

COPPER CHASE AT STERLING RANCH

COUNTY OF EL PASO, STATE OF COLORADO

CONSTRUCTION PLANS

APRIL 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

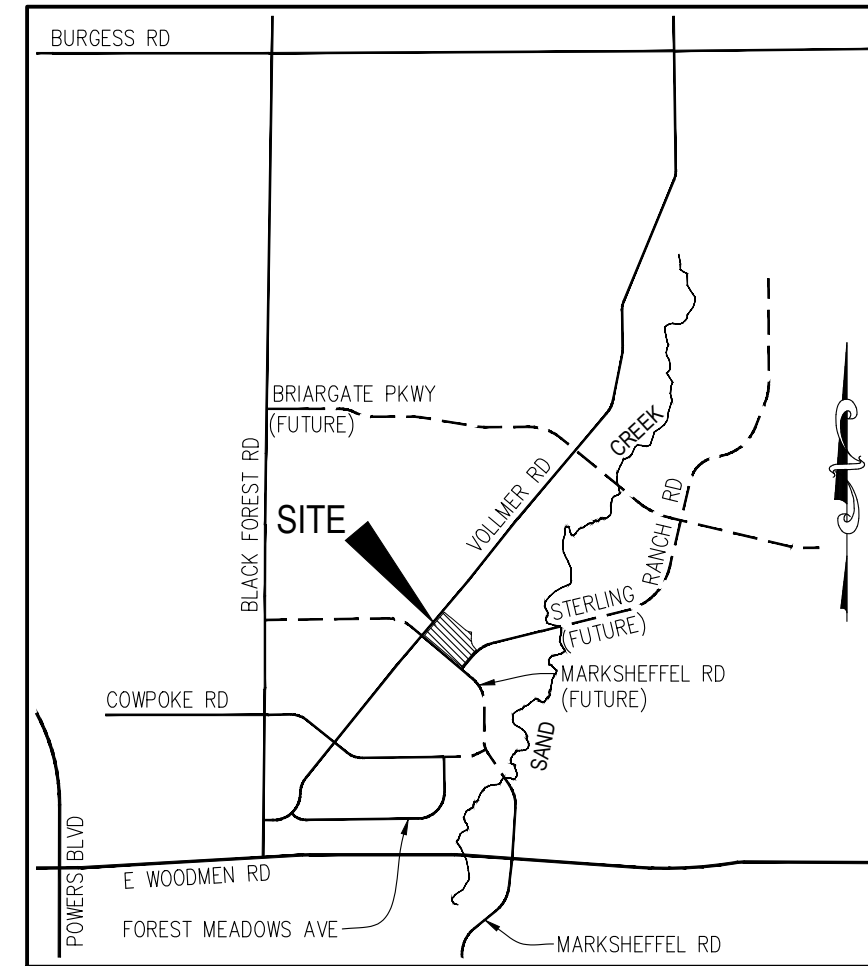
WATER RESOURCES: STERLING RANCH METRO DISTRICT ENGINEERS
JDS-HYDRO CONSULTANTS
545 E. PIKES PEAK AVE., SUITE 300
COLORADO SPRINGS, CO 80903
JOHN MCGINN (719) 668-8769

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

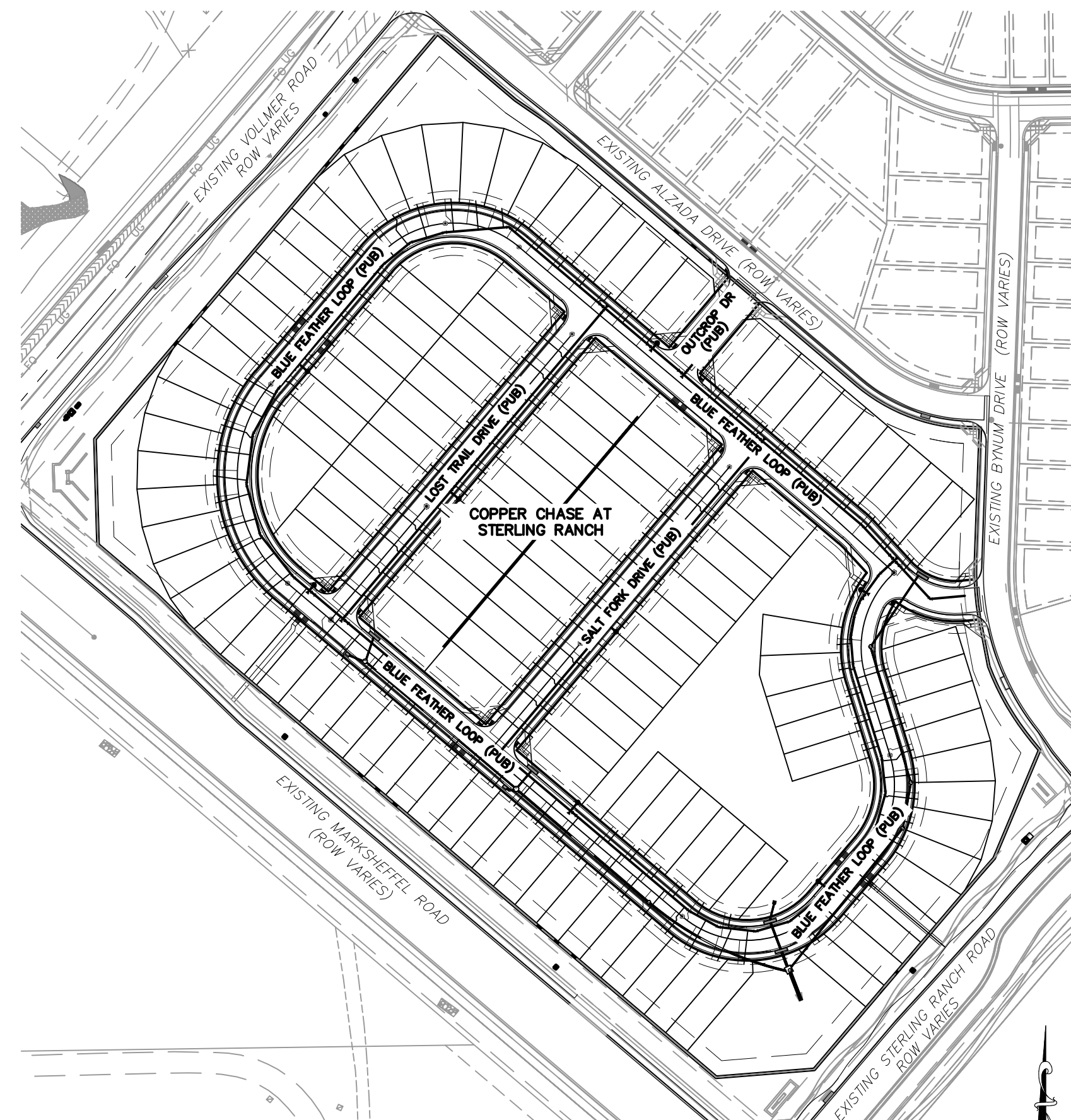
THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E, A DISTANCE OF 2,722.56 FEET.

SHEET INDEX

SHEET 1	TITLE SHEET	
SHEET 2	CONSTRUCTION NOTES	
SHEET 3	STREET SECTION & DETAILS	
SHEET 4	STREET PLAN & PROFILE	- BLUE FEATHER LOOP
SHEET 5	STREET PLAN & PROFILE	- BLUE FEATHER LOOP
SHEET 6	STREET PLAN & PROFILE	- BLUE FEATHER LOOP
		- BLUE FEATHER LOOP
		- OUTCROP DRIVE
SHEET 7	STREET PLAN & PROFILE	- LOST TRAIL DRIVE
SHEET 8	STREET PLAN & PROFILE	- SALT FORK DRIVE
SHEET 9	INTERSECTION DETAILS	
SHEET 10	INTERSECTION DETAILS	
SHEET 11	INTERSECTION DETAILS	
SHEET 12	SIGNAGE AND STRIPING PLAN	
SHEET 13	STORM SEWER DETAILS	
SHEET 14	STORM SEWER PLAN AND PROFILE	- STORM 1
		- STORM 1_LAT 1
		- STORM 1_LAT 2
SHEET 15	STORM SEWER PLAN AND PROFILE	- STORM 2
		- STORM 2
		- STORM 3

STA	0+00.00 TO	8+72.00
STA	1+00.00 TO	1+97.00
STA	1+00.00 TO	1+83.00
STA	1+00.00 TO	4+00.00
STA	4+00.00 TO	7+19.00
STA	1+00.00 TO	2+38.00

Update stations to match plans



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

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 04-28-23

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.

JOSH PALMER, 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

EL PASO COUNTY FILE NO. SF-23-016

COPPER CHASE AT STERLING RANCH

CONSTRUCTION PLANS

PROJECT NO. 09-014
SCALE: HORIZONTAL: N.T.S. VERTICAL: N/A
DATE: 04/28/2023
DESIGNED BY: CWV
DRAWN BY: TAU
CHECKED BY: DLM
SHEET 1 OF 15
S101

212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485



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



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

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



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 PCD.
- ALL STATIONING IS CENTERLINE OF IMPROVEMENTS UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED AS TOP BACK OF CURB (TBC), ASPHALT (ASP), OR TOP OF INLET OR BOX (TOB).
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO EPC ECM APPENDIX K-1.2C.
- ALL INTERSECTION ACCESSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES IS REQUIRED AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" VERTICAL IN THIS AREA.
- ALL CULVERTS AND STORM DRAIN PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HDPE), OR REINFORCED CONCRETE PIPE (RCP). ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. 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 ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO CONSTRUCTION.

SIGNAGE 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 PLANNING AND COMMUNITY DEVELOPMENT.
- 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 SLIPBASE 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 PERFORMED 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 PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.

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 ON-SITE AND OFF-SITE, 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 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT - 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 PCD. 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 PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- 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 DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS 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.

ABBREVIATION LEGEND

CL	CENTERLINE INTERSECTION	LT	LEFT
FL-FL	FLOWLINE INTERSECTION	RT	RIGHT
BT	BEGIN TRANSITION	FL	FLOWLINE
ET	END TRANSITION	TBC	TOP BACK OF CURB
PC	POINT OF CURVE	XSPAN	CROSSSPAN
PCC	POINT OF COMPOUND CURVE	STD	STANDARD
PCR	POINT OF CURB RETURN	STD	SHEET
PRC	POINT OF REVERSE CURVE	P&P	PLAN AND PROFILE
PT	POINT OF TANGENT	C&G	CURB AND GUTTER
EL	ELEVATION	W	WEST
ROW	RIGHT OF WAY	E	EAST
EOP	EDGE OF PAVEMENT	LP	LOW POINT
N	NORTH	WTR	WATER
S	SOUTH	SAN	SANITARY SEWER
HP	HIGH POINT	RES	RESIDENTIAL

STREET LEGEND

BFL	BLUE FEATHER LOOP
ODD	OUTCROP DRIVE
SFD	SALT FORK DRIVE
LTD	LOST TRAIL DRIVE

COPPER CHASE AT STERLING RANCH

CONSTRUCTION NOTES

PROJECT NO. 09-014 SCALE: HORIZONTAL: N/A VERTICAL: N/A DATE: 04/28/2023

DESIGNED BY: CWW DRAWN BY: TAU CHECKED BY: DLM SHEET 2 OF 15

SI02

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



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

FOR AND ON BEHALF OF MRS. CIVIL CONSULTANTS, INC.

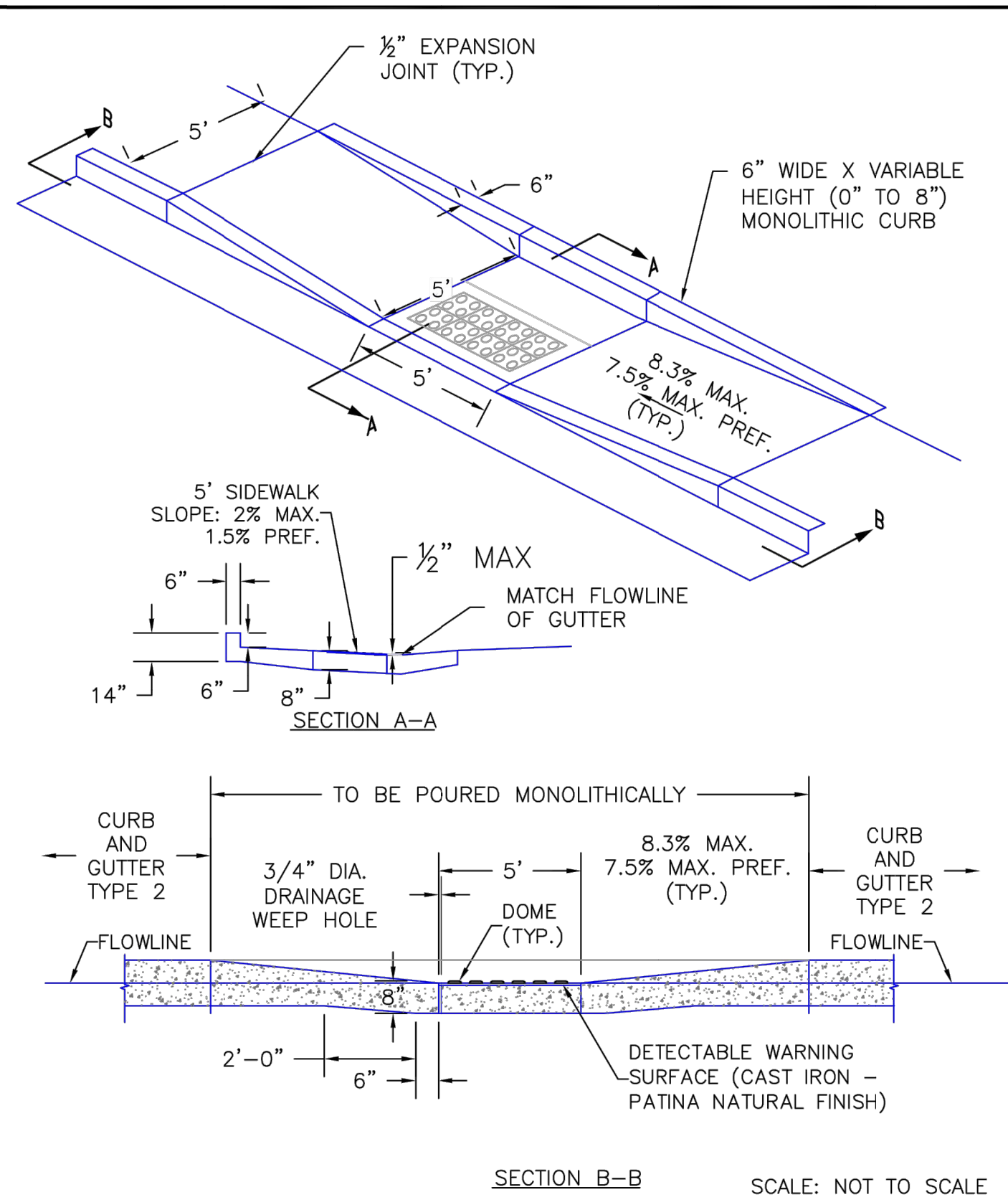


REVISIONS: NO. DATE: BY: DESCRIPTION: APPROV'D. BY: DATE:

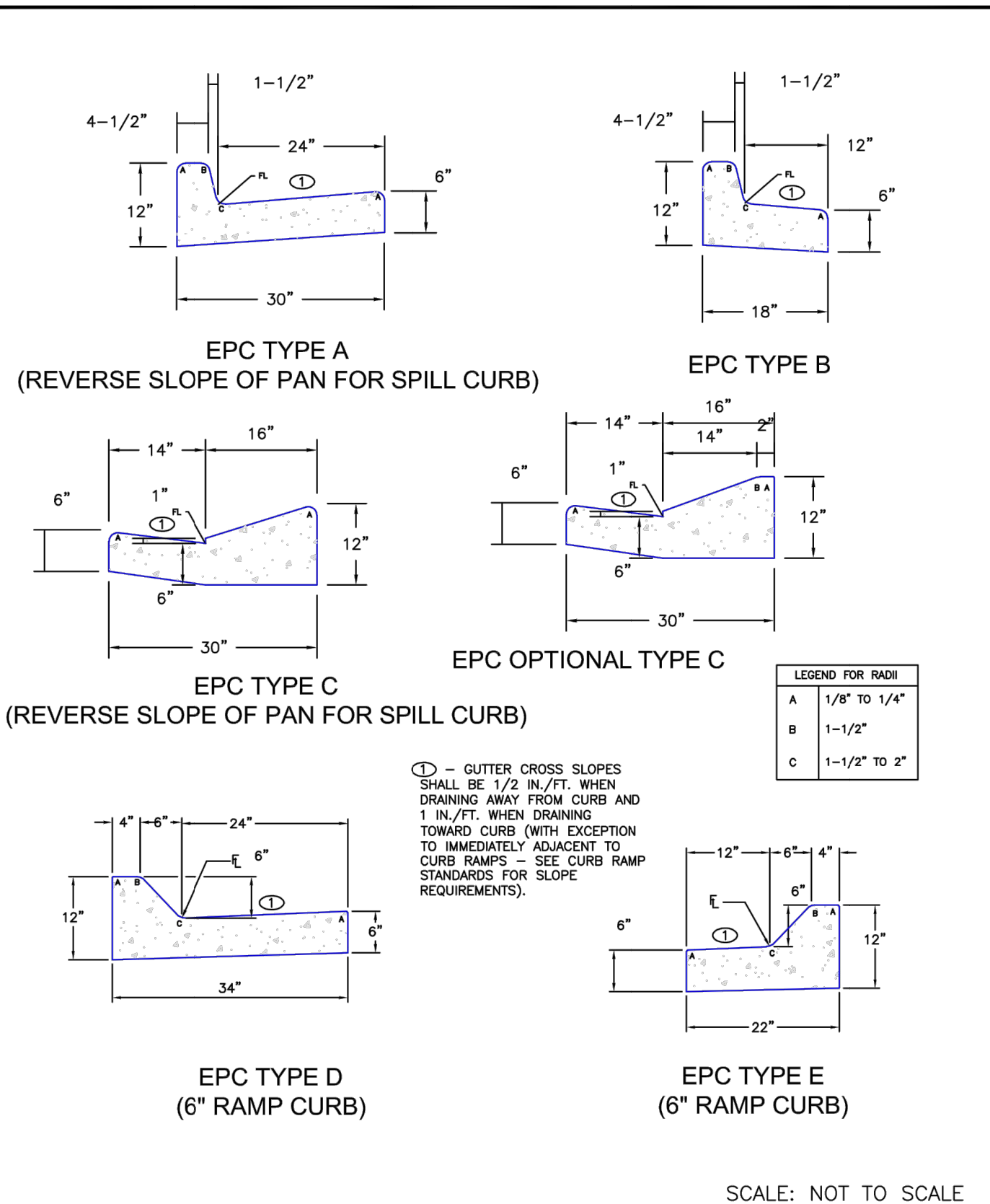
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION

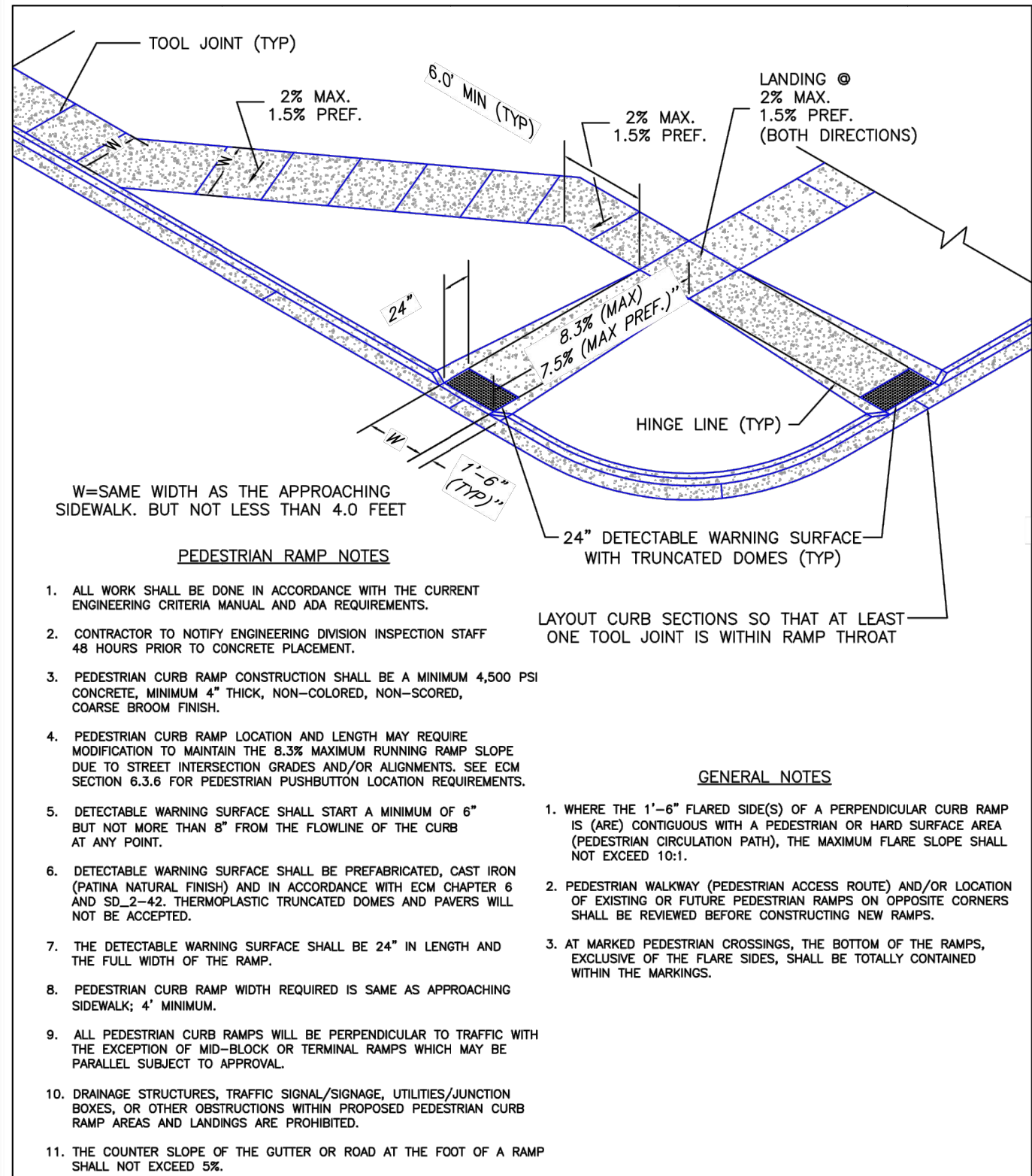




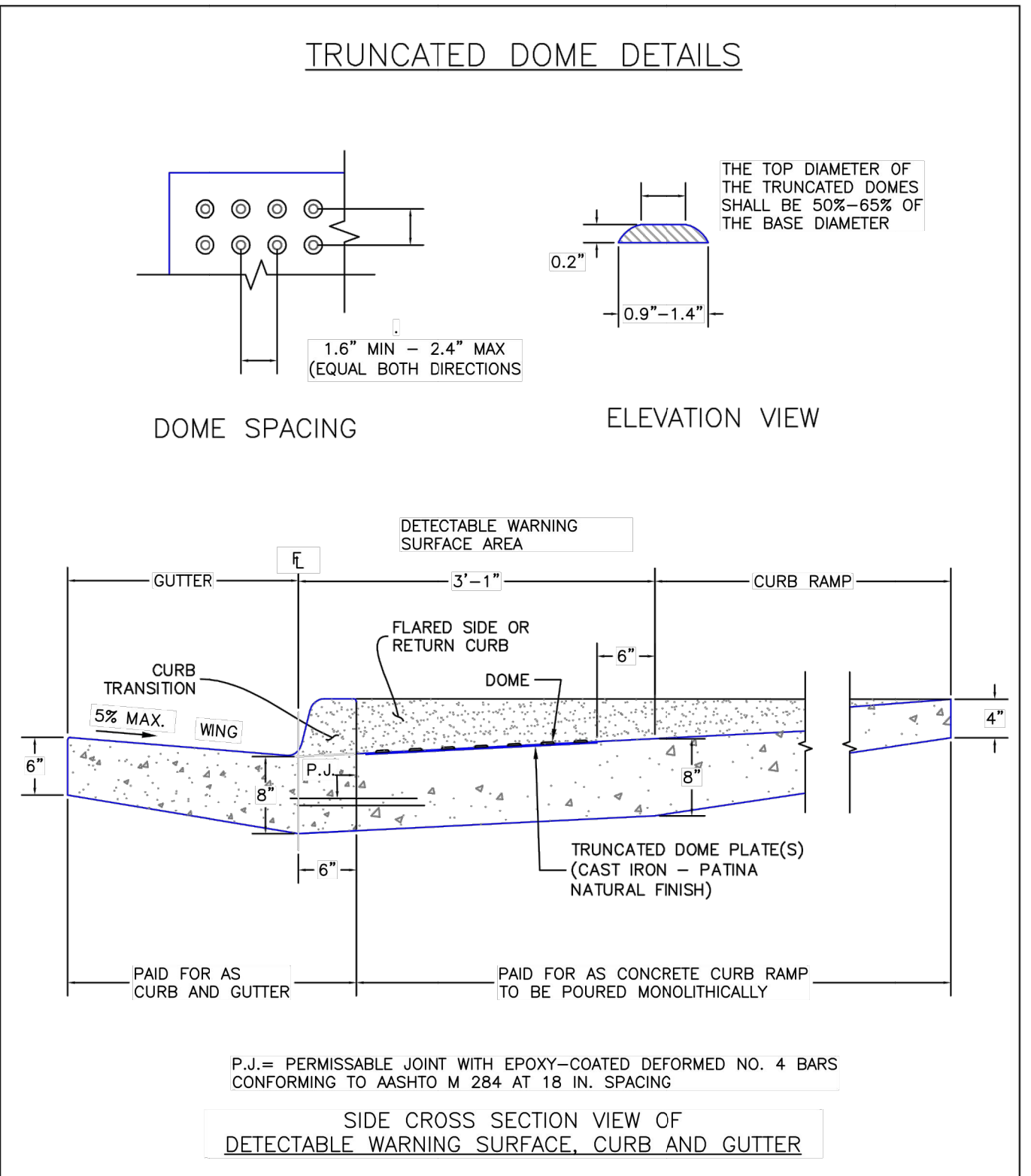
6/23/20	Parallel Pedestrian Curb Ramp Detail Standard Drawing	DEPARTMENT OF PUBLIC WORKS
DATE APPROVED:	REVISION DATE: 6/23/20 FILE NAME: SD_2-50	JENNIFER E. IRVINE



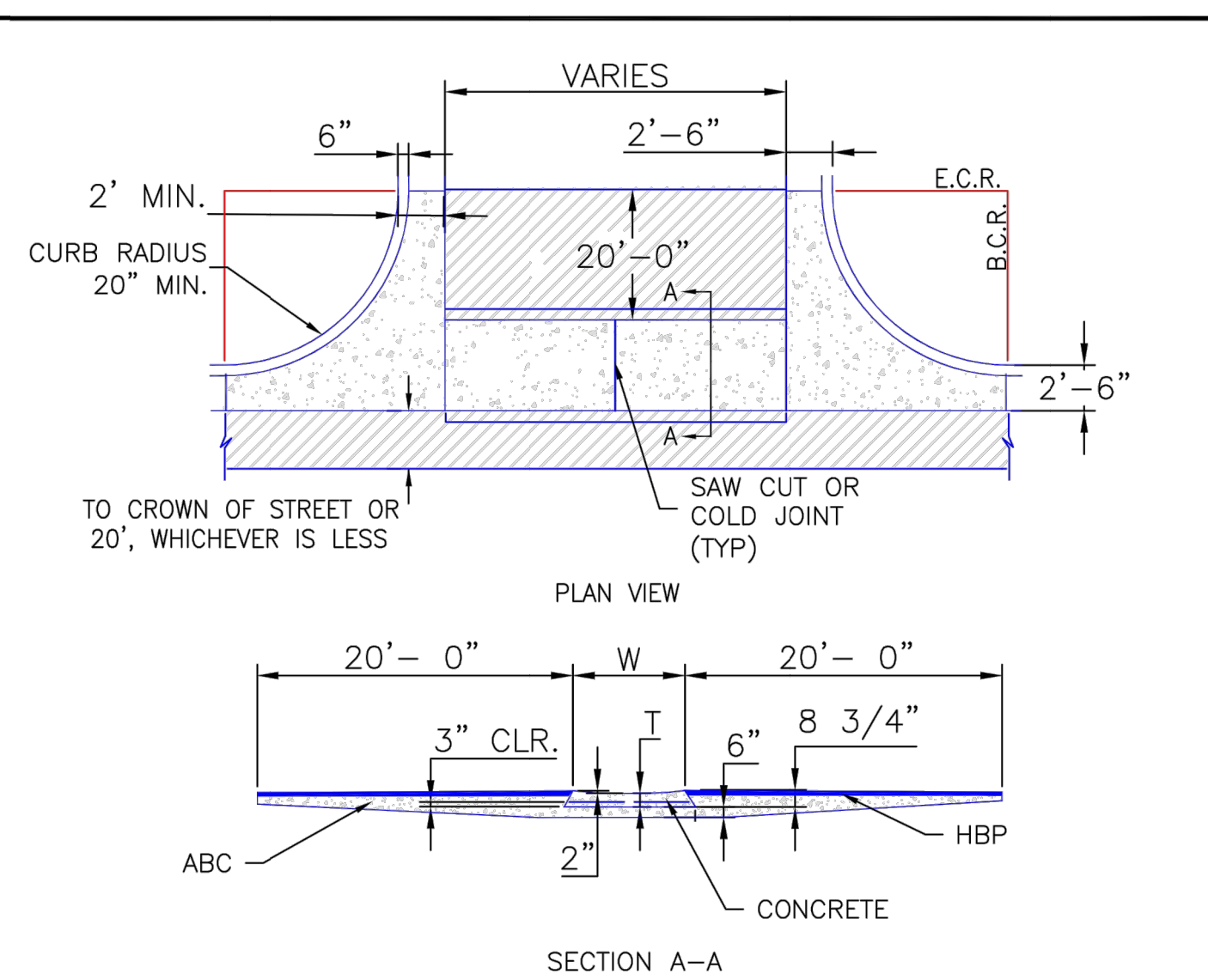
6/23/20	Typical Curb and Gutter Details Standard Drawing	DEPARTMENT OF PUBLIC WORKS
DATE APPROVED:	REVISION DATE: 6/23/20 FILE NAME: SD_2-20	JENNIFER E. IRVINE



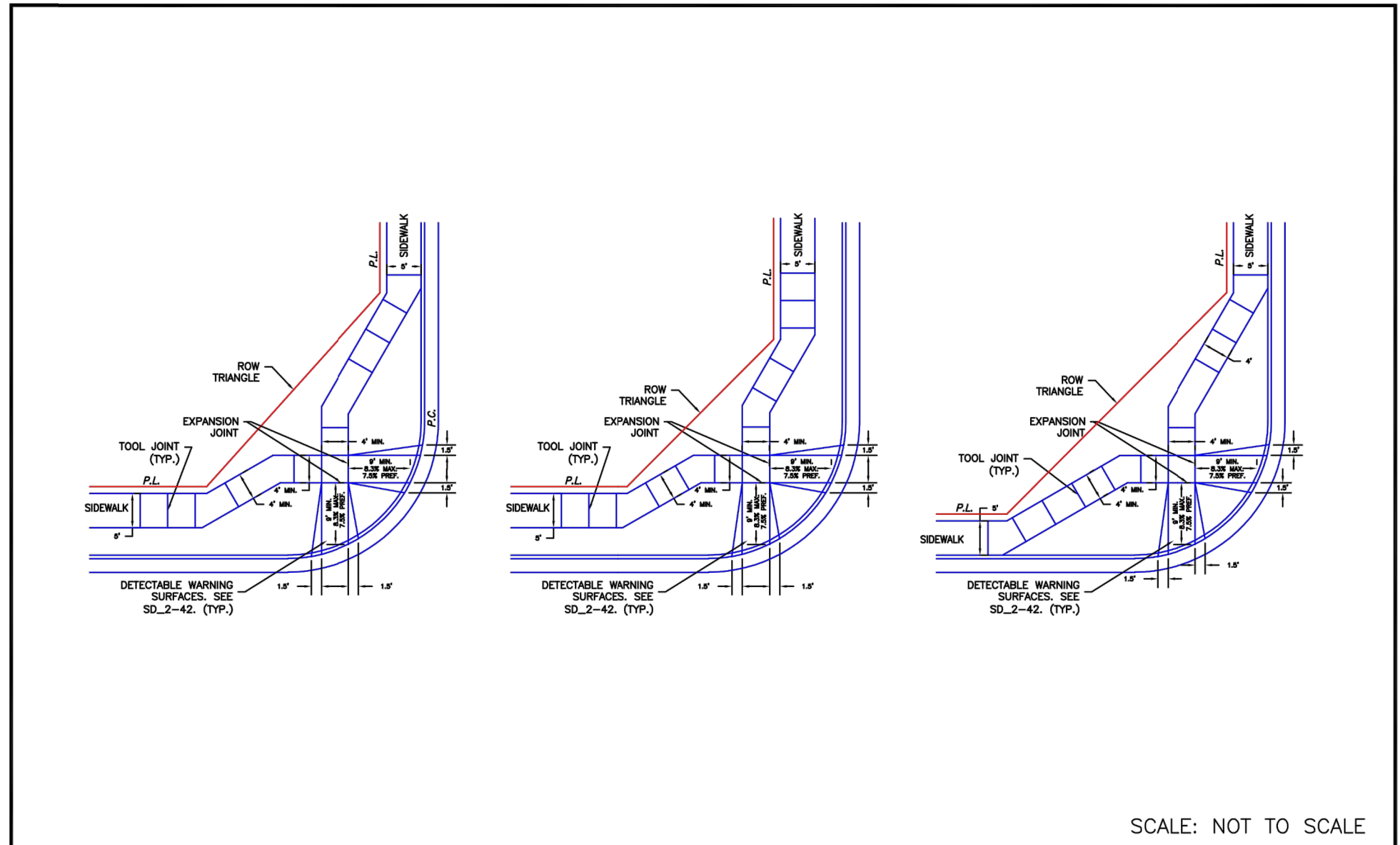
6/23/20	Pedestrian Curb Ramp Detail Standard Drawing	DEPARTMENT OF PUBLIC WORKS
DATE APPROVED:	REVISION DATE: 6/23/20 FILE NAME: SD_2-41	JENNIFER E. IRVINE



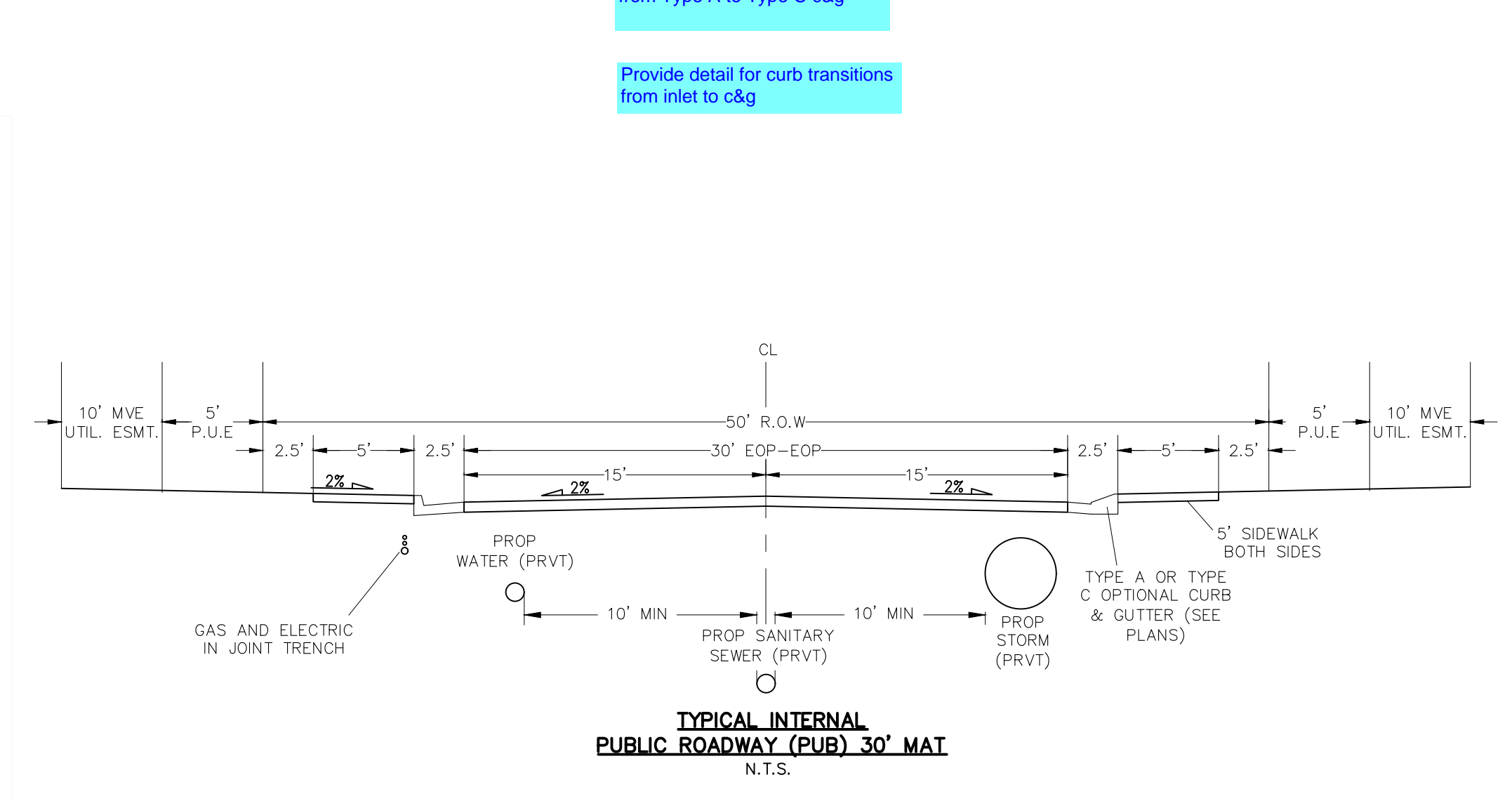
6/23/20	Detectable Warning Surface Details Standard Drawing	DEPARTMENT OF PUBLIC WORKS
DATE APPROVED:	REVISION DATE: 6/23/20 FILE NAME: SD_2-42	JENNIFER E. IRVINE



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	Typical Internal Public Roadway (Pub) 30' Mat N.T.S.	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: 04/28/2023
SCALE: HORIZONTAL: N/A VERTICAL: N/A
DESIGNED BY: CWV
DRAWN BY: TAU
CHECKED BY: DLM
SHEET 3 OF 15
S103

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

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF MRS. CIVIL CONSULTANTS, INC.

REGISTERED PROFESSIONAL ENGINEER
NO. 37160
04-26-23

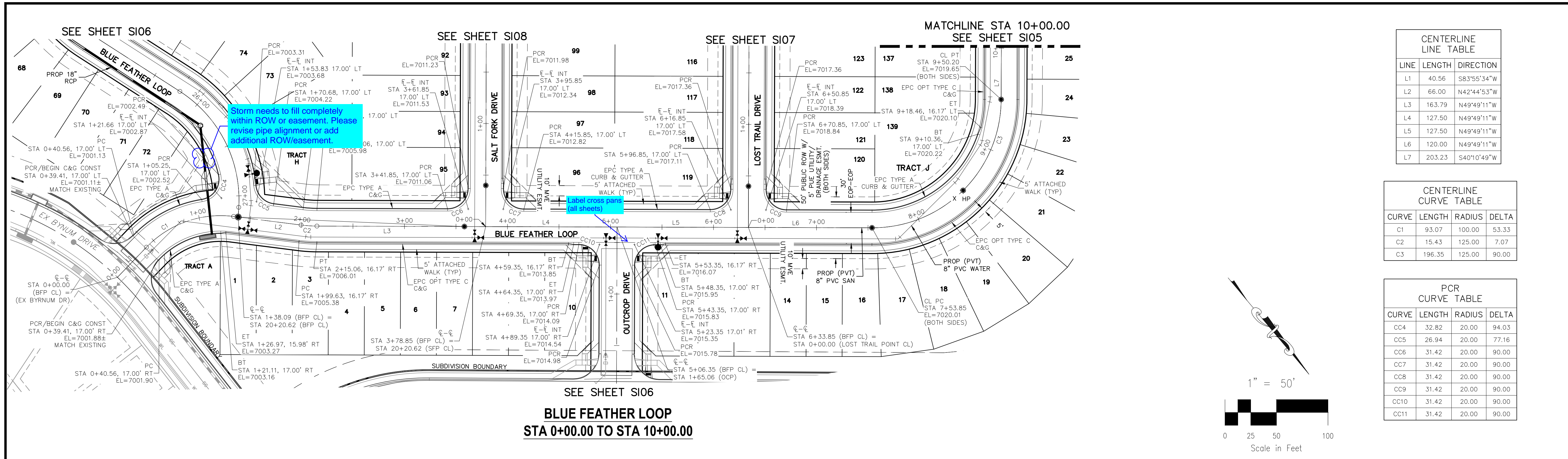
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160

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

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 BY THESE PLANS.

CAUTION



CENTERLINE LINE TABLE

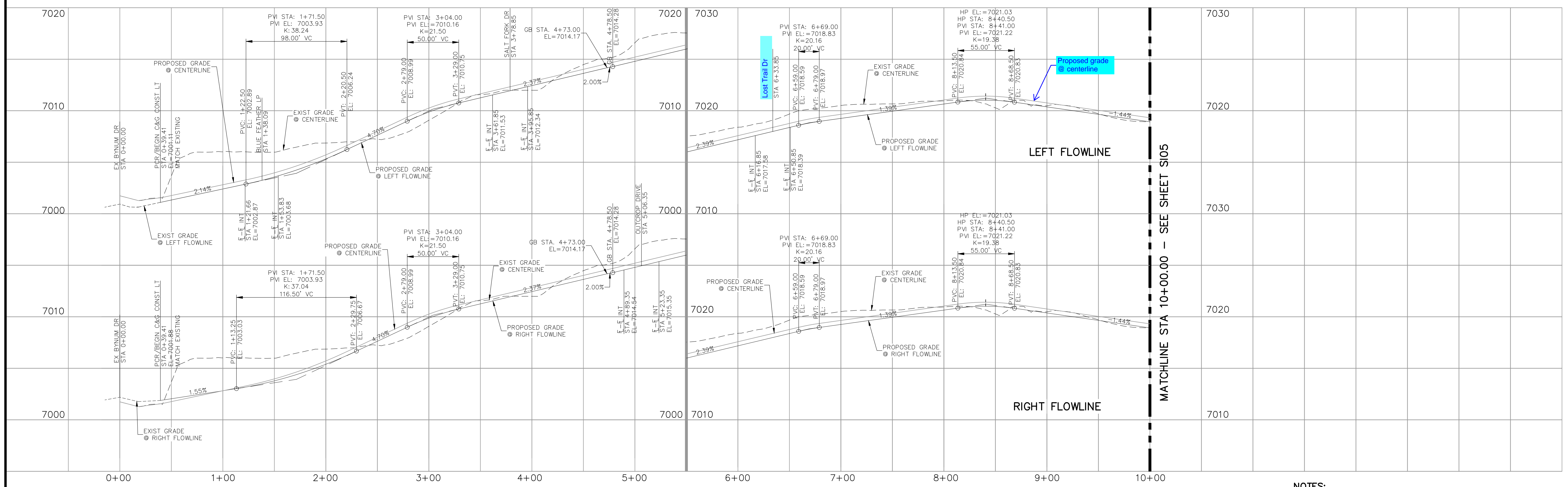
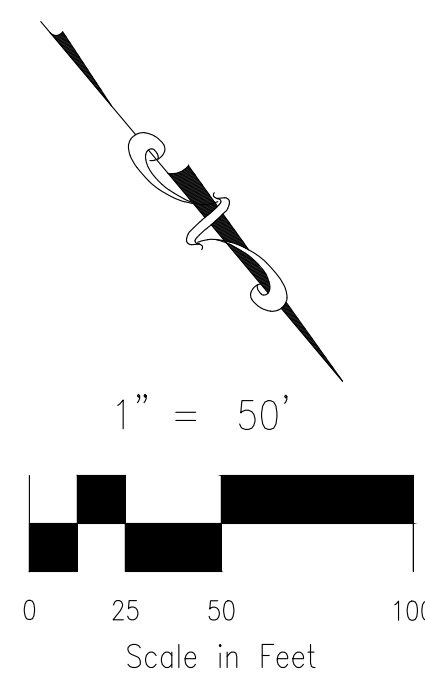
LINE	LENGTH	DIRECTION
L1	40.56	S83°55'34"W
L2	66.00	N42°44'53"W
L3	163.79	N49°49'11"W
L4	127.50	N49°49'11"W
L5	127.50	N49°49'11"W
L6	120.00	N49°49'11"W
L7	203.23	S40°10'49"W

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



**BLUE FEATHER LOOP
STA 0+00.00 TO STA 10+00.00**

- 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 SI09-SI11 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: 04/28/2023
SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
DESIGNED BY: CWV DRAWN BY: TAU CHECKED BY: DLM
SHEET 4 OF 15
SI04

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

CIVIL CONSULTANTS, INC.

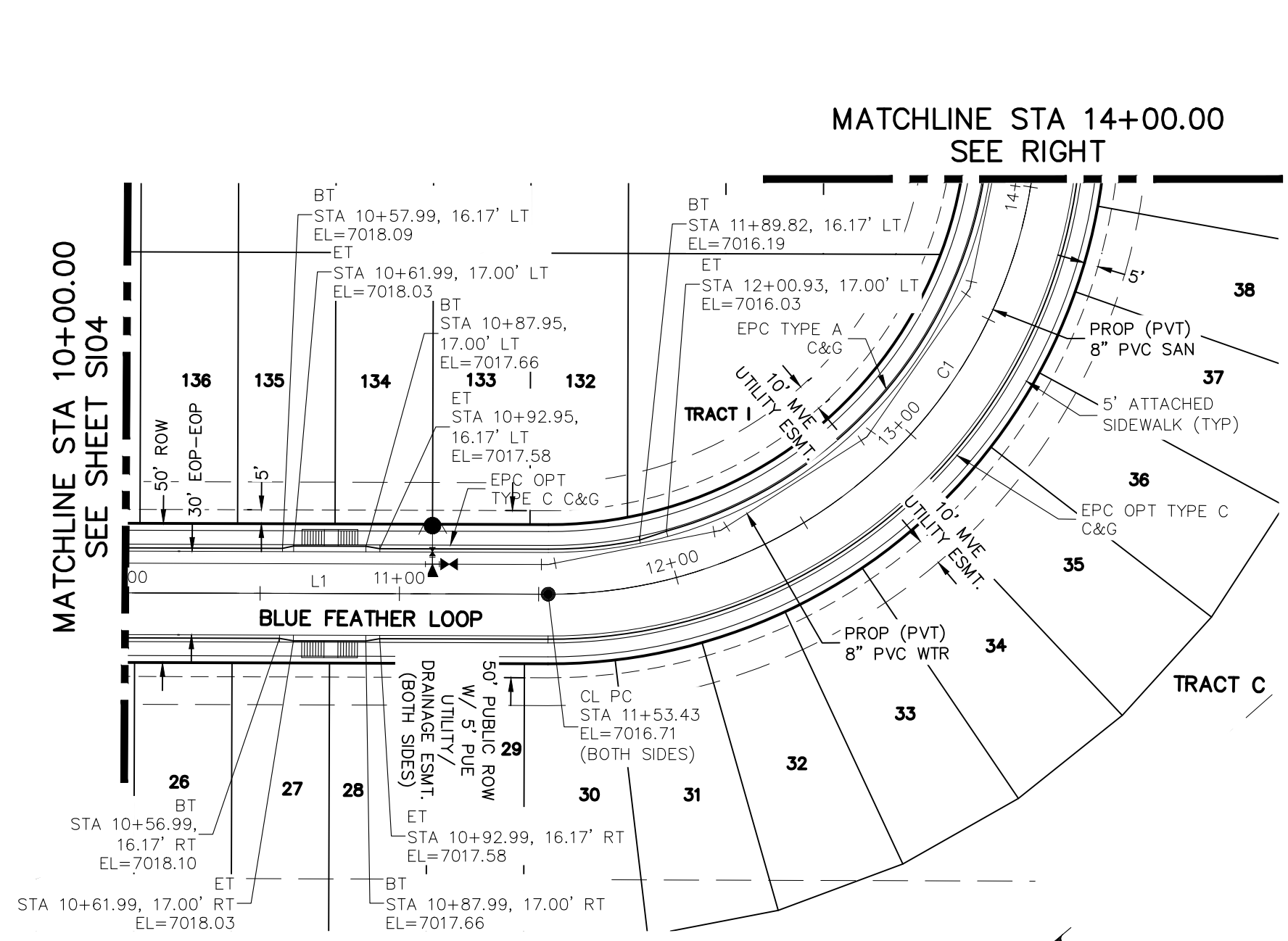
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160

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

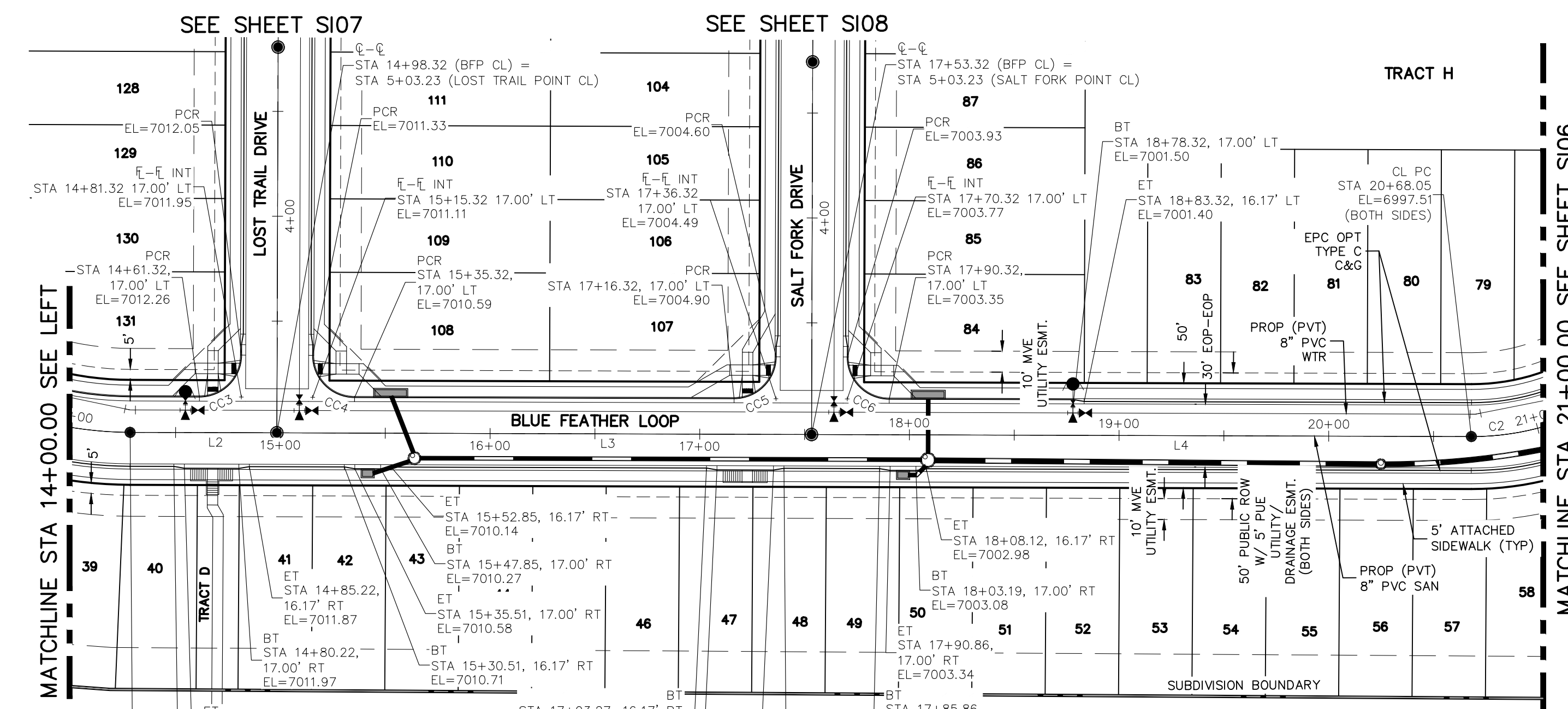
REVISIONS: NO. DATE: BY: DESCRIPTION:

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 PREPARER 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 21+00.00**

CENTERLINE LINE TABLE

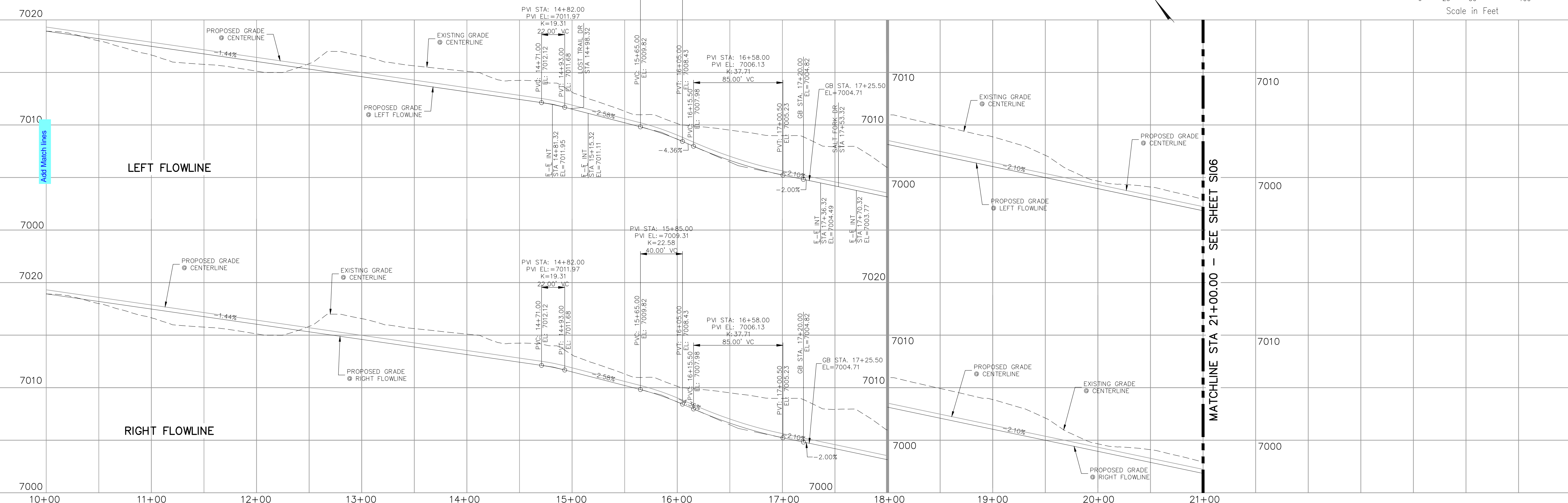
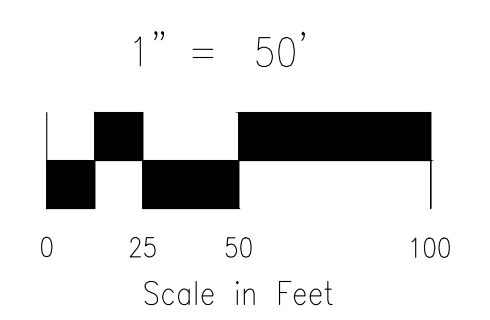
LINE	LENGTH	DIRECTION
L1	203.23	S40° 10' 49.19"W
L2	70.00	S49° 49' 10.80"E
L3	255.00	S49° 49' 10.81"E
L4	314.73	S49° 49' 10.81"E

CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	274.89	175.00	90.00
C2	195.96	125.00	89.82

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 21+00.00**

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.

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

PROJECT NO. 09-014
DATE: 04/28/2023
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: 719.555.5465

CIVIL CONSULTANTS, INC.

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

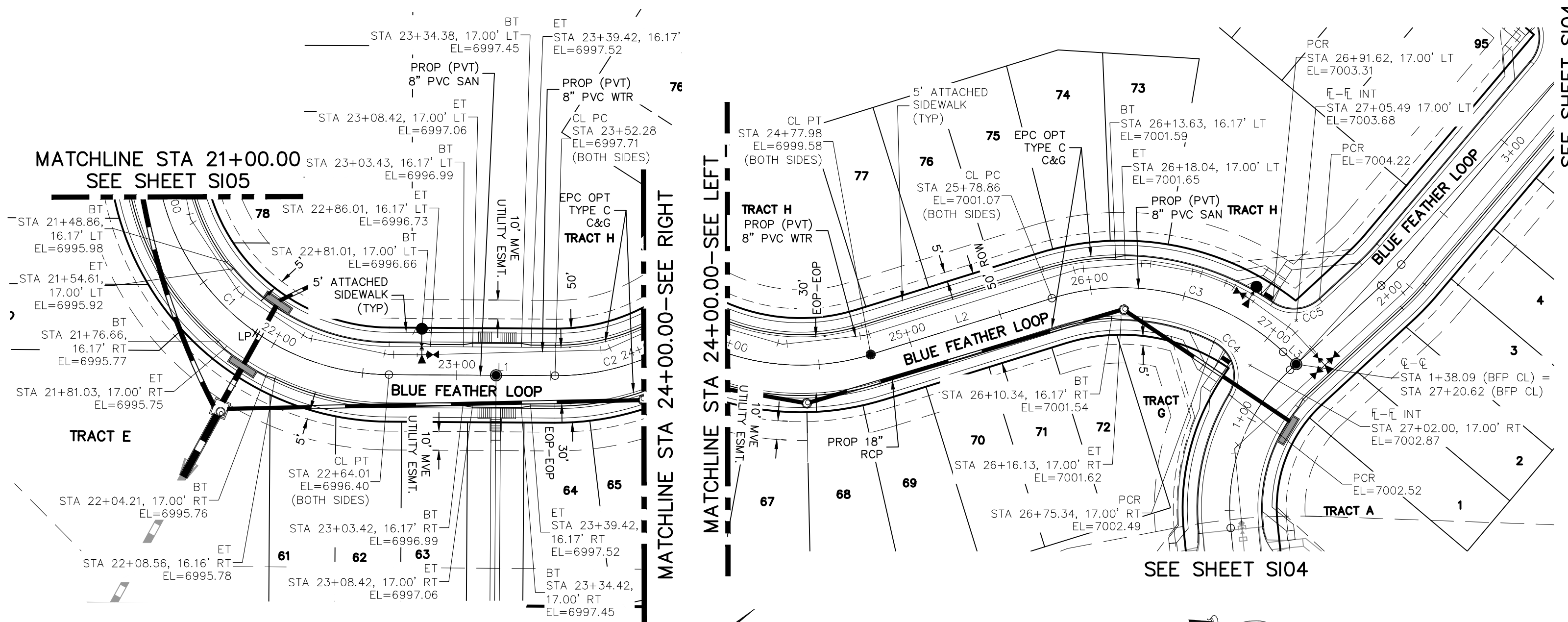
FOR AND ON BEHALF OF MRS. CIVIL CONSULTANTS, INC.

REGISTERED PROFESSIONAL ENGINEER
NO. 37160
04-28-23

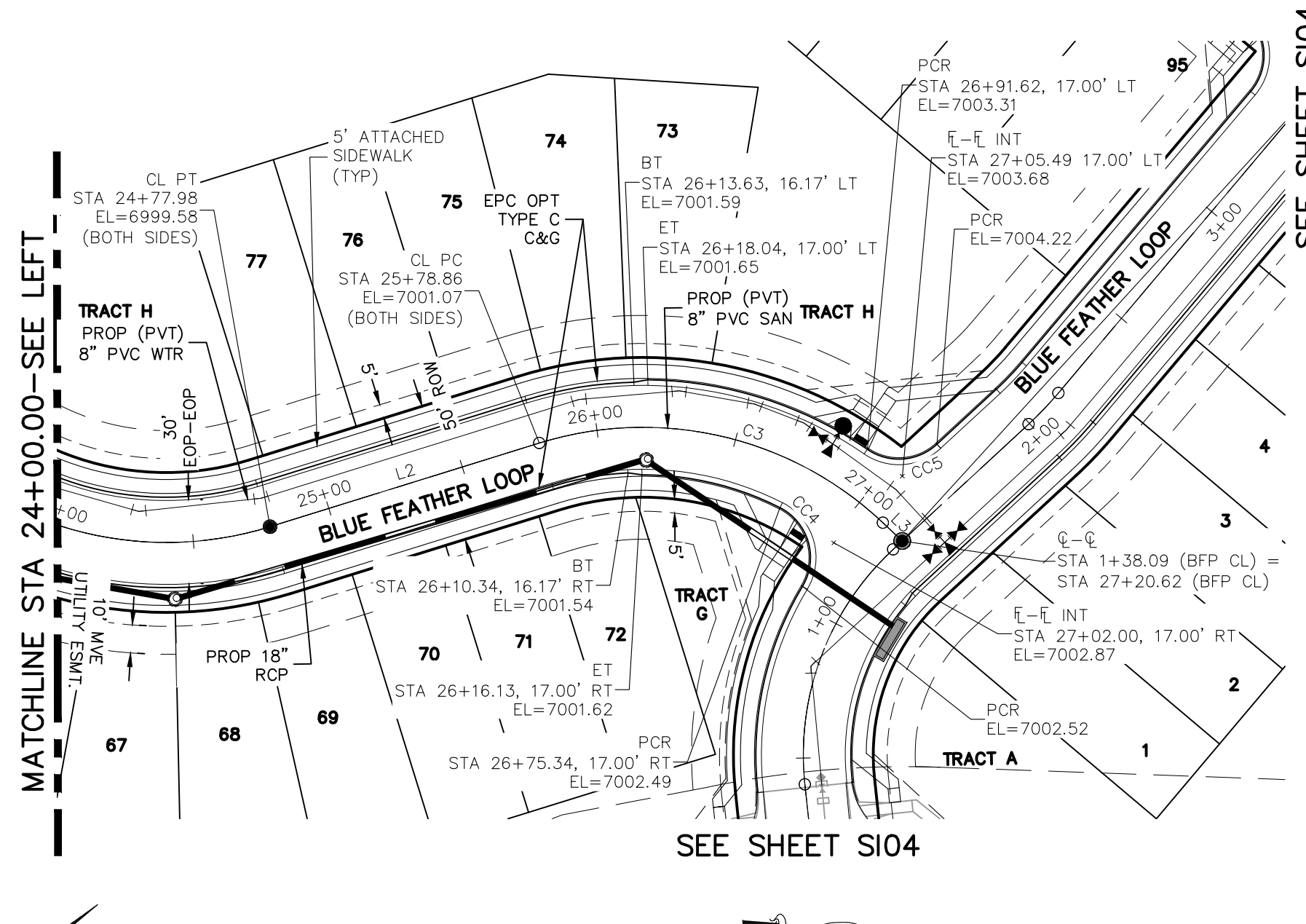
REVISIONS:
NO. DATE BY DESCRIPTION

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.

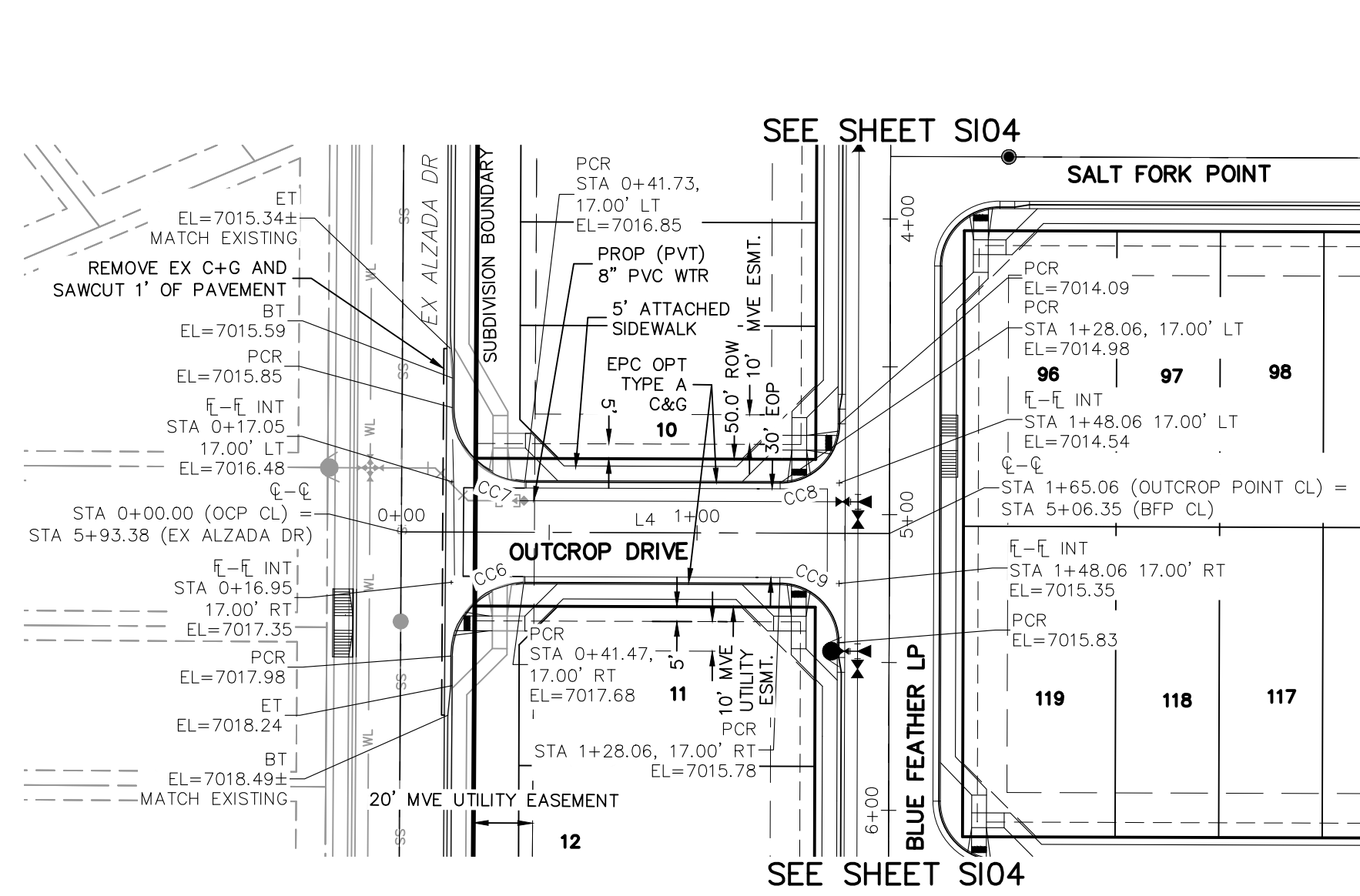
CAUTION



BLUE FEATHER LOOP
STA 21+00.00 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

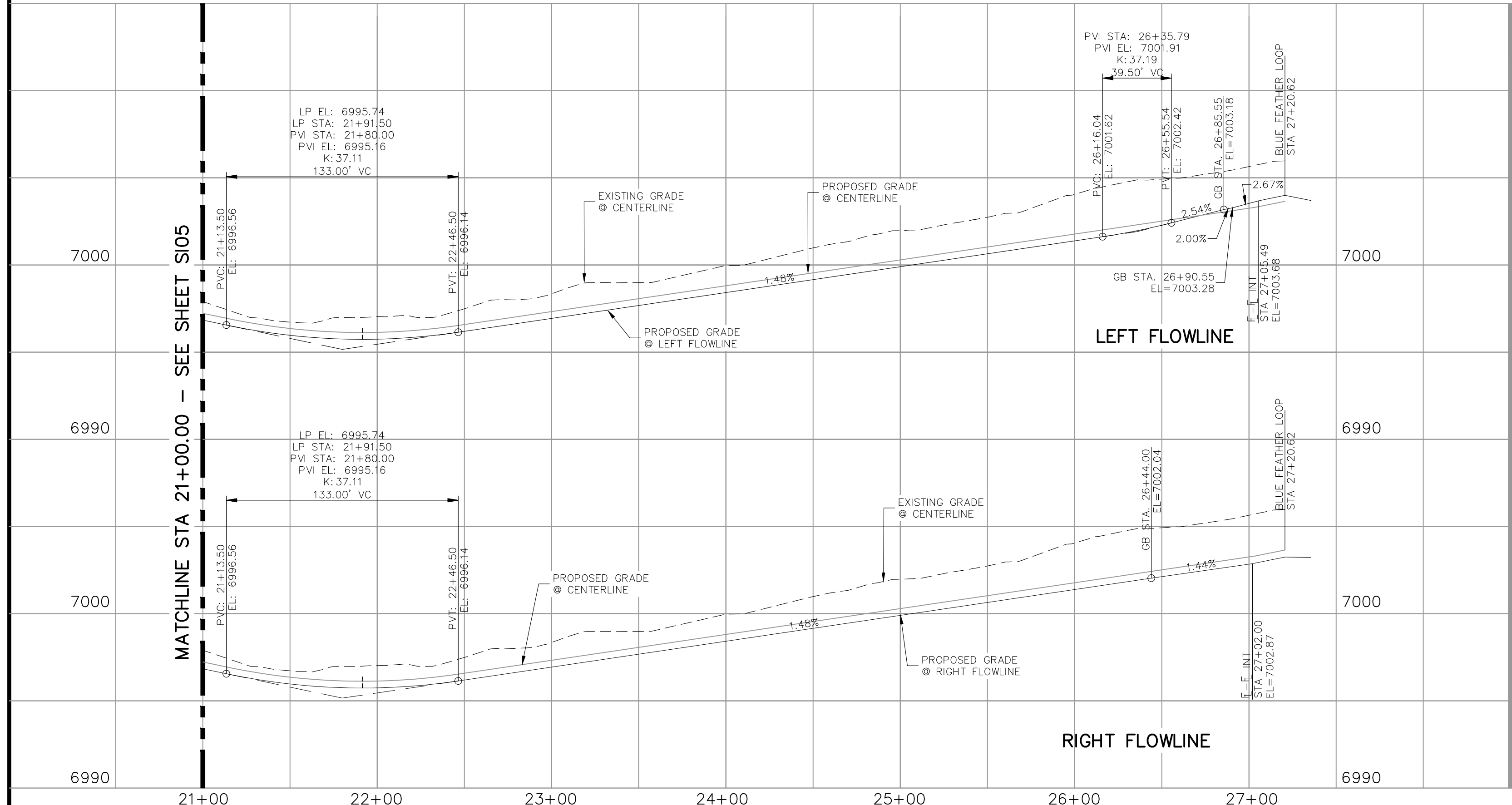
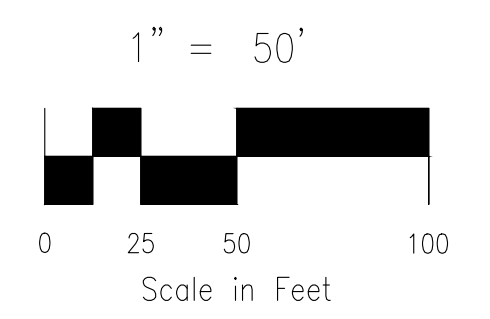
LINE	LENGTH	DIRECTION
L1	88.27	N40° 21' 31.02"E
L2	100.87	N17° 15' 30.71"W
L3	9.50	N43° 21' 57.70"E
L4	165.06	S40° 10' 49.19"W

CENTERLINE CURVE TABLE

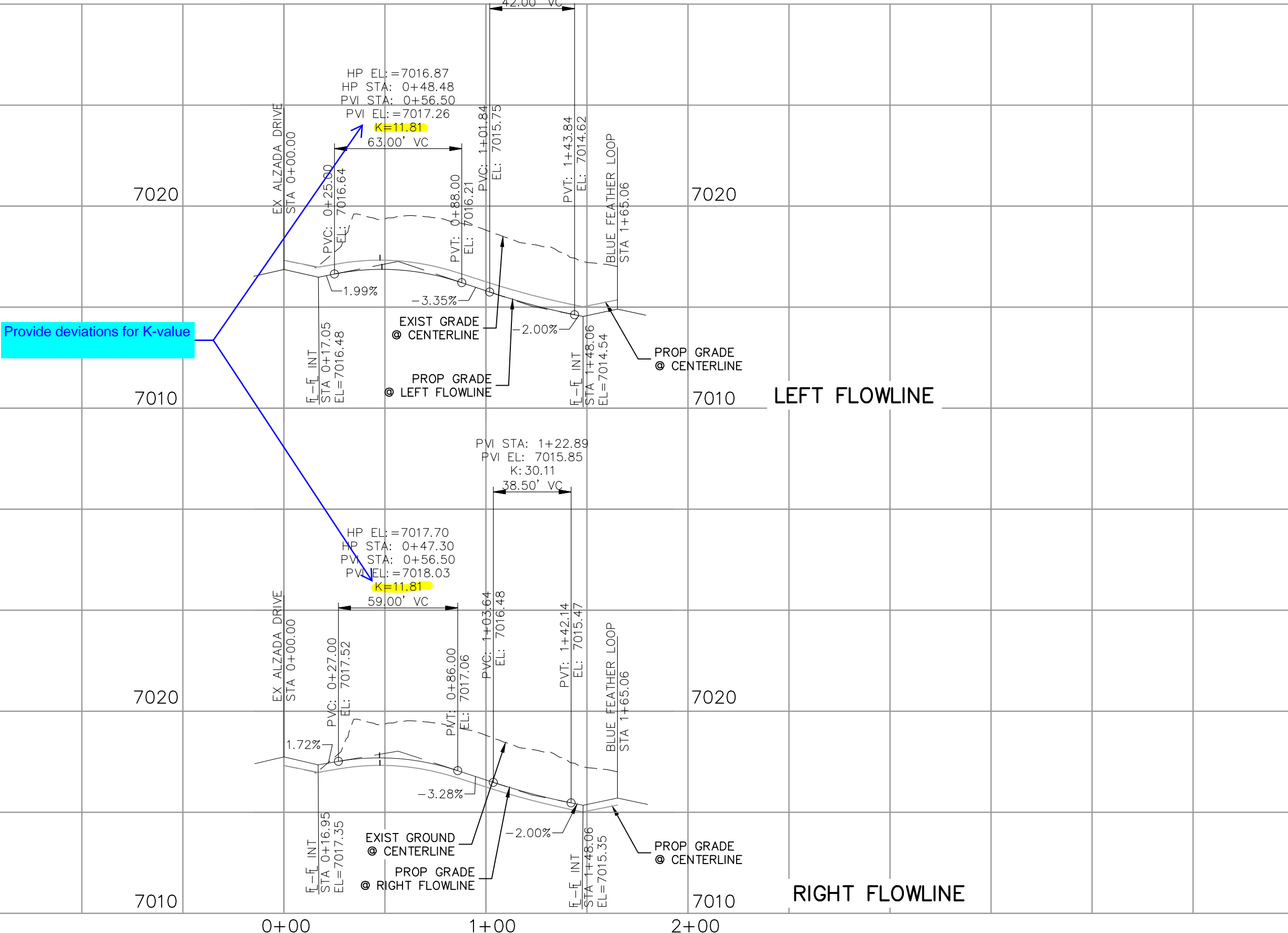
CURVE	LENGTH	RADIUS	DELTA
C1	195.96	125.00	89.82
C2	125.70	125.00	57.62
C3	132.26	125.00	60.62

PCR CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
CC4	32.82	20.00	94.03
CC5	26.94	20.00	77.16
CC6	39.19	25.00	89.82
CC7	39.35	25.00	90.18
CC8	31.42	20.00	90.00
CC9	31.42	20.00	90.00



BLUE FEATHER LOOP
STA 21+00.00 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 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: 04/28/2023
SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
DESIGNED BY: CWV DRAWN BY: TAU CHECKED BY: DLM SHEET 6 OF 15 **S106**

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

FOR AND ON BEHALF OF MRS. CIVIL CONSULTANTS, INC.

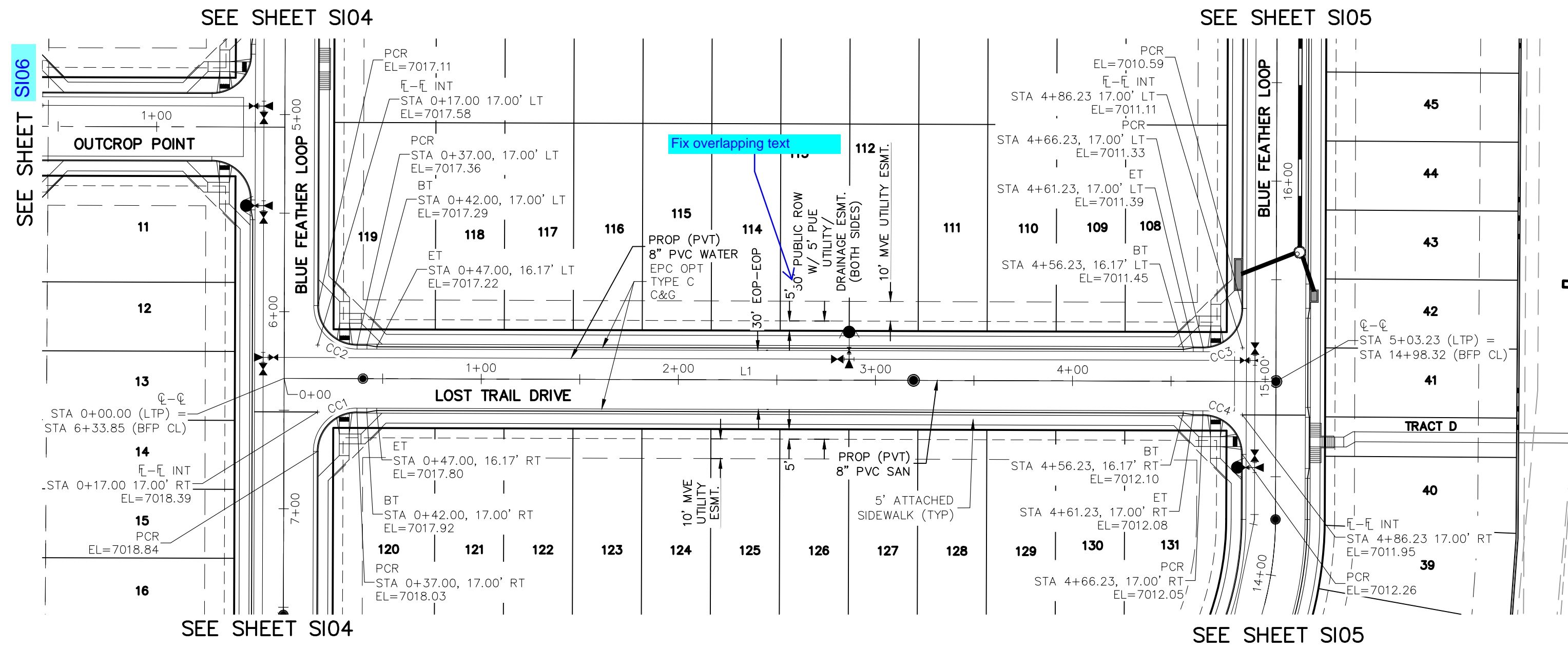
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160

REGISTERED PROFESSIONAL ENGINEER
37160
04-28-23

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 BY THESE PLANS.

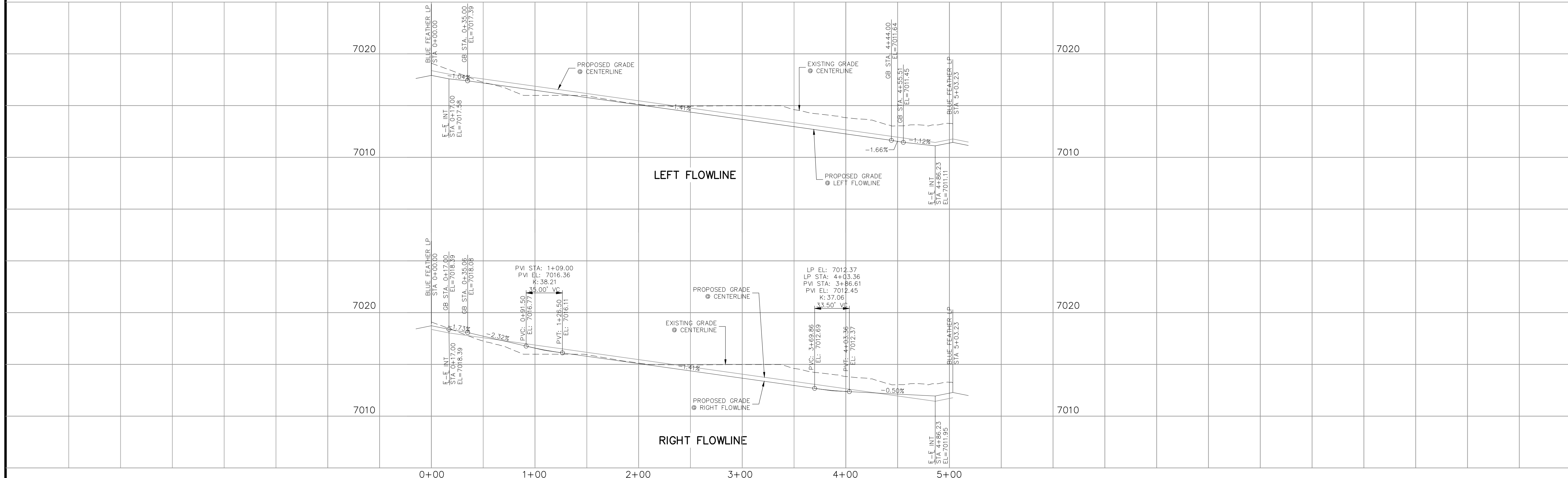
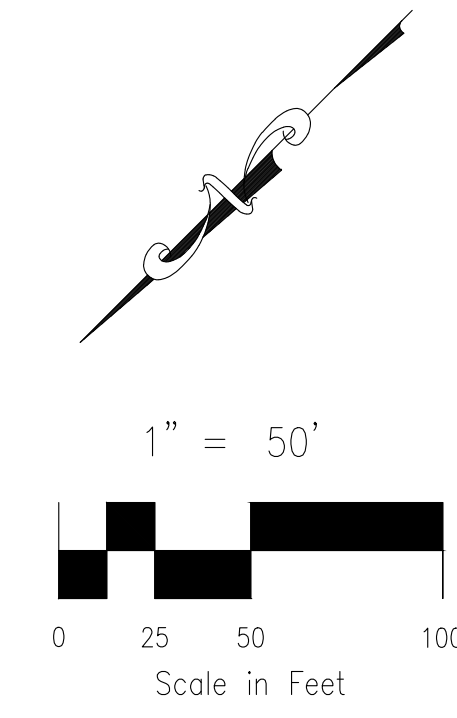
CAUTION



**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\"/>

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:

- 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: 04/28/2023
DESIGNED BY: CWV
DRAWN BY: TAU
CHECKED BY: DLM

212 N. WASHATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5865

CIVIL CONSULTANTS, INC.

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

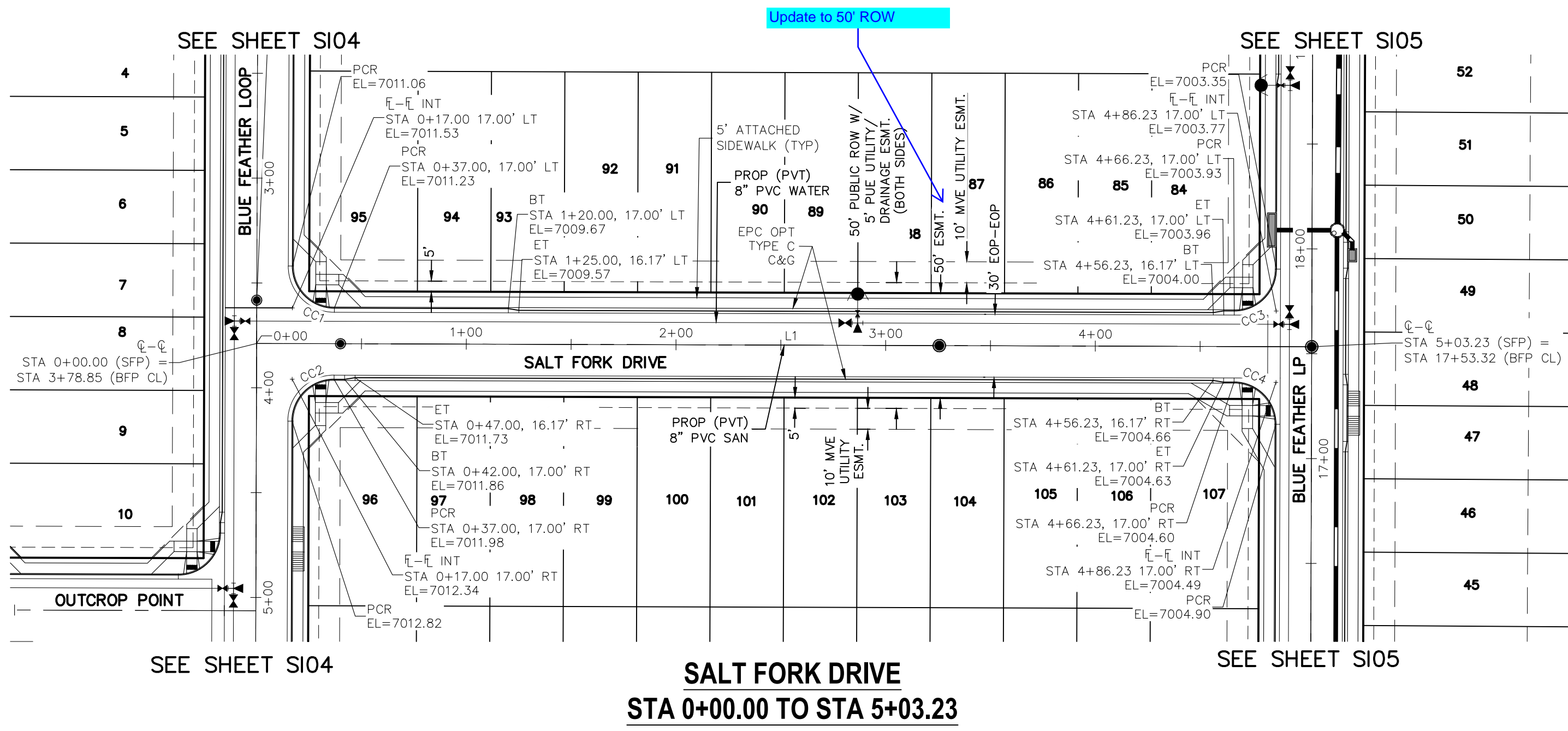
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160

PROFESSIONAL REGISTERED ENGINEER
NO. 37160
04-28-23

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.

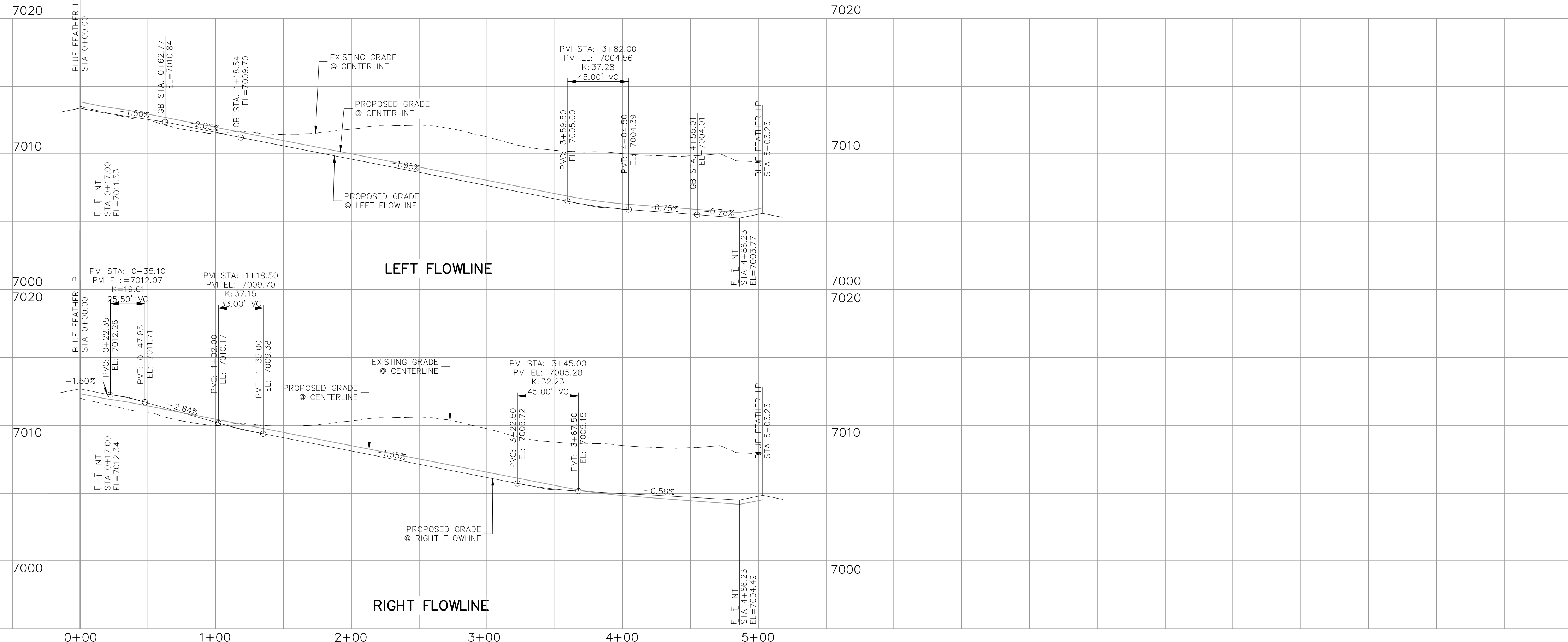
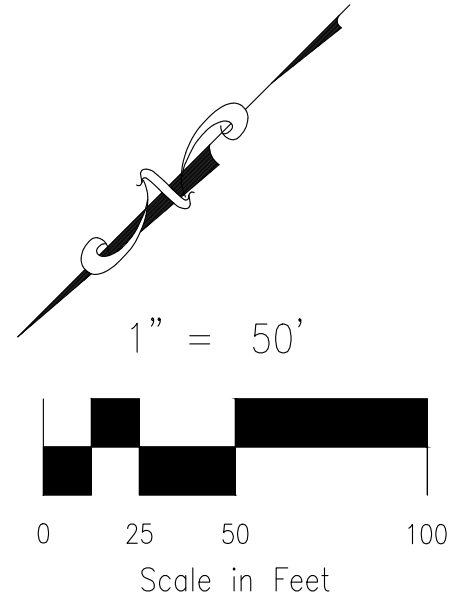
REVISIONS: NO. DATE BY DESCRIPTION

CAUTION



CENTERLINE LINE TABLE		
LINE	LENGTH	DIRECTION
L1	503.23	S40° 10' 49.19\"/>

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



SALT FORK DRIVE
STA 0+00.00 TO STA 5+03.23

- 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: 04/28/2023
 DESIGNED BY: CWV
 DRAWN BY: TAU
 CHECKED BY: DLM

212 N. WASHATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5865

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF MRS. CIVIL CONSULTANTS, INC.

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

REGISTERED PROFESSIONAL ENGINEER
 STATE OF COLORADO
 37160
 04-28-23

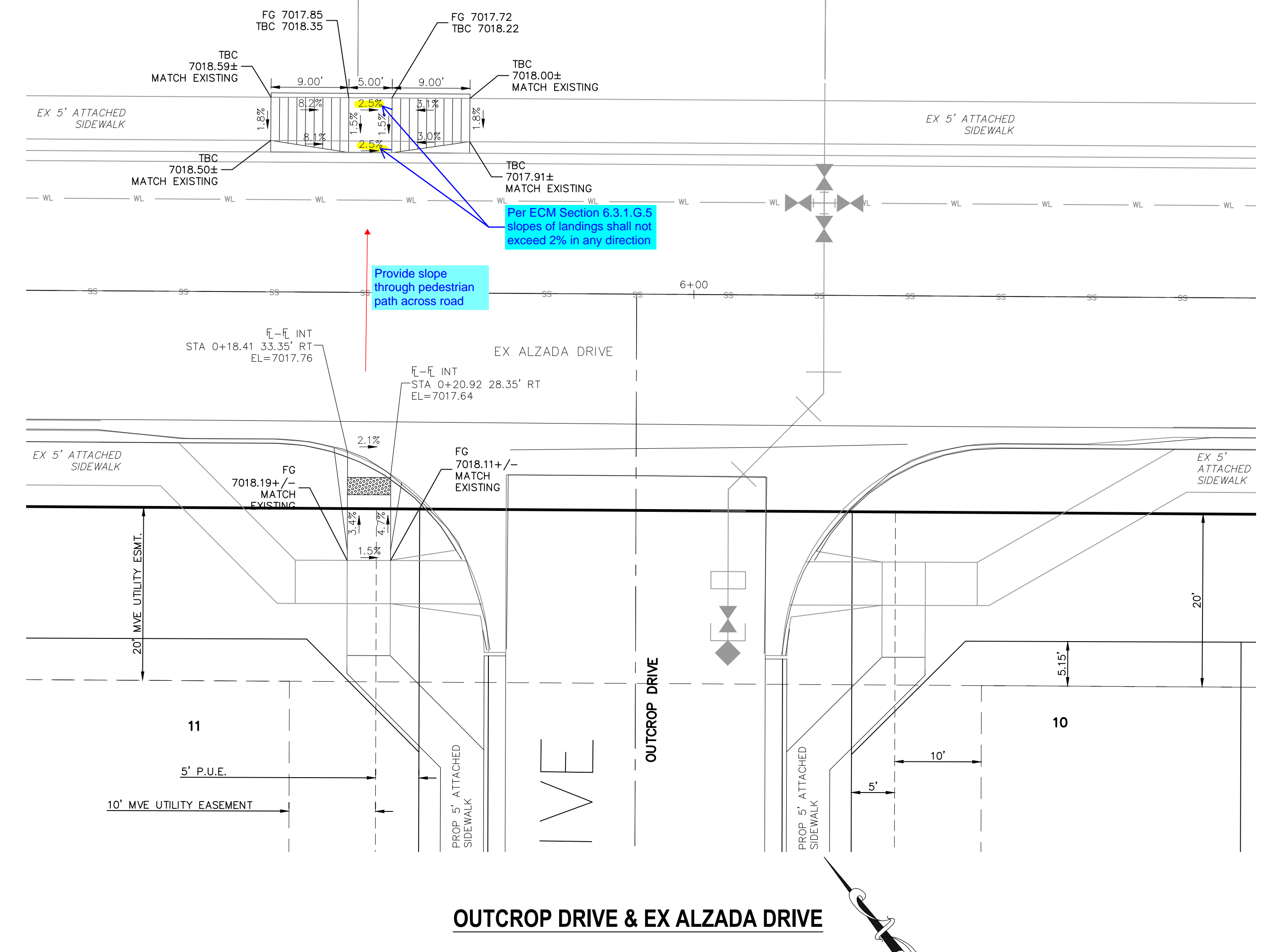
NO. DATE: BY: DESCRIPTION: APPROV'D. BY: DATE:

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.

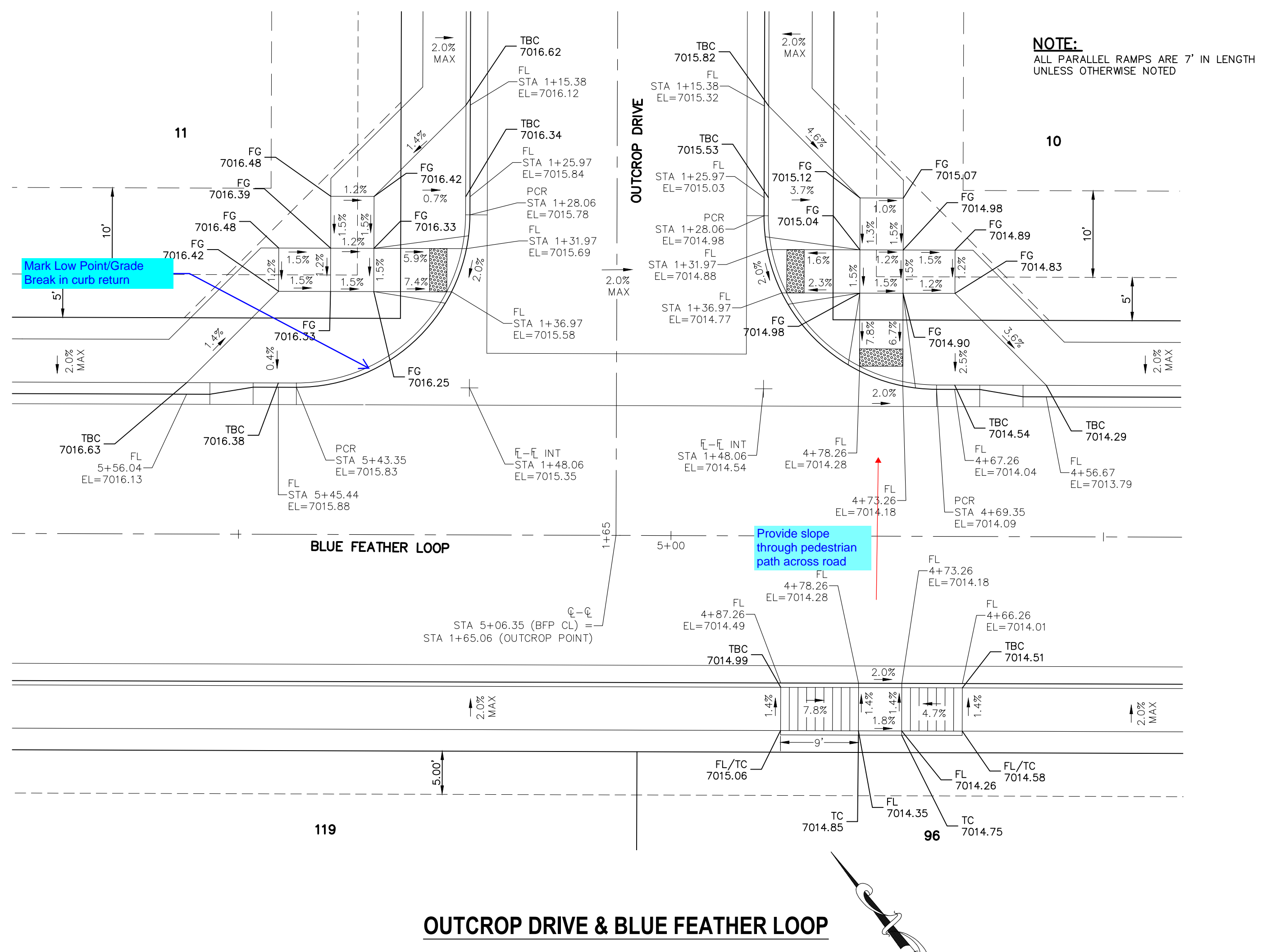
CAUTION

File: 0:\09014A\Challenger PUD\dwg\Const Dwg\Street Plans\S108.dwg Plotstamp: 4/28/2023 3:33 PM

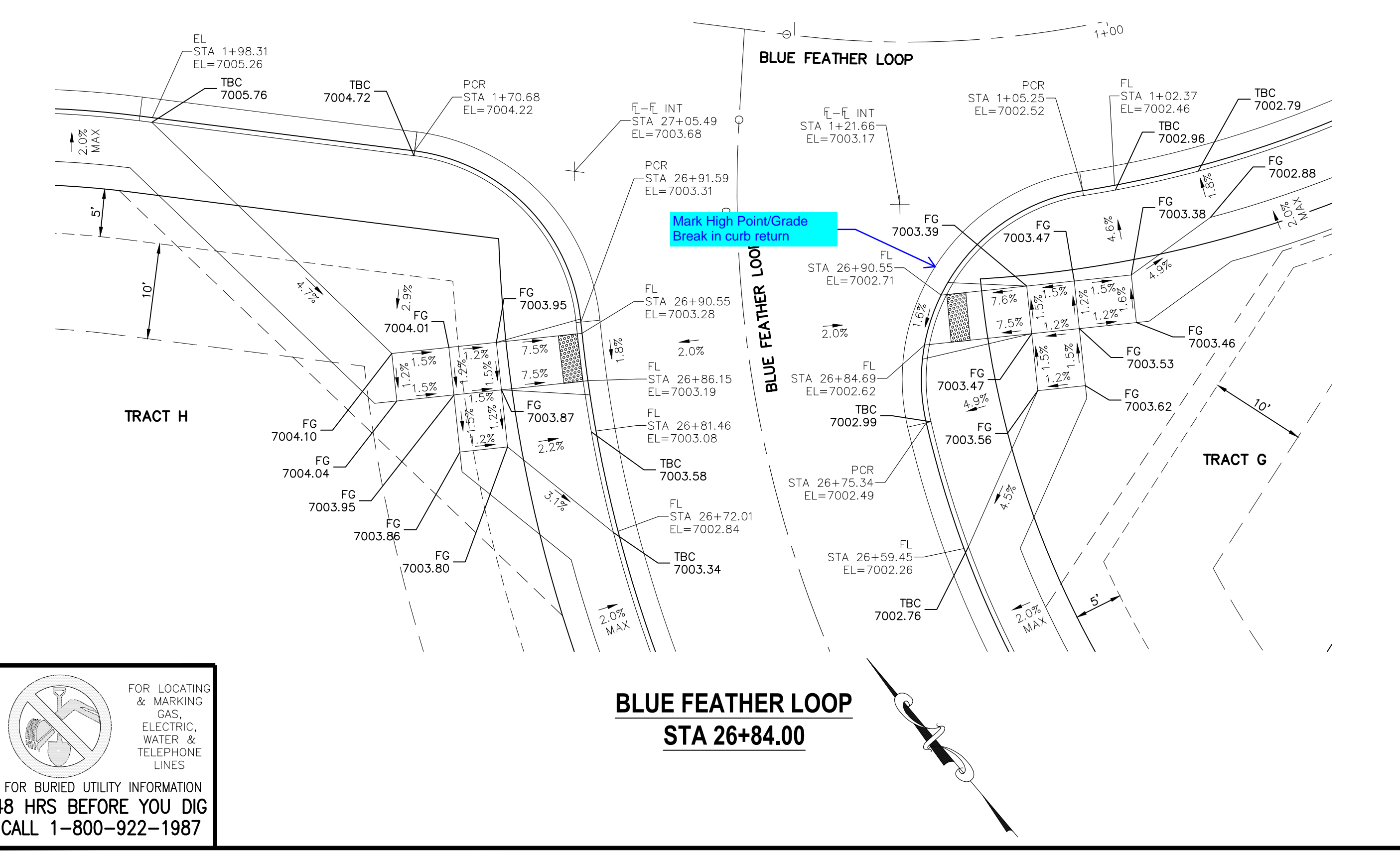
File: 0:\09014A\Challenger PUD\dwg\Const Dwg\Street Plans\S010.dwg Plotstamp: 4/28/2023 3:33 PM



OUTCROP DRIVE & EX ALZADA DRIVE



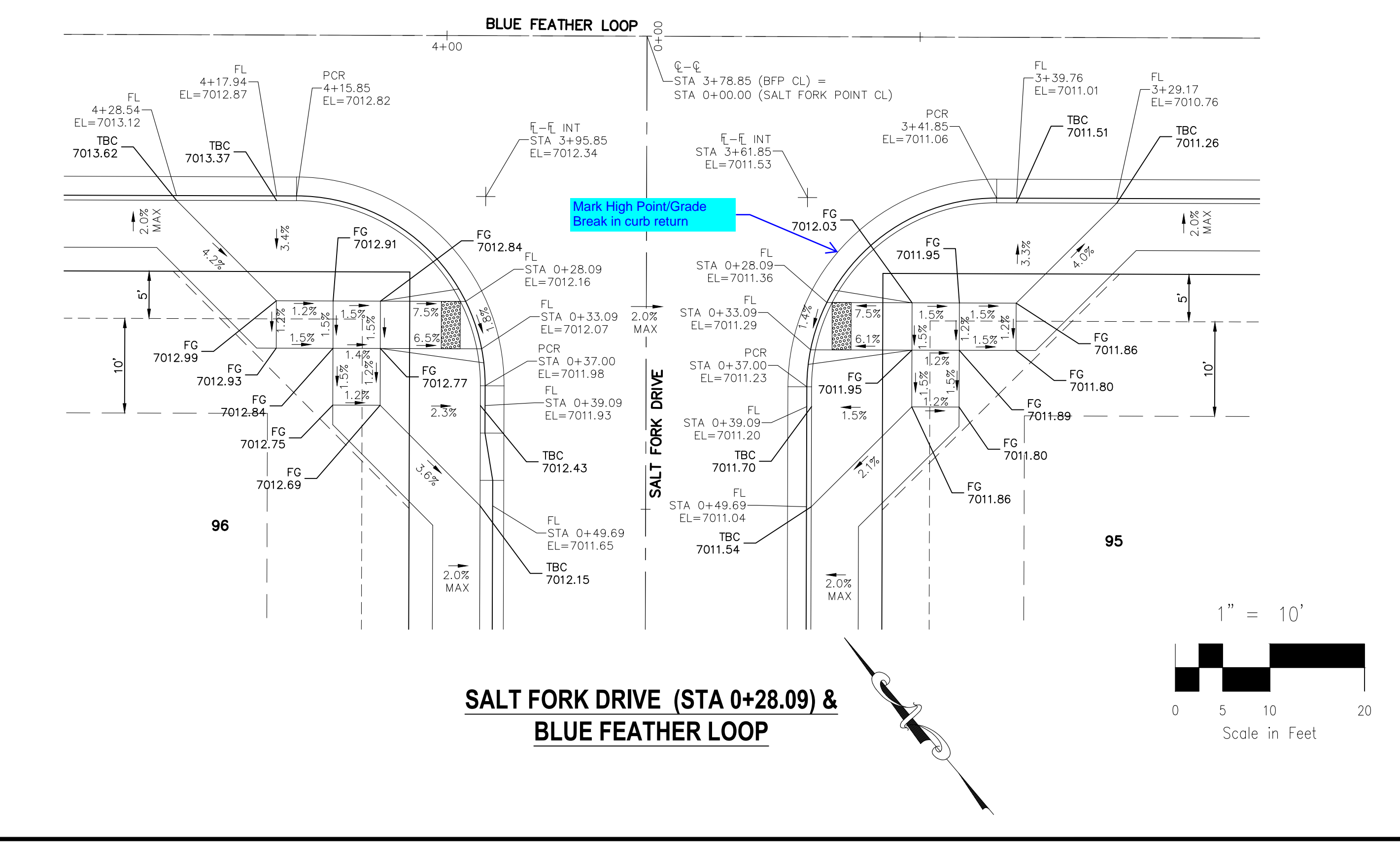
OUTCROP DRIVE & BLUE FEATHER LOOP



**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
SCALE: HORIZONTAL: 1"=10'
DATE: 04/28/2023
DESIGNED BY: CWV
DRAWN BY: TAU
CHECKED BY: DLM

S109

SHEET 9 OF 15

212 N. WABATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5865

CIVIL CONSULTANTS, INC.

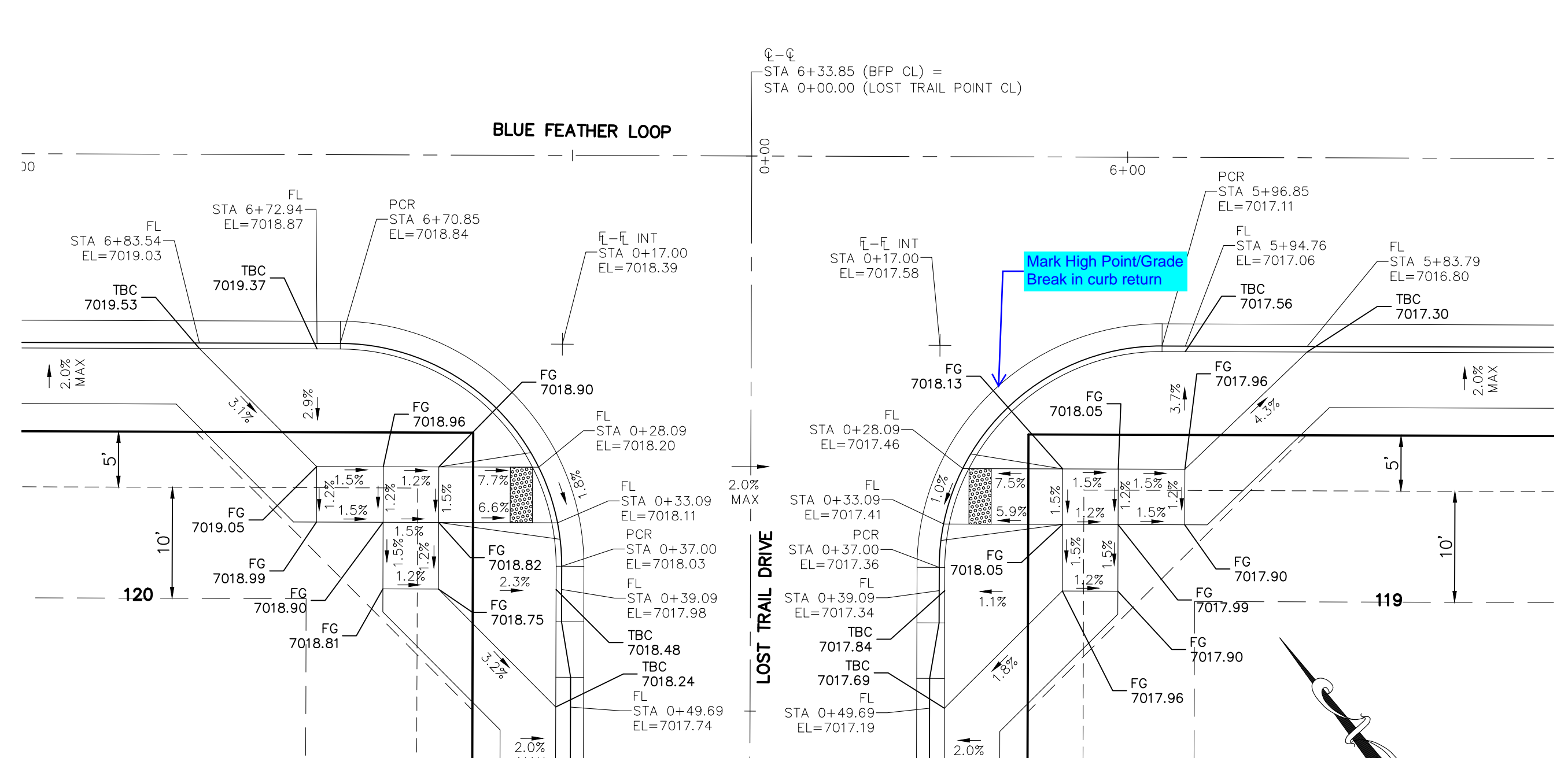
FOR AND ON BEHALF OF
MRS. CIVIL CONSULTANTS, INC.

PROFESSIONAL ENGINEER
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160
04-28-23

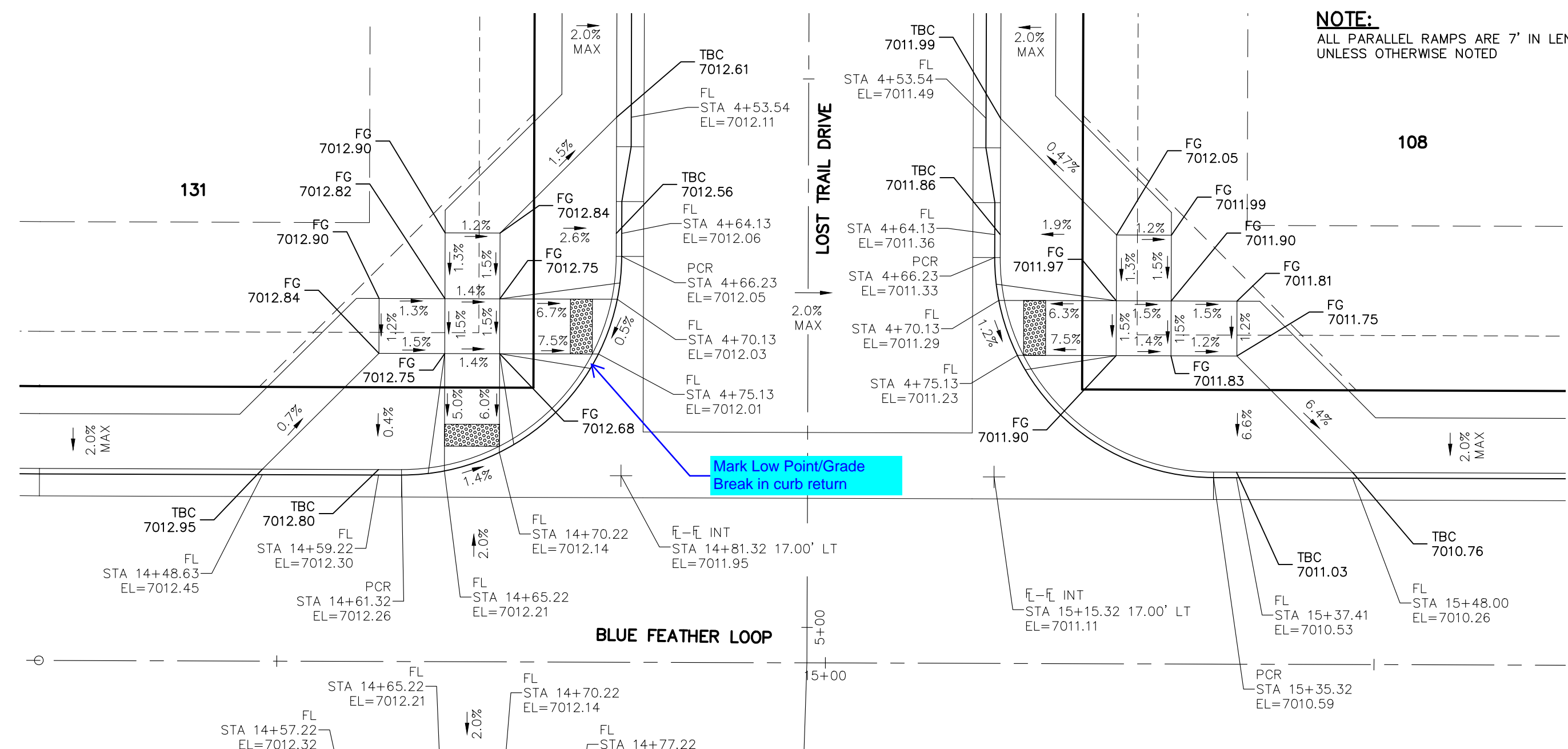
NO.	DATE	BY	DESCRIPTION

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 BY THESE PLANS.

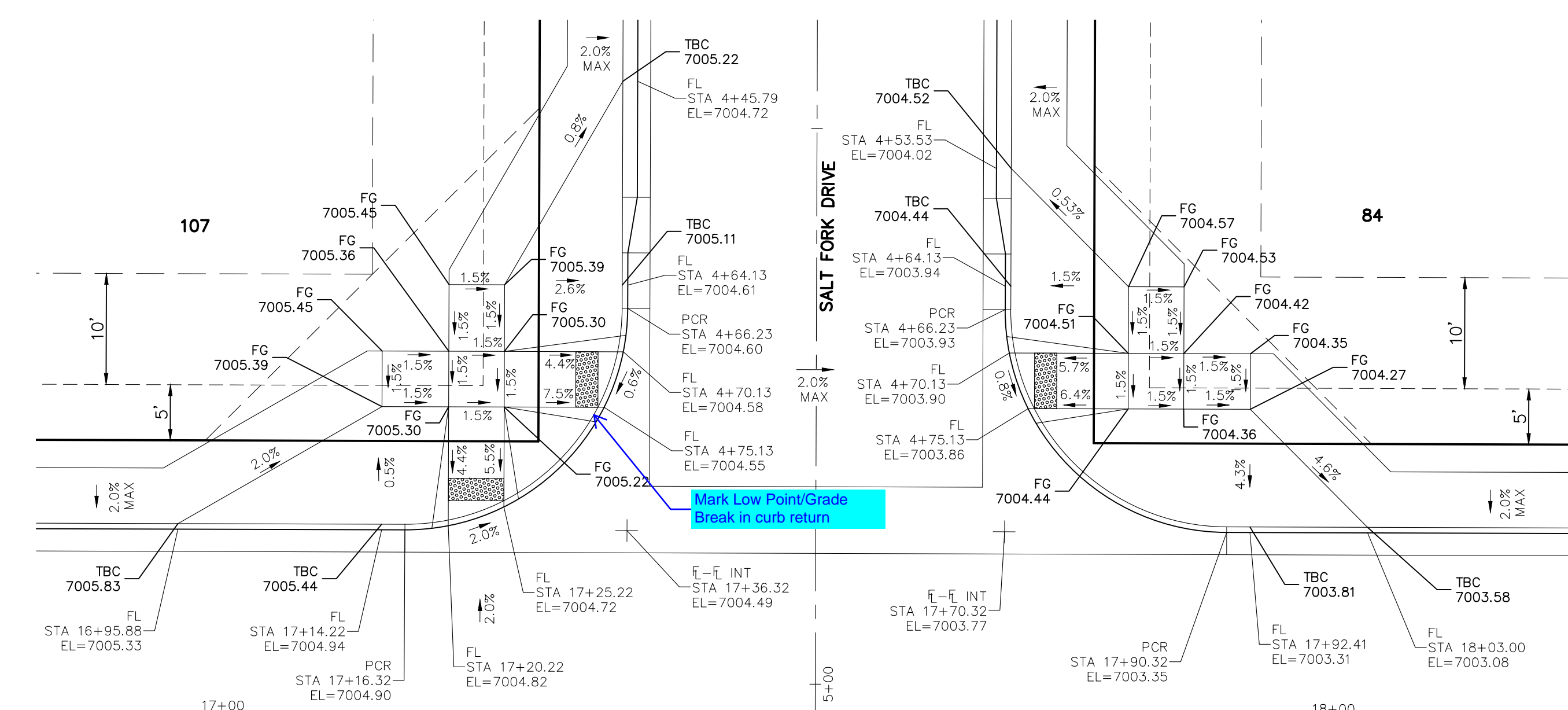
CAUTION



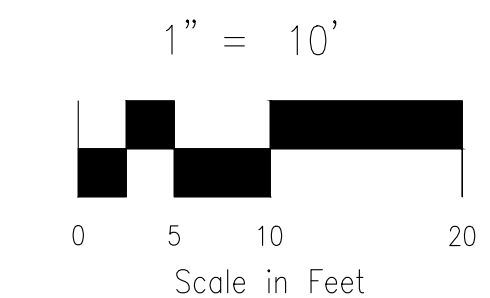
BLUE FEATHER LOOP (BFL) & LOST TRAIL DRIVE (STA 0+28.09)



LOST TRAIL DRIVE (STA 4+70.13) & BLUE FEATHER LOOP (BFL)



SALT FORK DRIVE (STA 4+75.13) & BLUE FEATHER LOOP (BFL)



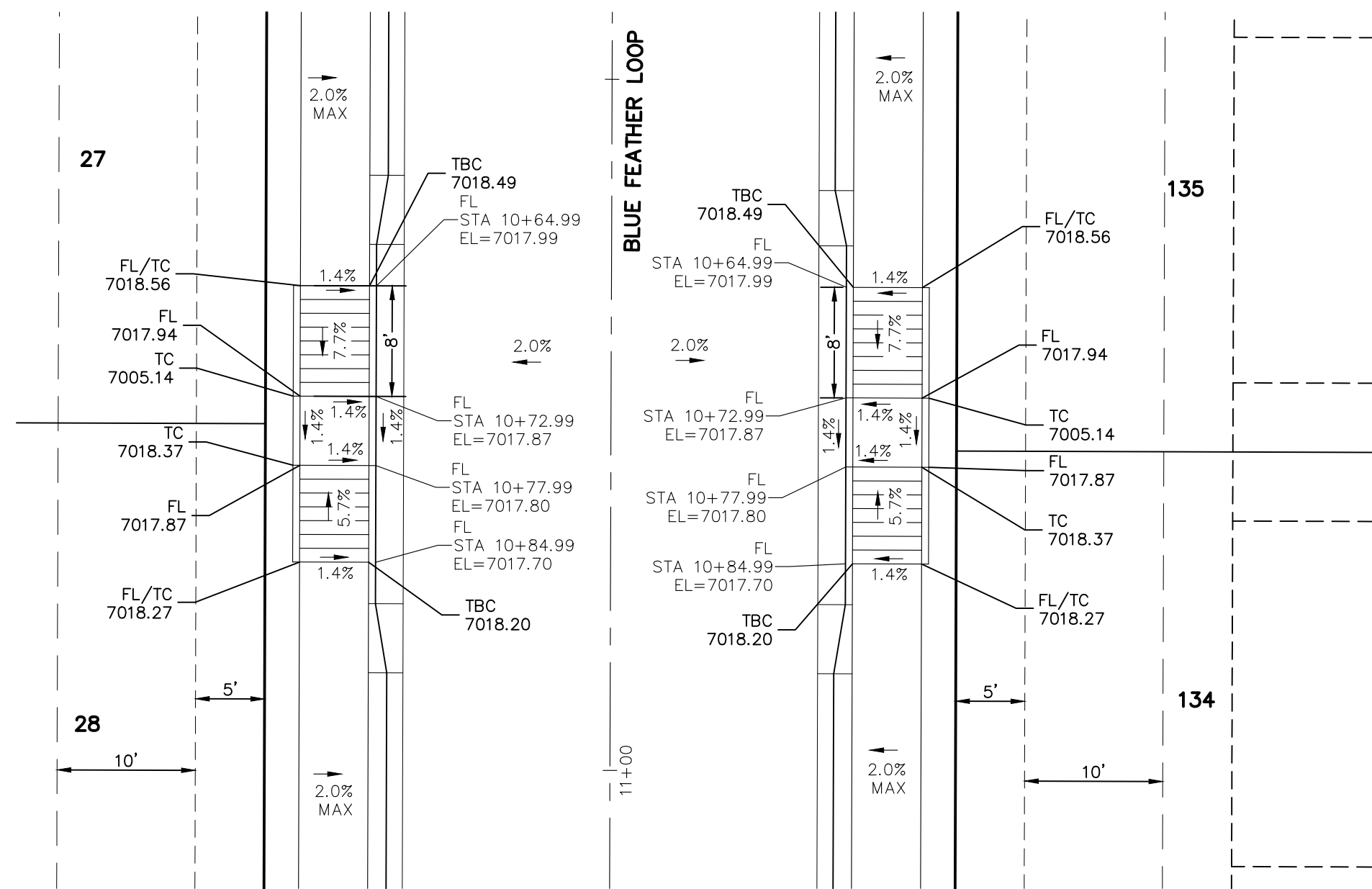
FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

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

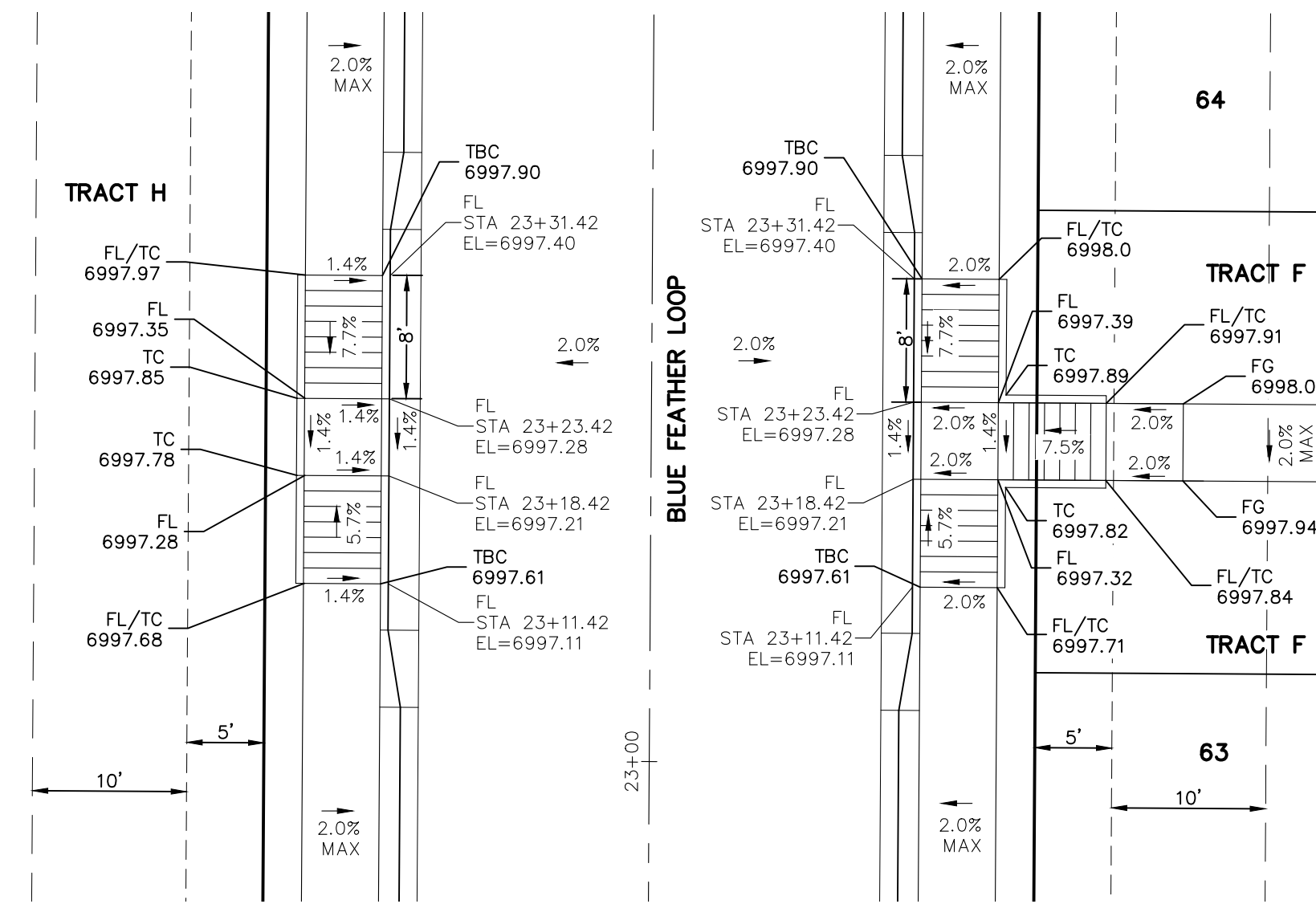
NOTE:
ALL PARALLEL RAMPS ARE 7' IN LENGTH UNLESS OTHERWISE NOTED

<p>COPPER CHASE AT STERLING RANCH</p> <p>INTERSECTION DETAILS</p>		<p>DATE: 04/28/2023</p>	<p>SHEET 10 OF 15</p> <p>SI10</p>
<p>PROJECT NO. 09-014</p>	<p>SCALE: HORIZONTAL: 1"=10'</p>	<p>DESIGNED BY: CWV</p>	<p>CHECKED BY: DLM</p>
<p>212 N. WASHCATCH AVE., STE 305 COLORADO SPRINGS, CO 80903 PHONE: 719.555.5865</p>	<p>FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.</p>	<p>VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 371160</p>	<p>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.</p>
<p>NO. DATE: BY: DESCRIPTION:</p>	<p>APPROVED BY: DATE:</p>	<p>REVISIONS:</p>	<p>CAUTION</p>



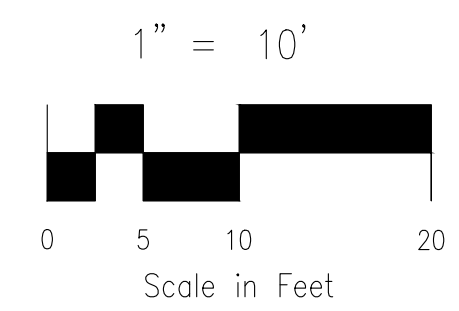


BLUE FEATHER LOOP (STA 10+64.99)



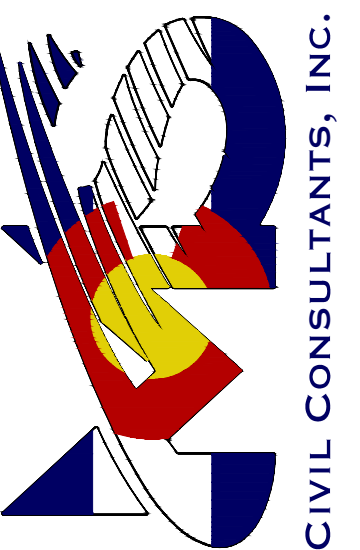
BLUE FEATHER LOOP (STA 23+11.42)

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



COPPER CHASE AT STERLING RANCH	
INTERSECTION DETAILS	
PROJECT NO. 09-014	DATE: 04/28/2023
DESIGNED BY: CWV	SCALE: HORIZONTAL: 1"=10'
DRAWN BY: TAU	VERTICAL: N/A
CHECKED BY: DLM	SHEET 11 OF 15
	S111

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



FOR AND ON BEHALF OF
MRS. CIVIL CONSULTANTS, INC.

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

NO.	DATE	BY	DESCRIPTION	APPROVED BY	DATE

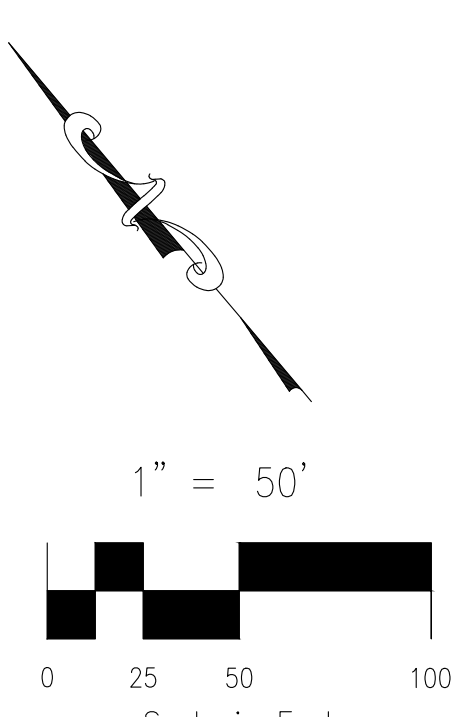
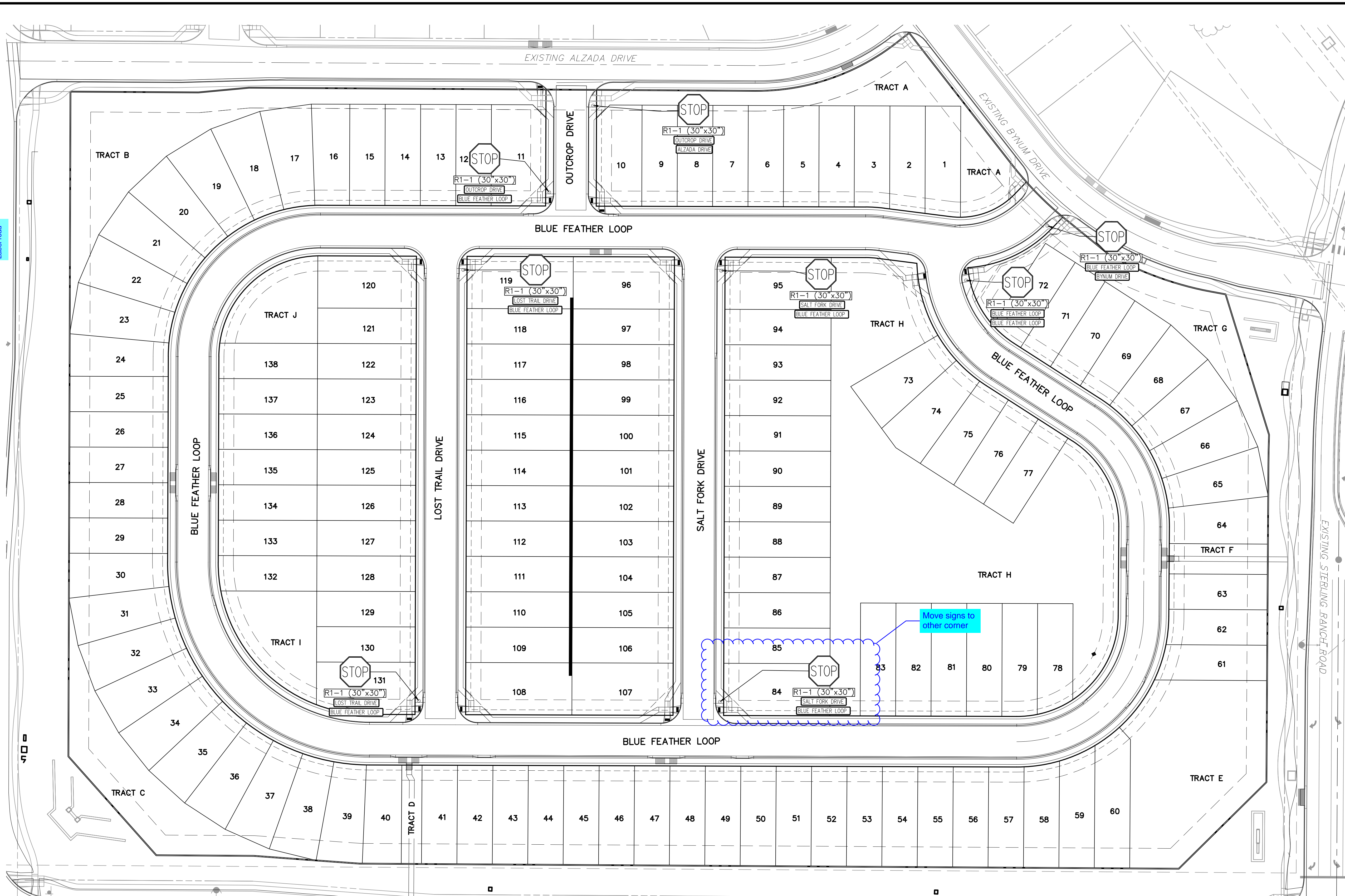
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION



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

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



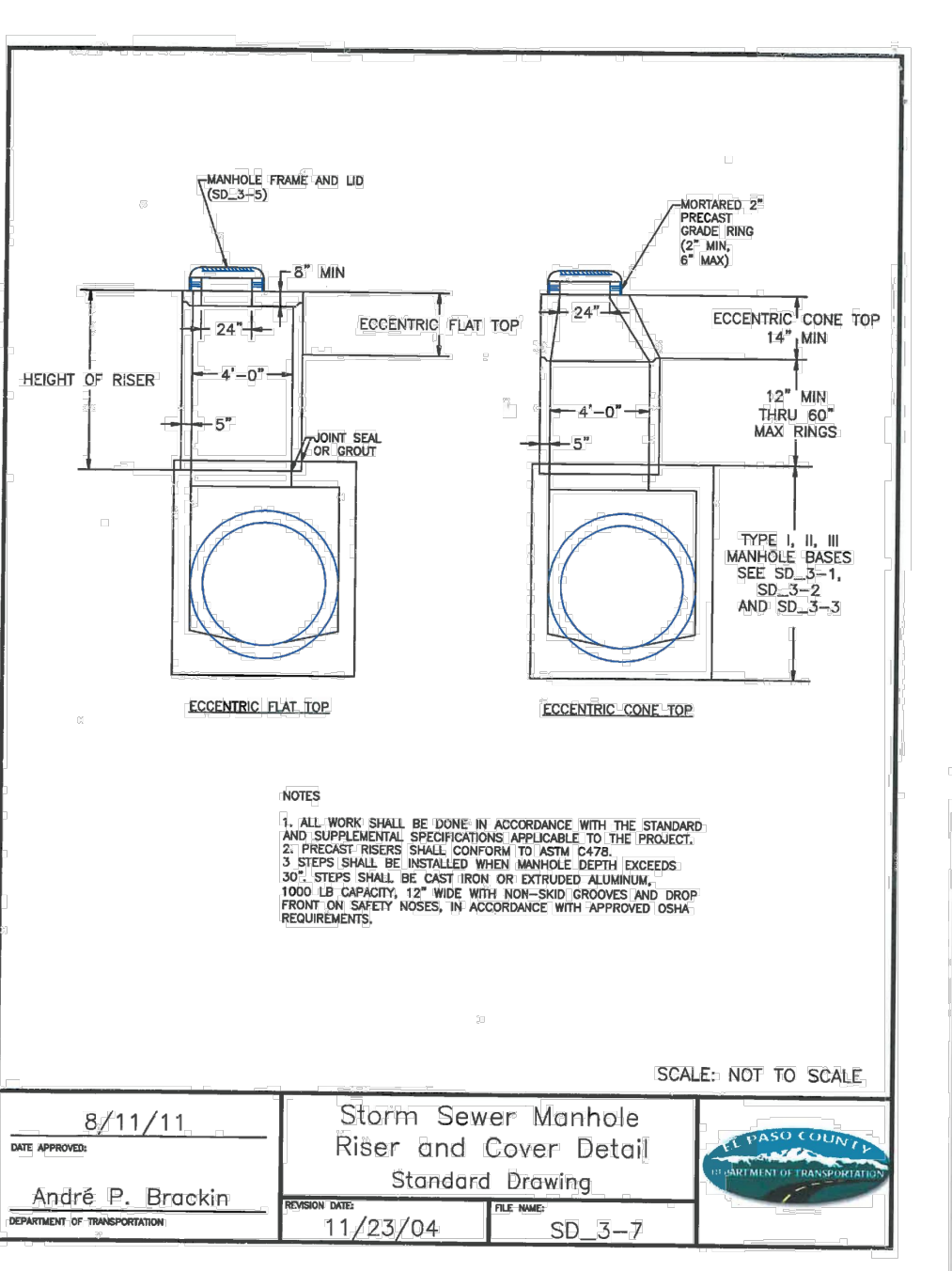
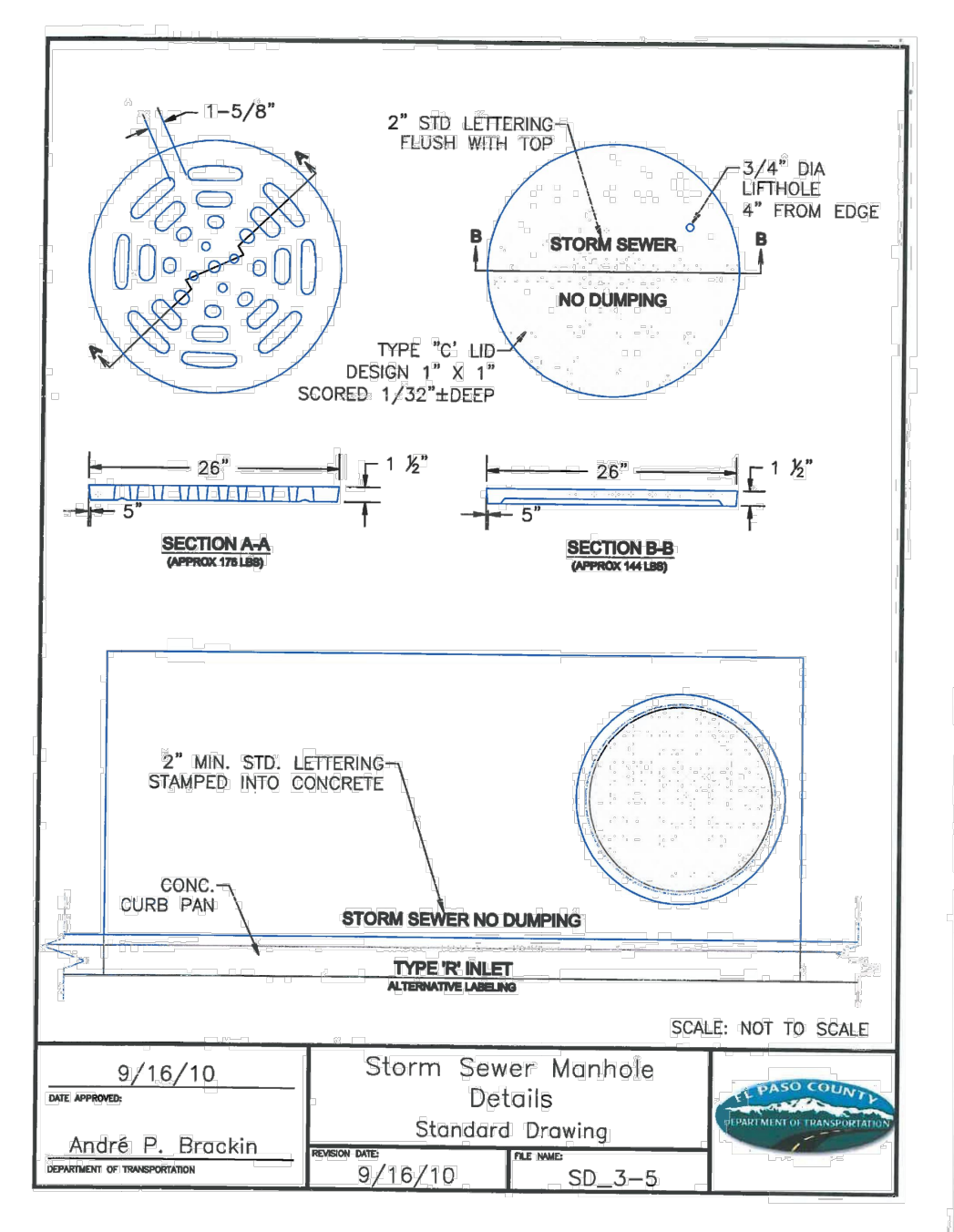
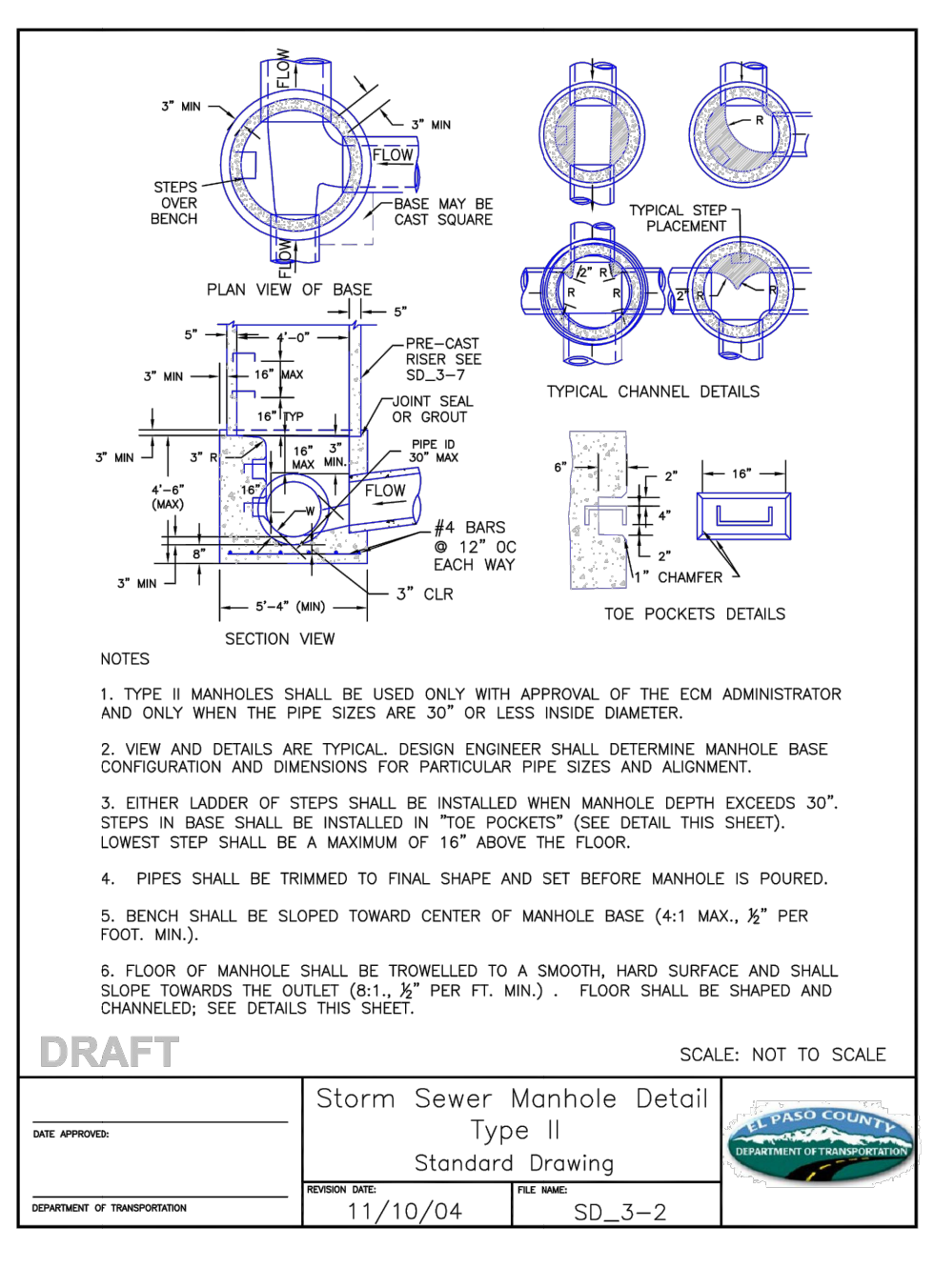
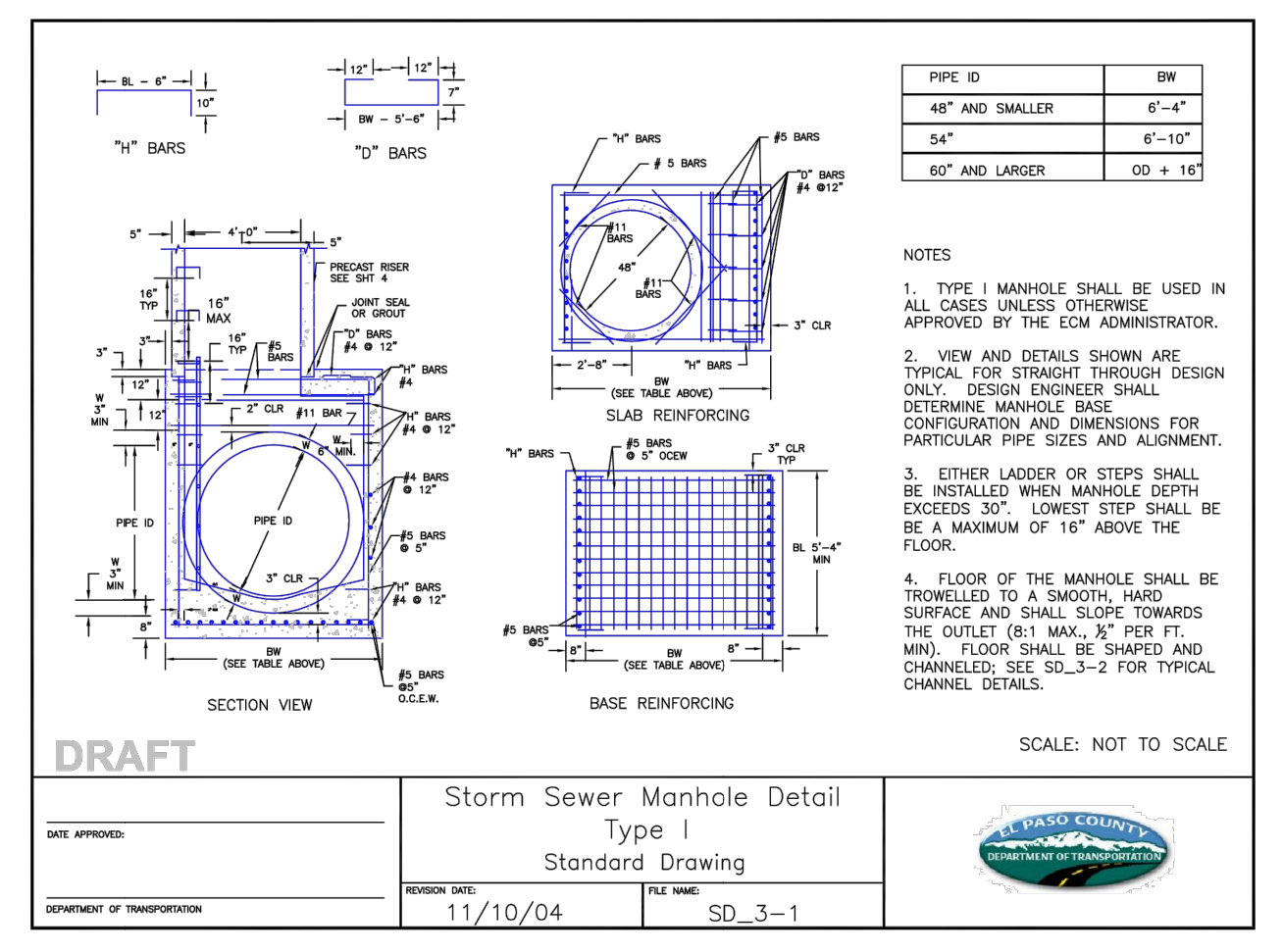
COPPER CHASE AT STERLING RANCH		212 N. WASHATCH AVE., STE 305 COLORADO SPRINGS, CO 80903 PHONE: 719.555.5465	
SIGNAGE AND STRIPING PLAN		FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.	
PROJECT NO. 09-014	DATE: 04/28/2023		
DESIGNED BY: CWV	CHECKED BY: DLM		
DRAWN BY: TAU	DATE: 04/28/2023		
SCALE: HORIZONTAL: 1"=50'		SHEET 12 OF 15	
SCALE: VERTICAL: N/A		S112	

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



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

Diameter	Joint Gap	Wall Thickness	O.D.	Angle	Allowable Full	Min. Radius
(in)	(in)	(in)	(in)	(degrees)	(ft)	(ft)
12	0.5	1.6	1.8	3.0	128	
15	0.5	2.25	2.5	1.5	2.5	158
18	0.5	2.5	2.3	1.2	2.1	184
24	0.5	2.75	29.5	1.0	1.6	238
30	0.563	3.5	37	0.9	1.5	283
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	0.8	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	8.75	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

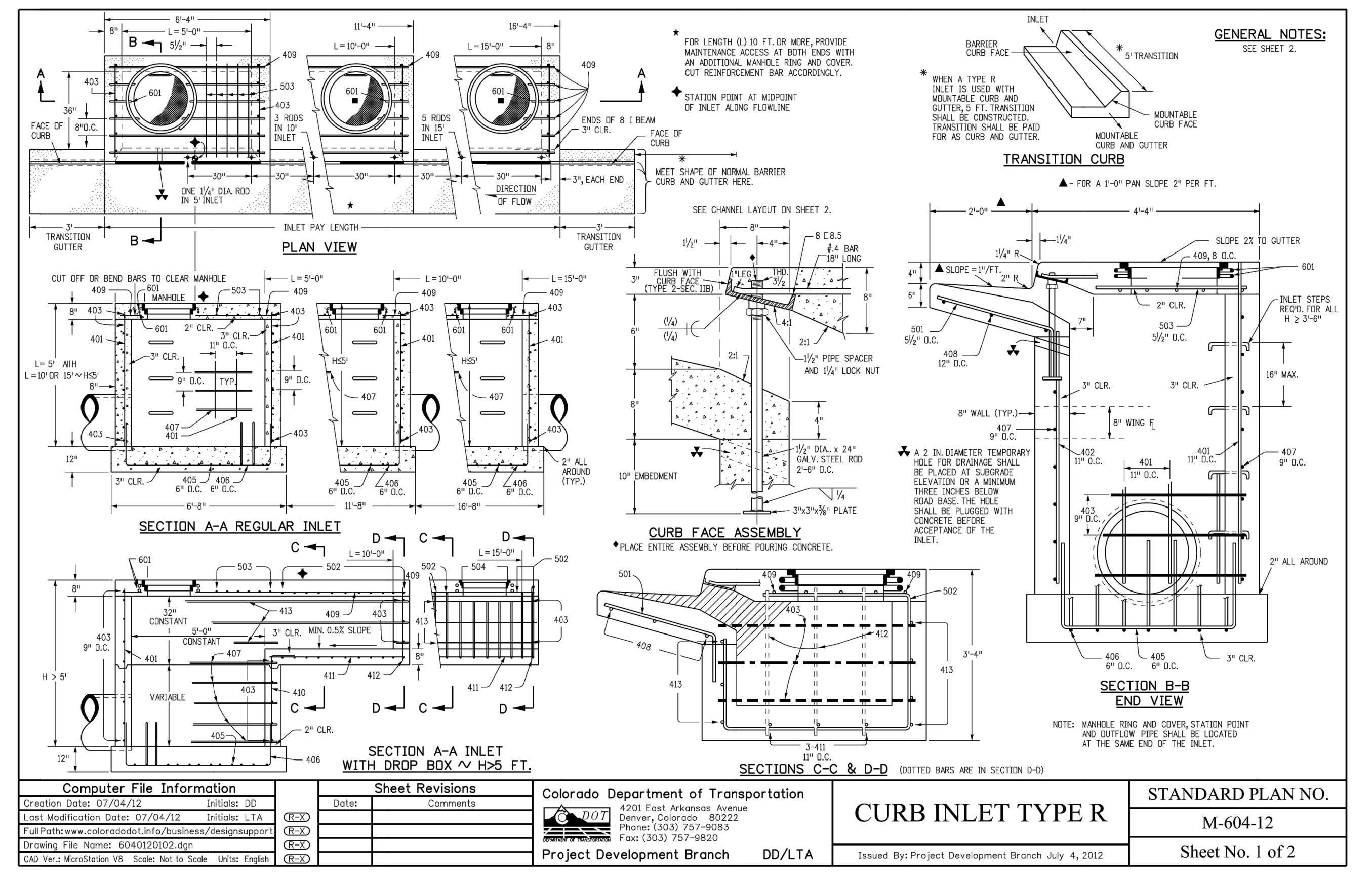
STORM SEWER MANHOLE DETAIL
TYPE I SD 3-1

STORM SEWER MANHOLE DETAIL
TYPE II SD 3-2

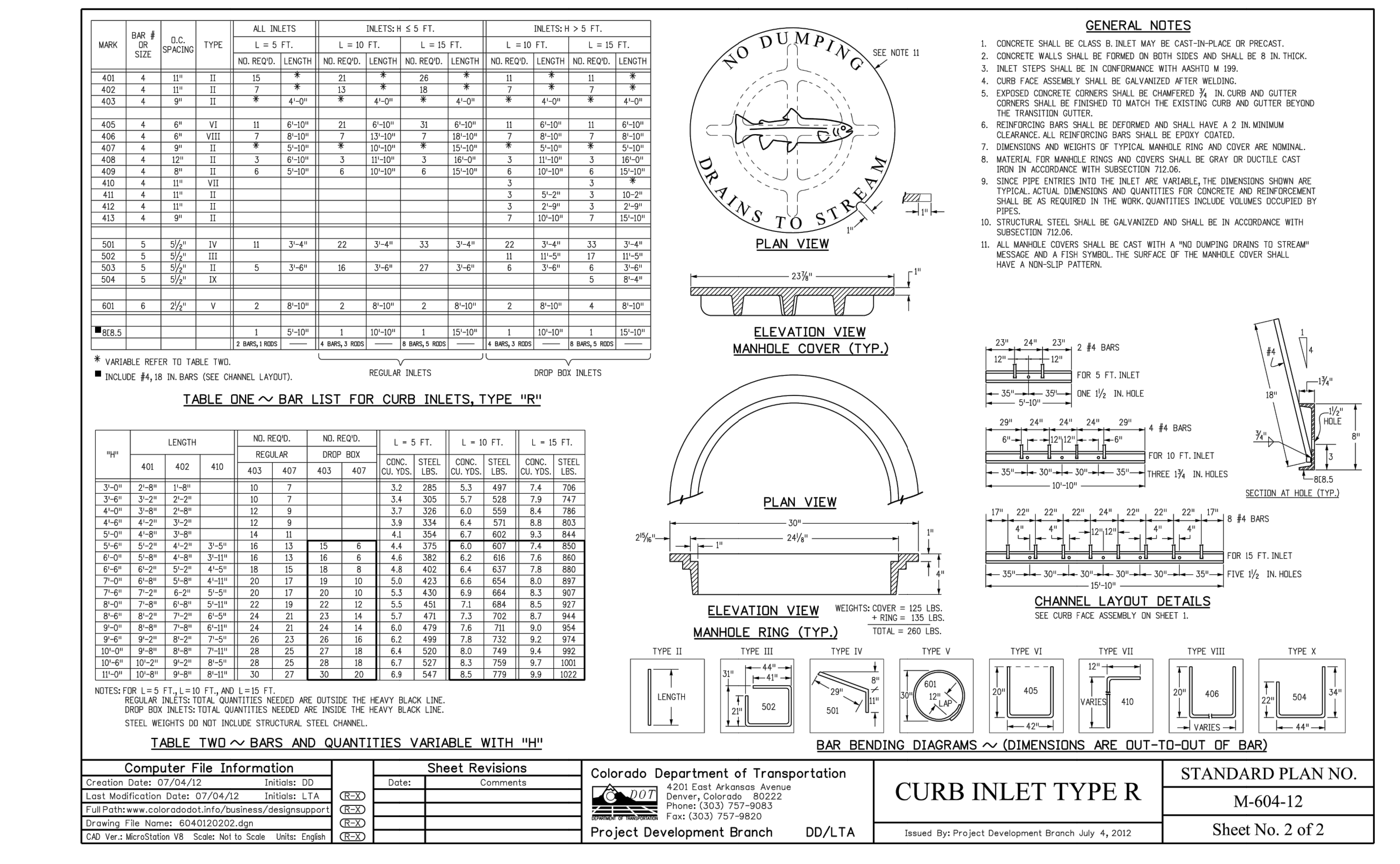
STORM SEWER MANHOLE
LID DETAILS SD 3-5

STORM SEWER MANHOLE
RISER AND COVER DETAIL
SD 3-7

RINKER MATERIALS - DENVER PIPE
PLANT CURVED ALIGNMENT GUIDE
- 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

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



FOR AND ON BEHALF OF
MKS CIVIL CONSULTANTS, INC.
REGISTERED PROFESSIONAL ENGINEER
NO. 37160
EXPIRES 04-28-23

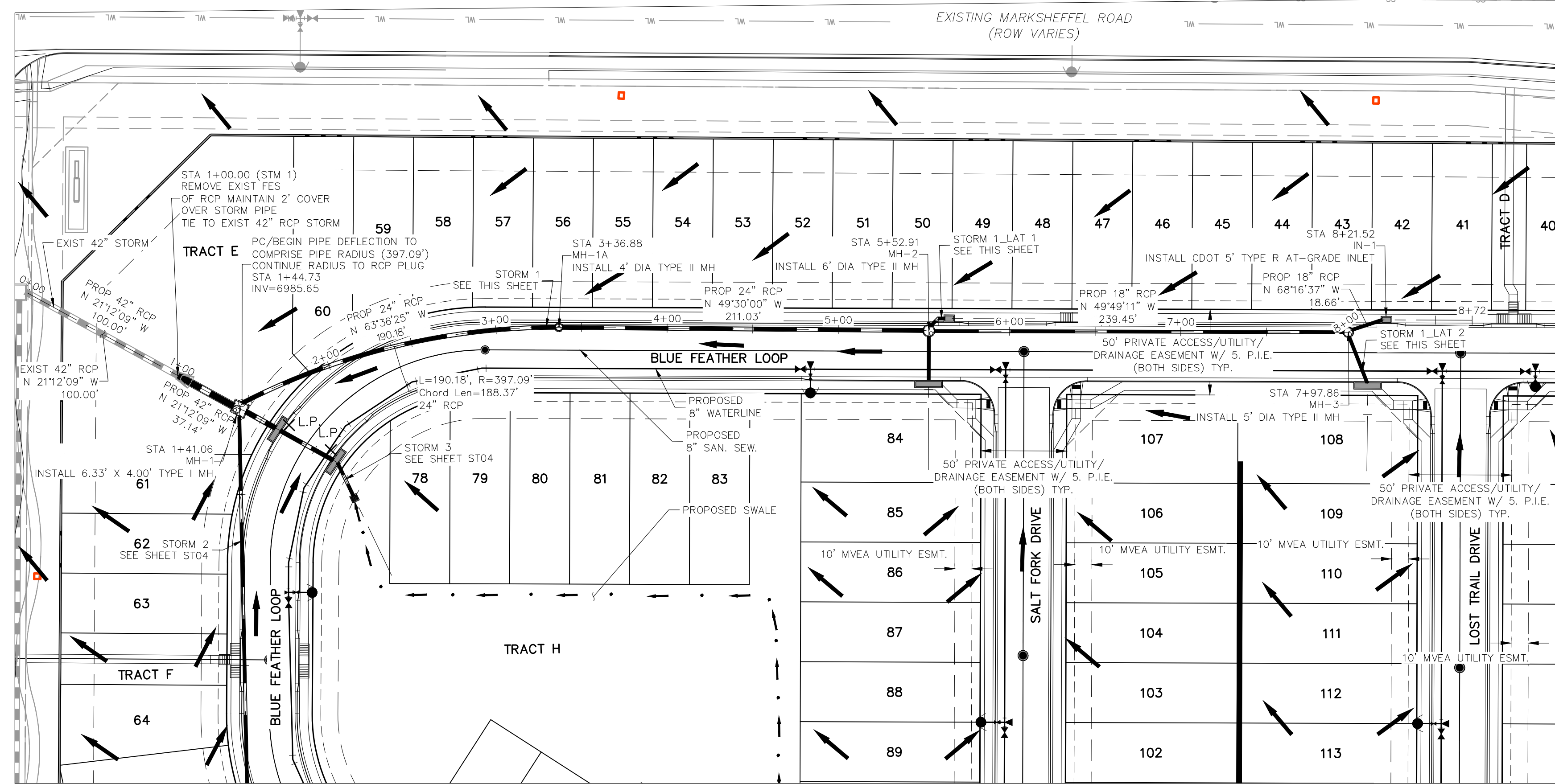
REVISIONS:

NO.	DATE	BY	DESCRIPTION

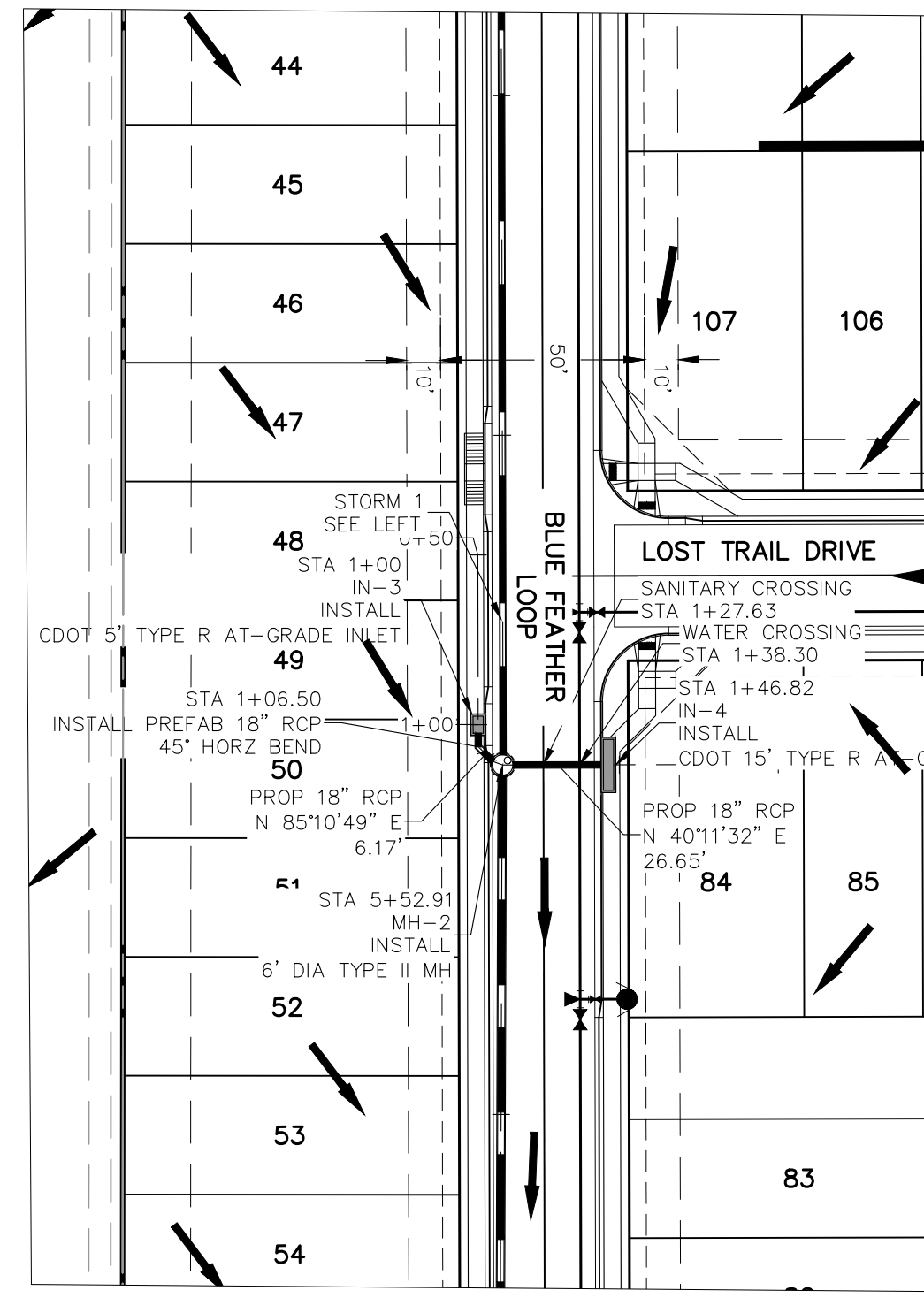
APPROVED BY: [Signature]

DATE: [Date]

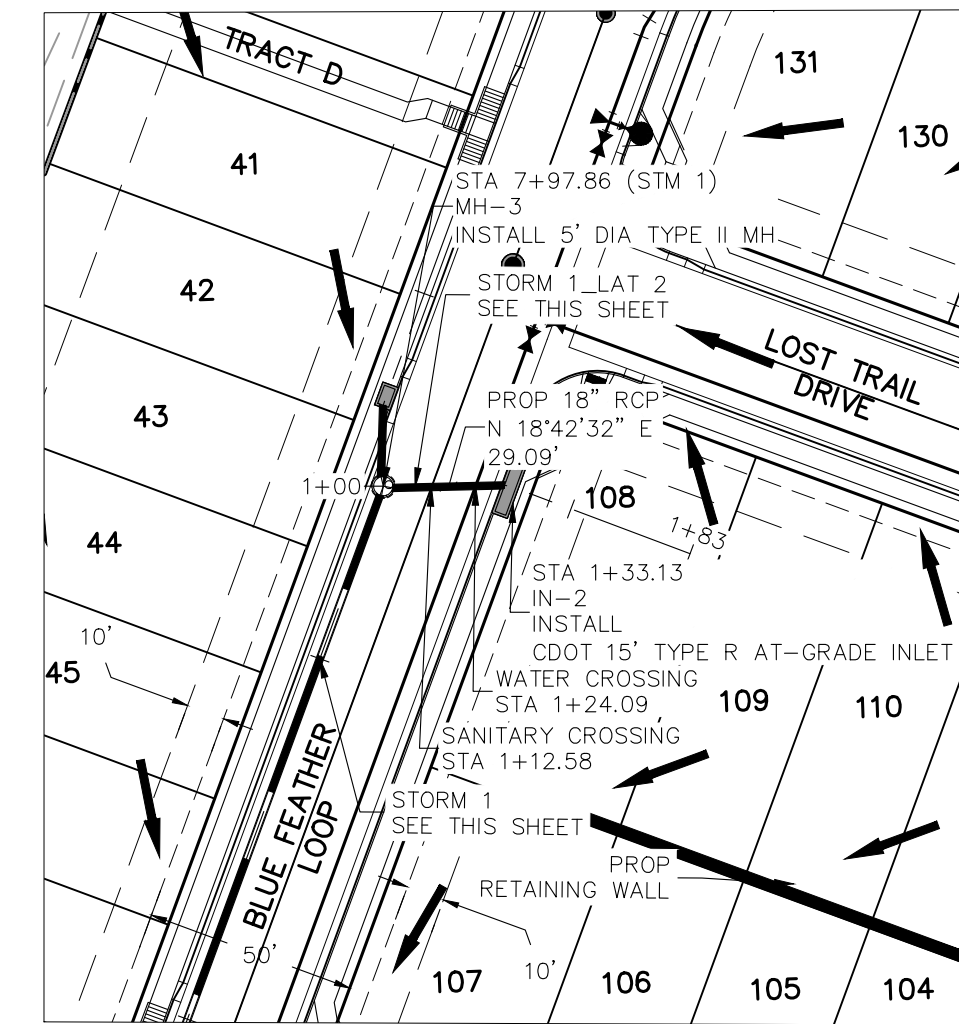
CAUTION



**STORM 1
STA 0+00.00 TO STA 8+21.52**

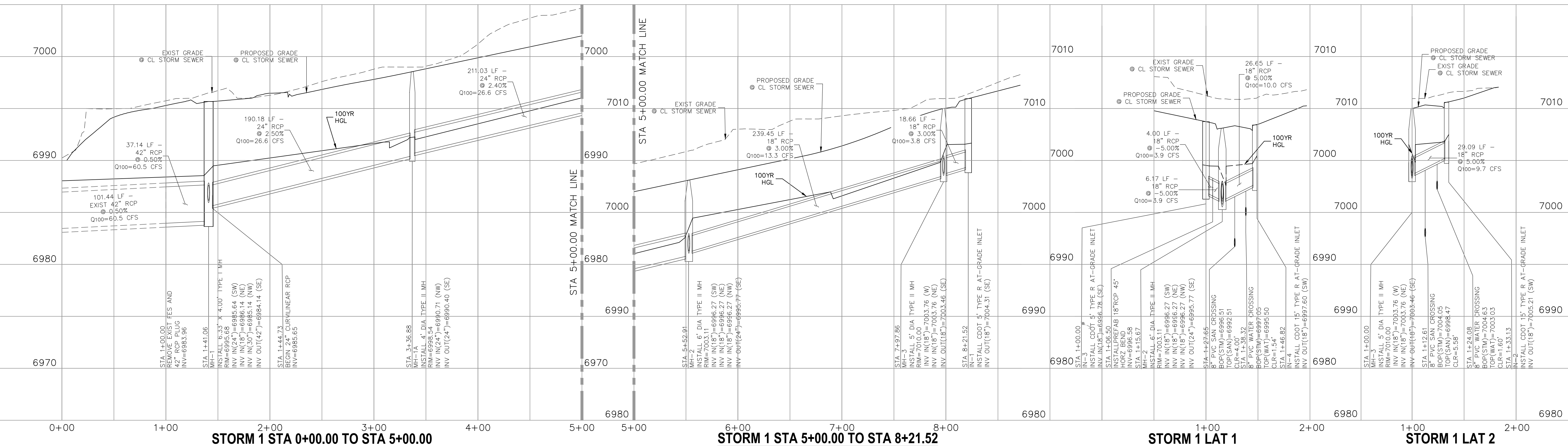
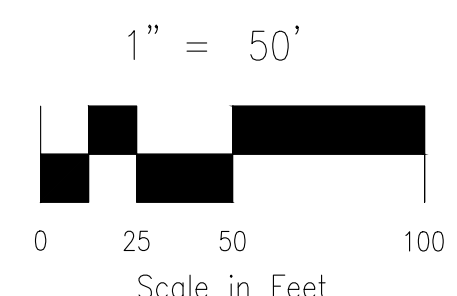


**STORM 1 LAT 1
STA 1+00.00 TO STA 1+46.82**



**STORM 1 LAT 2
STA 1+00.00 TO STA 1+33.13**

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



STORM 1 STA 0+00.00 TO STA 5+00.00

STORM 1 STA 5+00.00 TO STA 8+21.52

STORM 1 LAT 1

STORM 1 LAT 2

FOR AND ON BEHALF OF
MKS CIVIL CONSULTANTS, INC.
REGISTERED PROFESSIONAL ENGINEER
37160
04-28-23
PROF. SIGNAL

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

NO.	DATE	BY	DESCRIPTION	APPROV'D. BY	DATE

COPPER CHASE AT STERLING RANCH

STORM SEWER PLAN & PROFILE

PROJECT NO. 09-014
DATE: 04/28/2023

DESIGNED BY: CW
DRAWN BY: TAU
CHECKED BY: DLM

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

2120 N. WABATCH AVE, STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5465

MKS CIVIL CONSULTANTS, INC.

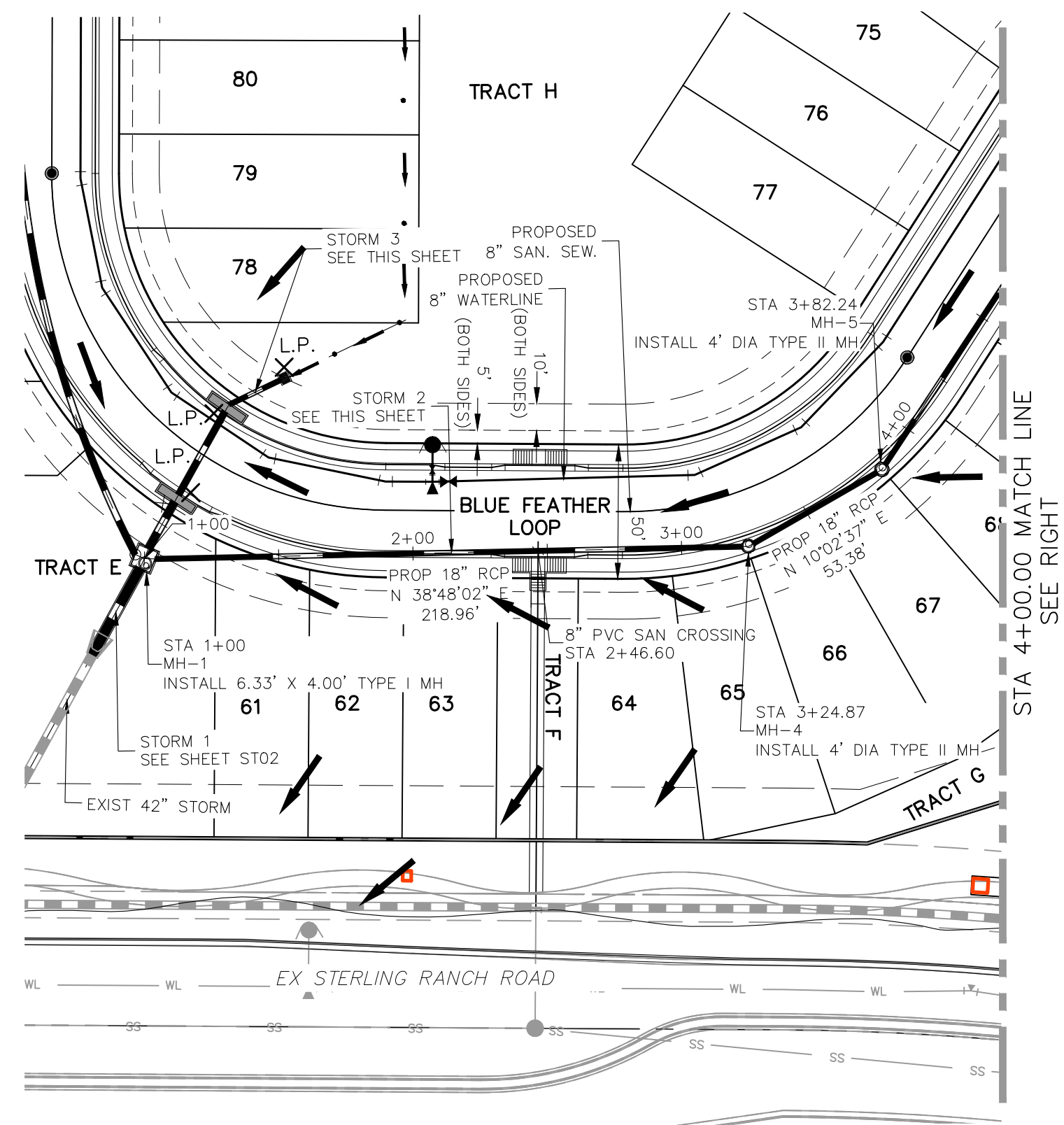
FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987

1" = 50'
Scale in Feet

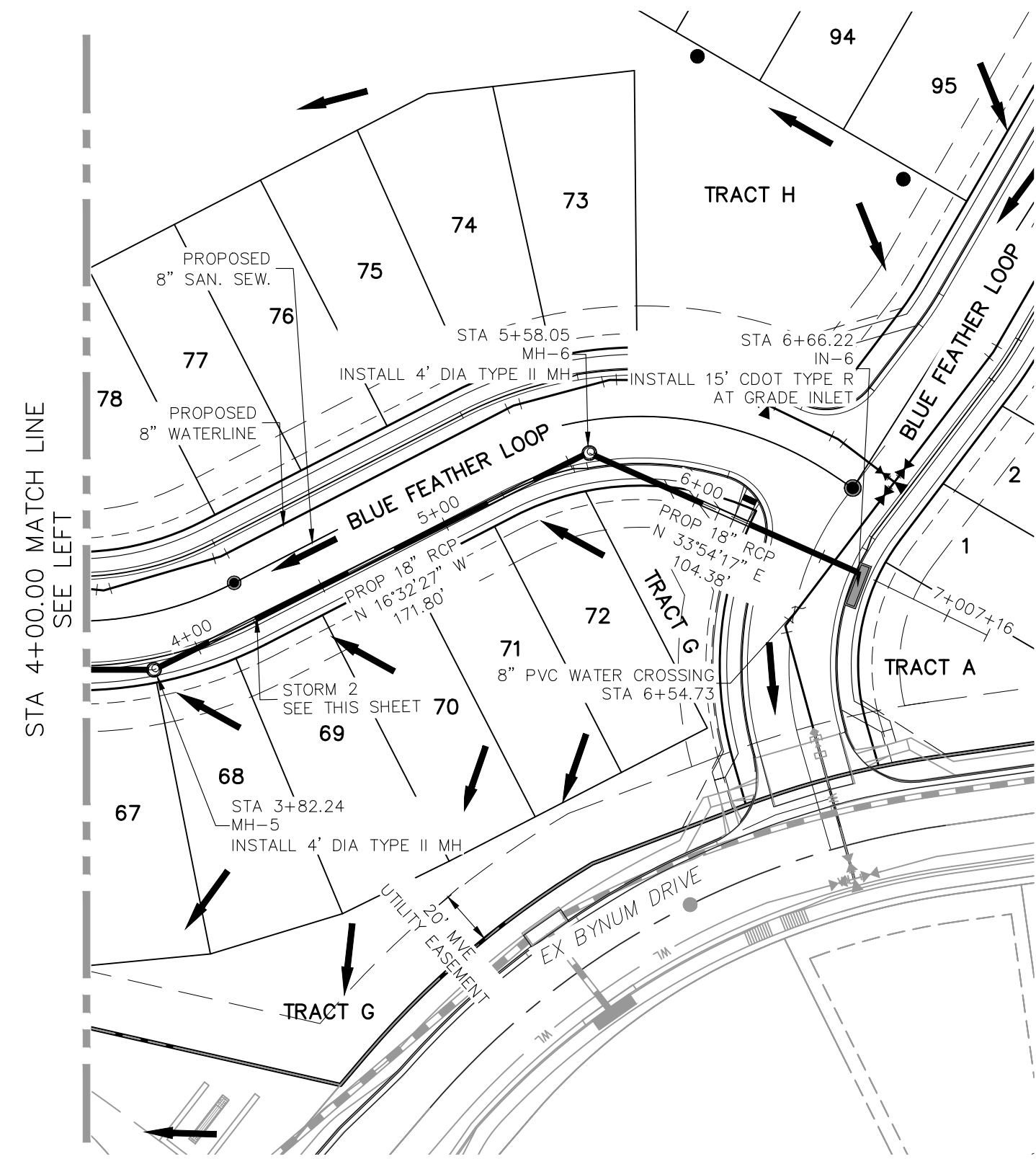
ST02
SHEET 14 OF 15

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.

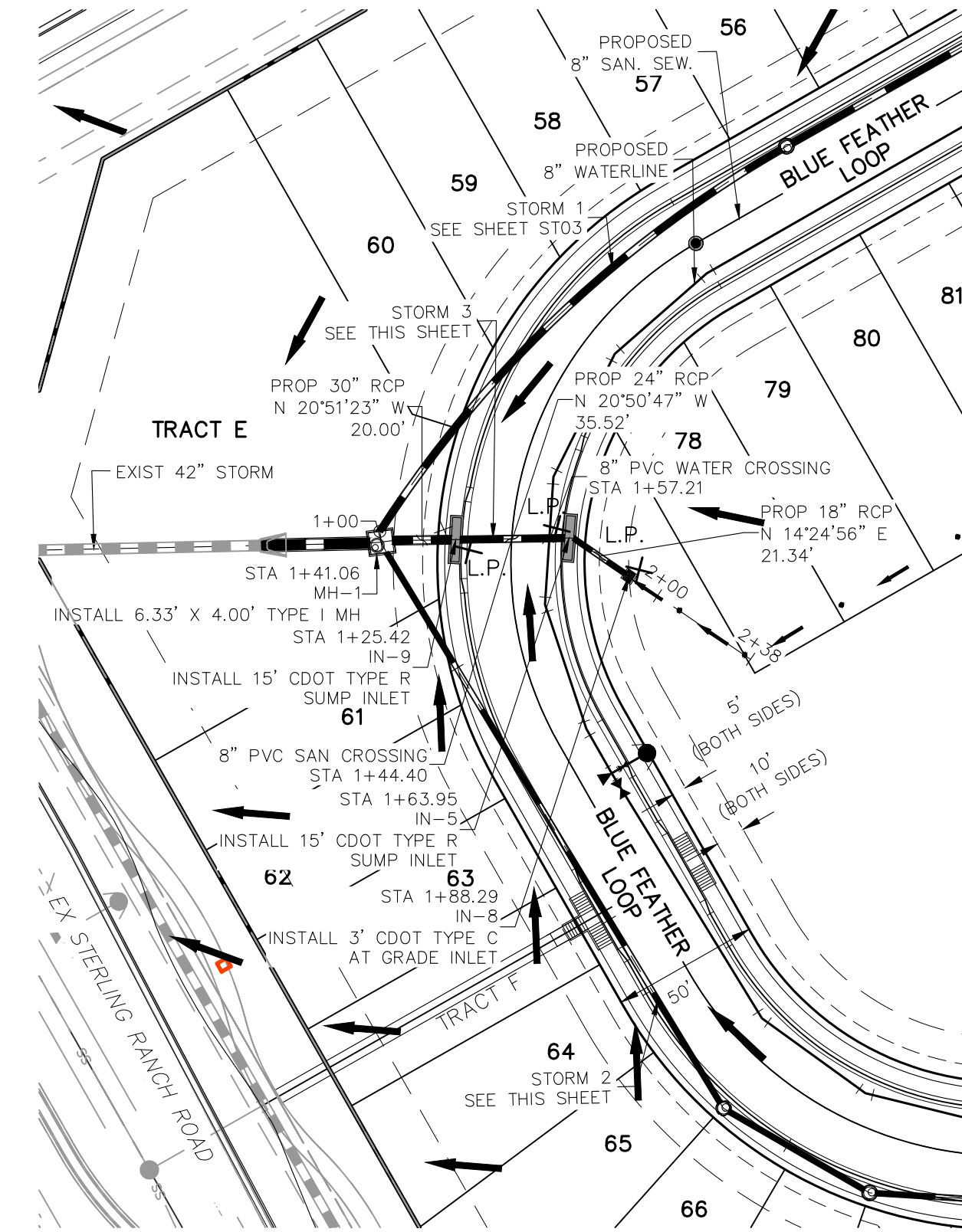
CAUTION



STORM 2
STA 1+00.00 TO STA 4+00.00

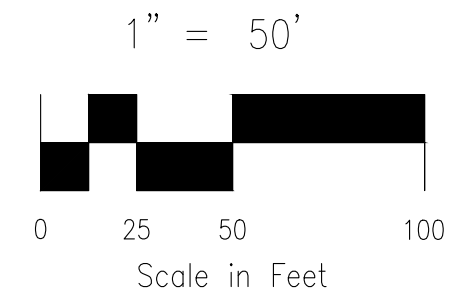


STORM 2
STA 4+00.00 TO STA 6+66.22



STORM 3
STA 1+00.00 TO STA 1+88.29

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
SCALE: HORIZONTAL: 1"=50'
VERTICAL: 1"=5'
DATE: 04/28/2023
DESIGNED BY: CW
DRAWN BY: TAU
CHECKED BY: DLM
SHEET 15 OF 15
ST03

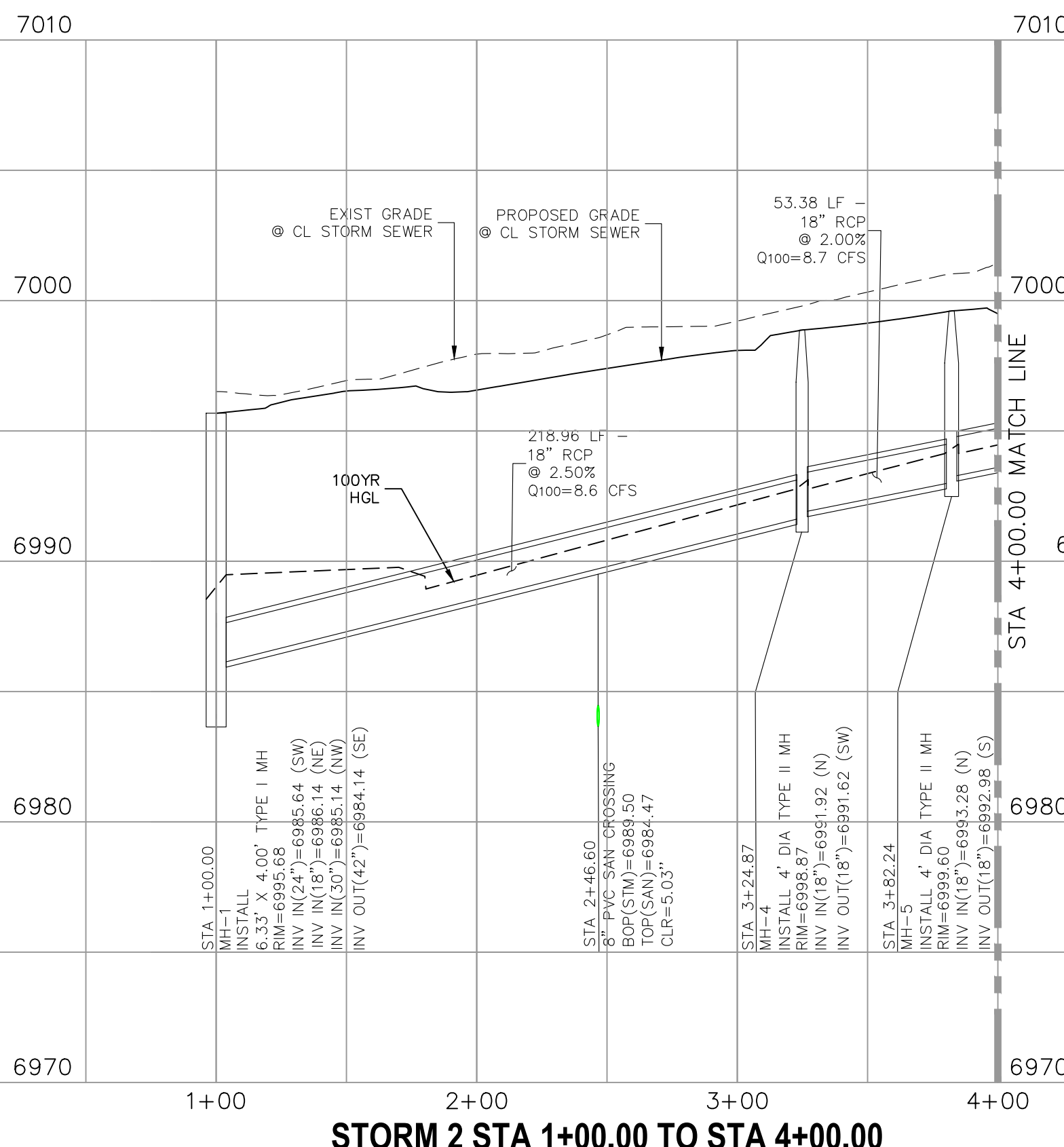
212 N. WABASH AVE, STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5465
CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF
MKS CIVIL CONSULTANTS, INC.
REGISTERED PROFESSIONAL ENGINEER
NO. 37160
EXPIRES 04-28-23

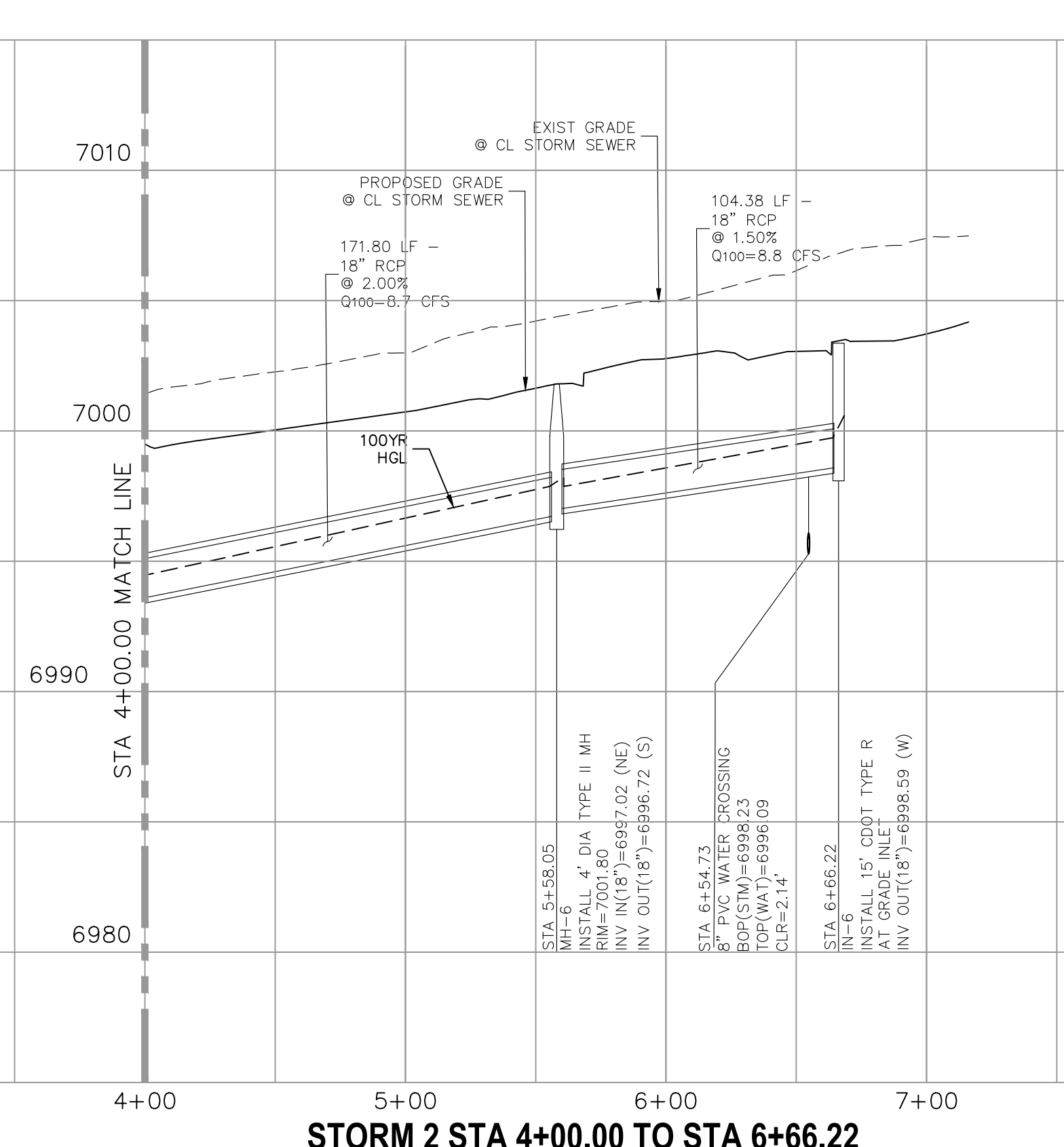
NO.	DATE	BY	DESCRIPTION	APPROV'D. BY	DATE

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 PREPARE OF THESE PLANS.

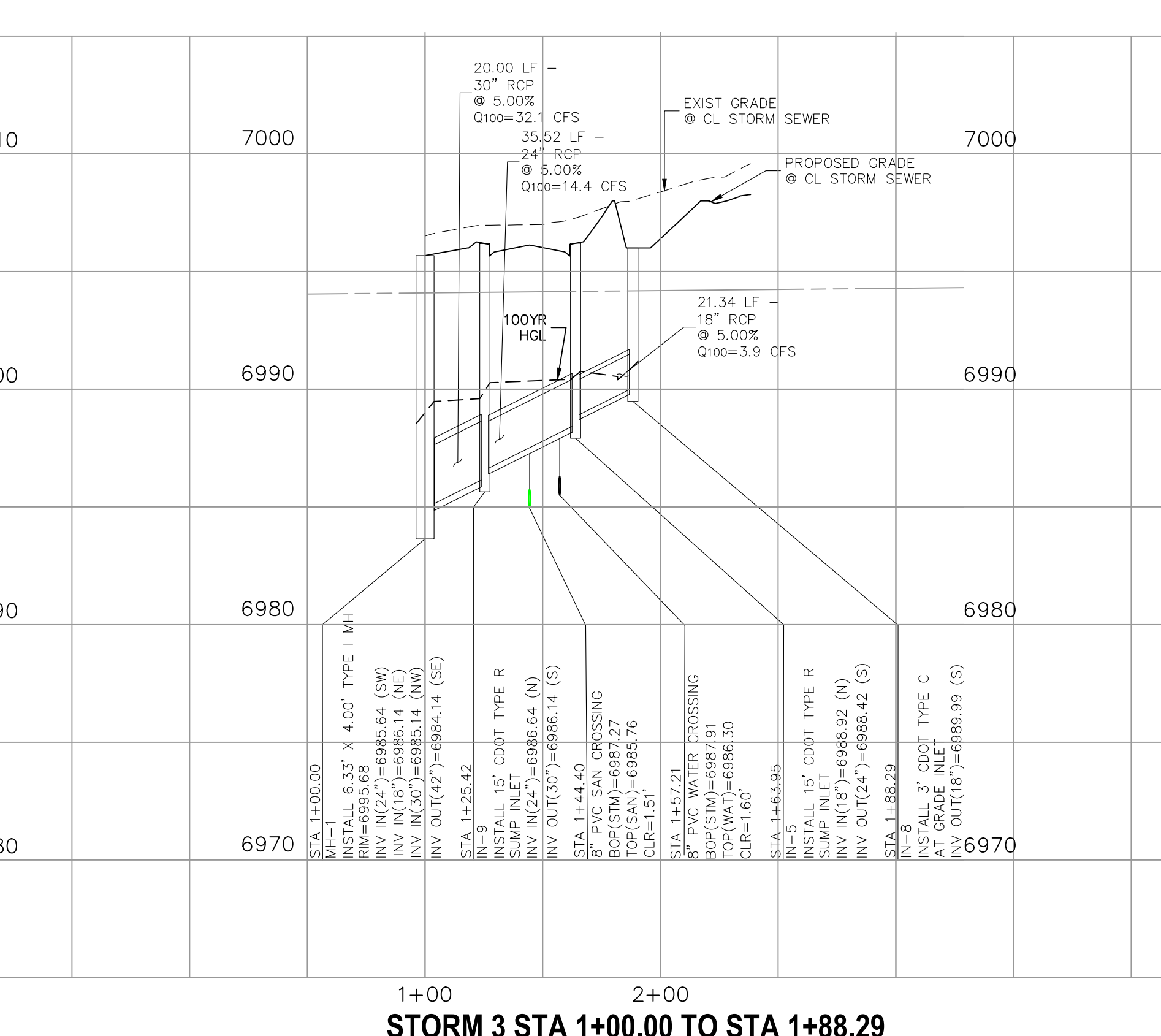
CAUTION



STORM 2 STA 1+00.00 TO STA 4+00.00



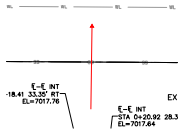
STORM 2 STA 4+00.00 TO STA 6+66.22



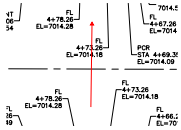
STORM 3 STA 1+00.00 TO STA 1+88.29

V_1 CDs.pdf Markup Summary

Arrow (2)

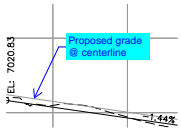


Subject: Arrow
Page Label: [9] 9 SI09
Author: CDurham
Date: 6/28/2023 4:17:18 PM
Status:
Color: ■
Layer:
Space:



Subject: Arrow
Page Label: [9] 9 SI09
Author: CDurham
Date: 6/28/2023 4:18:27 PM
Status:
Color: ■
Layer:
Space:

Callout (12)



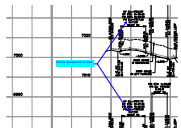
Subject: Callout
Page Label: [4] 4 SI04
Author: CDurham
Date: 6/28/2023 11:47:10 AM
Status:
Color: ■
Layer:
Space:

Proposed grade @ centerline



Subject: Callout
Page Label: [4] 4 SI04
Author: CDurham
Date: 6/28/2023 12:15:48 PM
Status:
Color: ■
Layer:
Space:

Label cross pans (all sheets)



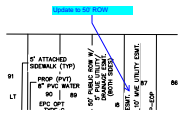
Subject: Callout
Page Label: [6] 6 SI06
Author: CDurham
Date: 6/28/2023 12:19:56 PM
Status:
Color: ■
Layer:
Space:

Provide deviations for K-value



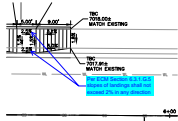
Subject: Callout
Page Label: [7] 7 SI07
Author: CDurham
Date: 6/28/2023 12:21:04 PM
Status:
Color: ■
Layer:
Space:

Fix overlapping text



Subject: Callout
Page Label: [8] 8 SI08
Author: CDurham
Date: 6/28/2023 12:21:42 PM
Status:
Color: ■
Layer:
Space:

Update to 50' ROW



Subject: Callout
Page Label: [9] 9 SI09
Author: CDurham
Date: 6/28/2023 4:17:37 PM
Status:
Color: ■
Layer:
Space:

Per ECM Section 6.3.1.G.5 slopes of landings shall not exceed 2% in any direction



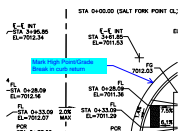
Subject: Callout
Page Label: [9] 9 SI09
Author: CDurham
Date: 6/28/2023 4:44:12 PM
Status:
Color: ■
Layer:
Space:

Mark Low Point/Grade Break in curb return



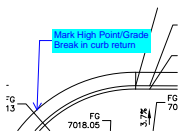
Subject: Callout
Page Label: [9] 9 SI09
Author: CDurham
Date: 6/29/2023 7:06:59 AM
Status:
Color: ■
Layer:
Space:

Mark High Point/Grade Break in curb return



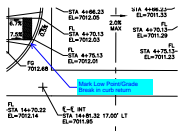
Subject: Callout
Page Label: [9] 9 SI09
Author: CDurham
Date: 6/29/2023 7:07:20 AM
Status:
Color: ■
Layer:
Space:

Mark High Point/Grade Break in curb return



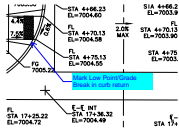
Subject: Callout
Page Label: [10] 10 SI10
Author: CDurham
Date: 6/29/2023 7:07:42 AM
Status:
Color: ■
Layer:
Space:

Mark High Point/Grade Break in curb return



Subject: Callout
Page Label: [10] 10 SI10
Author: CDurham
Date: 6/29/2023 7:22:00 AM
Status:
Color: ■
Layer:
Space:

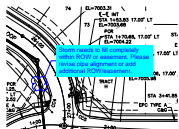
Mark Low Point/Grade Break in curb return



Subject: Callout
Page Label: [10] 10 SI10
Author: CDurham
Date: 6/29/2023 7:22:14 AM
Status:
Color: ■
Layer:
Space:

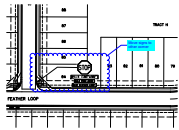
Mark Low Point/Grade Break in curb return

Cloud+ (3)



Subject: Cloud+
Page Label: [4] 4 SI04
Author: CDurham
Date: 6/28/2023 12:15:13 PM
Status:
Color: ■
Layer:
Space:

Storm needs to fill completely within ROW or easement. Please revise pipe alignment or add additional ROW/easement.



Subject: Cloud+
Page Label: [12] 12 SI12
Author: CDurham
Date: 6/29/2023 7:32:00 AM
Status:
Color: ■
Layer:
Space:

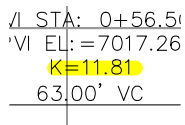
Move signs to other corner



Subject: Cloud+
Page Label: [1] 1 SI01
Author: CDurham
Date: 6/29/2023 7:33:28 AM
Status:
Color: ■
Layer:
Space:

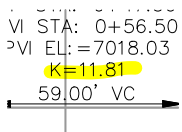
Update stations to match plans

Highlight (4)

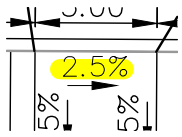


Subject: Highlight
Page Label: [6] 6 SI06
Author: CDurham
Date: 6/28/2023 12:19:31 PM
Status:
Color: ■
Layer:
Space:

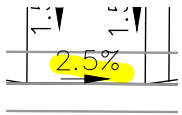
Update stations to match plans



Subject: Highlight
Page Label: [6] 6 SI06
Author: CDurham
Date: 6/28/2023 12:19:32 PM
Status:
Color:
Layer:
Space:

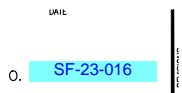


Subject: Highlight
Page Label: [9] 9 SI09
Author: CDurham
Date: 6/28/2023 4:16:18 PM
Status:
Color:
Layer:
Space:



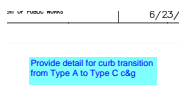
Subject: Highlight
Page Label: [9] 9 SI09
Author: CDurham
Date: 6/28/2023 4:16:20 PM
Status:
Color:
Layer:
Space:

Text Box (10)



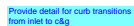
Subject: Text Box
Page Label: [1] 1 SI01
Author: CDurham
Date: 6/27/2023 5:33:43 PM
Status:
Color:
Layer:
Space:

SF-23-016



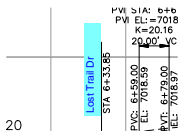
Subject: Text Box
Page Label: [3] 3 SI03
Author: CDurham
Date: 6/28/2023 11:45:04 AM
Status:
Color:
Layer:
Space:

Provide detail for curb transition from Type A to Type C c&g



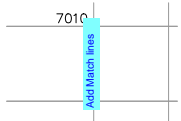
Subject: Text Box
Page Label: [3] 3 SI03
Author: CDurham
Date: 6/28/2023 12:11:58 PM
Status:
Color:
Layer:
Space:

Provide detail for curb transitions from inlet to c&g



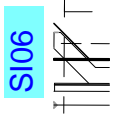
Subject: Text Box
Page Label: [4] 4 SI04
Author: CDurham
Date: 6/28/2023 12:13:55 PM
Status:
Color: ■
Layer:
Space:

Lost Trail Dr



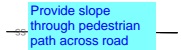
Subject: Text Box
Page Label: [5] 5 SI05
Author: CDurham
Date: 6/28/2023 12:16:24 PM
Status:
Color: ■
Layer:
Space:

Add Match lines



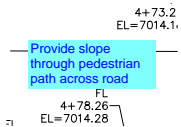
Subject: Text Box
Page Label: [7] 7 SI07
Author: CDurham
Date: 6/28/2023 12:20:48 PM
Status:
Color: ■
Layer:
Space:

SI06



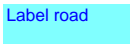
Subject: Text Box
Page Label: [9] 9 SI09
Author: CDurham
Date: 6/28/2023 4:18:10 PM
Status:
Color: ■
Layer:
Space:

Provide slope through pedestrian path across road



Subject: Text Box
Page Label: [9] 9 SI09
Author: CDurham
Date: 6/28/2023 4:18:33 PM
Status:
Color: ■
Layer:
Space:

Provide slope through pedestrian path across road



Subject: Text Box
Page Label: [12] 12 SI12
Author: CDurham
Date: 6/29/2023 7:32:12 AM
Status:
Color: ■
Layer:
Space:

Label road

Label road

Subject: Text Box
Page Label: [12] 12 SI12
Author: CDurham
Date: 6/29/2023 7:32:36 AM
Status:
Color: ■
Layer:
Space:

Label road