



AGENCIES:

OWNER/DEVELOPER:	CHALLENGER HOMES 8605 EXPLORER DRIVE, SUITE 250 COLORADO SPRINGS, CO 80920 JIM BYERS (719) 598-5192
CIVIL ENGINEER:	M&S CIVIL CONSULTANTS, INC. 212 N. WAHSATCH, SUITE 305 COLORADO SPRINGS, CO 80903 VIRGIL A. SANCHEZ P.E. (719) 955-5485
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 GILBERT LAFORCE, P.E. (719) 520-6300
TRAFFIC ENGINEERING:	EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JENNIFER IRVINE, P.E. (719) 520-6460
WATER RESOURCES:	STERLING RANCH METRO DISTRICT ENGINEERS JDS-HYDRO CONSULTANTS 545 E. PIKES PEAK AVE., SUITE 300 COLORADO SPRINGS, CO 80903 JOHN MCGINN (719) 668-8769
FIRE DISTRICT:	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK (719) 495-4300
GAS DEPARTMENT:	COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556
ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, CO 80831 (719) 495-2283
COMMUNICATIONS:	QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674

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 = 7023.42
2. 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
3. THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "38141", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDISION
NORTHING = 411399.962
EASTING = 233849.817
ELEVATION = 7030.82

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BASIS OF BEARINGS

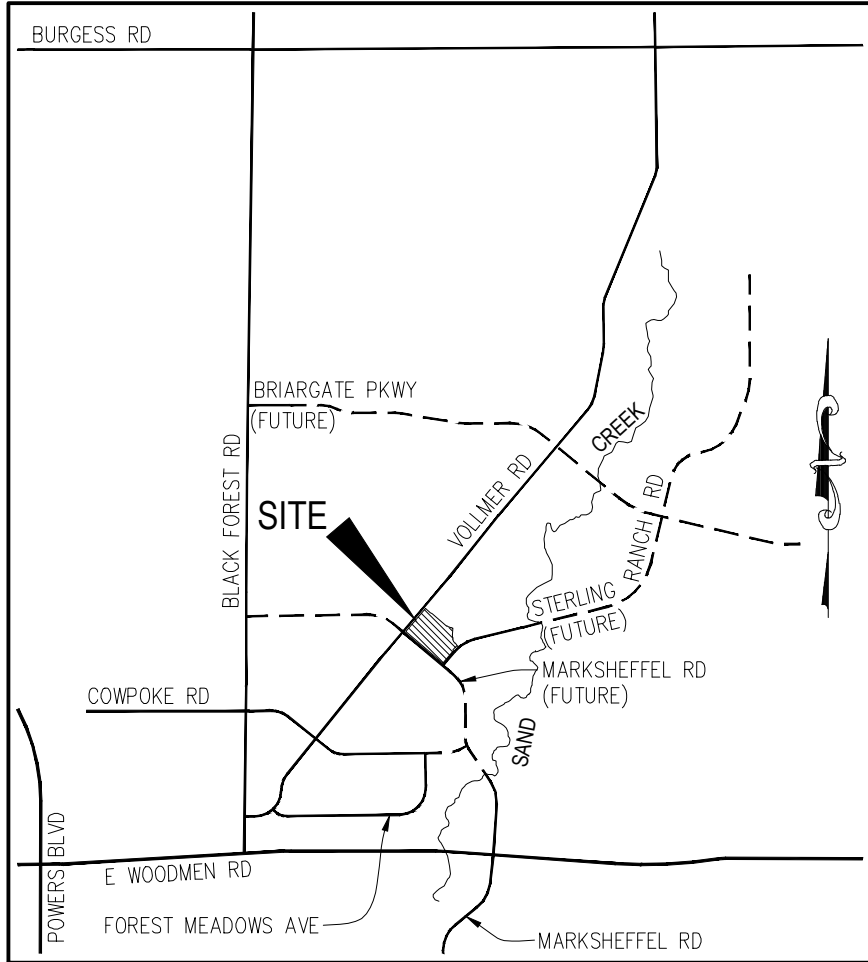
THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2"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

COPPER CHASE AT STERLING RANCH

COUNTY OF EL PASO, STATE OF COLORADO

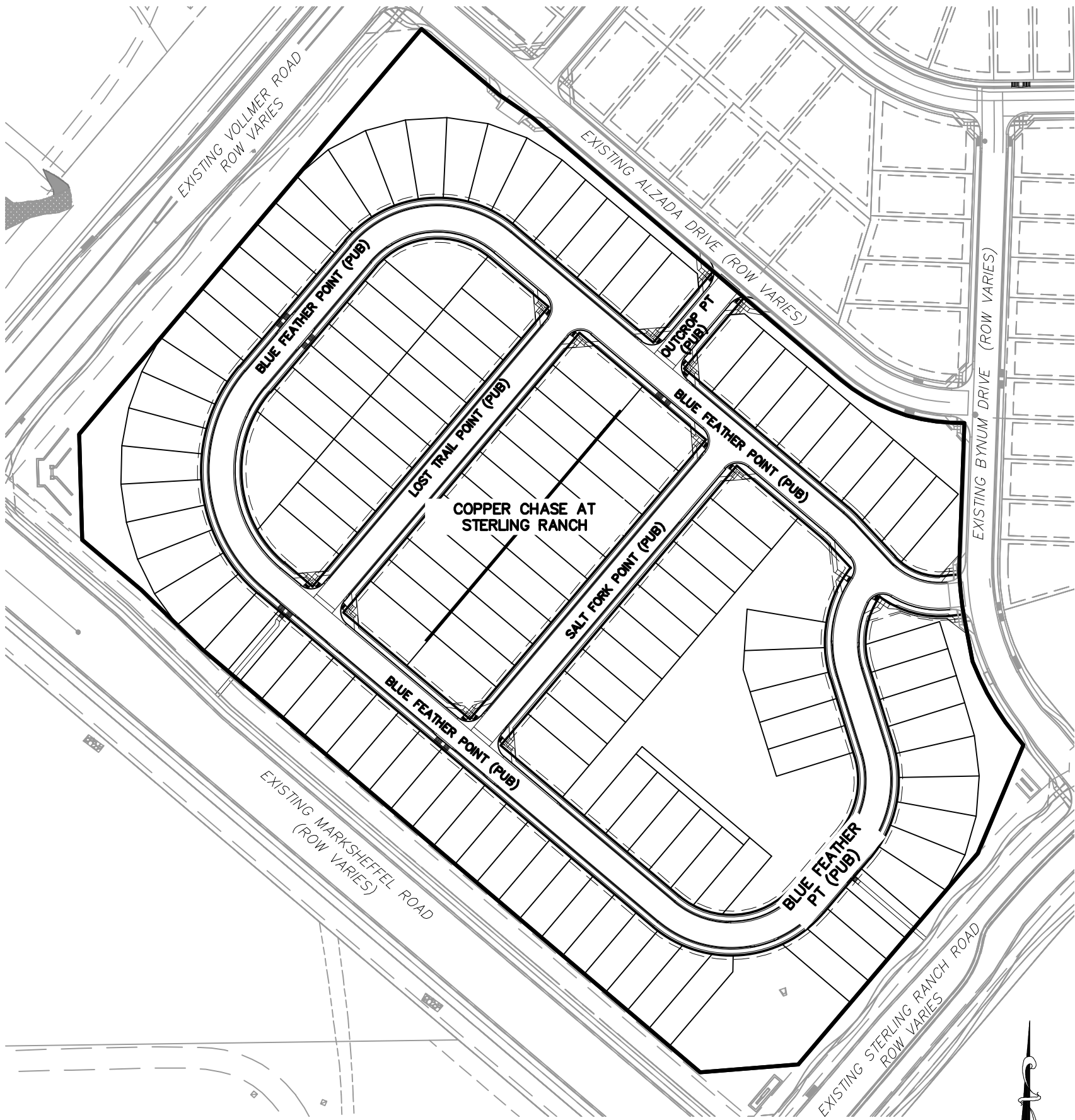
CONSTRUCTION PLANS

JANUARY 2022



VICINITY MAP

N.T.S.



SITE MAP

N.T.S.

DESIGN ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

VIRGIL A. SANCHEZ, COLORADO P.E. #37160
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC. DATE

OWNER/DEVELOPER'S STATEMENT:

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

JIM BYERS (VICE PRESIDENT)
CHALLENGER HOMES DATE

EL PASO COUNTY:

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

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

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

STERLING RANCH METROPOLITAN DISTRICT:

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

FOR AND ON BEHALF OF THE
STERLING RANCH METRO. DISTRICT DATE

BLACK FOREST FIRE PROTECTION DISTRICT:

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE BLACK FOREST FIRE PROTECTION DISTRICT SPECIFICATIONS. THE NUMBER OF FIRE HYDRANTS AND HYDRANT LOCATIONS AS SHOWN ON THE WATER INSTALLATION PLAN ARE CORRECT AND ADEQUATE TO SATISFY THE FIRE PROTECTION REQUIREMENTS AS SPECIFIED BY THE BLACK FOREST FIRE PROTECTION DISTRICT.

FOR AND ON BEHALF OF THE BLACK
FOREST FIRE PROTECTION DISTRICT DATE

COPPER CHASE AT STERLING RANCH		CONSTRUCTION PLANS		PROJECT NO. 09-014		DATE: 1/6/2022		SCALE: HORIZONTAL: N.T.S. VERTICAL: N/A		SHEET 1 OF 15		S101	
212 N. WAHSATCH AVE., STE 305 COLORADO SPRINGS, CO 80903 PHONE: 719.955.5485		FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.		DESIGNED BY: COW DRAWN BY: TAU CHECKED BY: DLM									
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160		FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES		NO.		DATE:		BY:		DESCRIPTION:		THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARED OF THESE PLANS.	
CAUTION													

GENERAL CONSTRUCTION NOTES:

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED PER THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PCD.
- ALL STATIONING IS CENTERLINE OF IMPROVEMENTS UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED AS TOP BACK OF CURB (TBC), ASPHALT (ASP), OR TOP OF INLET OR BOX (TOB).
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO EPC ECM APPENDIX K-1.2C.
- ALL INTERSECTION ACCESSSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES IS REQUIRED AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" VERTICAL IN THIS AREA.
- ALL CULVERTS AND STORM DRAIN PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HDPE), OR REINFORCED CONCRETE PIPE (RCP). ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. CULVERTS MUST CONFORM TO EPC ECM SECTION 3.32 - CULVERTS.
- ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT THE TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO CONSTRUCTION.

SIGNAGE AND STRIPING NOTES:

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS"
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS 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.

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ON-SITE AND OFF-SITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

ABBREVIATION LEGEND

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

STREET LEGEND

BFP	BLUE FEATHER POINT
OCF	OUTCROP POINT
SFP	SALT FORK POINT
LTP	LOST TRAIL POINT



COPPER CHASE AT STERLING RANCH

CONSTRUCTION NOTES

PROJECT NO. 09-014

DATE: 1/6/2022

SCALE: HORIZONTAL: N/A VERTICAL: N/A

DESIGNED BY: COW DRAWN BY: TAU CHECKED BY: DLM

SHEET 2 OF 15

S102

210 N. WAHATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5465

CIVIL CONSULTANTS, INC.

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

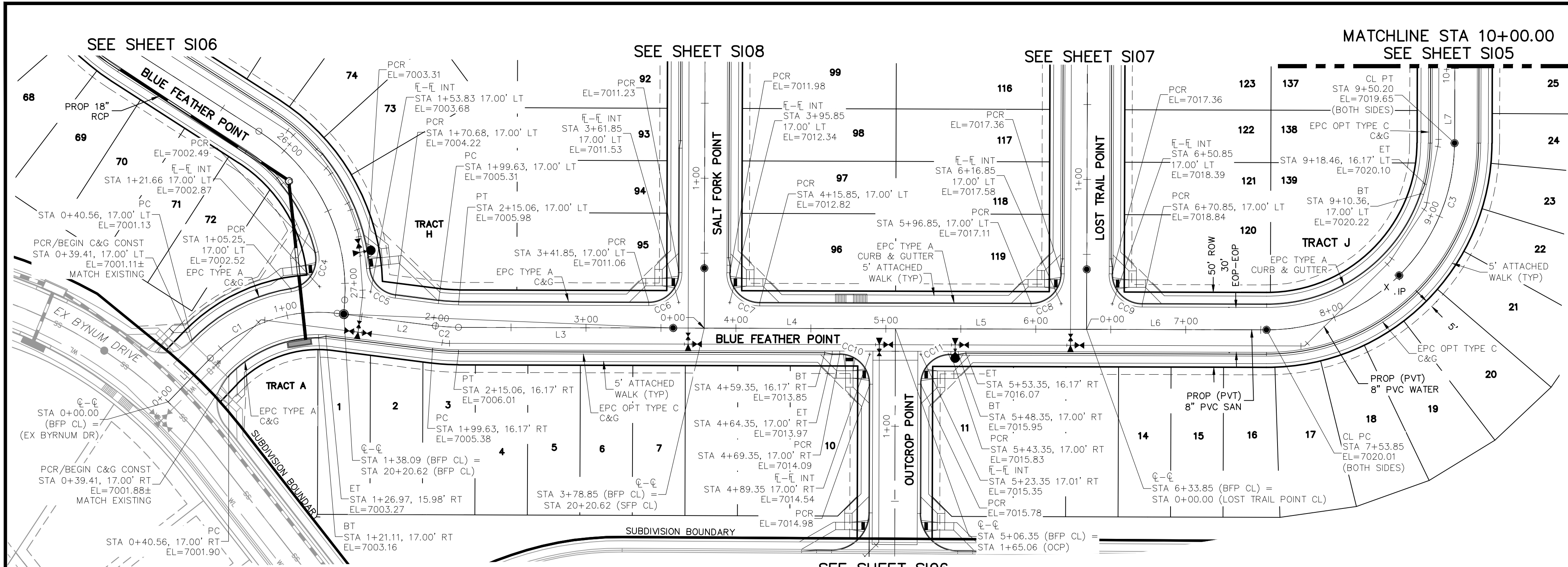
FOR AND ON BEHALF OF WKS CIVIL CONSULTANTS, INC.

REVISIONS:

NO.	DATE	BY	DESCRIPTION	APPROV'D. BY	DATE

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CAUTION

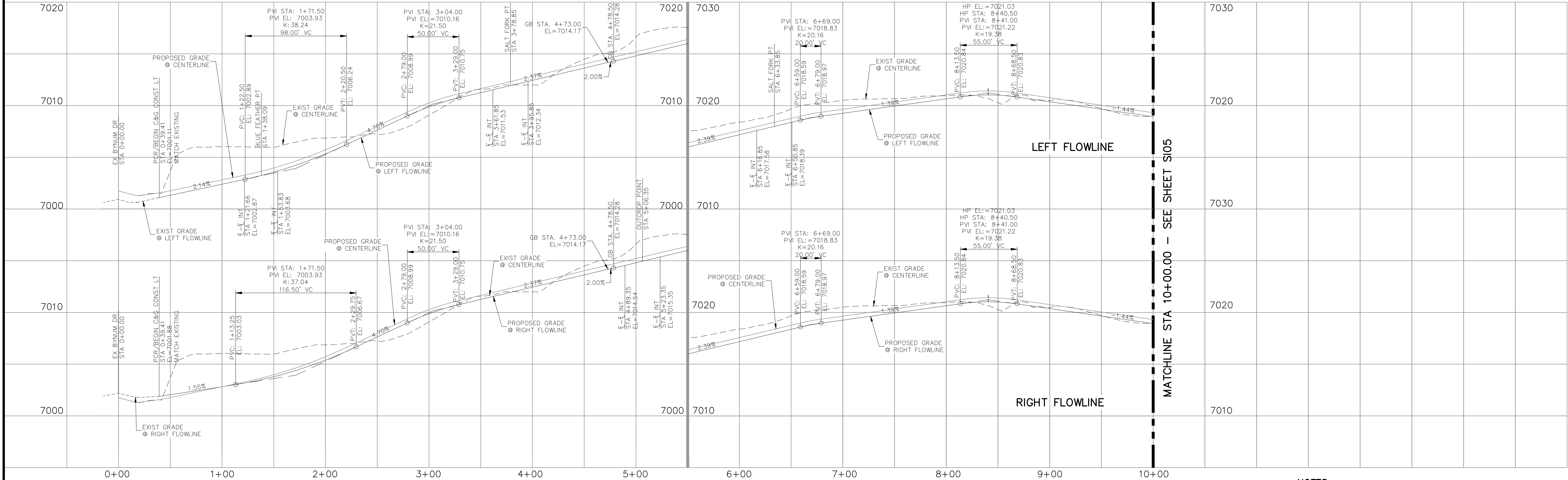
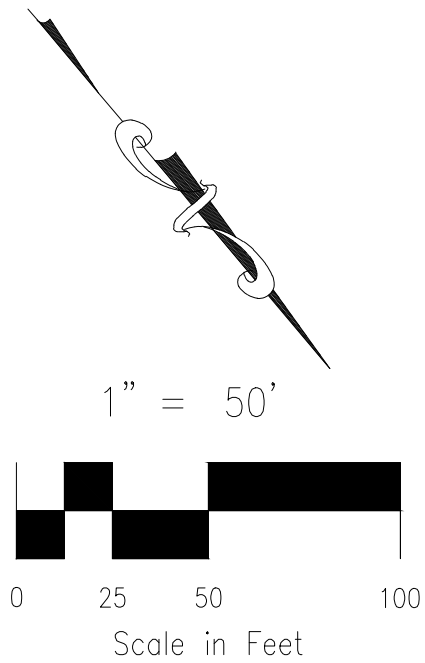


BLUE FEATHER POINT
STA 0+00.00 TO STA 10+00.00

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

CENTERLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	93.07	100.00	53.33
C2	15.43	125.00	7.07
C3	196.35	125.00	90.00

PCR CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
CC4	32.82	20.00	94.03
CC5	26.94	20.00	77.16
CC6	31.42	20.00	90.00
CC7	31.42	20.00	90.00
CC8	31.42	20.00	90.00
CC9	31.42	20.00	90.00
CC10	31.42	20.00	90.00
CC11	31.42	20.00	90.00



BLUE FEATHER POINT
STA 0+00.00 TO STA 10+00.00

NOTES:

1. ALL SIDEWALKS SHALL BE 5' WIDE AND ATTACHED UNLESS OTHERWISE STATED OR SHOWN ON PLANS.
2. ALL CROSS PANS SHALL BE PER DETAIL SD_2-26
3. ALL PED-RAMPS LOCATED AT INTERSECTIONS SHALL BE PER ECM STANDARD DETAILS SD_2-40, SD_2-41 AND SD_2-42.
4. ALL T-INTERSECTION PED-RAMPS SHALL BE PER ECM STANDARD DETAIL SD_2-50.
5. REFER TO SHEETS SI09-SI11 FOR INTERSECTION DETAILS.



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

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

COPPER CHASE AT STERLING RANCH

STREET IMPROVEMENT PLANS

PROJECT NO. 09-014

DESIGNED BY: COW

DRAWN BY: TAU

CHECKED BY: DLM

DATE: 1/6/2022

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

SHEET 4 OF 15

SI04

210 N. WAHATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE 719.555.5465

CIVIL CONSULTANTS, INC.

REVISIONS:

NO.	DATE	BY	DESCRIPTION

APPROVED BY: DATE:

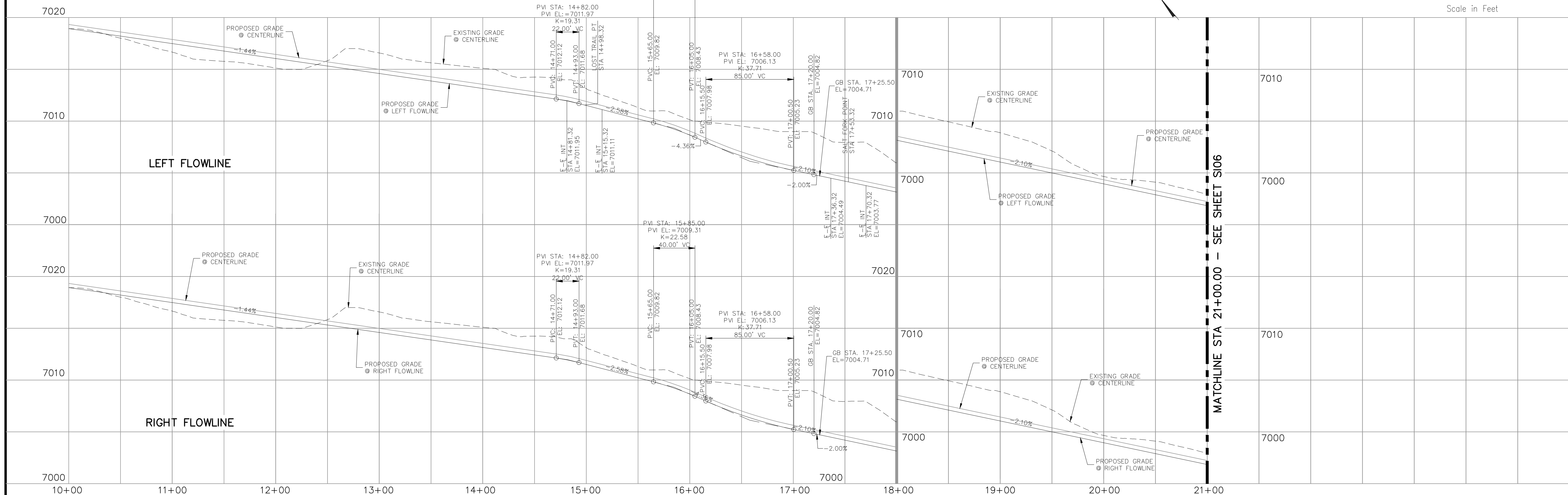
FOR AND ON BEHALF OF WKS CIVIL CONSULTANTS, INC.

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

CAUTION

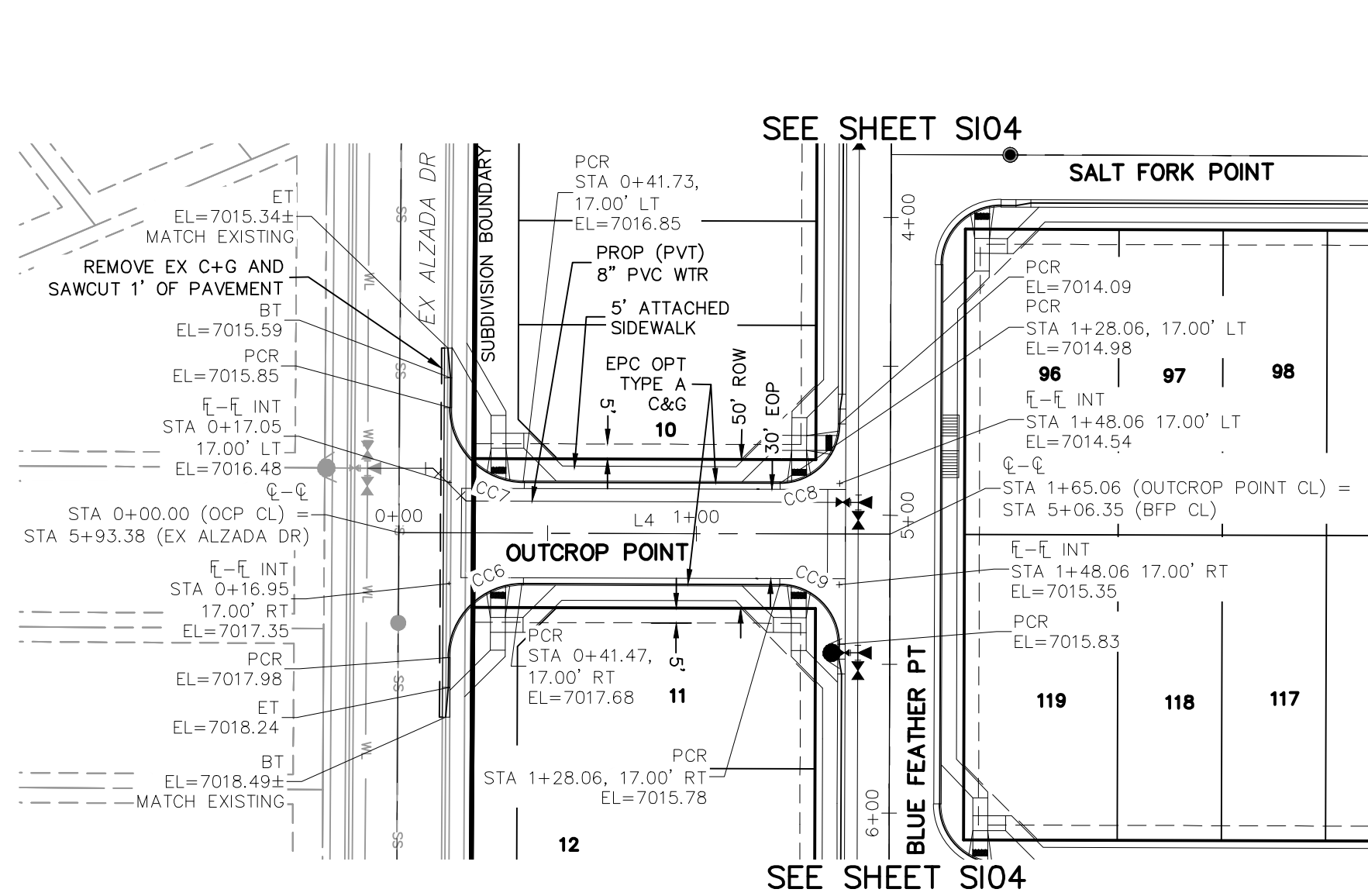


PCR CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
CC3	31.42	20.00	90.00
CC4	31.42	20.00	90.00
CC5	31.42	20.00	90.00
CC6	31.42	20.00	90.00



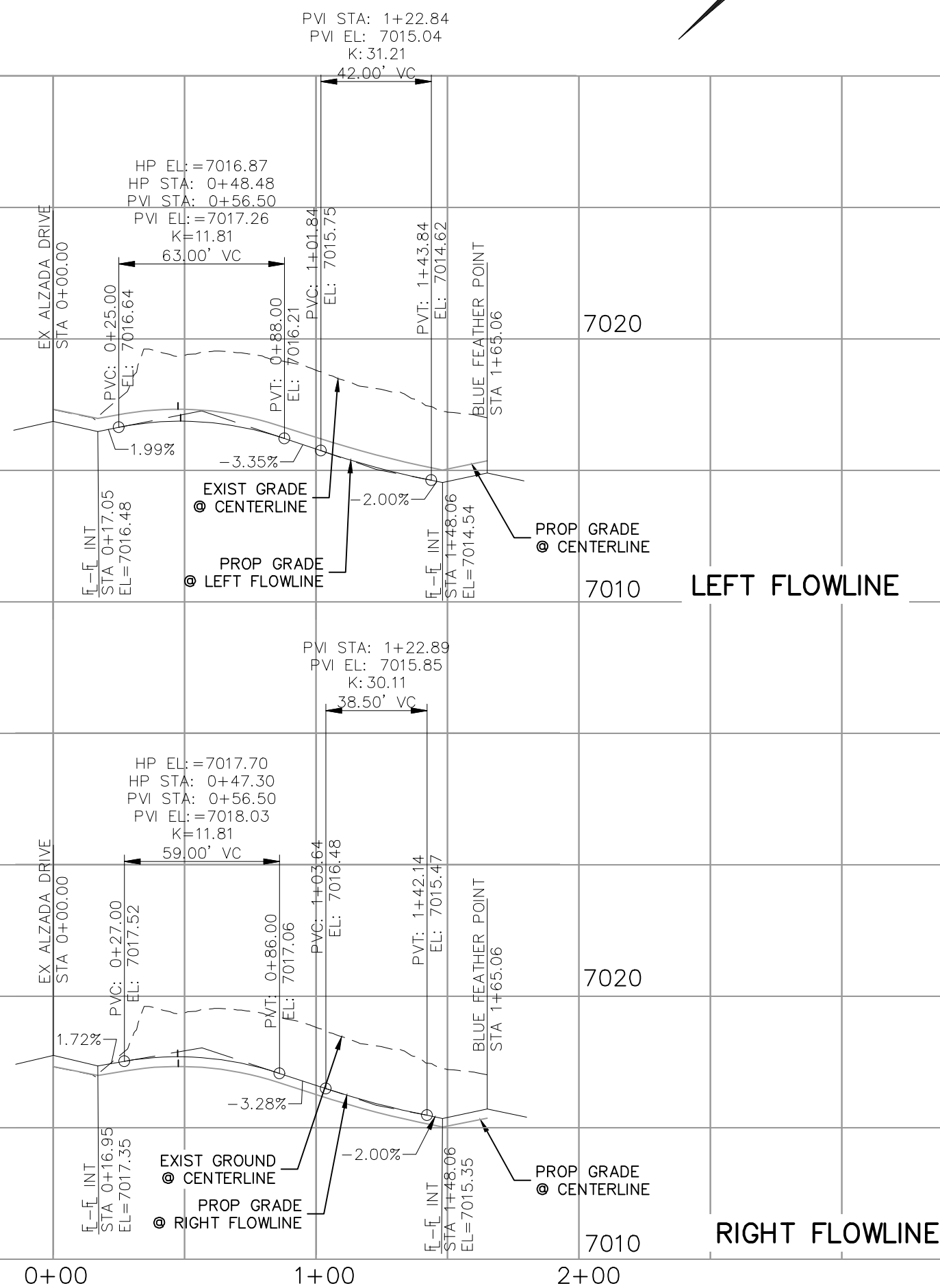
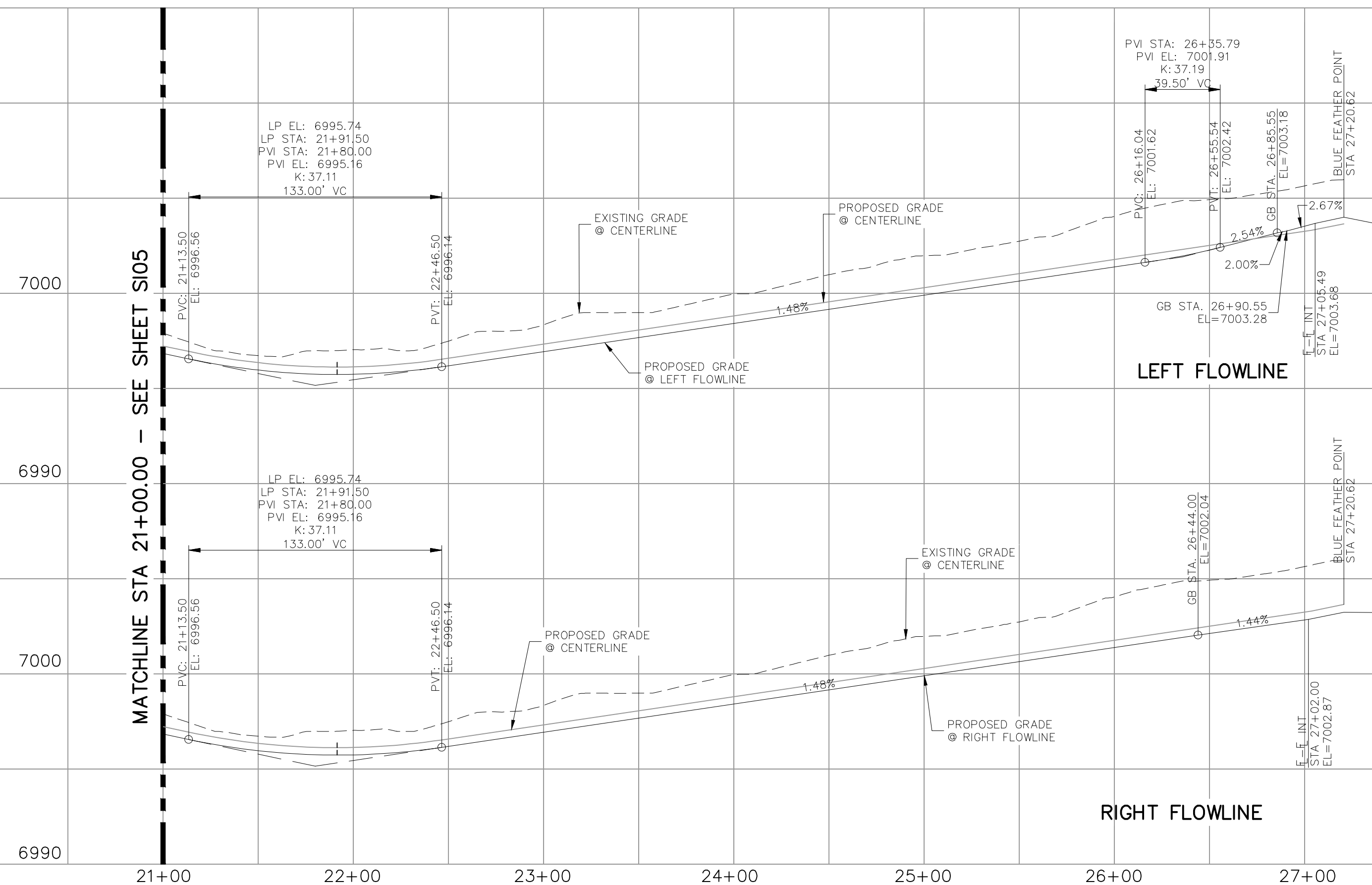
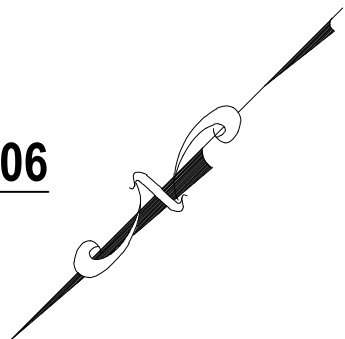
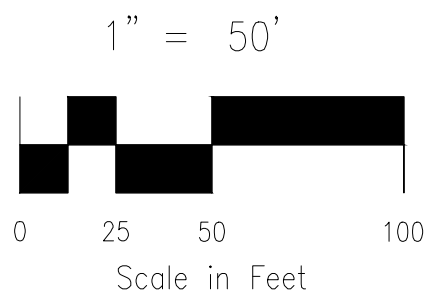
1. ALL SIDEWALKS SHALL BE 5' WIDE AND ATTACHED UNLESS OTHERWISE STATED OR SHOWN ON PLANS.
2. ALL CROSS PANS SHALL BE PER DETAIL SD_2-26
3. ALL PED-RAMPS LOCATED AT INTERSECTIONS SHALL BE PER ECM STANDARD DETAILS SD_2-40, SD_2-41 AND SD_2-42.
4. ALL T-INTERSECTION PED-RAMPS SHALL BE PER ECM STANDARD DETAIL SD_2-50.
5. REFER TO SHEETS S109-S111 FOR INTERSECTION DETAILS.







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

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

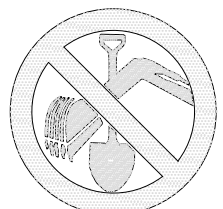


<div>CAUTION</div> <div>THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE OR LIABLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS UNLESS SUCH ERRORS OR OMISSIONS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.</div>						<div>REVISIONS:</div> <table><thead><tr><th>NO.</th><th>DATE:</th><th>BY:</th><th>DESCRIPTION:</th><th>APPROV'D. BY:</th><th>DATE:</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></tbody></table>						NO.	DATE:	BY:	DESCRIPTION:	APPROV'D. BY:	DATE:																																																												
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<div>VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160</div> <div>FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.</div>						<div><div>CIVIL CONSULTANTS, INC.</div></div> <div>217 N. WAHATCH AVE., STE 305 COLORADO SPRINGS, CO 80903 PHONE: 719.955.5485</div>																																																																							
<div>COPPER CHASE AT STERLING RANCH</div>						<div>STREET IMPROVEMENT PLANS</div>																																																																							
<div>PROJECT NO. 09-014</div>						<div>SCALE: 1"=50'</div>																																																																							
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<div>DRAWN BY: TAU</div>						<div>VERTICAL: 1"=5'</div>																																																																							
<div>CHECKED BY: DLW</div>						<div>DATE: 1/6/2022</div>																																																																							
<div> </div>						<div>SHEET 6 OF 15</div>																																																																							
<div> </div>						<div>S106</div>																																																																							



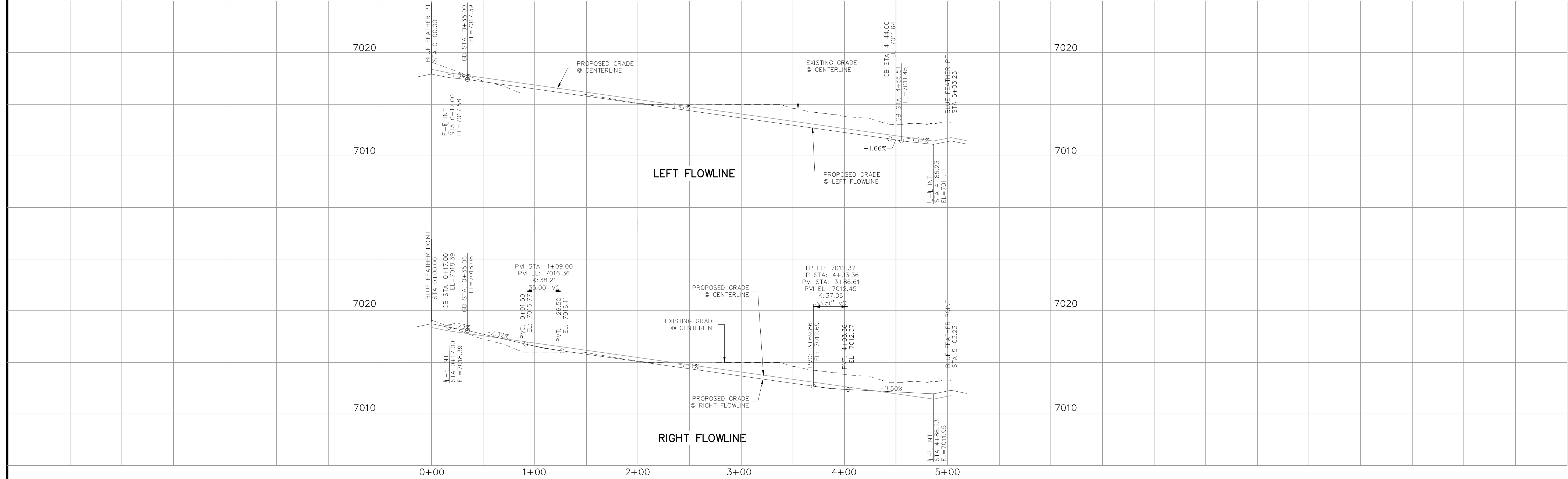
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& MARKING
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TELEPHONE
LINES

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TELEPHONE
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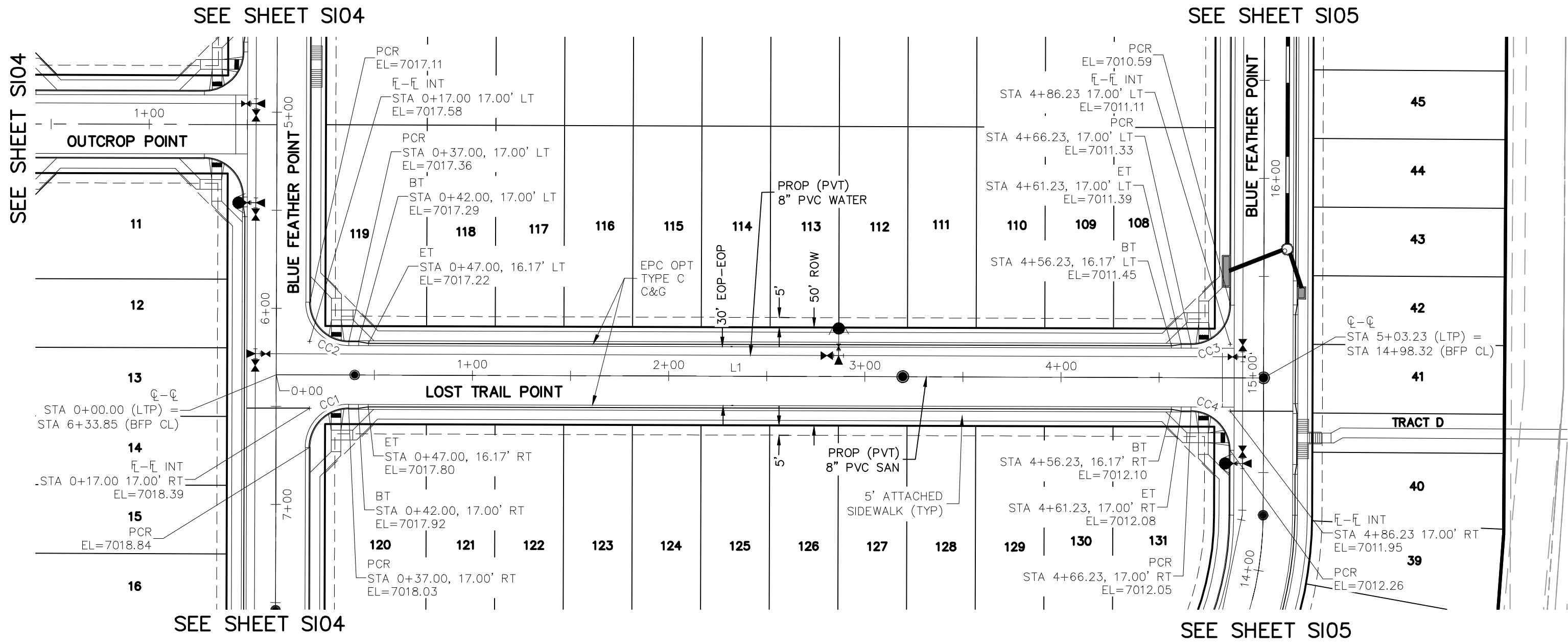
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LOST TRAIL POINT
STA 0+00.00 TO STA 5+03.23

NOTES:

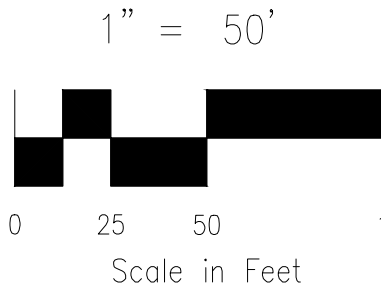
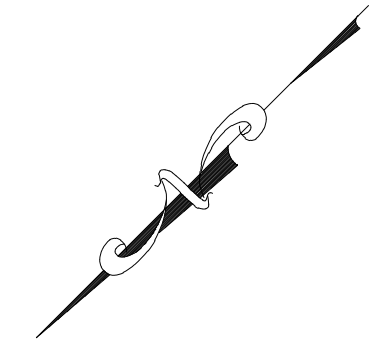
1. ALL SIDEWALKS SHALL BE 5' WIDE AND ATTACHED UNLESS OTHERWISE STATED OR SHOWN ON PLANS.
2. ALL CROSS PANS SHALL BE PER DETAIL SD_2-26
3. ALL PED-RAMPS LOCATED AT INTERSECTIONS SHALL BE PER ECM STANDARD DETAILS SD_2-40, SD_2-41 AND SD_2-42.
4. ALL T-INTERSECTION PED-RAMPS SHALL BE PER ECM STANDARD DETAIL SD_2-50.
5. REFER TO SHEETS S109-S111 FOR INTERSECTION DETAILS.



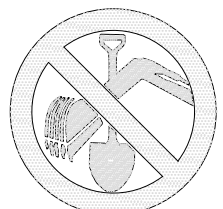
LOST TRAIL POINT
STA 0+00.00 TO STA 5+03.23

CENTERLINE LINE TABLE		
LINE	LENGTH	DIRECTION
L1	503.23	S40° 10' 49.19"W

PCR CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
CC1	31.42	20.00	90.00
CC2	31.42	20.00	90.00
CC3	31.42	20.00	90.00
CC4	31.42	20.00	90.00

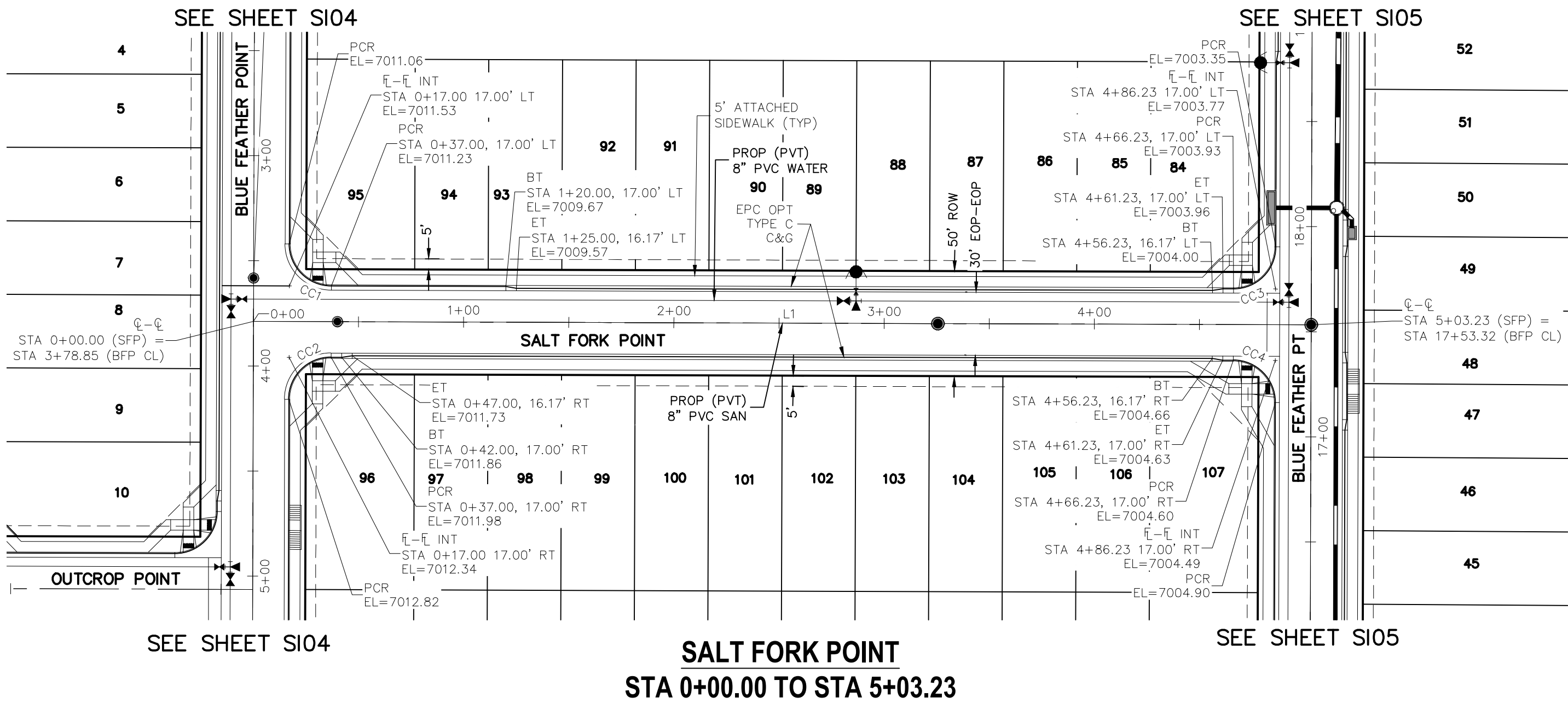


COPPER CHASE AT STERLING RANCH		212 N. WAHATCH AVE., STE 305 COLORADO SPRINGS, CO 80903 PHONE 719.555.5465	
STREET IMPROVEMENT PLANS		FOR AND ON BEHALF OF WKS CIVIL CONSULTANTS, INC.	
PROJECT NO. 09-014	DATE: 1/6/2022	THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARED OF THESE PLANS.	
DESIGNED BY: COW	SCALE: HORIZONTAL: 1"=50'	CAUTION	
DRAWN BY: TAU	VERTICAL: 1"=5'		
CHECKED BY:			
SHEET 7 OF 15		S107	



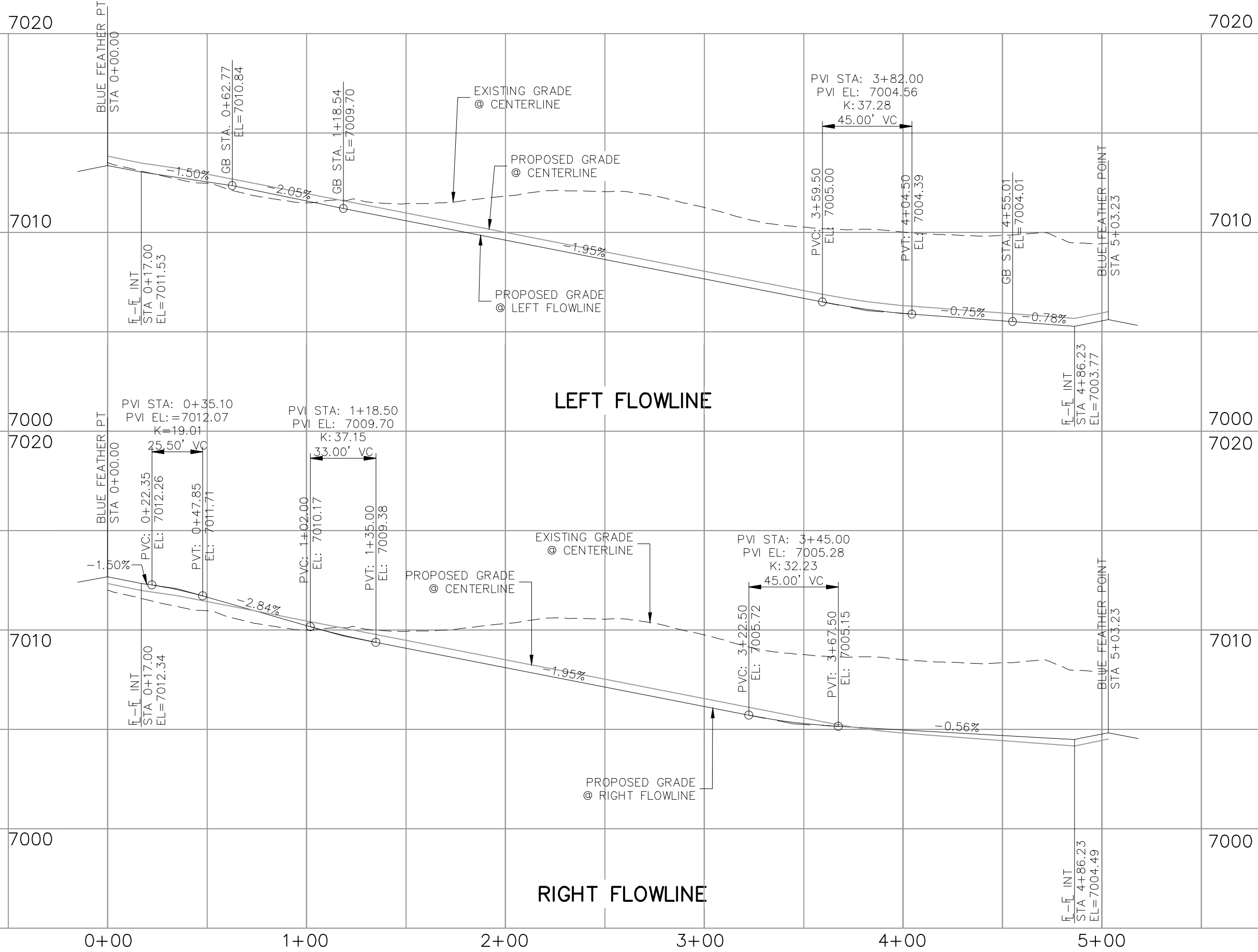
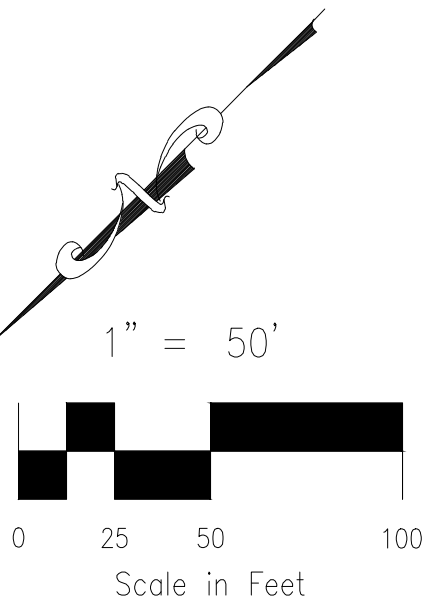
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TELEPHONE
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CENTERLINE LINE TABLE		
LINE	LENGTH	DIRECTION
L1	503.23	S40° 10' 49.19"W

PCR CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
CC1	31.42	20.00	90.00
CC2	31.42	20.00	90.00
CC3	31.42	20.00	90.00
CC4	31.42	20.00	90.00



NOTES:

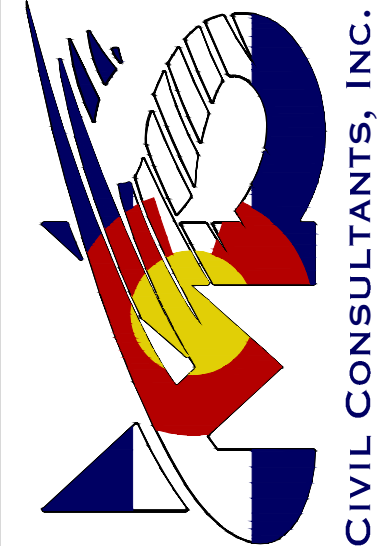
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- ALL CROSS PANS SHALL BE PER DETAIL SD_2-26
- ALL PED-RAMPS LOCATED AT INTERSECTIONS SHALL BE PER EOM STANDARD DETAILS SD_2-40, SD_2-41 AND SD_2-42.
- ALL T-INTERSECTION PED-RAMPS SHALL BE PER EOM STANDARD DETAIL SD_2-50.
- REFER TO SHEETS S109-S111 FOR INTERSECTION DETAILS.

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

REVISIONS:	NO.	DATE:	BY:	DESCRIPTION:	APPROVED BY:	DATE:

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

CAUTION



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

COPPER CHASE AT STERLING RANCH

STREET IMPROVEMENT PLANS

PROJECT NO. 09-014

DESIGNED BY: COW

DRAWN BY: TAU

CHECKED BY: DLM

SCALE:

HORIZONTAL:

VERTICAL:

DATE: 1/6/2022

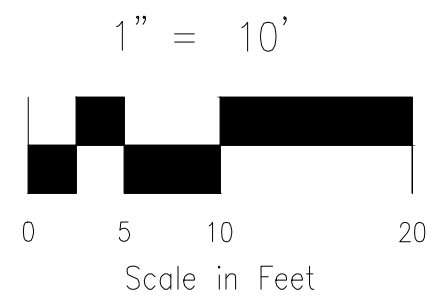
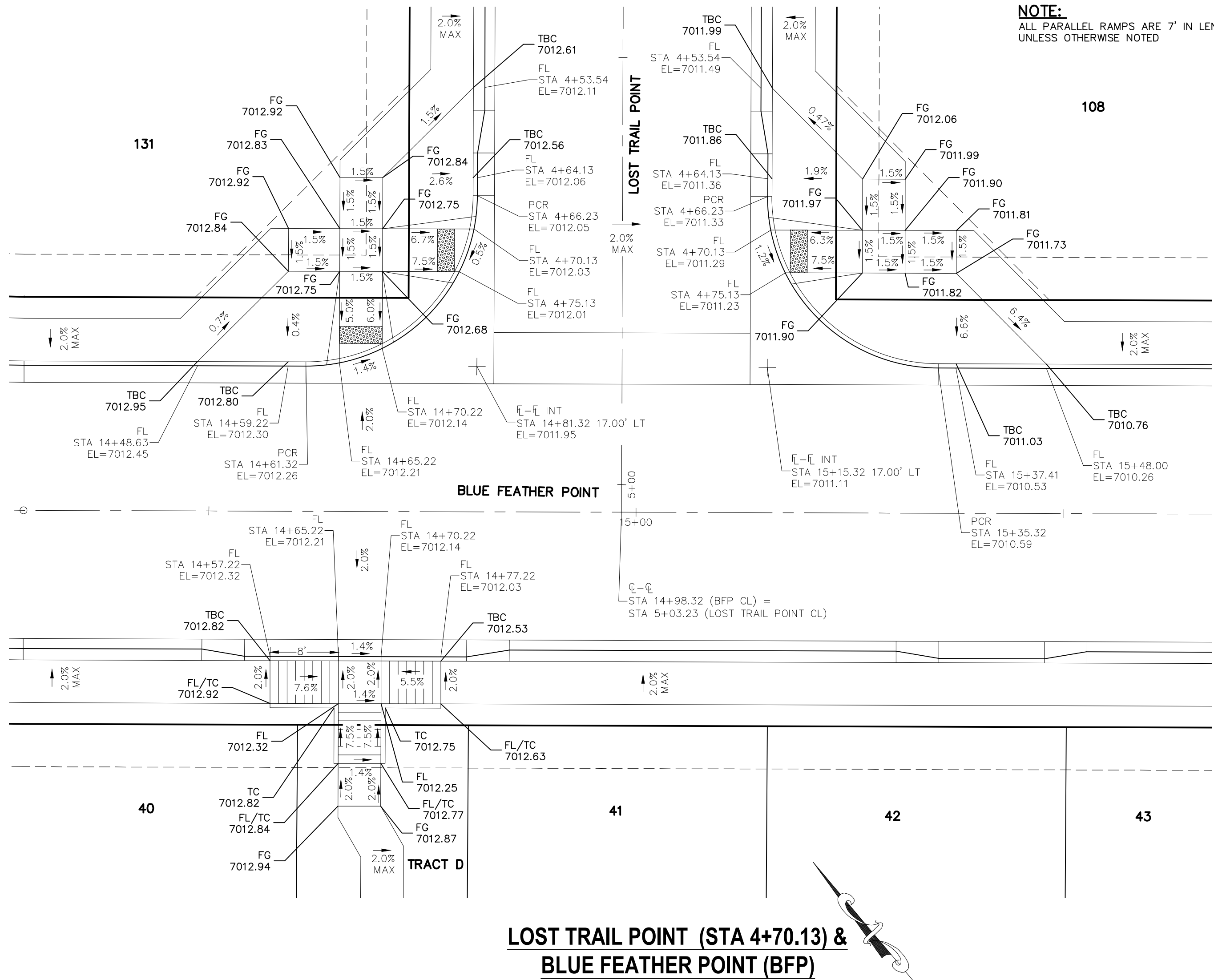
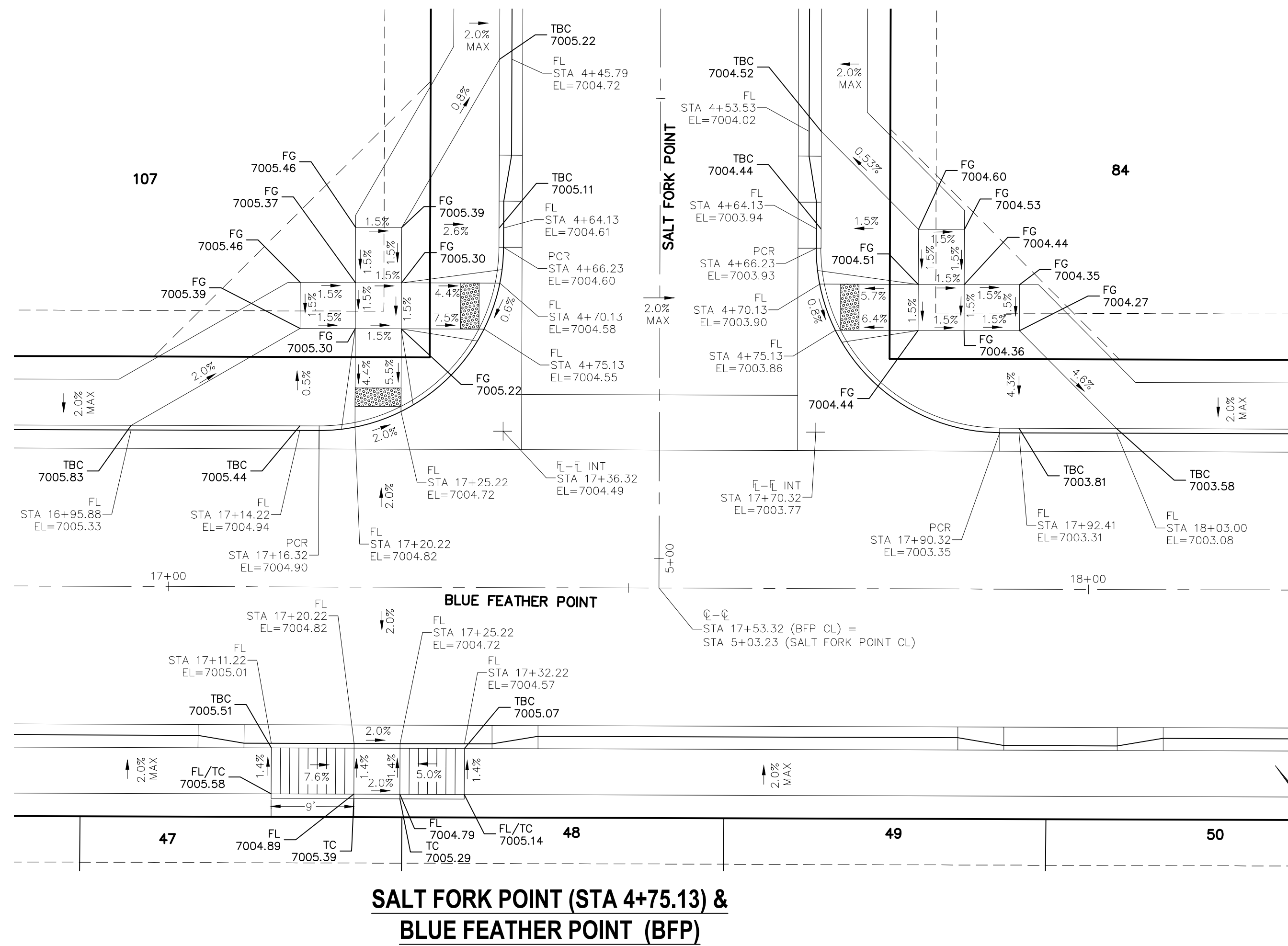
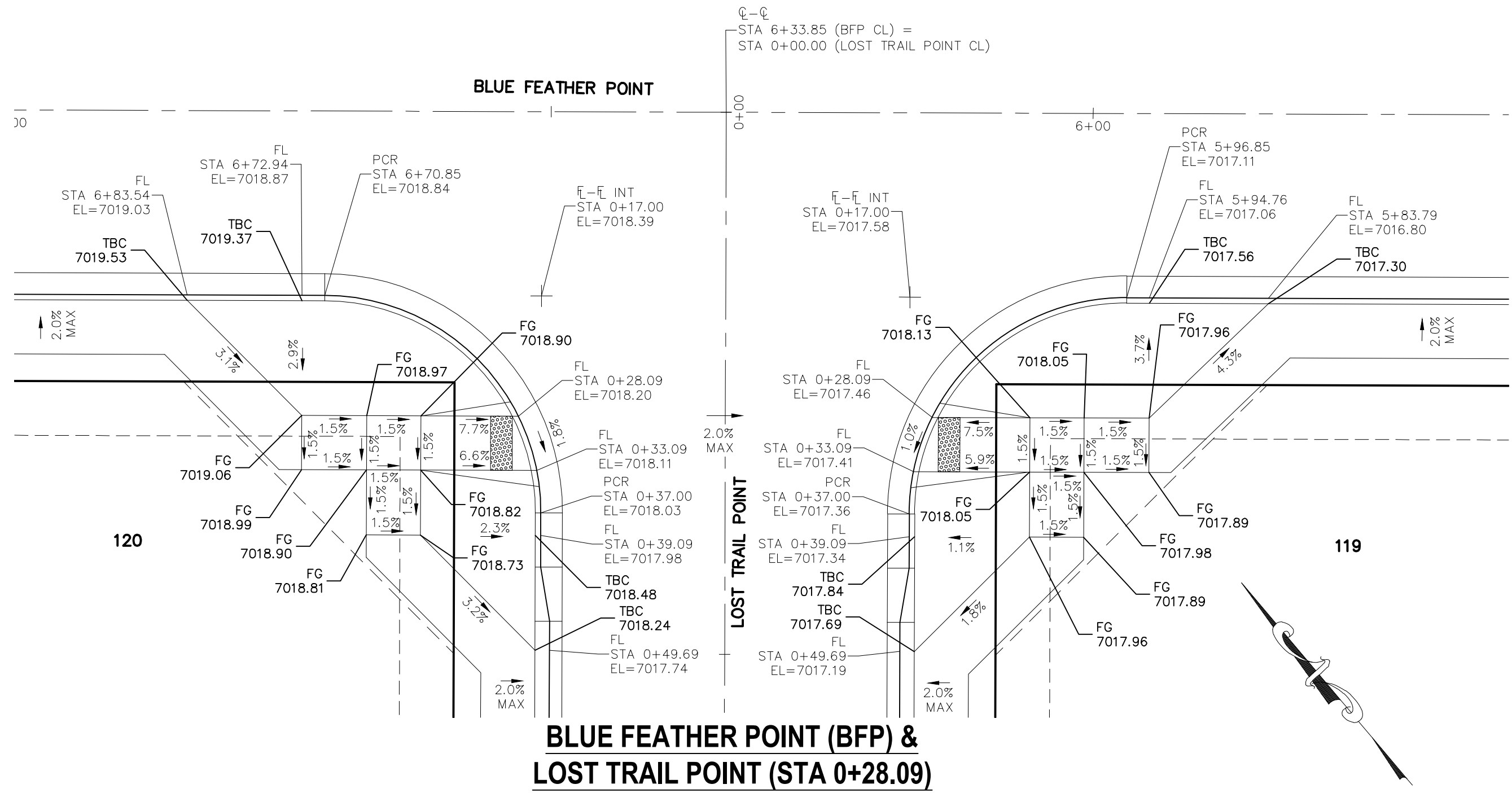
SHEET 8 OF 15

S108




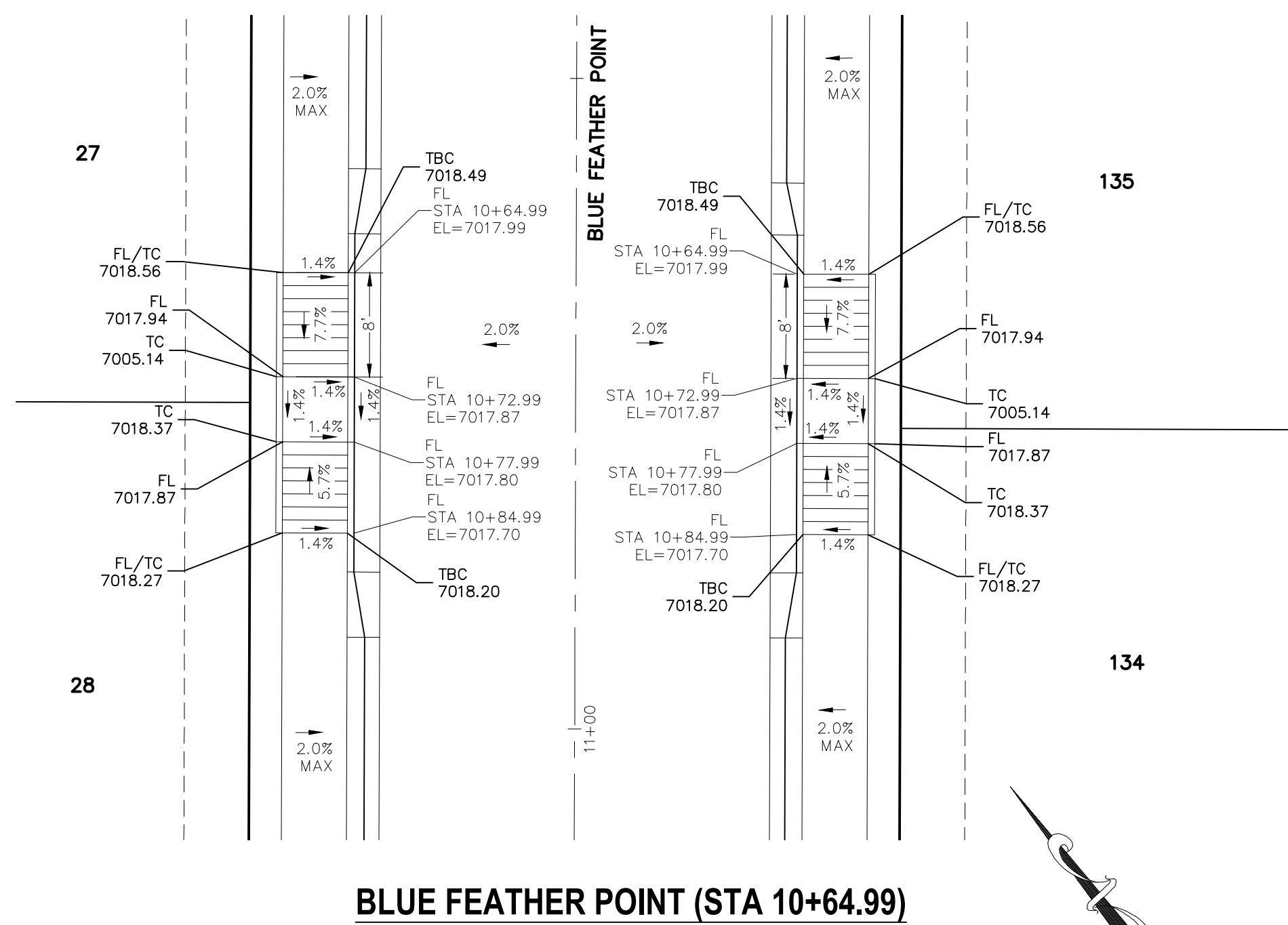
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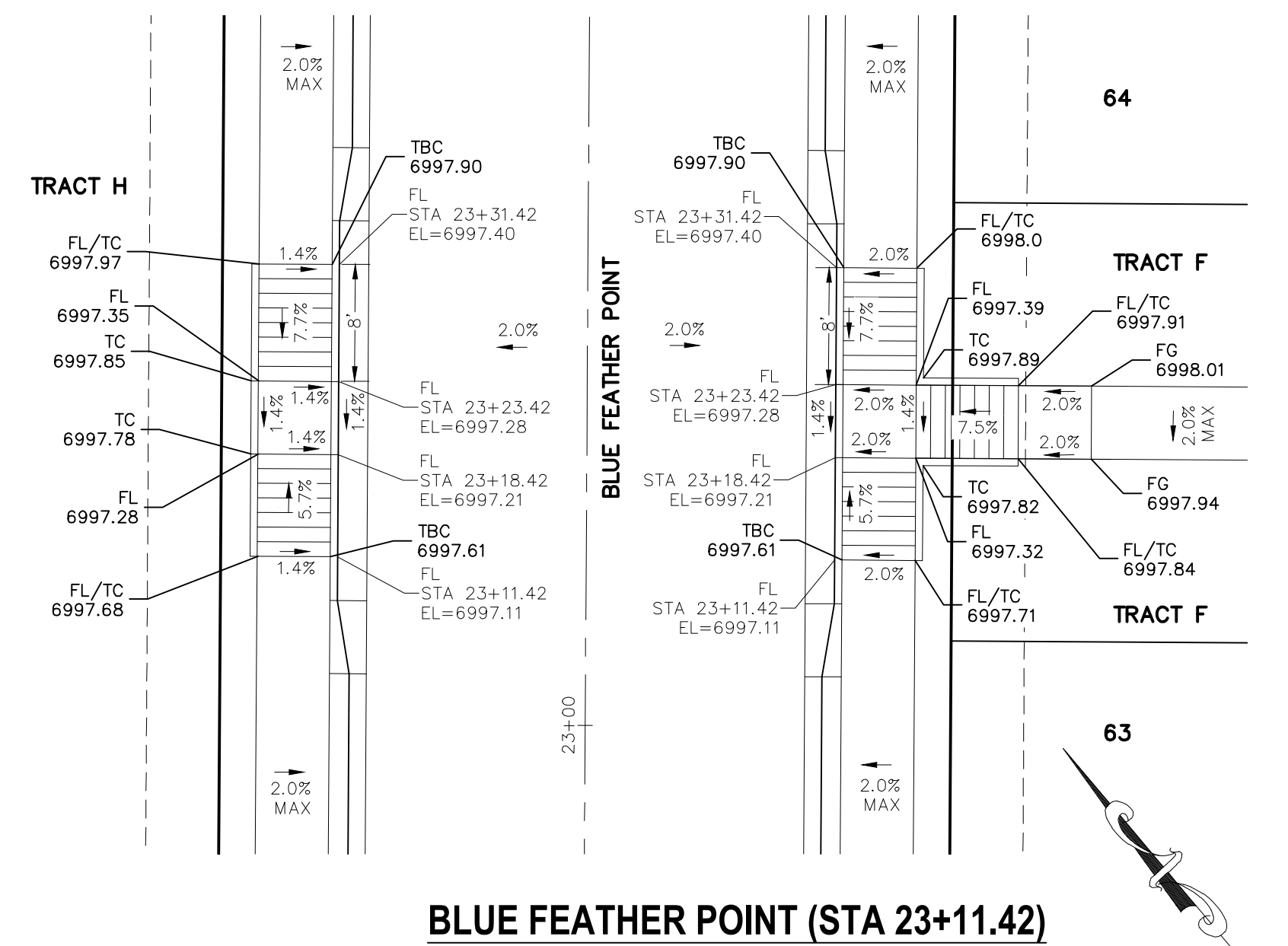


NOTE:
ALL PARALLEL RAMP ARE 7' IN LENGTH
UNLESS OTHERWISE NOTED

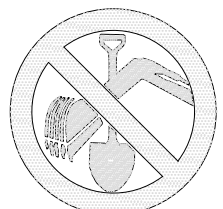
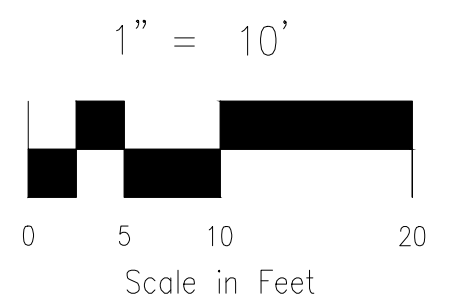
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PROJECT NO. 09-014										SCALE: HORIZONTAL: 1"=10' VERTICAL: N/A										DESIGNED BY: COW										DRAWN BY: TAU										CHECKED BY: DLM																																																																															
212 N. WAHSATCH AVE. STE 305 COLORADO SPRINGS, CO 80903 PHONE: 719.955.5485																				FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.										VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160																																																																																									
REVISIONS:										NO.										DATE:										BY:										DESCRIPTION:										APPR'D. BY:										DATE:																																																											



NOTE:
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UNLESS OTHERWISE NOTED



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CAUTION

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

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



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

COPPER CHASE AT STERLING RANCH

INTERSECTION DETAILS

DATE: 1/6/2022

HORIZONTAL:
1"=10'

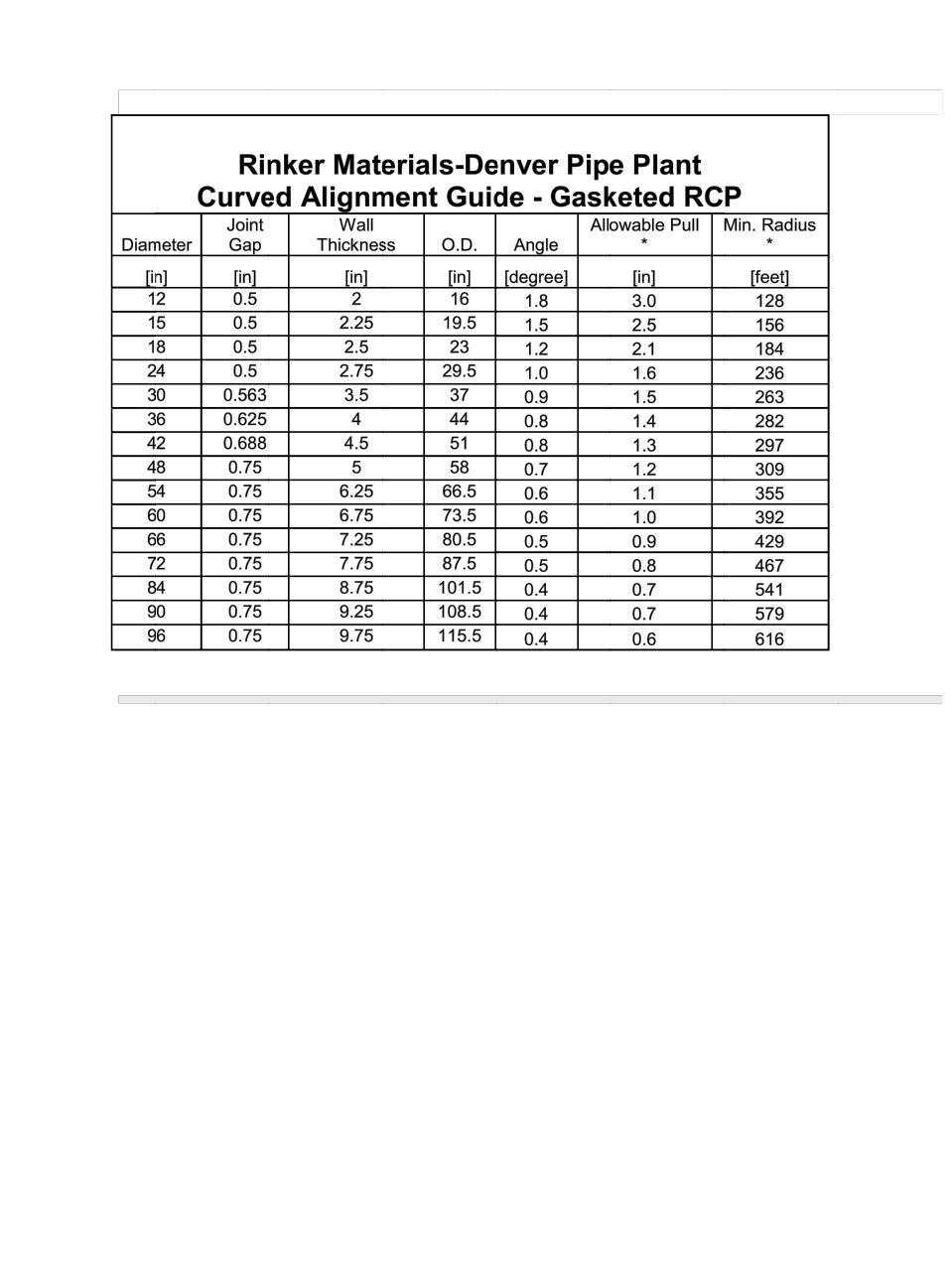
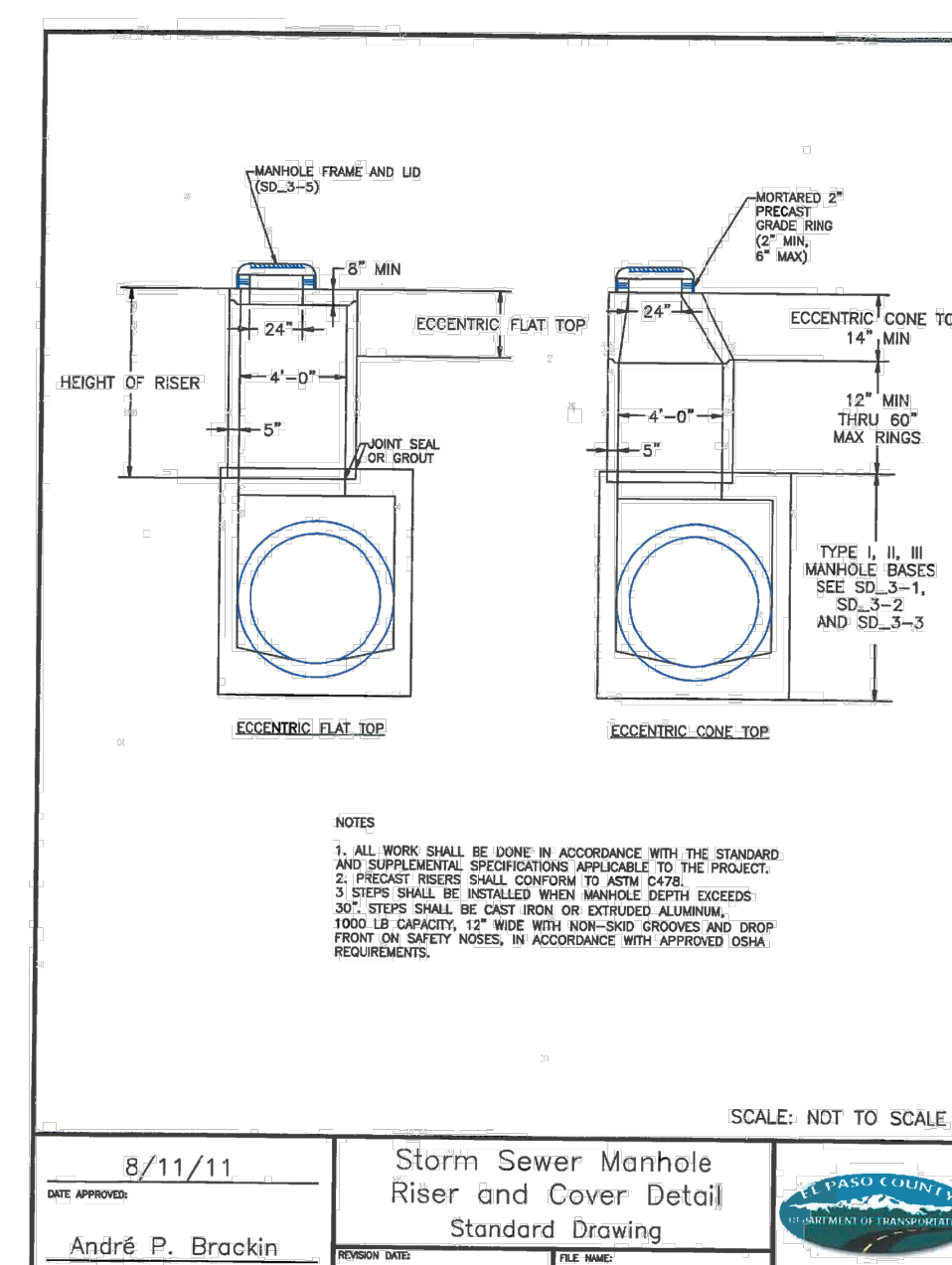
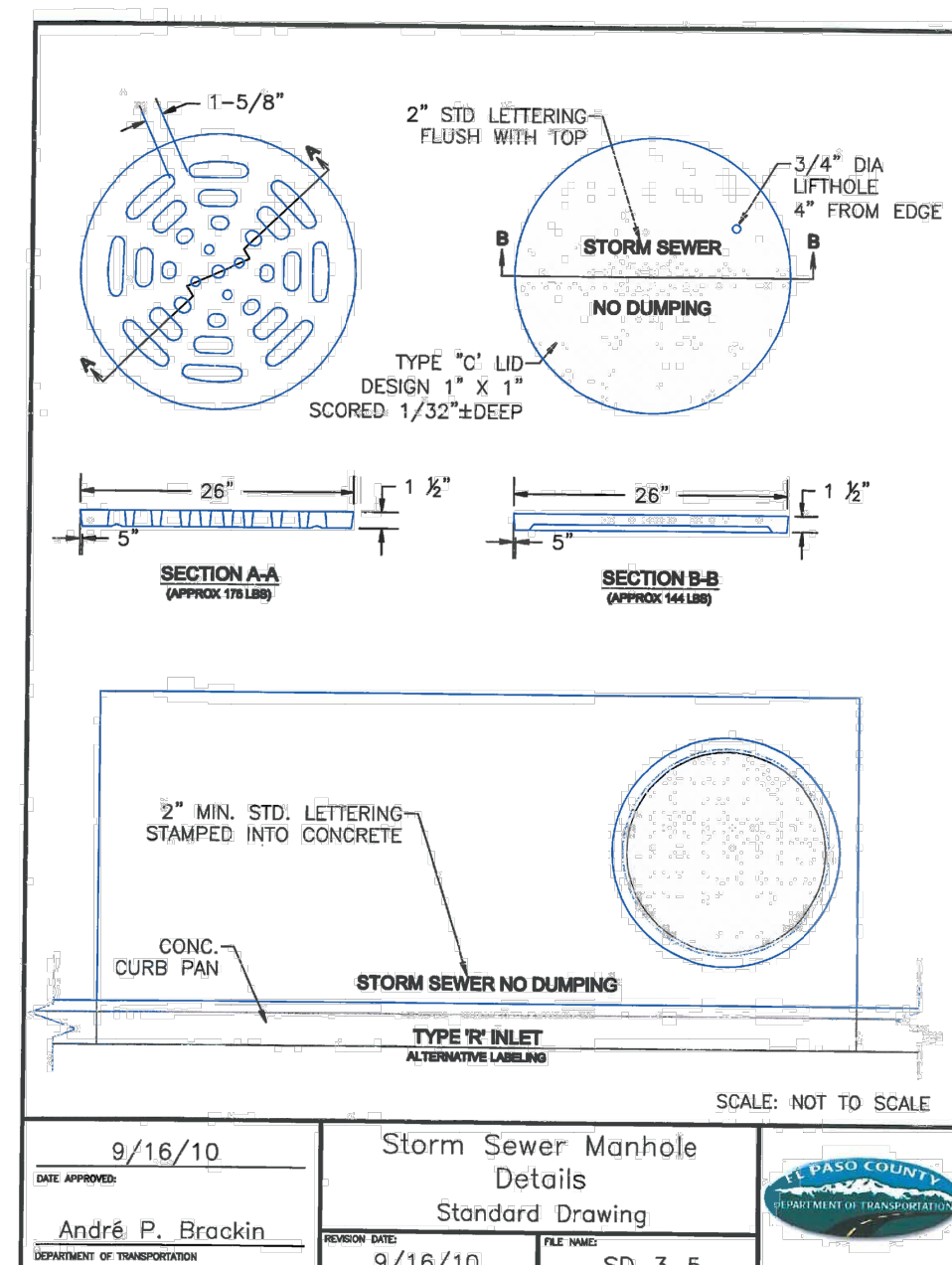
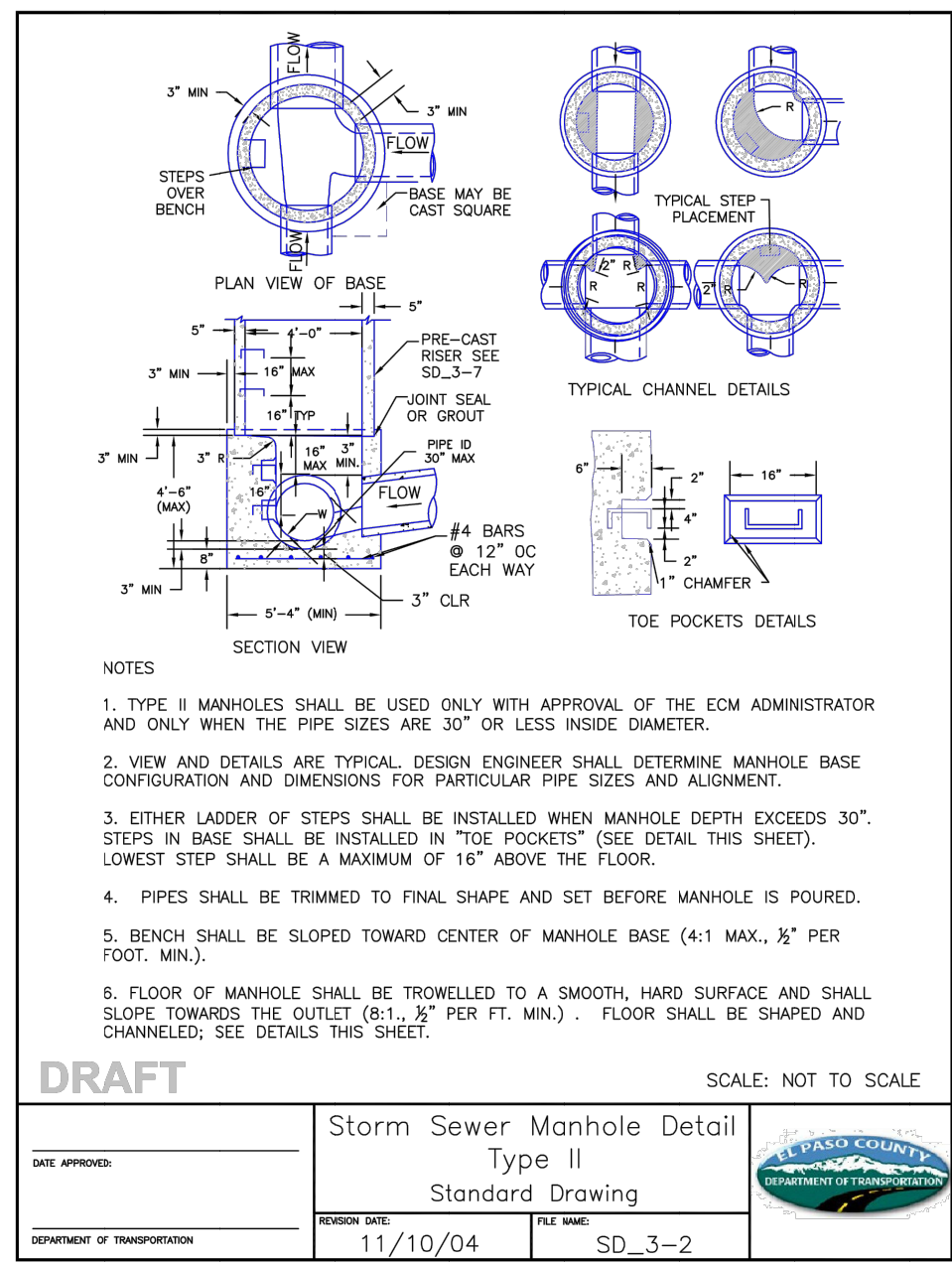
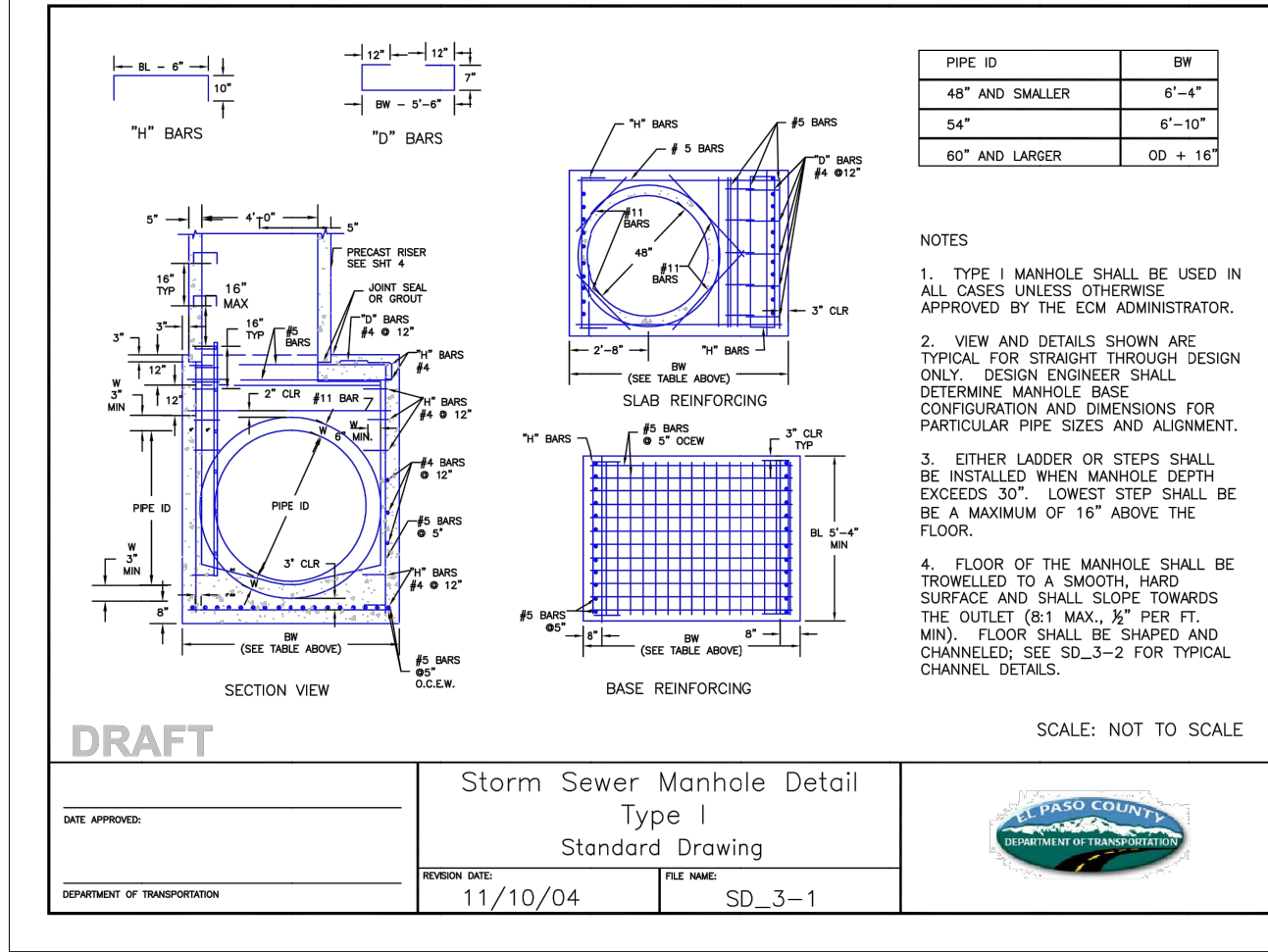
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DRAWN BY:
CHECKED BY:

6/2022

SHEET 11 OF 15 S111

S111



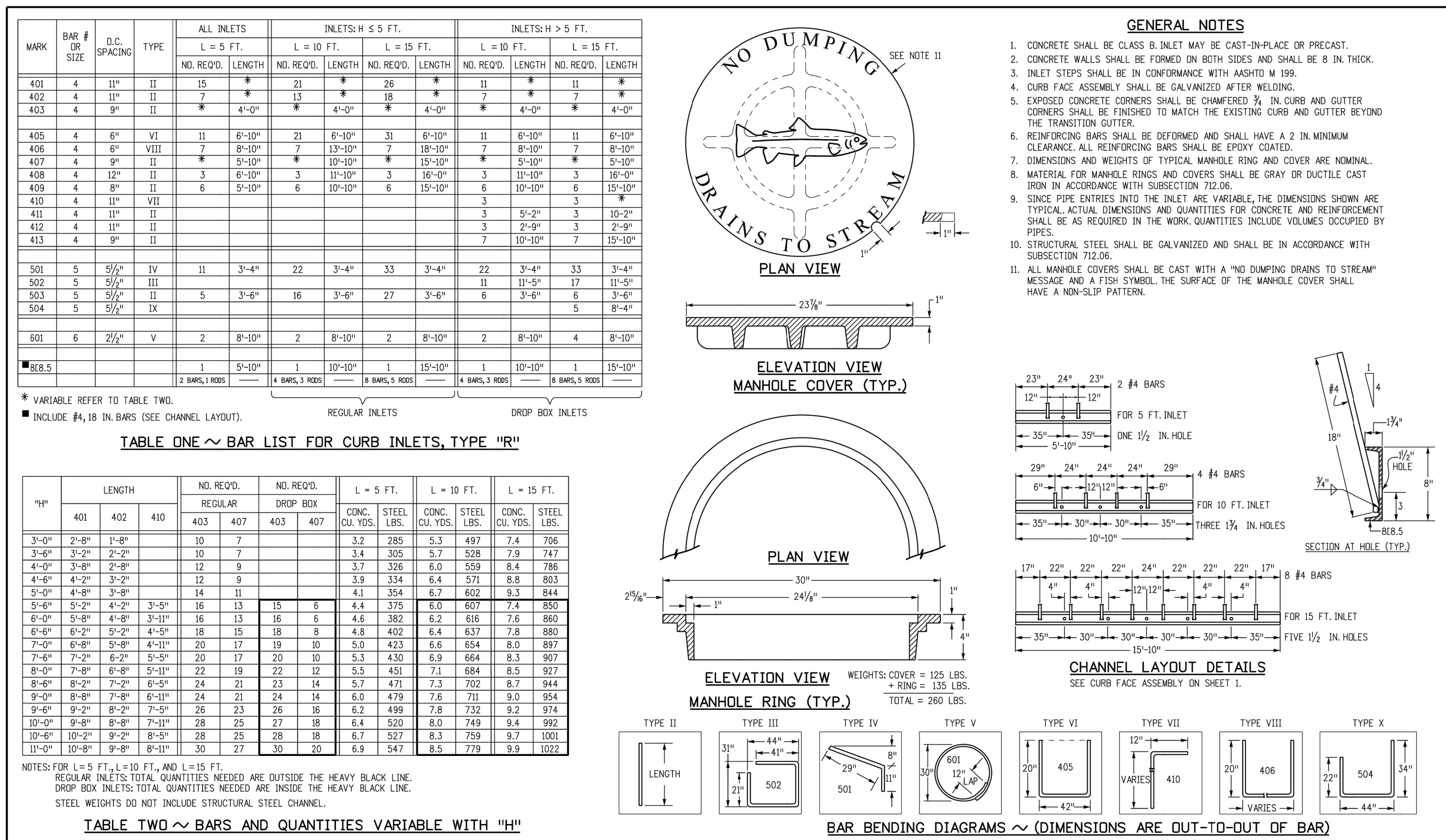
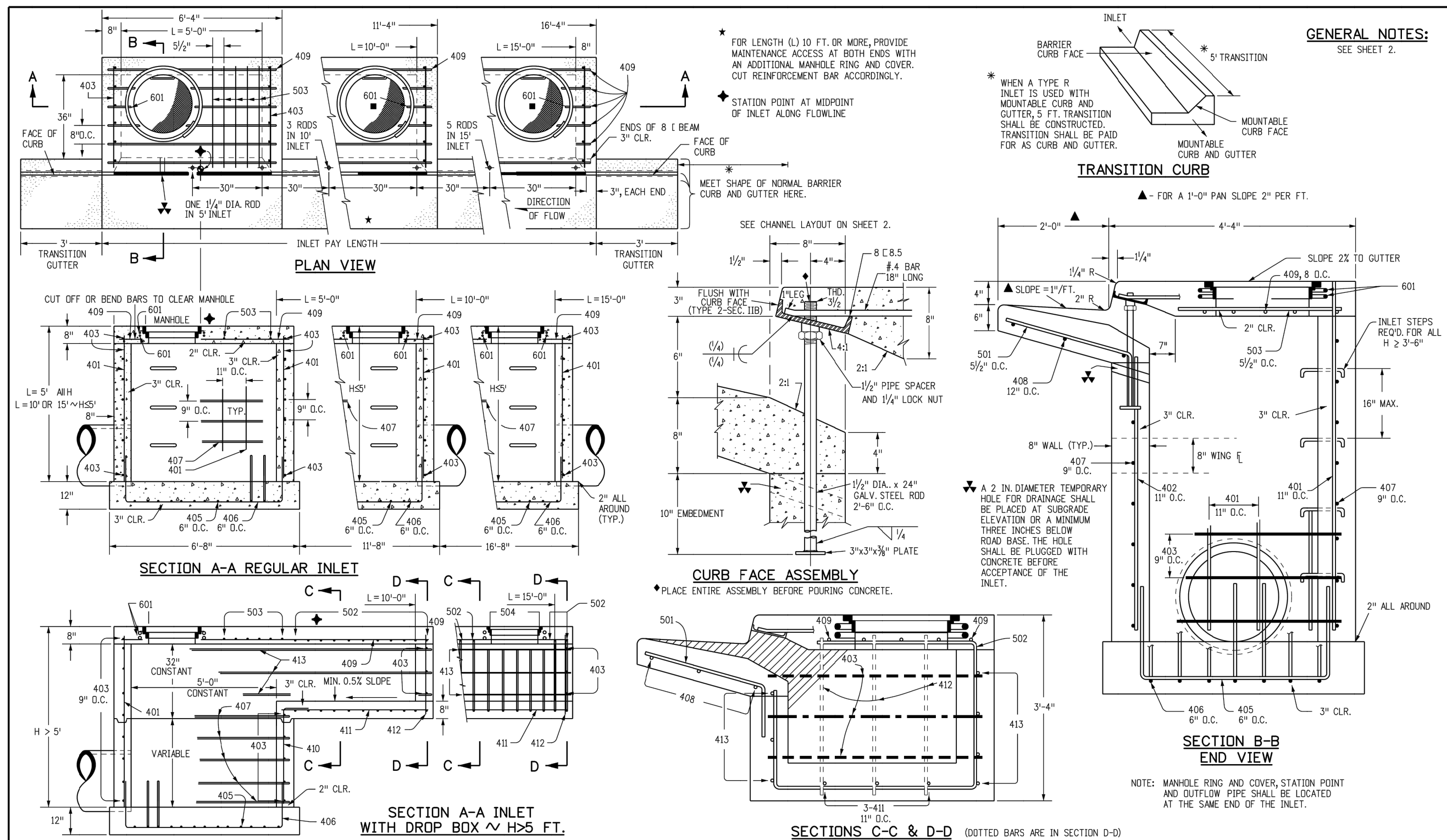
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STORM SEWER MANHOLE DETAIL TYPE II SD 3-2

STORM SEWER MANHOLE LID DETAILS SD 3-5

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RINKER MATERIALS -DENVER PIPE PLANT CURVED ALIGNMENT GUIDE -GASKET RCP



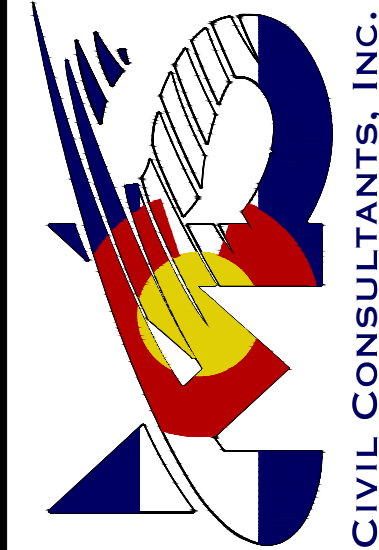
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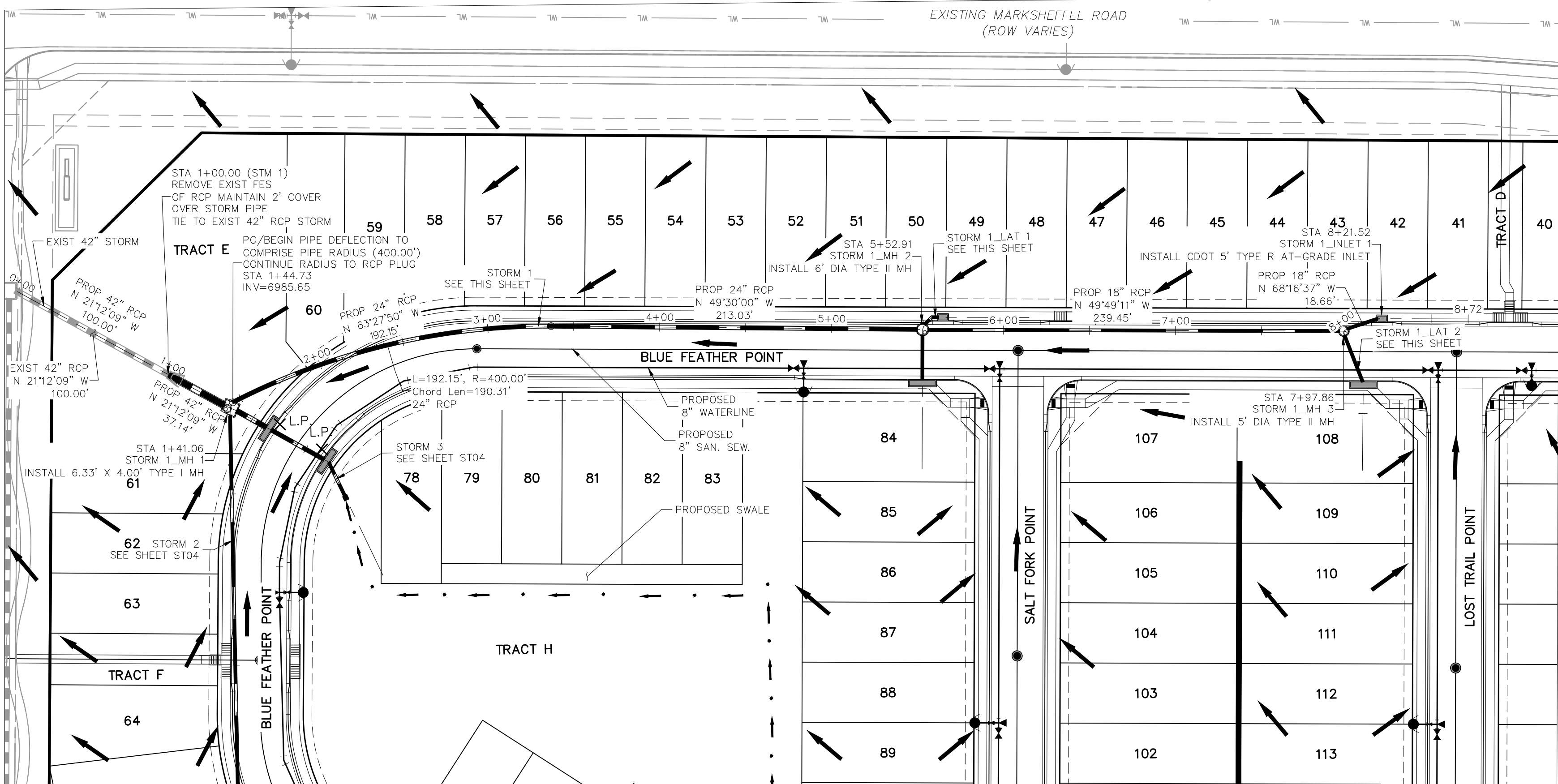
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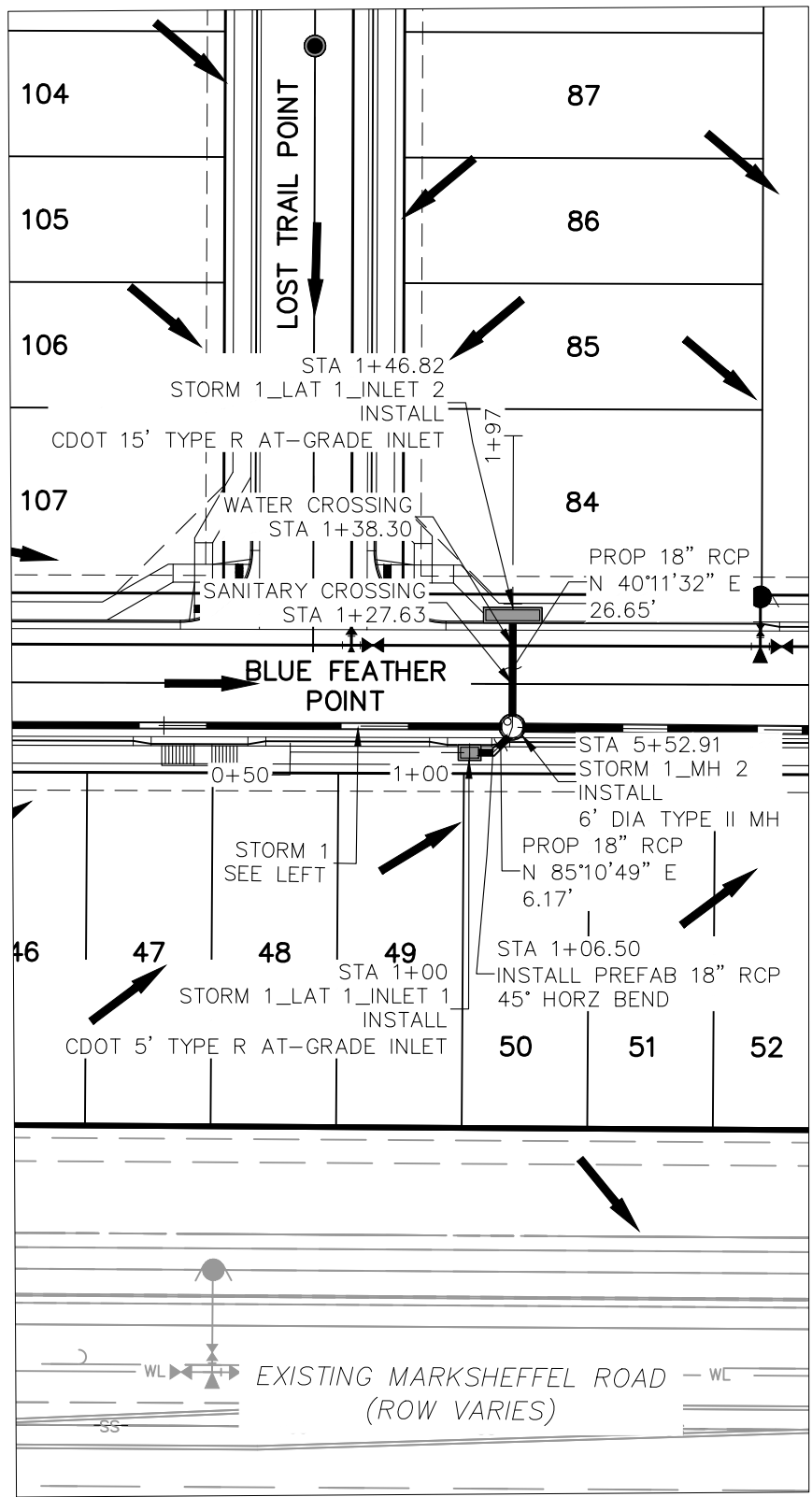
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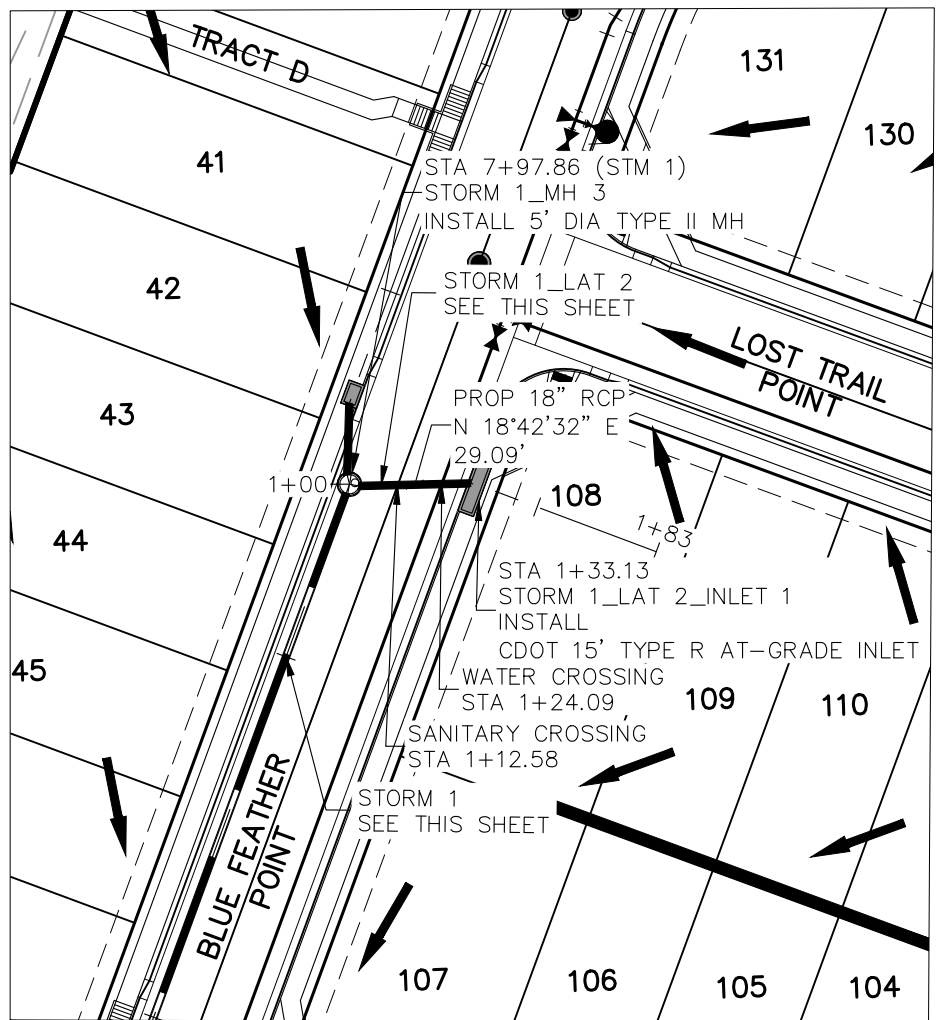




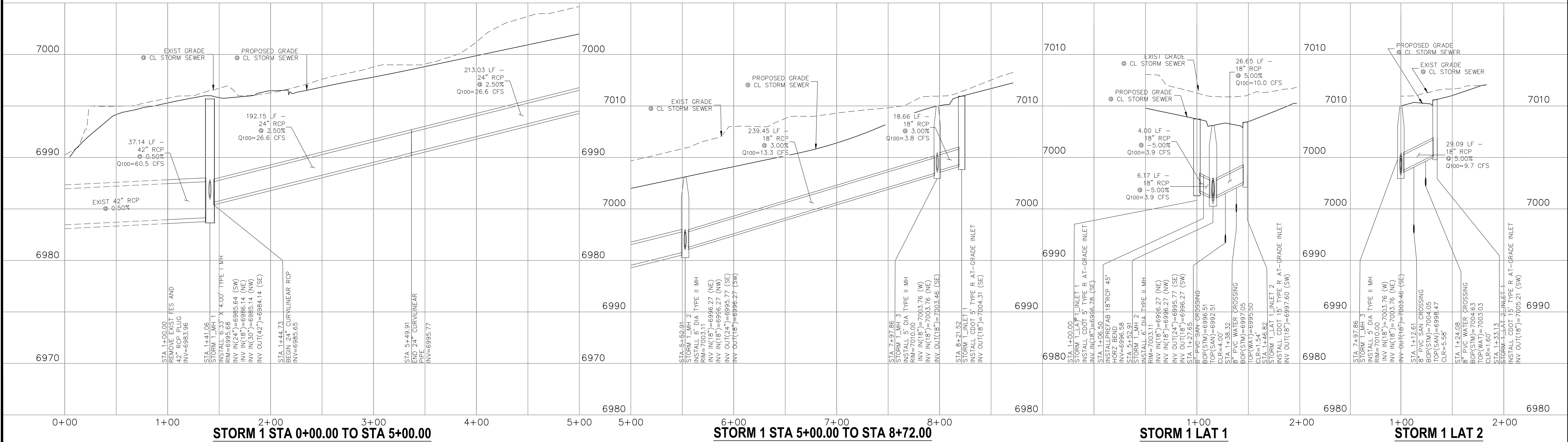
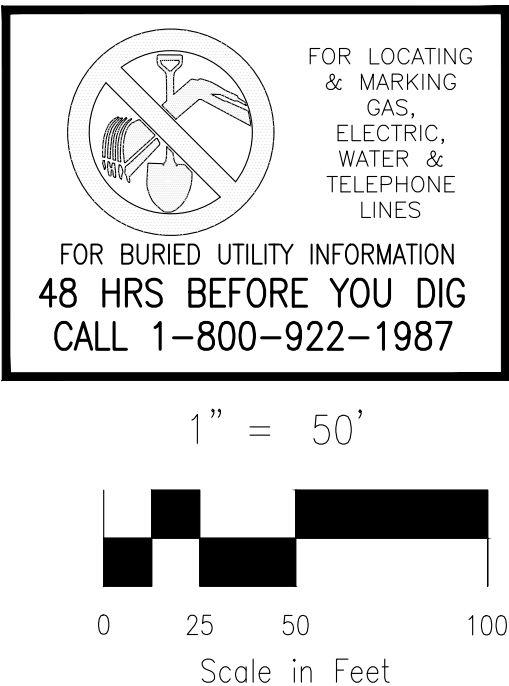
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STORM 1 LAT 1
STA 1+00.00 TO STA 1+46.82



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



STORM 1 STA 0+00.00 TO STA 5+00.00

STORM 1 STA 5+00.00 TO STA 8+72.00

STORM 1 LAT 1

STORM 1 LAT 2

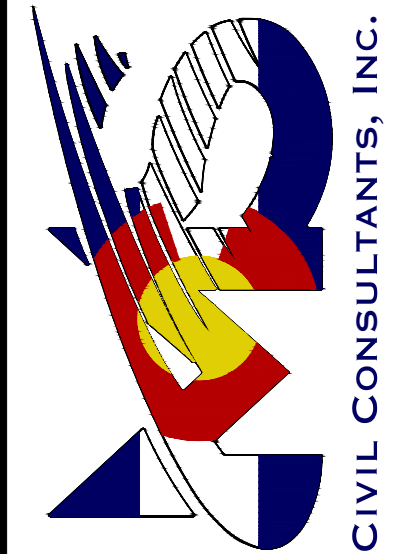
FOR AND ON
BEHALF OF
MKS CIVIL
CONSULTANTS,
INC.

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

REV	DATE	BY	DESCRIPTION

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CAUTION



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PHONE: 719.555.5485

COPPER CHASE AT STERLING RANCH

STORM SEWER PLAN & PROFILE

PROJECT NO. 09-014

DESIGNED BY: CWW

DRAWN BY: TAU

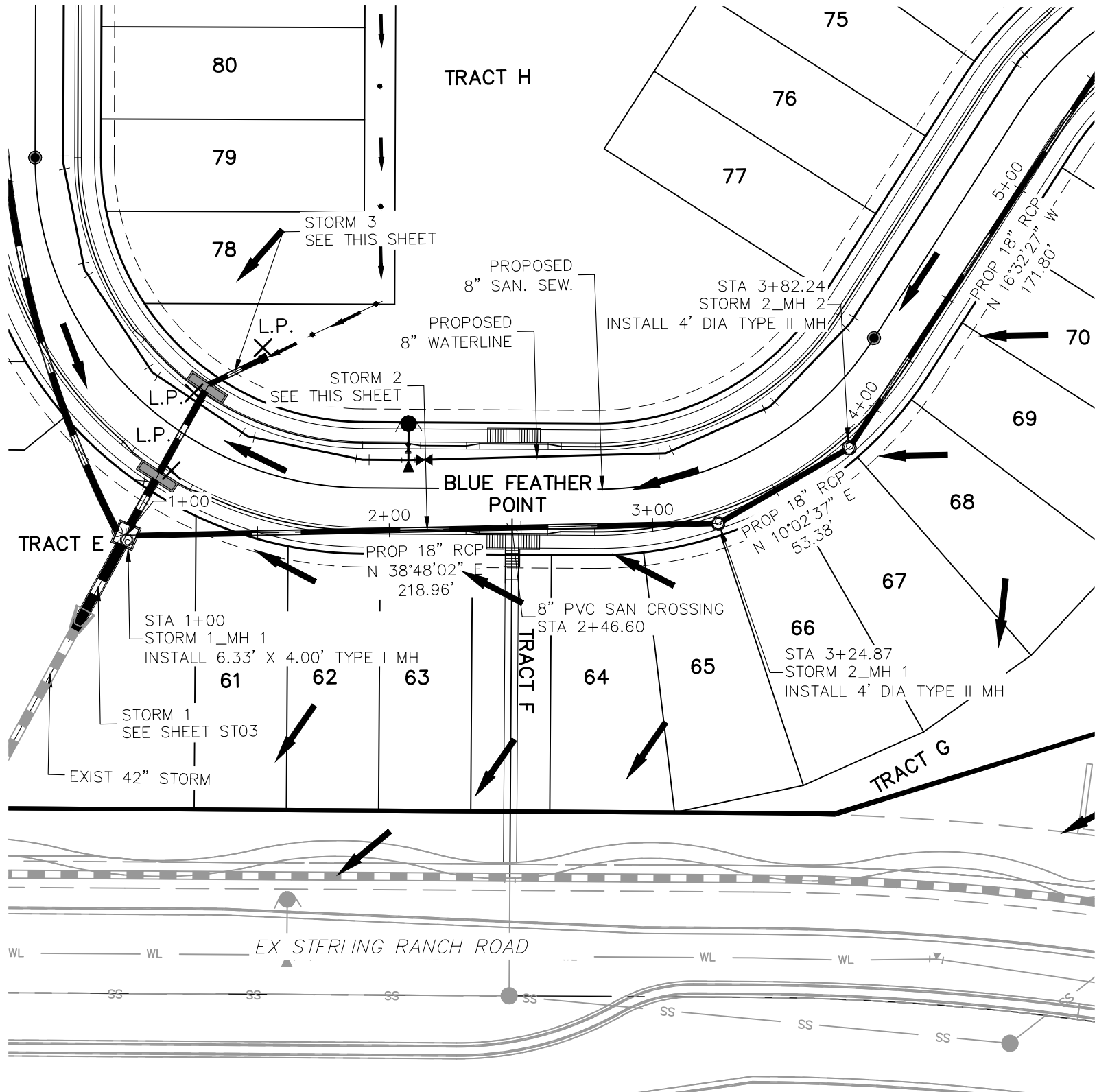
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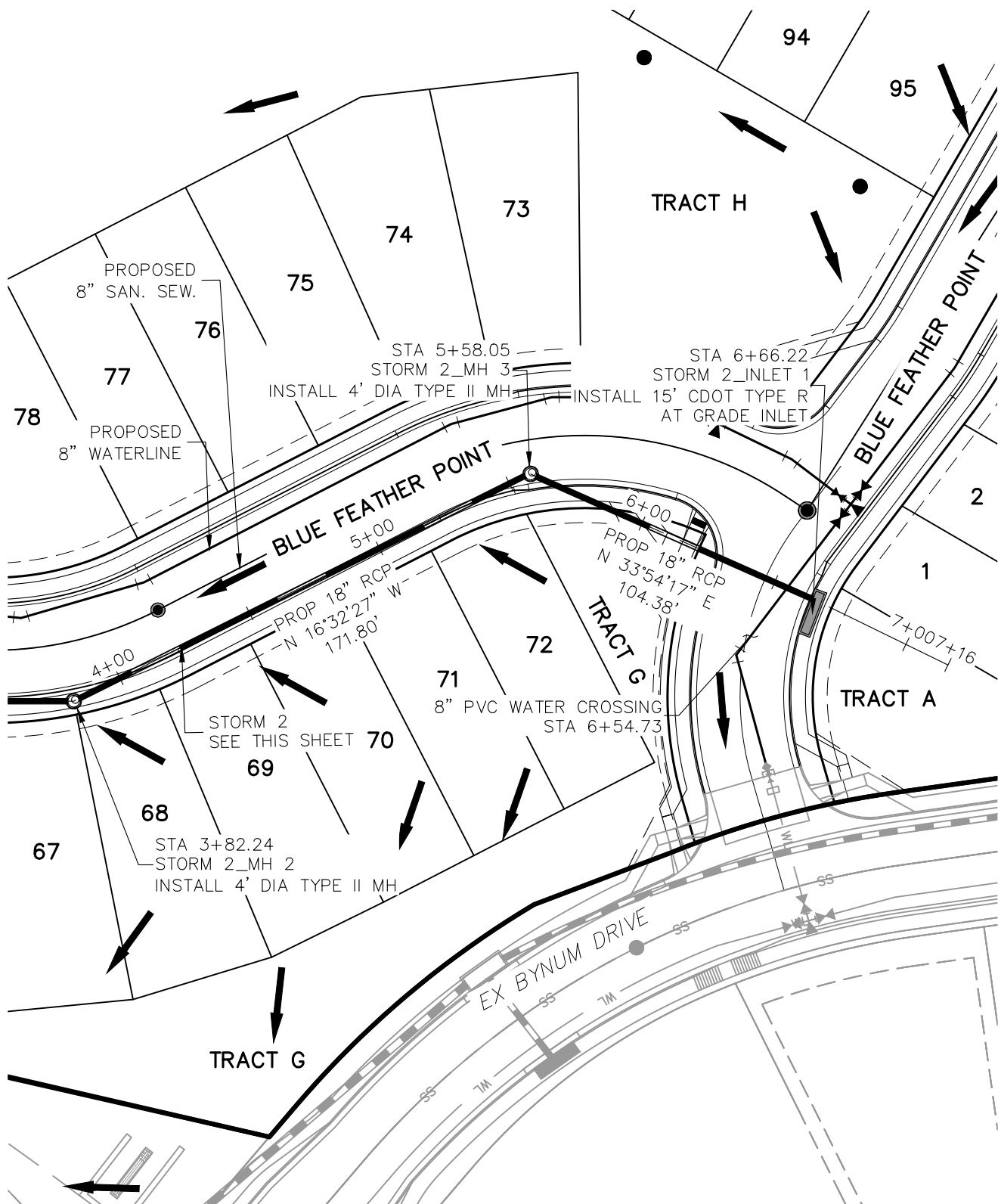
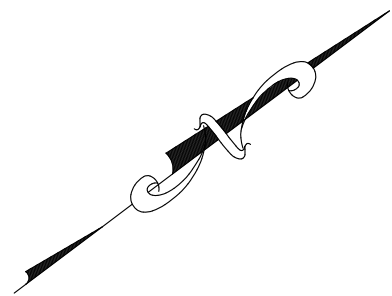
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SHEET 14 OF 15

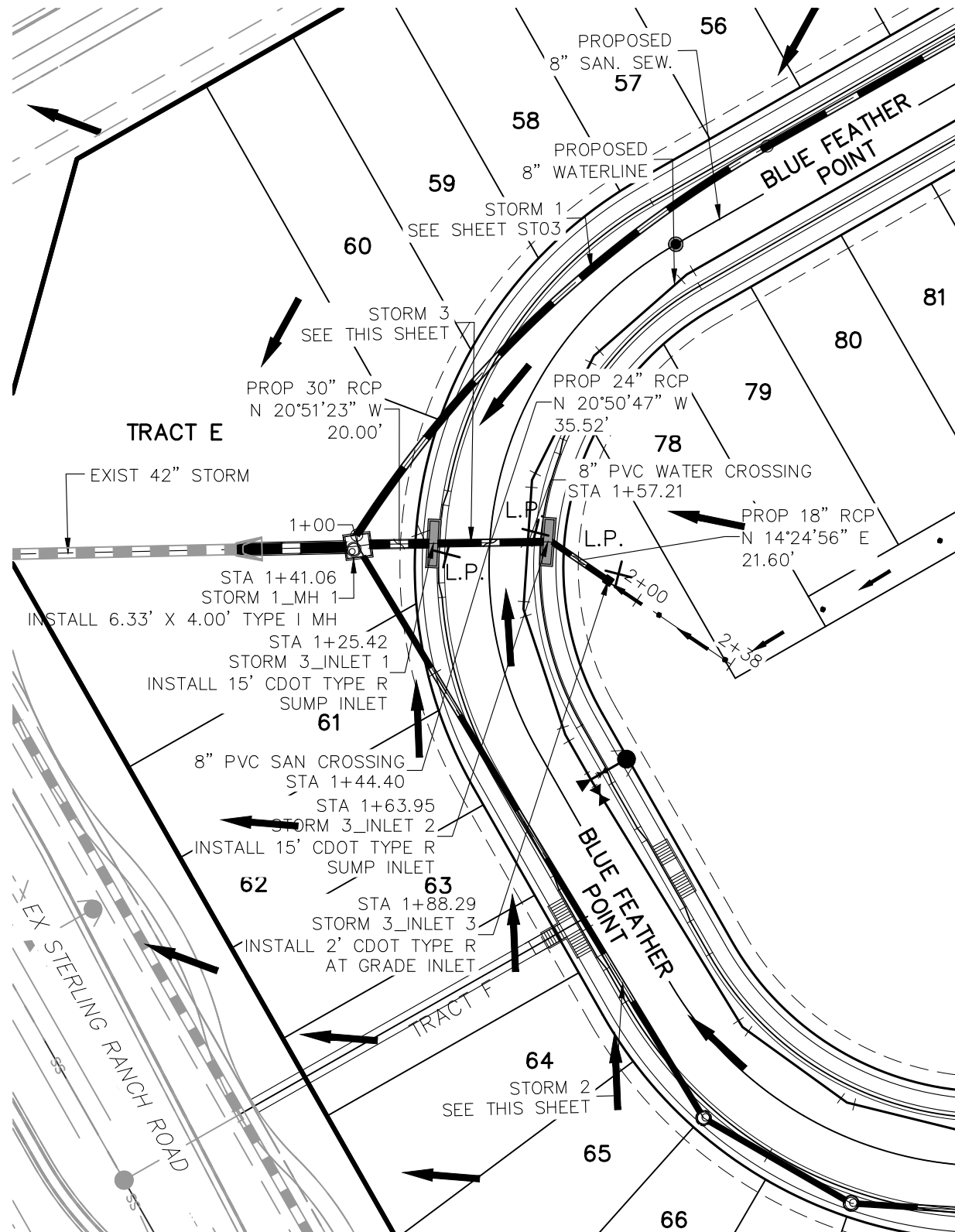
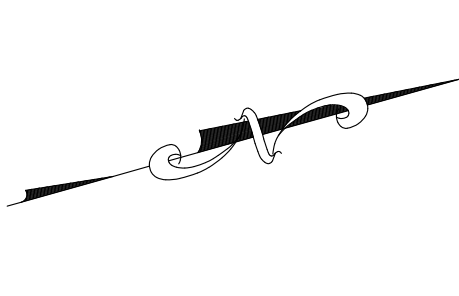
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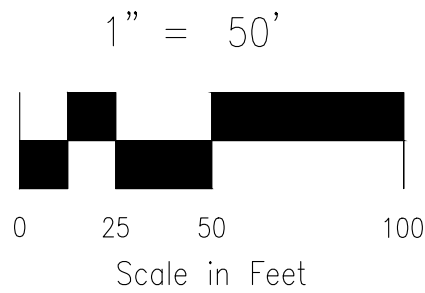
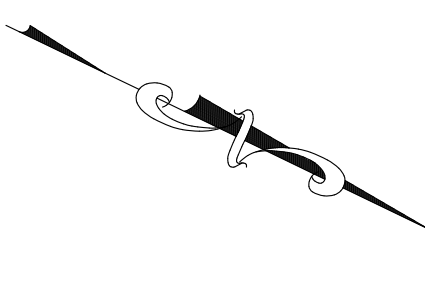
STORM 2
STA 1+41.06 TO STA 4+00.00



STORM 2
STA 4+00.00 TO STA 6+66.22



STORM 3
STA 1+00.00 TO STA 1+88.29

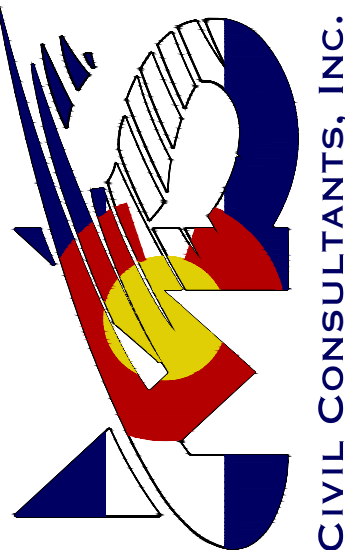


COPPER CHASE AT STERLING RANCH

STORM SEWER PLAN & PROFILE

PROJECT NO. 09-014	SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'	DATE: 1/6/2022	ST03
DESIGNED BY: CWW DRAWN BY: TAU CHECKED BY: DLM		SHEET 15 OF 15	

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



FOR AND ON
BEHALF OF
MKS CIVIL
CONSULTANTS,
INC.

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

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

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CAUTION

STORM 2 STA 1+41.06 TO STA 4+00.00

STORM 2 STA 4+00.00 TO STA 6+66.22

STORM 3 STA 1+00.00 TO STA 1+88.29