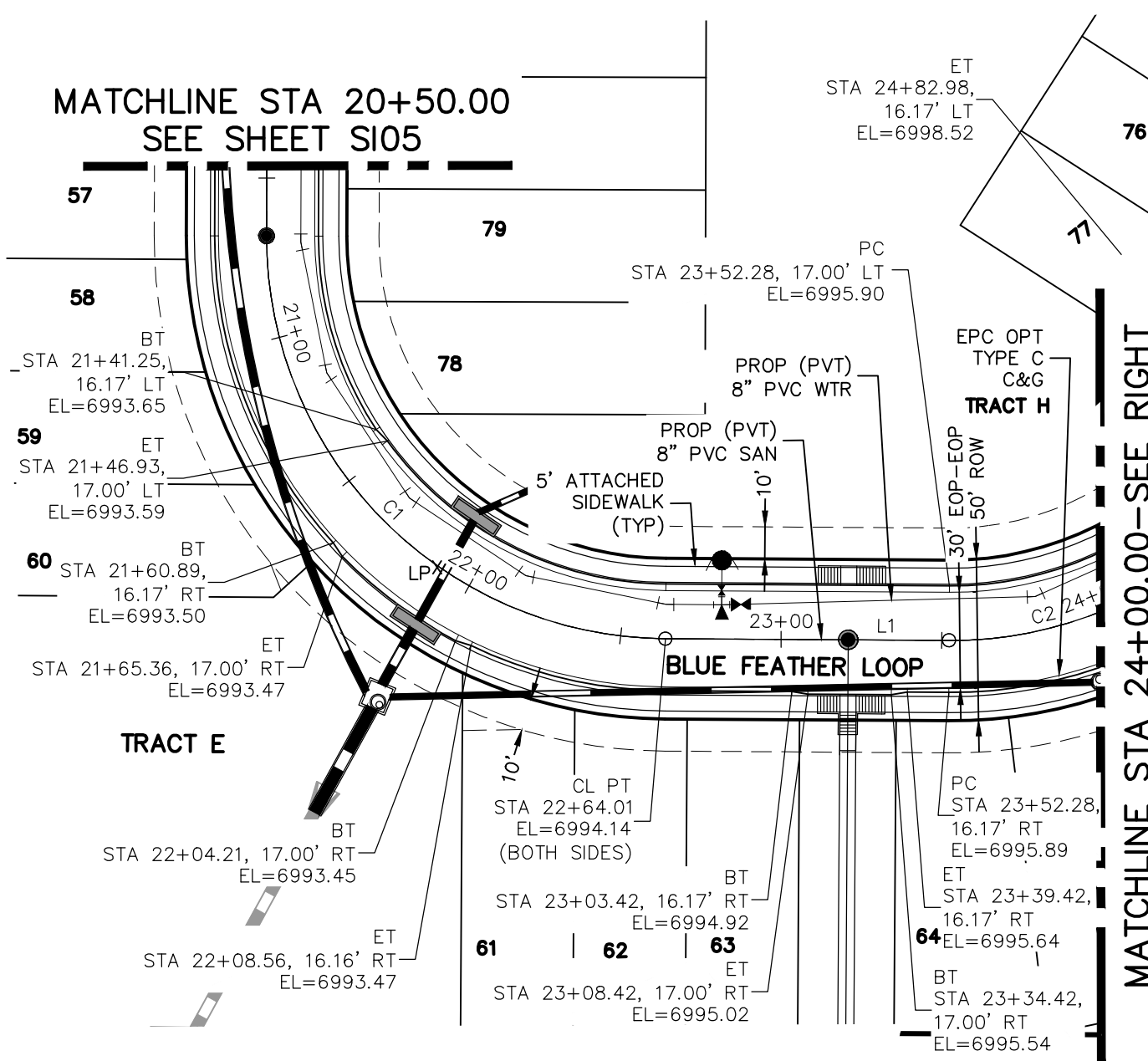
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160

PROFESSIONAL REGISTERED ENGINEER
NO. 37160
09-20-23

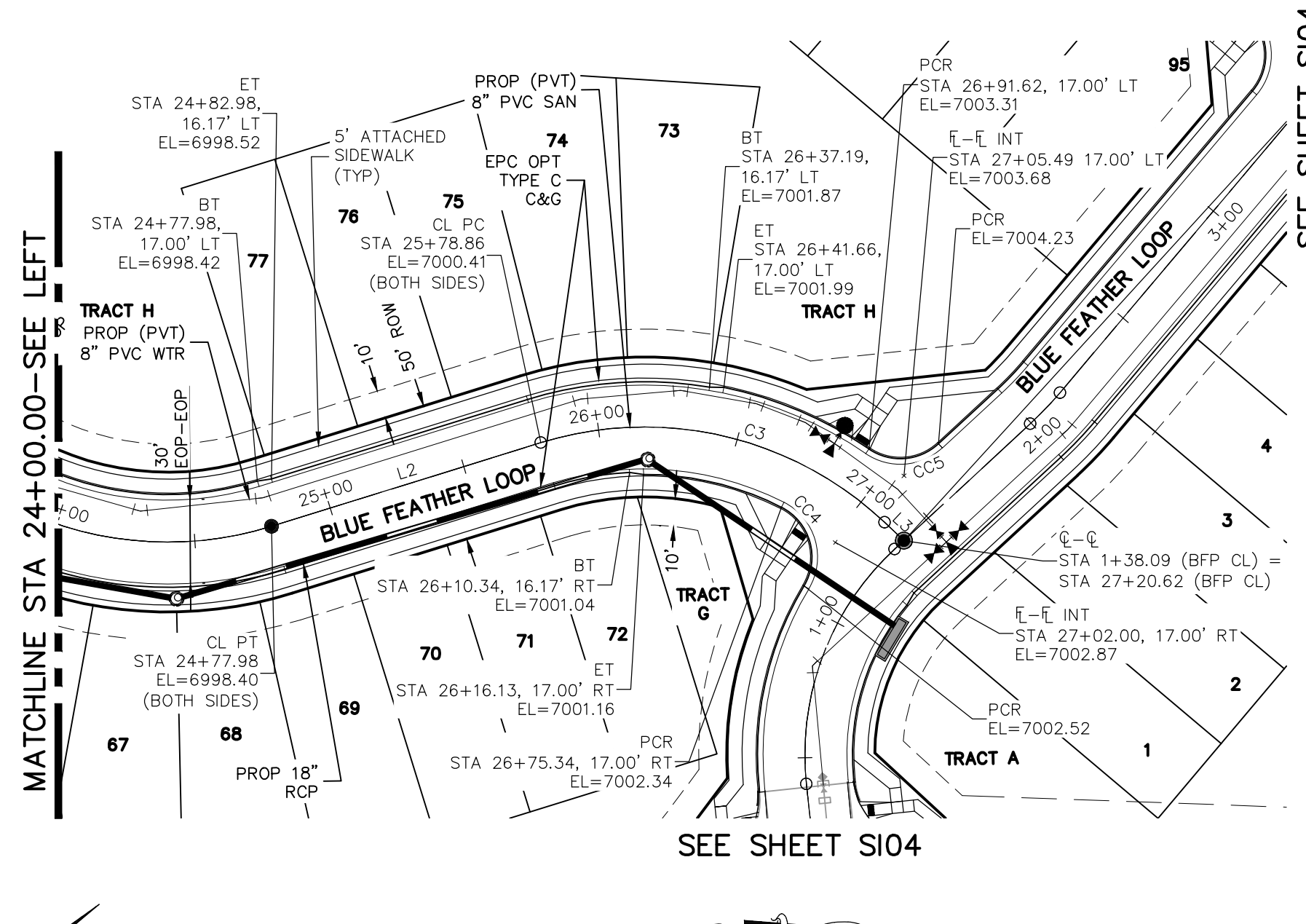
REVISIONS: NO. DATE BY DESCRIPTION

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 PREPARE OF THESE PLANS.

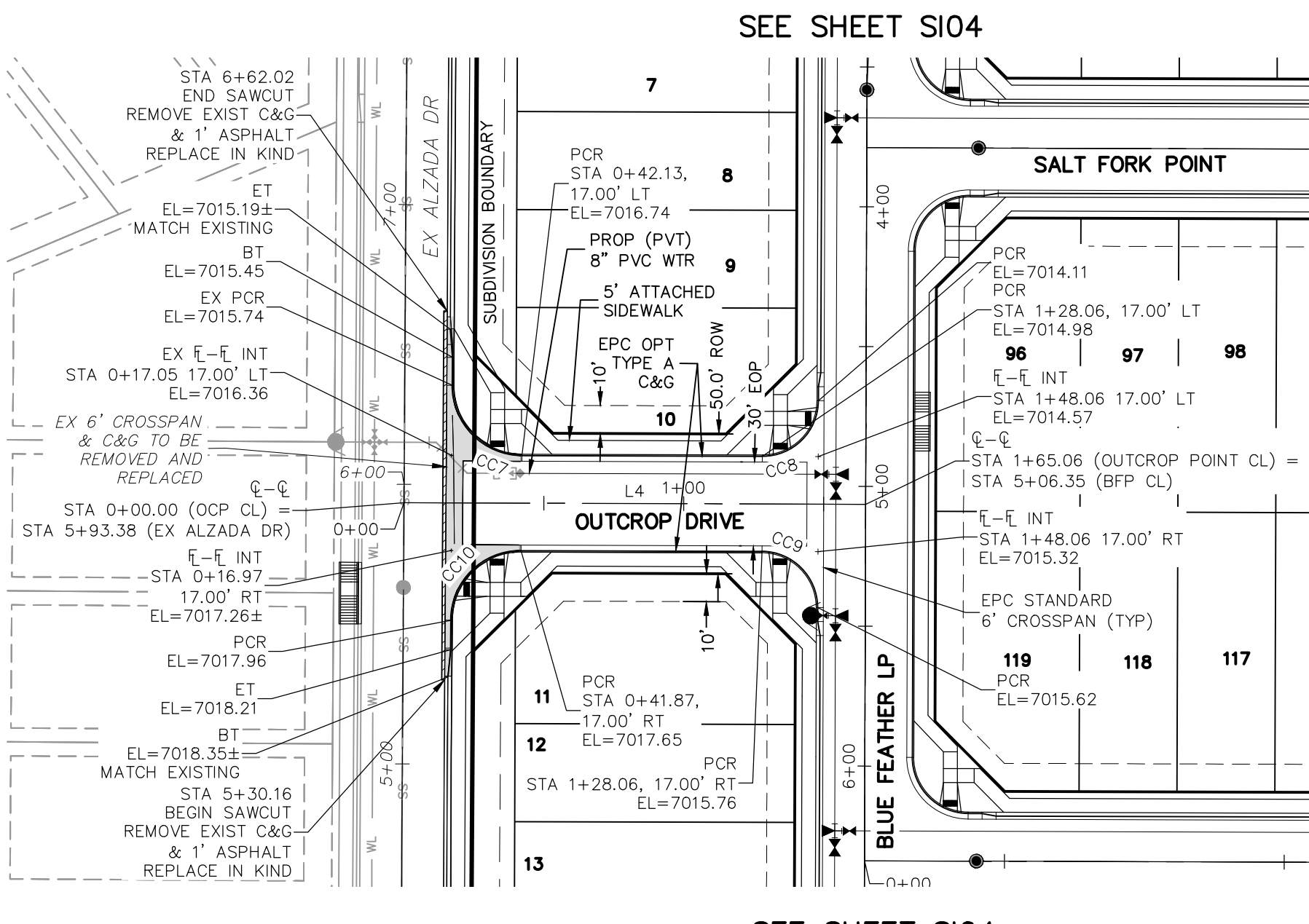
CAUTION



BLUE FEATHER LOOP
STA 20+50.00 TO STA 24+00.00



BLUE FEATHER LOOP
STA 24+00.00 TO STA 27+20.62



OUTCROP DRIVE
STA 0+00.00 TO STA 1+65.06

CENTERLINE LINE TABLE

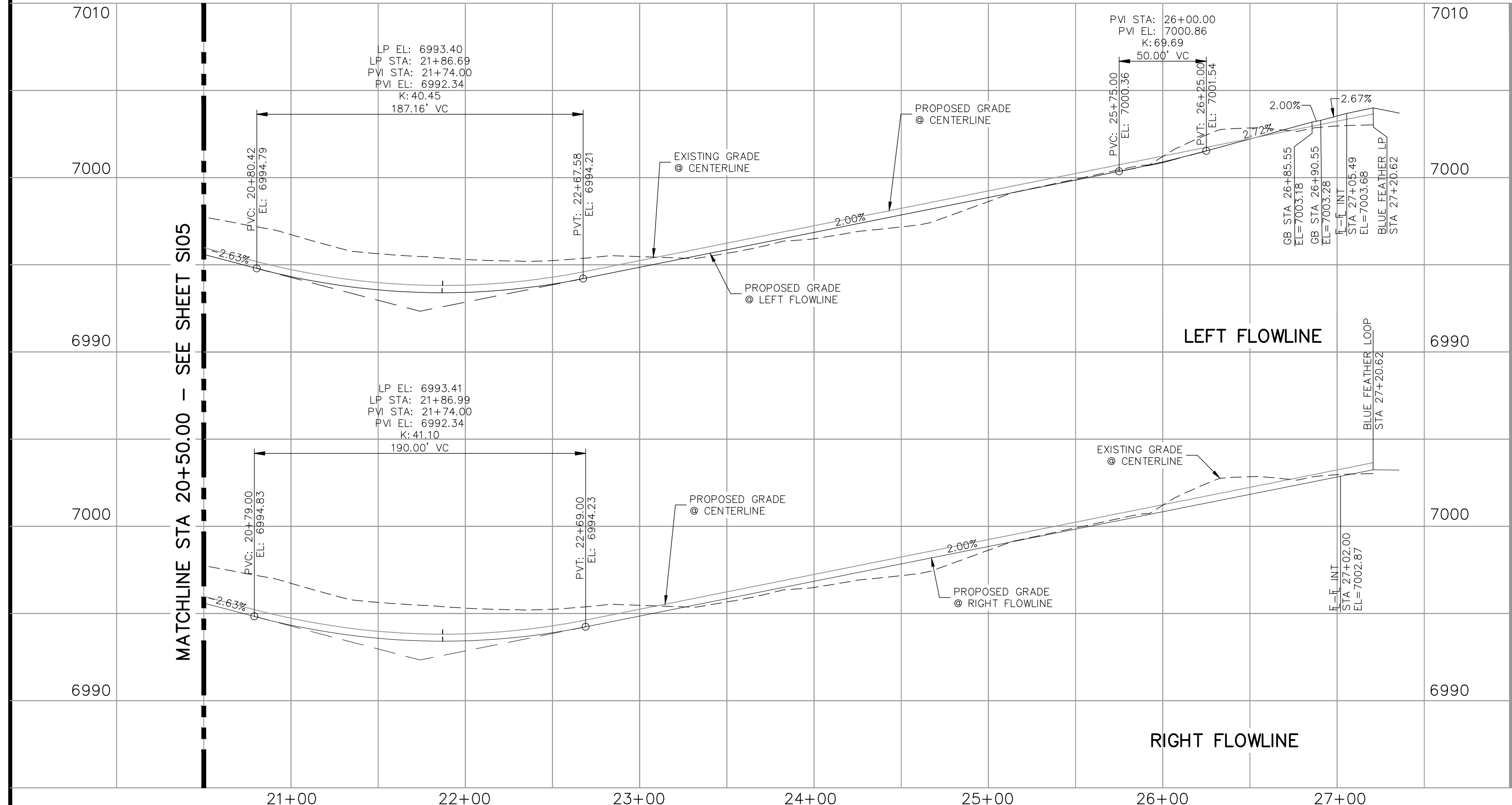
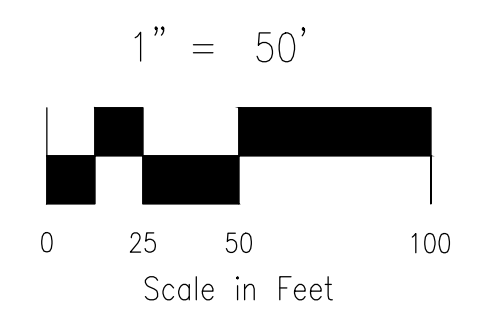
LINE	LENGTH	DIRECTION
L1	88.27	N40° 21' 31.02"E
L2	100.87	N17° 15' 30.71"W
L3	9.50	N43° 21' 57.70"E
L4	165.06	S40° 10' 49.19"W

CENTERLINE CURVE TABLE

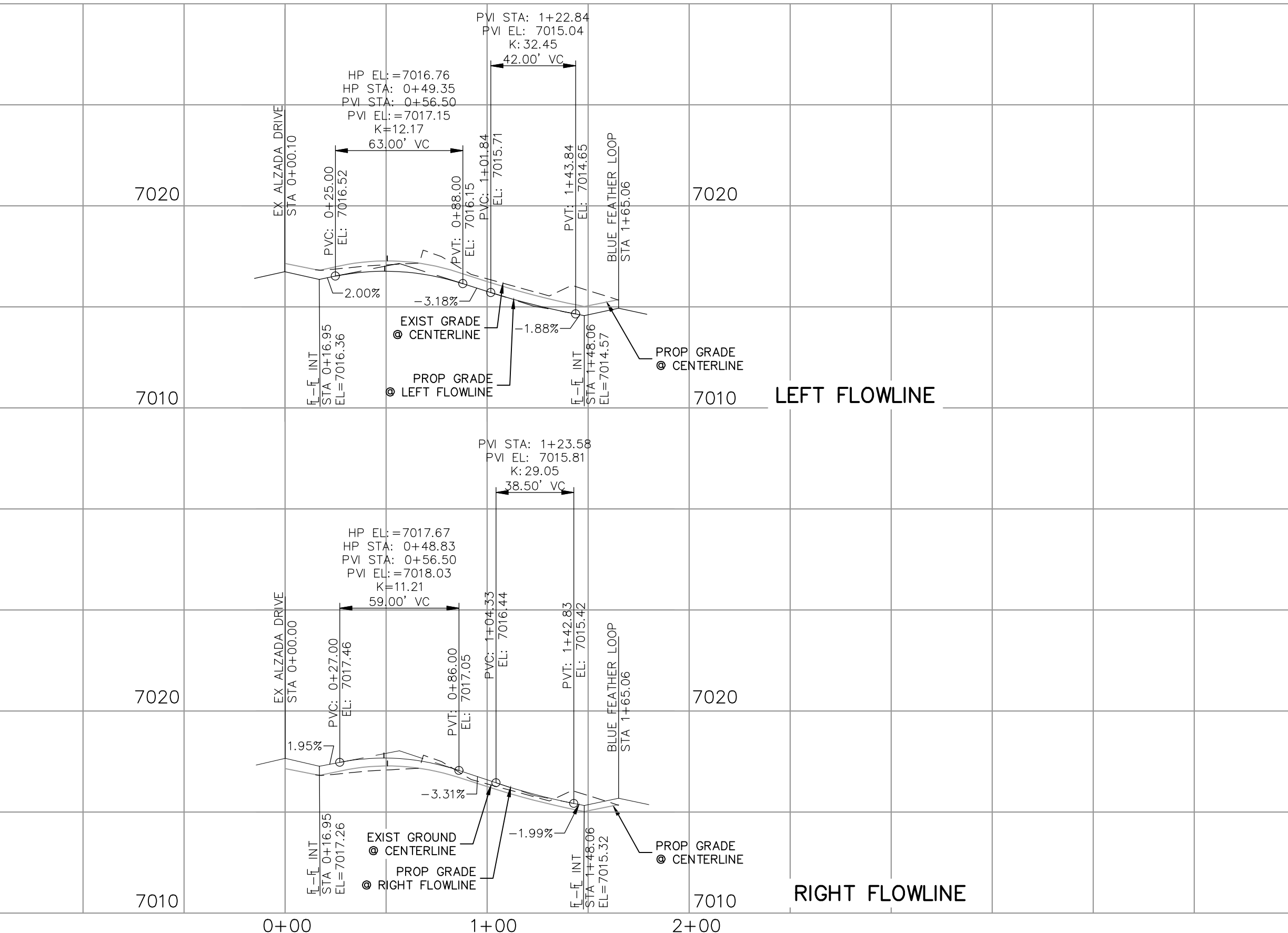
CURVE	LENGTH	RADIUS	DELTA
C1	195.96	125.00	89.82
C2	125.70	125.00	57.62
C3	132.26	125.00	60.62

PCR CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
CC4	32.82	20.00	94.03
CC5	26.94	20.00	77.16
CC7	39.35	25.00	90.18
CC8	31.42	20.00	90.00
CC9	31.42	20.00	90.00
CC10	39.28	25.00	90.03



BLUE FEATHER LOOP
STA 20+50.00 TO STA 27+20.62



OUTCROP DRIVE
STA 0+00.00 TO STA 1+65.06

- NOTES:**
- ALL SIDEWALKS SHALL BE 5' WIDE AND ATTACHED UNLESS OTHERWISE STATED OR SHOWN ON PLANS.
 - ALL CROSS PANS SHALL BE PER DETAIL SD_2-26
 - ALL PED-RAMPS LOCATED AT INTERSECTIONS SHALL BE PER EOM STANDARD DETAILS SD_2-40, SD_2-41 AND SD_2-42.
 - ALL T-INTERSECTION PED-RAMPS SHALL BE PER EOM STANDARD DETAIL SD_2-50.
 - REFER TO SHEETS S109-S111 FOR INTERSECTION DETAILS.

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

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

COPPER CHASE AT STERLING RANCH
STREET IMPROVEMENT PLANS

PROJECT NO. 09-014 DATE: 10/19/2023
SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
DESIGNED BY: CWV
DRAWN BY: TAU
CHECKED BY: DLM

210 N. WABASH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

CIVIL CONSULTANTS, INC.

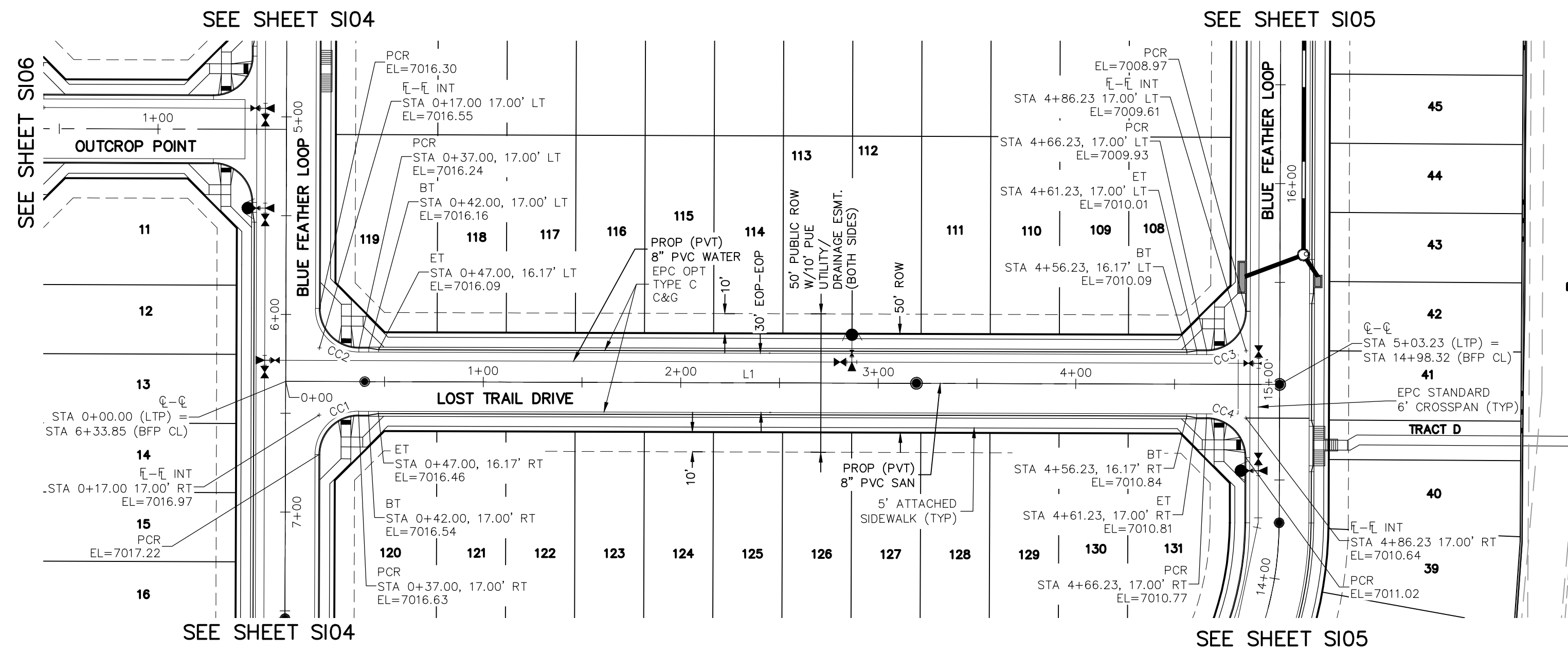
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160

FOR AND ON BEHALF OF
CIVIL CONSULTANTS, INC.

REVISIONS: 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 PREPARED OF THESE PLANS.

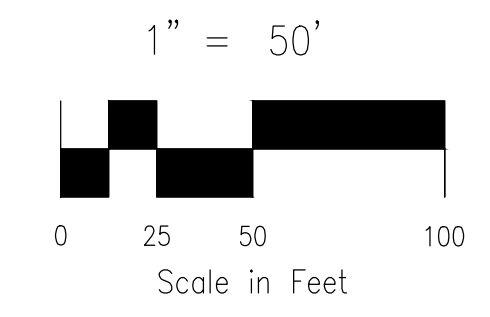
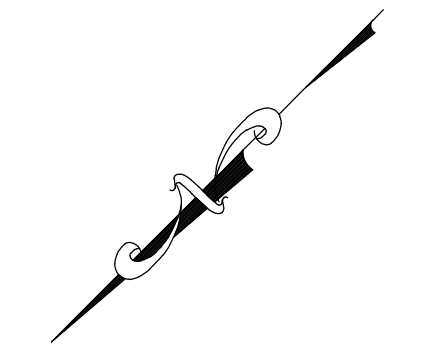
CAUTION



**LOST TRAIL DRIVE
STA 0+00.00 TO STA 5+03.23**

CENTERLINE LINE TABLE		
LINE	LENGTH	DIRECTION
L1	503.23	S40° 10' 49.19"W

PCR CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
CC1	31.42	20.00	90.00
CC2	31.42	20.00	90.00
CC3	31.42	20.00	90.00
CC4	31.42	20.00	90.00



**LOST TRAIL DRIVE
STA 0+00.00 TO STA 5+03.23**

NOTES:

1. ALL SIDEWALKS SHALL BE 5' WIDE AND ATTACHED UNLESS OTHERWISE STATED OR SHOWN ON PLANS.
2. ALL CROSS PANS SHALL BE PER DETAIL SD_2-26
3. ALL PED-RAMPS LOCATED AT INTERSECTIONS SHALL BE PER ECM STANDARD DETAILS SD_2-40, SD_2-41 AND SD_2-42.
4. ALL T-INTERSECTION PED-RAMPS SHALL BE PER ECM STANDARD DETAIL SD_2-50.
5. REFER TO SHEETS S109-S111 FOR INTERSECTION DETAILS.

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

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

COPPER CHASE AT STERLING RANCH
STREET IMPROVEMENT PLANS

PROJECT NO. 09-014 DATE: 10/19/2023
SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
DESIGNED BY: CWV DRAWN BY: TAU CHECKED BY: DLM

212 N. WASHATCH AVE, STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5465

CIVIL CONSULTANTS, INC.

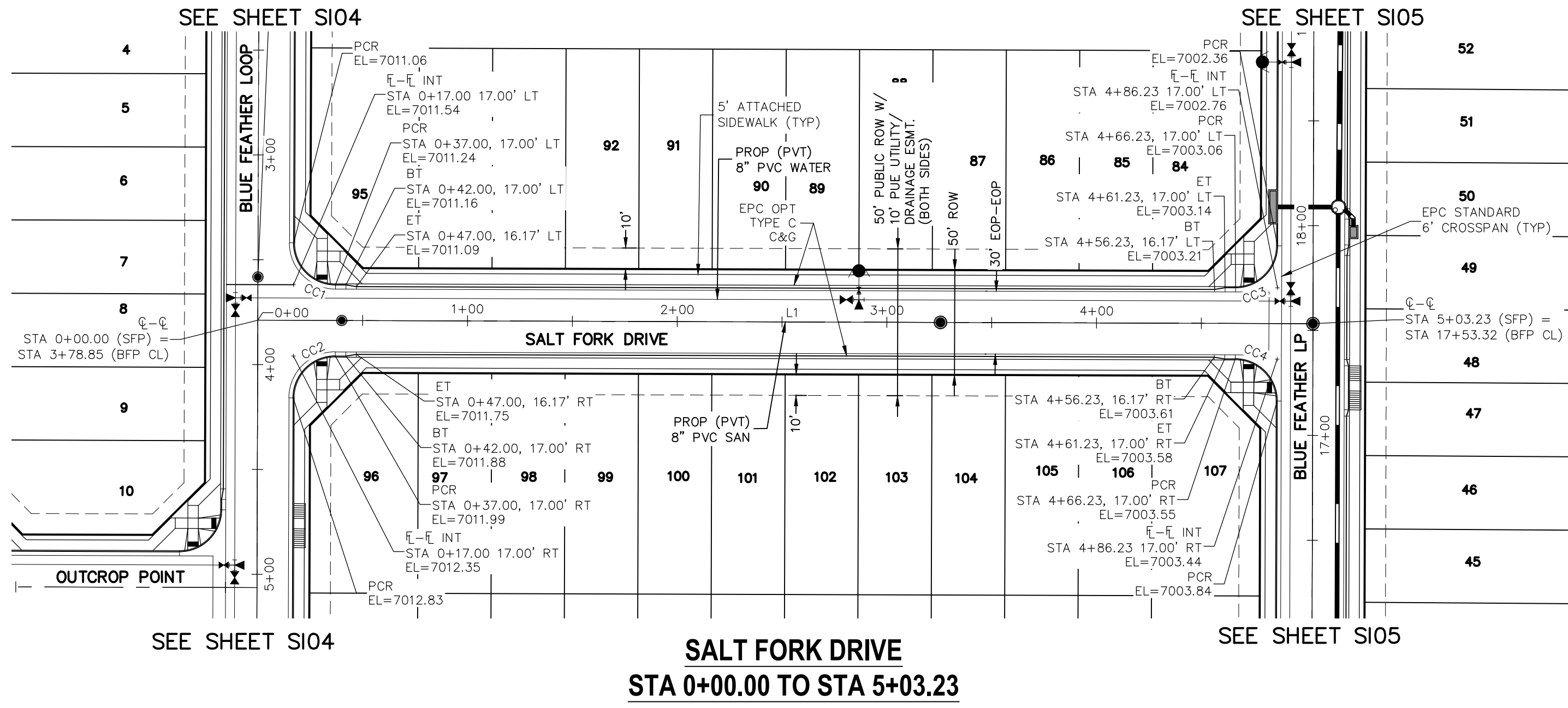
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160

FOR AND ON BEHALF OF CIVIL CONSULTANTS, INC.

NO. DATE: BY: DESCRIPTION: APPROV. BY: DATE:

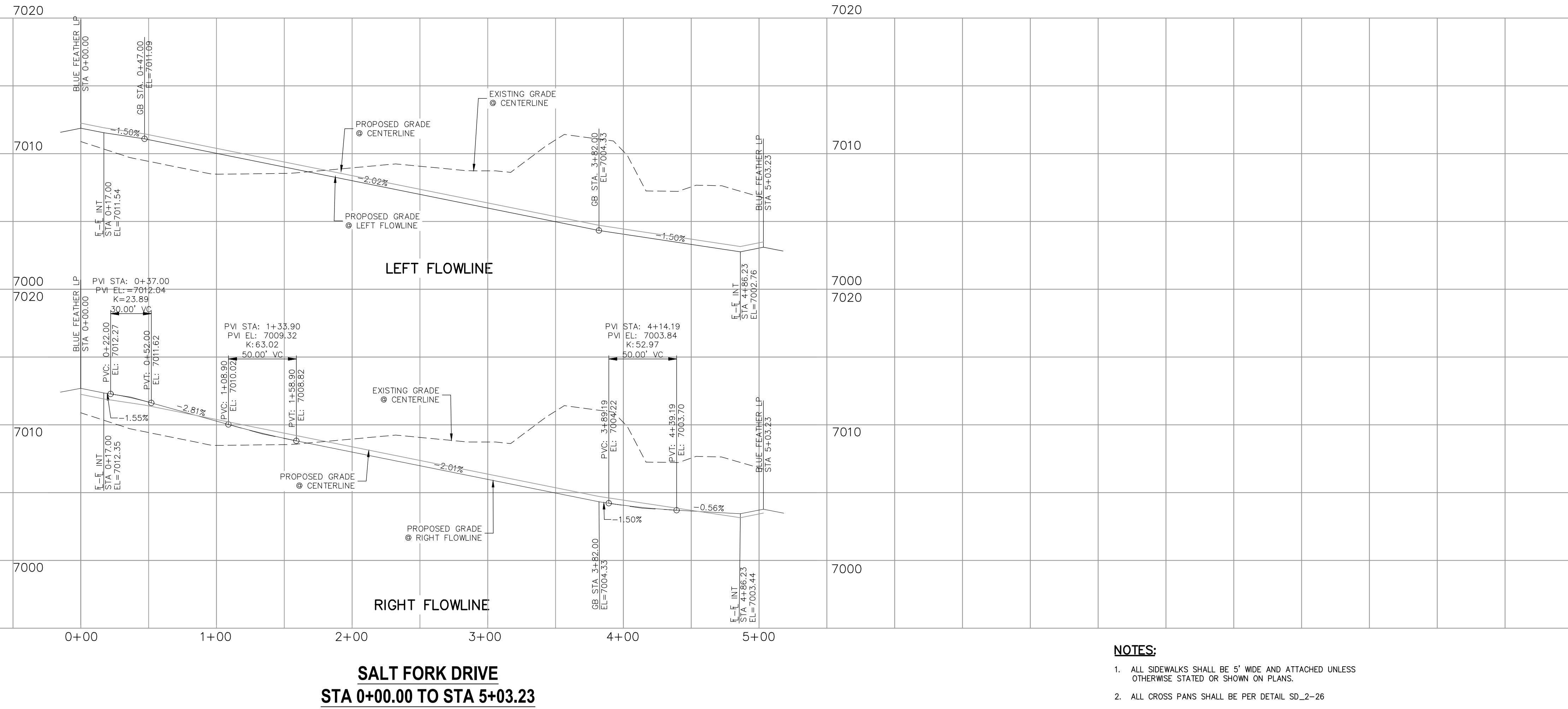
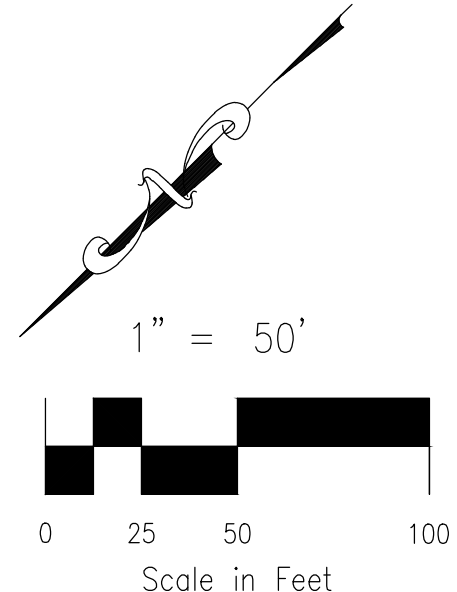
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARE OF THESE PLANS.

CAUTION



CENTERLINE LINE TABLE		
LINE	LENGTH	DIRECTION
L1	503.23	S40° 10' 49.19"W

PCR CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
CC1	31.42	20.00	90.00
CC2	31.42	20.00	90.00
CC3	31.42	20.00	90.00
CC4	31.42	20.00	90.00



- NOTES:**
1. ALL SIDEWALKS SHALL BE 5' WIDE AND ATTACHED UNLESS OTHERWISE STATED OR SHOWN ON PLANS.
 2. ALL CROSS PANS SHALL BE PER DETAIL SD_2-26
 3. ALL PED-RAMPS LOCATED AT INTERSECTIONS SHALL BE PER EGM STANDARD DETAILS SD_2-40, SD_2-41 AND SD_2-42.
 4. ALL T-INTERSECTION PED-RAMPS SHALL BE PER EGM STANDARD DETAIL SD_2-50.
 5. REFER TO SHEETS S109-S111 FOR INTERSECTION DETAILS.

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

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

COPPER CHASE AT STERLING RANCH
STREET IMPROVEMENT PLANS

PROJECT NO. 09-014 DATE: 10/19/2023
 DESIGNED BY: CWV HORIZONTAL: 1"=50'
 DRAWN BY: TAU VERTICAL: 1"=5'
 CHECKED BY: DLM

212 N. WABATCH AVE, STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5465

CIVIL CONSULTANTS, INC.

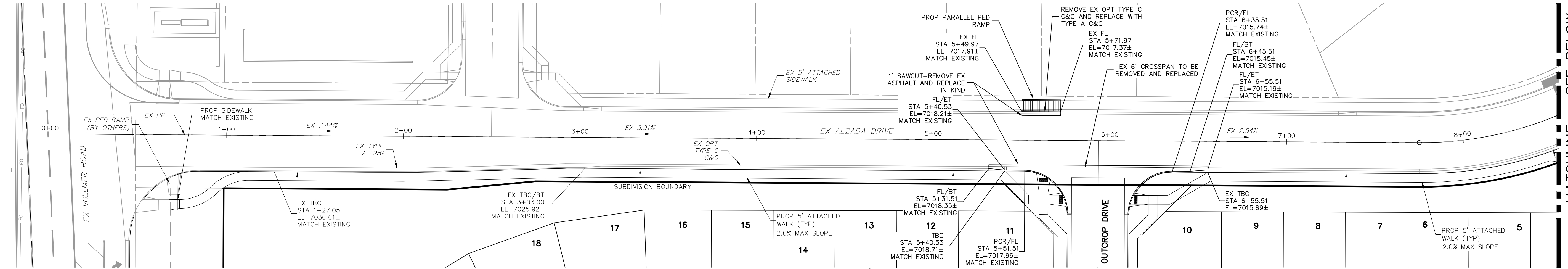
FOR AND ON BEHALF OF
 CIVIL CONSULTANTS, INC.

REV.	NO.	DATE	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 PREPARE OF THESE PLANS.

CAUTION

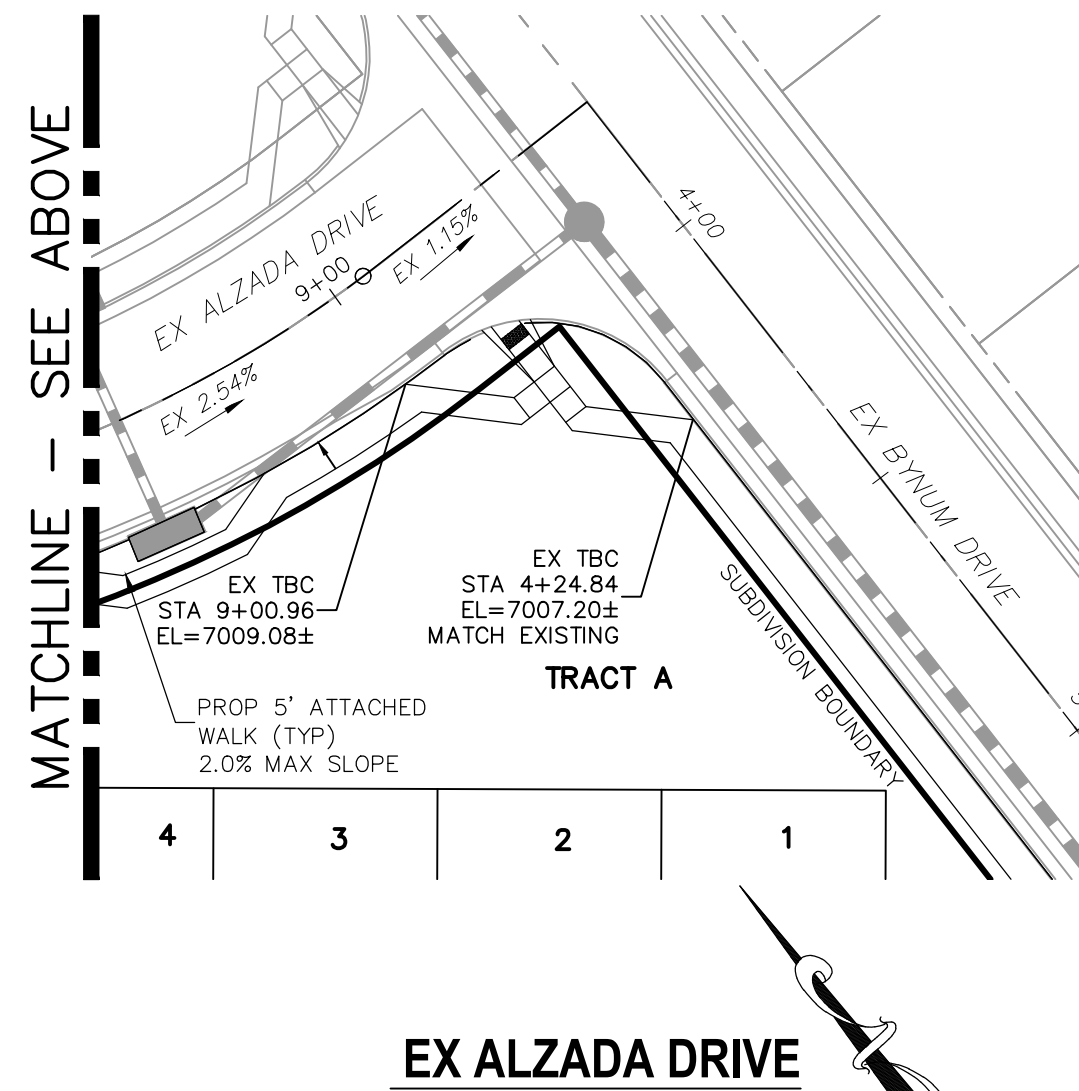


MATCHLINE - SEE BELOW

EX ALZADA DRIVE

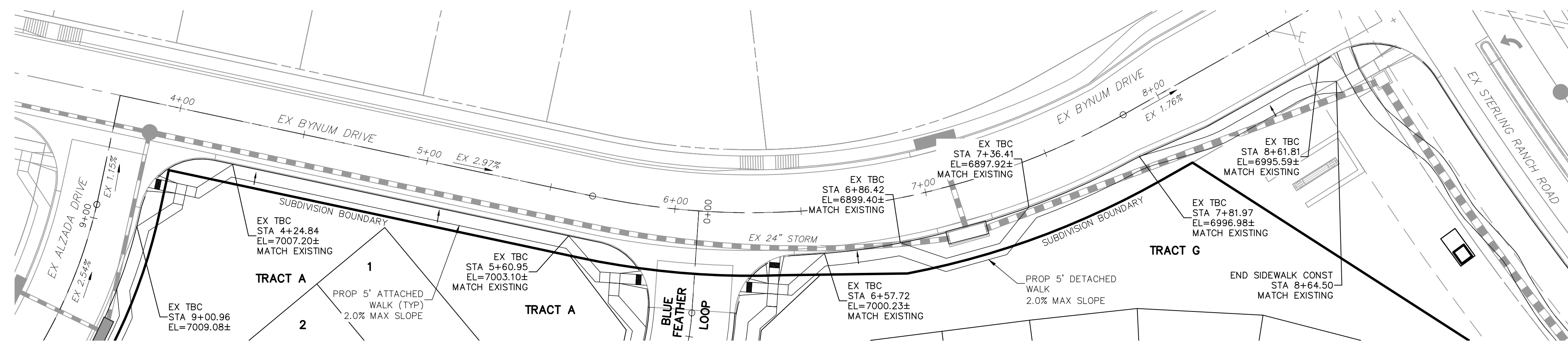
NOTE:

- EXISTING ELEVATIONS SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY AND MEET ALL ADA REQUIREMENTS.
- FOR EXISTING ALZADA DR AND BYNUM DR SEE STREET PLANS BY JR ENGINEERING DATED 11/18/2021



MATCHLINE - SEE ABOVE

EX ALZADA DRIVE

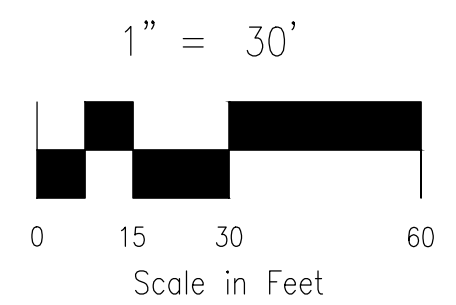


SEE SHEET SIO4

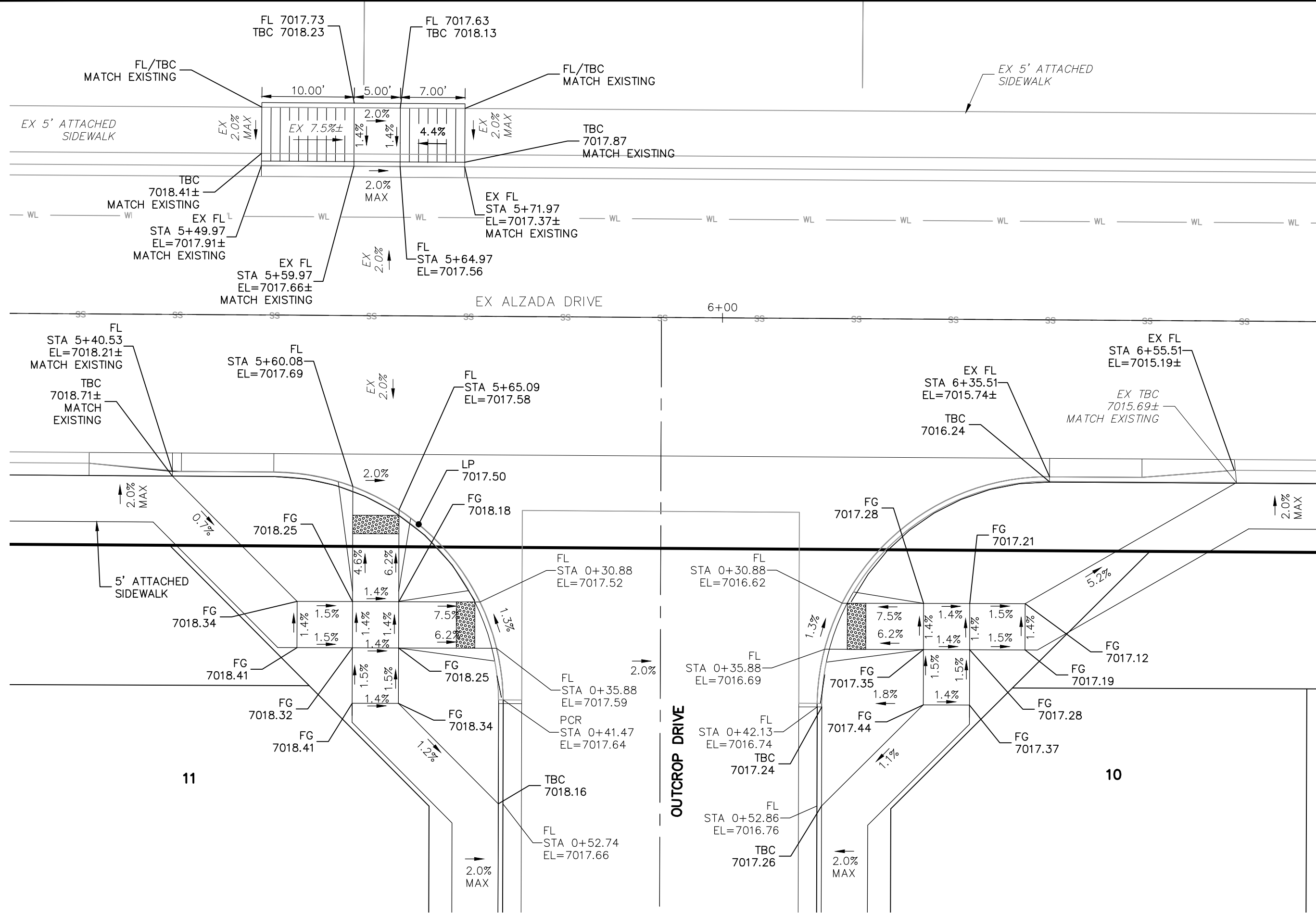
EX BYNUM DRIVE

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

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

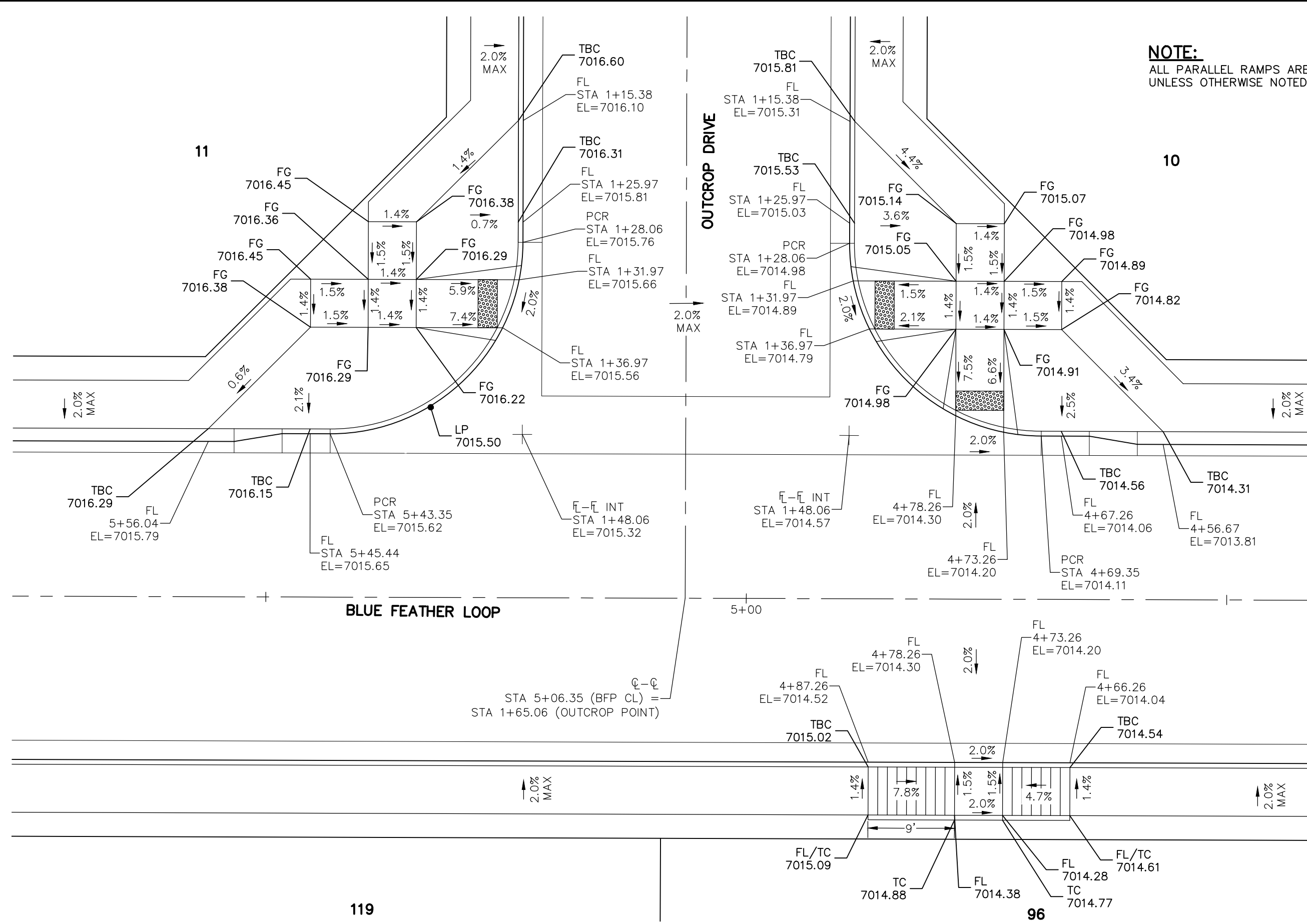


COPPER CHASE AT STERLING RANCH SIDEWALK PLAN - EX ALZADA AND BYNUM DR.		PROJECT NO. 09-014 DESIGNED BY: CW DRAWN BY: TAU CHECKED BY: DLM	DATE: 10/19/2023 SCALE: HORIZONTAL: 1"=30' VERTICAL: N/A	SHEET 9 OF 16 SIO9
212 N. WABATCH AVE, STE 305 COLORADO SPRINGS, CO 80903 PHONE: 719.555.5465				
CIVIL CONSULTANTS, INC.				
FOR AND ON BEHALF OF CIVIL CONSULTANTS, INC.				
REVISIONS: NO. DATE BY DESCRIPTION	DATE:	APPROV. BY:	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 PREPARE OF THESE PLANS.	
CAUTION				

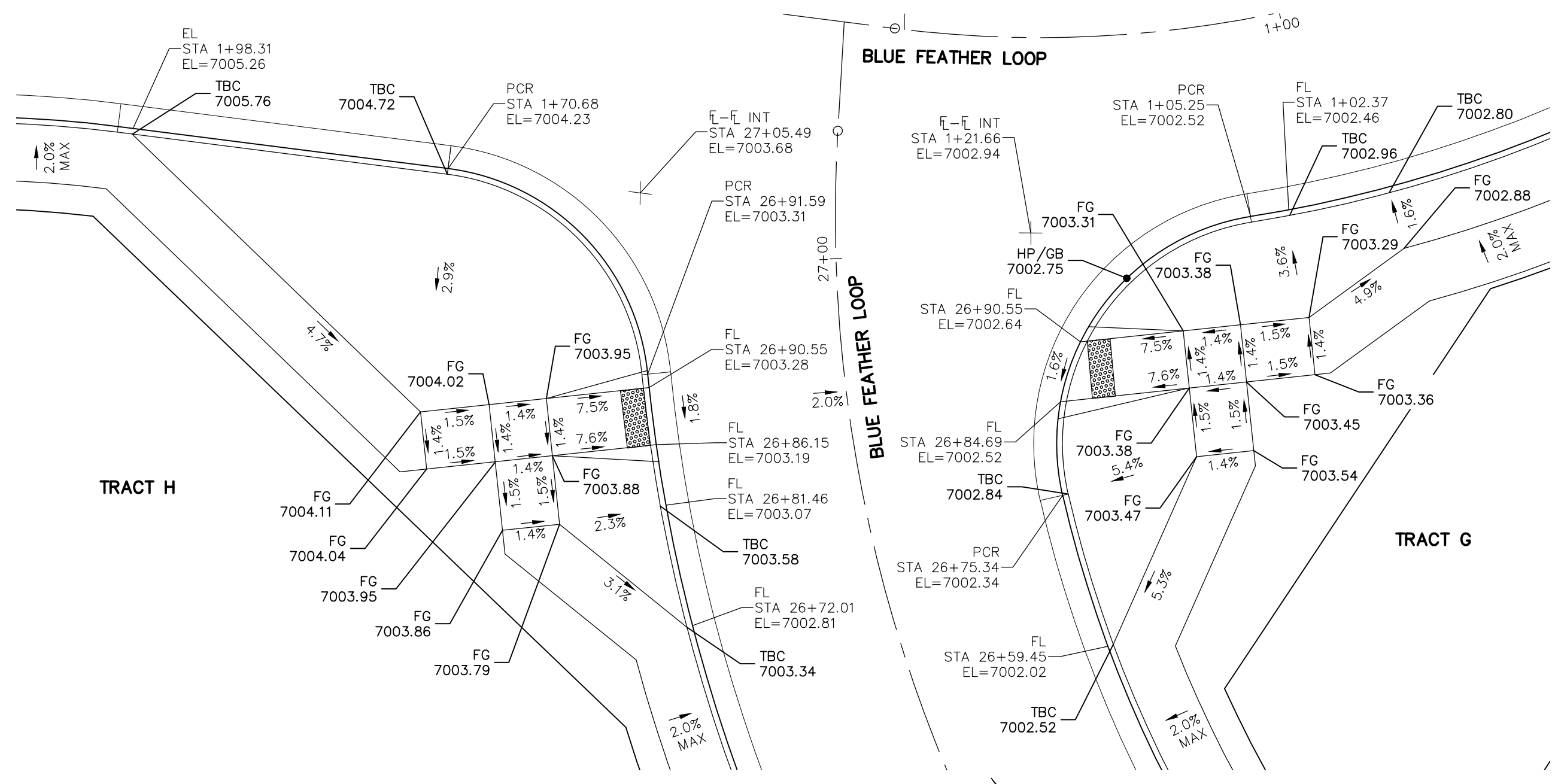


OUTCROP DRIVE & EX ALZADA DRIVE

NOTE:
EXISTING ELEVATIONS SHOWN ARE APPROXIMATE.
CONTRACTOR TO VERIFY AND MEET ALL
ADA REQUIREMENTS.



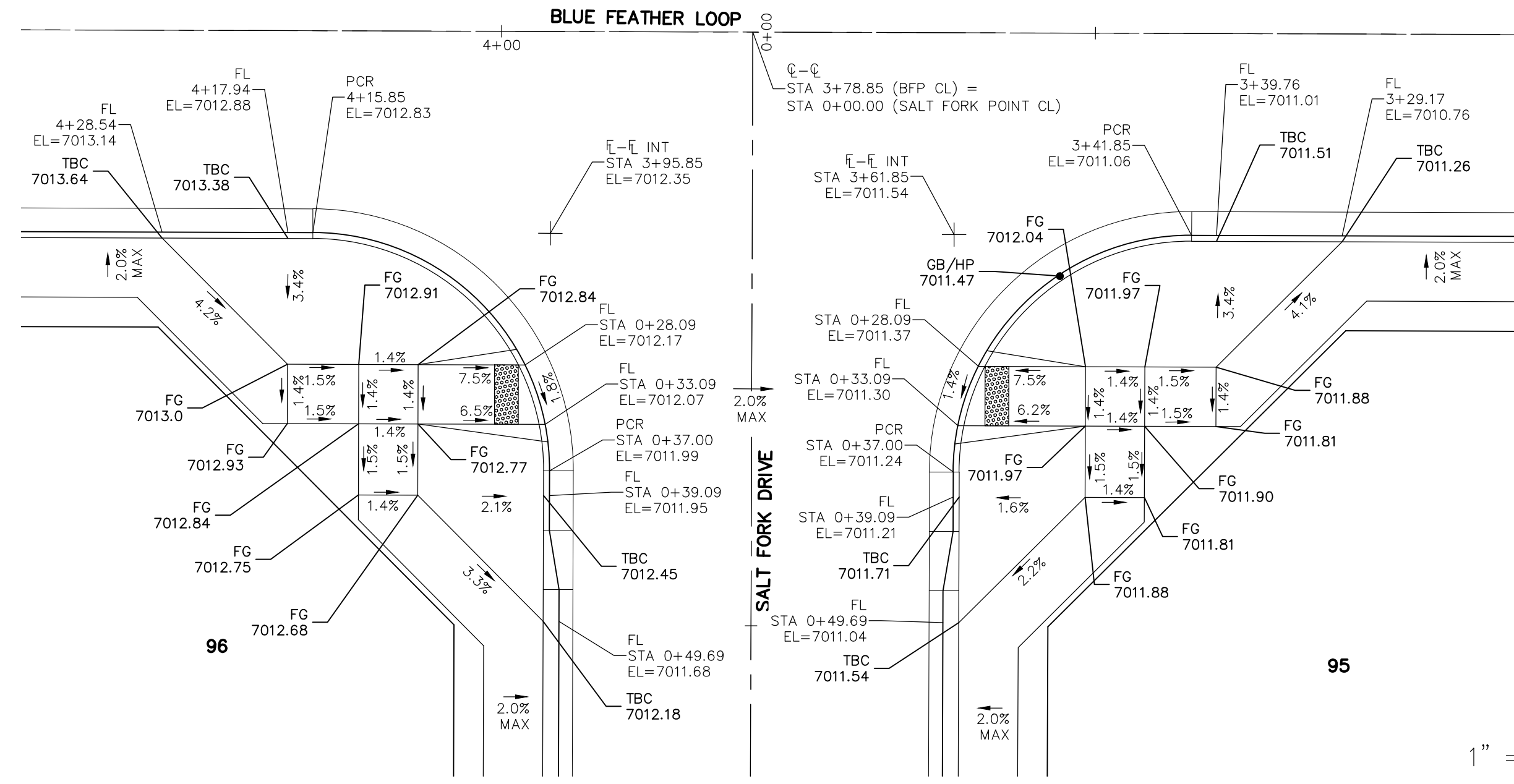
OUTCROP DRIVE & BLUE FEATHER LOOP



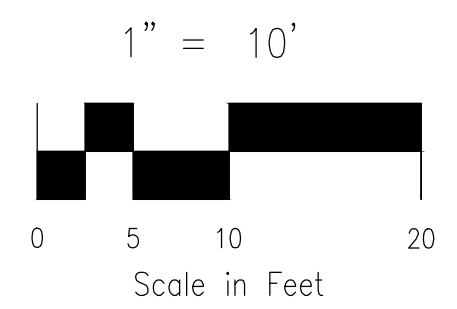
**BLUE FEATHER LOOP
STA 26+84.00**

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

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



**SALT FORK DRIVE (STA 0+28.09) &
BLUE FEATHER LOOP**



COPPER CHASE AT STERLING RANCH

INTERSECTION DETAILS

PROJECT NO. 09-014 DATE: 10/19/2023

SCALE: HORIZONTAL: 1"=10' VERTICAL: N/A

DESIGNED BY: CWV DRAWN BY: TAU CHECKED BY: DLM

210 N. WABATCH AVE, STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5465

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF
MKS CIVIL CONSULTANTS, INC.

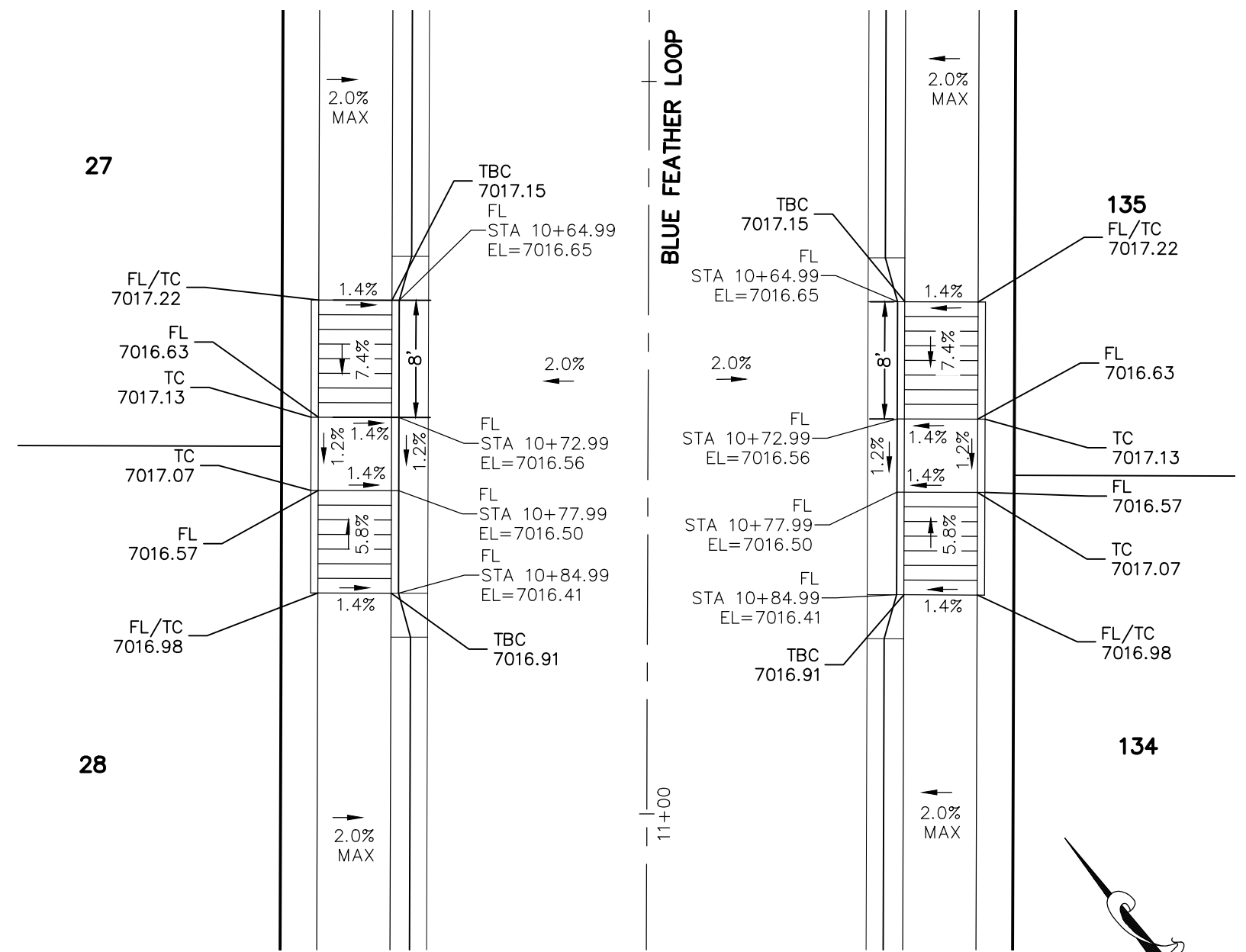
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

REGISTERED PROFESSIONAL ENGINEER
NO. 37160
10-20-23

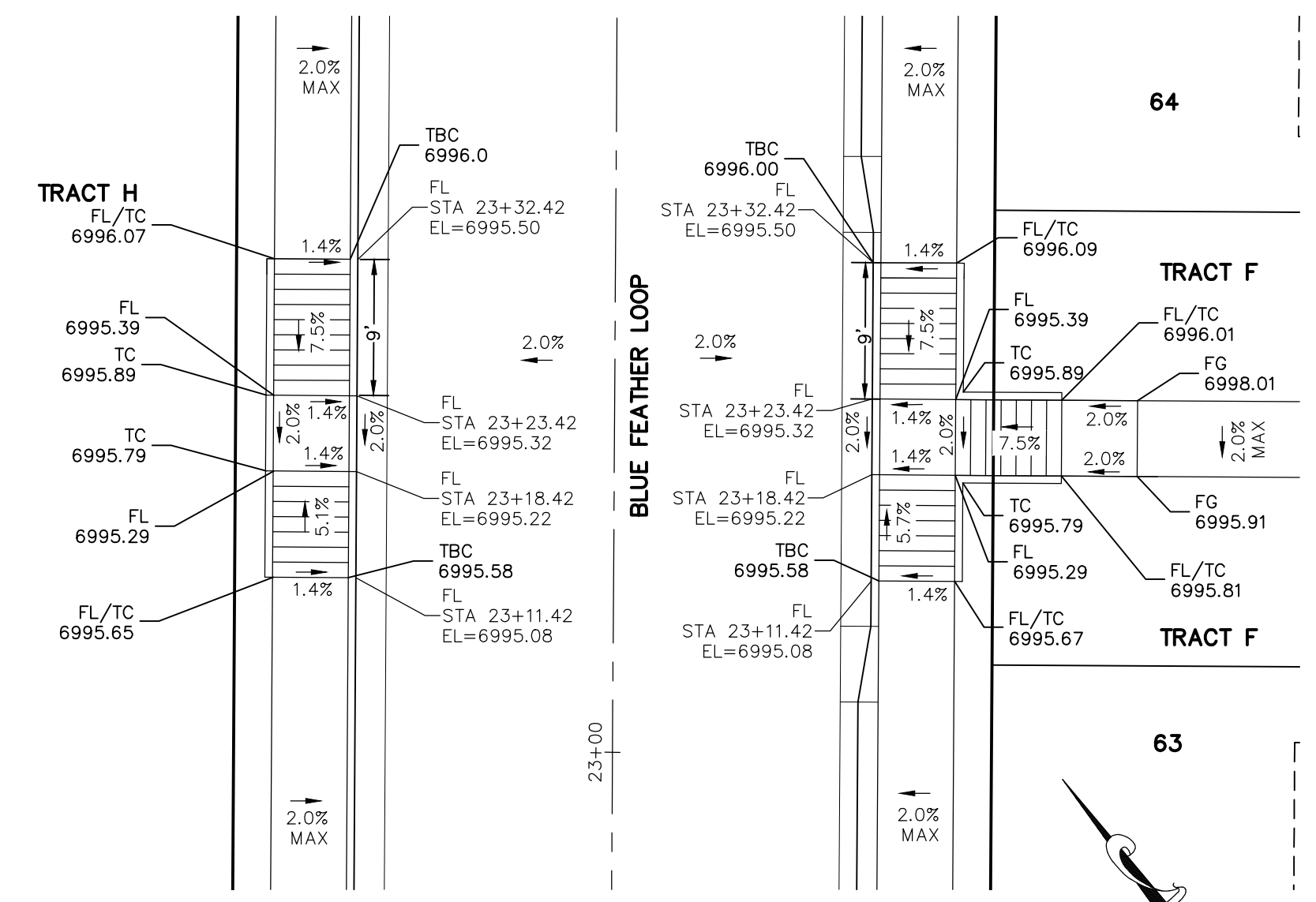
REVISIONS:
NO. DATE BY DESCRIPTION

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 PREPARE OF THESE PLANS.

CAUTION

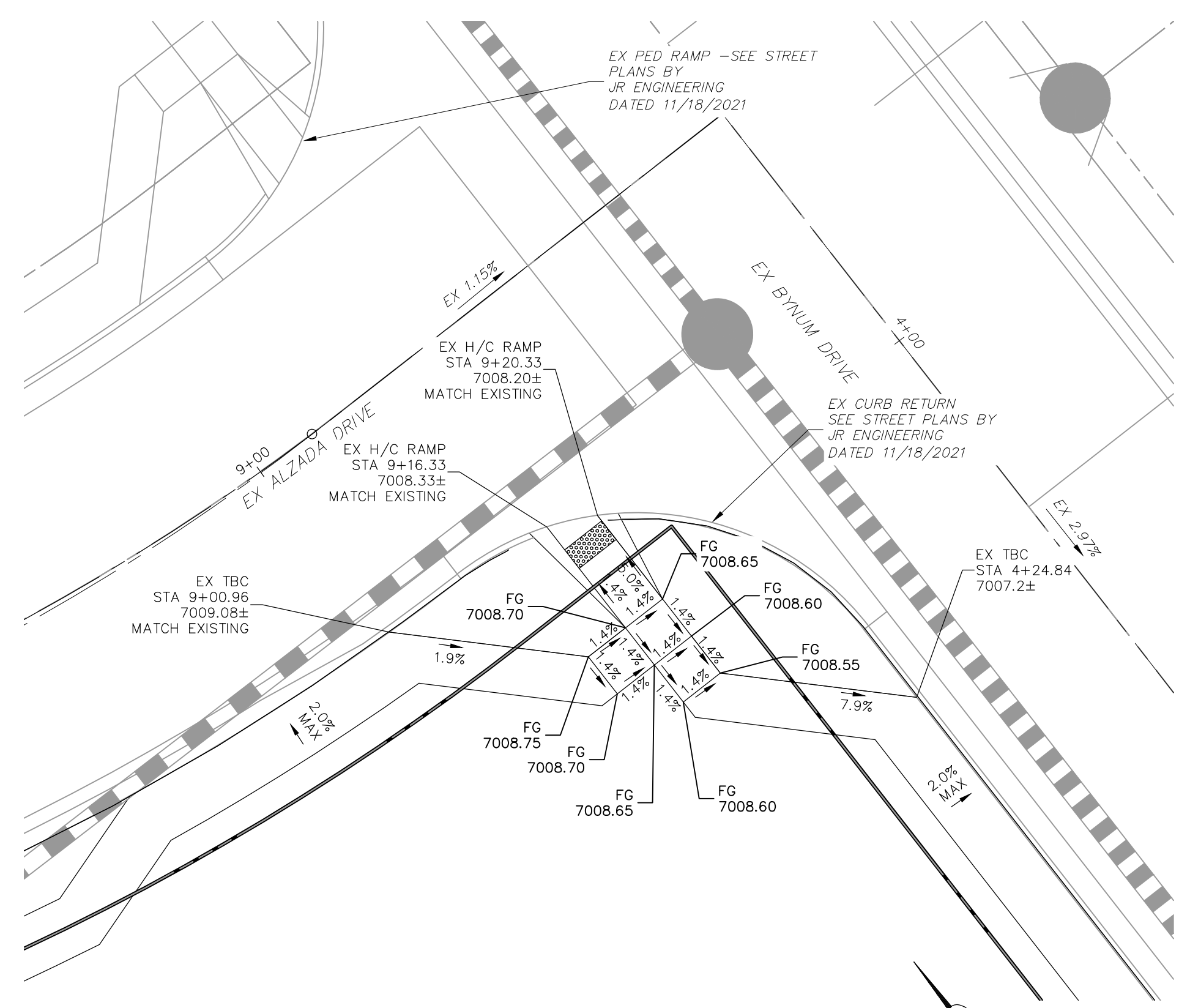


BLUE FEATHER LOOP (STA 10+64.99)

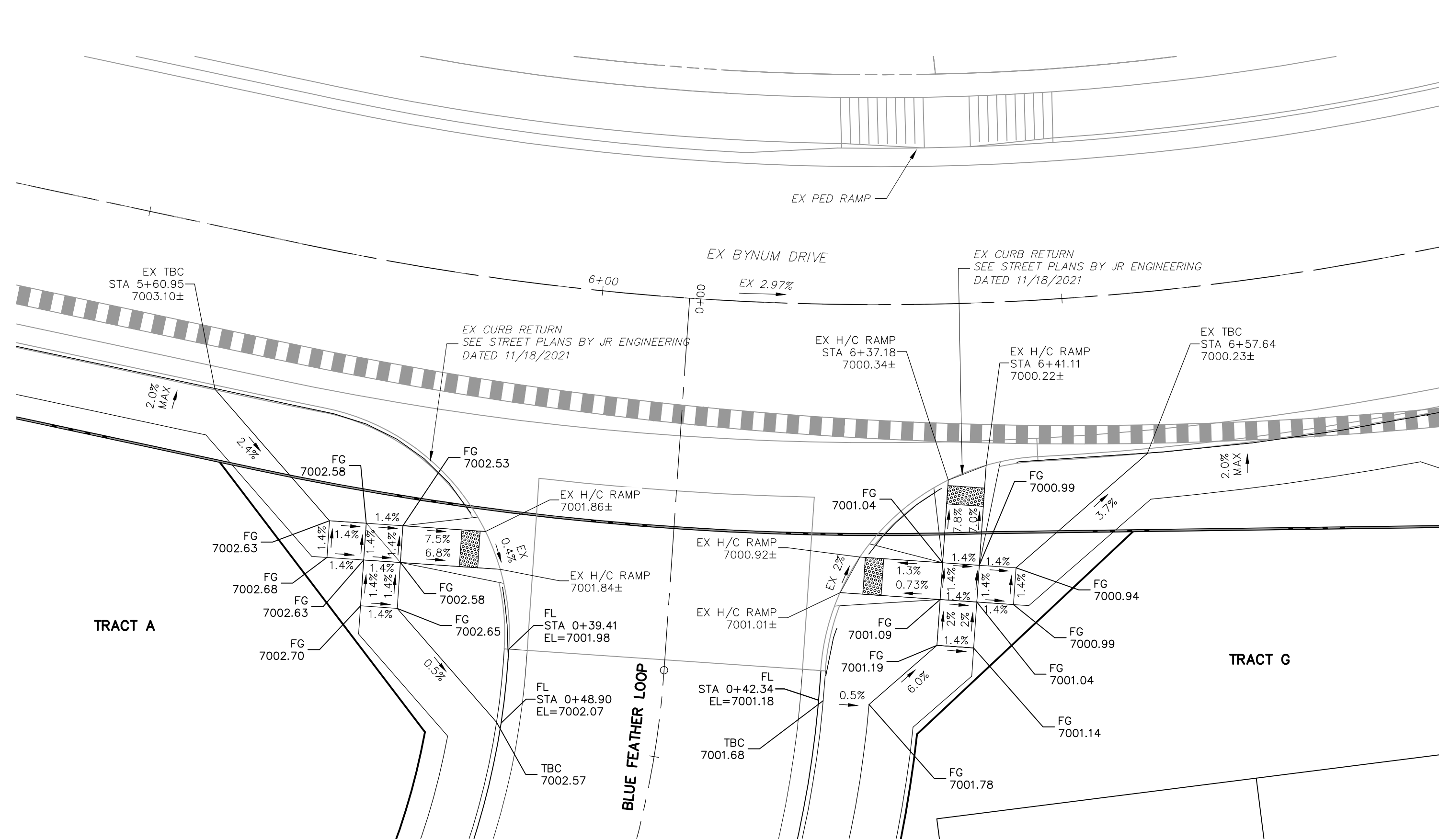


BLUE FEATHER LOOP (STA 23+11.42)

NOTE:
ALL PARALLEL RAMPS ARE 7' IN LENGTH
UNLESS OTHERWISE NOTED



EX ALZADA AND BYNUM DRIVE (STA 9+00.96)



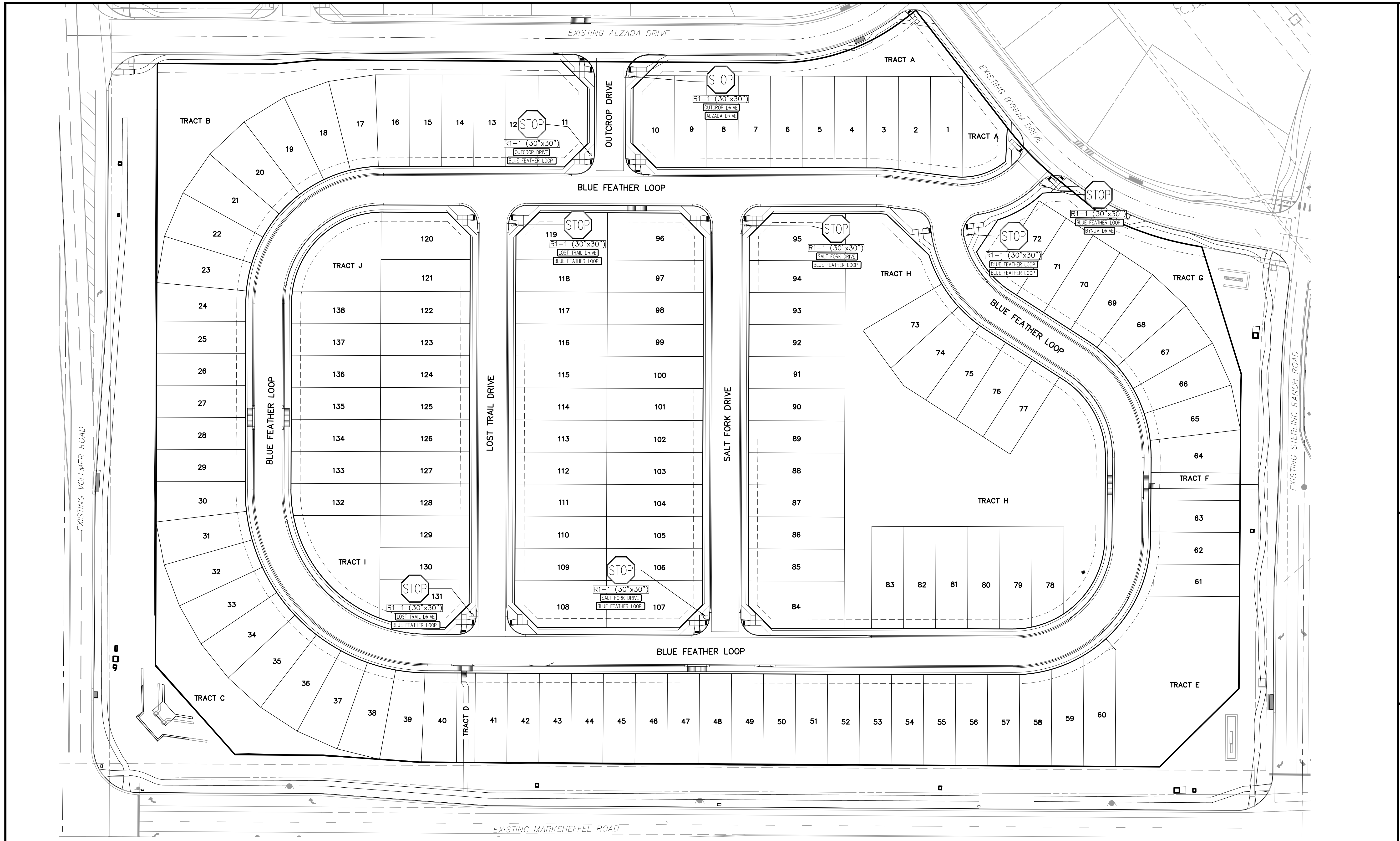
EX BYNUM DRIVE AND BLUE FEATHER LOOP (STA 5+60.95)

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

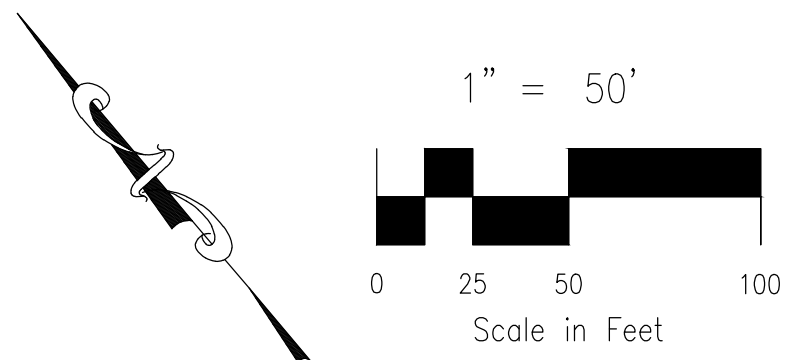
FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987

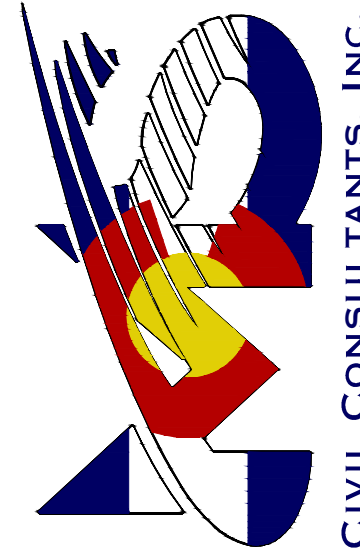
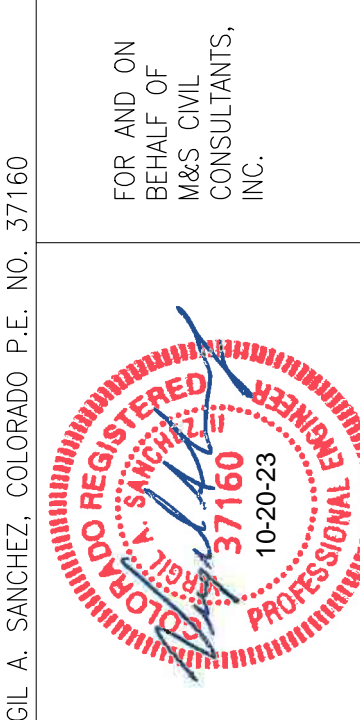


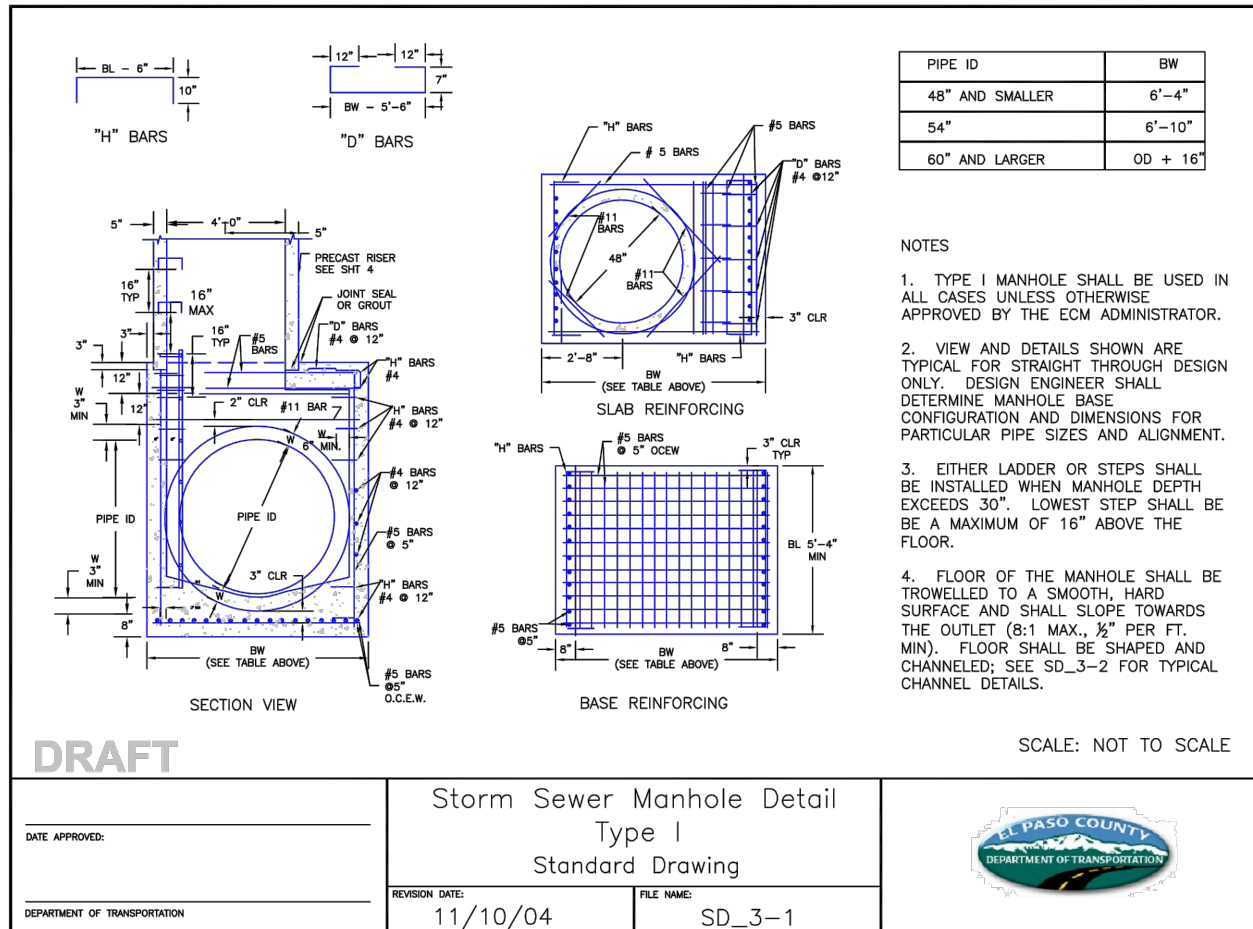
COPPER CHASE AT STERLING RANCH		INTERSECTION DETAILS	
PROJECT NO. 09-014	SCALE: HORIZONTAL: 1"=10'	DATE: 10/19/2023	SHEET 12 OF 16
DESIGNED BY: CW	DRAWN BY: TAU	CHECKED BY: DLM	N/A
212 N. WASHCATCH AVE., STE. 305 COLORADO SPRINGS, CO 80903 PHONE: 719.555.5465		<p>CIVIL CONSULTANTS, INC.</p>	
FOR AND ON BEHALF OF CIVIL CONSULTANTS, INC.			
REVISIONS:	NO.	DATE:	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 PREPARED BY THESE PLANS.	
CAUTION			



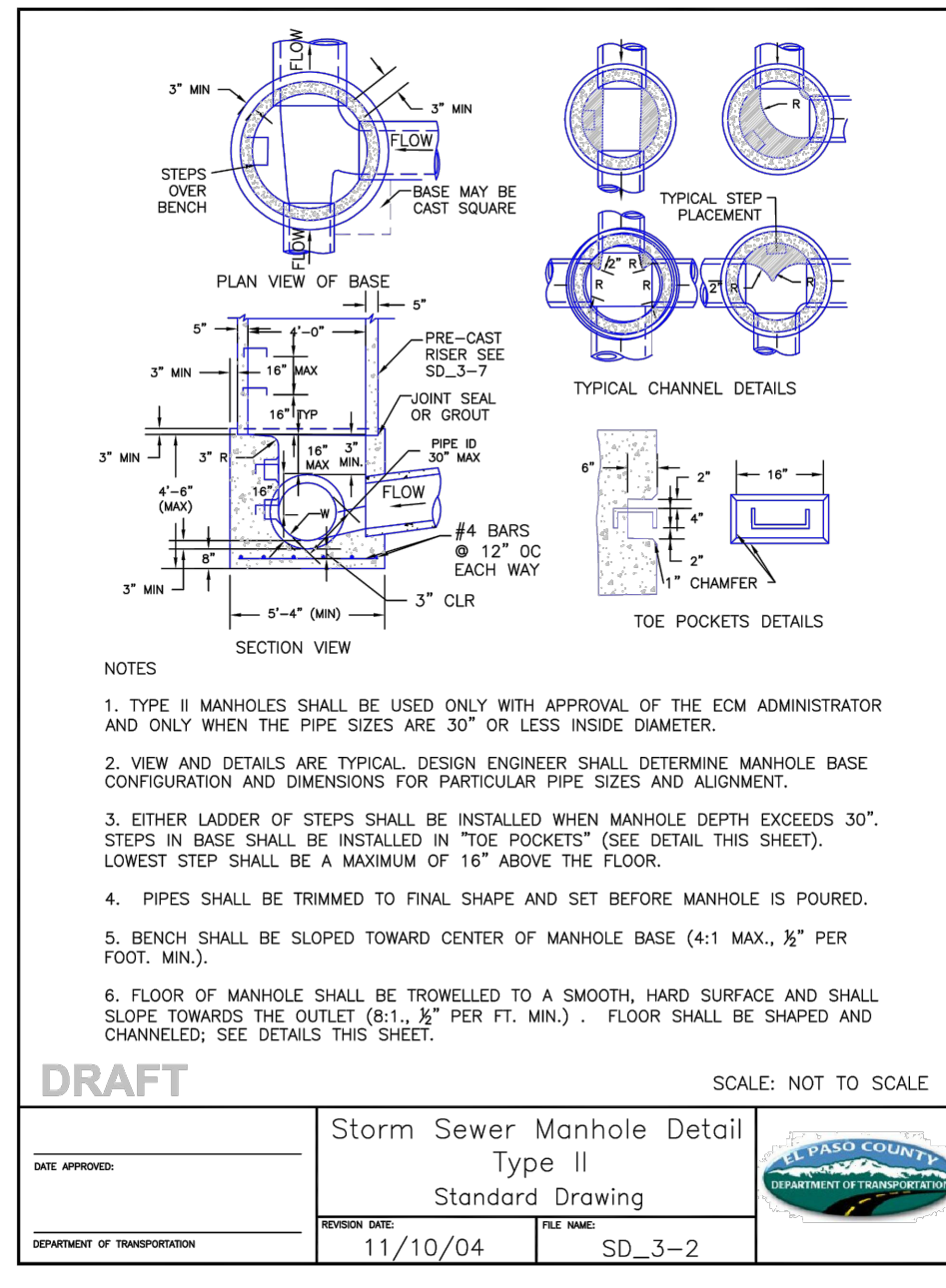

 FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
 FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
 CALL 1-800-922-1987



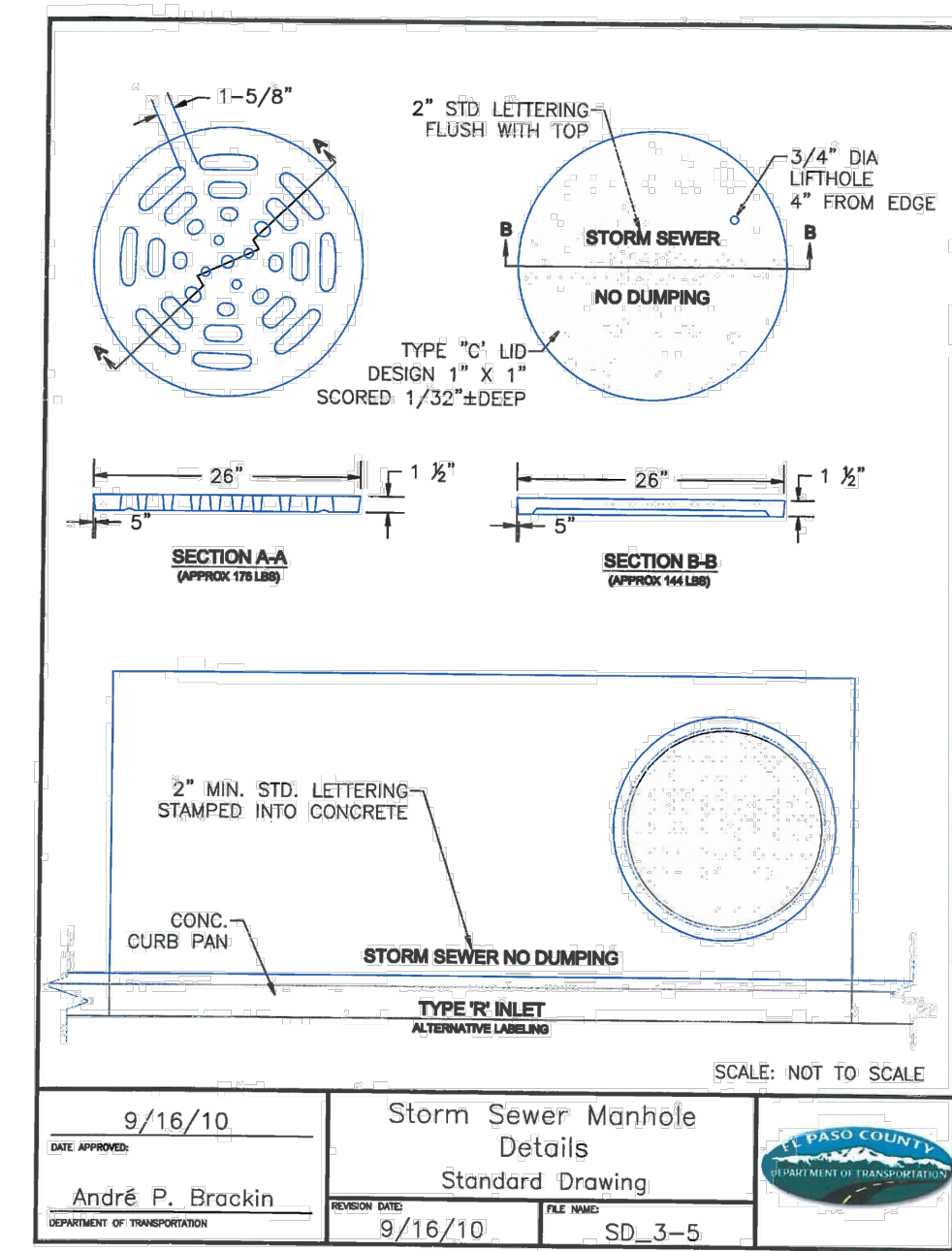
COPPER CHASE AT STERLING RANCH SIGNAGE AND STRIPING PLAN		PROJECT NO. 09-014 DATE: 10/19/2023
212 N. WABATCH AVE., STE 305 COLORADO SPRINGS, CO 80903 PHONE: 719.955.5485		SCALE: HORIZONTAL: 1"=50' VERTICAL: N/A
 CIVIL CONSULTANTS, INC.		DESIGNED BY: CWV DRAWN BY: TAU CHECKED BY: DLM
FOR AND ON BEHALF OF WKS CIVIL CONSULTANTS, INC.		SHEET 13 OF 16 S113
		
REVISIONS: NO. DATE: BY: DESCRIPTION:	APR'D. 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 PREPARED BY THESE PLANS.	
CAUTION		



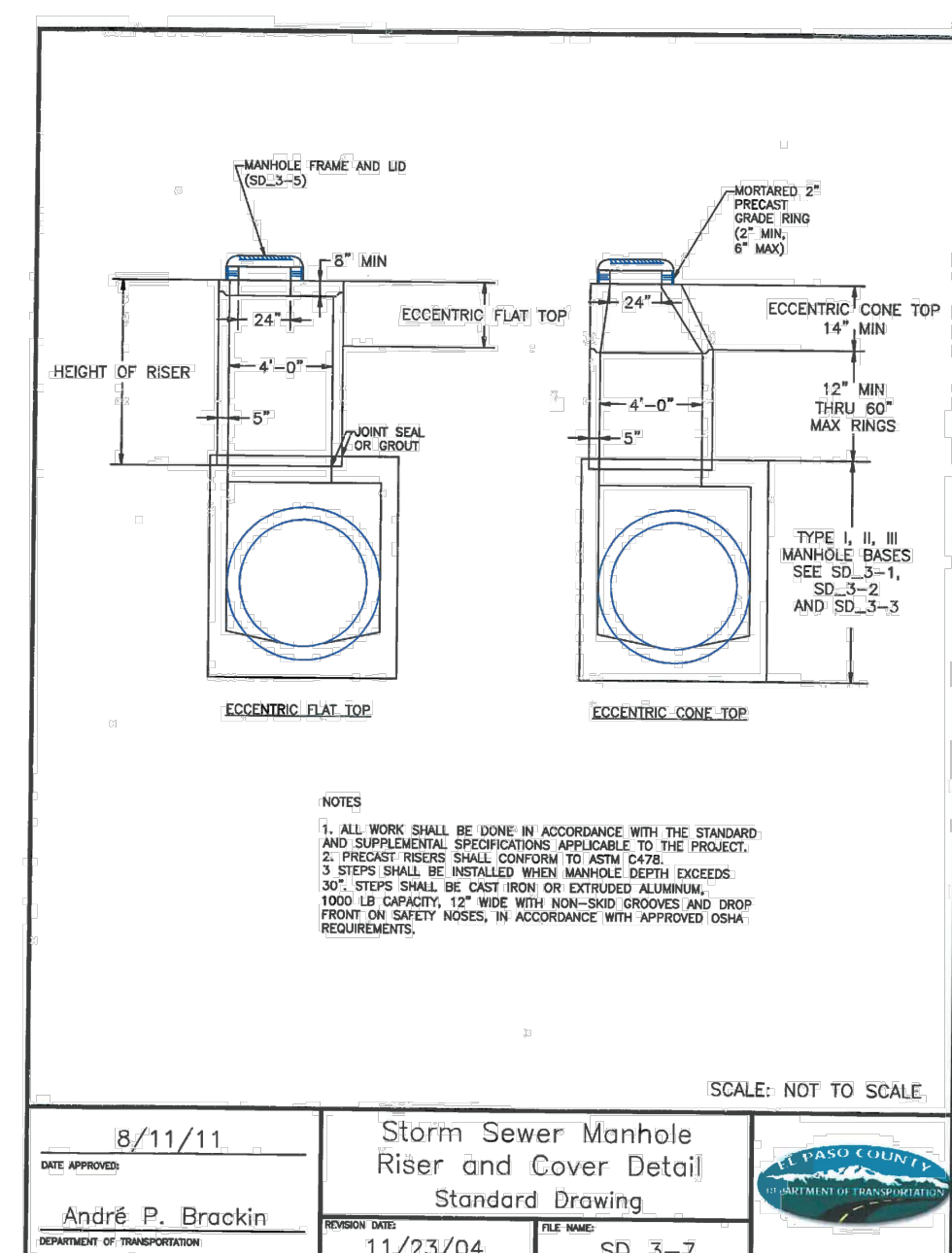
STORM SEWER MANHOLE DETAIL
TYPE I SD 3-1



STORM SEWER MANHOLE DETAIL
TYPE II SD 3-2



STORM SEWER MANHOLE
LID DETAILS SD 3-5

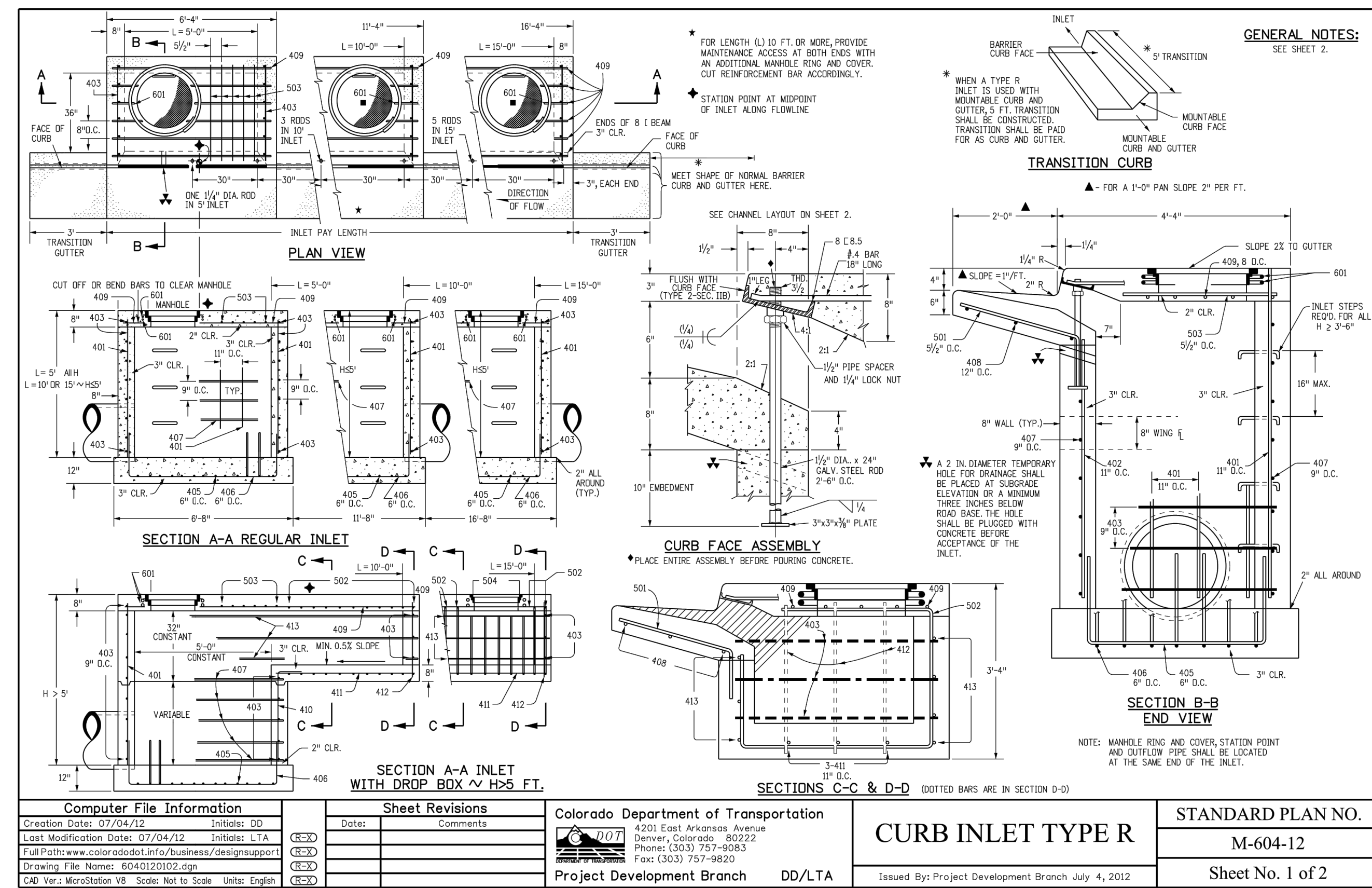


STORM SEWER MANHOLE
RISER AND COVER DETAIL
SD 3-7

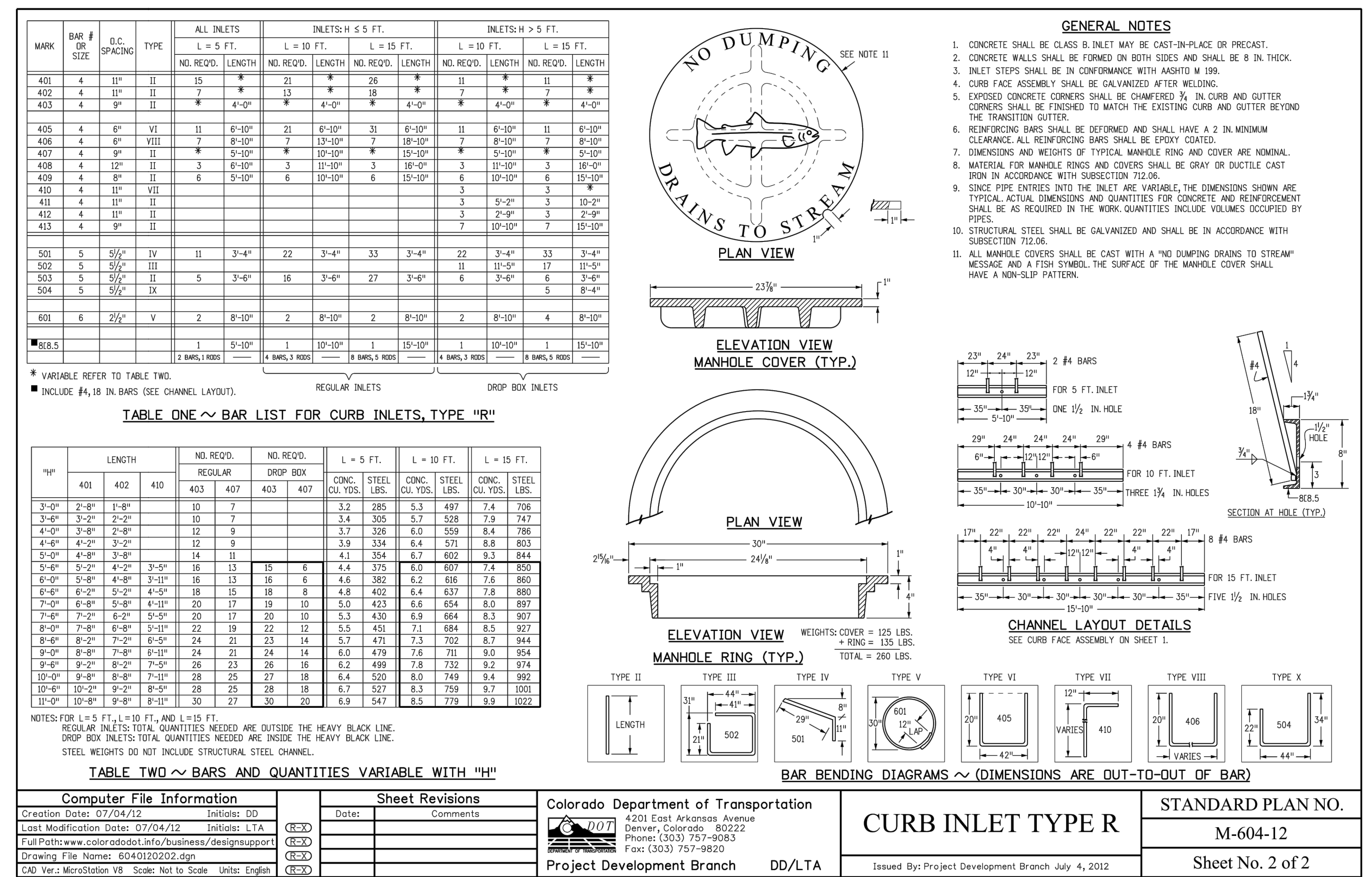
**Rinker Materials-Denver Pipe Plant
Curved Alignment Guide - Gasketed RCP**

Diameter	Joint Gap	Wall Thickness	O.D.	Angle	Allowable Flex	Min. Radius
[in]	[in]	[in]	[in]	[degrees]	[in]	[feet]
12	0.5	2	16	1.8	3.0	128
15	0.5	2.25	19.5	1.5	2.5	156
18	0.5	2.5	23	1.2	2.1	184
24	0.5	2.75	29.5	1.0	1.6	236
30	0.563	3.5	37	0.9	1.5	263
36	0.625	4	44	0.8	1.4	282
42	0.688	4.5	51	0.8	1.3	297
48	0.75	5	58	0.7	1.2	309
54	0.75	6.25	66.5	0.6	1.1	355
60	0.75	6.75	73.5	0.6	1.0	392
66	0.75	7.25	80.5	0.5	0.9	429
72	0.75	7.75	87.5	0.5	0.8	467
84	0.75	9.75	101.5	0.4	0.7	541
90	0.75	9.25	108.5	0.4	0.7	579
96	0.75	9.75	115.5	0.4	0.6	616

RINKER MATERIALS - DENVER PIPE
PLANT CURVED ALIGNMENT GUIDE
- GASKET RCP



CDOT CURB INLET TYPE R DETAIL
STD. NO. M-604-12 SHEET 1



CDOT CURB INLET TYPE R DETAIL
STD. NO. M-604-12 SHEET 2



COPPER CHASE AT STERLING RANCH
STORM SEWER DETAILS

PROJECT NO. 09-014
SCALE: HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

DATE: 08/05/2023
DESIGNED BY: CWV
DRAWN BY: TAU
CHECKED BY: DLM

212 N. WASHCRAFT AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

CIVIL CONSULTANTS, INC.

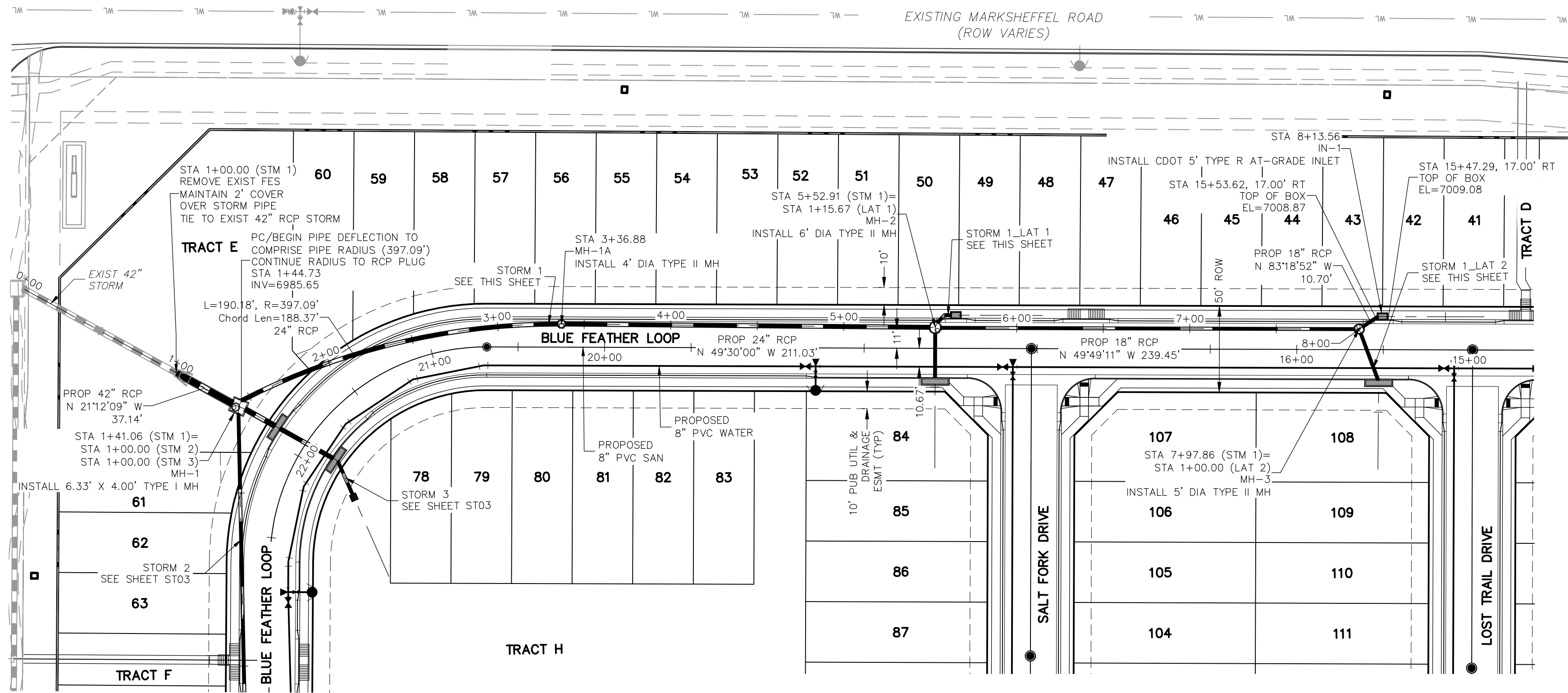
FOR AND ON BEHALF OF MKS CIVIL CONSULTANTS, INC.

REGISTERED PROFESSIONAL ENGINEER
NO. 37160
EXPIRES 08-15-23

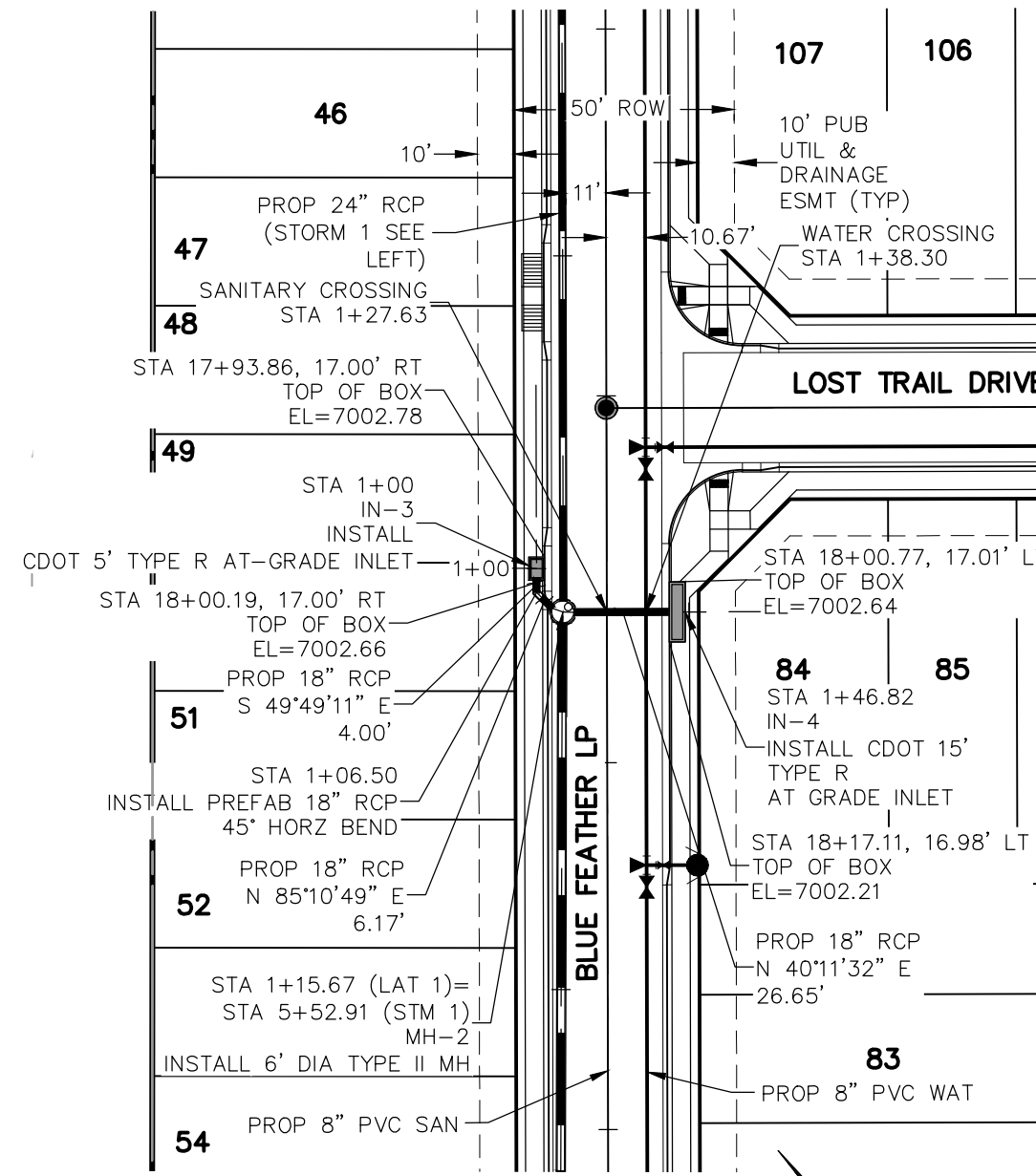
REVISIONS: NO. DATE BY DESCRIPTION

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.

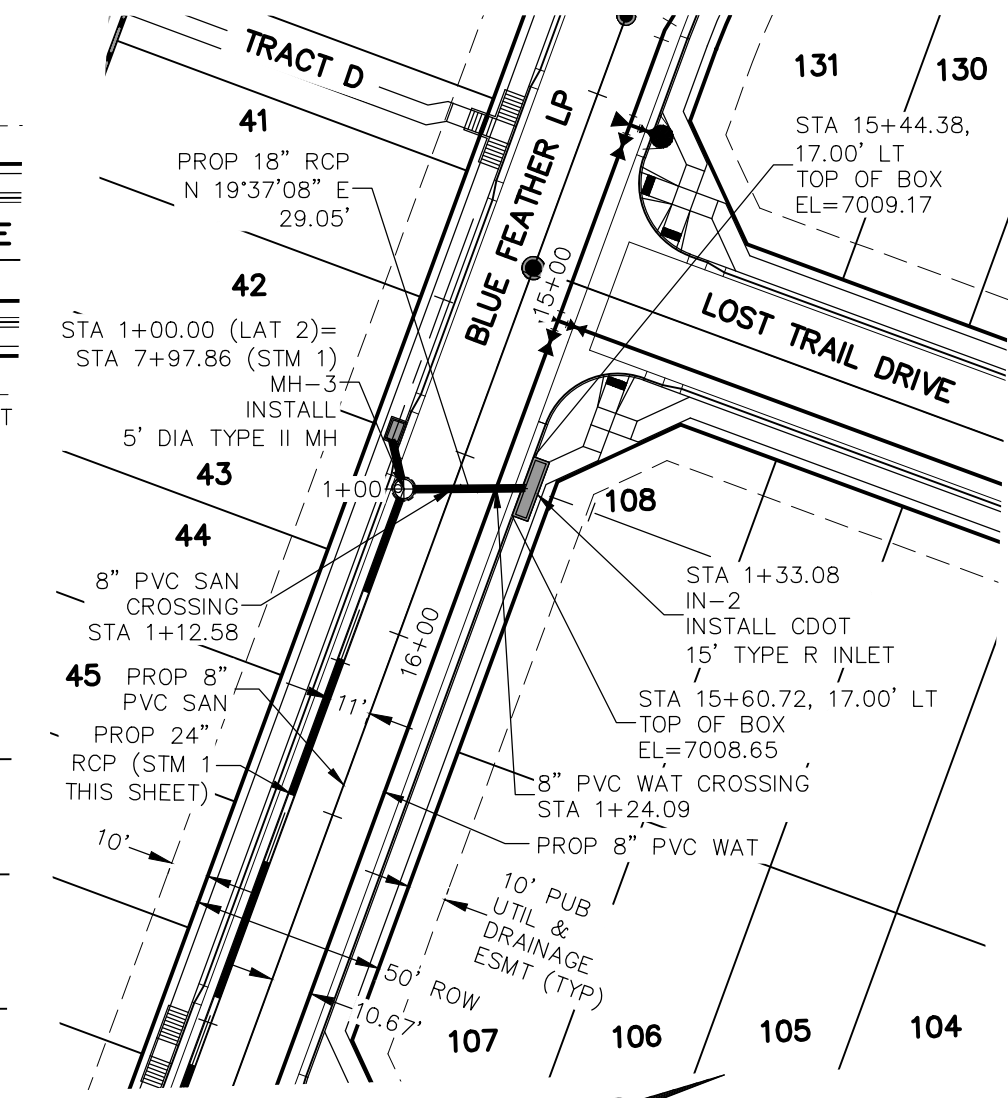
CAUTION



STORM 1
STA 0+00.00 TO STA 8+13.56

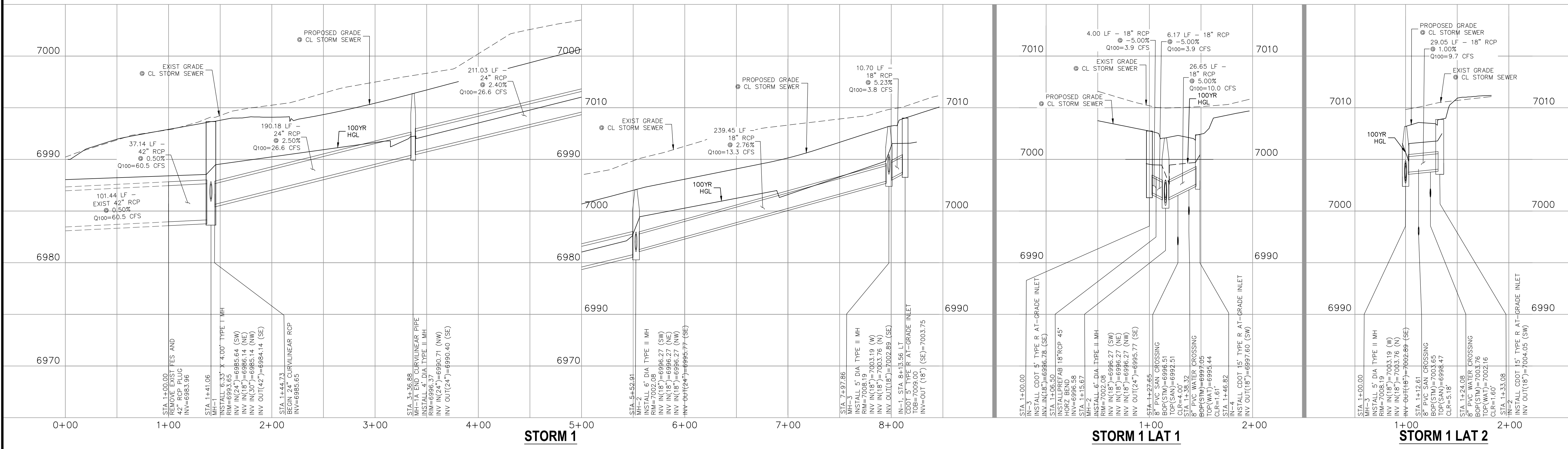
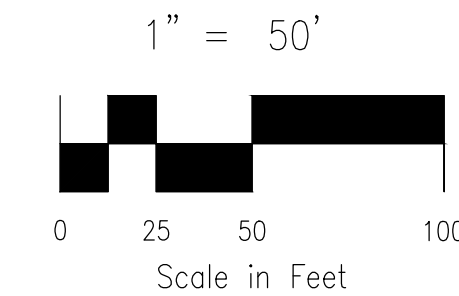


STORM 1 LAT 1
STA 1+00.00 TO STA 1+46.82



STORM 1 LAT 2
STA 1+00.00 TO STA 1+33.08

NOTE:
TOP OF BOX INLET STATIONS
REFERENCE CENTERLINE STATIONING



STORM 1

STORM 1 LAT 1

STORM 1 LAT 2

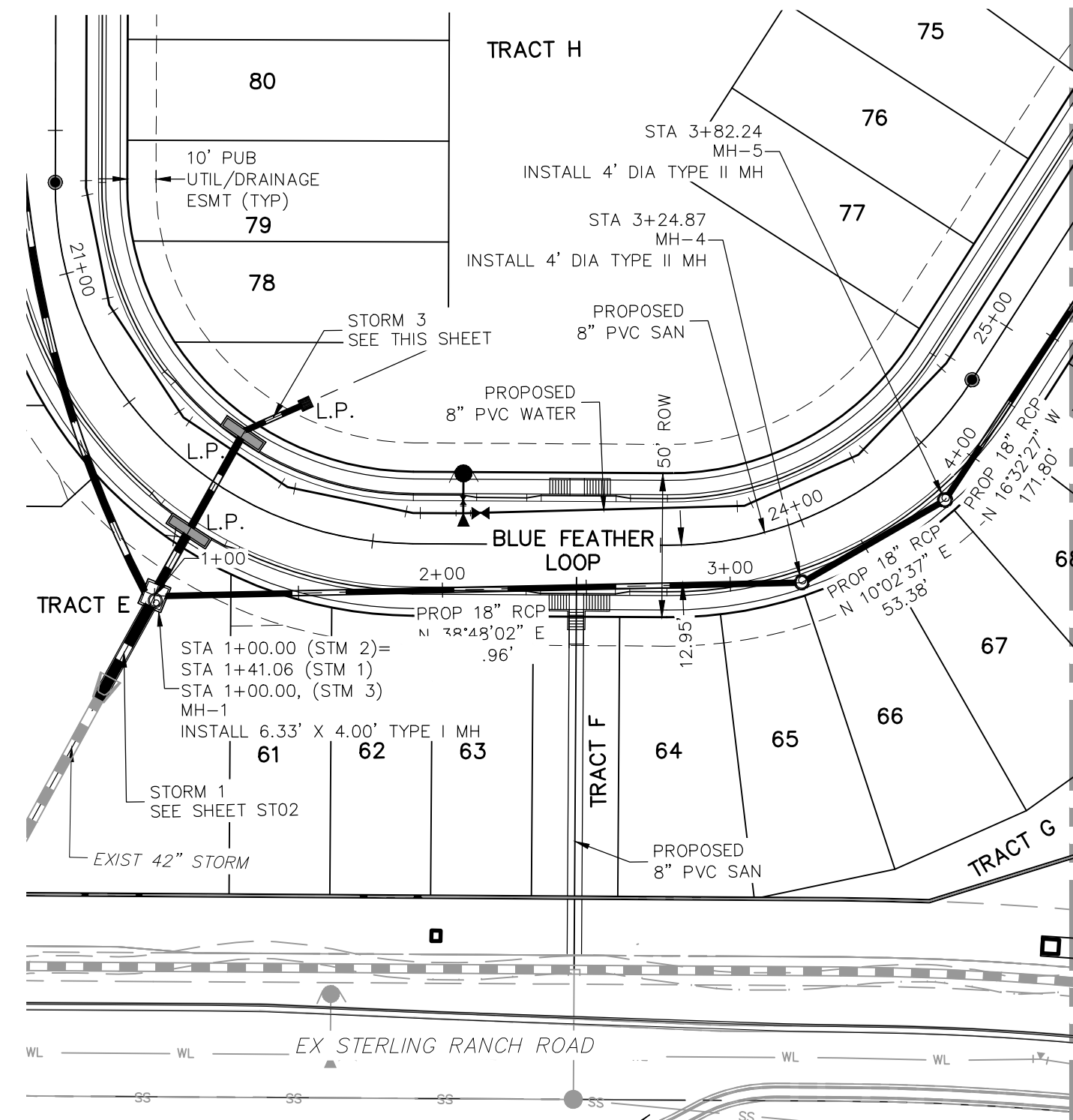
FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
**FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987**

COPPER CHASE AT STERLING RANCH
STORM SEWER PLAN & PROFILE
PROJECT NO. 09-014
DATE: 08/05/2023
SCALE: HORIZONTAL: 1"=50'
VERTICAL: 1"=5'
DESIGNED BY: CW
DRAWN BY: TAU
CHECKED BY: DLM
SHEET 15 OF 16
ST02

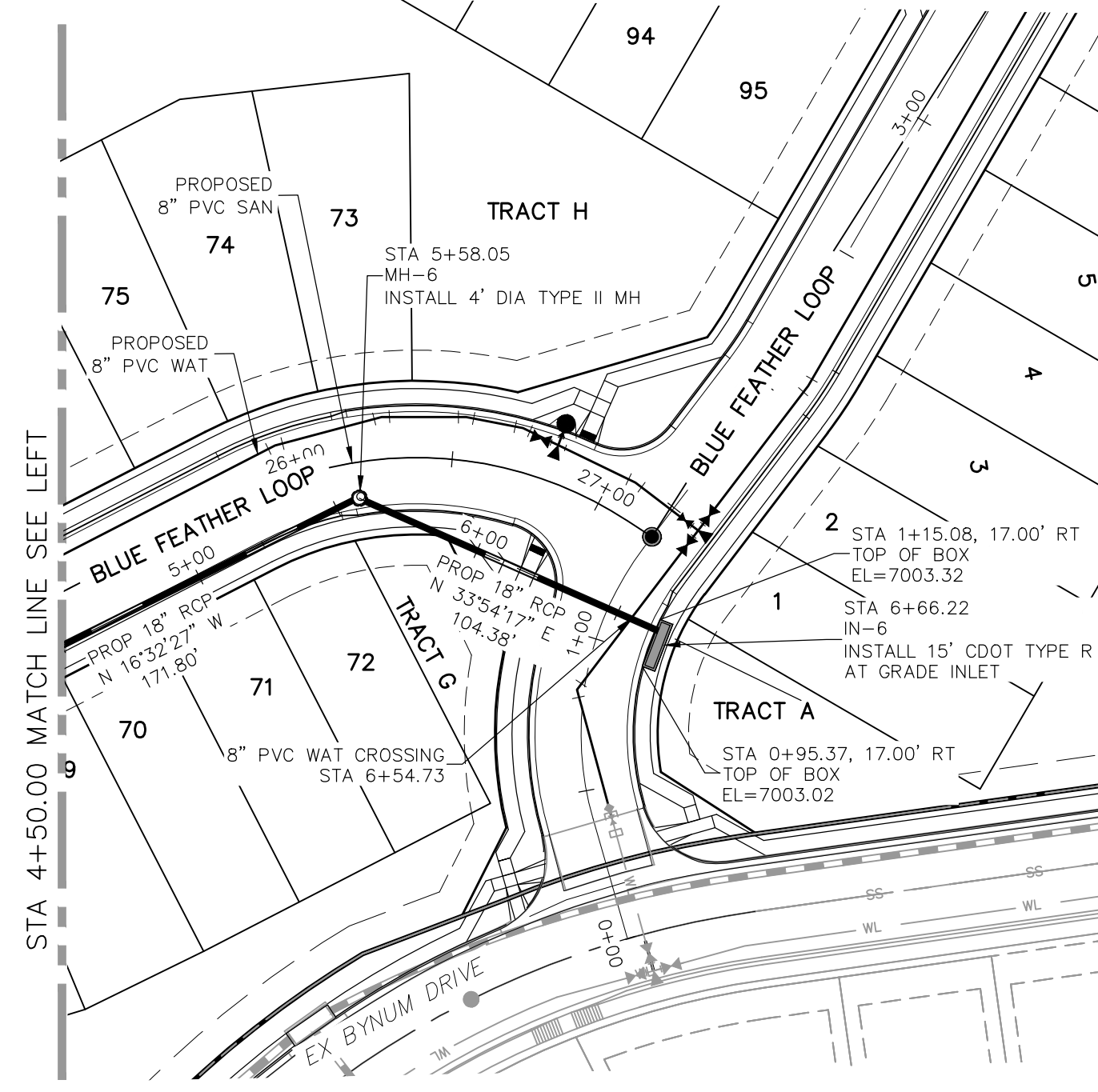
212 N. WASHCATCH AVE, STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5465
CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF
MKS CIVIL CONSULTANTS, INC.
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 371160
08-15-23
371160
PROFESSIONAL ENGINEER

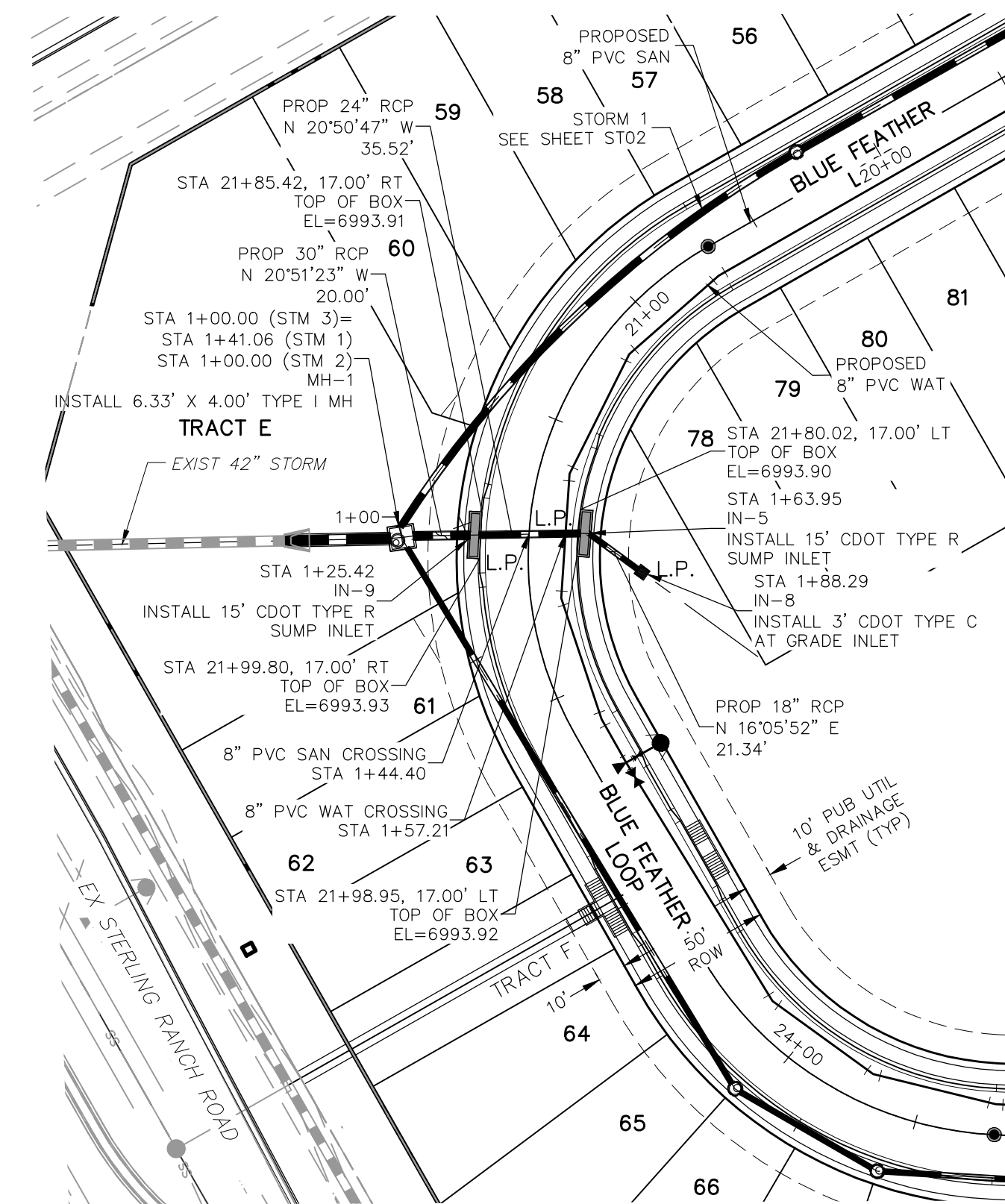
REVISIONS:
NO. DATE BY DESCRIPTION
APPRO'D. BY: DATE:
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
CAUTION



STORM 2
STA 1+00.00 TO STA 4+50.00

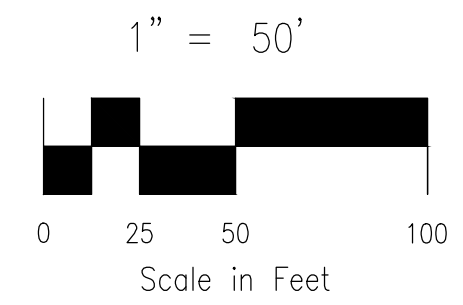


STORM 2
STA 4+50.00 TO STA 6+66.22

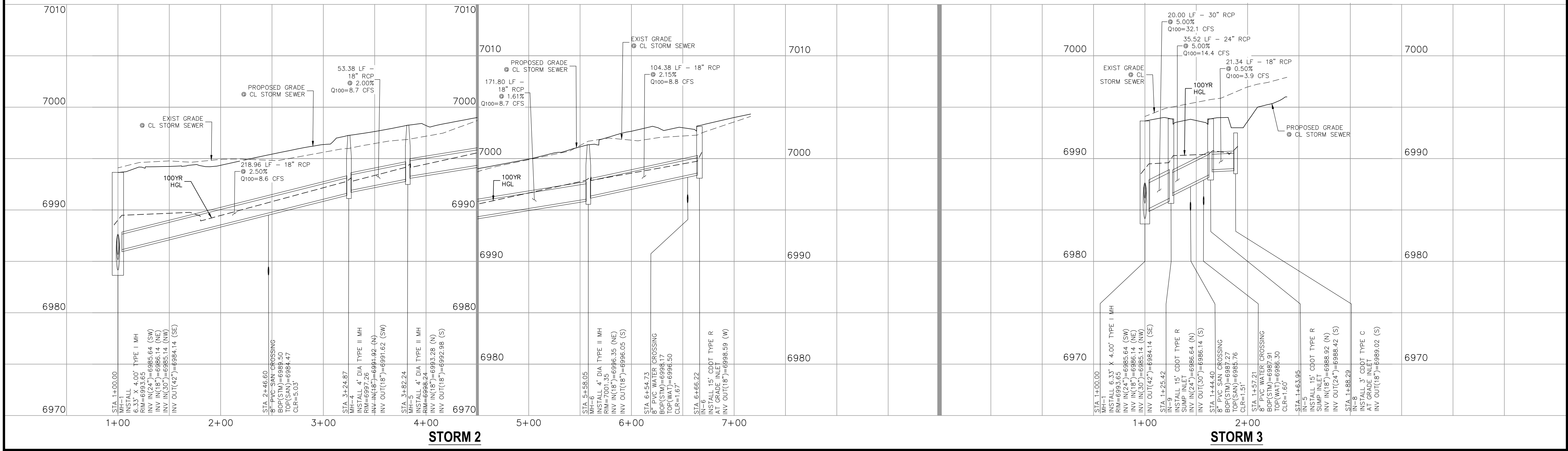


STORM 3
STA 1+00.00 TO STA 1+88.29

NOTE:
TOP OF BOX INLET STATIONS
REFERENCE CENTERLINE STATIONING



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

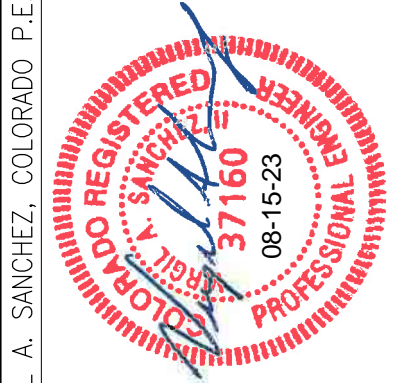


STORM 2

STORM 3

FOR AND ON
BEHALF OF
MKS CIVIL
CONSULTANTS,
INC.

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

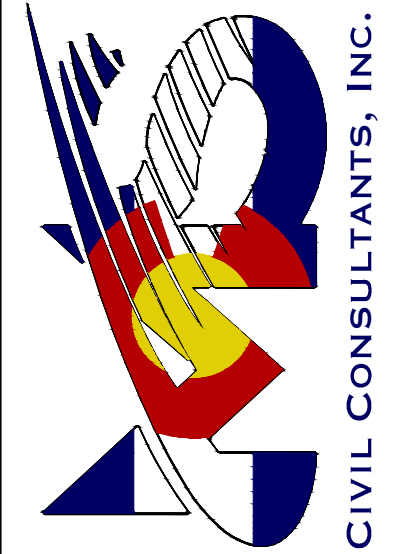


NO.	DATE	BY	DESCRIPTION	APPROV'D. BY	DATE

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

212 N. WASHCATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485



CIVIL CONSULTANTS, INC.

COPPER CHASE AT STERLING RANCH
STORM SEWER PLAN & PROFILE

PROJECT NO. 09-014 DATE: 08/05/2023

DESIGNED BY: CWV DRAWN BY: TAU CHECKED BY: DLM

SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
SHEET 16 OF 16 ST03