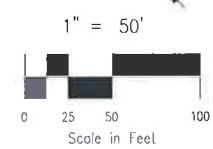
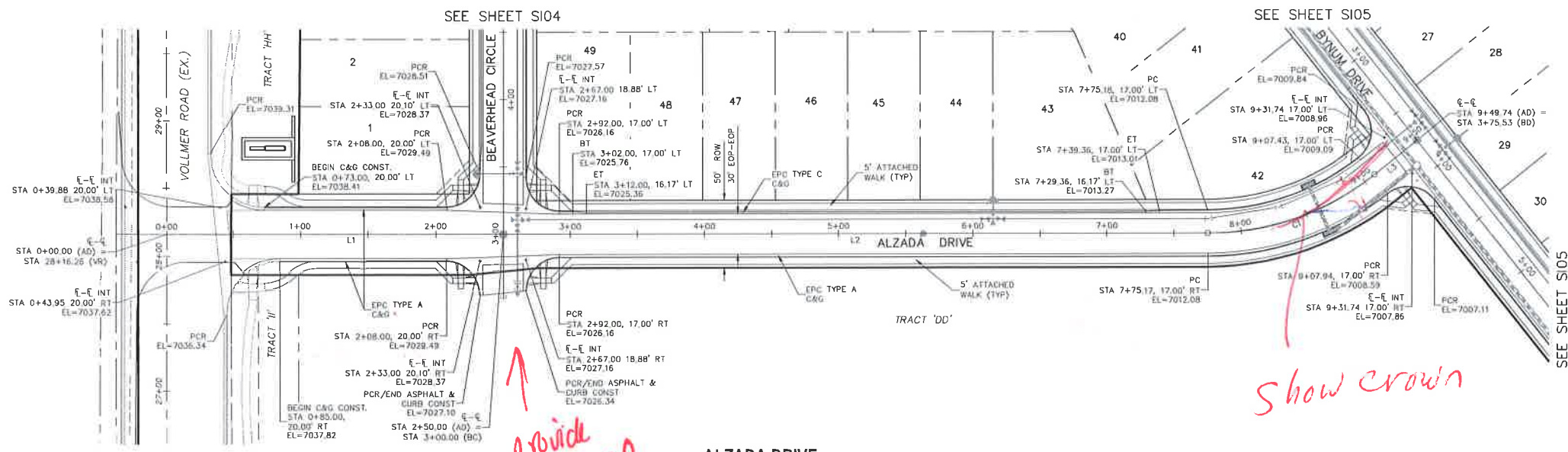


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STERLING RANCH FILING NO. 2
STREET IMPROVEMENT PLANS
PROJECT NO. 09-004 FILE: \dms\Constr Draw\Street & Storm Plans\9102.dwg DATE: 2/26/2018
DESIGNED BY: DLM SCALE: 1"=50'
DRAWN BY: ELY HORIZ: 1"=50'
CHECKED BY: VAS VERT: 1"=5'



CENTERLINE LINE TABLE

LINE	LENGTH	DIRECTION
L1	250.00'	S49°38'29"E
L2	525.17'	S49°38'29"E
L3	40.83'	S87°57'05"E

CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	200.00'	133.73'	38°18'36"

- ABBREVIATION LEGEND**
- C-I-C CENTERLINE INTERSECTION
 - F-L-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**
- AD ALZADA DRIVE
 - BC BEAVERHEAD CIRCLE
 - BD BYNUM DRIVE
 - CD CORDGRASS DRIVE
 - DD DODSON DRIVE
 - SRR STERLING RANCH ROAD (EX.)
 - VR YOLLMER ROAD (EX.)
 - CDS CUL-DE-SAC
 - KN KNUCKLE

ALZADA DRIVE
STA 0+73.00 TO STA 9+49.74

Provide Red ramp details w/spot elevs

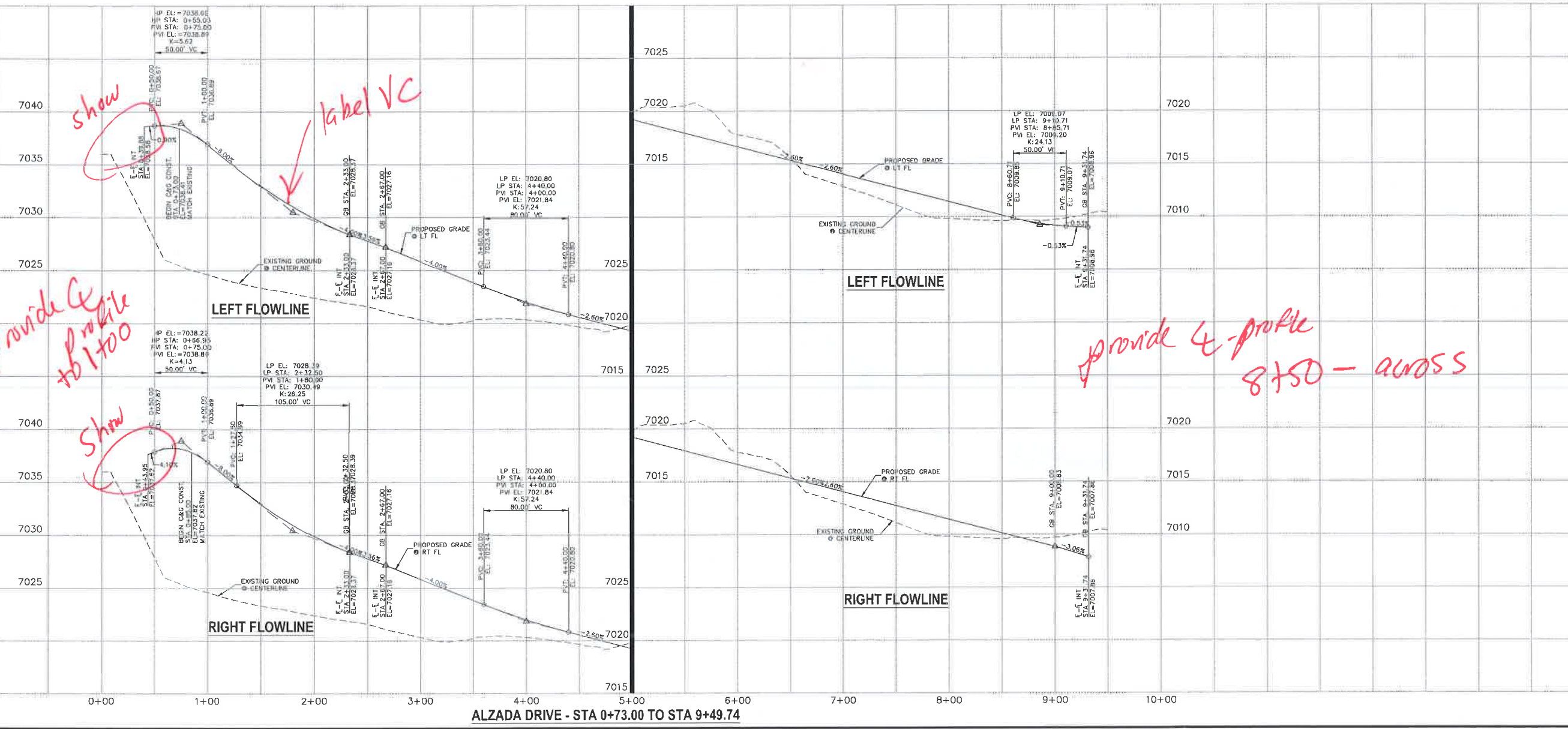
Show crown

Show

Provide C & P profile to 1+00

Label VC

provide C-profile 8+50 - across



ALZADA DRIVE - STA 0+73.00 TO STA 9+49.74

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

CIVIL CONSULTANTS, INC.

REVISIONS:

NO.	DATE	DESCRIPTION

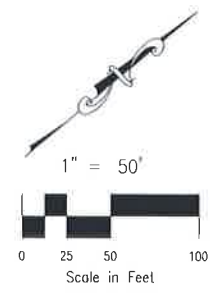
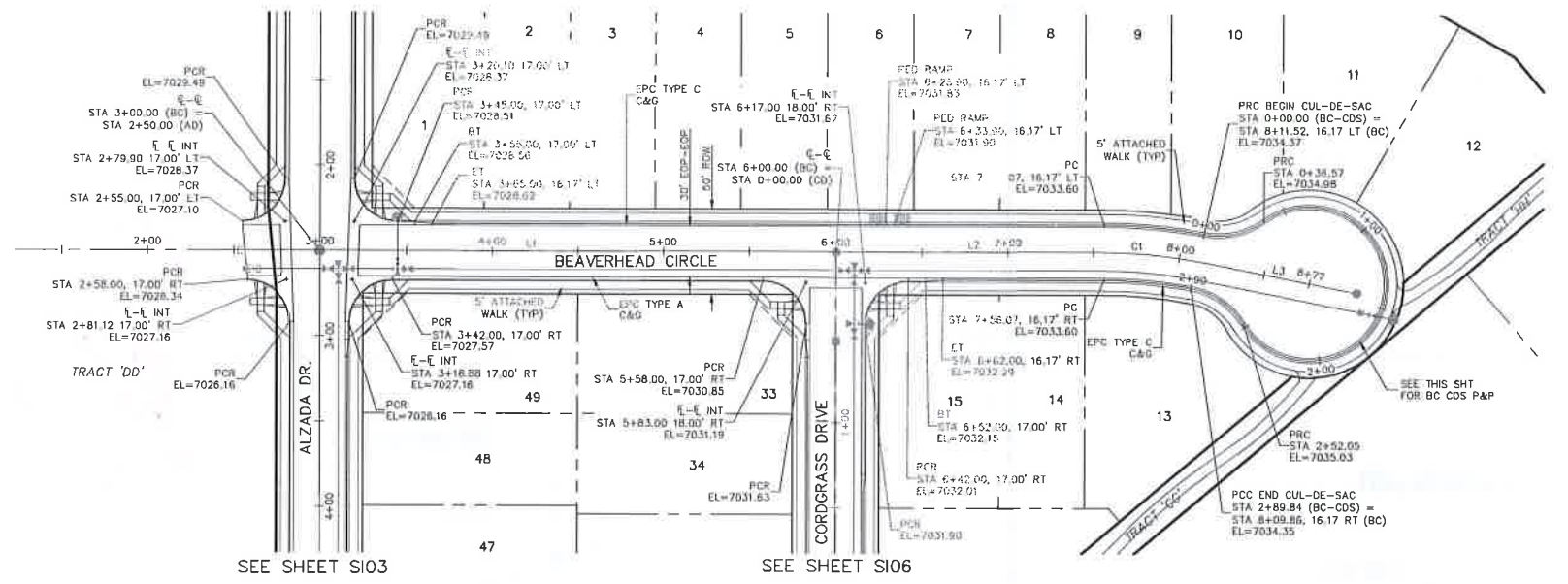
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 STREET IMPROVEMENT PLANS
 PROJECT NO. 09-004
 FILE: \veg\Cost\Draw\Street & Storm Plans\SIO4.dwg
 DATE: 2/26/2018
 SCALE: 1"=50'
 HORIZ: 1"=50'
 VERT: 1"=5'
 SHEET 4 OF 12
 SIO4



CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	300.00'	58.81'	111°53'

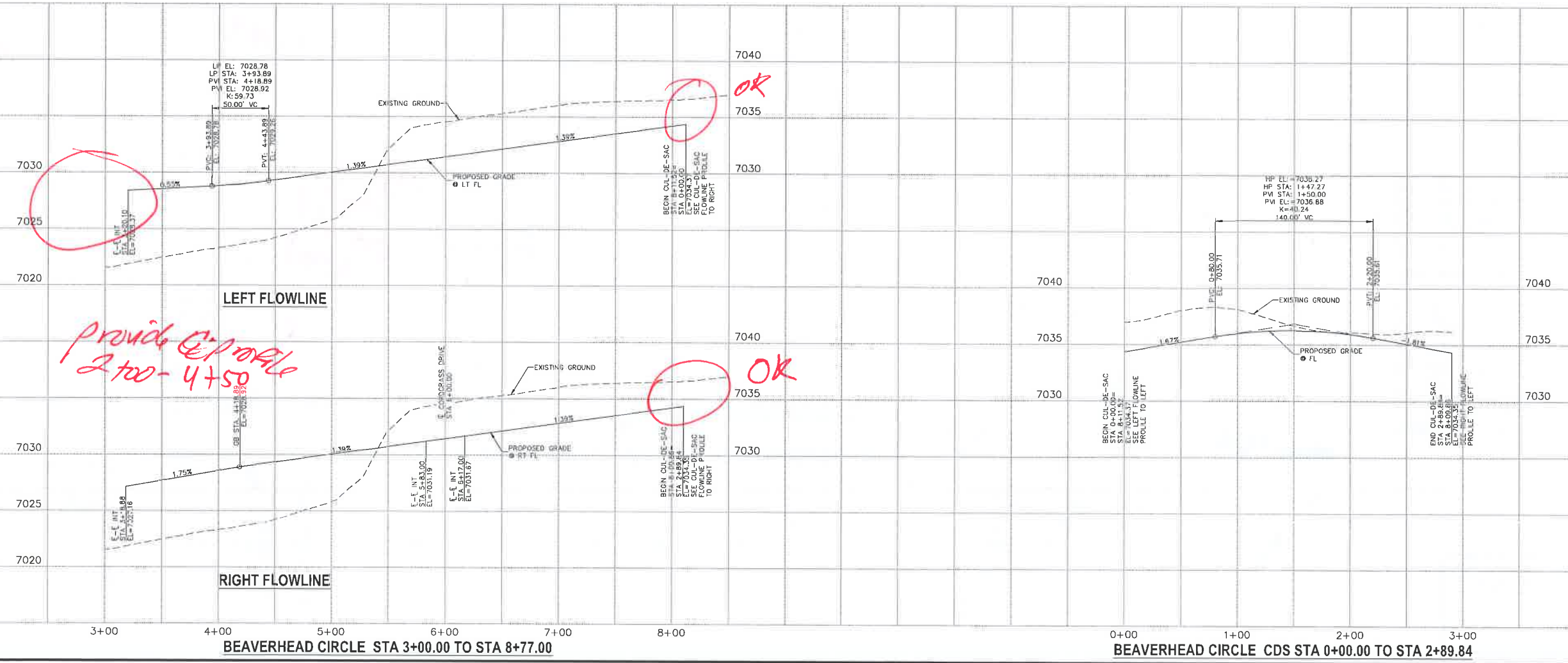
CENTERLINE LINE TABLE

LINE	LENGTH	DIRECTION
L1	300.00'	N40°21'31"E
L2	156.07'	N40°21'31"E
L3	62.00'	N51°35'24"E

- ABBREVIATION LEGEND**
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 - VR VOLLMER ROAD (EX.)
 - CDS CUL-DE-SAC
 - KN KNUCKLE

**BEAVERHEAD CIRCLE
 STA 3+00.00 TO STA 8+77.00**



*Provide @ profile
 2+00-4+50*

OK

OK

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FOR THE CITY OF
 COLORADO SPRINGS, CO
 CIVIL CONSULTANTS, INC.

APPROVED BY: [Signature]
 DATE: []

REVISIONS:

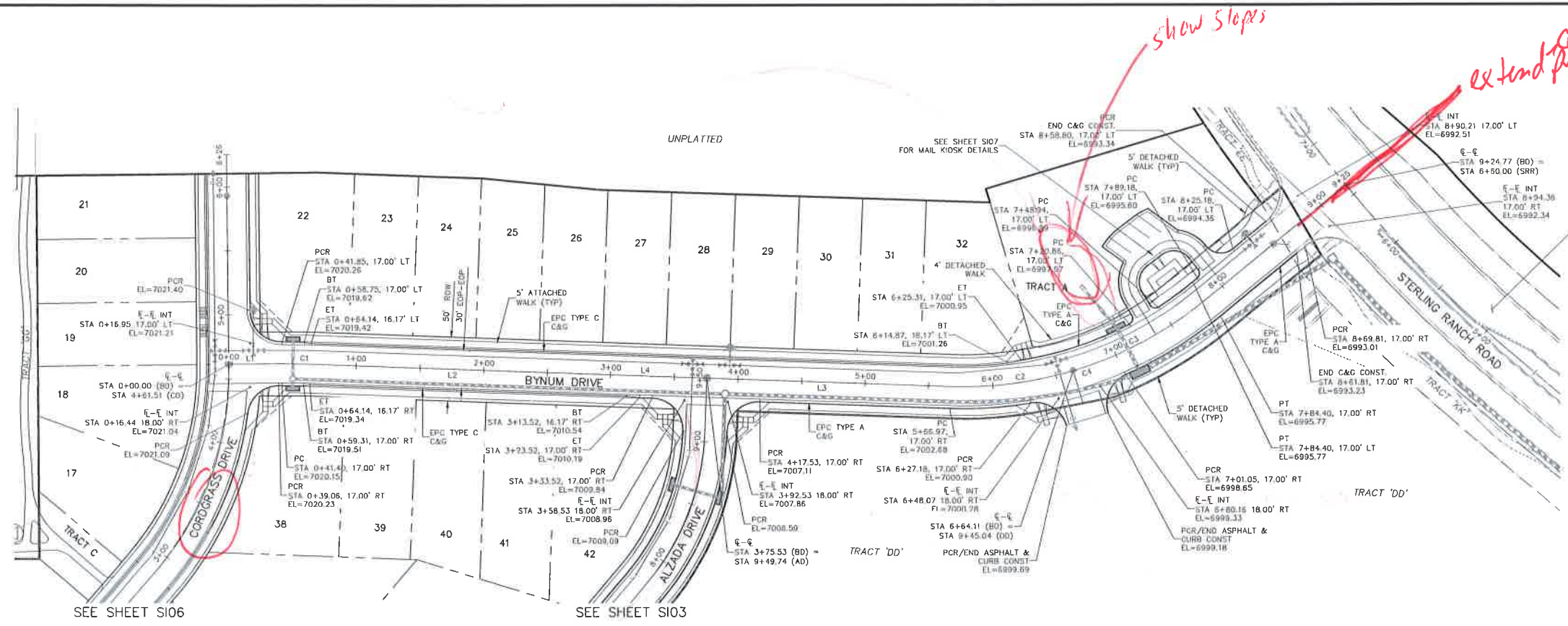
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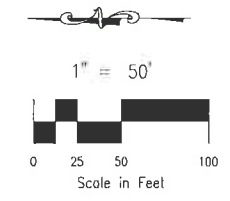
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 STREET IMPROVEMENT PLANS
 PROJECT NO. 09-004 FILE: \\ng\const\mg\Street & Storm Plans\SIO5.dwg
 DESIGNED BY: DIM SCALE DATE: 2/26/2018
 DRAWN BY: ELY HORIZ: 1"=50'
 CHECKED BY: VAS VERT: 1"=5'



SEE STERLING RANCH-STERLING RANCH PLAN & PROFILE BY M&S CIVIL



ABBREVIATION LEGEND

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- PRC POINT OF REVERSE CURVE
- PT POINT OF TANGENT
- EL ELEVATION
- LT LEFT
- RT RIGHT

CENTERLINE LINE TABLE

Line #	Length	Direction
L1	41.40	50° 33' 26.07"E
L2	311.39	52° 02' 55.33"W
L3	191.44	52° 02' 55.33"W
L4	502.83	52° 02' 55.33"W

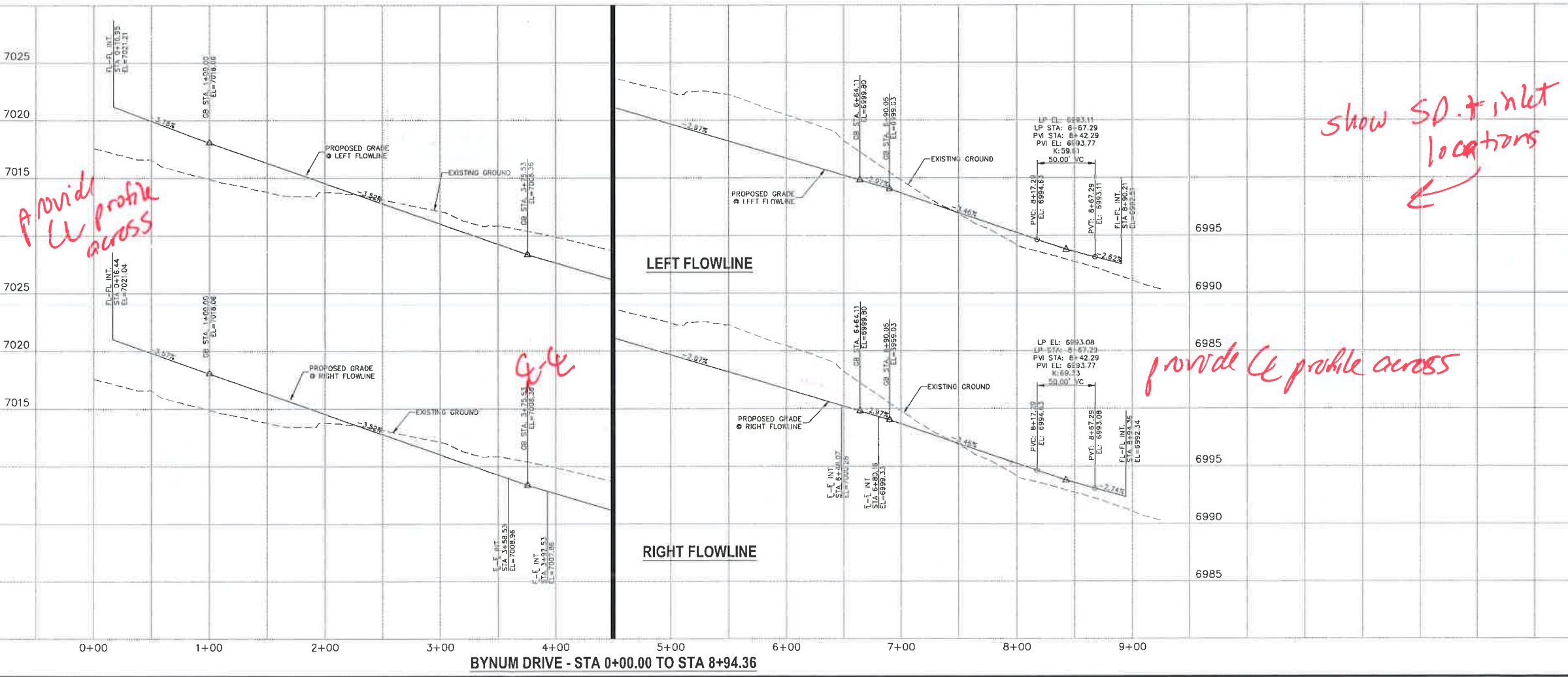
CENTERLINE CURVE TABLE

Curve #	Length	Radius	Delta
C1	22.74	500.00	2.61
C2	97.14	300.00	18.55
C3	120.29	300.00	22.97
C4	217.43	300.00	41.53

STREET ABBREVIATIONS

- AD ALZADA DRIVE
- BC BEAVERHEAD CIRCLE
- BD BYNUM DRIVE
- CD CORDGRASS DRIVE
- DD DODSON DRIVE
- SRR STERLING RANCH ROAD (EX.)
- VR VOLLMER ROAD (EX.)
- CDS CUL-DE-SAC
- KN KNUCKLE

**BYNUM DRIVE
 STA 0+00.00 TO STA 9+24.77**



Provide Cc profile across

show SD. & inlet locations

provide Cc profile across

FILE: G:\VOR004\SP Designer\48-Lot\City\Const\Draw\Street Plans\SIO5.dwg PlotStamp: 2/29/2018 11:35 AM

MARC A. SANCHEZ, COLORADO P.E. NO. 37160
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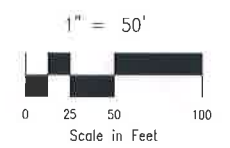
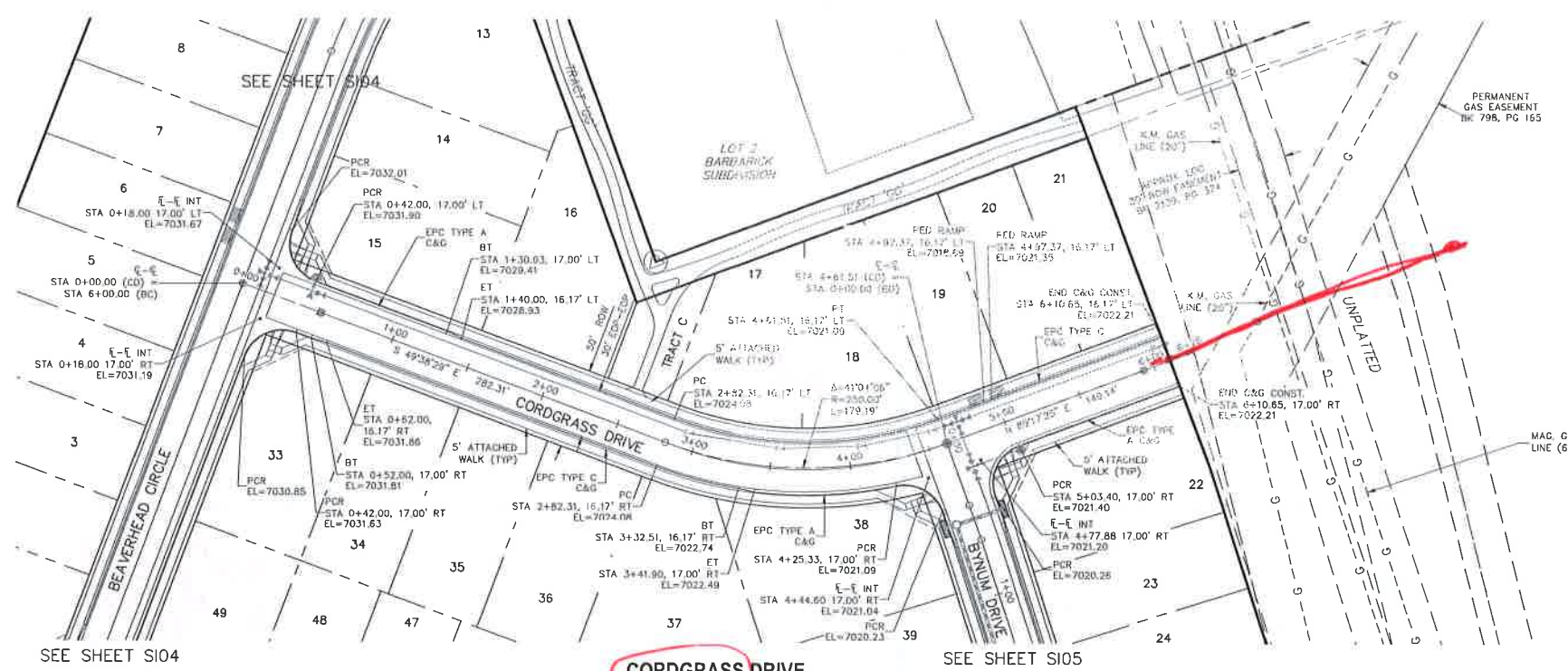
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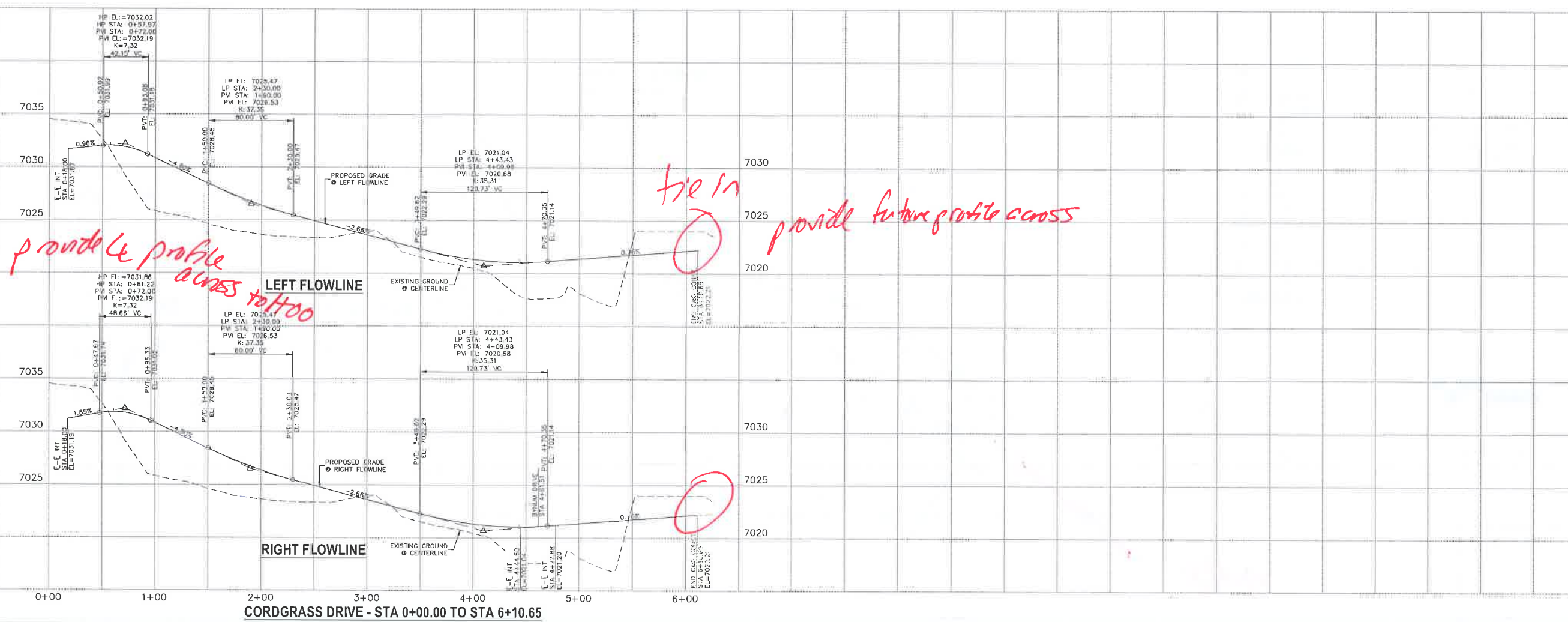
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 - CDS CUL-DE-SAC
 - KN KNUCKLE



STERLING RANCH FILING NO. 2
 STREET IMPROVEMENT PLANS
 PROJECT NO. 09-004 FILE: \\vg\Cont\09\Street & Storm Plans\SIO6.dwg
 DESIGNED BY: DLM SCALE: DATE: 2/26/2018
 DRAWN BY: ELY HORIZ: 1"=50'
 CHECKED BY: WAS VERT: 1"=5'

28 BOULDER CREEK SUITE 110
 COLORADO SPRINGS, CO 80903
 PHONE: 719.535.5485

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF CIVIL CONSULTANTS, INC.

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

NO.	DATE	DESCRIPTION	APPROVED BY

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CAUTION

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STANDARD CONSTRUCTION NOTES:

- 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 LOCATION 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 TIME INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY ENGINEERING CRITERIA MANUAL VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARDS SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
 - CDOT M&S STANDARDS.
- IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ACCURACY SHOW EXISTING CONDITION BOTH ONSITE AND OFFSITE ON THE CONSTRUCTION PLANS. ANY MODIFICATION NECESSARY DUE TO CONFLICT OMISSIONS OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPERS RESPONSIBILITY TO RECTIFY.
- IT IS THE CONTRACTORS 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 STORM WATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, US ARMY CORPS OF ENGINEER ISSUED 401 AND/OR 404 PERMITS AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- ANY TEMPORARY SIGNAGE AND STRIPING SHALL COMPLY WITH EL PASO COUNTY **DOWN AND MUTCD** CRITERIA.
- 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 OFFSITE DISTURBANCE GRADING, OR CONSTRUCTION.

STORM SEWER GENERAL NOTES

- ALL STATIONING IS ALONG STORM SEWER CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE INVERT UNLESS OTHERWISE INDICATED.
- ALL STORM SEWER BENDS AND WYES SHOWN ON THE PLAN SHALL BE PREFABRICATED.
- HORIZONTAL AND VERTICAL BENDS ARE INDICATED ON THE PLANS.
- JOINTS SHALL BE IN ACCORDANCE WITH ASTM C443 "STANDARD SPECIFICATIONS FOR JOINTS FOR CIRCULAR CONCRETE SEWER AND CULVERT PIPE USING RUBBER GASKET," IN NO CASE SHALL THE MAXIMUM JOINT OPENING FOR STRAIGHT ALIGNMENT EXCEED 1 INCH OR ONE AND ONE-HALF INCH ON CURVED ALIGNMENT.
- INLET DIMENSIONS SHOWN ON PLANS REFER TO DISTANCES FROM INSIDE FACES OF BOX BETWEEN THE WIDTHS AND LENGTHS.
- MANHOLE WIDTHS AND LENGTHS SHOWN ON PLAN REFER TO THE EXTERIOR WALL DIMENSIONS.
- ALL STORM SEWER SHALL BE A MINIMUM OF CLASS III REINFORCED CONCRETE PIPE. SPECIFIC SEGMENTS OF STORM SEWER SHALL BE REQUIRED TO BE CONSTRUCTED OF A MINIMUM OF 5000 PSI CONCRETE DUE TO EXCESSIVE VELOCITIES. REFER TO ADDITIONAL NOTES WITHIN CONSTRUCTION PLANS.
- SINCE ALL PIPE ENTRIES INTO THE BASE ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
- THE MH RING (FRAME) SHALL BE SET IN A BED OF GROUT. THE FRAME SHALL BE SURROUNDED WITH A GROUT IN UNPAVED AREA, OR A CONCRETE COLLAR IN PAVED AREA.
- PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO ASTM C 478 (AASHTO M 199).
- CAST IN PLACE MANHOLES SHALL BE CLASS B CONCRETE.
- STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 3'-6" AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
- ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI. VERTICAL STEEL SHALL BE PLACED AT 1/4 OF WALL. ALL BARS SHALL HAVE A 2" MINIMUM CLEARANCE.
- FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING WITH CLASS B CONCRETE OR APPROVED GROUT.
- STUB-OUTS SHALL EXTEND 4 FT MINIMUM BEYOND OUTSIDE WALL SURFACE OF MANHOLE AND BE SATISFACTORILY FLURGED.
- CHECK WITH THE LOCAL GOVERNMENT AUTHORITY FOR ANY ADDITIONAL STORM SEWER SPECIFICATIONS, DETAILS, OR REGULATIONS.
- THE SLOPE OF THE MANHOLE COVER SHALL MATCH THE ROADWAY PROFILE AND CROSS SLOPE.
- THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURES TO THE ENGINEER FOR REVIEW PRIOR TO INSTALLATION.

ADDITIONAL NOTES:

- RIPRAP CHANNEL: THE SIZE OF RIPRAP AND BOULDERS SHALL BE AS INDICATED ON THE PLANS. BOULDERS FOR GROUTED BOULDER FOREBAY SHALL MEET THE SAME REQUIREMENTS FOR DURABILITY AND SPECIFIC GRAVITY AS RIPRAP. BOULDERS USED IN GROUTED BOULDER FOREBAY SHALL BE CLEAN AND FREE OF SOIL TO PROVIDE A PROPER BOND WITH THE GROUT.

SOIL RIPRAP NOTES:

- THE SOIL MATERIAL SHALL BE NATIVE OR TOPSOIL AND MIXED WITH SIXTY FIVE PERCENT (65%) RIPRAP AND THIRTY FIVE PERCENT (35%) SOIL BY VOLUME.
- SOIL RIPRAP SHALL CONSIST OF A UNIFORM MIXTURE OF SOIL AND RIPRAP WITHOUT VOIDS.
- CONTRACTOR SHALL COOPERATE WITH ENGINEER IN OBTAINING AND PROVIDED SAMPLES OF ALL SPECIFIED MATERIALS.
- CONTRACTOR SHALL SUBMIT CERTIFIED LABORATORY TEST CERTIFICATES FOR ALL ITEMS REQUIRED FOR SOIL RIPRAP.
- RIPRAP USED SHALL BE THE TYPE DESIGNATED ON THE DRAWINGS AND SHALL CONFORM TO TABLE SHOWN TO THE RIGHT.
- THE RIPRAP DESIGNATION AND TOTAL THICKNESS OF RIPRAP SHALL BE AS SHOWN ON THE DRAWINGS. THE MAXIMUM STONE SIZE SHALL NOT LARGER THAN THE THICKNESS OF THE RIPRAP.
- NEITHER WIDTH NOR THICKNESS OF A SINGLE STONE OF RIPRAP SHALL BE LESS THAN ONE-THIRD (1/3) OF ITS LENGTH.
- THE SPECIFIC GRAVITY OF THE RIPRAP SHALL BE TWO AND ONE-HALF (2.5) OR GREATER.
- MINIMUM DENSITY FOR ACCEPTABLE RIPRAP SHALL BE ONE HUNDRED AND SIXTY FIVE (165) POUNDS PER CUBIC FOOT.
- RIPRAP SPECIFIC GRAVITY SHALL BE ACCORDING TO THE BULK-SATURATED, SURFACE-DRY BASIS, IN ACCORDANCE WITH AASHTO T85.
- BROKEN CONCRETE OR ASPHALT PAVEMENT SHALL NOT BE ACCEPTABLE FOR USE IN THE WORK.
- ROUNDED RIPRAP (RIVER ROCK) IS NOT ACCEPTABLE, UNLESS SPECIFICALLY DESIGNATED ON THE DRAWINGS.

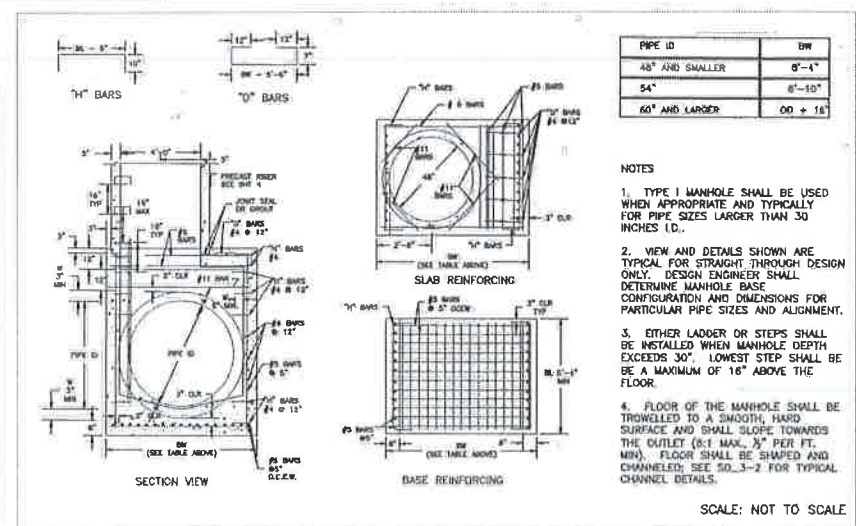
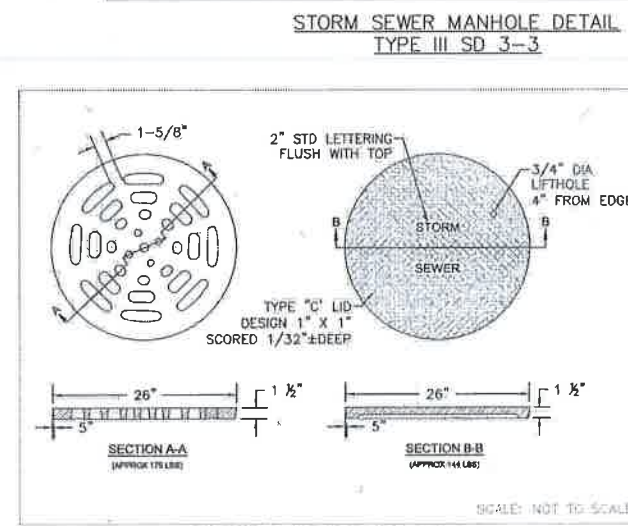
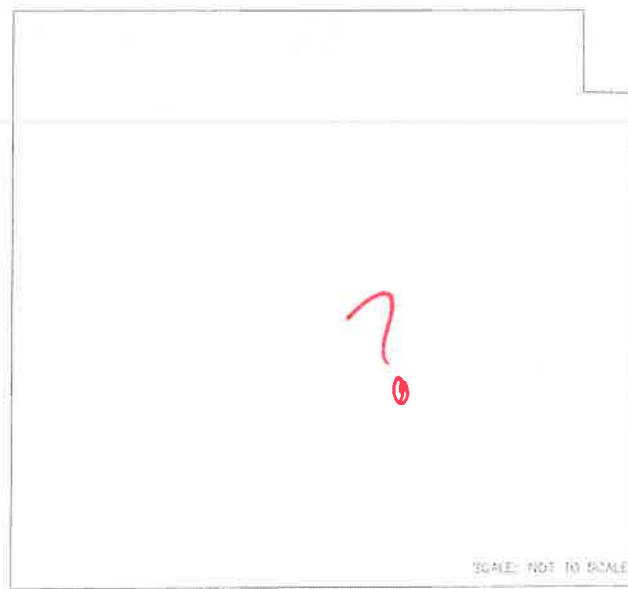
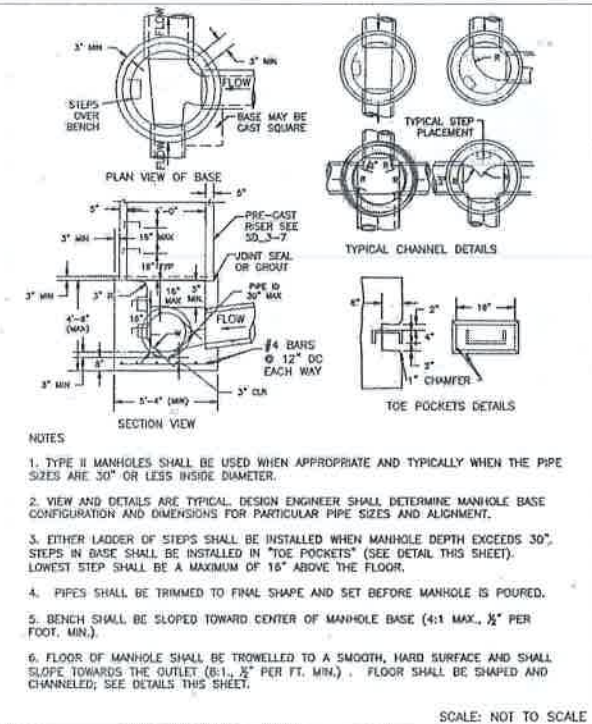
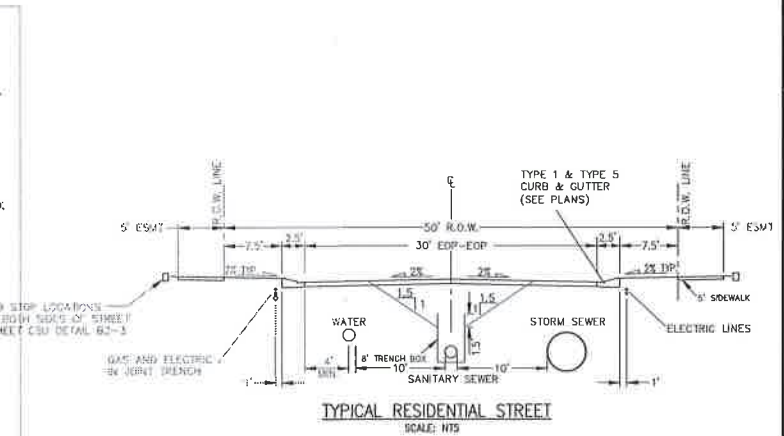
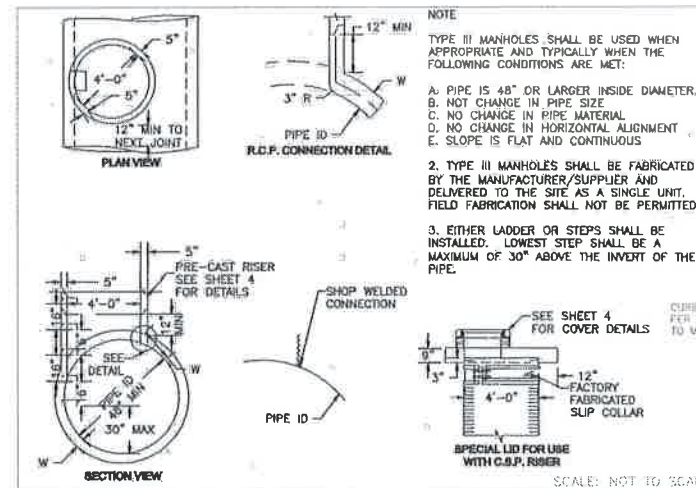
STRUCTURAL CONCRETE NOTES:

- ALL CONSTRUCTION INVOLVING THE PLACEMENT OF STRUCTURAL CONCRETE SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD SPECIFICATIONS, AND AS SUPPLEMENTED BY THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION.
- STEEL REINFORCING SHALL BE GRADE 60 FOR ALL REINFORCING STEEL GREATER THAN #4. SPlicing, LAP SPlicing SHALL BE MINIMUM IN THE FOLLOWING TABLE UNLESS OTHERWISE SPECIFIED:

BAR SIZE	#4	#5	#6	#7	#8
SPICE LENGTH	1'-9"	2'-2"	2'-7"	3'-4"	4'-3"

 ALL REINFORCING SHALL HAVE A 2-INCH MINIMUM COVER UNLESS OTHERWISE SPECIFIED. ALL REINFORCED STEEL TO BE EPOXY COATED.
- CAST-IN-PLACE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f_c) OF 4,000 PSI AT 28 DAYS. ALL CONCRETE PLACED AGAINST SOL SHALL BE TYPE II PORTLAND CEMENT. ALL EXPOSED CORNERS SHALL BE FORMED WITH A 3/4" CHAMFER UNLESS OTHERWISE SPECIFIED.
- EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213.
- BACKFILL AGAINST STRUCTURES SHALL NOT COMMENCE UNTIL ALL SUPPORTING DIAPHRAGMS ARE IN PLACE AND CONCRETE HAS OBTAINED ITS FULL SEVEN DAY STRENGTH. BACKFILL SHALL BE PLACED EQUALLY ON EACH SIDE OF RETAINING WALL STRUCTURES AND CUTOFF WALLS UNTIL THE FINAL GRADE IS REACHED.
- FOOTING EXCAVATIONS SHALL BE EXAMINED BY THE GEOTECHNICAL ENGINEER WITH A 24-HOUR MINIMUM NOTIFICATION FOR SOIL AND/OR CONCRETE TESTING. PLACEMENT OF CONCRETE IN THE ABSENCE OF TESTING SHALL BE COMPLETED AT THE SOLE RISK OF THE CONTRACTOR.
- PRIOR TO THE PLACEMENT OF CONCRETE IN AREAS WHERE SOIL IS PRESENT, THE SOIL SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6-INCHES, THE MOISTURE CONTENT SHALL BE ADJUSTED TO WITHIN PLUS OR MINUS 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT AND RECOMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION (AASHTO-T-180).

ABBREVIATIONS
 EC --- EPOXY COATED O.F --- OUTSIDE FACE E.F --- EACH FACE E.W --- EACH WAY I.F --- INSIDE FACE N.F --- NEAR FACE
 T.O.C --- TOP OF CONCRETE B.O.C --- BOTTOM OF CONCRETE CONT --- CONTINUOUS



STERLING RANCH FILING NO. 2
 STORM SEWER NOTES & DETAILS
 PROJECT NO. 09-004
 DATE: 2/26/2018
 SCALE: HORIZONTAL: N/A VERTICAL: N/A
 DESIGNED BY: CMN
 DRAWN BY: JWP
 CHECKED BY: VAS
 SHEET 9 OF 12
 ST09

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



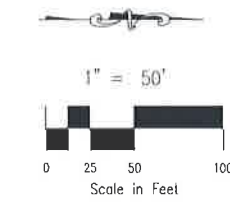
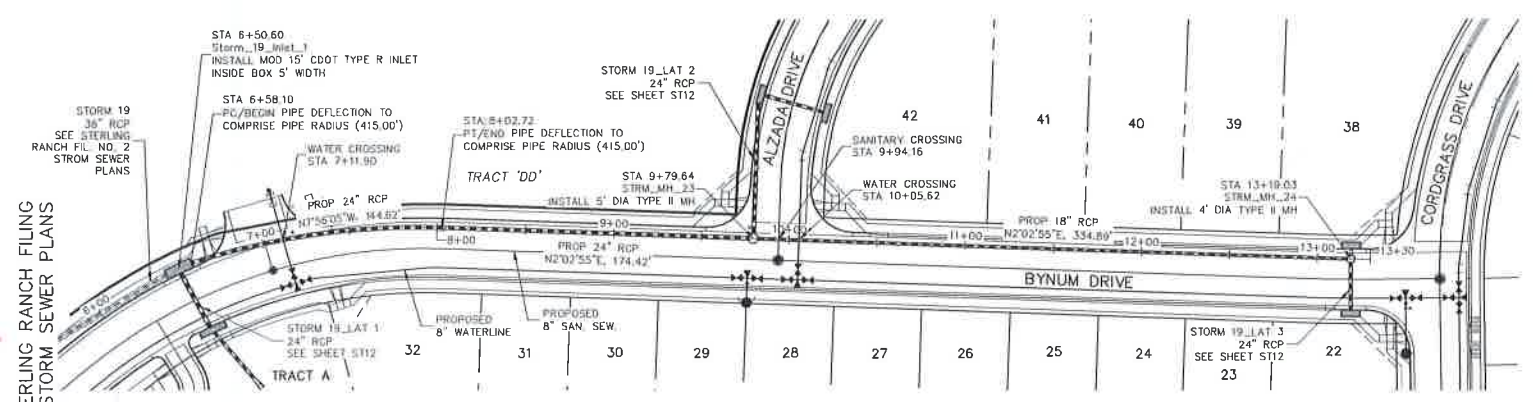
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 DATE: 2/26/2018
 SCALE: HORIZONTAL: 1"=50'
 VERTICAL: 1"=5'
 DESIGNED BY: CMV
 DRAWN BY: JWP
 CHECKED BY: VAS
 SHEET 11 OF 12
 ST11

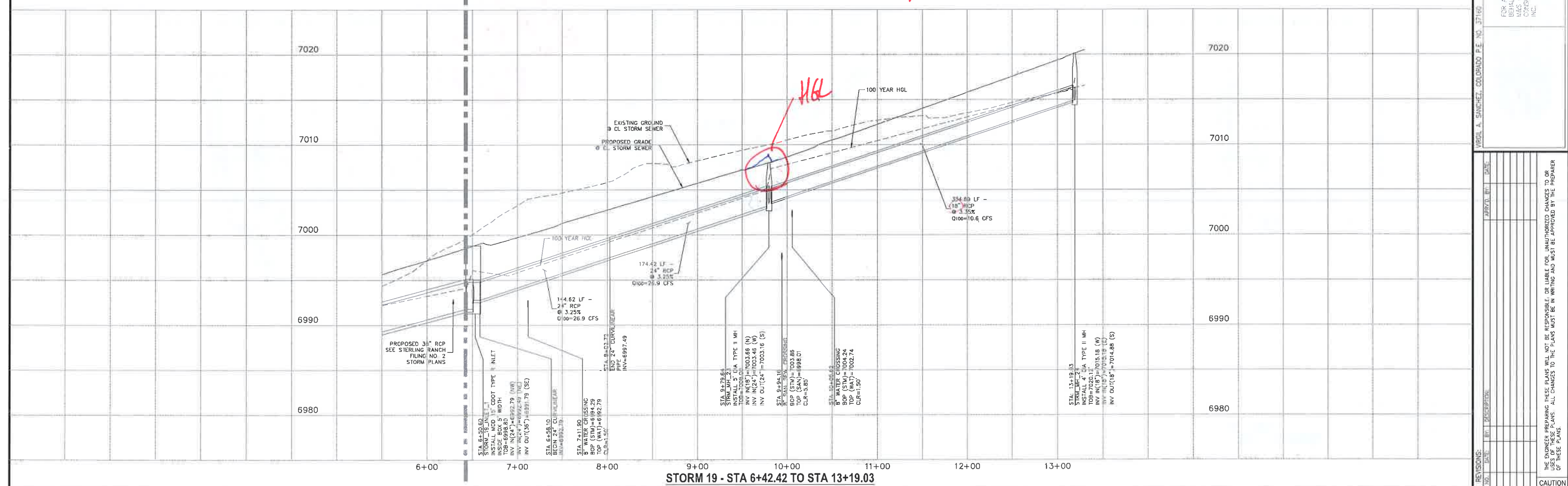


STORM 19 - STA 6+42.42 TO STA 13+19.03

SEE STERLING RANCH FILING NO. 2 STORM SEWER PLANS
 MATCHLINE STA 6+42.42

Velocities?

File: 0:\09004A\SR Challenger - 09-10-10.dwg (Storm Plans) ST11.dwg Plotstamp: 2/26/2018 1:08 PM



STORM 19 - STA 6+42.42 TO STA 13+19.03

20 BOULDER CRESCENT, SUITE 110
 COLORADO SPRINGS, CO 80903
 PHONE 719.555.585

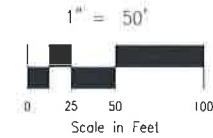


FOR AND ON BEHALF OF CIVIL CONSULTANTS, INC.

NO.	DATE	DESCRIPTION	APPROV. BY	DATE

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USE 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

STERLING RANCH FILING NO. 2
STORM SEWER PLANS
PROJECT NO. 09-004
DATE: 2/26/2018
SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
DESIGNED BY: CMN
DRAWN BY: JWP
CHECKED BY: VAS

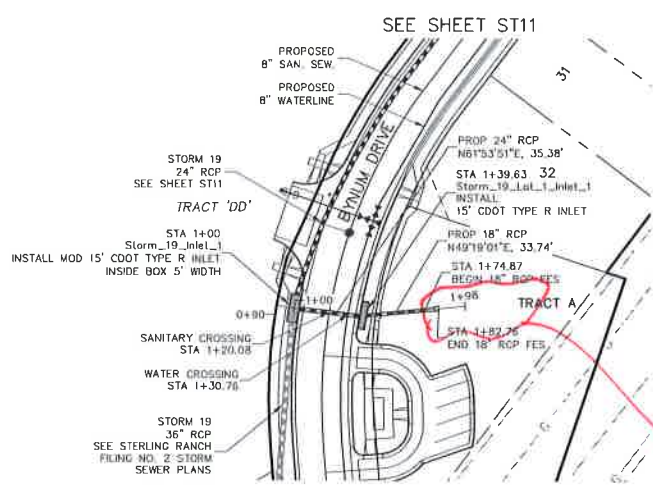
28 BOULDER CREEK, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485
CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF CIVIL CONSULTANTS, INC.
VIRGIL A. SANDHEZ, COLORADO P.E. NO. 37160

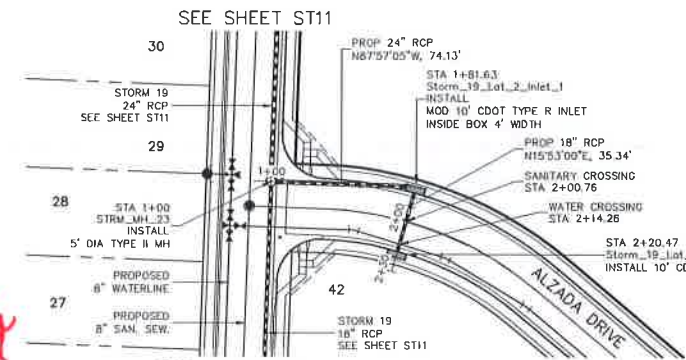
NO.	DATE	BY	DESCRIPTION

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

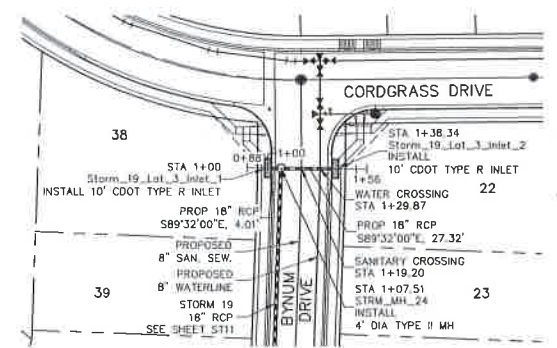
CAUTION



STORM 19 LAT 1 - STA 1+00.00 TO STA 1+82.76



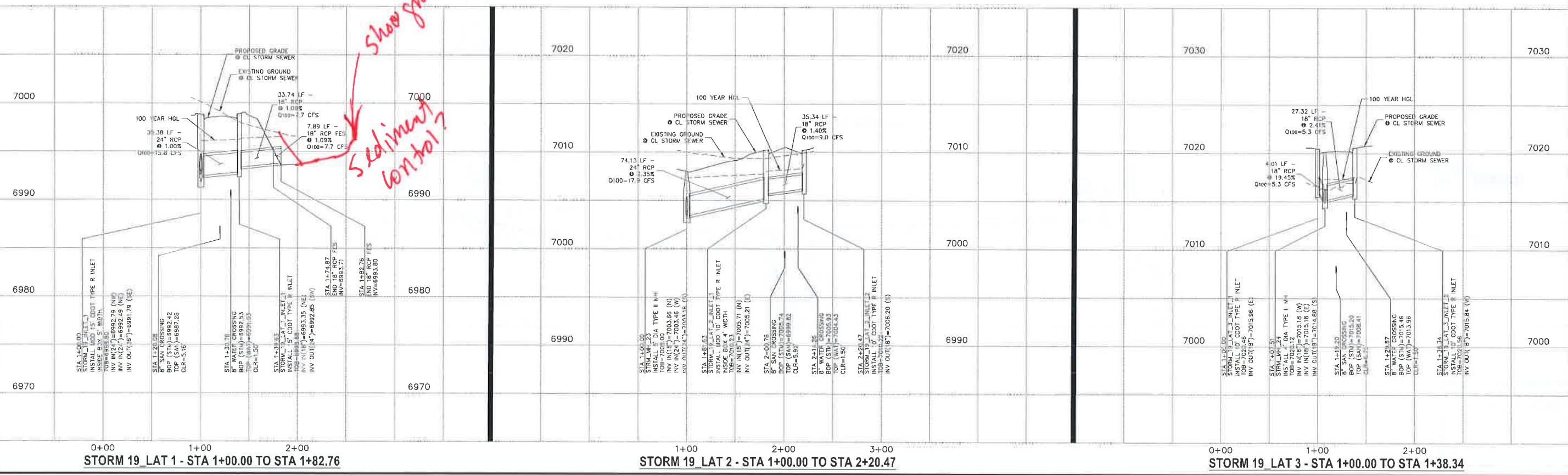
STORM 19 LAT 2 - STA 1+00.00 TO STA 2+20.47



STORM 19 LAT 3 - STA 1+00.00 TO STA 1+38.34

Show toe + top of slope (as done on storm drain plans)

Show grading
Sediment control?



STORM 19 LAT 1 - STA 1+00.00 TO STA 1+82.76

STORM 19 LAT 2 - STA 1+00.00 TO STA 2+20.47

STORM 19 LAT 3 - STA 1+00.00 TO STA 1+38.34