

## APRIL 2017

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

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

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

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

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

FIRE DISTRICT: BLACK FOREST FIRE PROTECTION DISTRICT  
11445 TEACHTOWN 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: CENTURYLINK / COMCAST COMMUNICATIONS  
(U.N.C.C. LOCATORS) (800) 922-1987  
ATTX (LOCATORS) (719) 635-3674

1. THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853"  
NORTHING = 411416.273  
EASTING = 235167.071  
ELEVATION = 7023.42
2. THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE  
NORTHING = 410095.404  
EASTING = 235052.131  
ELEVATION = 7000.40
3. THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "38141"  
NORTHING = 411393.862  
EASTING = 233849.817  
ELEVATION = 7030.82

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 N 89°14'14" E, A DISTANCE OF 2,722.56 FEET.

ACT	ACTUAL	FL	FLOW LINE	PT	POINT OF TANGENCY
BCR	BACK CURB RETURN	FV	FEET, FOOT	PROP	PROPOSED
BLOWOFF	BLOWOFF VALVE ASSEMBLY	FT	FEET	REMOVE	REMOVE
BRK	BREAKING	GR	GRADE	RET	RIGHT OF WAY
BT	BEGINNING OF TRANSITION	HP	HORIZONTAL	RSMTS	RIGHTS
CL	CASE, C/S	HPZ	HIGH POINT ELEVATION	RT	RIGHT
CLV	CLASS, CENTERLINE	LP	LOW POINT ELEVATION	SG	STAIRWAY
CLV	CLASS, CENTERLINE	LP	LOW POINT ELEVATION	SD	STANDARD
CONST	CONSTRUCT	LOC	LOCATION	SPR	SPRING
COLO	COLORADO	LOC	LOCATION	STM	STIM
END CURB RETURN	END CURB RETURN	MIN	MINIMUM	STG	STORAGE
ELEV	ELEVATION	N.E.W	NORTH,SOUTH,EAST, WEST	TC	TOTAL CORNER OF BOX
EOR	EDGE OF ASPHALT	NTS	NOT TO SCALE	TEL	TELEPHONE
EDGE OF PAVEMENT	EDGE OF PAVEMENT	PC	POINT OF CURVATURE	TYPE	TYPE
END PAVEMENT	END PAVEMENT	PC	POINT OF COMPOUND CURVE	UNK	UNKNOWN
ESMT	ESPAVEMENT	PC	POINT OF COMPOUND CURVE	UG	UNDERGROUND POWER
EXT	EXTENSION	PL	PROPERTY LINE	UTL	UTILITY
END TRANSITION	END TRANSITION	PLC	PROPERTY LINE	VERT	VERTICAL
EXISTING	EXISTING	PUB	PUBLIC	WTR	WATER LINE
EXT	EXTENSION	PVI	POINT OF VERTICAL INTERSECTION	XING	CROSSING
GB	GRADE BREAK	PVC	POINT OF VERTICAL CURVE	YD	YARD (CUIC)
		PVI	POINT OF VERTICAL INTERSECTION		

PROPOSED GAS \_\_\_\_\_

PROPOSED SANITARY SEWER \_\_\_\_\_

PROPOSED WATER \_\_\_\_\_

RIGHT-OF-WAY \_\_\_\_\_

PROPERTY LINE \_\_\_\_\_

FIRE HYDRANT (EXISTING) \_\_\_\_\_

FIRE HYDRANT (PROPOSED) \_\_\_\_\_

STORM DRAIN \_\_\_\_\_

VALVE (PROPOSED) \_\_\_\_\_

VALVE (EXISTING) \_\_\_\_\_

BLOWOFF ASSY. (PROPOSED) \_\_\_\_\_

BLOWOFF ASSY. (EXISTING) \_\_\_\_\_

PLUG (PROPOSED) \_\_\_\_\_

PLUG (EXISTING) \_\_\_\_\_

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

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

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

SR LAND, LLC

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

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

JENNIFER IRVINE, P.E.  
COUNTY ENGINEER/ECM ADMINISTRATOR

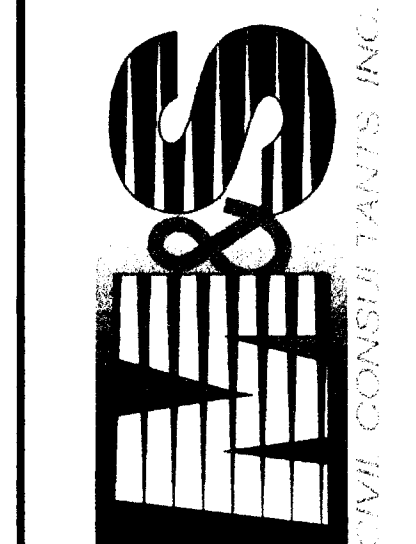
THESE DOCUMENTS HAVE BEEN REVIEWED AND APPROVED FOR STORM DRAIN AND ASSOCIATED UTILITY SERVICE CONSTRUCTION.

FOR AND ON BEHALF OF THE STERLING RANCH METRO. DISTRICT

SHEET 1	TITLE SHEET
SHEET 2	NOTES & DETAIL SHEET
SHEET 3	PLAN & PROFILE - DINES BLVD STA 0+00.00 TO 13+00.00
SHEET 4	PLAN & PROFILE - DINES BLVD STA 13+00.00 TO 22+00.00
SHEET 5	PLAN & PROFILE - DINES BLVD STA 22+00.00 TO 33+00.00
SHEET 6	PLAN & PROFILE - DINES BLVD STA 33+00.00 TO 42+66.45
SHEET 7	PLAN & PROFILE - WHEATLAND DRIVE
SHEET 8	SIGNING AND STRIPING PLAN
SHEET 9	SIGNING AND STRIPING PLAN
SHEET 10	MAIL KIOSK DETAIL SHEET

STERLING RANCH-DINES BLVD & WHEATLAND DR.	
STREET IMPROVEMENT PLAN	
PROJECT NO. 09-006	FILE # 00600A\Working sets\09-006\Project - 04/10/2007\Plan\09-006.dwg
DESIGNED BY: DM	SCALE
DRAWN BY: BB	HORIZ: N/A
CHECKED BY: WS	VERT: N/A
DATE: 04/17/2017	SHEET 1 OF 10
S101	


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



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

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

[illegible]

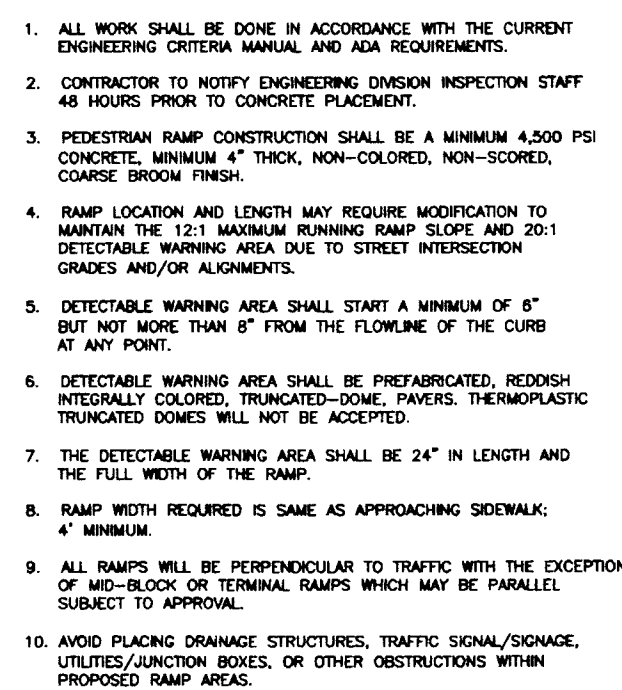
 FOR LOCATING  
& MARKING  
GAS,  
ELECTRIC,  
WATER &  
TELEPHONE  
LINES

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

SF 16-013

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
2. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
3. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
4. 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 PLANNING AND COMMUNITY DEVELOPMENT DIVISION.
5. ALL STATIONING IS CENTERLINE OF IMPROVEMENTS UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED AS TOP BACK OF CURB (TBC), ASPHALT (ASP), OR TOP OF INLET OR BOX (TOB).
6. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO EPC ECM APPENDIX K - 1.2C.
7. ALL INTERSECTION ACCESSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES EXCEPT BRAIRGATE PARKWAY AND VOLLMER ROAD WHICH ARE ARTERIALS AND A 50 FOOT SIGHT VISIBILITY TRIANGLE IS REQUIRED AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" VERTICAL IN THIS AREA.
8. ALL CULVERTS AND STORM DRAIN PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HDPE), REINFORCED CONCRETE PIPE (RCP). ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. ADEQUACY OF MATERIAL THICKNESS FOR ANY CSP INSTALLED SHALL BE VERIFIED BY OWNER'S GEOTECHNICAL ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST CONFORM TO EPC ECM SECTION 3.32 - CULVERTS.
9. 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 PLANNING AND COMMUNITY DEVELOPMENT DIVISION PRIOR TO CONSTRUCTION.

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DIVISION.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 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".
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. 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.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
12. 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.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY, INCLUDING SIGNAGE OR STRIPING.



SCALE: NTS




SCALE: NTS

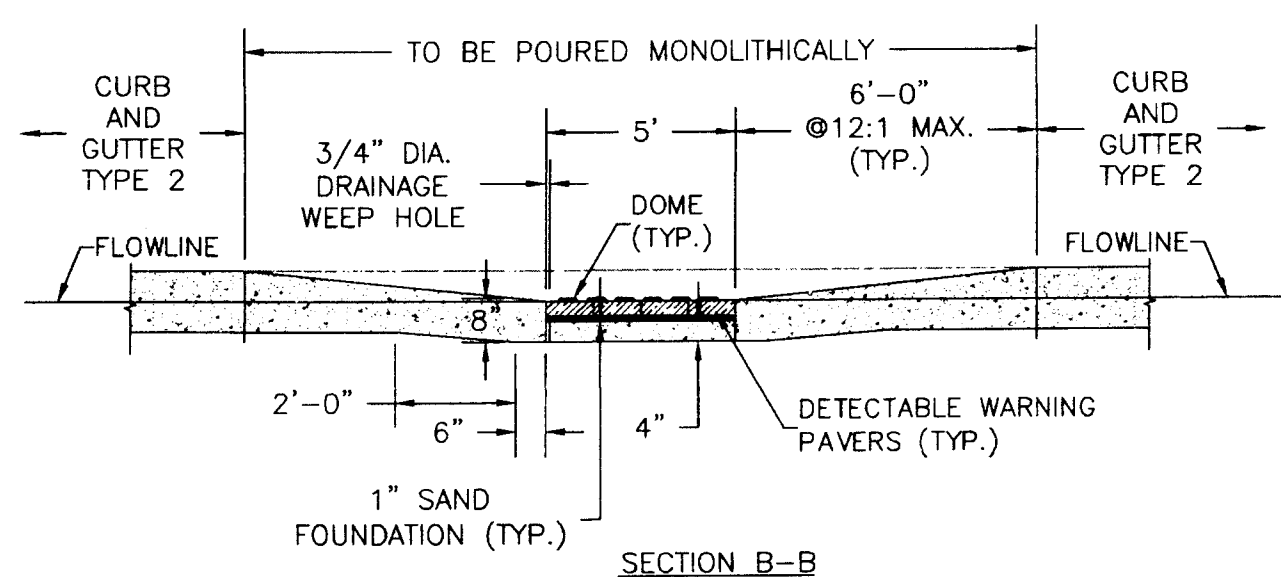


DESIGN SPEED = 40 MPH  
POSTED SPEED = 35 MPH

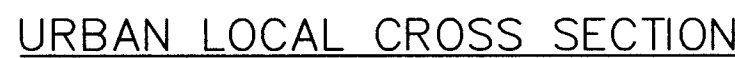


1. W = WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
2. T = SQUARED-OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCOR FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 - 4.4 W.W.F. OR #4 REINFORCING BAR @ 8" EACH WAY.
3.  = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
4. DESIGN TO SPECIFY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

SCALE: NTS



SCALE: NTS

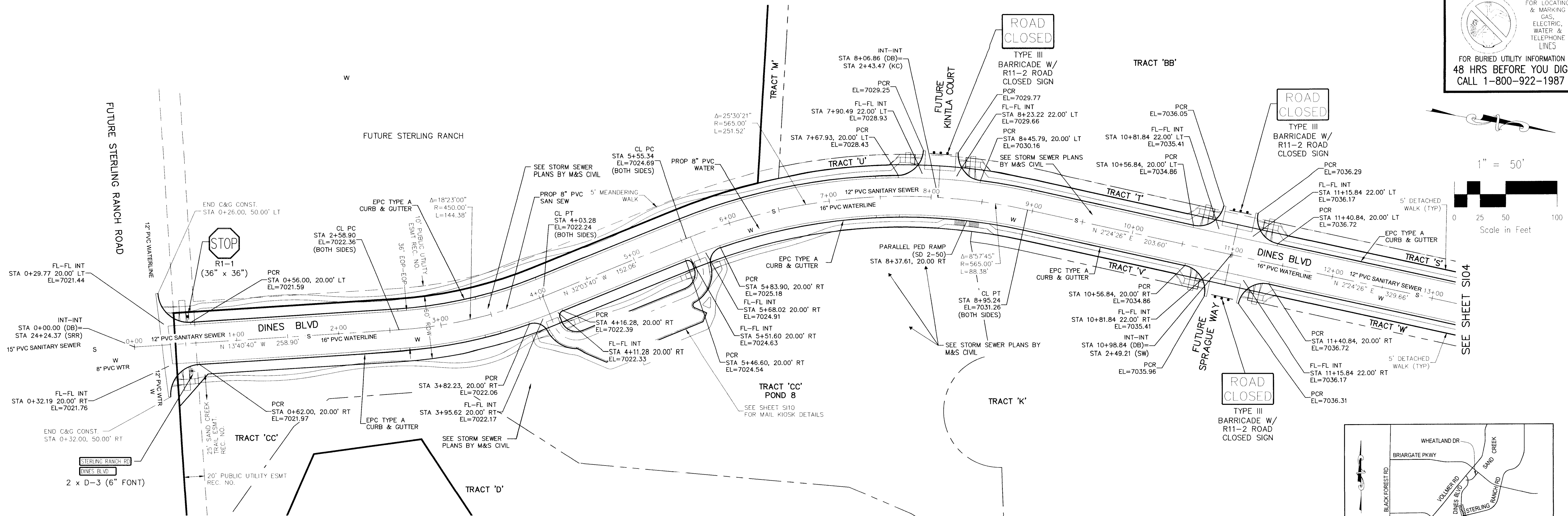


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POSTED SPEED = 25 MPH

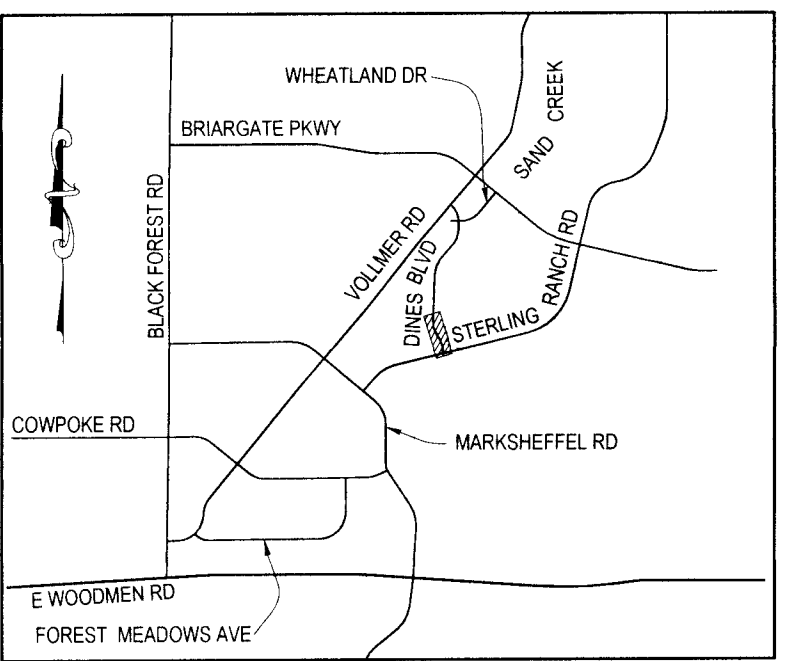
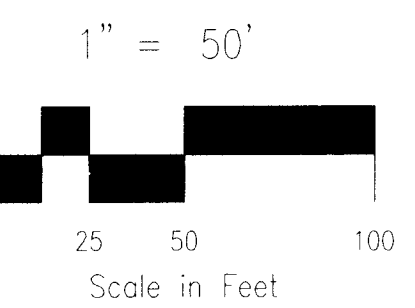




File: D:\950661\Sterling Ranch No. 3\dwg\Const\_Dwg\Street Plans\Dines Blvd\SI03.dwg Plotstamp: 2/19/2017 10:51 AM



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



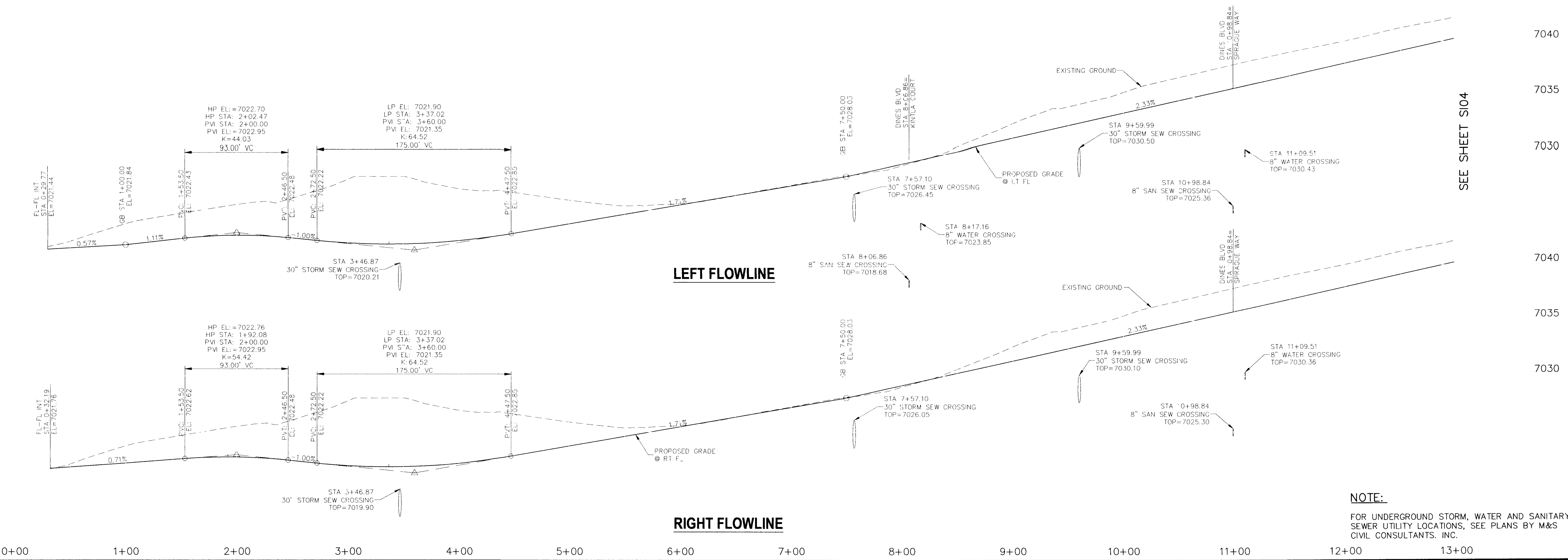
- NOTES:**
1. ALL CURB RETURN RADIUS SHALL BE 25.00' UNLESS OTHERWISE NOTED.
  2. ALL SIDEWALKS SHALL BE 5' WIDE AND DETACHED UNLESS OTHERWISE STATED.
  3. ALL CROSS PANS SHALL BE EL PASO COUNTY STD SD 2-26.
  4. ALL PED RAMPS LOCATED AT INTERSECTIONS SHALL BE EL PASO COUNTY STD SD 2-41 AND ALL MID STREET PED RAMPS SHALL BE EL PASO COUNTY STD SD 2-50.

**STREET ABBREVIATIONS**

(DB) DINES BOULEVARD  
(SRR) STERLING RANCH ROAD  
(KC) KINTLA COURT  
(SW) SPRAGUE WAY

- NOTE:**
1. STREET SIGNS FOR (FUTURE) ROADWAYS SHALL BE INSTALLED WITH ADJACENT SUBDIVISION STREET PLANS. ALL SIGNAGE SHOWN ON THIS SET OF PLANS SHALL BE INSTALLED.
  2. ALL PROPOSED SIGN LOCATIONS ARE CONCEPTUAL. APPROVAL OF THE CONSTRUCTION DRAWINGS DOES NOT INCLUDE SIGN LOCATIONS.

**DINES BOULEVARD**



**NOTE:**

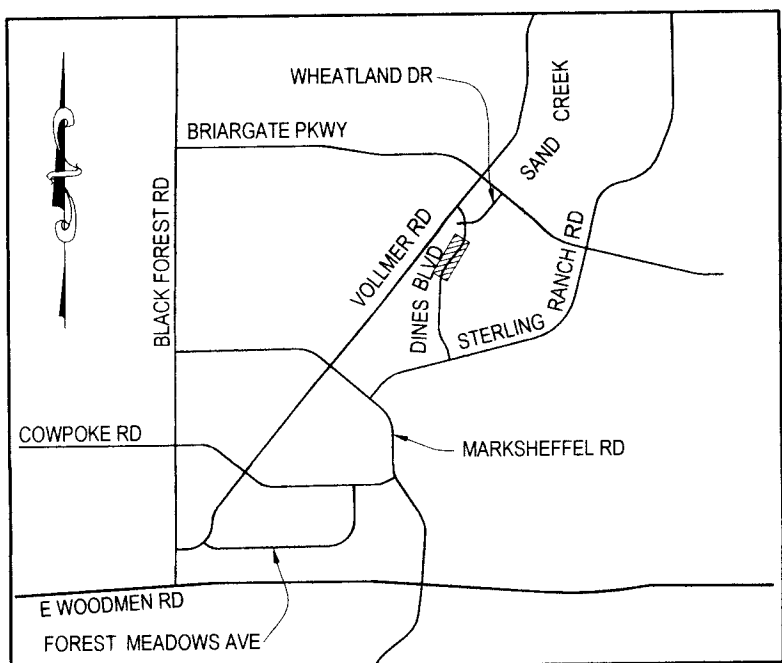
FOR UNDERGROUND STORM, WATER AND SANITARY SEWER UTILITY LOCATIONS, SEE PLANS BY M&S CIVIL CONSULTANTS, INC.

**STERLING RANCH-DINES BLVD & WHEATLAND DR.**

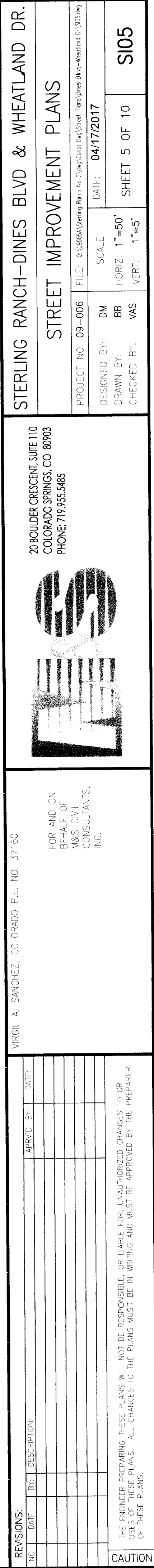
**STREET IMPROVEMENT PLANS**

PROJECT NO. 09-006 FILE: D:\950661\Sterling Ranch No. 3\dwg\Const\_Dwg\Street Plans\Dines Blvd\SI03.dwg  
DATE: 04/17/2017  
SCALE: 1\"/>





**NOTE:**  
FOR UNDERGROUND STORM, WATER AND SANITARY  
SEWER UTILITY LOCATIONS, SEE PLANS BY M&S  
CIVIL CONSULTANTS, INC.









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

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STERLING RANCH-DINES BLVD & WHEATLAND DR

STREET IMPROVEMENT PLANS

PROJECT NO. 09-006

DESIGNED BY: DLM

DRAWN BY: ELY


CHECKED BY: VAS

DATE: 4/14/2017

SHEET 7 OF 10

S107

20 BOULDER CRESCENT, SUITE 110  
COLORADO SPRINGS, CO 80903  
PHONE: 719.553.9485



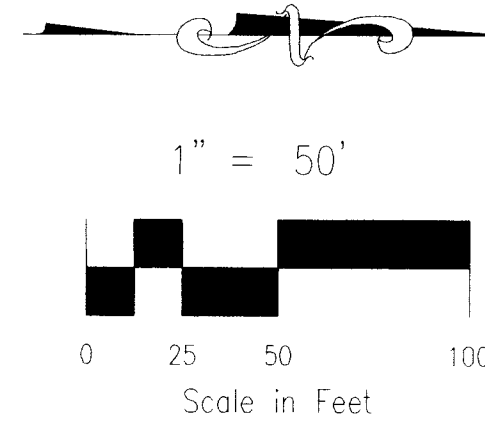
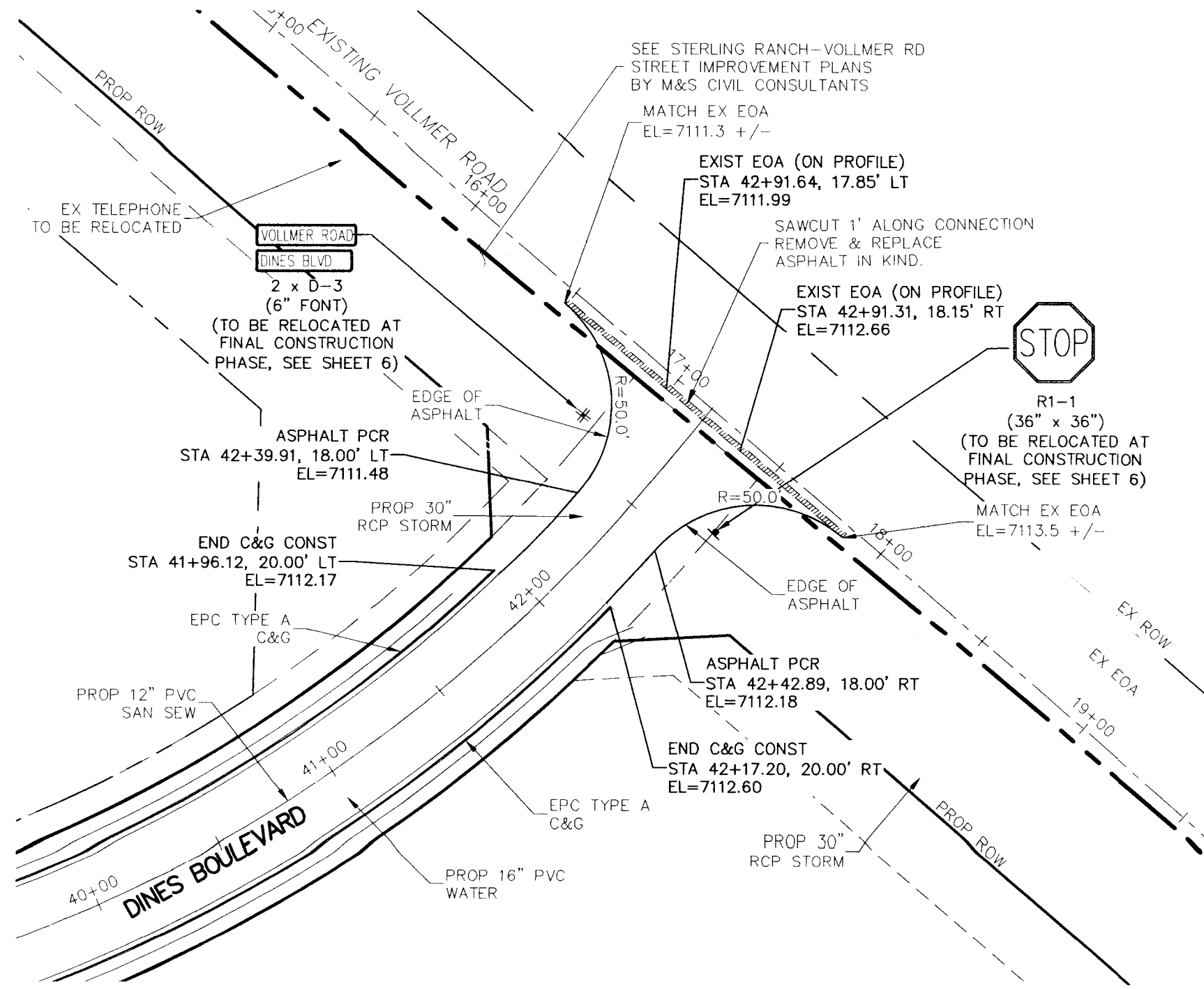
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

REVISIONS:

NO.	DATE	BY	DESCRIPTION	APPROVED BY	DATE

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR ANY UNANTICIPATED 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



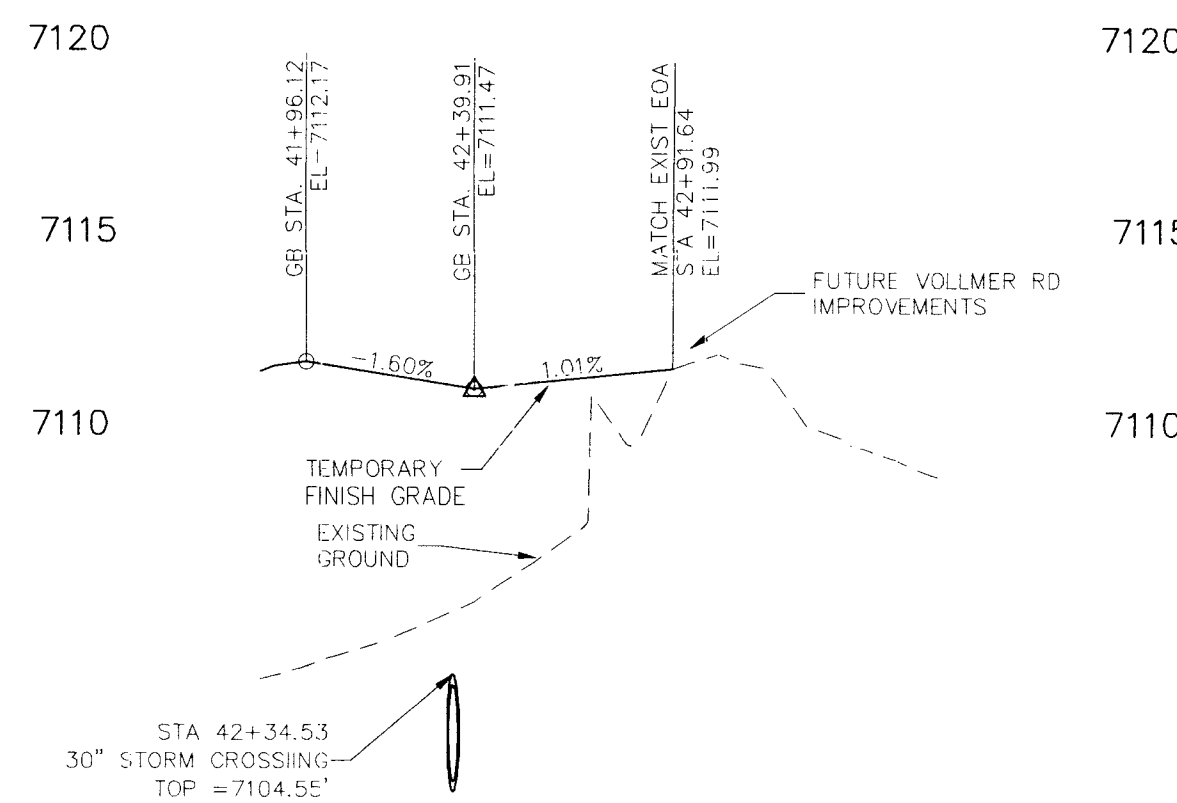
"TEMPORARY"  
DINES BOULEVARD

NOTES:

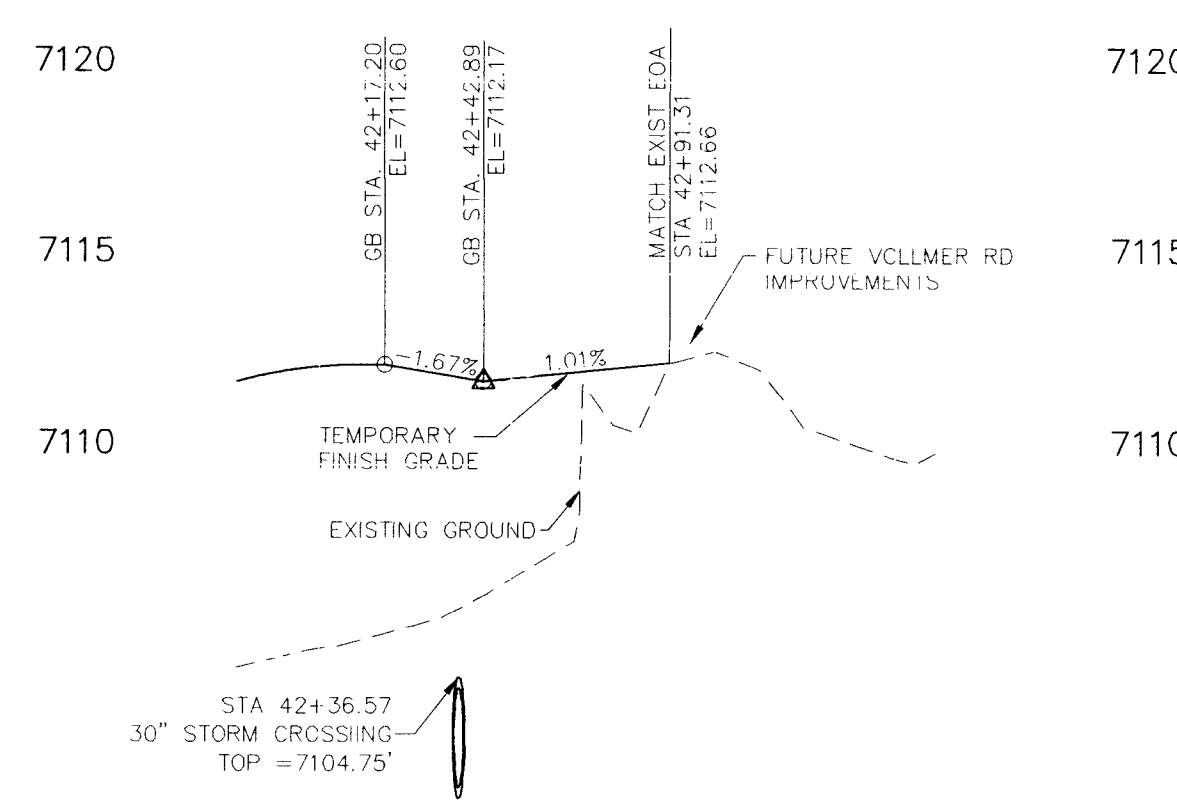
- ALL CURB RETURN RADIUS SHALL BE 25.00' UNLESS OTHERWISE NOTED.
- ALL SIDEWALKS SHALL BE 5' WIDE AND DETACHED UNLESS OTHERWISE STATED.
- ALL CROSS PANS SHALL BE EL PASO COUNTY STD SD 2-26.
- ALL PED RAMPS LOCATED AT INTERSECTIONS SHALL BE EL PASO COUNTY STD SD 2-41 AND ALL MID STREET PED RAMPS SHALL BE EL PASO COUNTY STD SD 2-50.

NOTE:

- STREET SIGNS FOR (FUTURE) ROADWAYS SHALL BE INSTALLED WITH ADJACENT SUBDIVISION STREET PLANS. ALL SIGNAGE SHOWN ON THIS SET OF PLANS SHALL BE INSTALLED.
- ALL PROPOSED SIGN LOCATIONS ARE CONCEPTUAL. APPROVAL OF THE CONSTRUCTION DRAWINGS DOES NOT INCLUDE SIGN LOCATIONS.



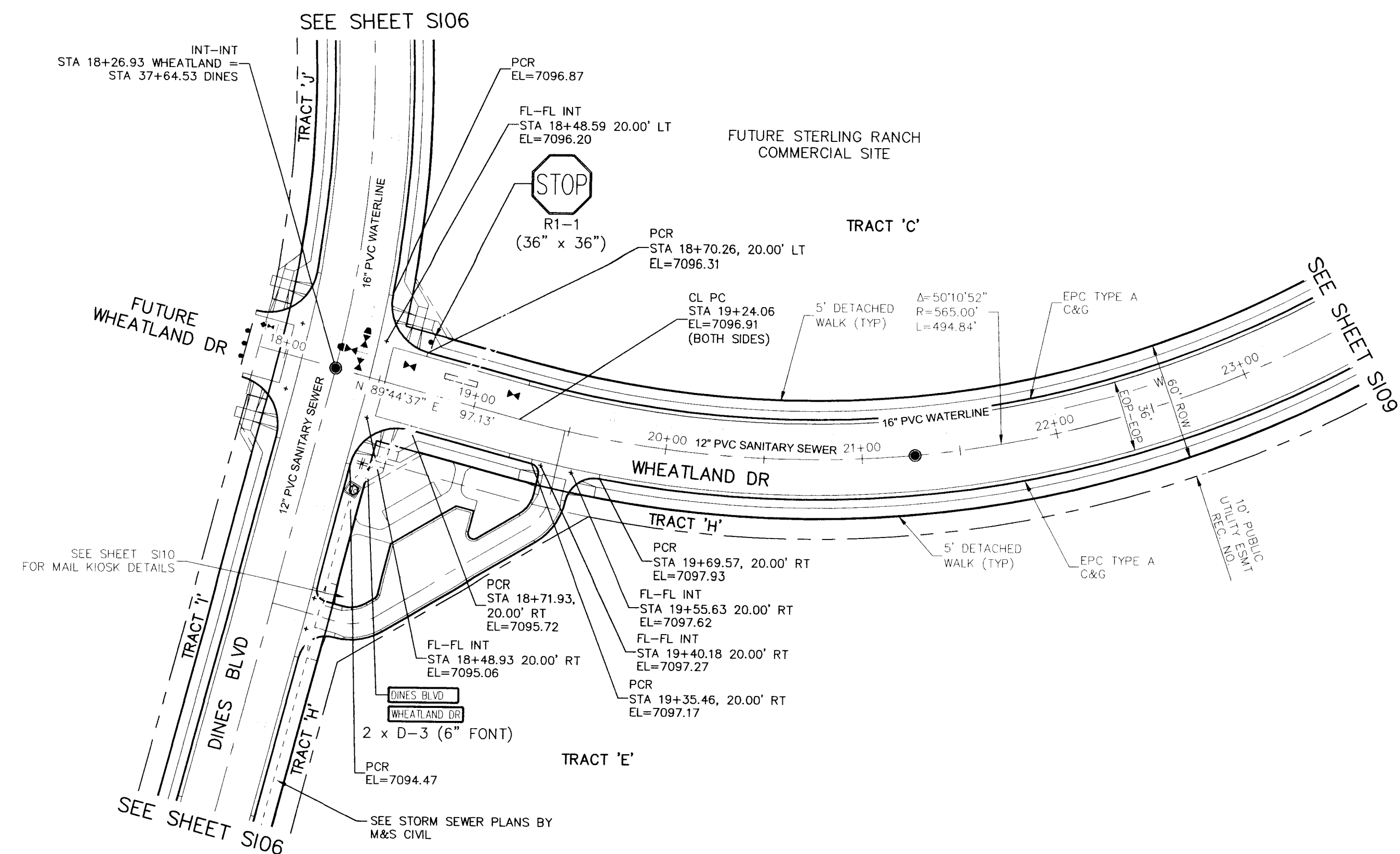
LEFT EDGE OF ASPHALT



RIGHT EDGE OF ASPHALT

NOTE:

FOR UNDERGROUND STORM, WATER AND SANITARY SEWER UTILITY LOCATIONS, SEE PLANS BY M&S CIVIL CONSULTANTS, INC.



**WHEATLAND DRIVE**

### STREET ABBREVIATIONS

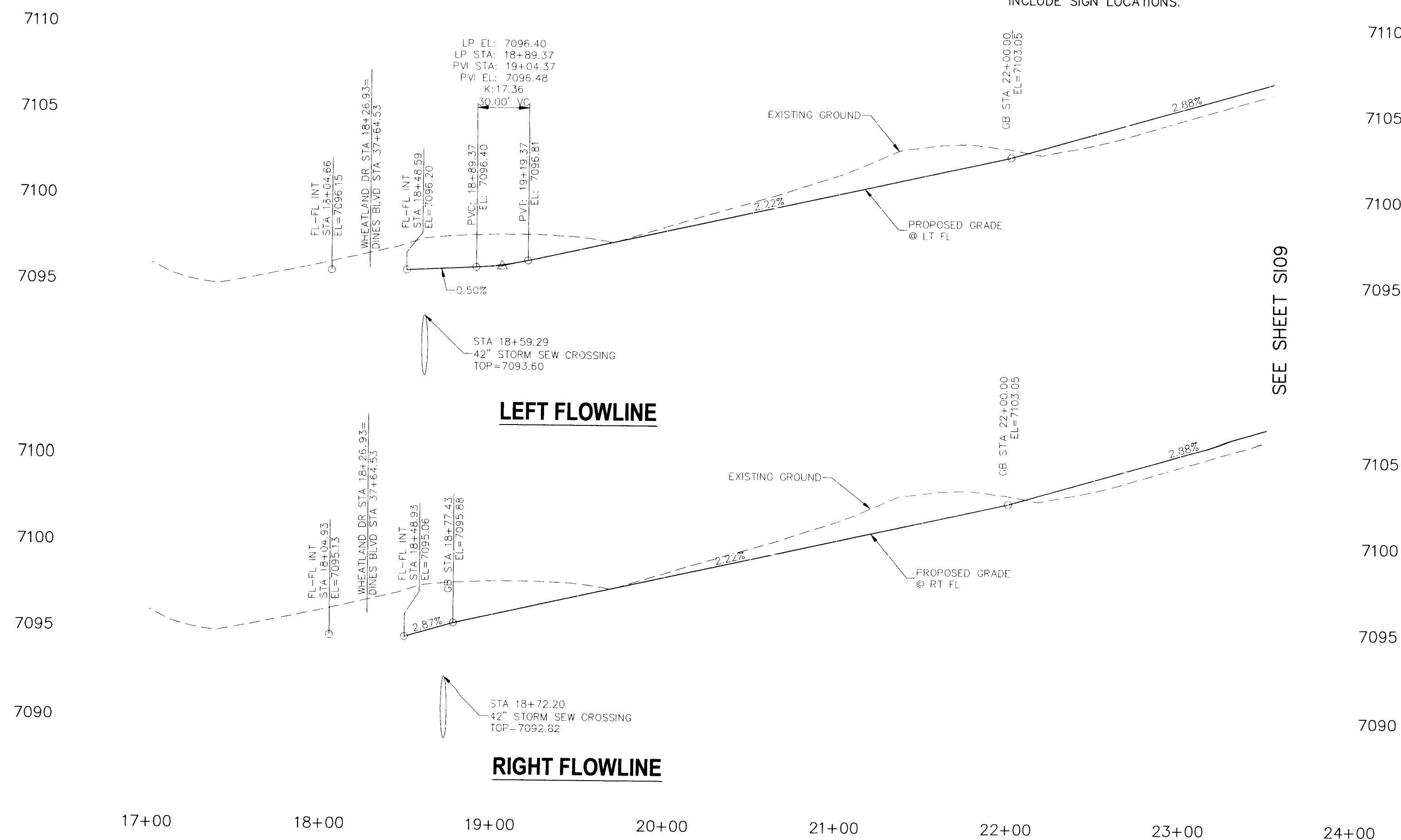
(DB) DINES BOULEVARD  
(WD) WHEATLAND DRIVE

NOTES:

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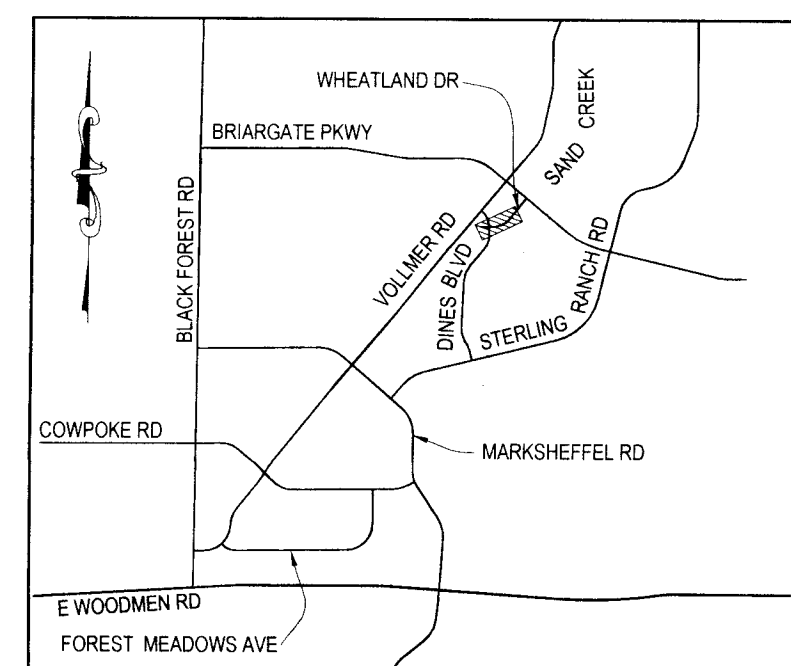
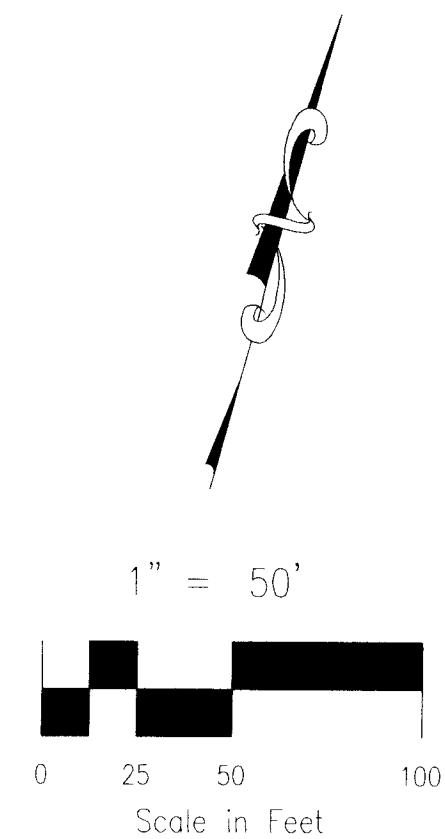
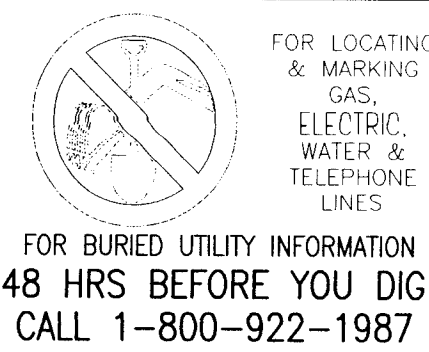
NOTE:

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NOTE:

FOR UNDERGROUND STORM, WATER AND SANITARY  
SEWER UTILITY LOCATIONS, SEE PLANS BY M&S  
CIVIL CONSULTANTS, INC.



KEY MAP  
N.T.S.

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

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

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

STERLING RANCH—DINES BLVD & WHEATLAND DR.

PROJECT NO. 09-006	FILE: 0:109056A\Starting Branch No. 2\dag\Const\Eng\Street Plans\Draws Blvd-Wheatland Dr\508.dwg
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DESIGNED BY: DM	SCALE HORIZ: 1"=50' VERT: 1"=5'	DATE: 04/17/2017
DRAWN BY: BB		SHEET 8 OF 10
CHECKED BY: VAS		

NO.	DATE	BY	DESCRIPTION
REVISIONS:			

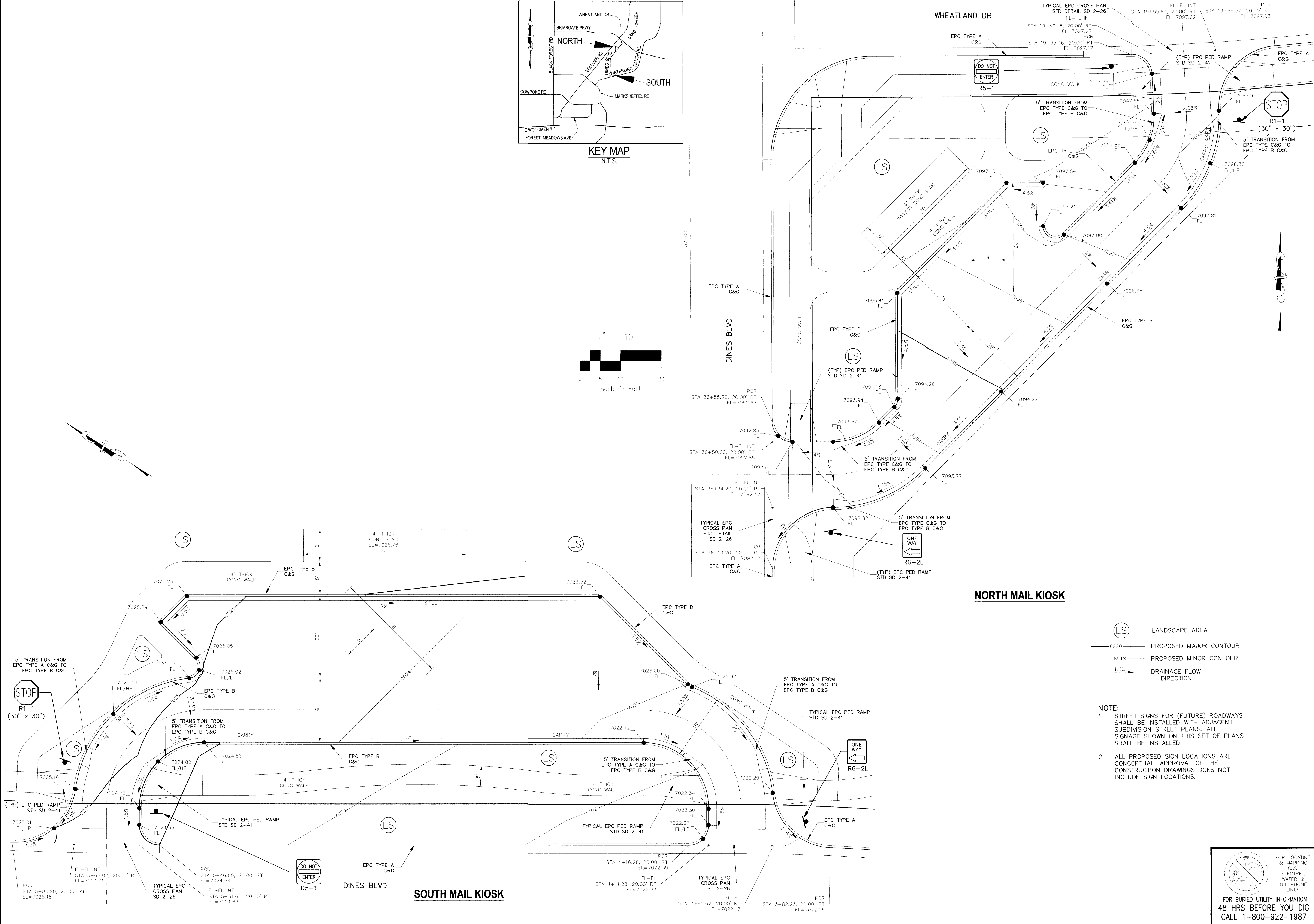
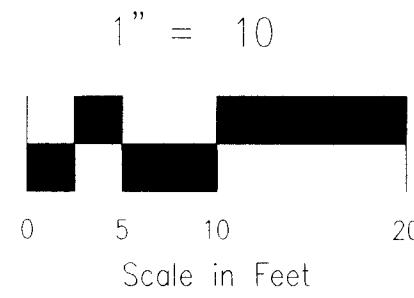
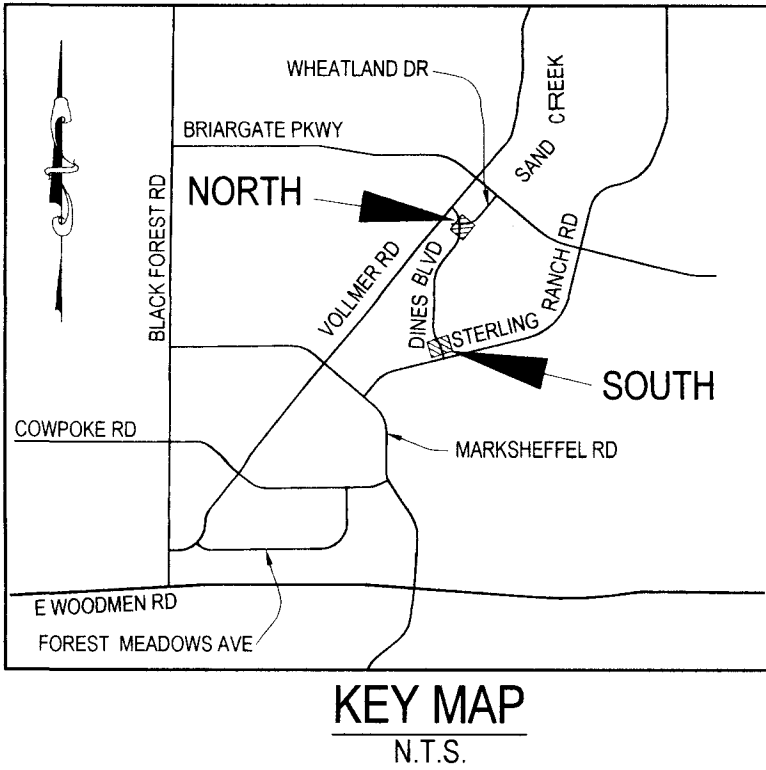
[illegible]

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



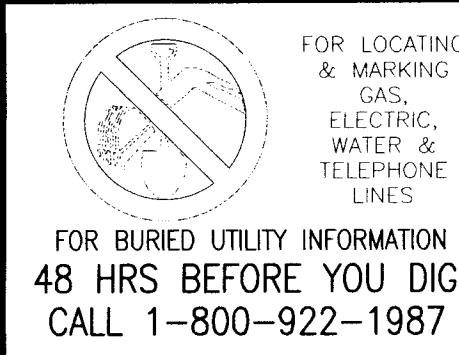
FOR UNDERGROUND STORM, WATER AND SANITARY  
SEWER UTILITY LOCATIONS, SEE PLANS BY M&S  
CIVIL CONSULTANTS, INC.



**NORTH MAIL KIOSK**

- (LS) LANDSCAPE AREA
- 6920 PROPOSED MAJOR CONTOUR
- 6915 PROPOSED MINOR CONTOUR
- 1.5% DRAINAGE FLOW DIRECTION

NOTE:  
1. STREET SIGNS FOR (FUTURE) ROADWAYS SHALL BE INSTALLED WITH ADJACENT SUBDIVISION STREET PLANS. ALL SIGNAGE SHOWN ON THIS SET OF PLANS SHALL BE INSTALLED.  
2. ALL PROPOSED SIGN LOCATIONS ARE CONCEPTUAL. APPROVAL OF THE CONSTRUCTION DRAWINGS DOES NOT INCLUDE SIGN LOCATIONS.



STERLING RANCH-DINES BLVD & WHEATLAND DR.

MAIL KIOSK DETAIL SHEET

PROJECT NO. 09-006 | FILE: R:\00000\Sterling Ranch No 2\04\Cont. Draw\Street Plans\Dines Blvd\Wheatland PA STD.dwg | DATE: 04/17/2017

DESIGNED BY: DM | SCALE: 1"=10'

DRAWN BY: BB | SHEET 10 OF 10

CHECKED BY: VAS | N/A

20 BOULDER CIRCUS SUITE 110  
COLORADO SPRINGS, CO 80909  
PHONE 719.553.5465

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

APPROVED BY: MICHEL A. SANCHEZ, COLS69003 P.E. NO. 37160

REVISIONS:

CAUTION