

STERLING RECYCLING FACILITY

COUNTY OF EL PASO, STATE OF COLORADO

STREET IMPROVEMENT PLAN



Know what's below.
Call before you dig.

GENERAL CONSTRUCTION NOTES:

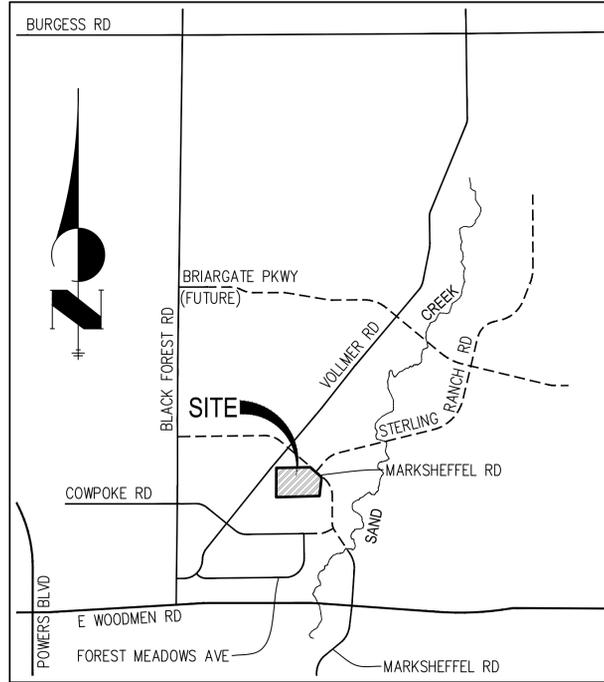
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND 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), REINFORCED CONCRETE PIPE (RCP). ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. ADEQUACY OF MATERIAL THICKNESS FOR ANY CSP INSTALLED SHALL BE VERIFIED BY OWNER'S GEOTECHNICAL ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST CONFORM TO EPC ECM SECTION 3.32 - CULVERTS.
- ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT THE TIME OF 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 DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.

SIGNING AND STRIPING NOTES:

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY 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 PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - 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 PCD AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.



VICINITY MAP
1"=1000'

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5 BY A 3-1/4" ALUMINUM CAP STAMPED "LS 10376" AND AT THE NORTH QUARTER CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "LS 4842 1996", BEARING S89°14'13"W.

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

SHEET INDEX

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AGENCIES

OWNER/DEVELOPER:	RHETORIC, LLC 20 BOULDER CRESCENT, SUITE 200 COLORADO SPRINGS, CO 80903 ERIC HOWARD (719) 964-0064	FIRE DISTRICT:	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300
CIVIL ENGINEER:	JR ENGINEERING, LLC 5475 TECH CENTER DRIVE COLORADO SPRINGS, CO 80919 MIKE BRAMLETT P.E. (303) 267-6240	GAS DEPARTMENT:	COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556
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	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283
TRAFFIC ENGINEERING:	EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JENNIFER IRVINE, P.E. (719) 520-6460	ARCHITECT/PLANNER:	NES LANDSCAPE ARCHITECTS 619 N CASCADE AVE COLORADO SPRINGS, CO 80903 JENNIFER SHAGIN (719) 884-1374
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		

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT 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 PLAN 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.



RYAN E. BURNS, P.E.
COLORADO P.E. 0054412
FOR AND ON BEHALF OF JR ENGINEERING

EL PASO COUNTY STATEMENT

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.

JOSHUA PALMER, P.E. DATE
COUNTY ENGINEER/ECM ADMINISTRATOR

DISTRICT APPROVALS

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

OWNER/DEVELOPER STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

ERIC HOWARD DATE

PCD FILING NO.: PPR2341 & SF2325

RHETORIC, LLC
20 BOULDER CRESCENT, SUITE 200
COLORADO SPRINGS, CO 80903

J.R. ENGINEERING
A Westman Company



Central 303-740-9888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

H-SCALE	1"=1000'
V-SCALE	N/A
DATE	02/12/24
DESIGNED BY	GAG
DRAWN BY	GAG
CHECKED BY	

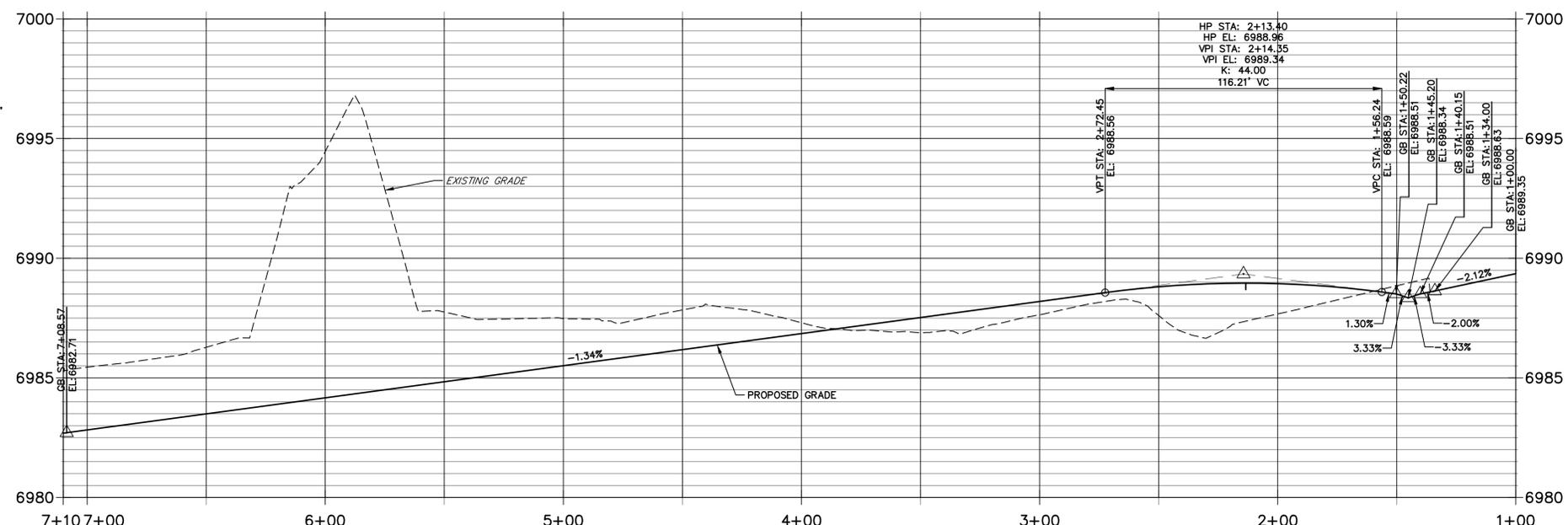
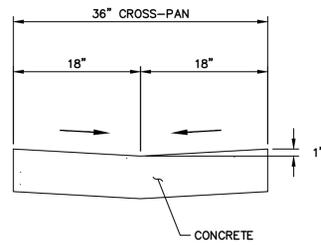
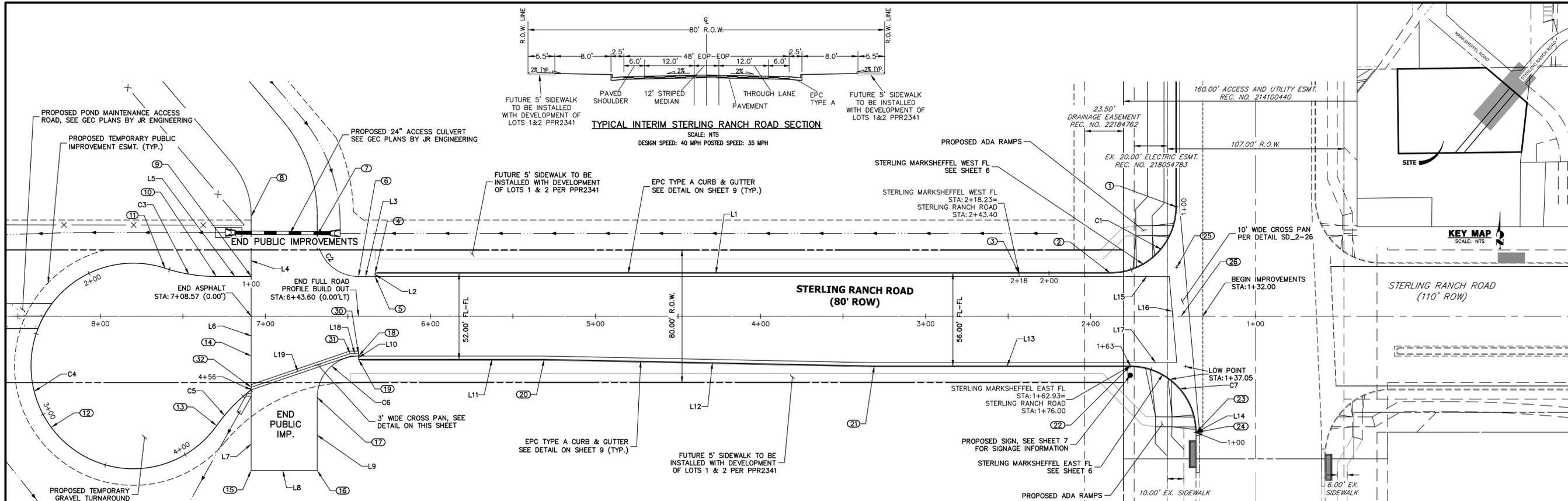
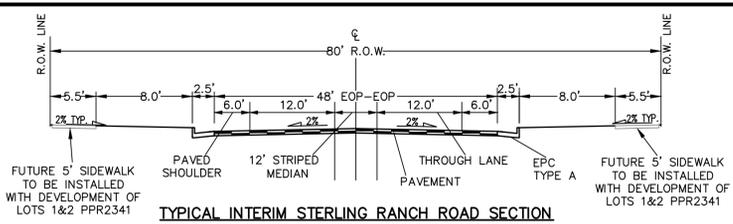
STERLING RECYCLING FACILITY
COVER SHEET

SHEET 1 OF 9

JOB NO. 25188.14

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
RHETORIC, LLC
20 BOULDER CRESCENT, SUITE 200
COLORADO SPRINGS, CO
ATTN: ERIC HOWARD
EHOWARD@MAIL.COM
(719) 964-0064



LINE TABLE			CURVE TABLE			
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH
L1	S40°21'31"W	445.60'	C1	90°00'00"	40.00'	62.83'
L2	S49°38'29"E	2.00'	C2	90°00'02"	25.00'	39.27'
L3	N40°21'29"E	10.00'	C3	18°04'52"	100.00'	31.56'
L4	N49°40'37"W	36.26'	C4	252°36'48"	62.00'	273.35'
L5	N40°21'31"E	21.16'	C5	171°7'48"	100.00'	30.19'
L6	N49°38'29"W	48.00'	C6	90°00'00"	25.00'	39.27'
L7	S49°37'22"E	69.11'	C7	89°59'59"	40.00'	62.83'
L8	S40°21'31"W	40.00'				
L9	S49°38'29"E	44.11'				
L10	N49°38'54"W	2.00'				
L11	S40°21'31"W	112.60'				
L12	S41°30'17"W	199.99'				
L13	S40°21'31"W	155.05'				
L14	N49°38'29"W	0.10'				
L15	S40°21'31"W	35.66'				
L16	N54°40'49"W	52.20'				
L17	S40°21'31"W	28.25'				
L18	S40°21'31"W	5.00'				
L19	S21°39'35"W	63.32'				

POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
1	1+48.00	66.00' (RT)	STERLING RANCH ROAD	6989.03	PCR/ CONNECT TO FL
2	1+88.00	26.00' (RT)	STERLING RANCH ROAD	6989.12	PCR (FL)
3	2+43.40	26.00' (RT)	STERLING RANCH ROAD	6988.21	END TRANSTION FL
4	6+33.60	26.00' (RT)	STERLING RANCH ROAD	6983.07	END C&G (FL)
5	6+33.60	24.00' (RT)	STERLING RANCH ROAD	6983.23	END C&G (LIP)
6	6+43.60	24.00' (RT)	STERLING RANCH ROAD	6983.10	PC (EOA)
7	6+68.60	49.00' (RT)	STERLING RANCH ROAD	6982.53	PT (EOA)
8	7+08.60	60.26' (RT)	STERLING RANCH ROAD	6982.21	PT (EOA)
9	7+08.57	24.00' (RT)	STERLING RANCH ROAD	6982.23	BEGIN GRAVEL
10	7+29.73	24.00' (RT)	STERLING RANCH ROAD	6982.01	PC (GRAVEL)

POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
11	7+60.77	28.94' (RT)	STERLING RANCH ROAD	6981.69	PCC (GRAVEL)
12	8+29.80	66.95' (LT)	STERLING RANCH ROAD	6980.35	LP (GRAVEL)
13	7+29.52	65.98' (LT)	STERLING RANCH ROAD	6981.25	PCC (GRAVEL)
14	7+08.57	24.00' (LT)	STERLING RANCH ROAD	6982.04	END ASPHALT
15	7+08.60	93.11' (LT)	STERLING RANCH ROAD	6980.85	END ASPHALT
16	6+68.60	93.11' (LT)	STERLING RANCH ROAD	6981.85	END ASPHALT
17	6+68.60	49.00' (LT)	STERLING RANCH ROAD	6982.51	PC (EOA)
18	6+43.60	24.00' (LT)	STERLING RANCH ROAD	6983.10	END C&G (LIP)
19	6+43.60	26.00' (LT)	STERLING RANCH ROAD	6982.93	END C&G (FL)
20	5+31.00	26.00' (LT)	STERLING RANCH ROAD	6984.44	PI (FL)

POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
21	3+31.05	30.00' (LT)	STERLING RANCH ROAD	6987.05	PI (FL)
22	1+76.00	30.00' (LT)	STERLING RANCH ROAD	6988.05	PCR (FL)
23	1+36.00	70.00' (LT)	STERLING RANCH ROAD	6987.65	PCR (FL)
24	1+36.00	70.10' (LT)	STERLING RANCH ROAD	6987.65	CONNECT TO EX. FL
25	1+47.80	29.47' (RT)	STERLING RANCH ROAD	6988.65	FL-FL INTERCEPT
26	1+45.20	0.00' ()	STERLING RANCH ROAD	6988.34	FL-FL INTERCEPT
27	1+42.52	30.35' (LT)	STERLING RANCH ROAD	6987.87	FL-FL INTERCEPT
30	6+43.60	22.50' (LT)	STERLING RANCH ROAD	6983.02	FL CROSS-PAN
31	6+48.60	22.50' (LT)	STERLING RANCH ROAD	6982.91	FL CROSS-PAN
32	7+08.58	42.80' (LT)	STERLING RANCH ROAD	6981.47	FL CROSS-PAN

811
 Know what's below.
 Call before you dig.

HORIZONTAL ORIGINAL SCALE: 1" = 30'
 VERTICAL ORIGINAL SCALE: 1" = 3'

ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

RYAN E. BURNS, P.E.
 COLORADO P.E. 0054412
 FOR AND ON BEHALF OF JR ENGINEERING

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

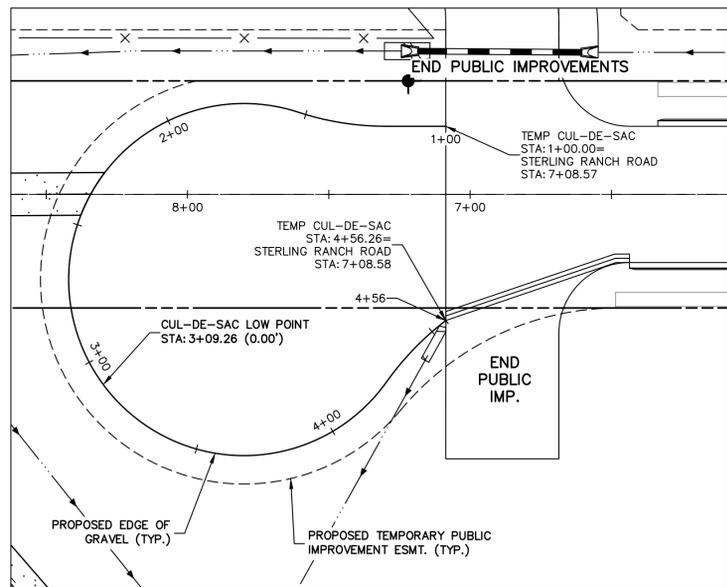
PREPARED FOR
RHETORIC, LLC
 20 BOULDER CRESCENT, SUITE 200
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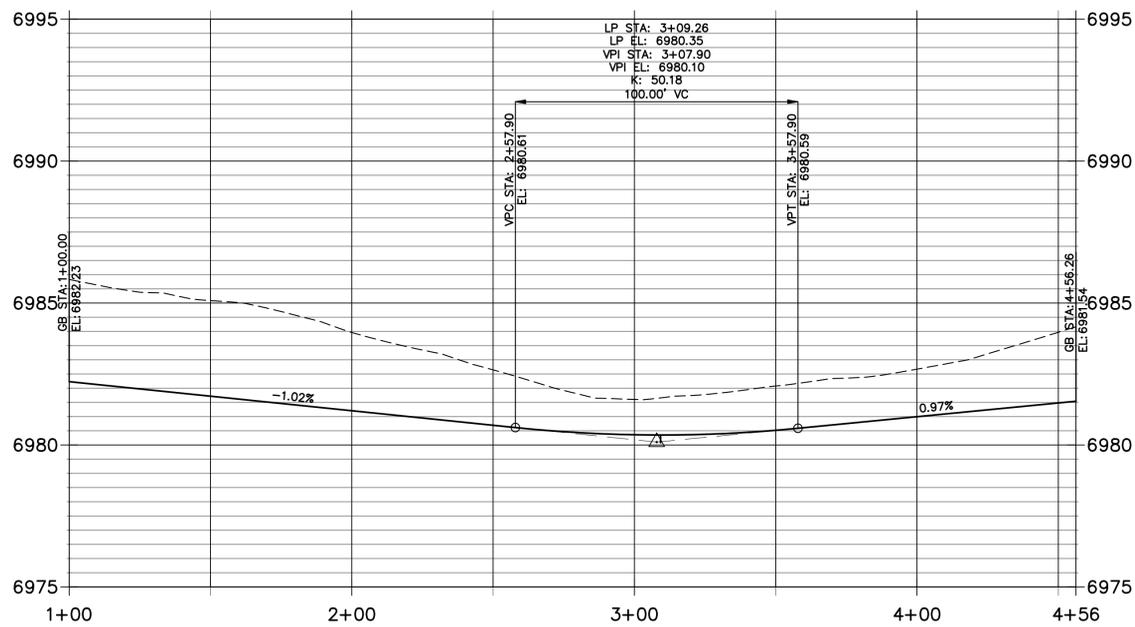
BY DATE
 No. REVISION
 H-SCALE 1"=30'
 V-SCALE 1"=3'
 DATE 02/12/24
 DESIGNED BY GAG
 DRAWN BY GAG
 CHECKED BY

STERLING RECYCLING FACILITY
STREET PLAN & PROFILE

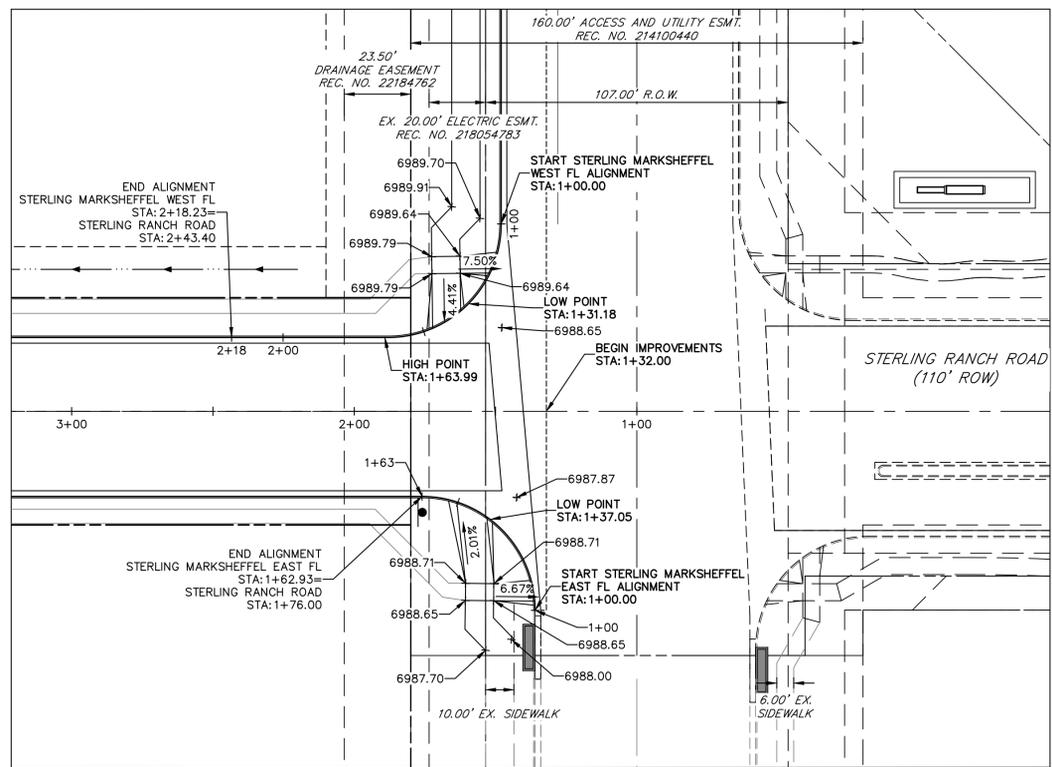
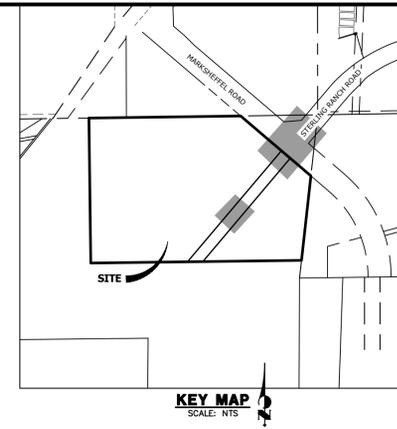
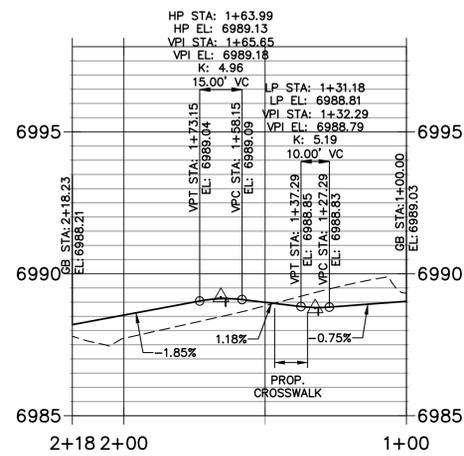
SHEET 4 OF 9
 JOB NO. 25188.14



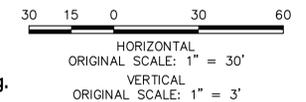
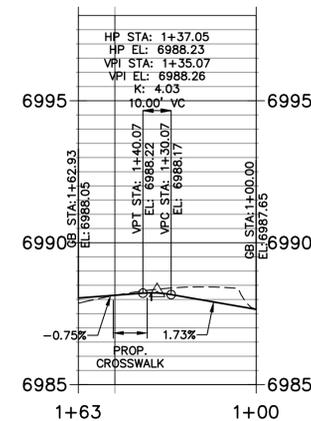
**TEMP CUL-DE-SAC PROFILE
STA 1+00.00 TO 4+56.26**



**STERLING MARKSHEFFEL WEST FL PROFILE
STA 1+00.00 TO 2+18.23**



**STERLING MARKSHEFFEL EAST FL PROFILE
STA 1+00.00 TO 1+62.93**



ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 RYAN E. BURNS, P.E.
 COLORADO P.E. 0054412
 FOR AND ON BEHALF OF JR ENGINEERING

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
RHECTOR, LLC
 20 BOULDER CRESCENT, SUITE 200
 COLORADO SPRINGS, CO
 ATTN: ERIC HOWARD
 EHOWARD@MAIL.COM
 (719) 964-0064

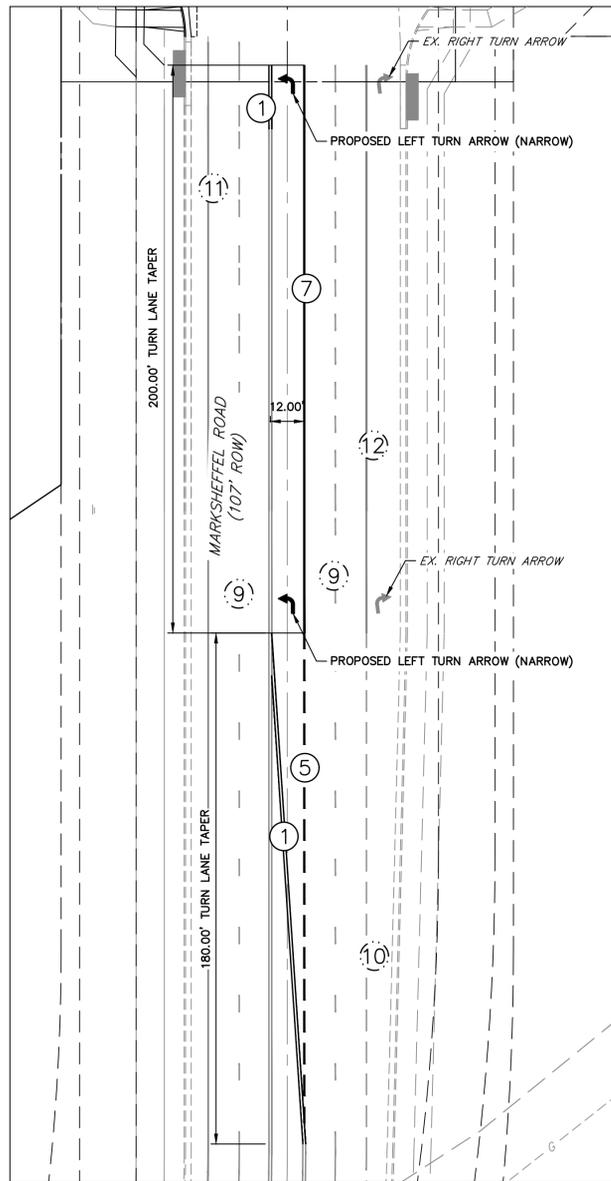
J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	BY	DATE

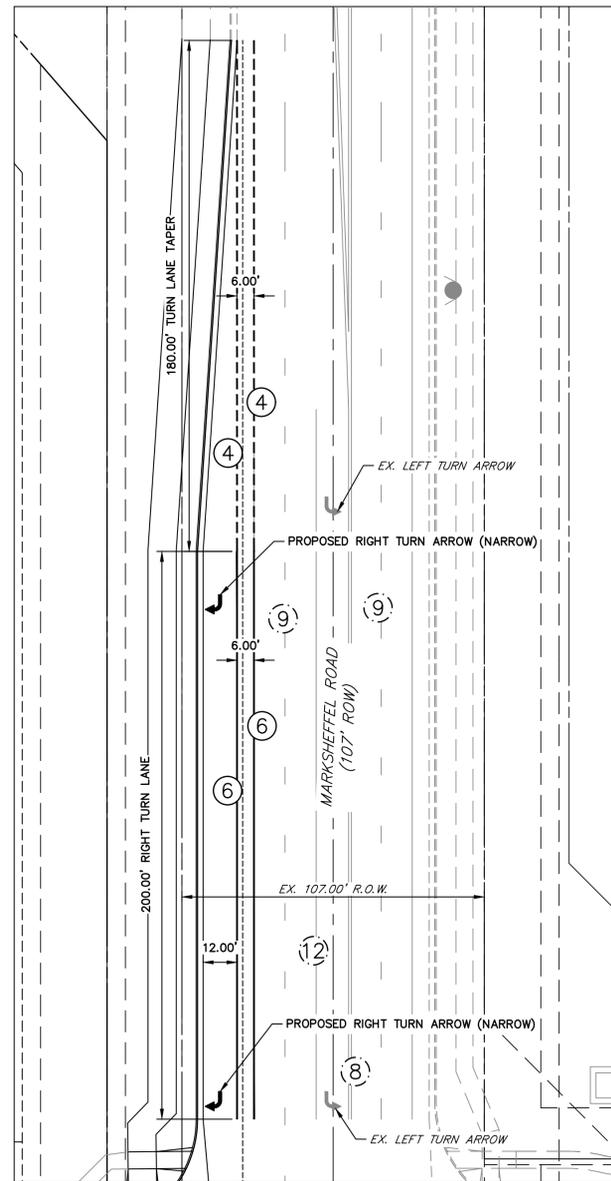
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1"=30'	1"=3'	02/12/24	GAG	GAG	

STERLING RECYCLING FACILITY
STREET PLAN & PROFILE

SHEET 6 OF 9
 JOB NO. 25188.14



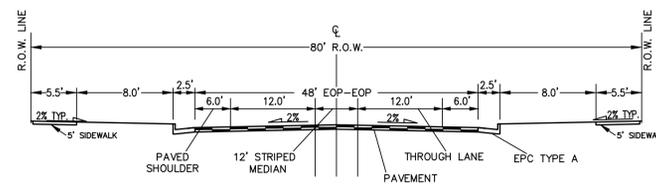
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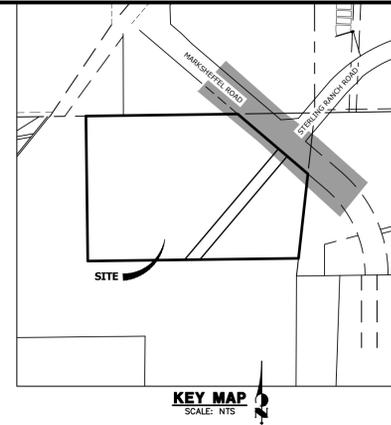
INSERT 2
SCALE: 1"=30'

STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
①	2-WAY CENTERLINE LANE MARKINGS (EPOXY)	PARALLEL SOLID YELLOW, 4" WIDE, 12" APART
②	2-WAY LEFT TURN LANE MARKINGS (EPOXY)	OUTSIDE: SOLID YELLOW, 4" WIDE, INSIDE: BROKEN YELLOW, 4" WIDE, 10' SEGMENTS WITH 30' GAPS
③	LANE DROP LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 3' SEGMENTS WITH 12' GAPS
④	LANE DROP LINES (EPOXY)	BROKEN WHITE, 6" WIDE, 6' SEGMENTS WITH 3' GAPS
⑤	LANE DROP LINES (EPOXY)	BROKEN WHITE, 8" WIDE, 12' SEGMENTS WITH 6' GAPS
⑥	CHANNELIZING LINES (EPOXY)	SOLID WHITE, 6" WIDE
⑦	CHANNELIZING LINES (EPOXY)	SOLID WHITE, 8" WIDE
⑧	2-WAY CENTERLINE LANE MARKINGS (EPOXY)	PARALLEL SOLID YELLOW, 4" WIDE, 12" APART
⑨	LANE LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 10' SEGMENTS WITH 30' GAPS
⑩	BROKEN EDGE LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 3' SEGMENTS WITH 12' GAPS
⑪	EDGE LANE LINES (EPOXY)	SOLID WHITE, 4" WIDE
⑫	CHANNELIZING LINES (EPOXY)	SOLID WHITE, 8" WIDE

NOTE: ALL STRIPING INSTALLATION SHALL BE PER COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) "M&S STANDARDS" STANDARD PLAN NO. S-627-1.



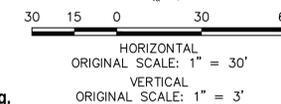
TYPICAL ULTIMATE STERLING RANCH ROAD SECTION
SCALE: NTS
DESIGN SPEED: 40 MPH POSTED SPEED: 35 MPH



KEY MAP
SCALE: NTS



Know what's below.
Call before you dig.



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

RYAN E. BURNS, P.E.
COLORADO P.E. 0054412
FOR AND ON BEHALF OF JR ENGINEERING



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
RHETORIC, LLC
20 BOULDER CRESCENT, SUITE 200
COLORADO SPRINGS, CO
ATTN: ERIC HOWARD
EHOWARD@MAIL.COM
(719) 964-0064

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A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	1"=3'	02/12/24	APL	APL	

STERLING RECYCLING FACILITY
SIGNAGE & STRIPING

SHEET 8 OF 9
JOB NO. 25188.14

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LAYER LINETYPE LEGEND

	EXISTING	PROPOSED
PHASE LINE	---	---
MATCH LINE	---	---
SECTION LINE	---	---
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
R.O.W. A LINE	---	---
CENTERLINE	---	---
CITY LIMITS	---	---
WIRE FENCE	---	---
CHAIN LINK FENCE	---	---
WOOD FENCE	---	---
MASONRY FENCE	---	---
GUARDRAIL	---	---
CONC. BARRIER	---	---
CABLE TV	---	---
ELECTRIC	---	---
FIBER OPTIC	---	---
GAS MAIN	---	---
IRRIGATION MAIN	---	---
OIL/PETRO. MAIN	---	---
OVERHEAD UTILITY	---	---
SANITARY SEWER	---	---
STORM DRAIN	---	---
TELEPHONE	---	---
WATER MAIN	---	---
RAW WATER LINE	---	---
SWALE/WATERWAY FLOWLINE	---	---
DIVERSION DITCH	---	---
DIVERSION CHANNEL	---	---
MAJOR DRAINAGE BASIN	---	---
MINOR DRAINAGE BASIN	---	---
TOP OF SLOPE	---	---
TOE OF SLOPE	---	---
EDGE OF WATER	---	---
INDEX CONTOUR	---	---
INTERMEDIATE CONTOUR	---	---
DEPRESSION CONT. (INDEX)	---	---
DEPRESSION CONT. (INTER)	---	---
TOP OF CUTS	---	---
TOE OF FILLS	---	---
CUT AND FILL LINE	---	---
SILT FENCE	---	---
100 YEAR FLOODPLAIN	---	---
500 YEAR FLOODPLAIN	---	---
FLOODWAY	---	---
BASE FLOOD ELEVATION	---	---
EDGE OF WETLANDS	---	---
STONE WALL	---	---

UTILITIES LEGEND

	EXISTING	PROPOSED
STORM SEWER		
MANHOLE	⊙	●
STORM INLET	□	■
AREA INLET - SQUARE	□	■
AREA INLET - ROUND	○	●
FLARED END SECTION	▷	◁
RIPRAP	▨	▨
SANITARY SEWER		
LINE MARKER	Mkr San ^o	
SERVICE MARKER	△	•
CLEAN-OUT	○	•
MANHOLE W/ DIRECTIONAL FLOW ARROW	⊙	●
WATER LINE		
LINE MARKER	Mkr W ^o	
SERVICE MARKER	△	•
FIRE HYDRANT	⊕	•
FIRE CONNECTION	⊕	•
MANHOLE	⊙	●
BEND	⊕	•
BLOW-OFF VALVE	⊕	•
WELL	⊙	●
METER	⊕	•
VALVE	⊕	•
REDUCER	⊕	•
THRUST BLOCK	⊕	•
CROSS	⊕	•
PLUG W/ THRUST BLOCK	⊕	•
TEE	⊕	•
REVERSE ANCHOR	⊕	•
ANODE	⊕	•
AIR & VACUUM VALVE ASSEMBLY	⊕	•
TRANSMISSION BLOW-OFF ASSEMBLY	⊕	•
GAS LINE		
MARKER	Mkr G ^o	
SERVICE MARKER	△	•
METER	⊕	•
VALVE	⊕	•
PLUG	⊕	•
TEE	⊕	•
DRY UTILITIES		
CABLE TV MARKER	Mkr TV ^o	
CABLE TELEVISION PEDESTAL	⊕	•
ELECTRIC MARKER	Mkr E ^o	
ELECTRIC SERVICE MARKER	△	•
ELECTRICAL PEDESTAL	⊕	•
ELECTRICAL METER	⊕	•
ELECTRICAL MANHOLE	⊕	•
FIBER-OPTIC MARKER	Mkr FO ^o	
IRRIGATION PEDESTAL	⊕	•
TELEPHONE MARKER	Mkr T ^o	
TELEPHONE PEDESTAL	⊕	•
TELEPHONE MANHOLE	⊕	•
UTILITY POLE	⊕	•
GUY ANCHOR	⊕	•
GUY POLE	⊕	•
MISC. UTILITIES		
VENT PIPE	⊕	•
TEST HOLE DESIGNATOR	⊕	•

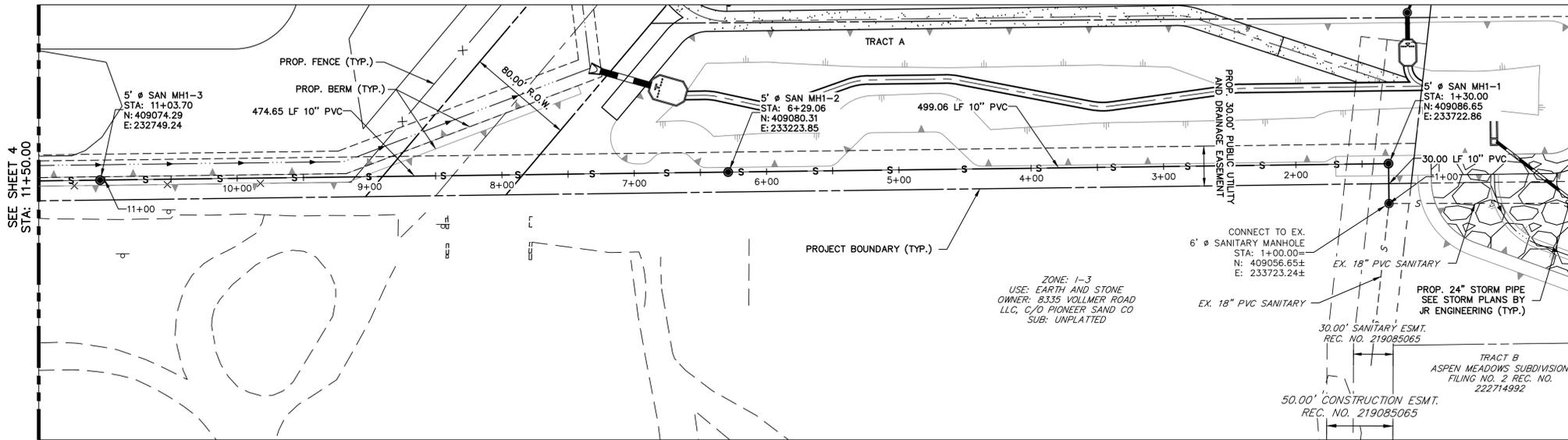
LANDSCAPE LEGEND

	EXISTING	PROPOSED
TREE - CONIFEROUS	⊙	●
TREE - DECIDUOUS	⊙	●
SHRUB/BUSH	⊙	●
SHRUBS AND BUSHES	⊙	●
IRRIGATION BOX	⊕	•
IRRIGATION SPRINKLER	⊕	•
IRRIGATION VALVE	⊕	•
BOLLARD	⊕	•
FLAGPOLE	⊕	•

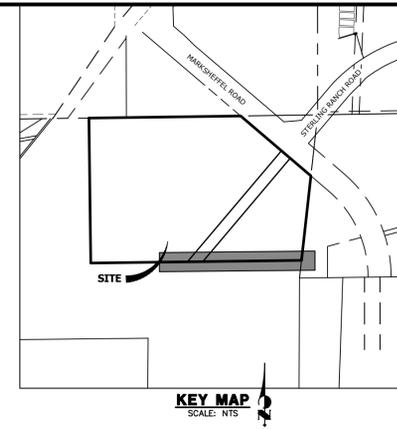


ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 RYAN E. BURNS, P.E.
 COLORADO P.E. 0054412
 FOR AND ON BEHALF OF JR ENGINEERING

No.	REVISION	BY	DATE	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	STERLING RECYCLING FACILITY LEGEND
SHEET	2	OF	6	JOB NO.	25188.14					



**ALIGNMENT SP01 PROFILE
STA 1+00.00 TO 11+50.00**

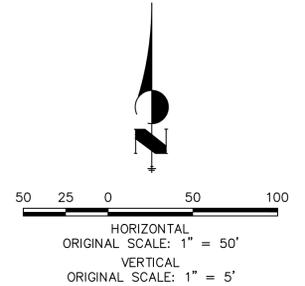


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PREPARED FOR
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COLORADO SPRINGS, CO
ERIC HOWARD
EHOWARDPC@GMAIL.COM
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Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE



THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.



ENGINEER'S STATEMENT
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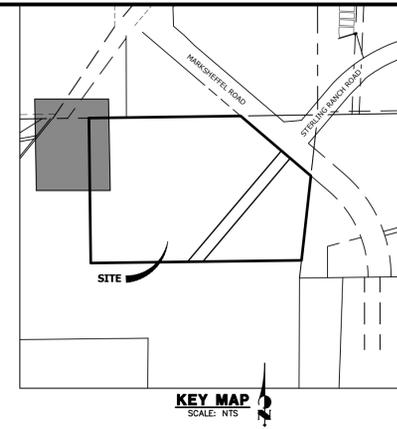
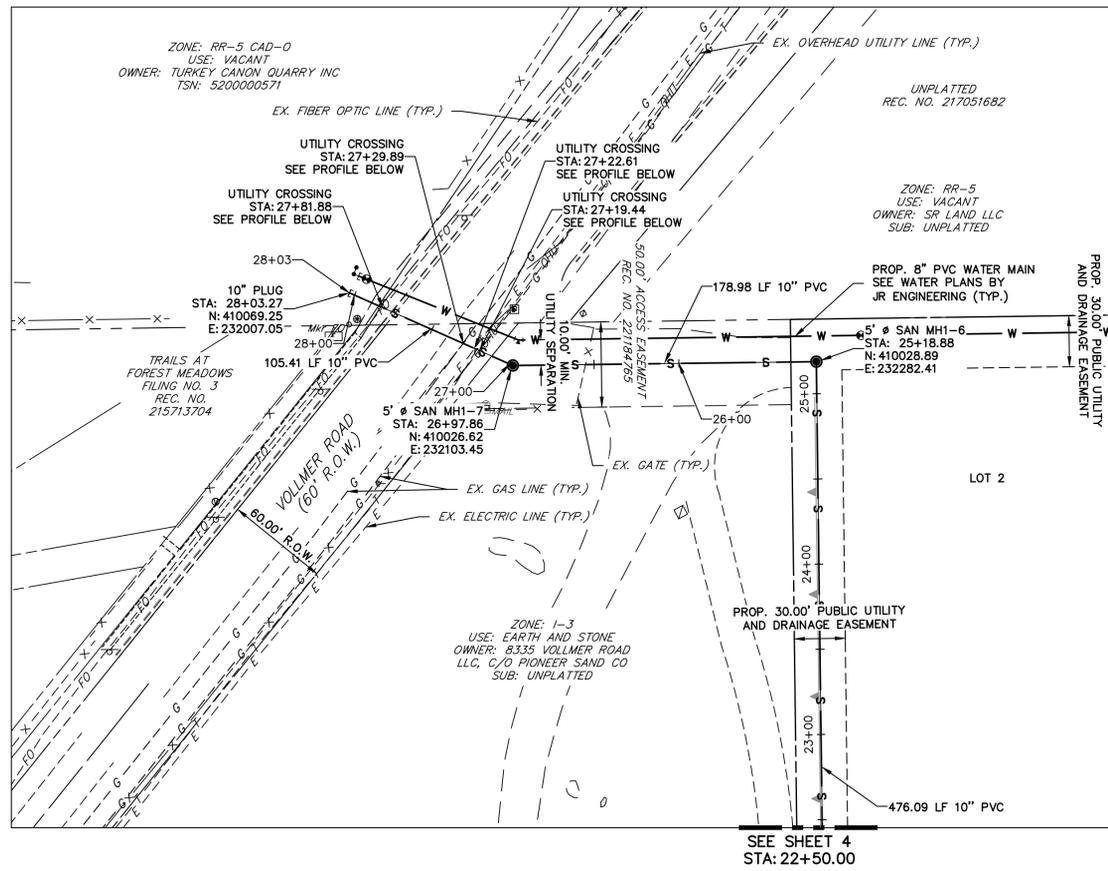
RYAN E. BURNS, P.E.
COLORADO P.E. 0054412
FOR AND ON BEHALF OF JR ENGINEERING

STERLING RECYCLING FACILITY

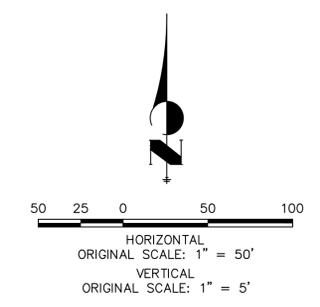
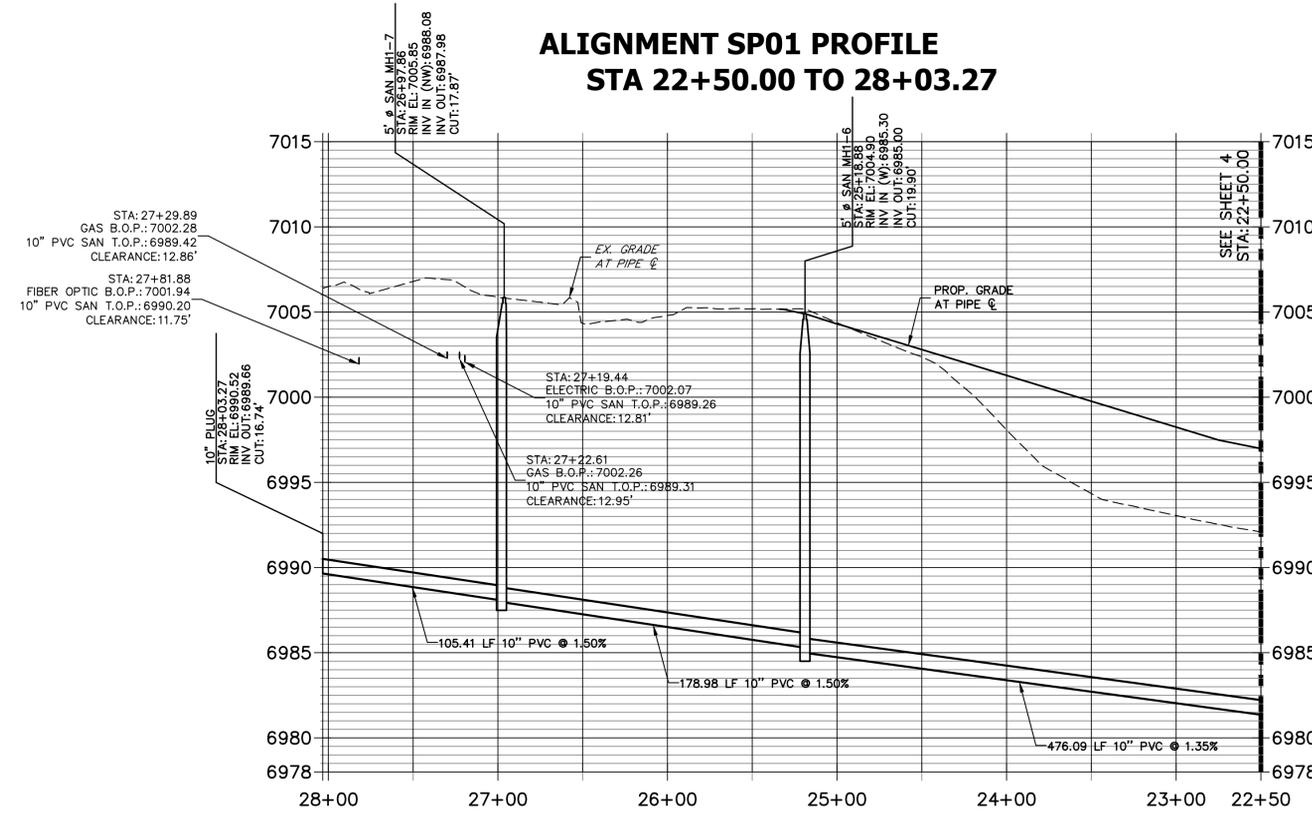
SANITARY SEWER PLANS

SHEET 3 OF 6

JOB NO. 25188.14



**ALIGNMENT SP01 PROFILE
STA 22+50.00 TO 28+03.27**

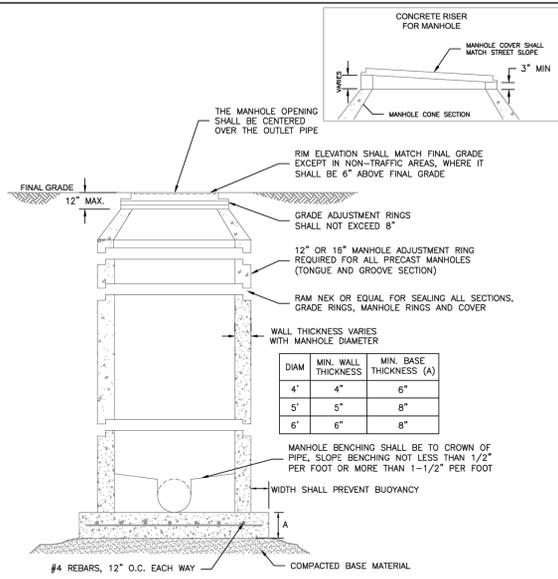


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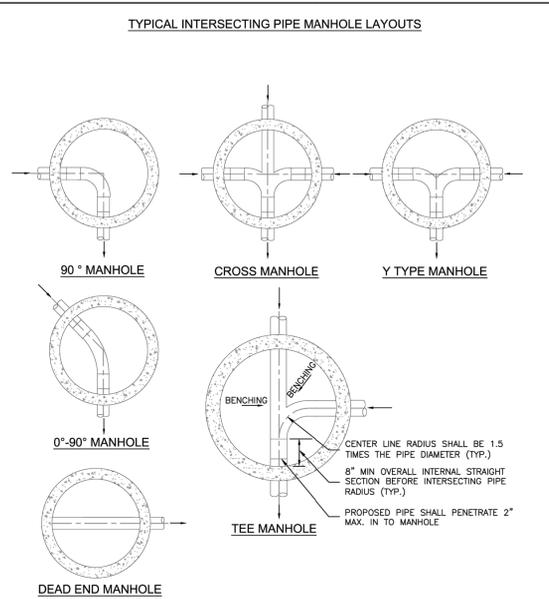
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 RYAN E. BURNS, P.E.
 COLORADO P.E. 0054412
 FOR AND ON BEHALF OF JR ENGINEERING

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE DESIGNATED BY WRITTEN AUTHORIZATION. PREPARED FOR RHETORIC, LLC 20 BOULDER CRESCENT, SUITE 200 COLORADO SPRINGS, CO ERIC HOWARD EHOWARDPC@GMAIL.COM (719) 964-0064	J.R. ENGINEERING A Westman Company Centennial 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	BY	DATE
STERLING RECYCLING FACILITY SANITARY SEWER PLANS	No.	REVISION	
	H-SCALE	1"=50'	
	V-SCALE	1"=5'	
	DATE	2/13/24	
DESIGNED BY	PAL		
DRAWN BY	PAL		
CHECKED BY			
SHEET 5 OF 6	JOB NO. 25188.14		



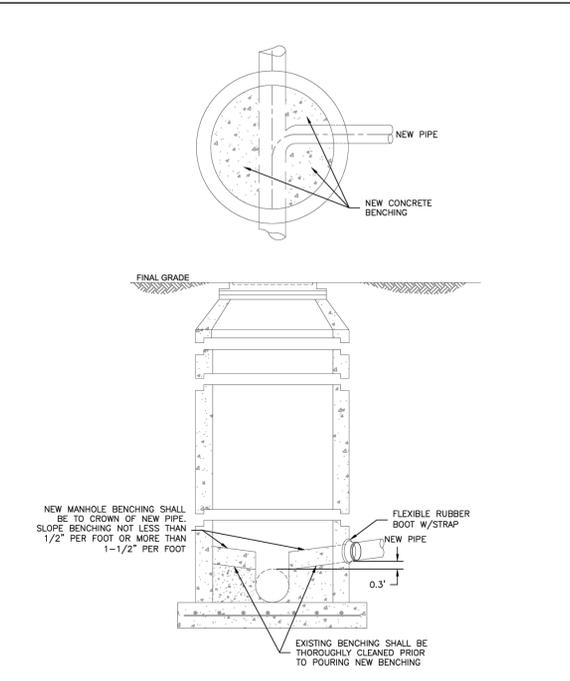
- NOTES:
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF NOT LESS THAN 4000 PSI @ 28 DAYS AND DESIGNED FOR HS-20 LOADING CONDITIONS.
 2. ALL CONCRETE SHALL BE MECHANICALLY VIBRATED.
 3. FOR CAST IN PLACE MANHOLES, DO NOT DROP CONCRETE A DISTANCE OF MORE THAN 5' UNLESS APPROVED BY COLORADO SPRINGS UTILITIES.
 4. 3/4" CRUSHED ROCK REQUIRED UNDER BASE TO A DEPTH OF 6" UP TO SPRINGLINE OF PIPE, 2'-3" RADIUS AROUND BASE.
 5. ALL STEPS SHALL BE REMOVED FOLLOWING CONSTRUCTION.
 6. STRUCTURAL REINFORCEMENT SHALL COMPLY TO ASTM C-478. ASTM C-478 SHALL BE STAMPED ON THE OUTSIDE OF THE MANHOLE.

Colorado Springs Utilities STANDARD CONCRETE MANHOLE C3-1 DATED: 5/2015



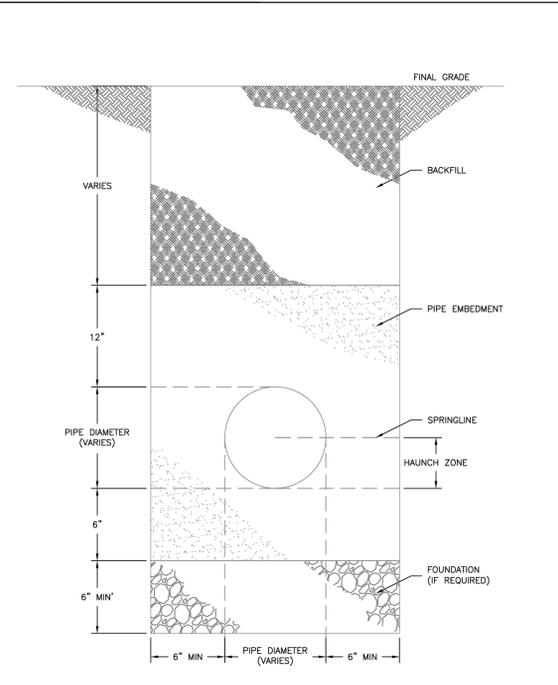
- NOTES:
1. SEE DETAIL DRAWING C3-1 FOR MANHOLE REQUIREMENTS.
 2. LAYOUTS SHOWN ARE FOR 8"-12" PIPES; LAYOUTS FOR LARGER DIAMETER PIPELINES AND MANHOLES SHALL BE DESIGNED BY THE DESIGN ENGINEER AND APPROVED BY COLORADO SPRINGS UTILITIES.
 3. TO BE READ IN CONJUNCTION WITH CHAPTER 2, MANHOLE SIZES.

Colorado Springs Utilities TYPICAL MANHOLE LAYOUTS AND INTERSECTIONS C3-2 DATED: 5/2015



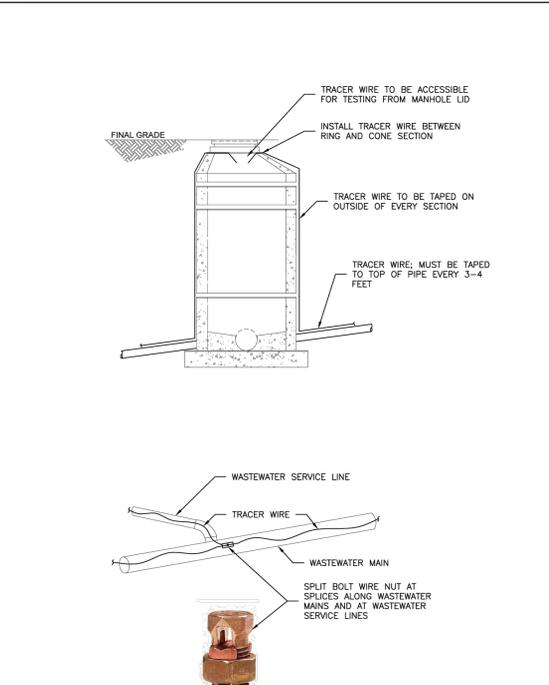
- NOTES:
1. SEE DETAIL DRAWING C3-1 FOR MANHOLE REQUIREMENTS.

Colorado Springs Utilities CORE DRILLING INTO AN EXISTING MANHOLE C3-3 DATED: 5/2015



- NOTE:
1. TRENCH BACKFILL SHALL CONFORM TO THE SPECIFICATIONS OF THE AUTHORITY HAVING JURISDICTION AND ASTM D2321.

Colorado Springs Utilities TYPICAL TRENCH SECTION C2-1 DATED: 5/2015



Colorado Springs Utilities TRACER WIRE ON PVC OR HDPE PIPE C2-3 DATED: 5/2015



ENGINEER'S STATEMENT
 STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

RYAN E. BURNS, P.E.
 COLORADO P.E. 0054412
 FOR AND ON BEHALF OF JR ENGINEERING

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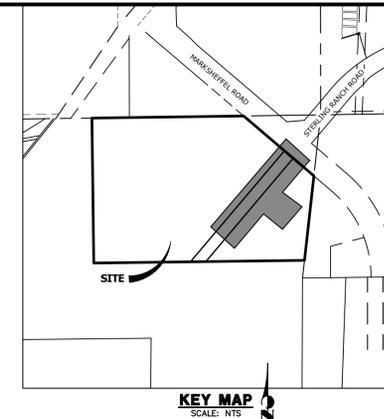
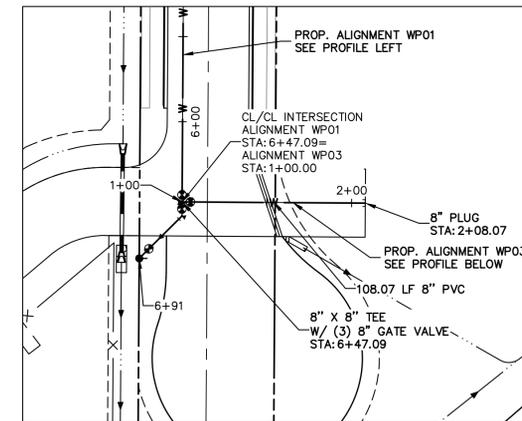
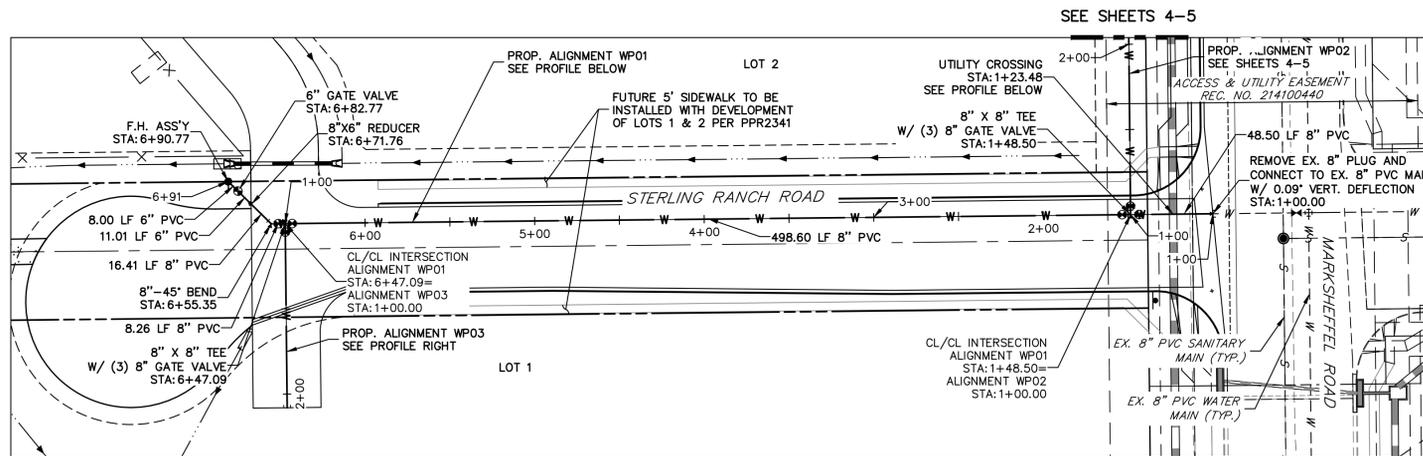
PREPARED FOR
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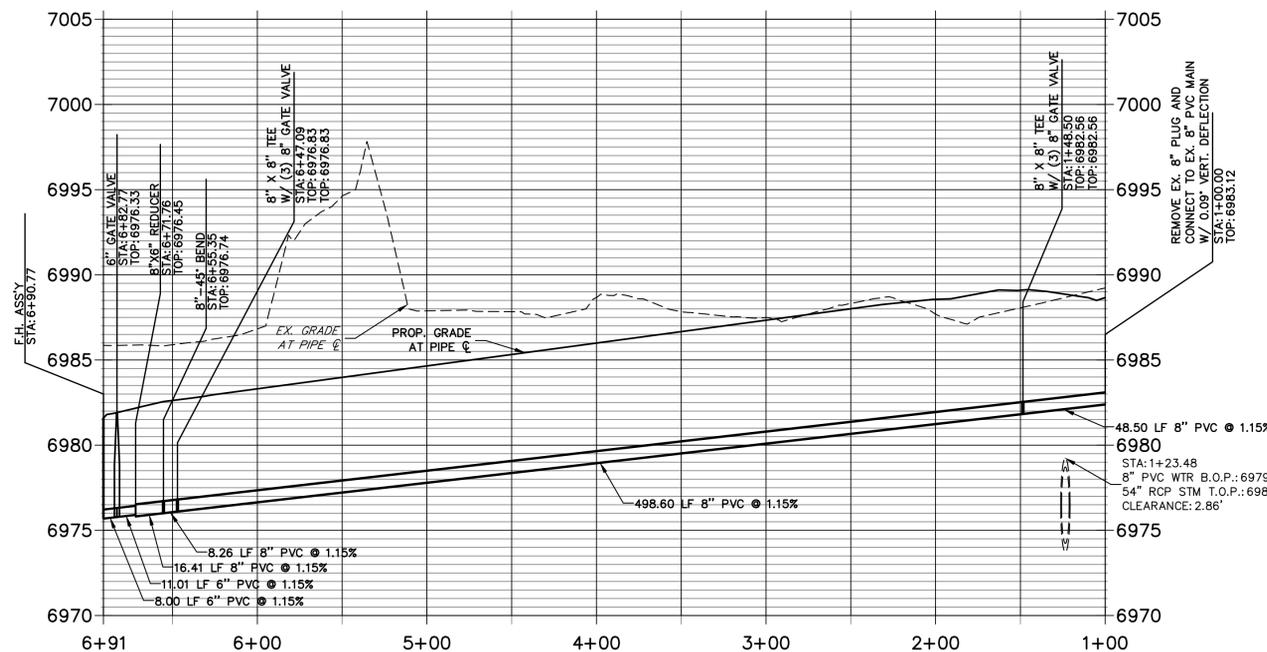
BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A	N/A	2/13/24	PAL	PAL	

STERLING RECYCLING FACILITY
 DETAILS

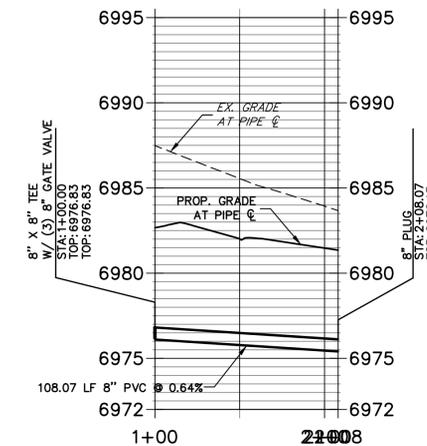
SHEET 6 OF 6
 JOB NO. 25188.14



**ALIGNMENT WP01 PROFILE
STA 1+00.00 TO 6+90.77**



**ALIGNMENT WP03 PROFILE
STA 1+00.00 TO 2+08.07**



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

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RYAN E. BURNS, P.E.
COLORADO P.E. 0054412



DATE

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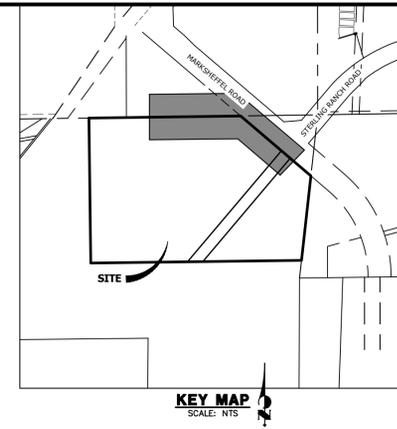
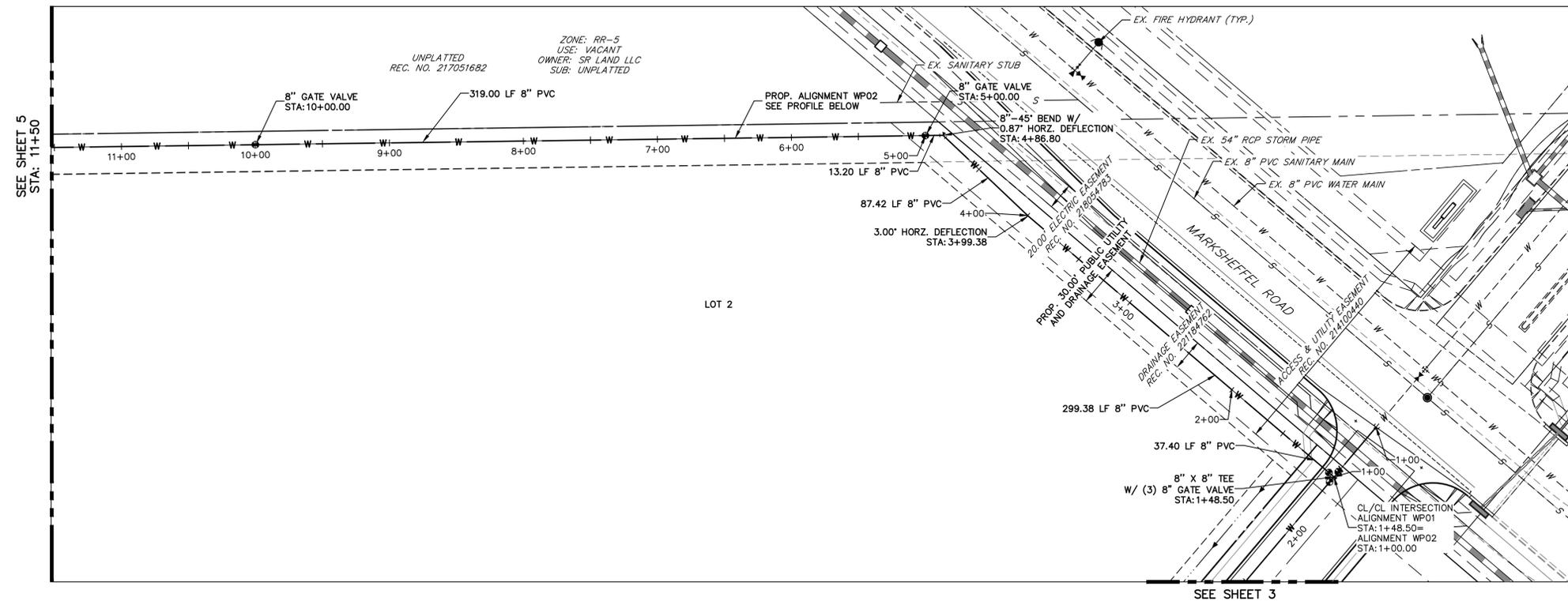
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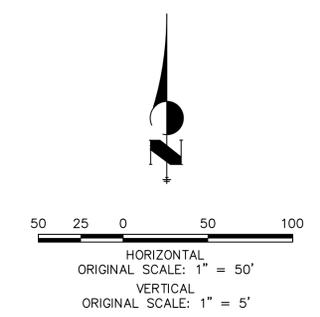
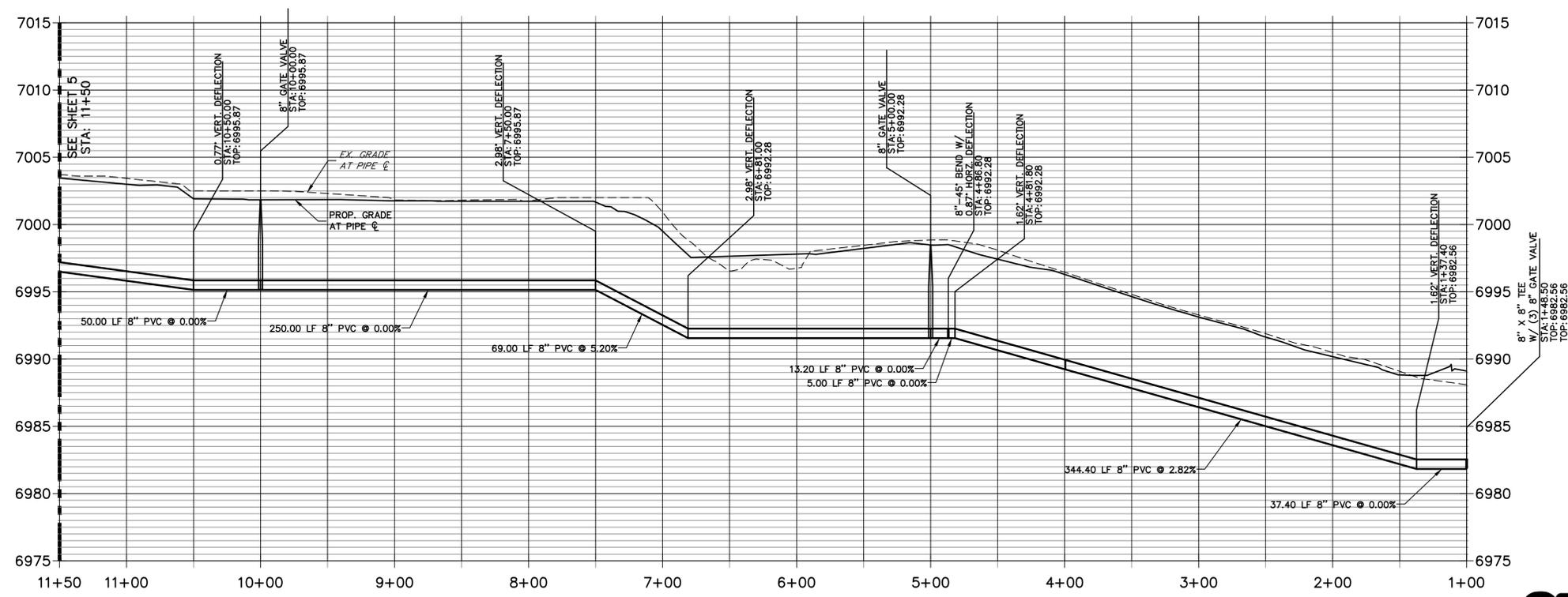
BY	DATE	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	2/13/24	PAL	PAL	

STERLING RECYCLING FACILITY
WATER PLANS
SHEET 3 OF 6
JOB NO. 25188.14



**ALIGNMENT WP02 PROFILE
STA 1+00.00 TO 11+50.00**

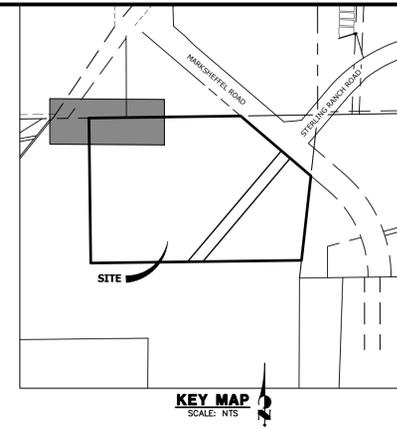
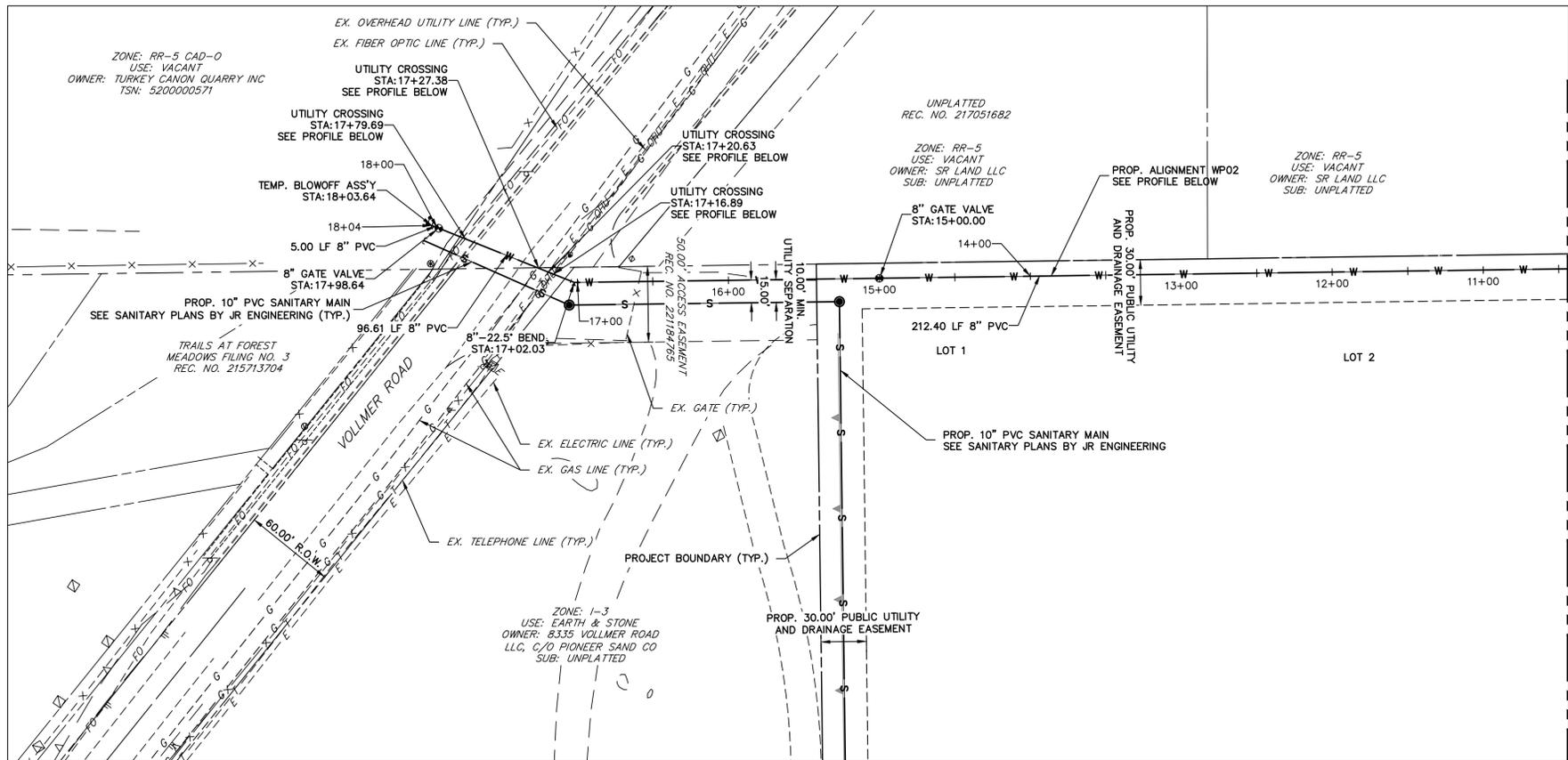


THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

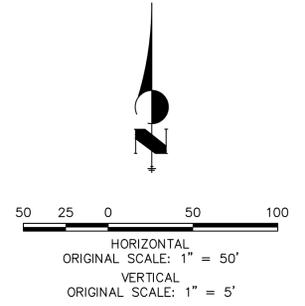
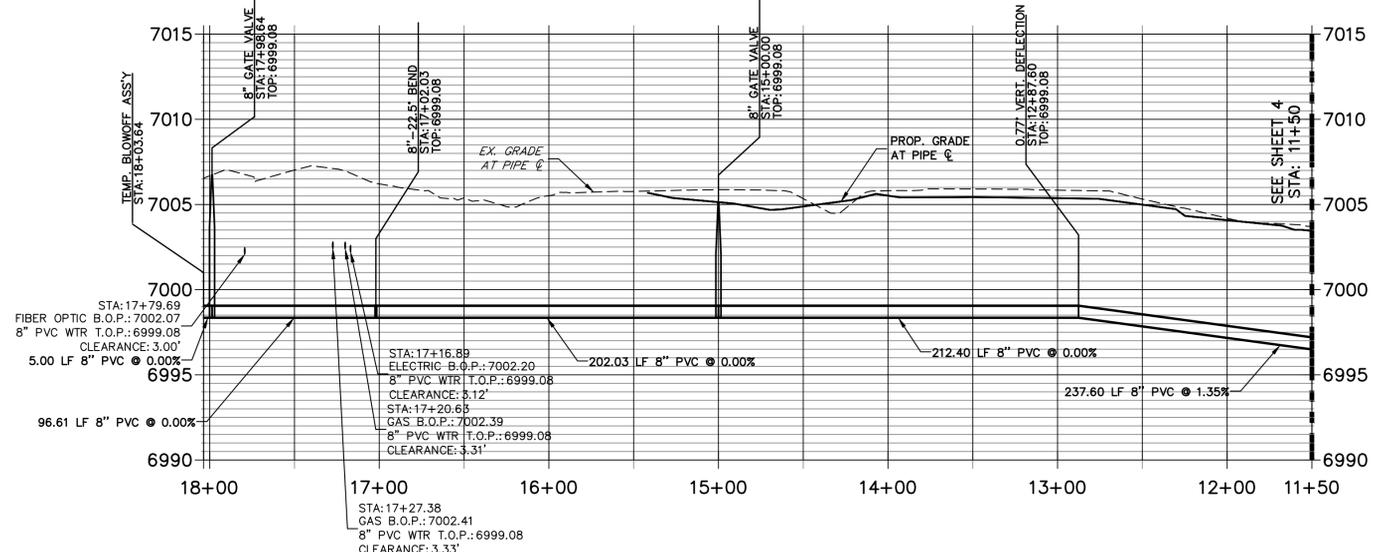


ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 RYAN E. BURNS, P.E.
 COLORADO P.E. 0054412
 FOR AND ON BEHALF OF JR ENGINEERING

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION. PREPARED FOR RHETORIC, LLC 20 BOULDER CRESCENT, SUITE 200 COLORADO SPRINGS, CO ERIC HOWARD EHOWARDPC@GMAIL.COM (719) 964-0064	J.R. ENGINEERING A Westman Company Centennial 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	BY	DATE
		No.	REVISION
H-SCALE	1"=50'	DESIGNED BY	PAL
V-SCALE	1"=5'	DRAWN BY	PAL
DATE	2/13/24	CHECKED BY	
STERLING RECYCLING FACILITY			
WATER PLANS			
SHEET 4 OF 6		JOB NO. 25188.14	



**ALIGNMENT WP02 PROFILE (2)
STA 11+50.00 TO 18+03.64**



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