

STERLING RECYCLING FACILITY

COUNTY OF EL PASO, STATE OF COLORADO

STREET IMPROVEMENT PLAN



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

GENERAL CONSTRUCTION NOTES:

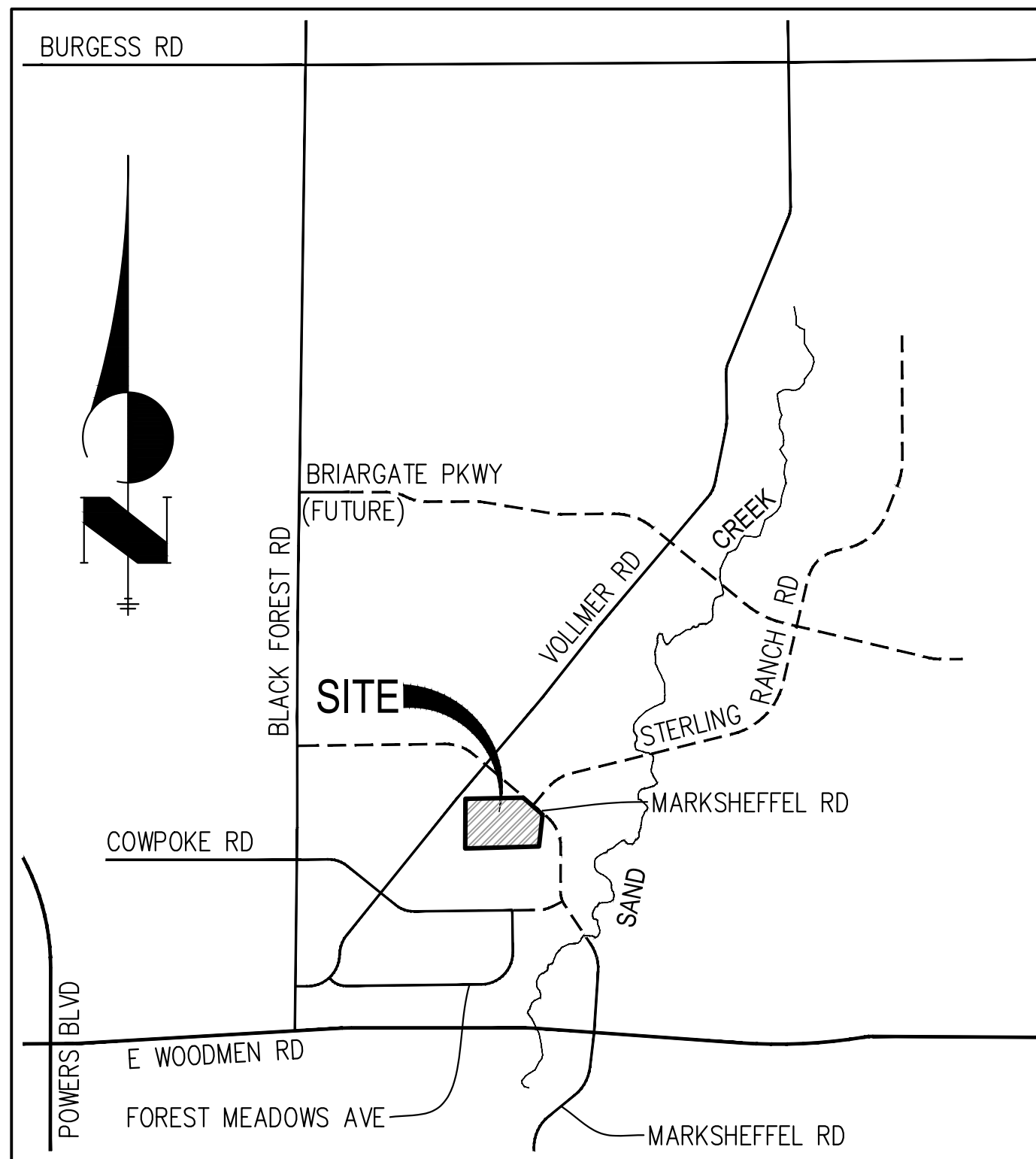
1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND 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 PCD.
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 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 FLORED 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 DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.

SIGNING AND STRIPING NOTES:

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.
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 LOCAL ROADWAY SIGNS BEING 6" LOWER CASE LETTERING 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 SUBBASE 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 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.
12. ALL LONGITUDINAL LINE BARS SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT SIDE LANE LINES AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (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 (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

1. 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.
2. 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).
3. 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:
 - a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - d. CDOT M & S STANDARDS
4. 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.
5. 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.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. 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.
8. 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.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. 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.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. 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.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PCD AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. 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

1. THE TOP OF AN ALUMINUM SURVEYORS CAP,
STAMPED "9853", AT THE SOUTHEAST BOUNDARY
CORNER OF BARBARICK SUBDIVISION
NORTHING = 411416.273
EASTING = 235167.071
ELEVATION = 7025.42

2. THE TOP OF A RED PLASTIC SURVEYORS CAP,
ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER
OF PANWEE RANCHEROS SUBDIVISION
NORTHING = 410095.404
EASTING = 235052.131
ELEVATION = 7000.40

3. THE TOP OF A RED PLASTIC SURVEYORS CAP,
STAMPED "3817", AT THE SOUTHWEST BOUNDARY
CORNER OF BARBARICK SUBDIVISION
NORTHING = 411399.962
EASTING = 233849.817
ELEVATION = 7030.82

SHEET INDEX

1	—	COVER SHEET
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10		TOTAL SHEETS

10 TOTAL SHEETS

STREET DESIGN FOR CITY ENGINEERING:

TRAFFIC REVIEW : Zaker Alazeeh DATE : 10-8-24
CURB AND GUTTER REVIEW : Dr. A. Elsh DATE : 10-8-24
FINAL REVIEW : Dr. A. Elsh DATE : 10-8-24
DRAINAGE DESIGN : N/A DATE :


THIS IS FILED IN ACCORDANCE WITH SECTION 7.7.906 (DRAINAGE ORDINANCE) OF THE CODE OF THE CITY OF COLORADO SPRINGS, 2001 AS AMENDED.


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 BRYAN T. LAW P.E. (303) 267-6254	GAS DEPARTMENT:	COLORADO SPRINGS UTILITIES 1710 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. THE DETAILED PLANS AND SPECIFICATIONS FOR THE PROJECTS 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. THERE ARE NO POSSIBLE LIABILITY CAUSED BY AN UNREASONABLE ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.


BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC


25043
DATE: 9/09/24

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

OWNER/DEVELOPER STATEMENT

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

ERIC HOWARD *Charles Collins* DATE *7-26-24*

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

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

PREPARED FOR
RHETORIC, LLC
 200 BOULDER CRESCENT, SUITE 200
 COLORADO SPRINGS, CO
 ATTN: ERIC HOWARD
 EHOWARD@GMAIL.COM
 (719) 564-0064

 **J·R ENGINEERING**
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-539-2593
Fort Collins 970-491-9888 • www.jrengineering.com

H-SCALE		1"=1000'		No.		REVISION		BY		DATE	
V-SCALE		N/A									
DATE		08/22/24									
DESIGNED BY		GAG									
DRAWN BY		GAG									
CHECKED BY											

STERLING RECYCLING FACILITY
 COVER SHEET

SHEET 1 OF 10

JOB NO. 25188.14

STM-REV24-1007

PCD FILING NO.: PPR2341 & SF2325

[illegible]

	EXISTING	PROPOSED
STORM SEWER		
MANHOLE	Ⓔ	●
STORM INLET		■
AREA INLET - SQUARE	□	
AREA INLET - ROUND	○	
FLARED END SECTION	▷	◁
RIPRAP		
SANITARY SEWER		
LINE MARKER	Mkr S ^o	
SERVICE MARKER	△	
CLEAN-OUT	o-	•-
MANHOLE W/ DIRECTIONAL FLOW ARROW	Ⓢ◁	●◁
WATER LINE		
LINE MARKER	Mkr W ^o	
SERVICE MARKER	△	
FIRE HYDRANT	⦿	⦿
FIRE CONNECTION		⦿
MANHOLE	Ⓔ	●
BEND		⋈
BLOW-OFF VALVE	⌘	⌘
WELL	○WELL	●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	o-	•-
GUY ANCHOR	o-	•-
GUY POLE	o-	•-
MISC. UTILITIES		
VENT PIPE	VP ^o VP	●VP
TEST HOLE DESIGNATOR	TH ^o FIRM FIRM/AGENCY	

	<i>EXISTING</i>	<i>PROPOSED</i>
TREE - CONIFEROUS		
TREE - DECIDUOUS		
SHRUB/BUSH		
SHRUBS AND BUSHES		
IRRIGATION BOX		
IRRIGATION SPRINKLER		
IRRIGATION VALVE		
BOLLARD		
FLAGPOLE		

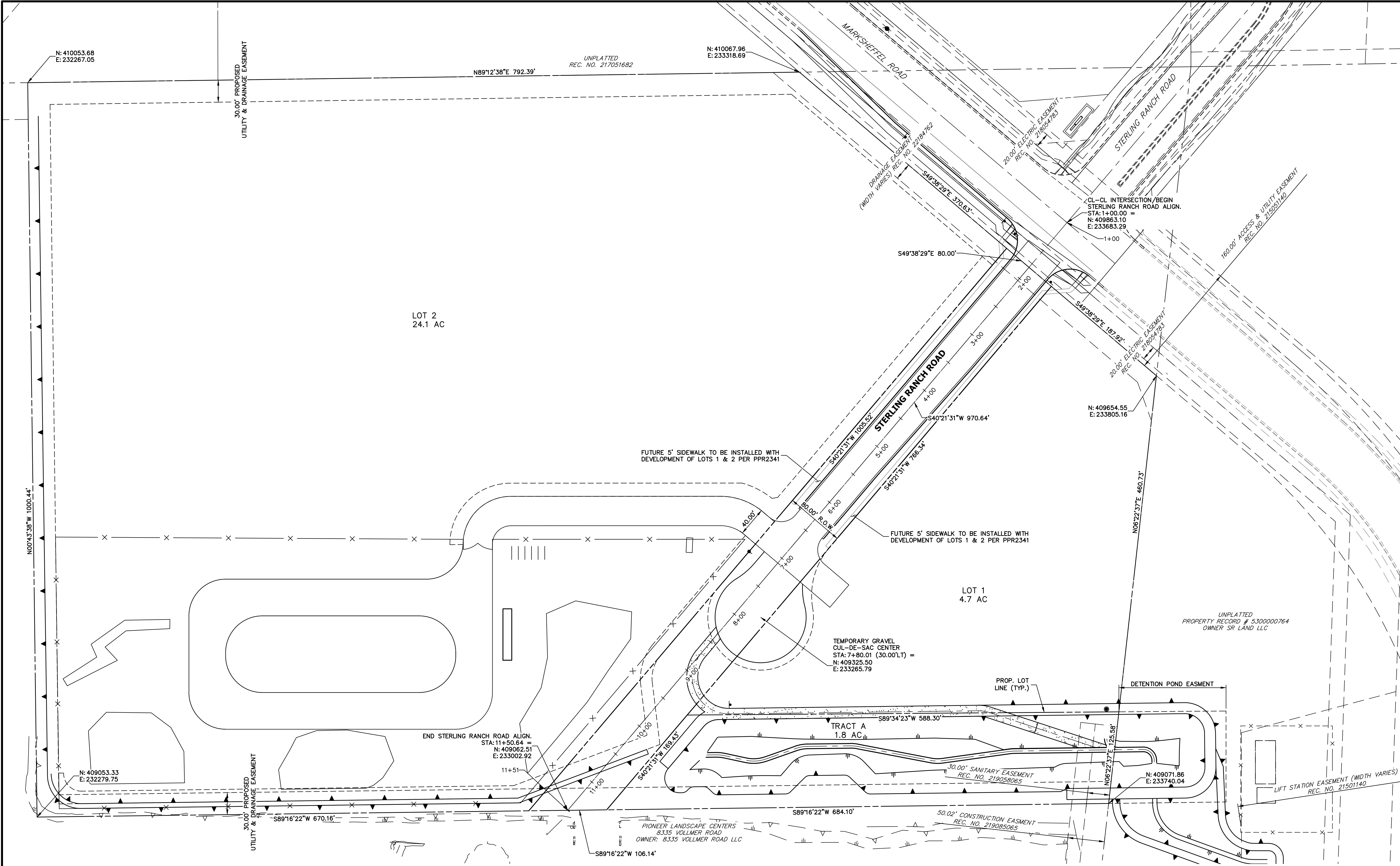
PREPARED FOR

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A Westrian Company

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STERLING RECYCLING FACILITY	H-SCALE	N/A	No.	REVISION	BY	DATE
	V-SCALE	N/A				
LEGEND	DATE	08/22/24				
	DESIGNED BY	N/A				
	DRAWN BY	GAG				
	CHECKED BY					

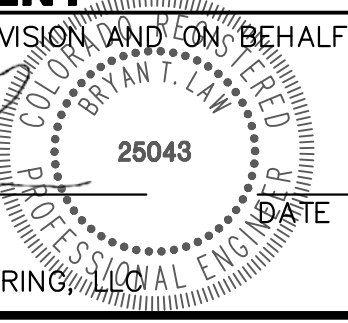




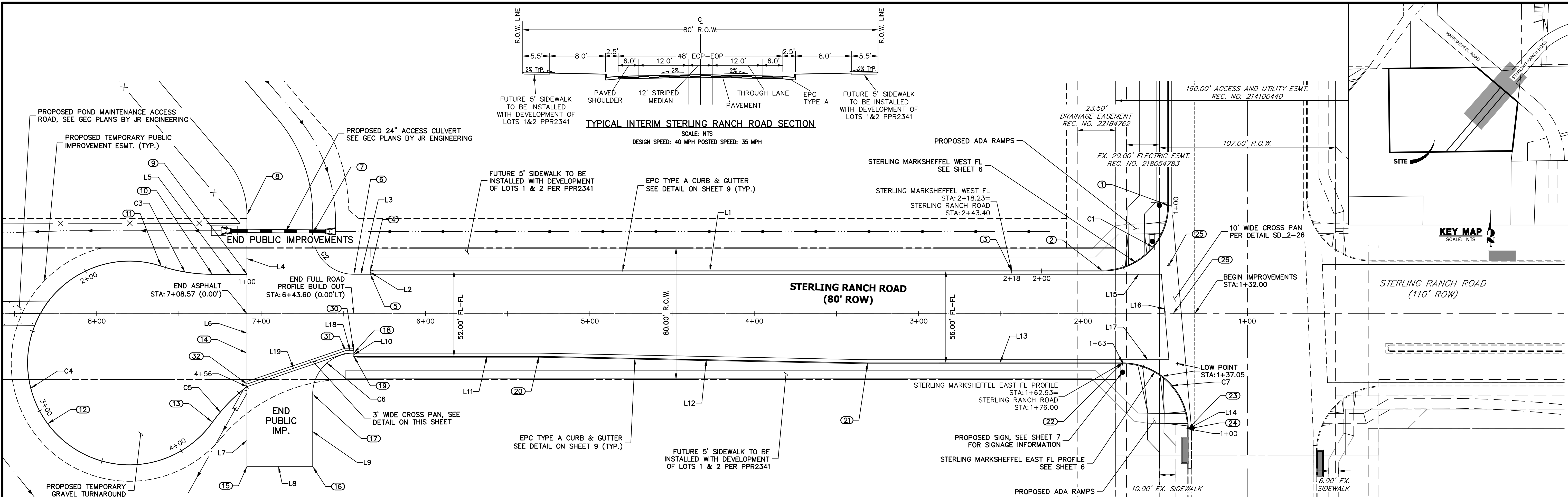
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

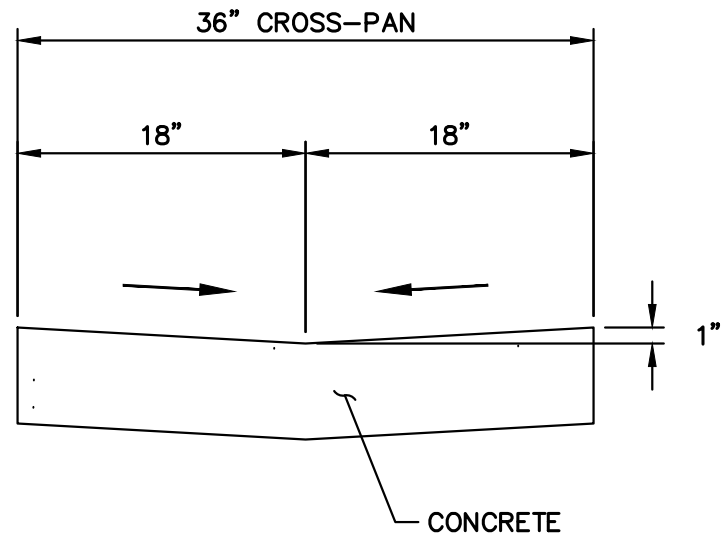
[Signature]
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING



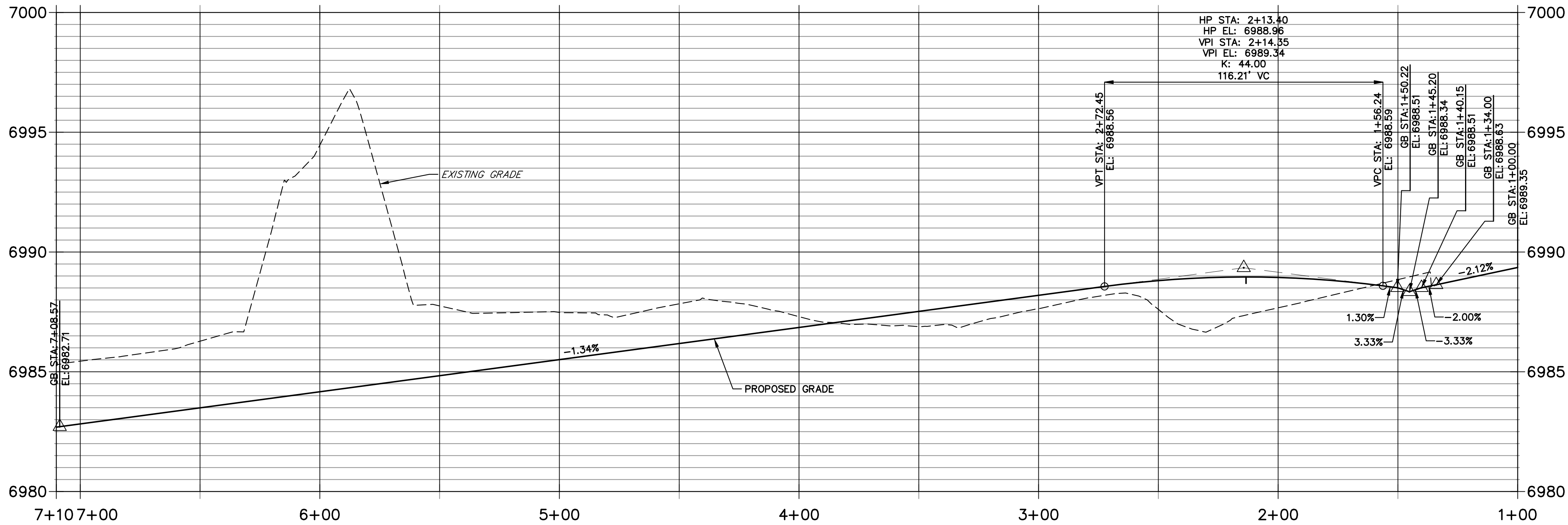
STERLING RECYCLING FACILITY		HORIZONTAL CONTROL PLAN		SHEET 3 OF 10
JOB NO. 25188.14		DESIGNED BY GAG		CHECKED BY
DRAWN BY		DATE 08/22/24		BY
H-SCALE 1"=60'		V-SCALE N/A		DATE
No. REVISION		BY		DATE
PREPARED FOR		RHECTORIC, LLC		20 BOULDER CRESCENT, SUITE 200
UNPLATTED PROPERTY RECORD # 5300000764 OWNER SR LAND LLC		COLORADO SPRINGS, CO		ATTN: ERIC HOWARD
UNPLATTED REC. NO. 217051682		UNPLATTED REC. NO. 21501140		EHOWARD@MAIL.COM
UNPLATTED REC. NO. 219058065		UNPLATTED REC. NO. 21501140		(719) 964-0064
UNPLATTED REC. NO. 219058065		UNPLATTED REC. NO. 21501140		UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.



STERLING RANCH ROAD PROFILE
STA 1+00.00 TO 7+10.00



TEMPORARY CROSS-PAN
TYPICAL SECTION
SCALE: 1"=1'



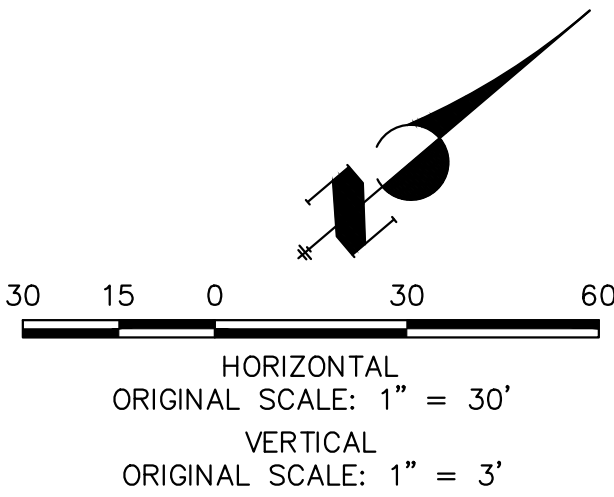
POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
1	1+48.00	66.00' (RT)	STERLING RANCH ROAD	6989.03	PCR/ CONNECT TO FL
2	1+88.00	26.00' (RT)	STERLING RANCH ROAD	6989.12	PCR (FL)
3	2+43.40	26.00' (RT)	STERLING RANCH ROAD	6988.21	END TRANSTION FL
4	6+33.60	26.00' (RT)	STERLING 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 TABULATION					
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 TABULATION					
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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S40°21'31"W	445.60'
L2	S49°38'29"E	2.00'
L3	N40°21'29"E	10.00'
L4	N49°40'37"W	36.26'
L5	N40°21'31"E	21.16'
L6	N49°38'29"W	48.00'
L7	S49°37'22"E	69.11'
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'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	40.00'	62.83'
C2	90°00'02"	25.00'	39.27'
C3	18°04'52"	100.00'	31.56'
C4	252°36'48"	62.00'	273.35'
C5	17°17'48"	100.00'	30.19'
C6	90°00'00"	25.00'	39.27'
C7	89°59'59"	40.00'	62.83'



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING

9/09/24

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE 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
ATTN: ERIC HOWARD
EHOWARD@MAIL.COM
(719) 964-0064

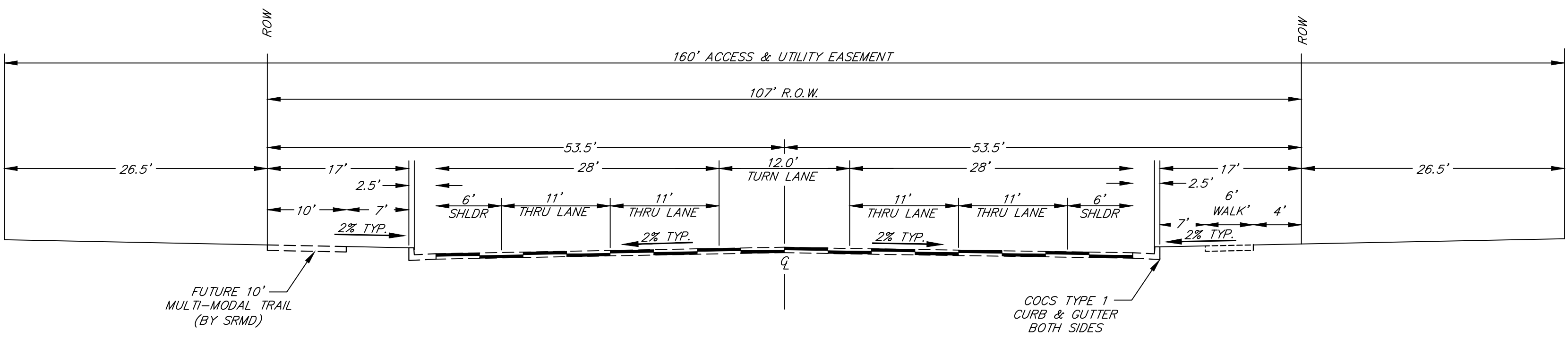
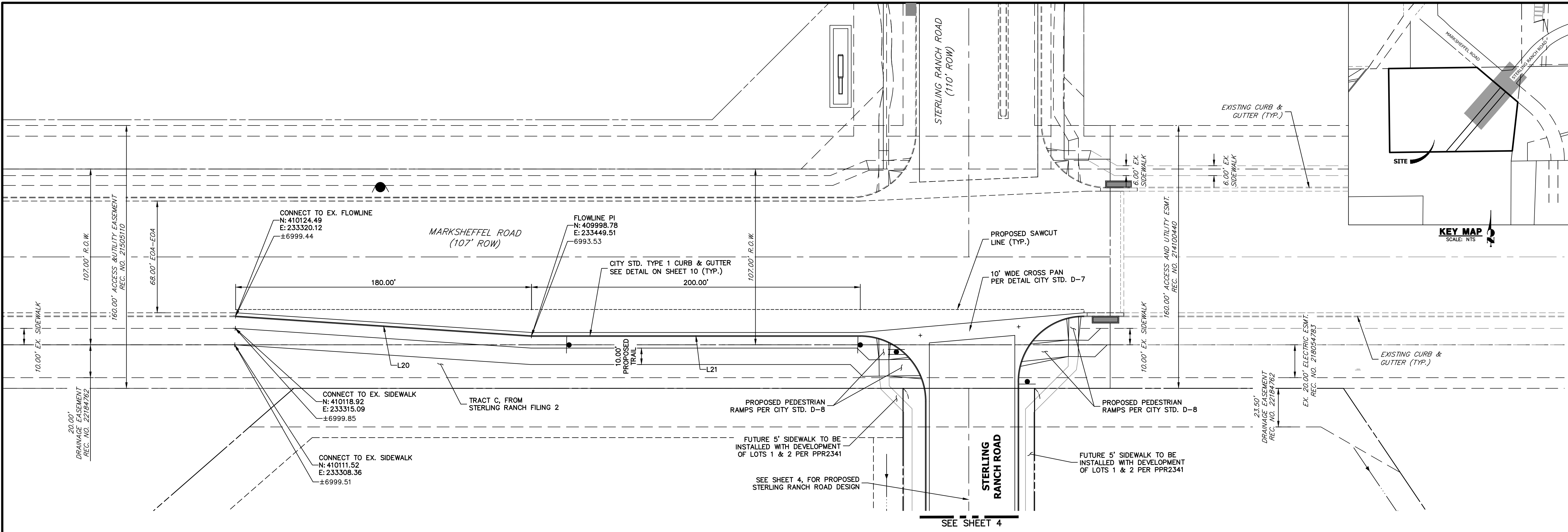
J.R. ENGINEERING
A Western Company

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

BY	DATE	REVISION	No.	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=30'	1"=3'	08/22/24	GAG	GAG	

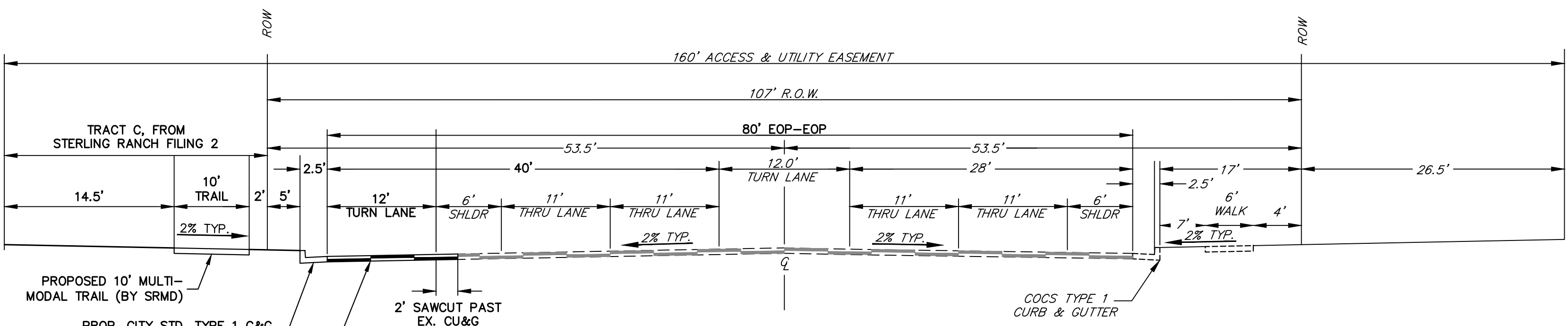
STERLING RECYCLING FACILITY
STREET PLAN & PROFILE

SHEET 4 OF 10
JOB NO. 25188.14



LINE TABLE		
LINE	BEARING	DISTANCE
L20	S45°49'38"E	180.40'
L21	S49°38'29"E	200.00'

EXISTING MARKSHEFFEL ROAD
4 LANE URBAN PRINCIPAL ARTERIAL CROSS SECTION
(CITY OF COLORADO SPRINGS CROSS SECTION)
DESIGN SPEED: 50 M.P.H. - POSTED SPEED: 45 M.P.H
SCALE: NTS



PROPOSED MARKSHEFFEL ROAD
4 LANE URBAN PRINCIPAL ARTERIAL CROSS SECTION
(CITY OF COLORADO SPRINGS CROSS SECTION)
DESIGN SPEED: 50 M.P.H. - POSTED SPEED: 45 M.P.H
SCALE: NTS

COST ESTIMATE FOR FINANCIAL ASSURANCE				
MARKSHEFFEL IMPROVEMENTS				
ITEM	UNIT	\$	QTY	COST
TURN LANE	LF	\$ 165.00	380	\$ 62,700
CONCRETE CROSSSPAN	SY	\$ 138.00	171	\$ 23,598
PEDESTRIAN RAMP	SF	\$ 39.00	675	\$ 26,325
SIDEWALK/TRAIL (10' WIDE W/ FIBER)	SY	\$ 81.00	445	\$ 36,045
SUBTOTAL				\$ 148,668
20% CONTINGENCY				\$ 29,734
TOTAL				\$ 178,402

STREET DESIGN FOR CITY ENGINEERING:

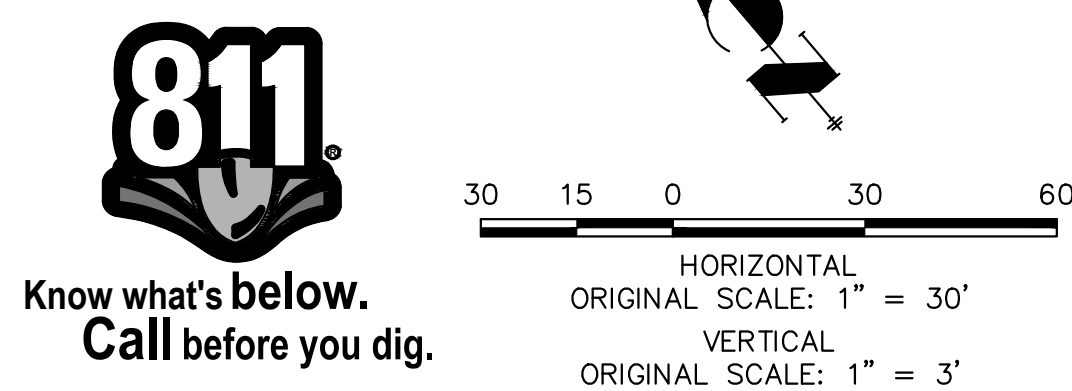
TRAFFIC REVIEW: Zaker Alazeeh DATE: 10-8-24

CURB AND GUTTER REVIEW: A.A. B. DATE: 10-8-24

FINAL REVIEW: A.A. B. DATE: 10-8-24

DRAINAGE DESIGN: N/A DATE: _____

THIS IS FILED IN ACCORDANCE WITH SECTION 7.7.906 (DRAINAGE ORDINANCE) OF THE CODE OF THE CITY OF COLORADO SPRINGS, 2001 AS AMENDED.



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Bryan T. Law 25043 9/09/24

BRYAN T. LAW, P.E.
COLORADO P.E. 25043
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
ATTN: ERIC HOWARD
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(719) 964-0064

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BY	DATE	REVISION

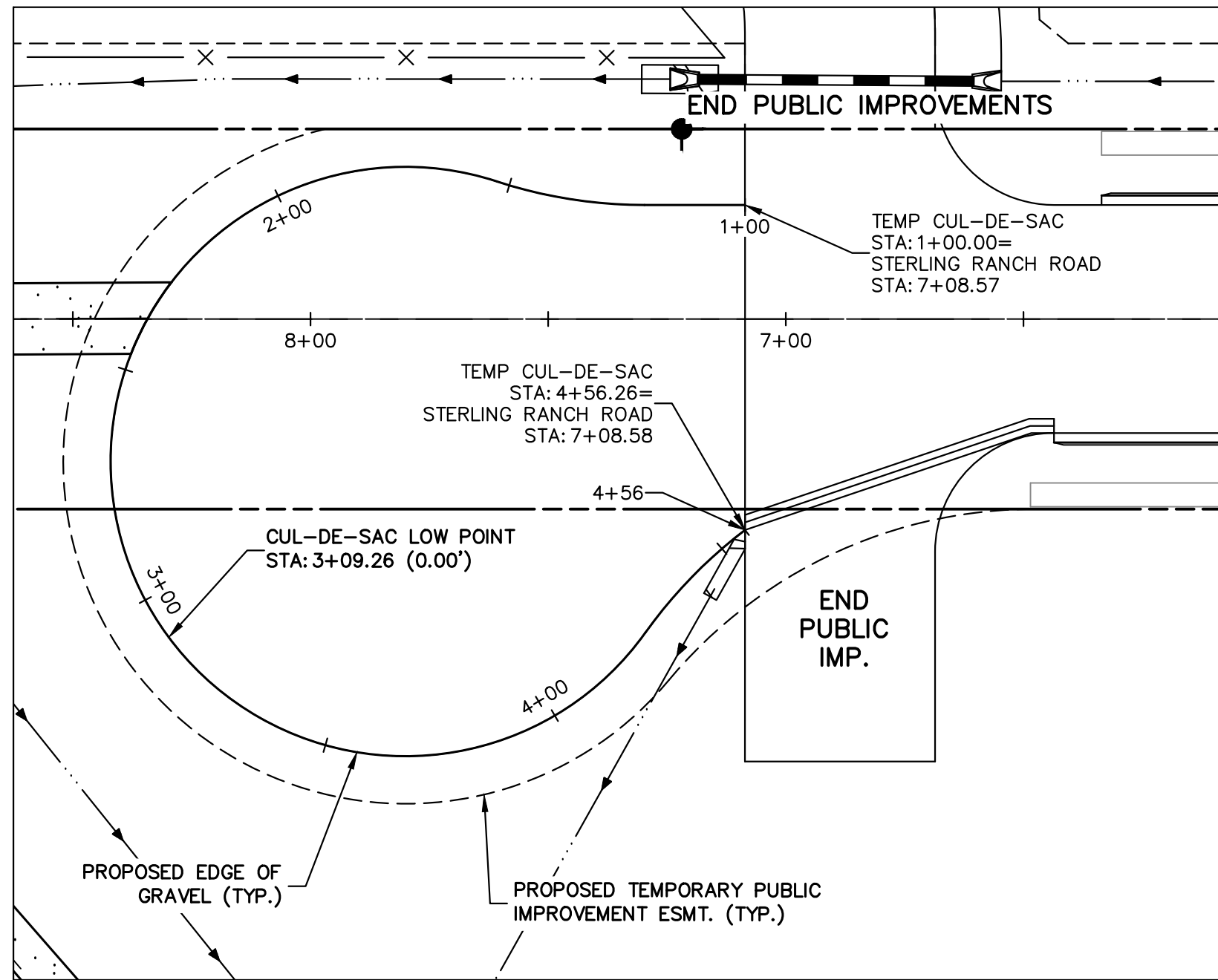
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
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STERLING RECYCLING FACILITY

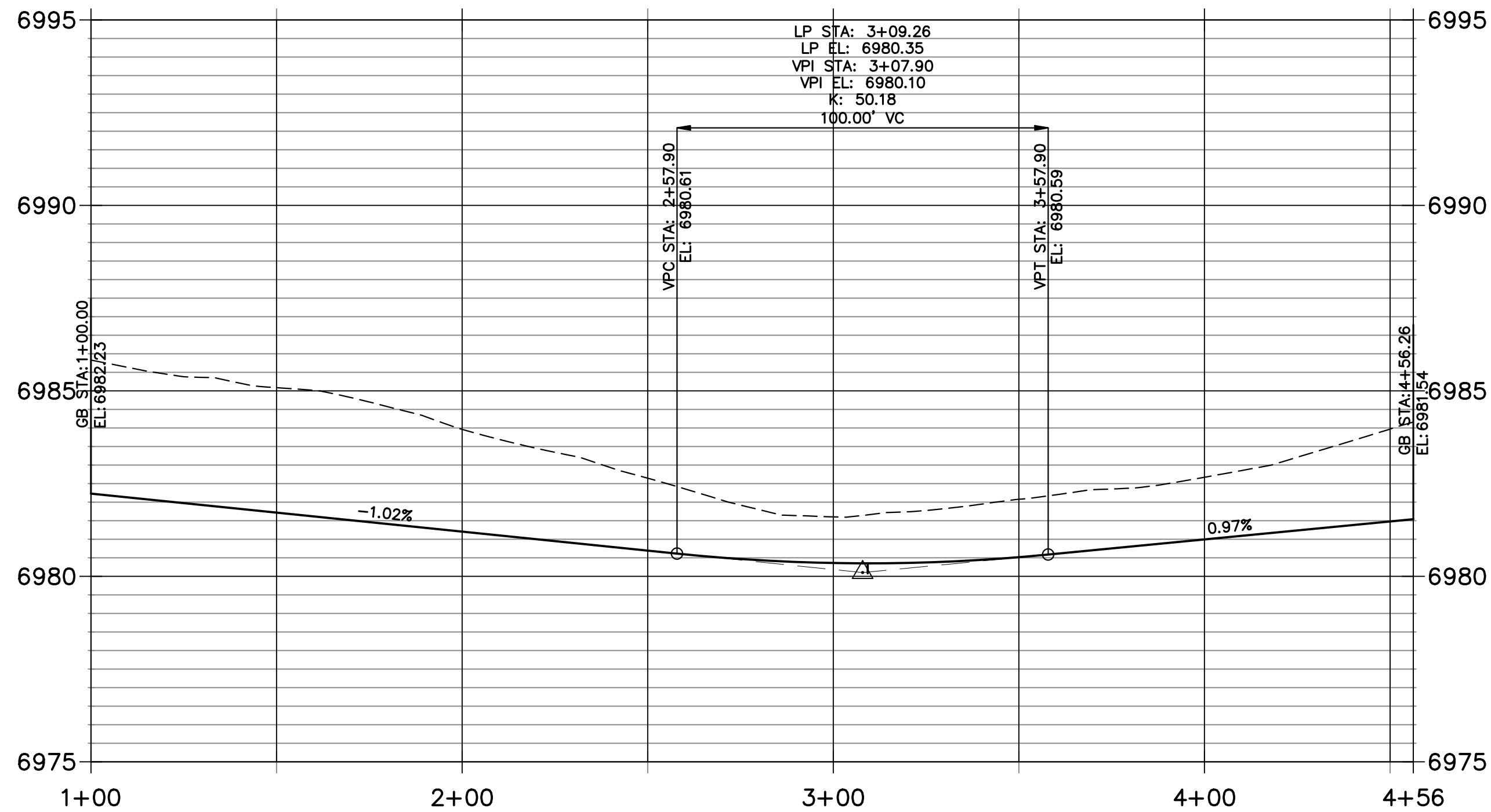
STREET PLAN & PROFILE

SHEET 5 OF 10

JOB NO. 25188.14



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

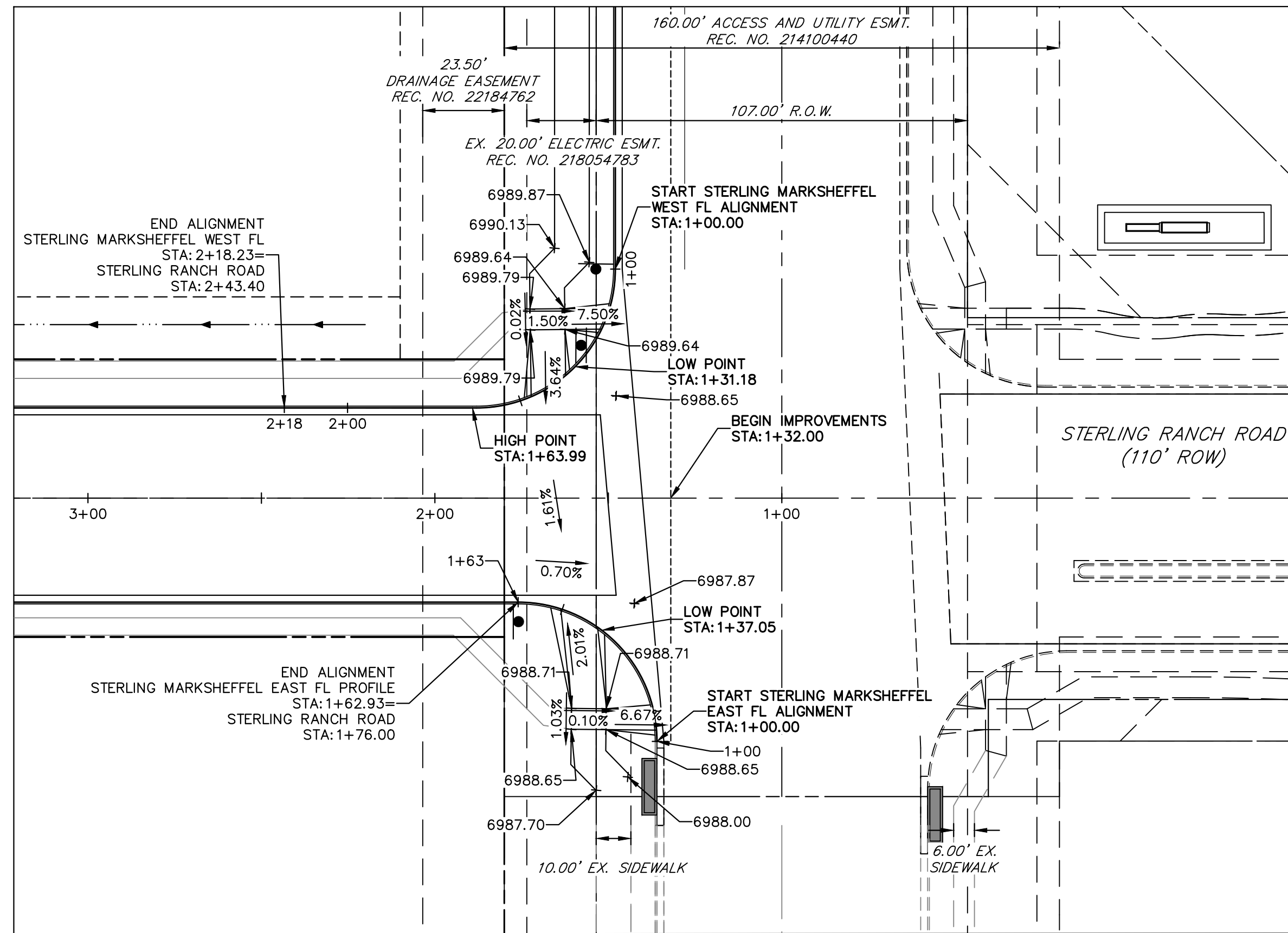
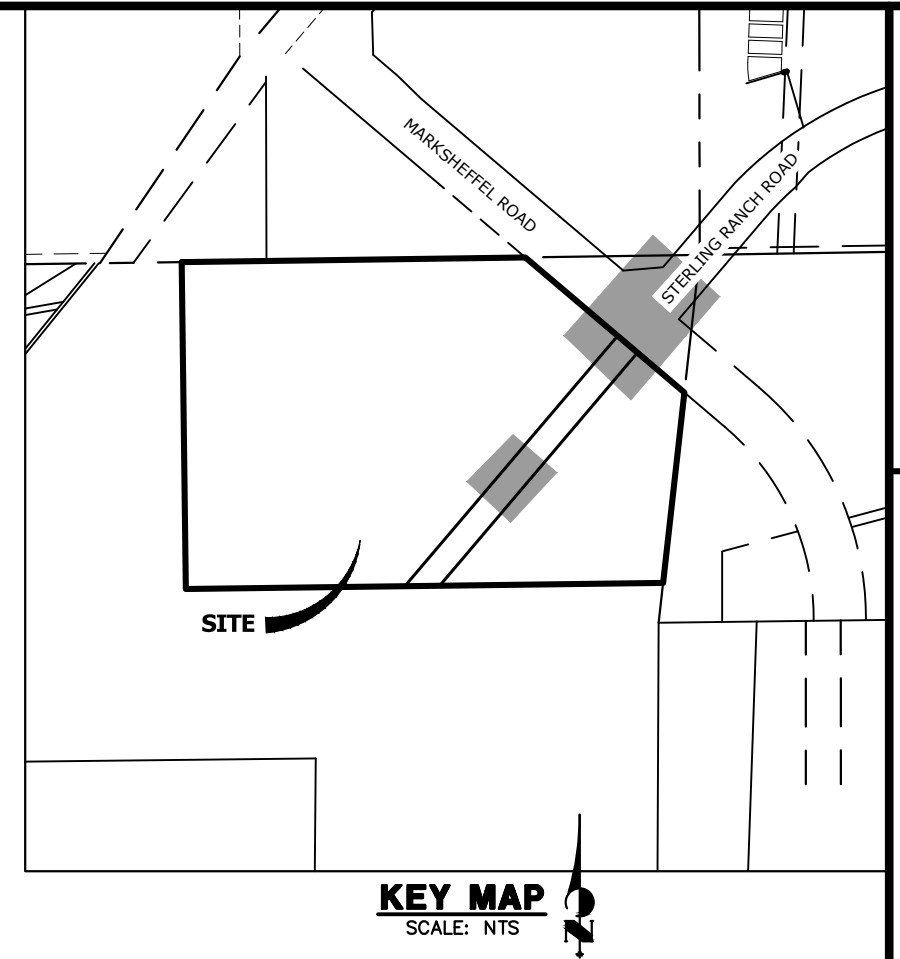
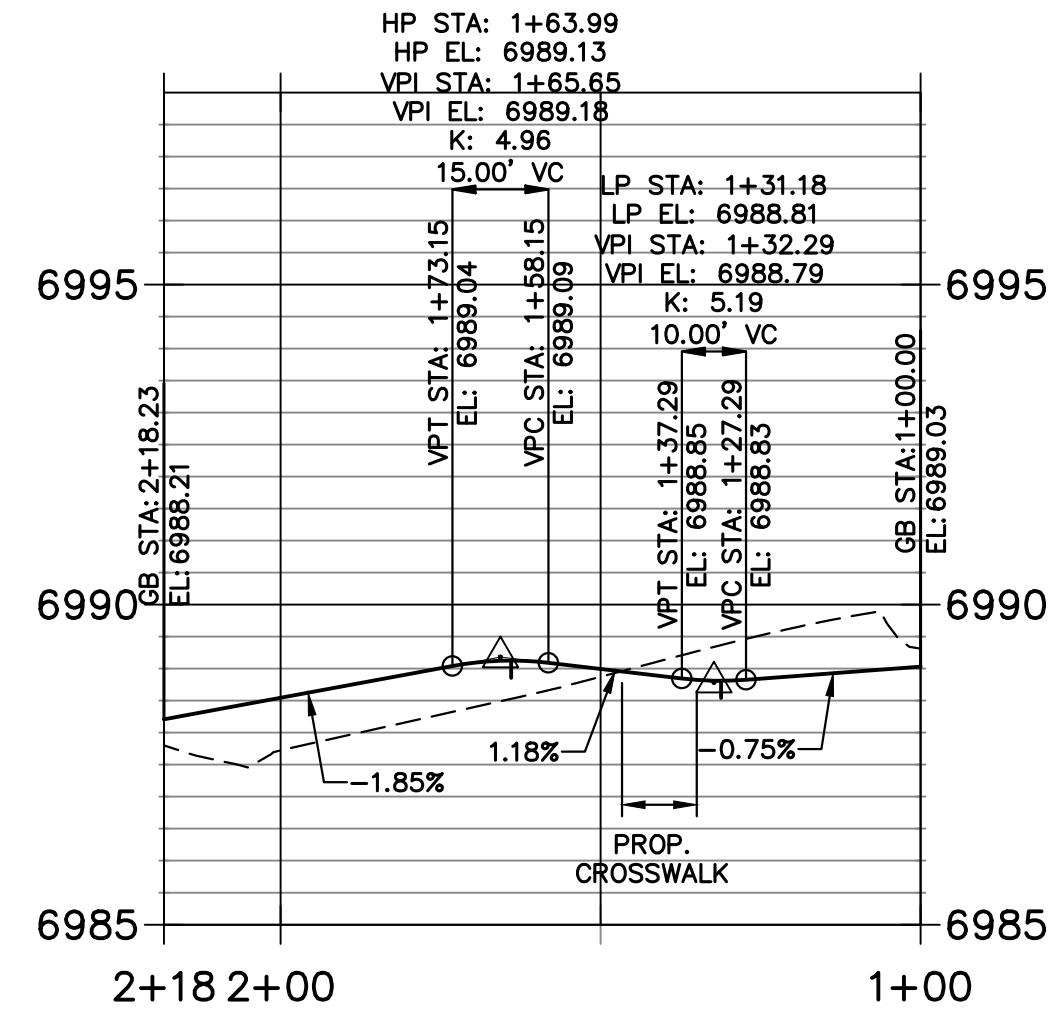


STREET DESIGN FOR CITY ENGINEERING:

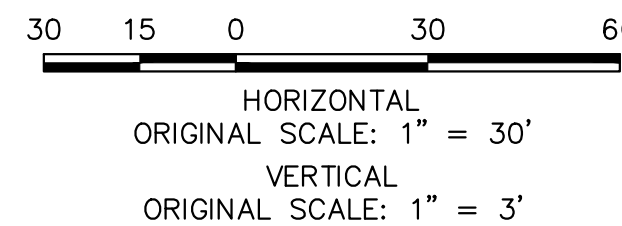
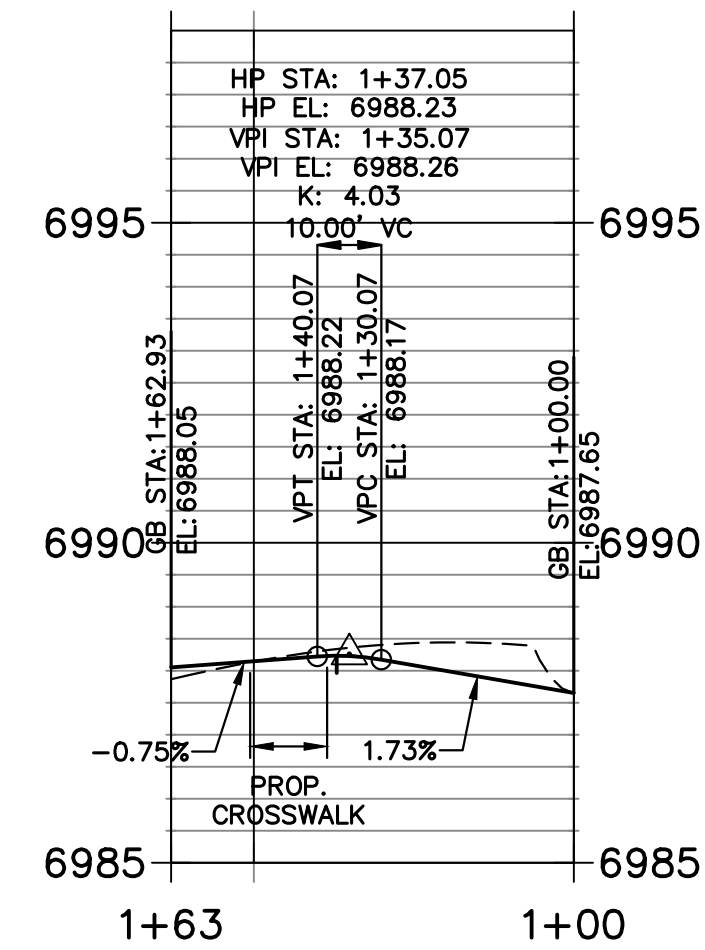
TRAFFIC REVIEW :	<i>Zaker Alazeeh</i>	DATE :	10-8-24
CURB AND GUTTER REVIEW :	<i>Al A. B. S.</i>	DATE :	10-8-24
FINAL REVIEW :	<i>Al A. B. S.</i>	DATE :	10-8-24
DRAINAGE DESIGN :	N/A	DATE :	

THIS IS FILED IN ACCORDANCE WITH SECTION 7.7.906 (DRAINAGE ORDINANCE) OF THE CODE OF THE CITY OF COLORADO SPRINGS, 2001 AS AMENDED.

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



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



ENGINEER'S STATEMENT

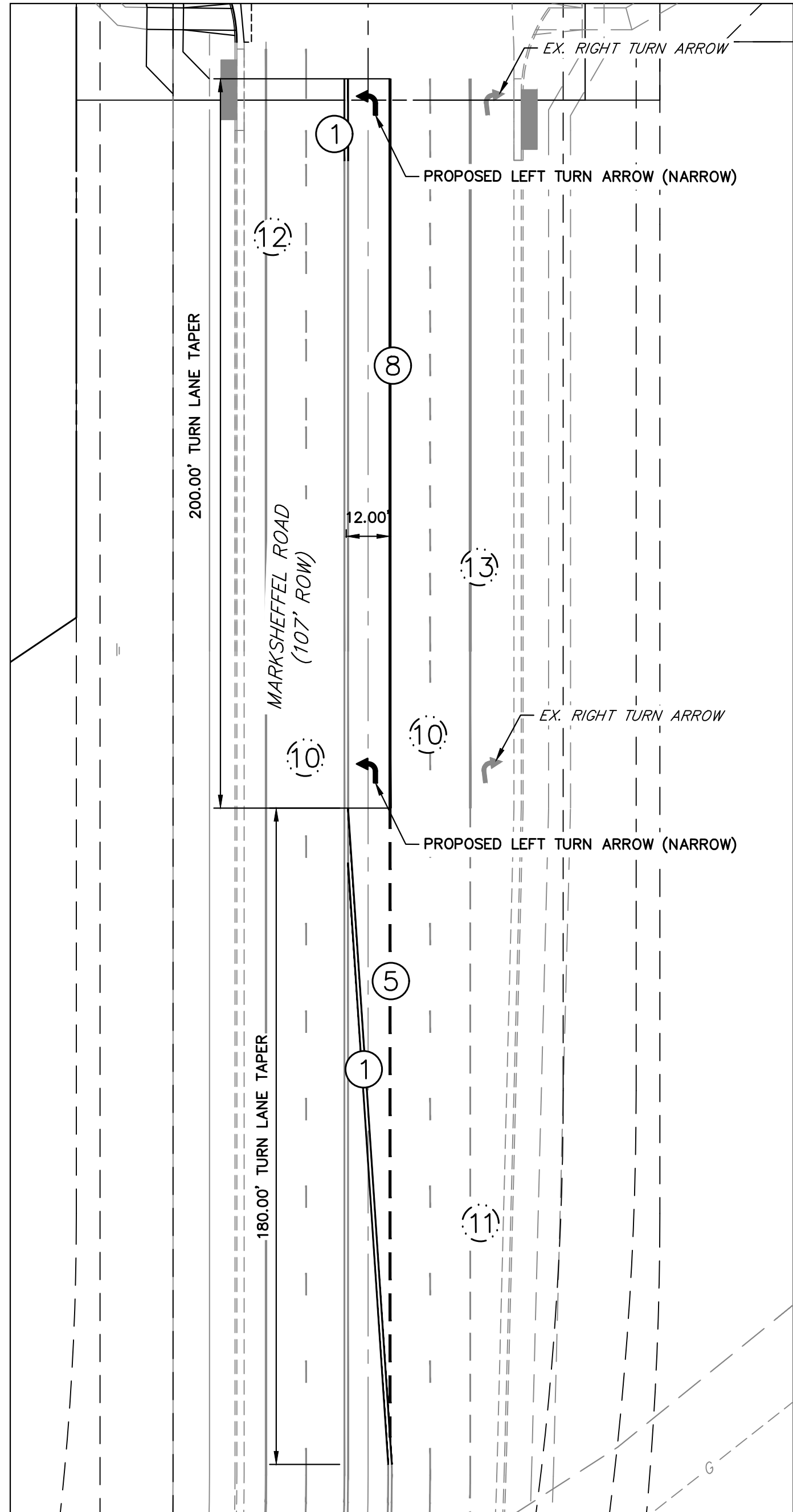
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Bryan T. Law

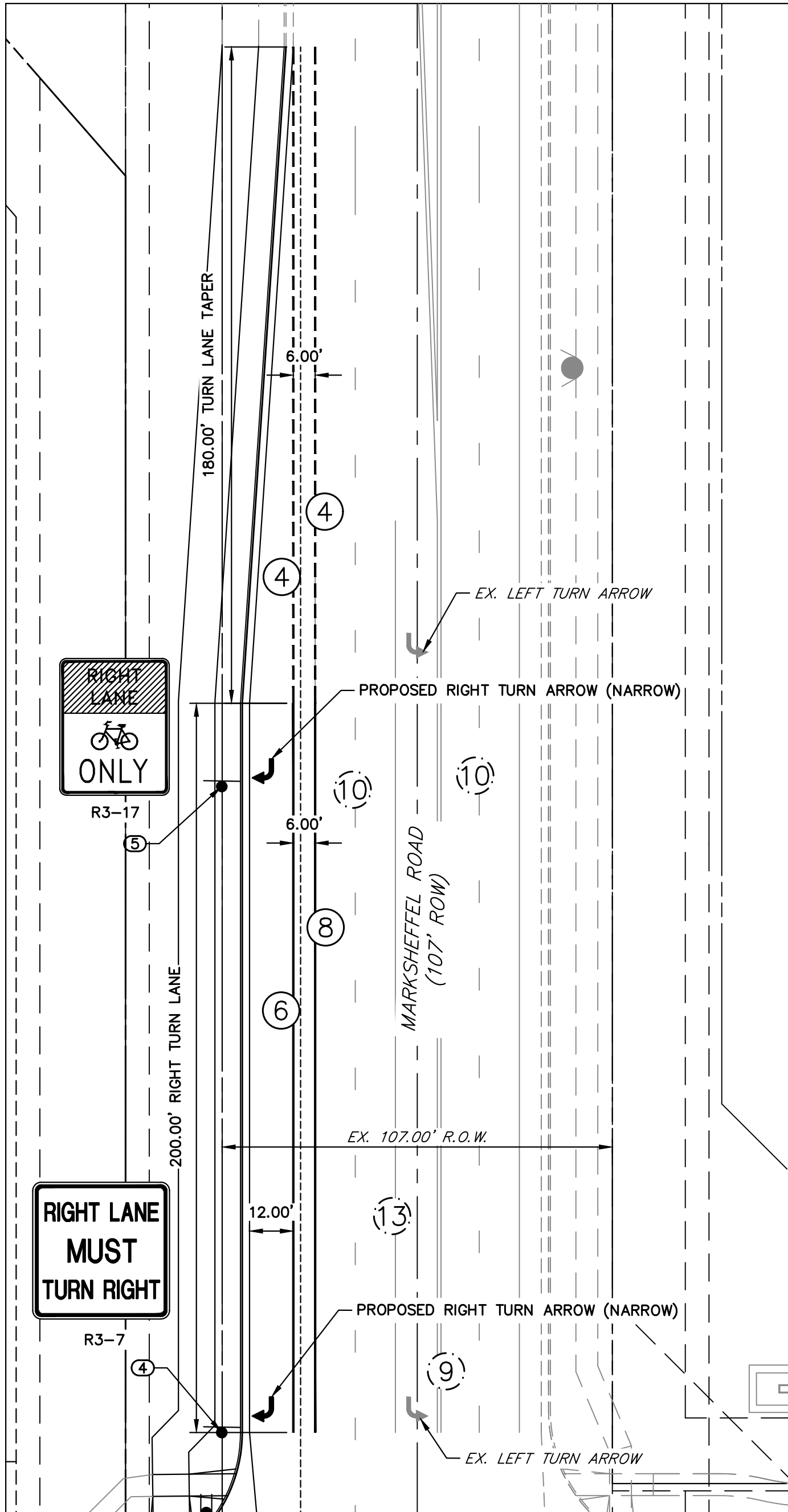
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, INC.

DATE: 9/09/24

PREPARED FOR RHETORIC, LLC 20 BOULDER CRESCENT, SUITE 200 COLORADO SPRINGS, CO ATTN: ERIC HOWARD EHOWARD@MAIL.COM (719) 964-0064	UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.	BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
						1"=30'	1"=3'	08/22/24	GAG	GAG	
STERLING RECYCLING FACILITY		STREET PLAN & PROFILE		SHEET 6 OF 10		JOB NO. 25188.14					



INSERT 1
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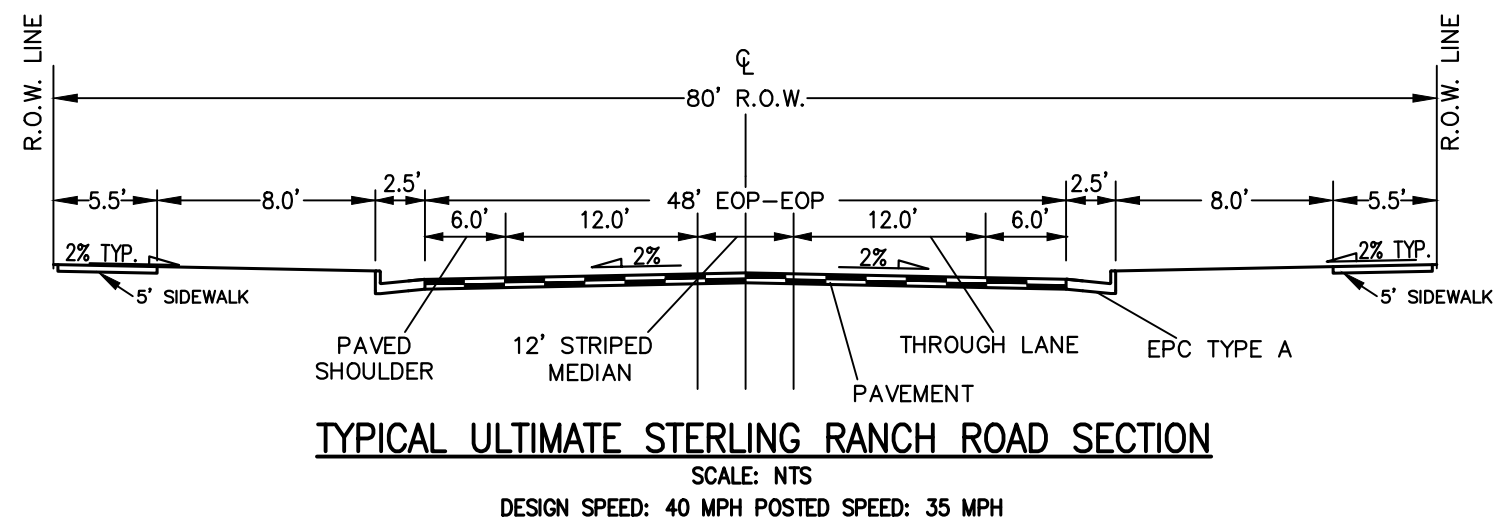


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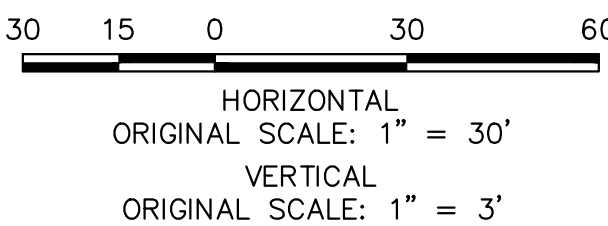
SIGN TABULATION			
POINT NUMBER	Northing	Easting	DESCRIPTION
1	409782.2041	233661.2540	R1-1
2	409206.3482	233224.4145	10003HP-C (SEE DETAIL ON SHEET 9)
3	409847.5274	233612.2647	D3-1
4	409864.9991	233598.2854	R3-7
5	409979.7363	233463.2721	R3-17

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, 8" WIDE
⑦	CHANNELIZING LINES (EPOXY)	SOLID WHITE, 6" WIDE
⑧	EDGE LANE LINES (EPOXY)	SOLID WHITE, 4" WIDE
⑨	EX. 2-WAY CENTERLINE LANE MARKINGS (EPOXY)	PARALLEL SOLID YELLOW, 4" WIDE, 12" APART
⑩	EX. LANE LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 10' SEGMENTS WITH 30' GAPS
⑪	EX. BROKEN EDGE LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 3' SEGMENTS WITH 12' GAPS
⑫	EX. EDGE LANE LINES (EPOXY)	SOLID WHITE, 4" WIDE
⑬	EX. 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



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING

DATE 9/09/24

STERLING RECYCLING
FACILITY

SIGNAGE & STRIPING

SHEET 8 OF 10

JOB NO. 25188.14

J.R. ENGINEERING
A Western Company



Central 303-740-8888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

PREPARED FOR
RHECTORIC, LLC
20 BOULDER CRESCENT, SUITE 200
COLORADO SPRINGS, CO
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APPROVES THEIR USE,
THESE DRAWINGS ARE
DESIGNATED BY WRITTEN
AUTHORIZATION.

STREET DESIGN FOR CITY ENGINEERING:

TRAFFIC REVIEW: Zaker Alazeeh DATE: 10-8-24

CURB AND GUTTER REVIEW: AL A. B. DATE: 10-8-24

FINAL REVIEW: AL A. B. DATE: 10-8-24

DRAINAGE DESIGN: N/A DATE:

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