

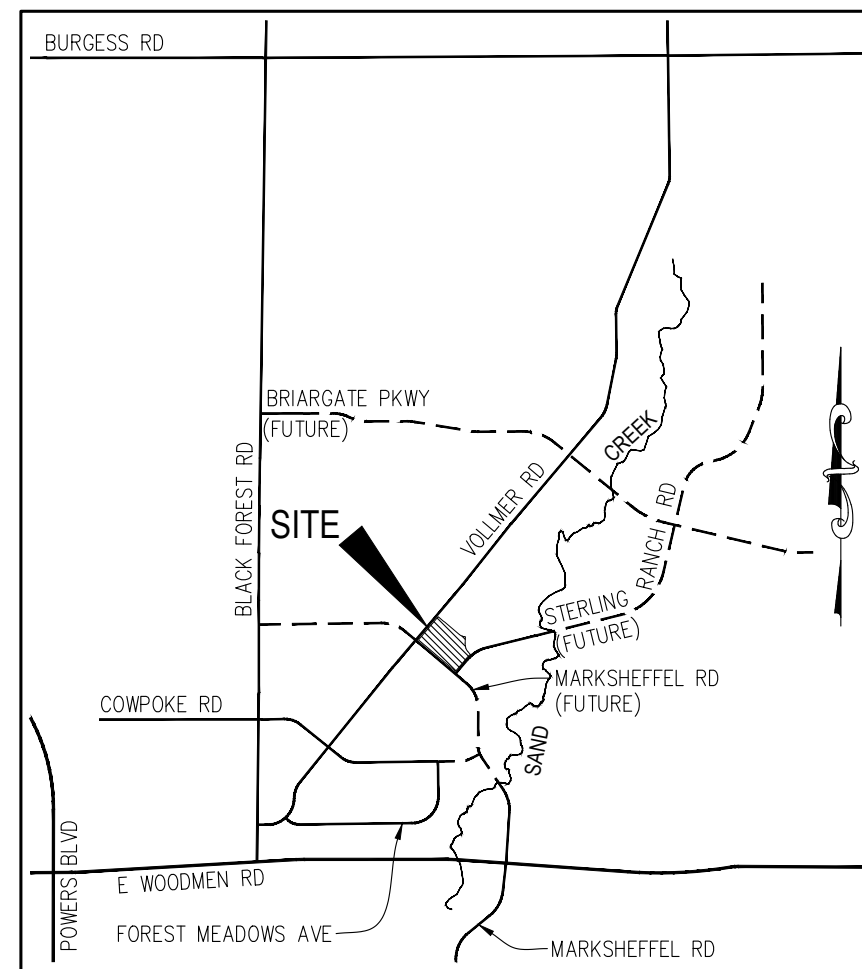
COPPER CHASE AT STERLING RANCH

COUNTY OF EL PASO, STATE OF COLORADO

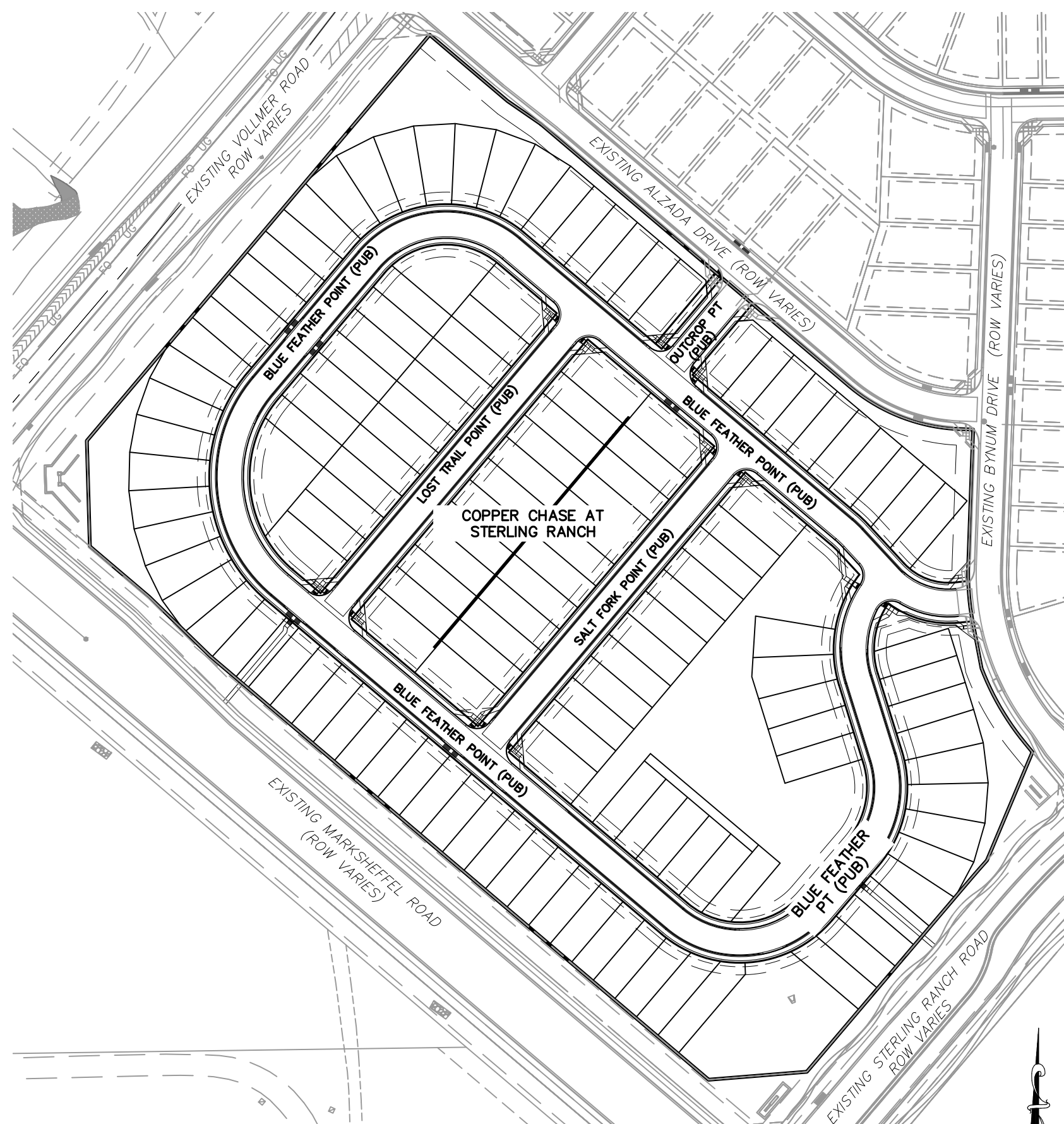
CONSTRUCTION PLANS

JUNE 2022

NOTE: Roadway design will be reviewed during Final Plat submittal.



VICINITY MAP
N.T.S.



SITE MAP
N.T.S.

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

- 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

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.

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	- STORM 1_LAT 2	STA 1+00.00 TO 1+83.00	
	- STORM 2	STA 1+00.00 TO 4+00.00	
	- STORM 2	STA 4+00.00 TO 7+19.00	
	- STORM 3	STA 1+00.00 TO 2+38.00	

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

OWNER/DEVELOPER'S STATEMENT:

I, the owner/developer have read and will comply with the requirements of the grading and erosion control plan and all of the requirements specified in these detailed plans and specifications.

(Name, Title) _____ Date _____
(Business Name) _____
(Address) _____
JIM BYERS (VICE PRESIDENT) DATE
CHALLENGER HOMES

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.

Change to Josh Palmer, PE

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

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 DATE
STERLING RANCH METRO. DISTRICT

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 DATE
BLACK FOREST FIRE PROTECTION DISTRICT

PUDSP-22-002

EL PASO COUNTY FILE NO. SF XX-XXX

COPPER CHASE AT STERLING RANCH

CONSTRUCTION PLANS

PROJECT NO. 09-014 DATE: 06/22/2022

SCALE: HORIZONTAL: N.T.S. VERTICAL: N/A

DESIGNED BY: CWV DRAWN BY: TAU CHECKED BY: DLM

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

M&S CIVIL CONSULTANTS, INC.

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

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

REVISIONS:

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 PREPARER 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 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), 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 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.
- 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	XSPAN	CROSSSPAN
PCC	POINT OF COMPOUND CURVE	STD	STANDARD
PCR	POINT OF CURB RETURN	STD	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 SCALE: HORIZONTAL: N/A VERTICAL: N/A DATE: 06/22/2022

DESIGNED BY: CWV DRAWN BY: TAU CHECKED BY: DLM SHEET 2 OF 15

SI02

212 N. WABATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5465



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

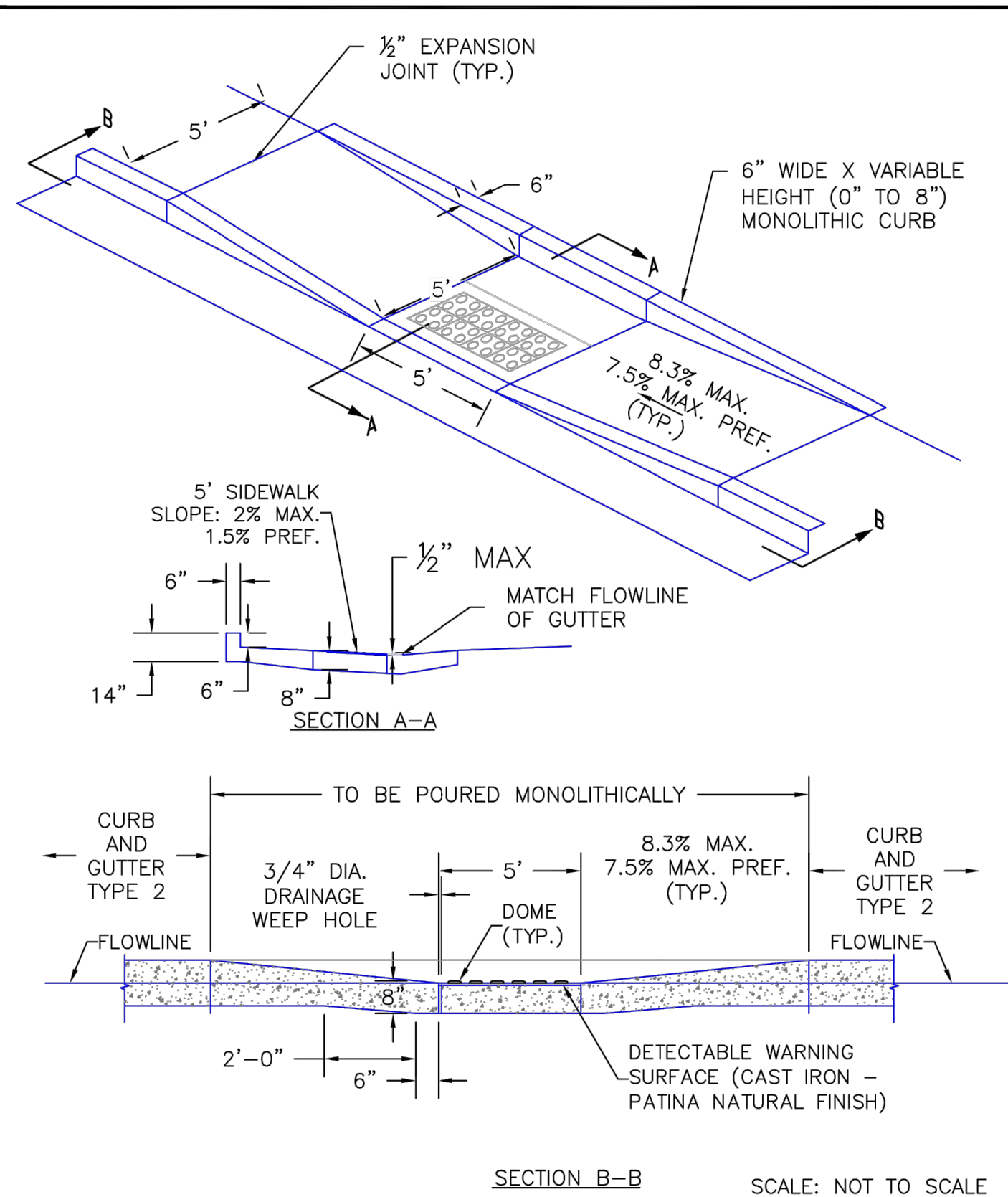
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

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

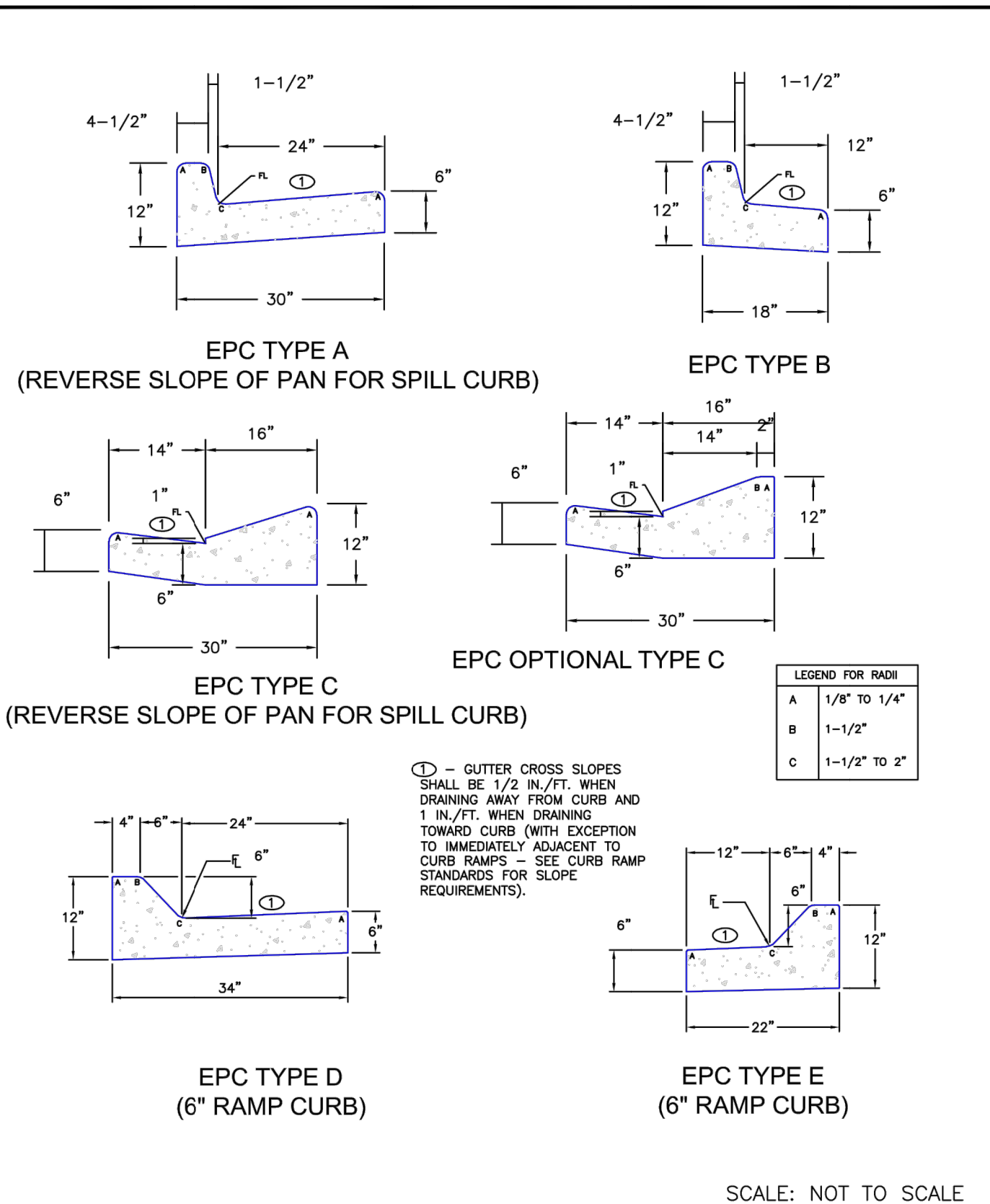
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CAUTION

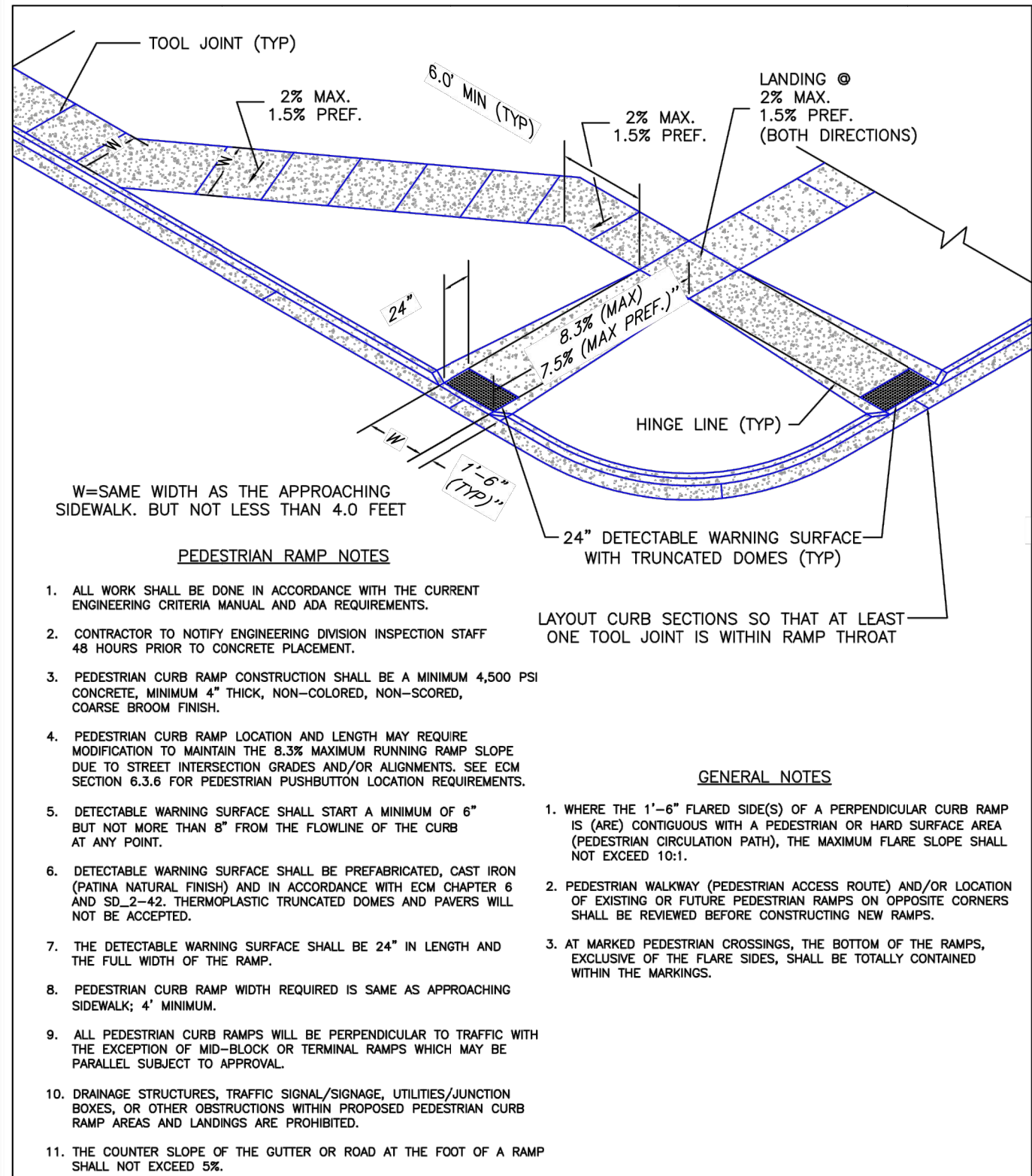




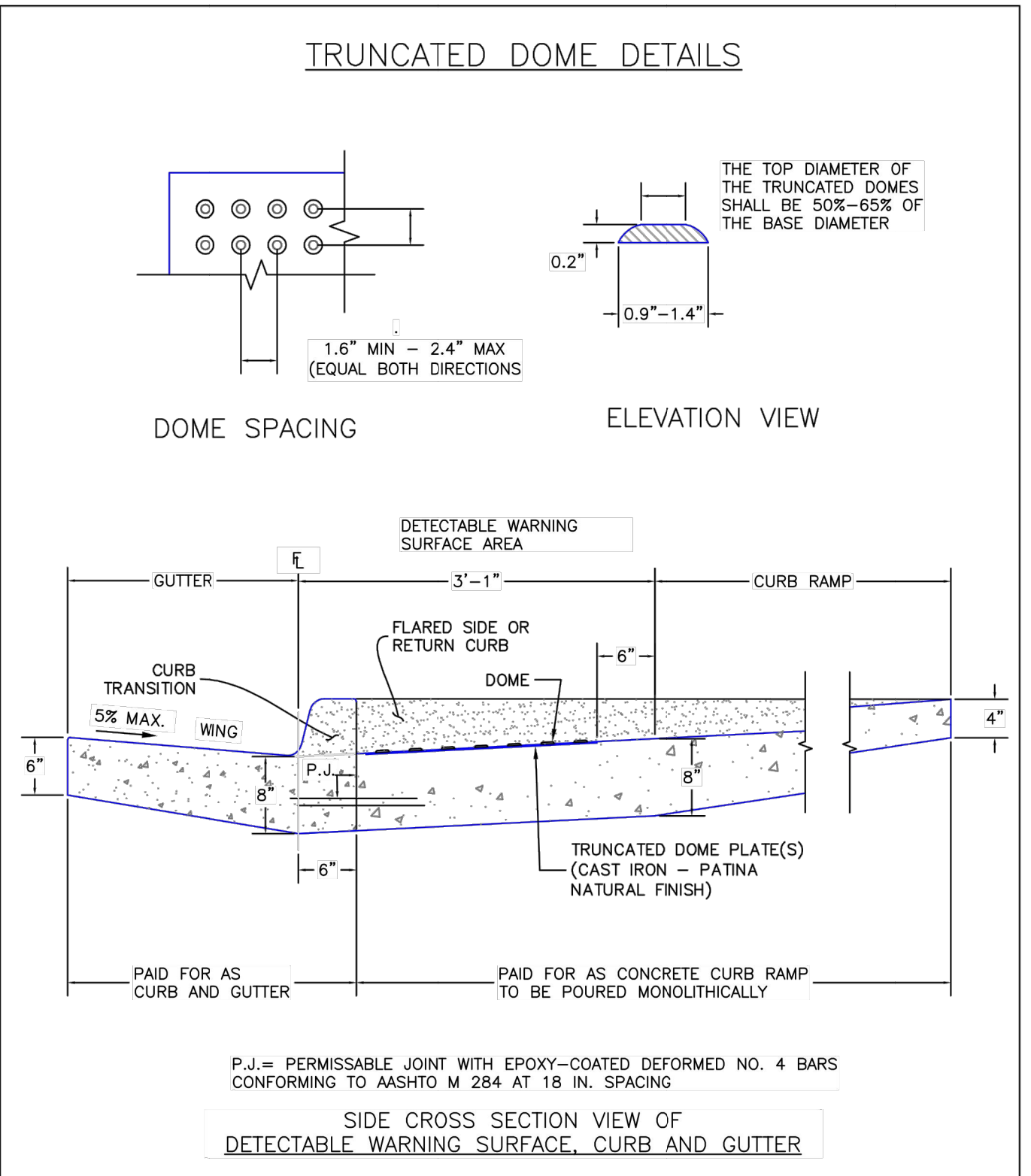
6/23/20	Parallel Pedestrian Curb Ramp Detail Standard Drawing	DEPARTMENT OF PUBLIC WORKS
DATE APPROVED:	REVISION DATE: 6/23/20 FILE NAME: SD_2-50	JENNIFER E. IRVINE



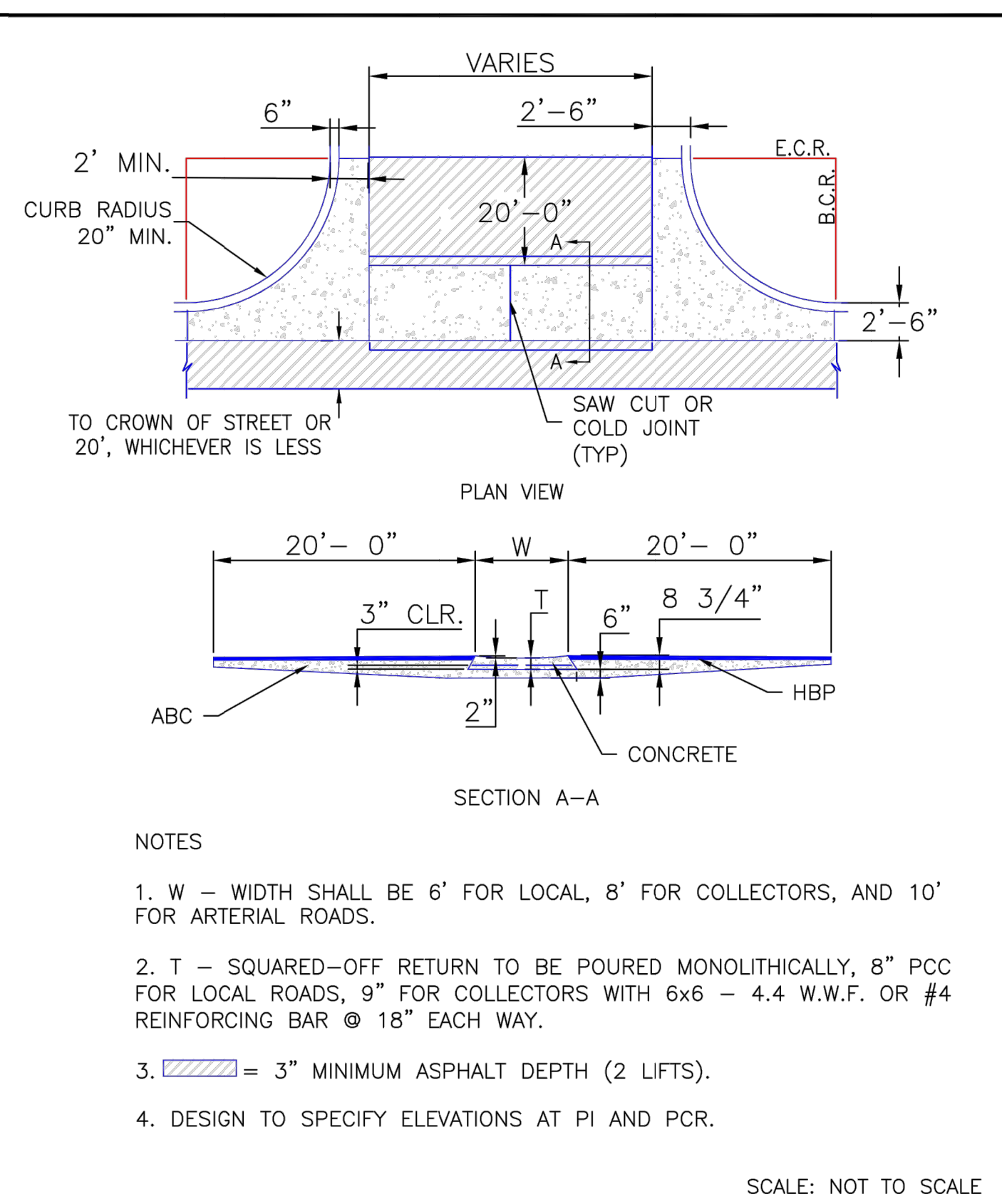
6/23/20	Typical Curb and Gutter Details Standard Drawing	DEPARTMENT OF PUBLIC WORKS
DATE APPROVED:	REVISION DATE: 6/23/20 FILE NAME: SD_2-20	JENNIFER E. IRVINE



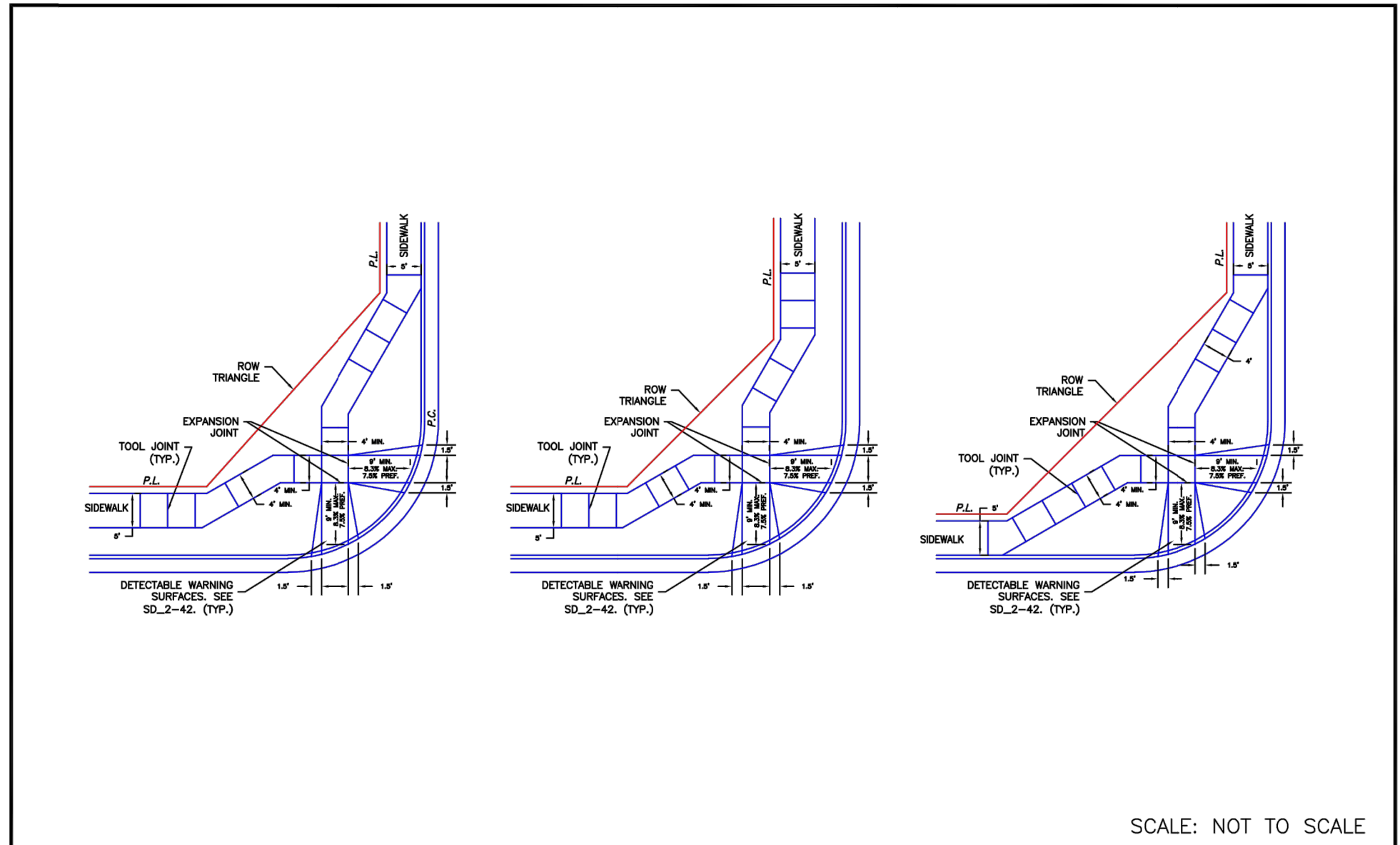
6/23/20	Pedestrian Curb Ramp Detail Standard Drawing	DEPARTMENT OF PUBLIC WORKS
DATE APPROVED:	REVISION DATE: 6/23/20 FILE NAME: SD_2-41	JENNIFER E. IRVINE



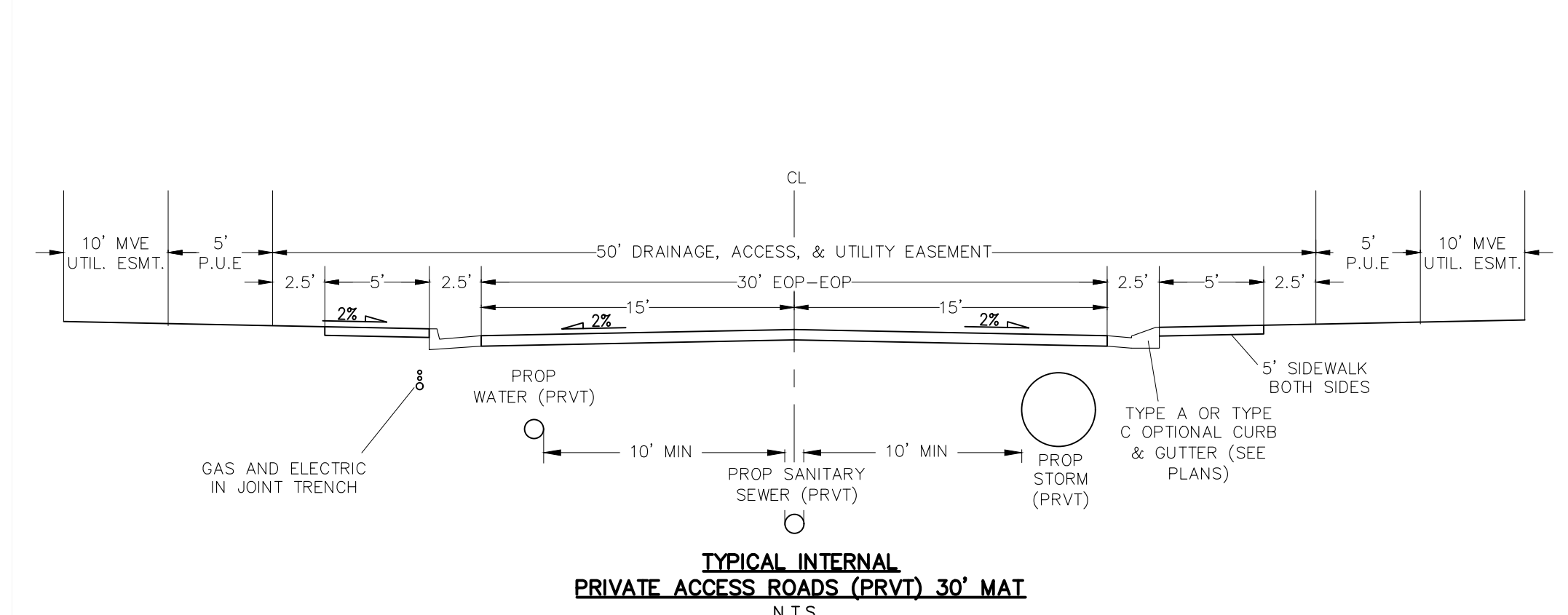
6/23/20	Detectable Warning Surface Details Standard Drawing	DEPARTMENT OF PUBLIC WORKS
DATE APPROVED:	REVISION DATE: 6/23/20 FILE NAME: SD_2-42	JENNIFER E. IRVINE



8/11/11	Typical Cross Pan Layout Detail Standard Drawing	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
DATE APPROVED:	REVISION DATE: 12/8/15 FILE NAME: SD_2-26	ANDRÉ P. BRACKIN



6/23/20	Pedestrian Curb Ramp Detail Standard Drawing	DEPARTMENT OF PUBLIC WORKS
DATE APPROVED:	REVISION DATE: 6/23/20 FILE NAME: SD_2-40	JENNIFER E. IRVINE



6/23/20	Typical Internal Private Access Roads (PRVT) 30' MIN Standard Drawing	DEPARTMENT OF PUBLIC WORKS
DATE APPROVED:	REVISION DATE: 6/23/20 FILE NAME: SD_2-40	JENNIFER E. IRVINE

COPPER CHASE AT STERLING RANCH

STREET SECTION AND DETAILS

PROJECT NO. 09-014 DATE: 06/22/2022

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

DESIGNED BY: CWV DRAWN BY: TAU CHECKED BY: DLM

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

SHEET 3 OF 15 S103

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

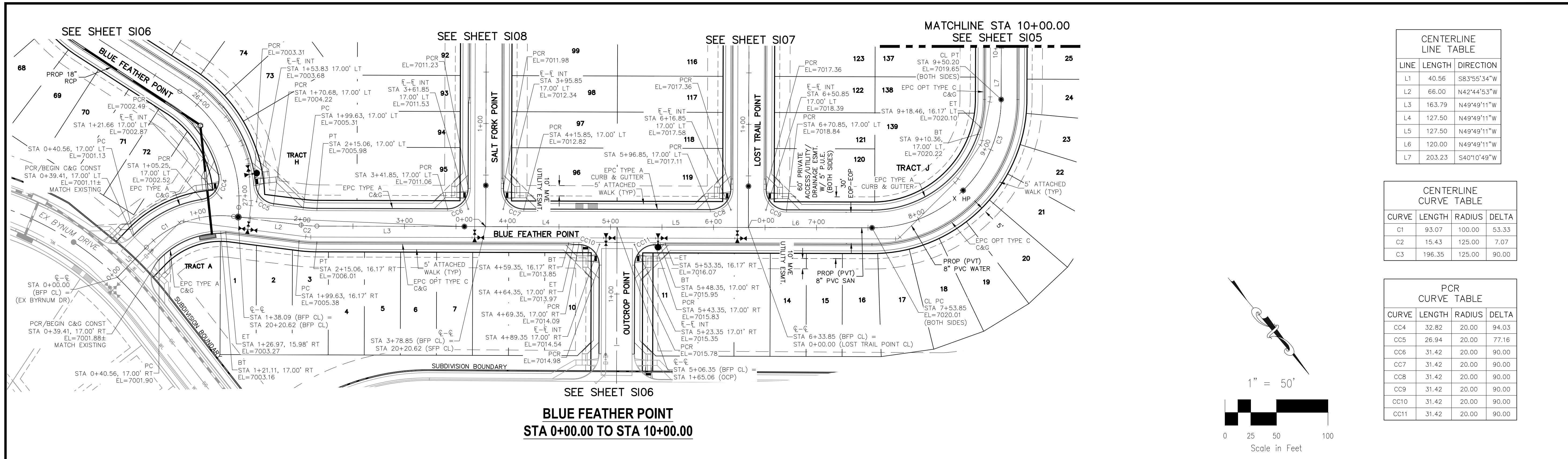
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160

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

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

File: 0:\09014A\Challenger PUD\dwg\Const Dwg\Street Plans\SI04.dwg Plotstamp: 6/22/2022 2:11 PM

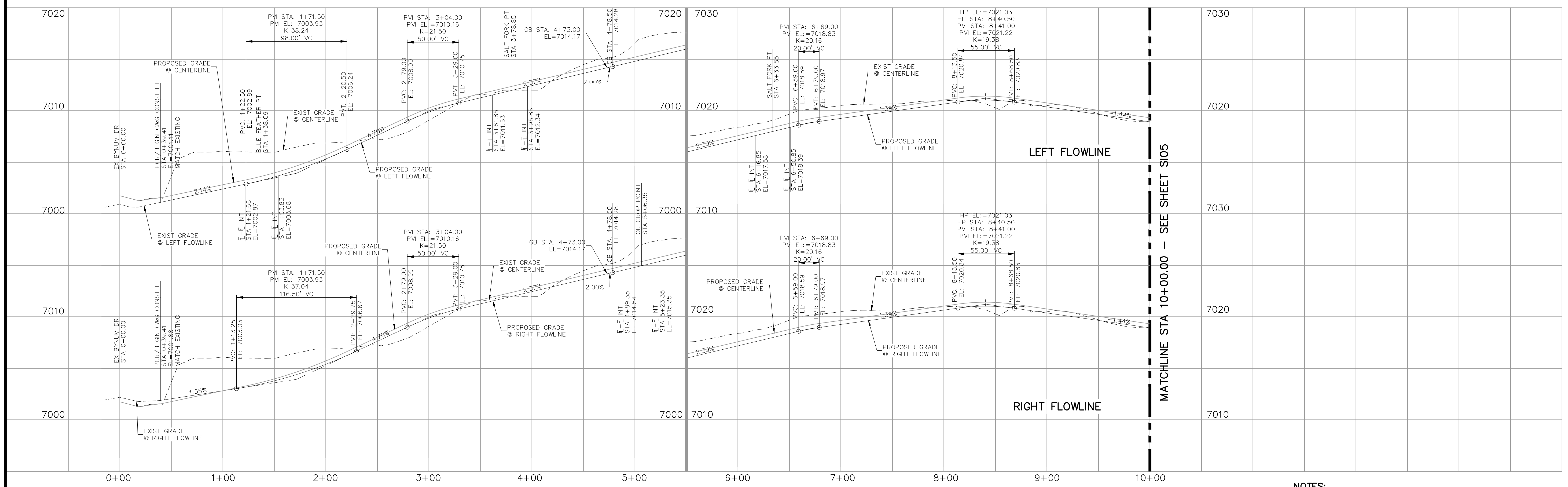
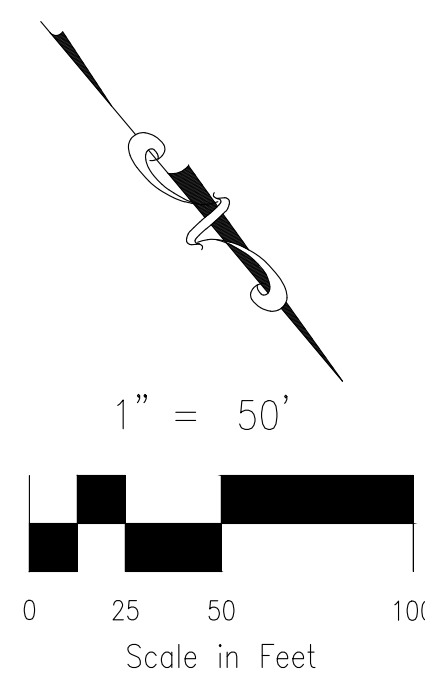


**BLUE FEATHER POINT
STA 0+00.00 TO STA 10+00.00**

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 DATE: 06/22/2022

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

DESIGNED BY: CWV DRAWN BY: TAU CHECKED BY: DLM

212 N. WABATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5865

CIVIL CONSULTANTS, INC.

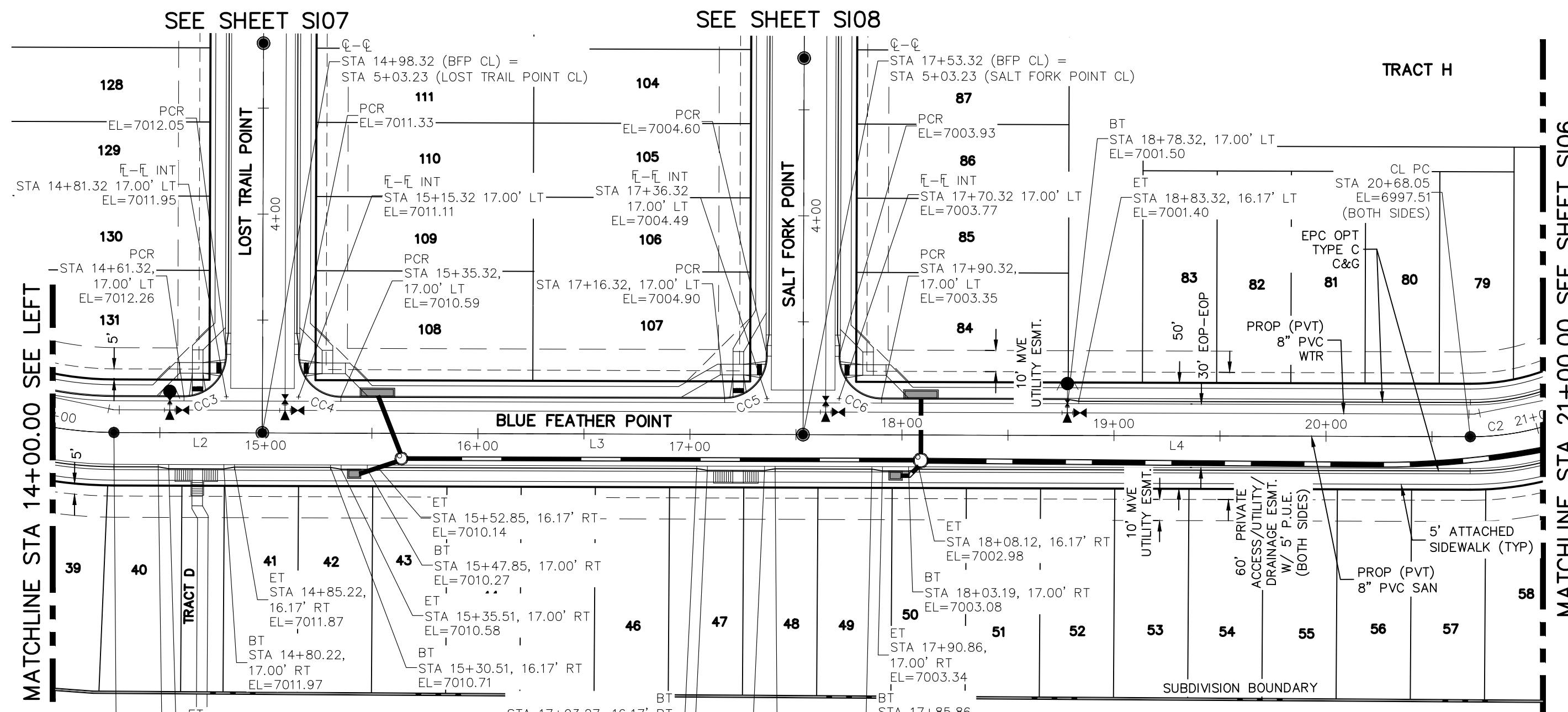
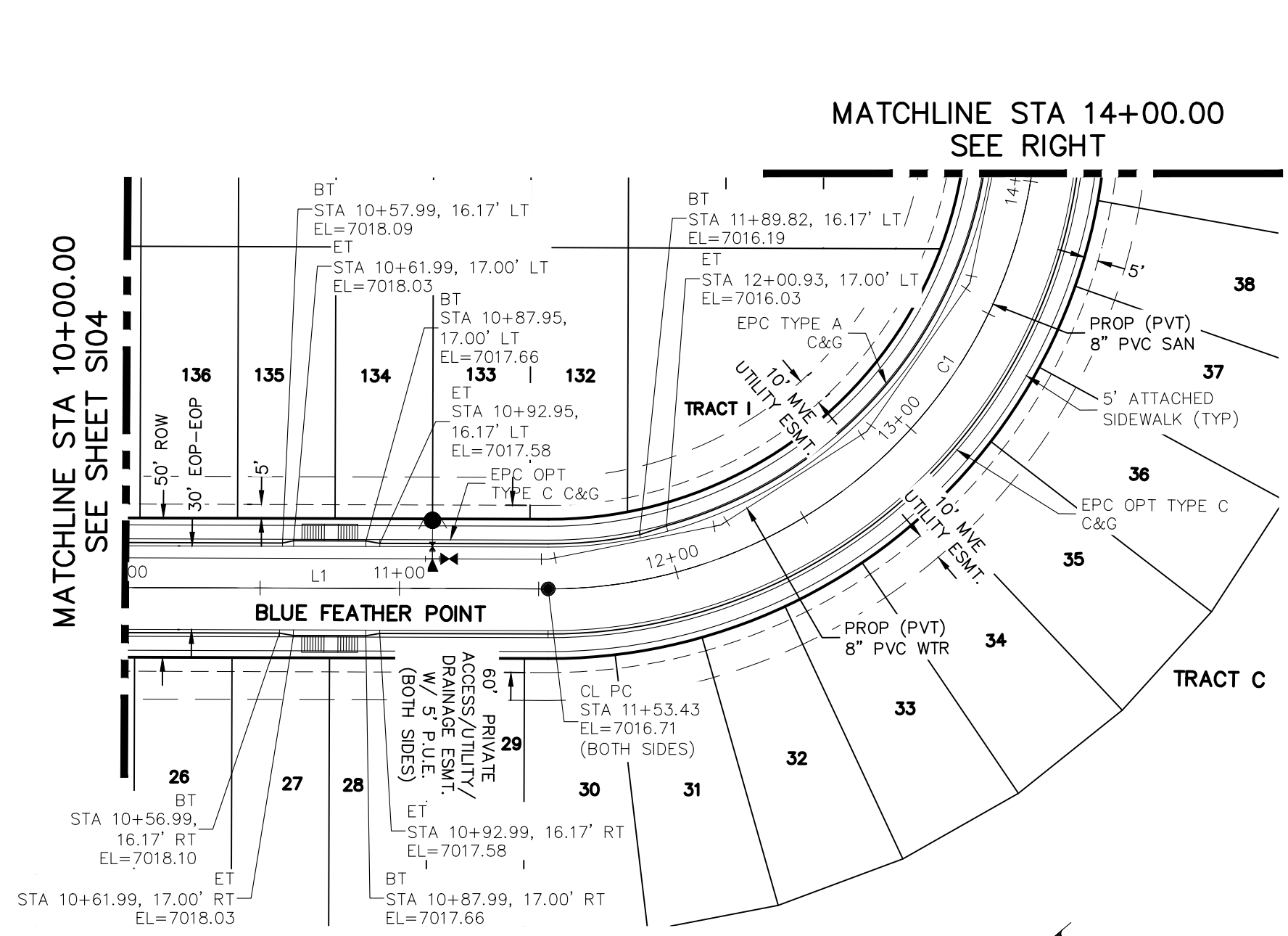
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160

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

REVISIONS: 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 PREPARER OF THESE PLANS.

CAUTION



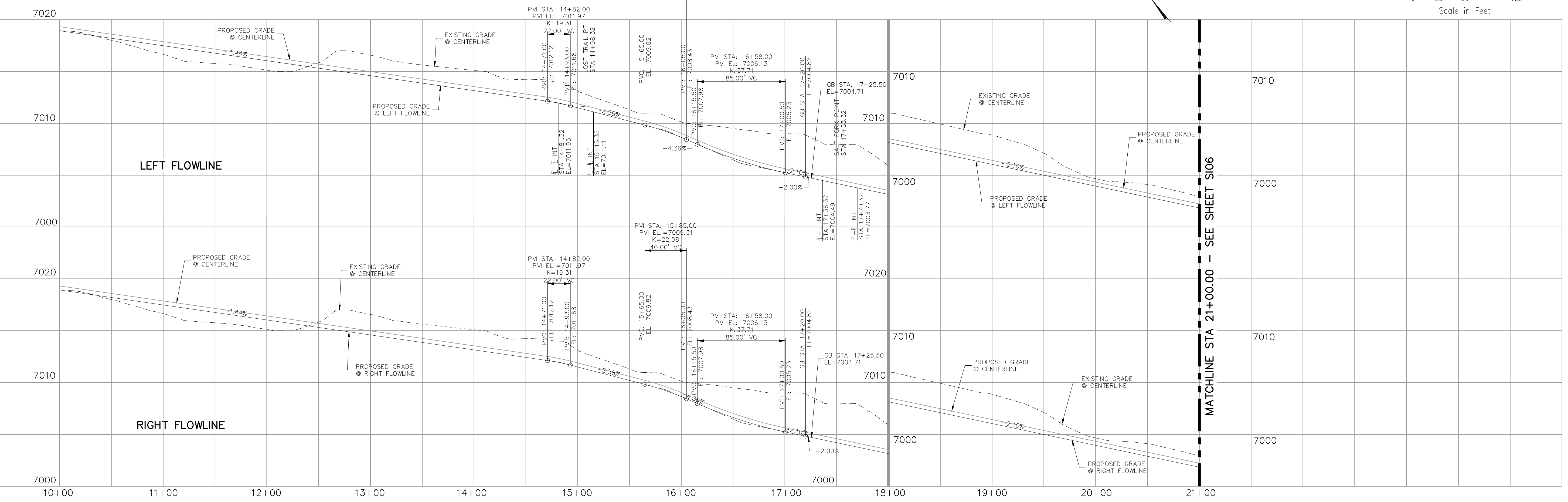
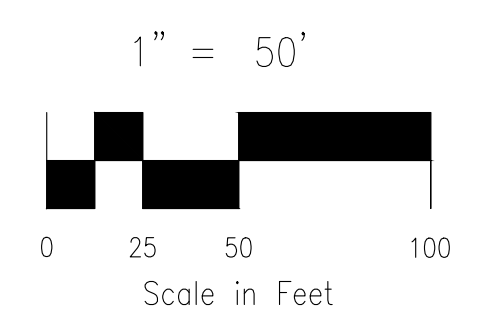
LINE	LENGTH	DIRECTION
L1	203.23	S40° 10' 49.19"W
L2	70.00	S49° 49' 10.80"E
L3	255.00	S49° 49' 10.81"E
L4	314.73	S49° 49' 10.81"E

CURVE	LENGTH	RADIUS	DELTA
C1	274.89	175.00	90.00
C2	195.96	125.00	89.82

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

**BLUE FEATHER POINT
STA 10+00.00 TO STA 14+00.00**

**BLUE FEATHER POINT
STA 14+00.00 TO STA 21+00.00**



**BLUE FEATHER POINT
STA 10+00.00 TO STA 21+00.00**

NOTES:

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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.
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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
DATE: 06/22/2022

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

DESIGNED BY: CWV
DRAWN BY: TAU
CHECKED BY: DLM

212 N. WABATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5865

CIVIL CONSULTANTS, INC.

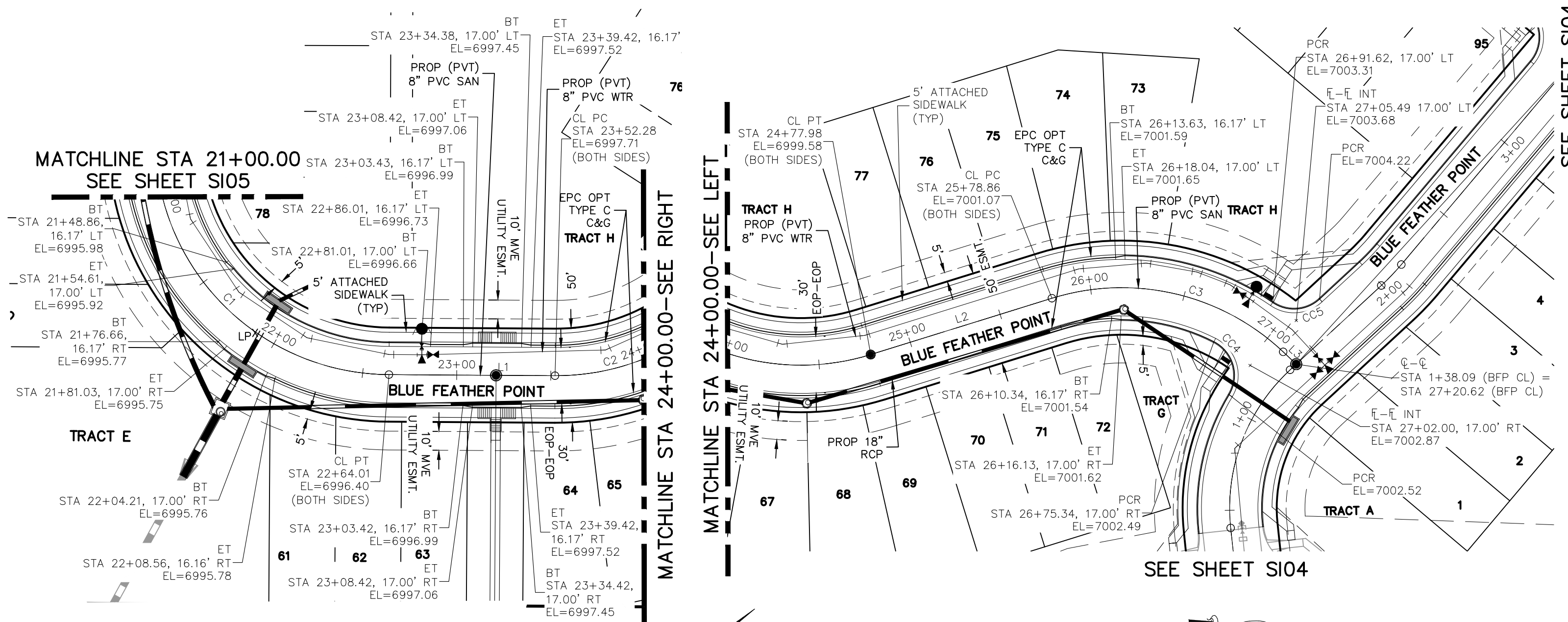
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

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

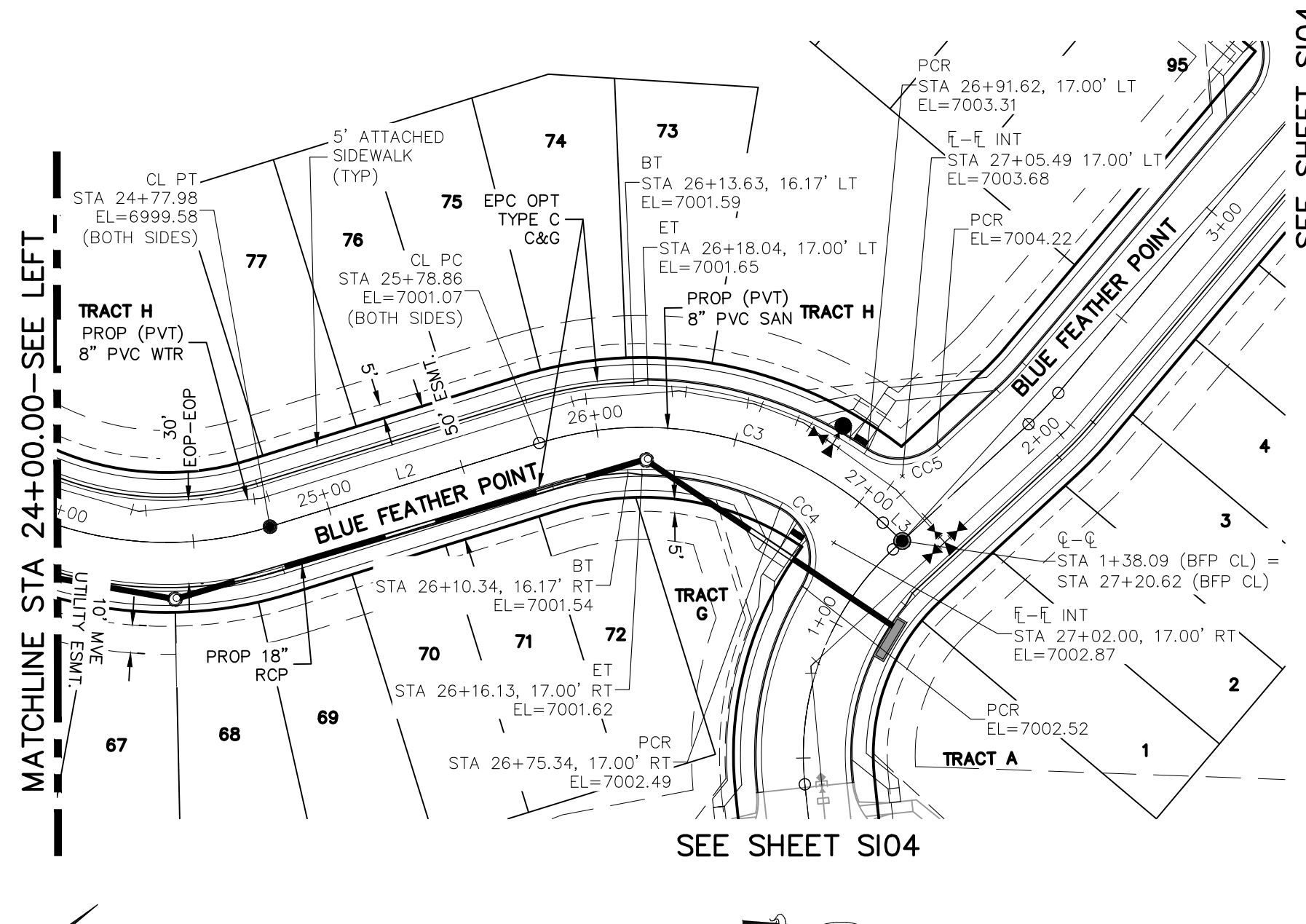
NO.	DATE	DESCRIPTION

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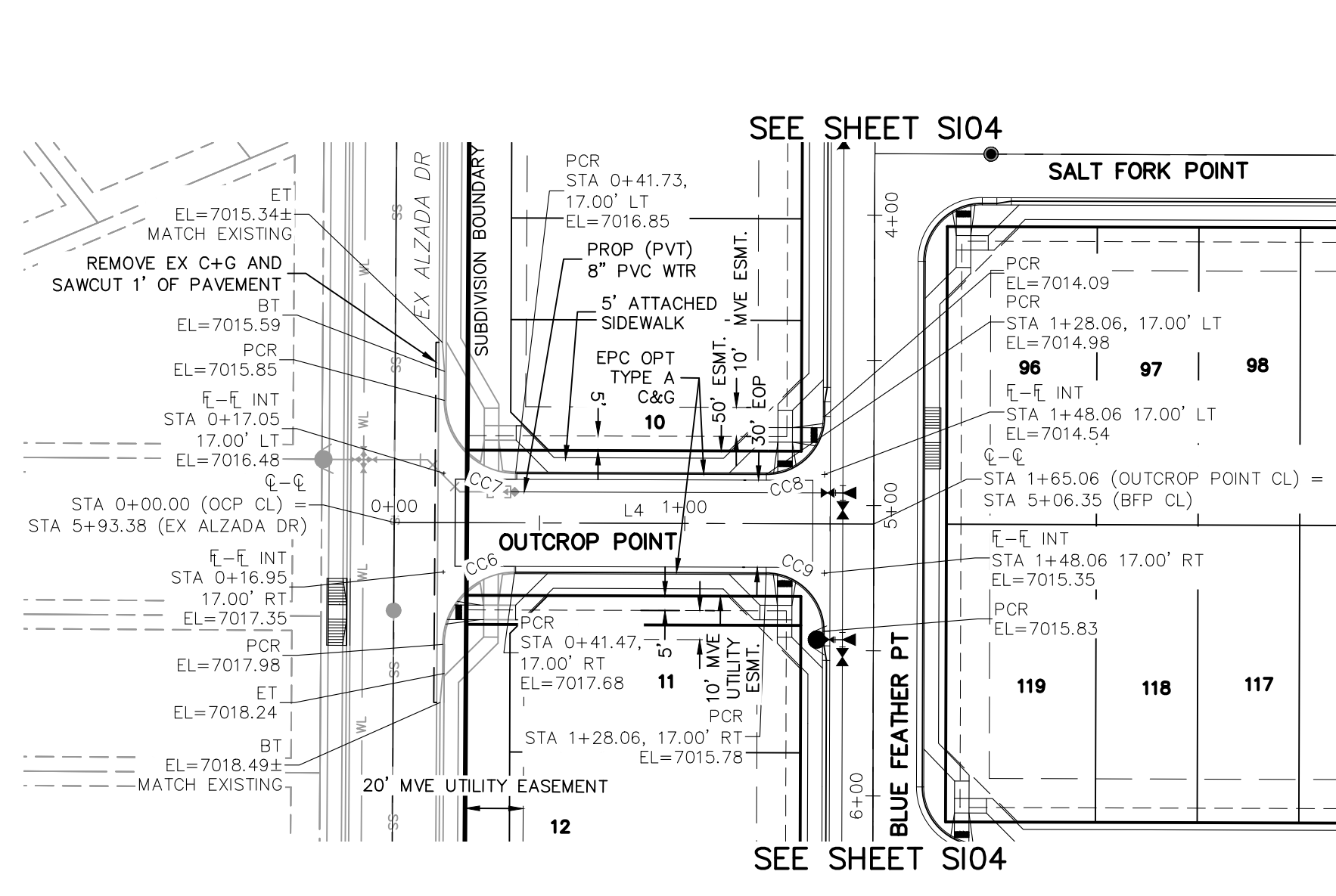
CAUTION



BLUE FEATHER POINT
STA 21+00.00 TO STA 24+00.00



BLUE FEATHER POINT
STA 24+00.00 TO STA 27+20.62



OUTCROP POINT
STA 0+00.00 TO STA 1+65.06

CENTERLINE LINE TABLE

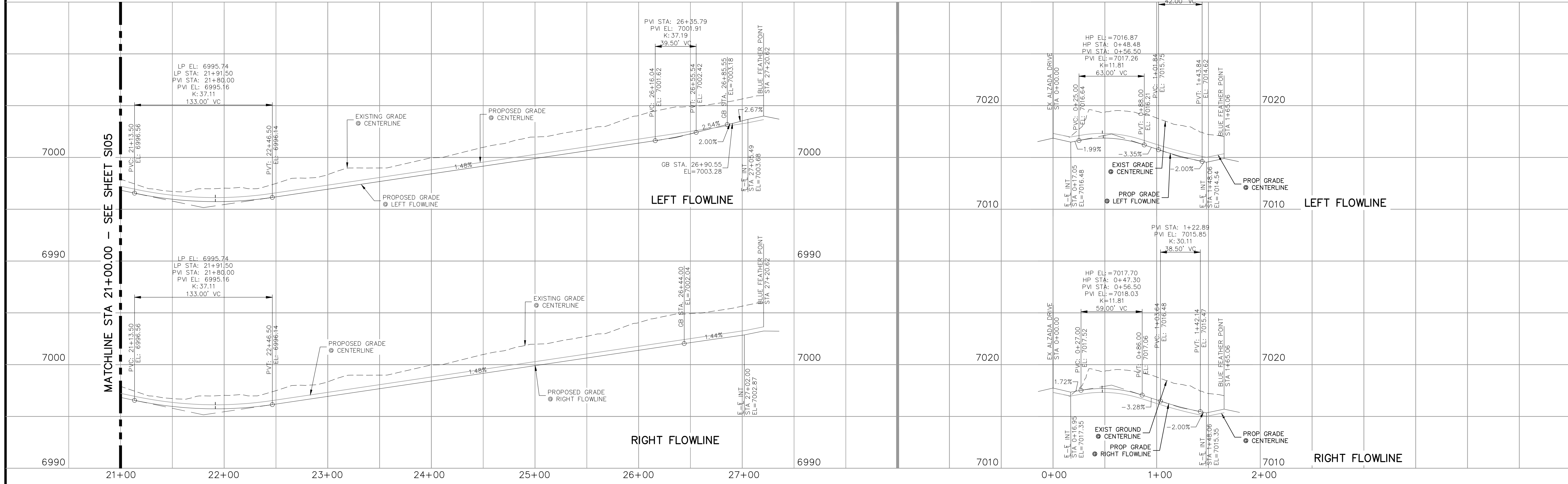
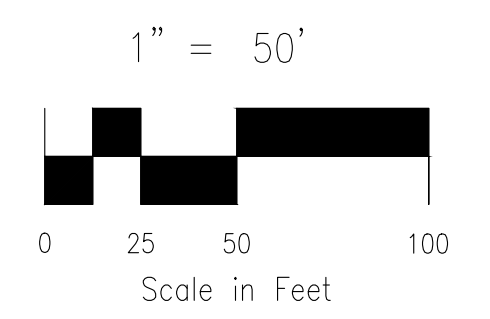
LINE	LENGTH	DIRECTION
L1	88.27	N40° 21' 31.02"E
L2	100.87	N17° 15' 30.71"W
L3	9.50	N43° 21' 57.70"E
L4	165.06	S40° 10' 49.19"W

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



BLUE FEATHER POINT
STA 21+00.00 TO STA 27+20.62

OUTCROP POINT
STA 0+00.00 TO STA 1+65.06

- NOTES:**
- ALL SIDEWALKS SHALL BE 5' WIDE AND ATTACHED UNLESS OTHERWISE STATED OR SHOWN ON PLANS.
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FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

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COPPER CHASE AT STERLING RANCH
STREET IMPROVEMENT PLANS

PROJECT NO. 09-014 DATE: 06/22/2022

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

DESIGNED BY: CWV DRAWN BY: TAU CHECKED BY: DLM

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

CIVIL CONSULTANTS, INC.

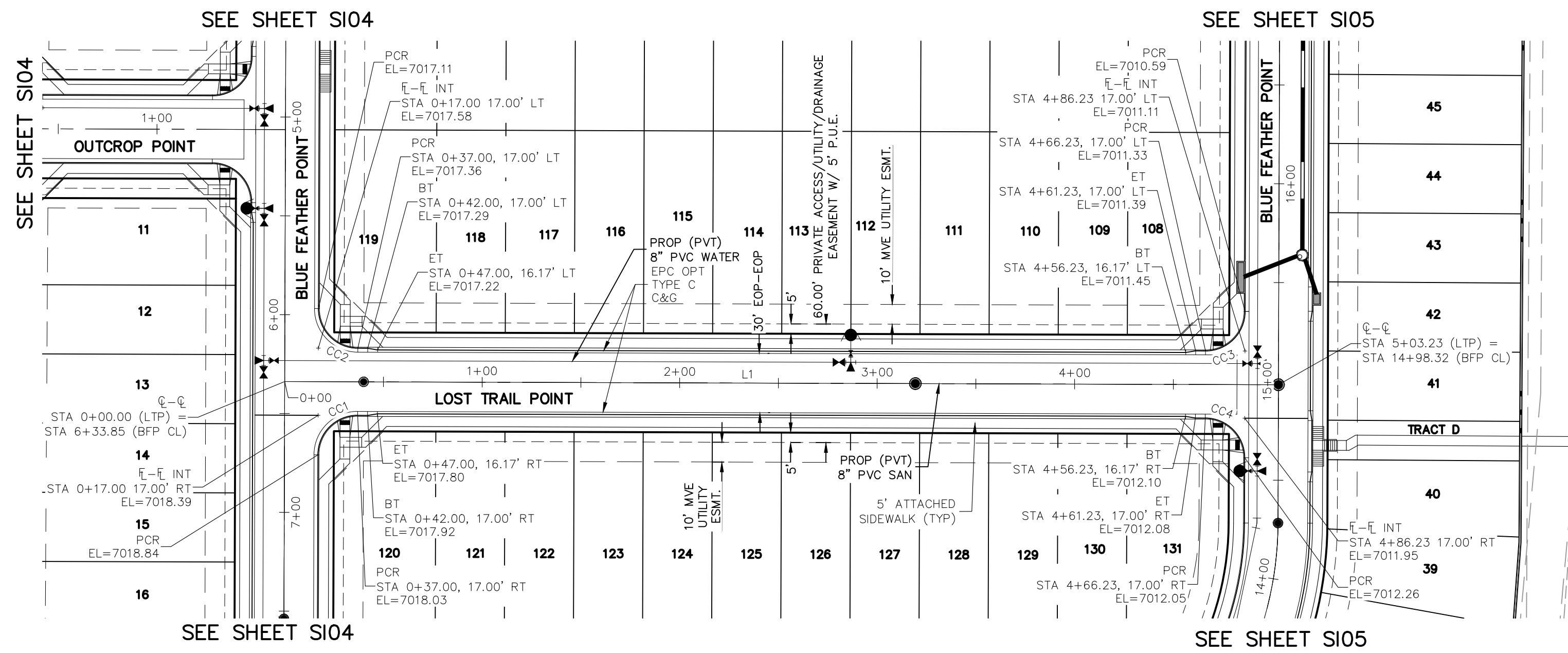
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 371160

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

REVISIONS: 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 PREPARER OF THESE PLANS.

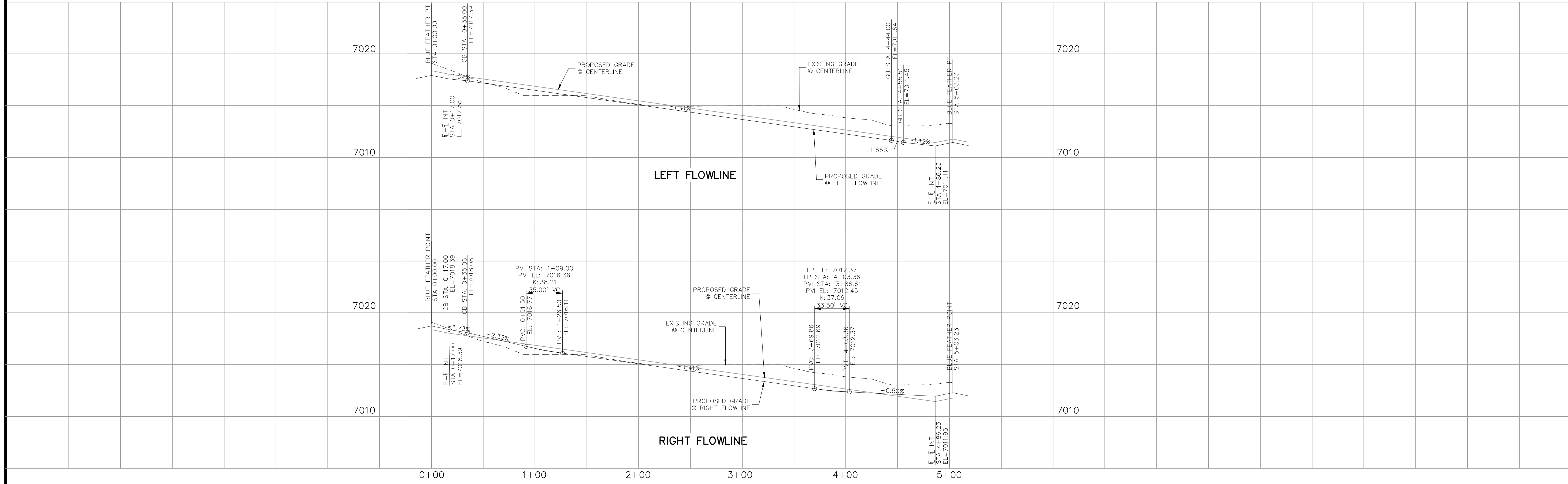
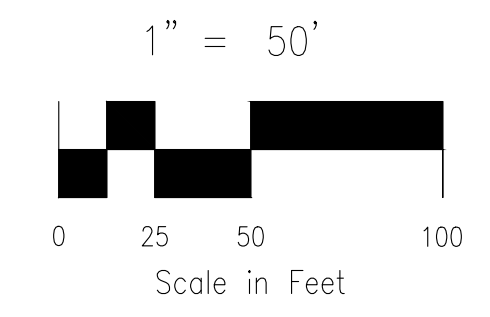
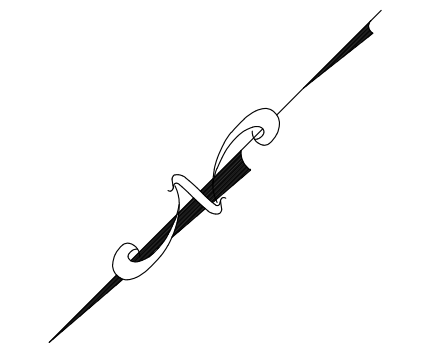
CAUTION



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



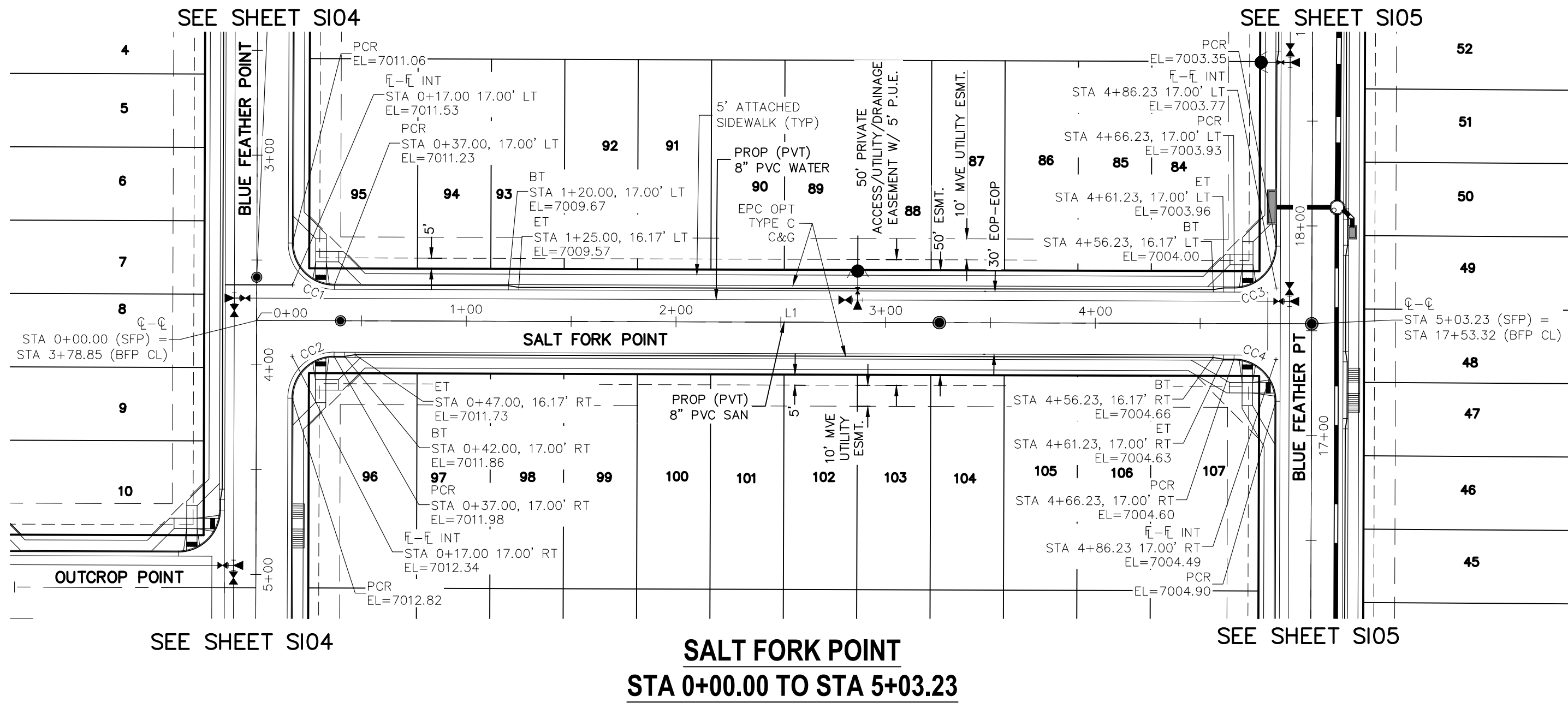
LOST TRAIL POINT
STA 0+00.00 TO STA 5+03.23

NOTES:

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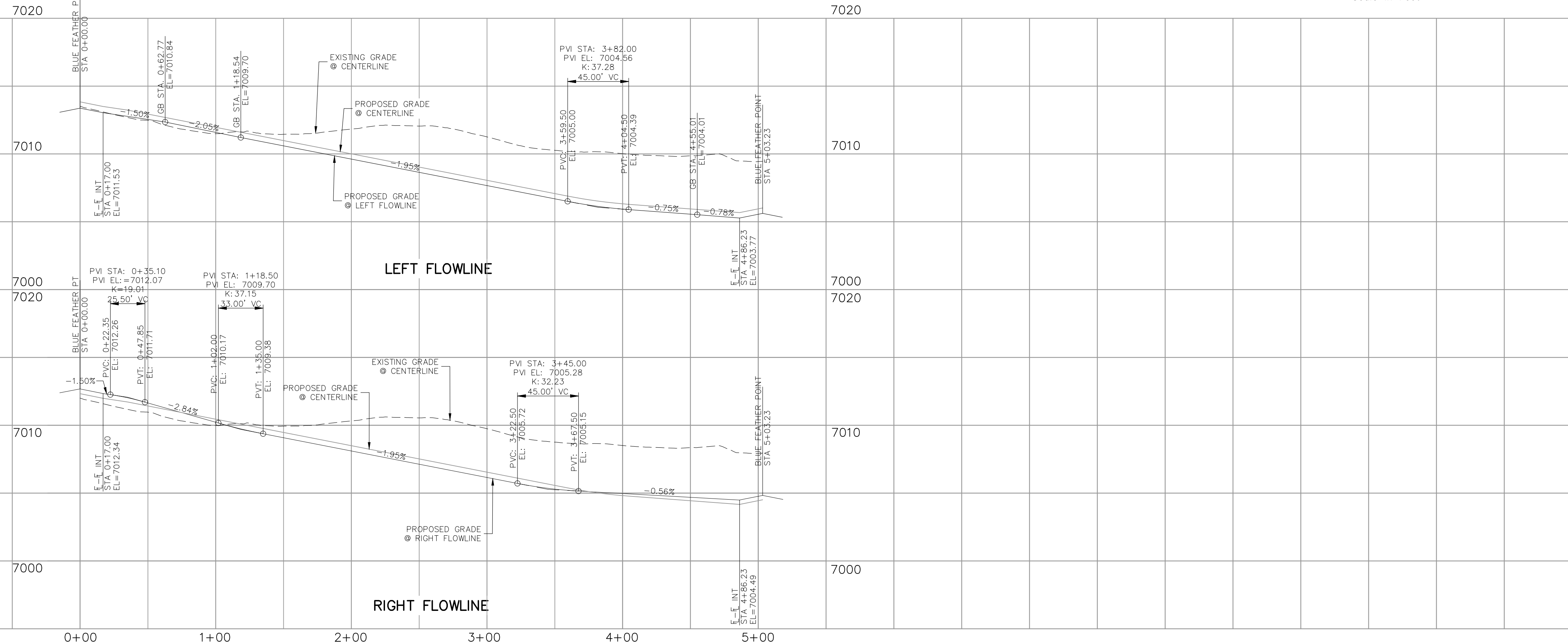
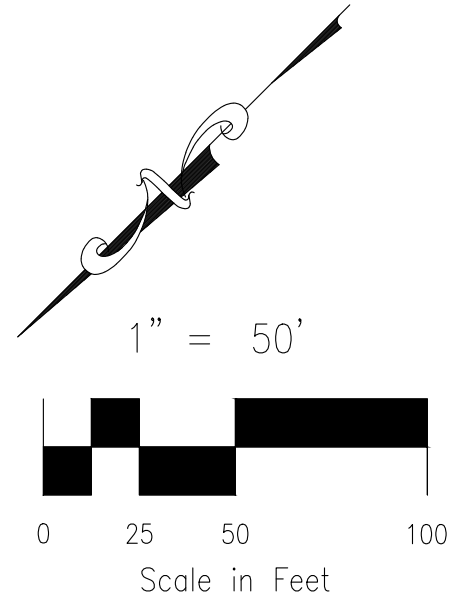


COPPER CHASE AT STERLING RANCH		DATE: 06/22/2022
STREET IMPROVEMENT PLANS		PROJECT NO. 09-014
SCALE: HORIZONTAL: 1"=50'	SCALE: VERTICAL: 1"=5'	SHEET 7 OF 15
DESIGNED BY: CWV	DRAWN BY: TAU	S107
CHECKED BY: DLM		
212 N. WASHATCH AVE., STE 305 COLORADO SPRINGS, CO 80903 PHONE: 719.555.5865		
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.		
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160	APPROV'D. BY:	DATE:
NO.	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 PREPARER OF THESE PLANS.		
CAUTION		



CENTERLINE LINE TABLE		
LINE	LENGTH	DIRECTION
L1	503.23	S40° 10' 49.19\"/>

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



SALT FORK POINT
STA 0+00.00 TO STA 5+03.23

- NOTES:**
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 2. ALL CROSS PANS SHALL BE PER DETAIL SD_2-26
 3. ALL PED-RAMPS LOCATED AT INTERSECTIONS SHALL BE PER EOM STANDARD DETAILS SD_2-40, SD_2-41 AND SD_2-42.
 4. ALL T-INTERSECTION PED-RAMPS SHALL BE PER EOM STANDARD DETAIL SD_2-50.
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**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 DATE: 06/22/2022

DESIGNED BY: CWV HORIZONTAL: 1"=50'
 DRAWN BY: TAU VERTICAL: 1"=5'
 CHECKED BY: DLM

212 N. WASHATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5865

CIVIL CONSULTANTS, INC.

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

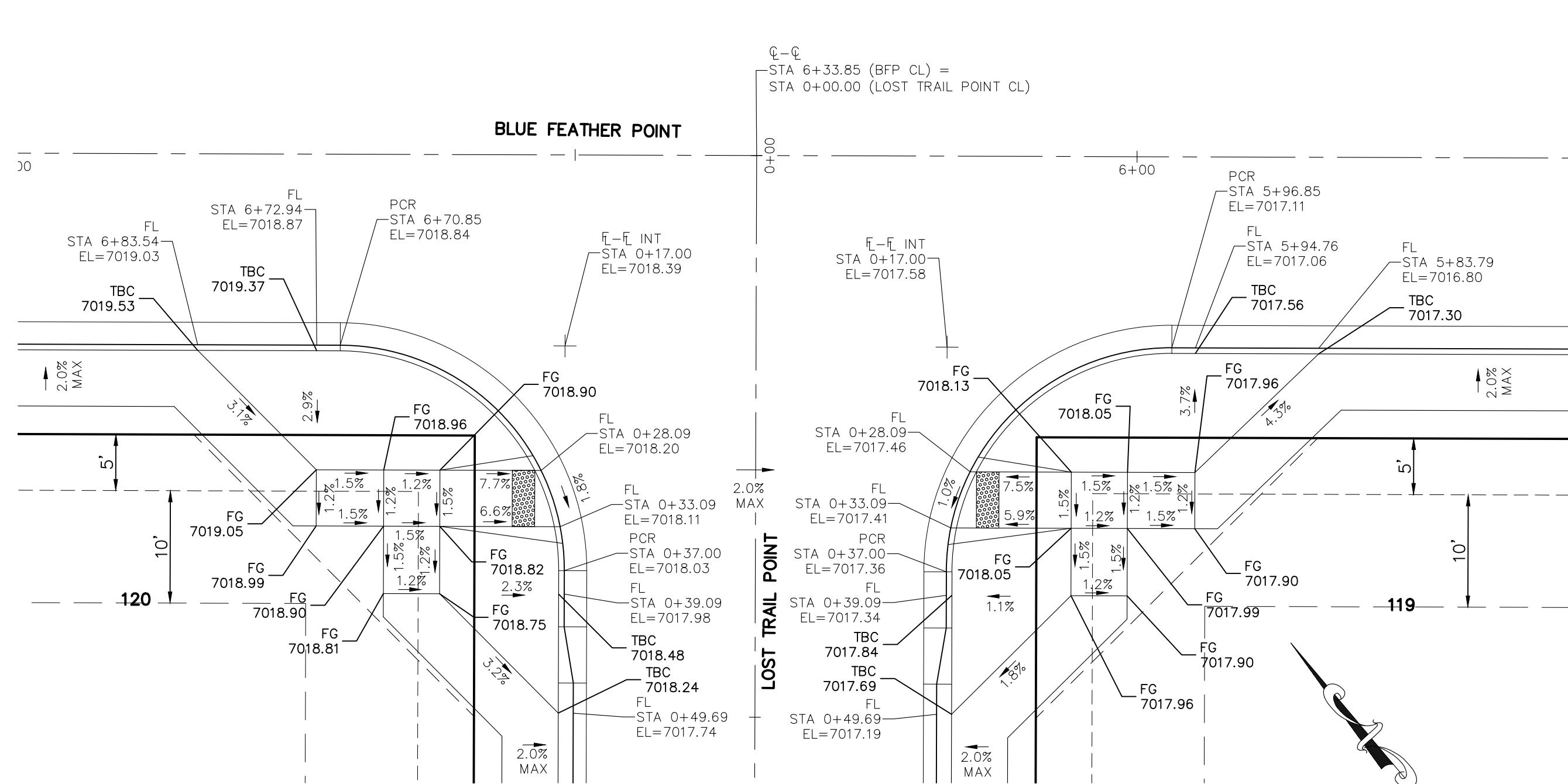
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

NO.	DATE	BY	DESCRIPTION	APPROV'D. BY	DATE

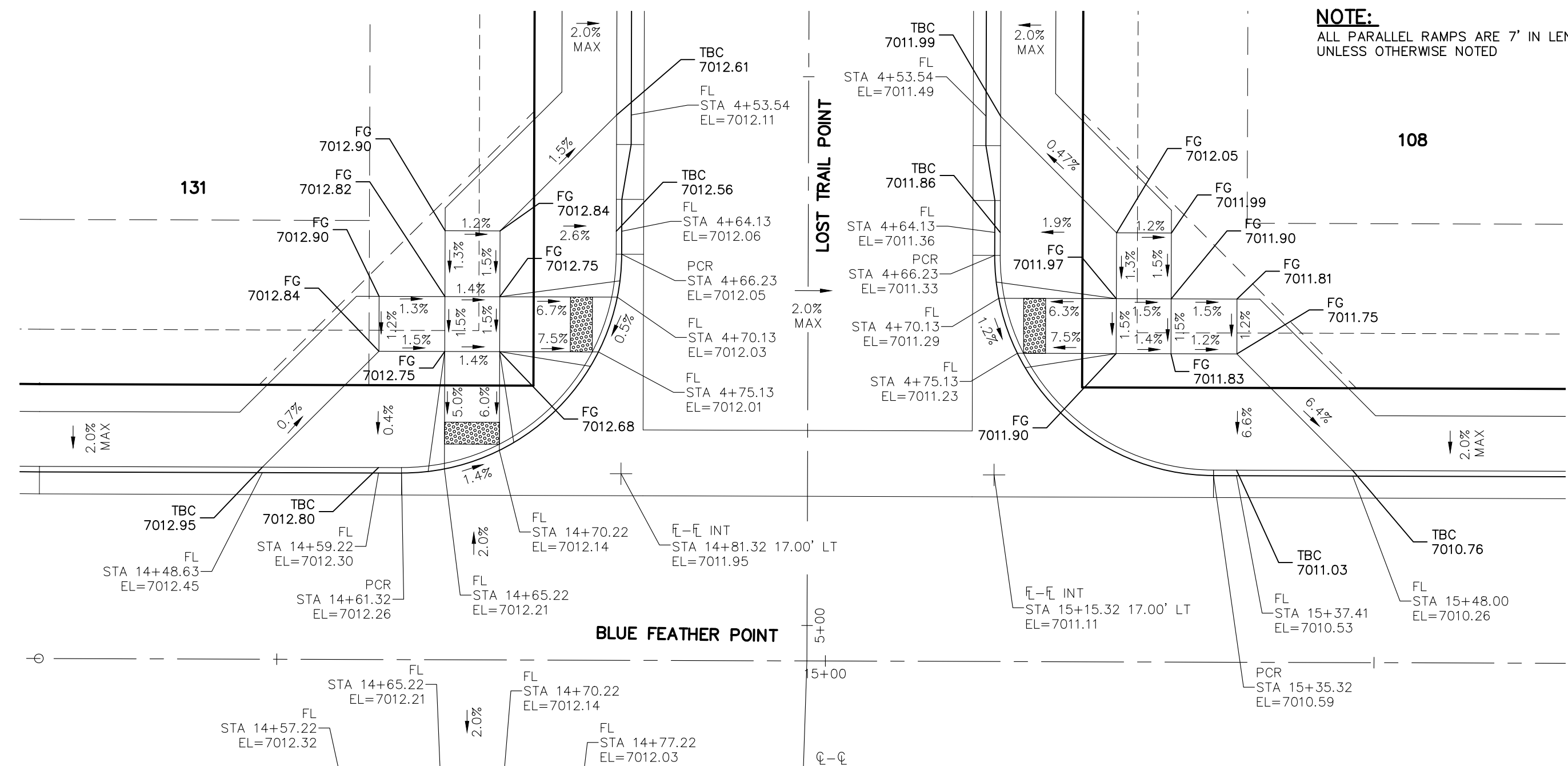
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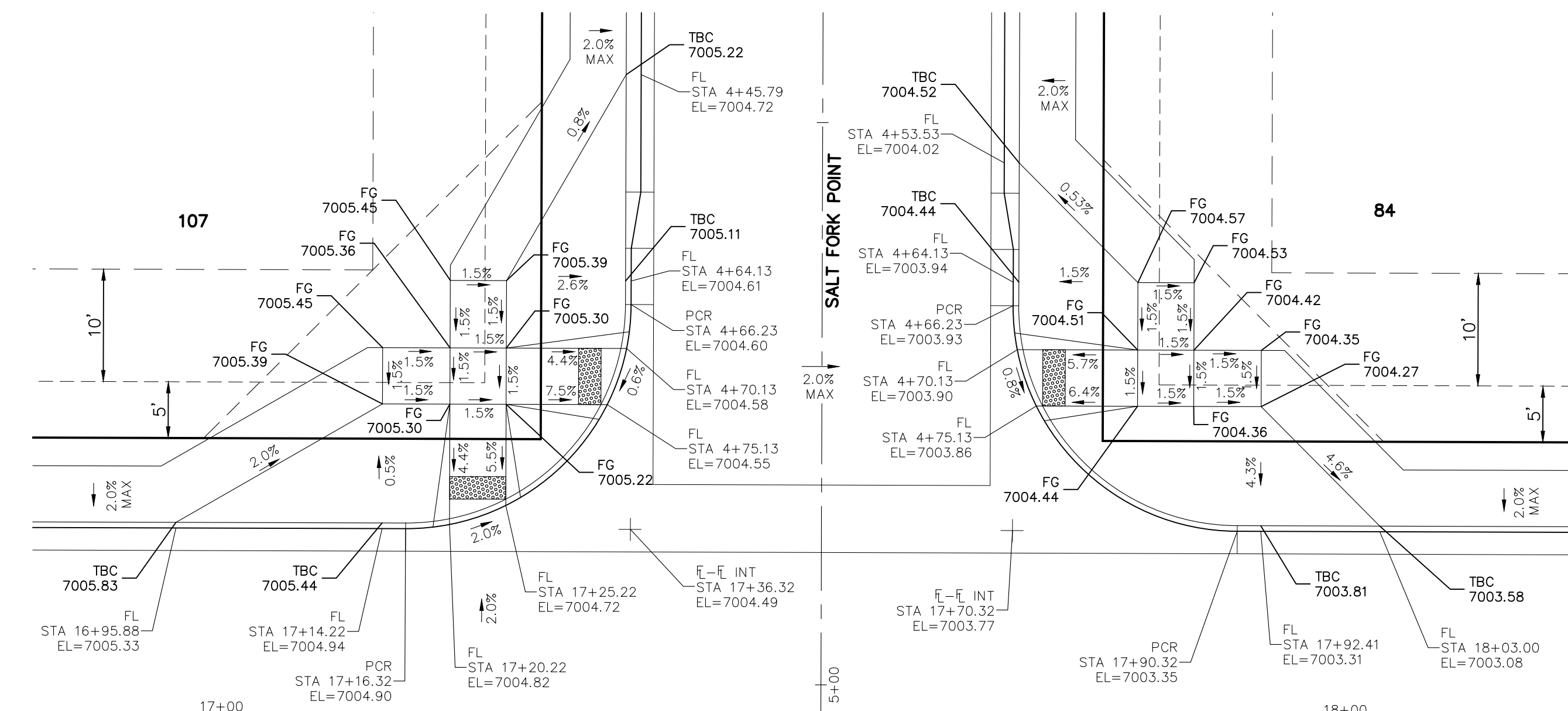
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BLUE FEATHER POINT (BFP) & LOST TRAIL POINT (STA 0+28.09)

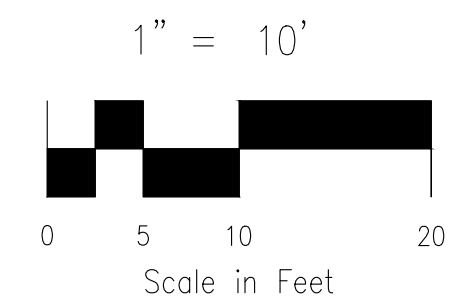


LOST TRAIL POINT (STA 4+70.13) & BLUE FEATHER POINT (BFP)



SALT FORK POINT (STA 4+75.13) & BLUE FEATHER POINT (BFP)

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



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

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COPPER CHASE AT STERLING RANCH

INTERSECTION DETAILS

PROJECT NO. 09-014 DATE: 06/22/2022

SCALE: HORIZONTAL: 1"=10' VERTICAL: N/A

DESIGNED BY: CWV DRAWN BY: TAU CHECKED BY: DLM

212 N. WASHCATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5865

CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 371160

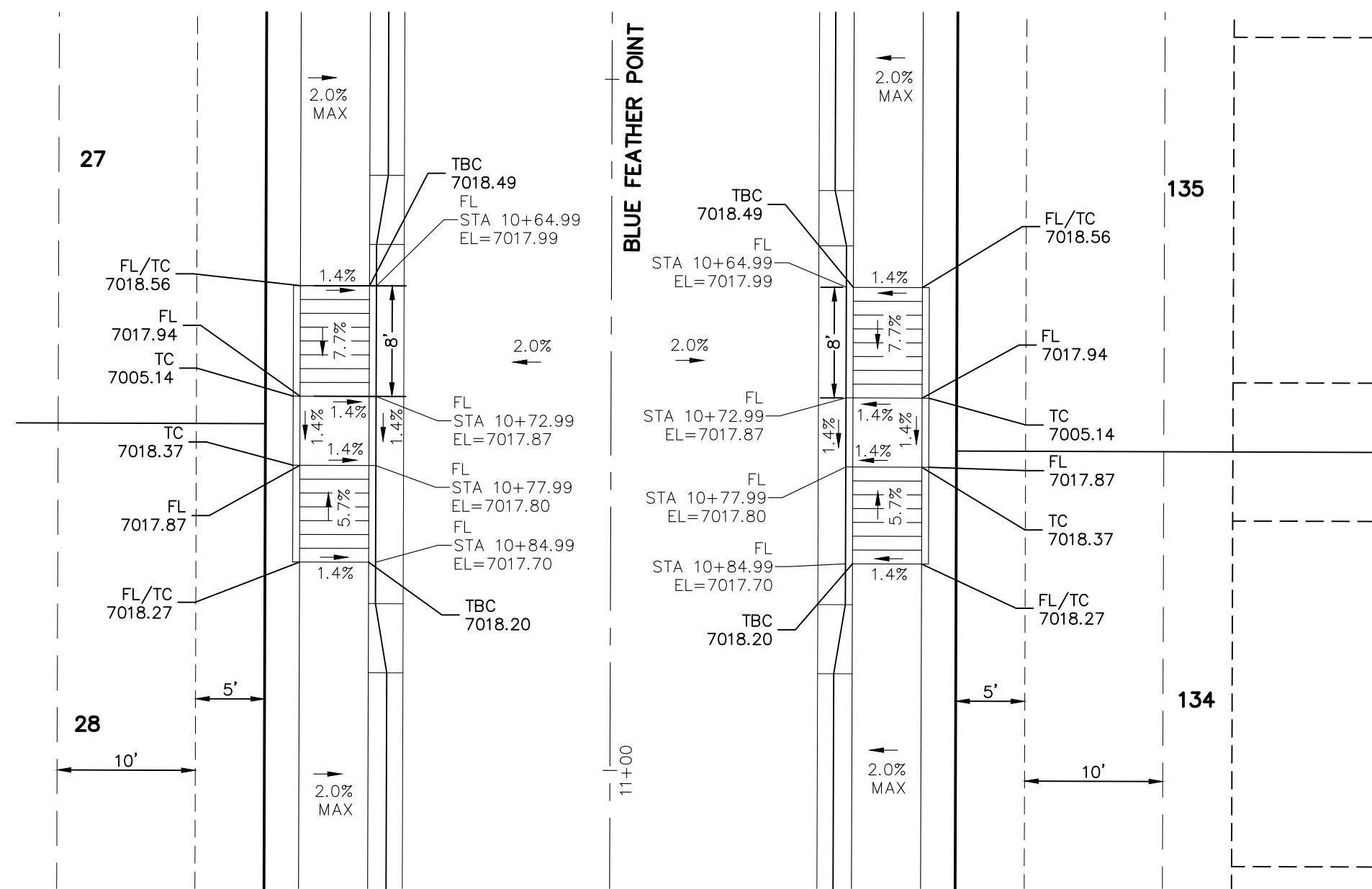
FOR AND ON BEHALF OF MRS. CIVIL CONSULTANTS, INC.

NO.	DATE	BY	DESCRIPTION

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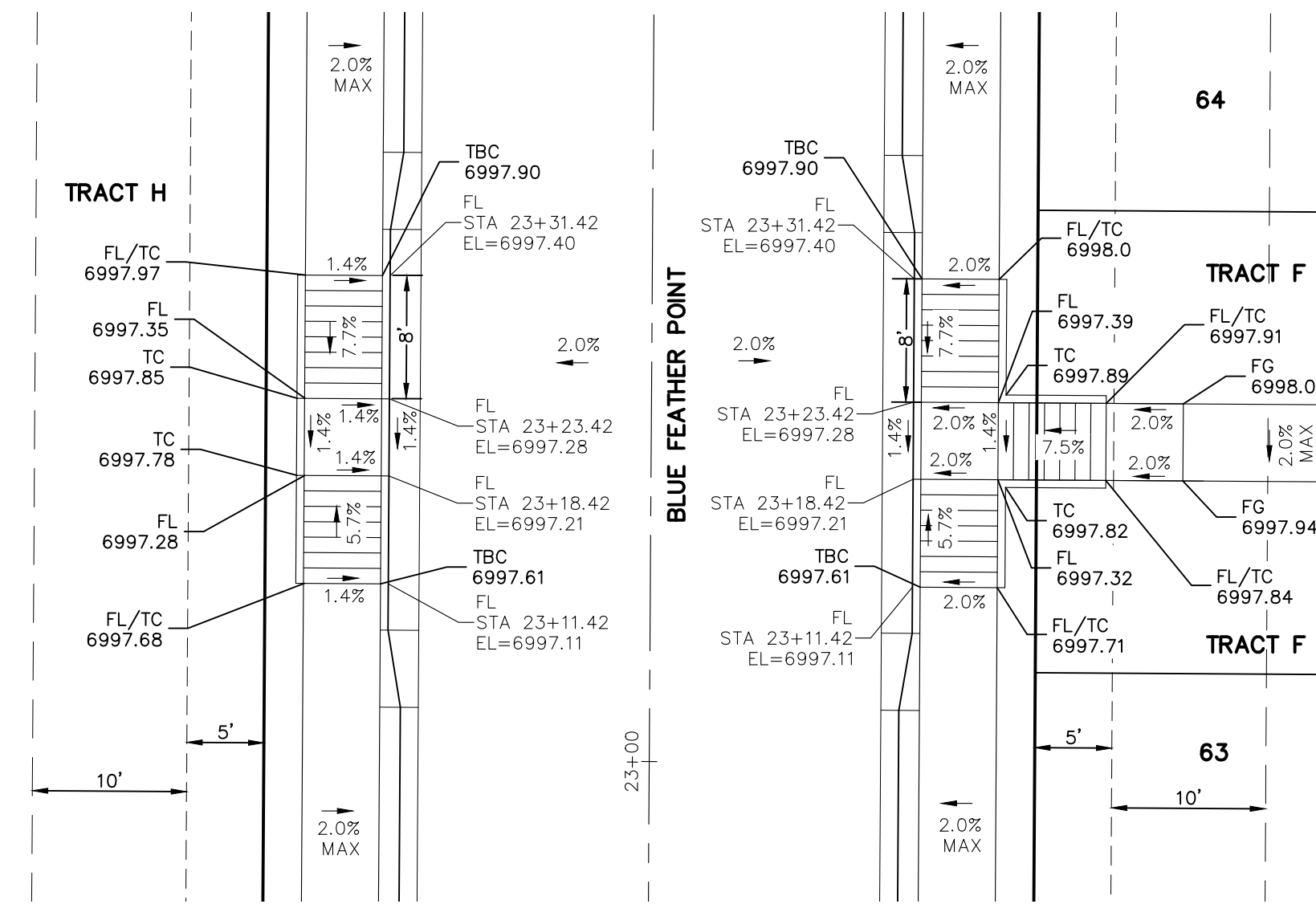
CAUTION

S110
SHEET 10 OF 15



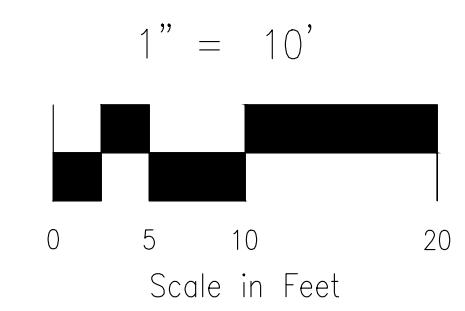
BLUE FEATHER POINT (STA 10+64.99)

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



BLUE FEATHER POINT (STA 23+11.42)

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



212 N. WARSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5865



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

VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 371160

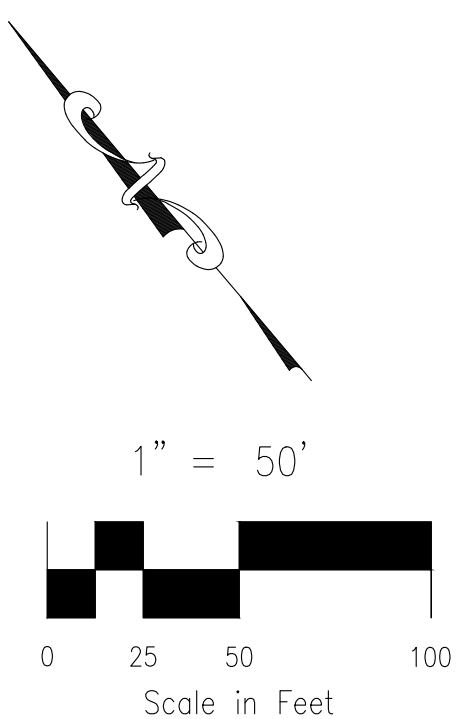
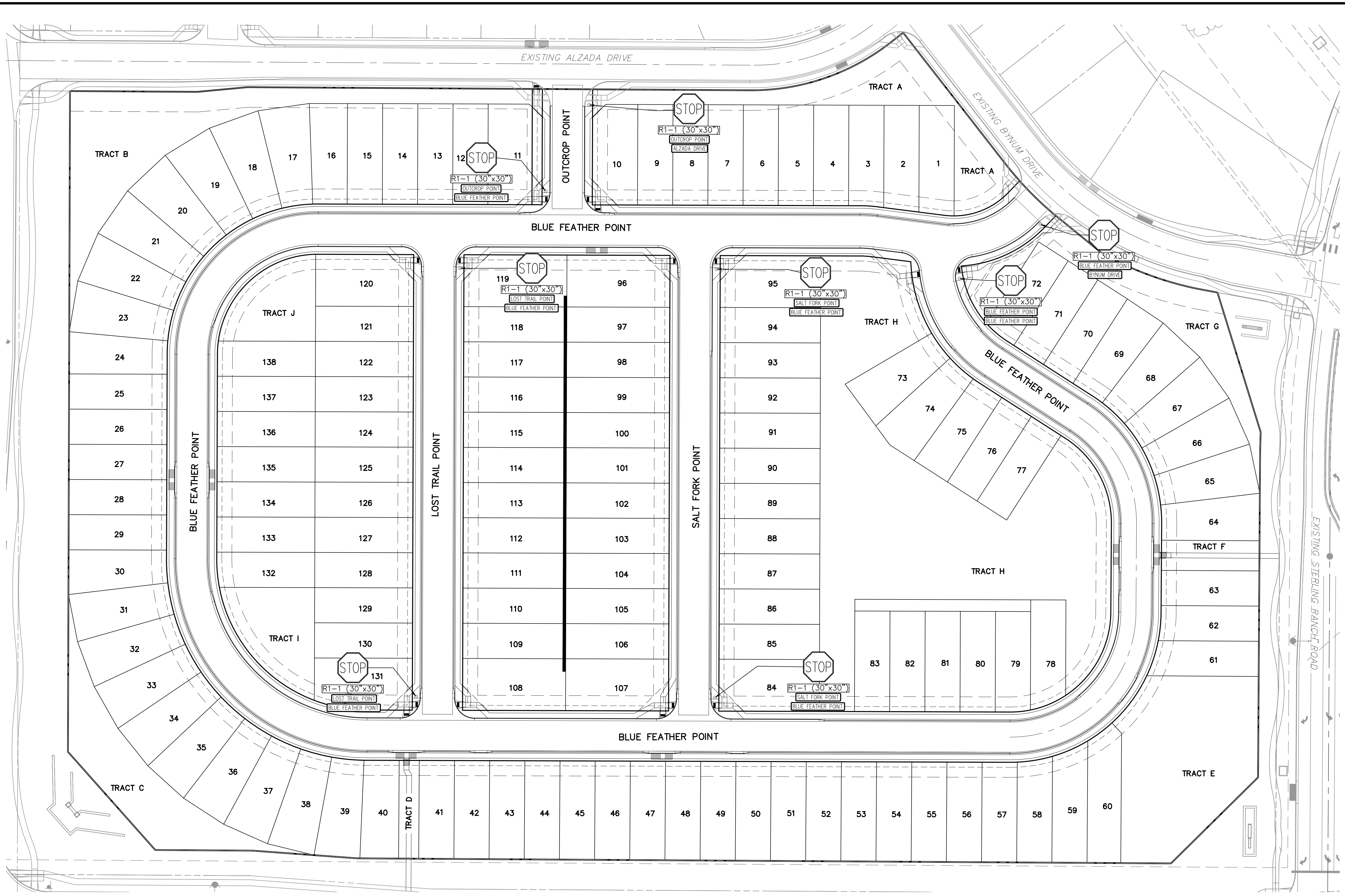
NO.	DATE	BY	DESCRIPTION	APPROVED BY	DATE

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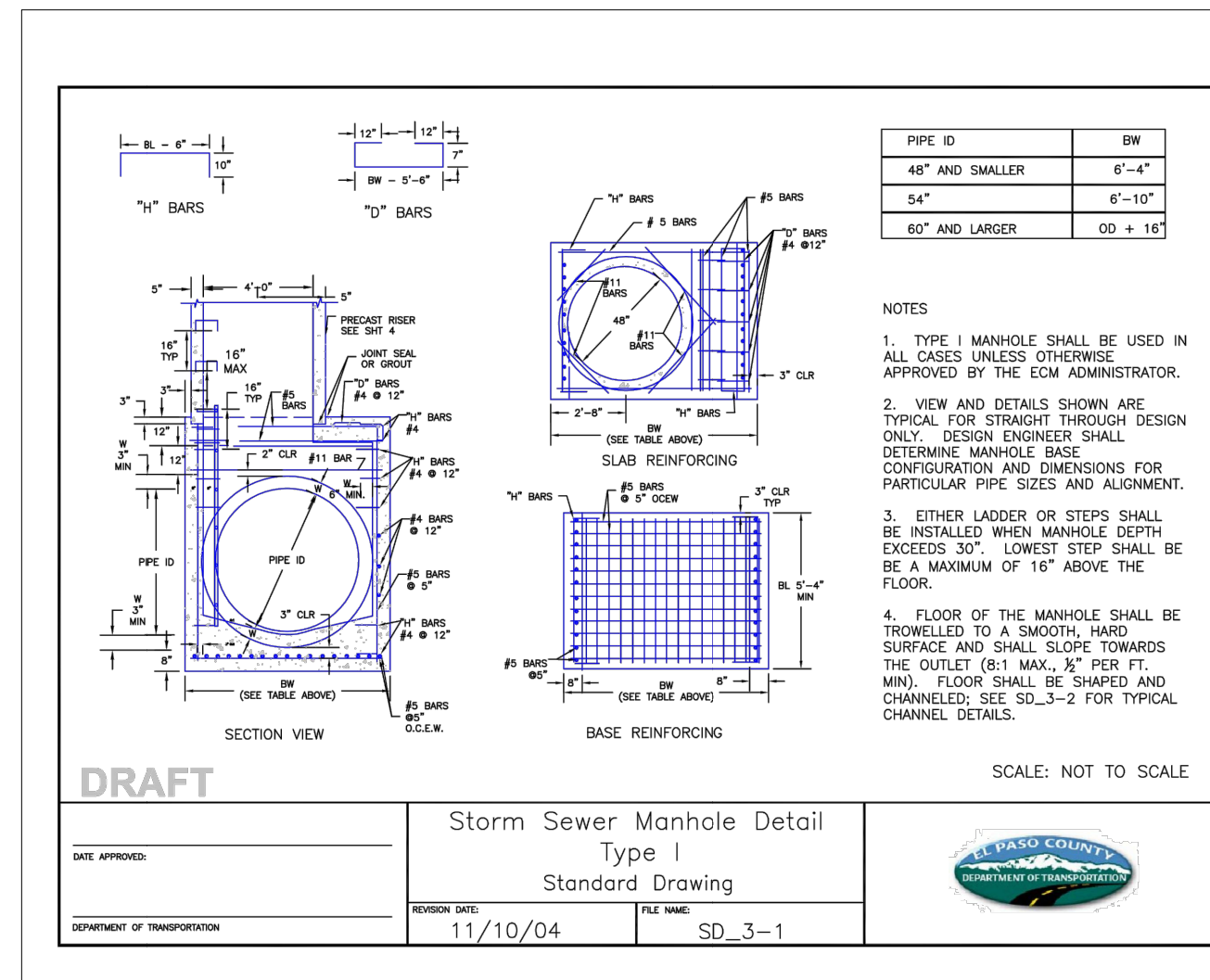
CAUTION

COPPER CHASE AT STERLING RANCH	
INTERSECTION DETAILS	
PROJECT NO. 09-014	DATE: 06/22/2022
DESIGNED BY: CWV	HORIZONTAL: 1"=10'
DRAWN BY: TAU	VERTICAL: N/A
CHECKED BY: DLM	SHEET 11 OF 15
	S111

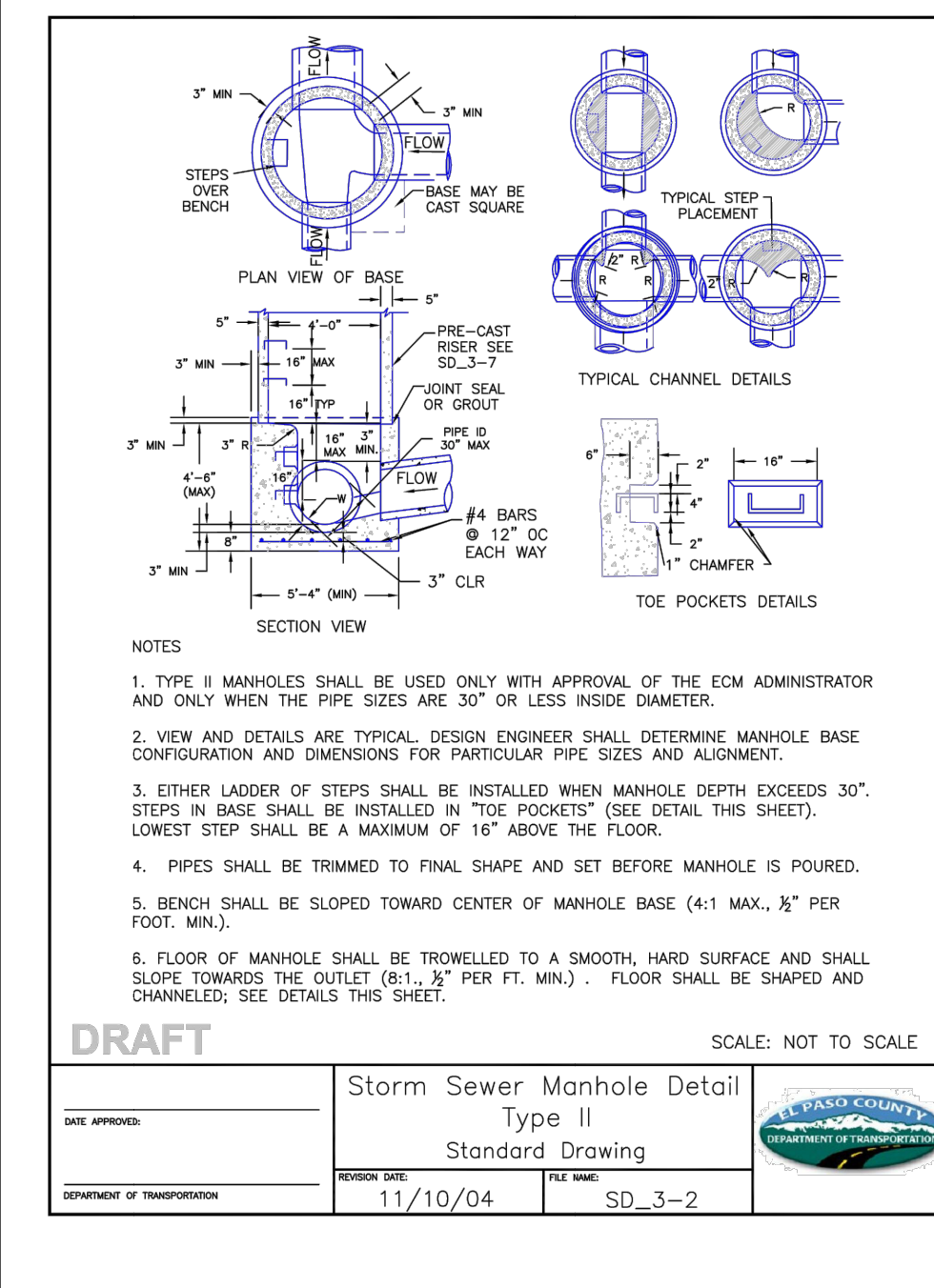
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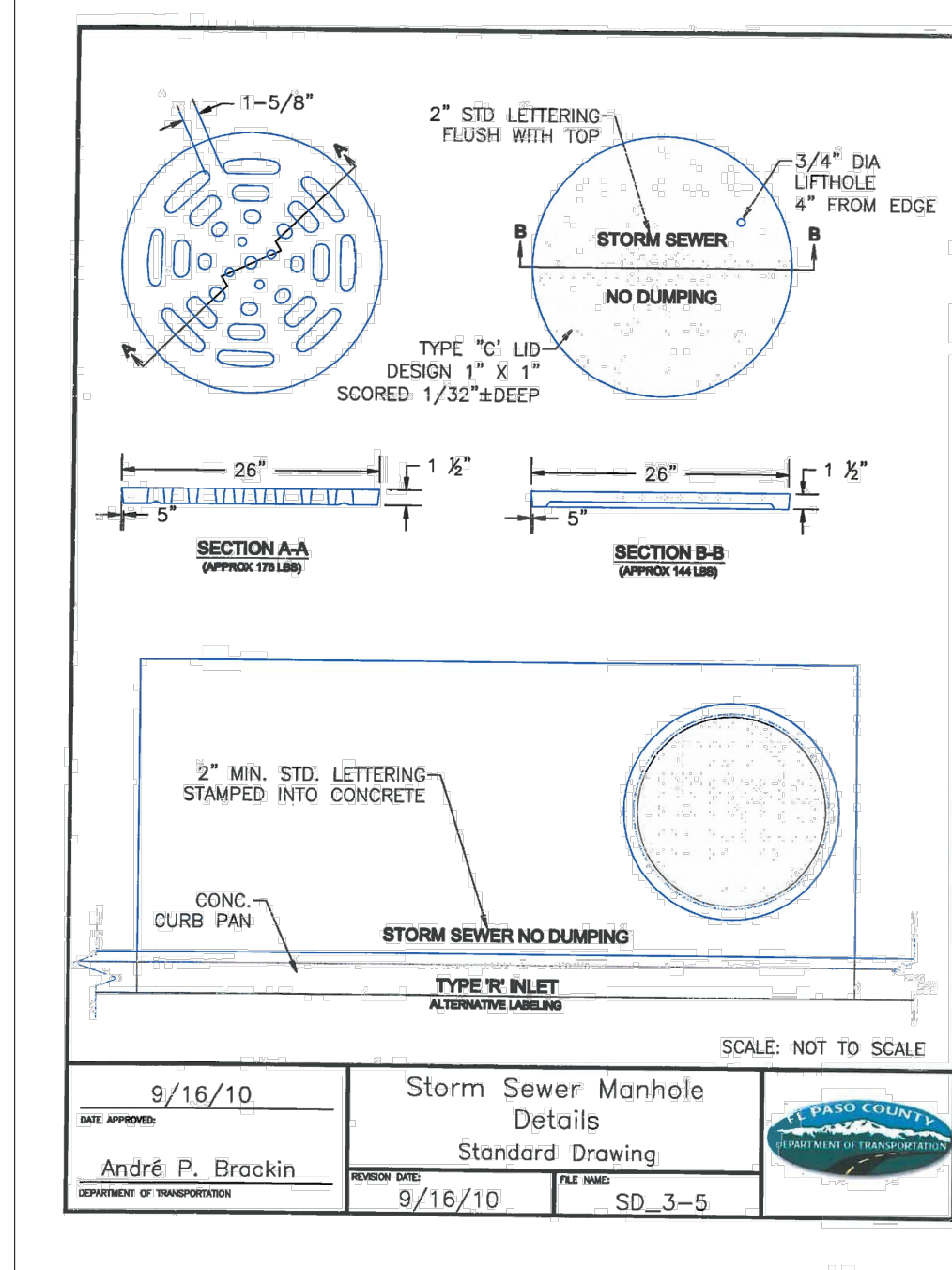
COPPER CHASE AT STERLING RANCH		SIGNAGE AND STRIPING PLAN	
PROJECT NO. 09-014	SCALE: HORIZONTAL: 1"=50'	DATE: 06/22/2022	SHEET 12 OF 15
DESIGNED BY: CWV	DRAWN BY: TAU	CHECKED BY: DLM	S112
212 N. WABATCH AVE., STE 305 COLORADO SPRINGS, CO 80903 PHONE: 719.555.5865			
 M&S CIVIL CONSULTANTS, INC.			
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.			
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160			
REVISIONS:	APPROVED BY:	DATE:	DATE:
NO.	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 PREPARER OF THESE PLANS.			
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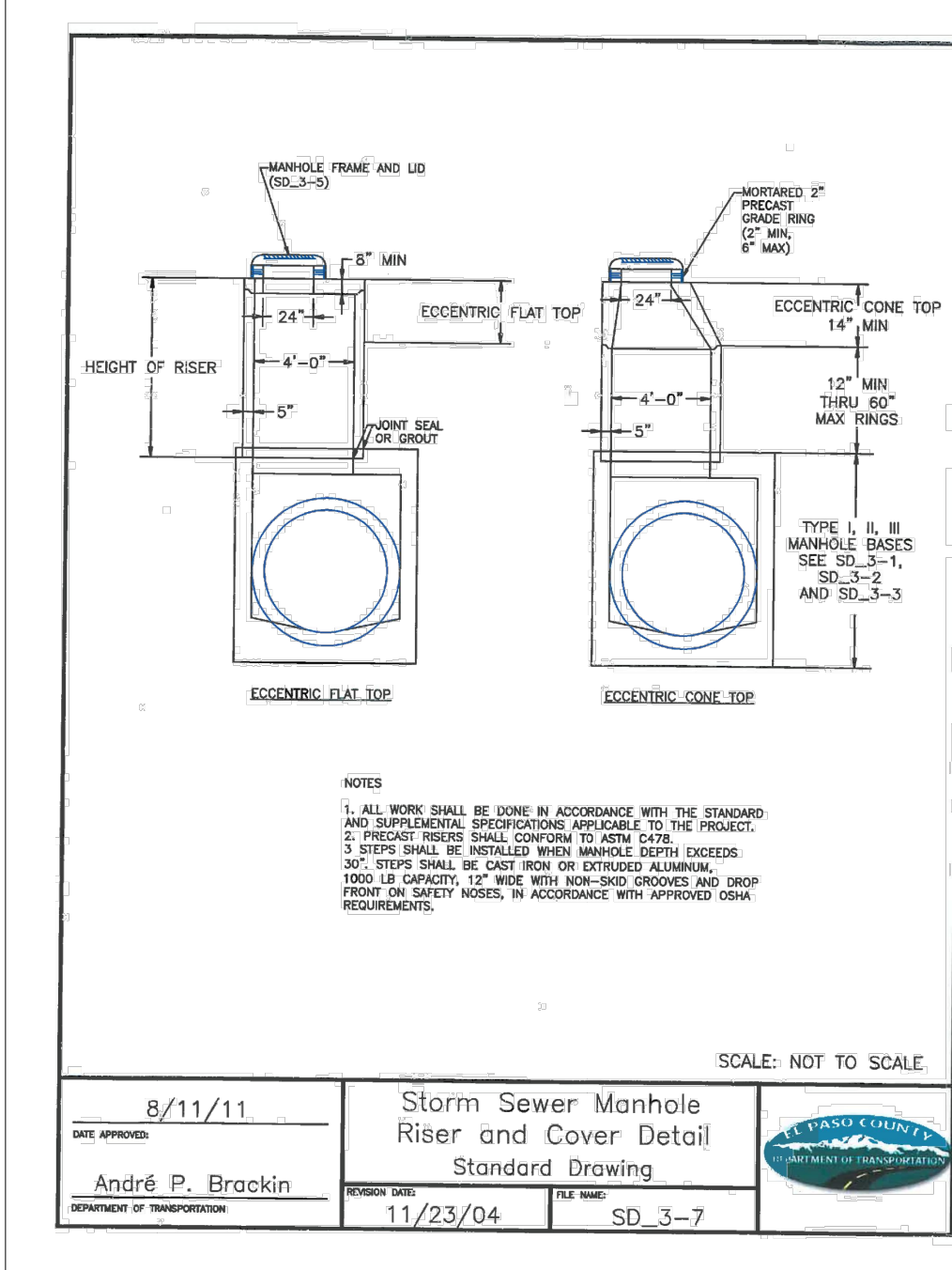
STORM SEWER MANHOLE DETAIL
TYPE I SD 3-1



STORM SEWER MANHOLE DETAIL
TYPE II SD 3-2



STORM SEWER MANHOLE
LID DETAILS SD 3-5



STORM SEWER MANHOLE
RISER AND COVER DETAIL
SD 3-7

**Rinker Materials-Denver Pipe Plant
Curved Alignment Guide - Gasketed RCP**

Diameter	Joint Gap	Wall Thickness	O.D.	Angle	Allowable Full	Min. Radius
(in)	(in)	(in)	(in)	(degrees)	(in)	(feet)
12	0.5	2.25	16	1.8	3.0	128
15	0.5	2.25	19.5	1.5	2.5	158
18	0.5	2.5	23	1.2	2.1	184
24	0.5	2.75	29.5	1.0	1.6	238
30	0.563	3.5	37	0.9	1.5	283
36	0.625	4	44	0.8	1.4	282
42	0.688	4.5	51	0.8	1.3	297
48	0.75	5	58	0.7	1.2	309
54	0.75	6.25	66.5	0.8	1.1	355
60	0.75	6.75	73.5	0.6	1.0	392
66	0.75	7.25	80.5	0.5	0.9	429
72	0.75	7.75	87.5	0.5	0.8	467
84	0.75	8.75	101.5	0.4	0.7	541
90	0.75	9.25	108.5	0.4	0.7	579
96	0.75	9.75	115.5	0.4	0.6	616

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

COPPER CHASE AT STERLING RANCH
STORM SEWER DETAILS

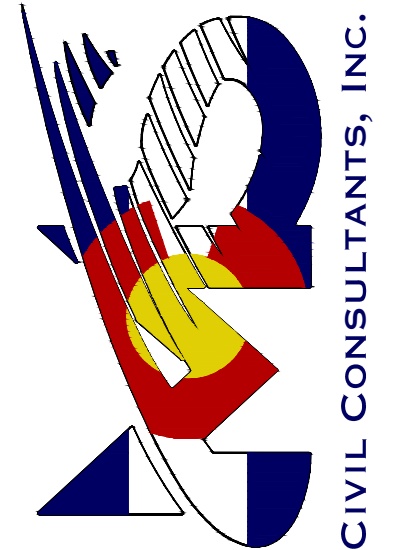
PROJECT NO. 09-014
SCALE: HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

DATE: 06/22/2022

DESIGNED BY: CWJ
DRAWN BY: TAU
CHECKED BY: DLM

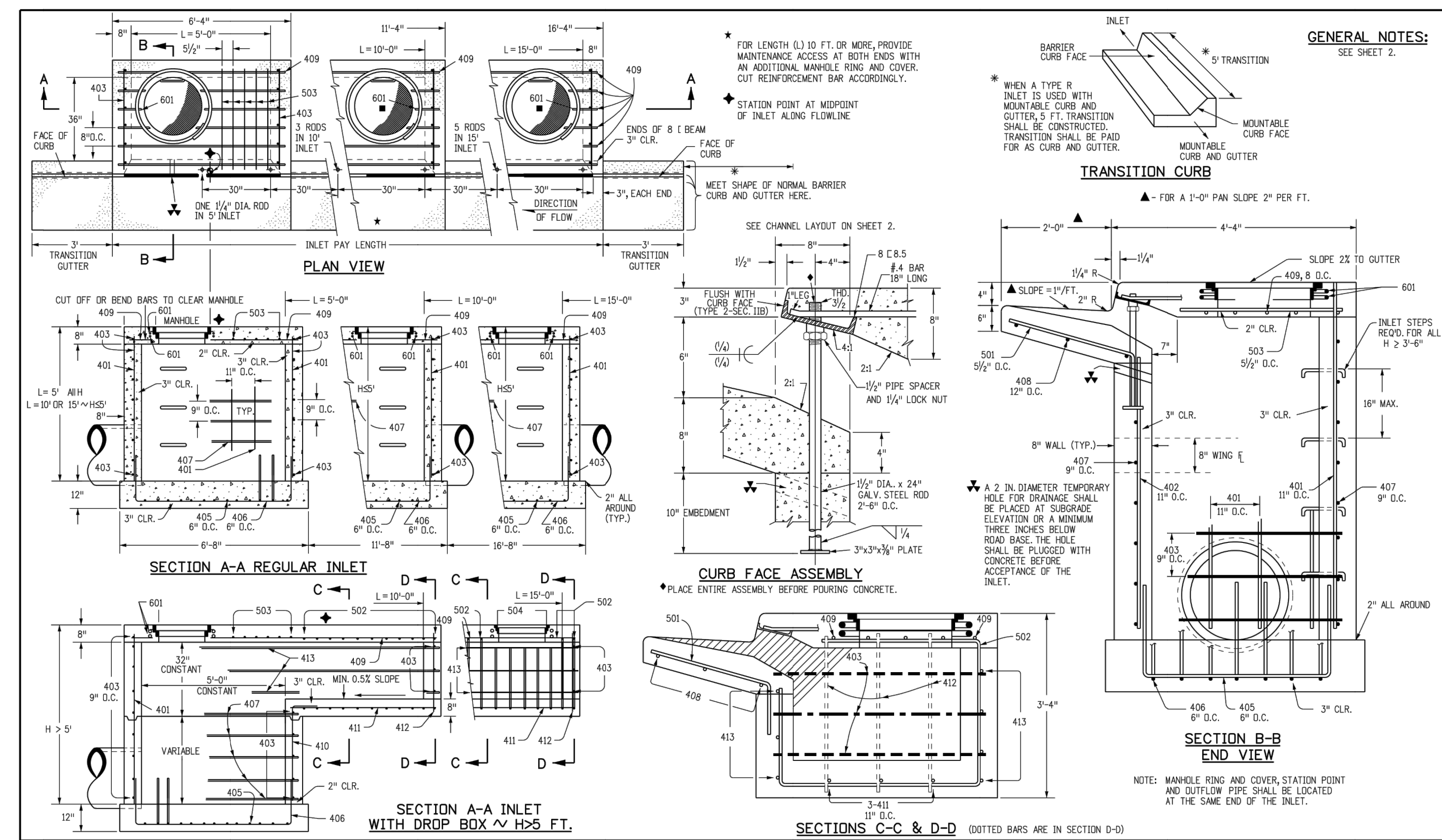
SHEET 13 OF 15
ST01

2120 N. WASHBURN AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5465



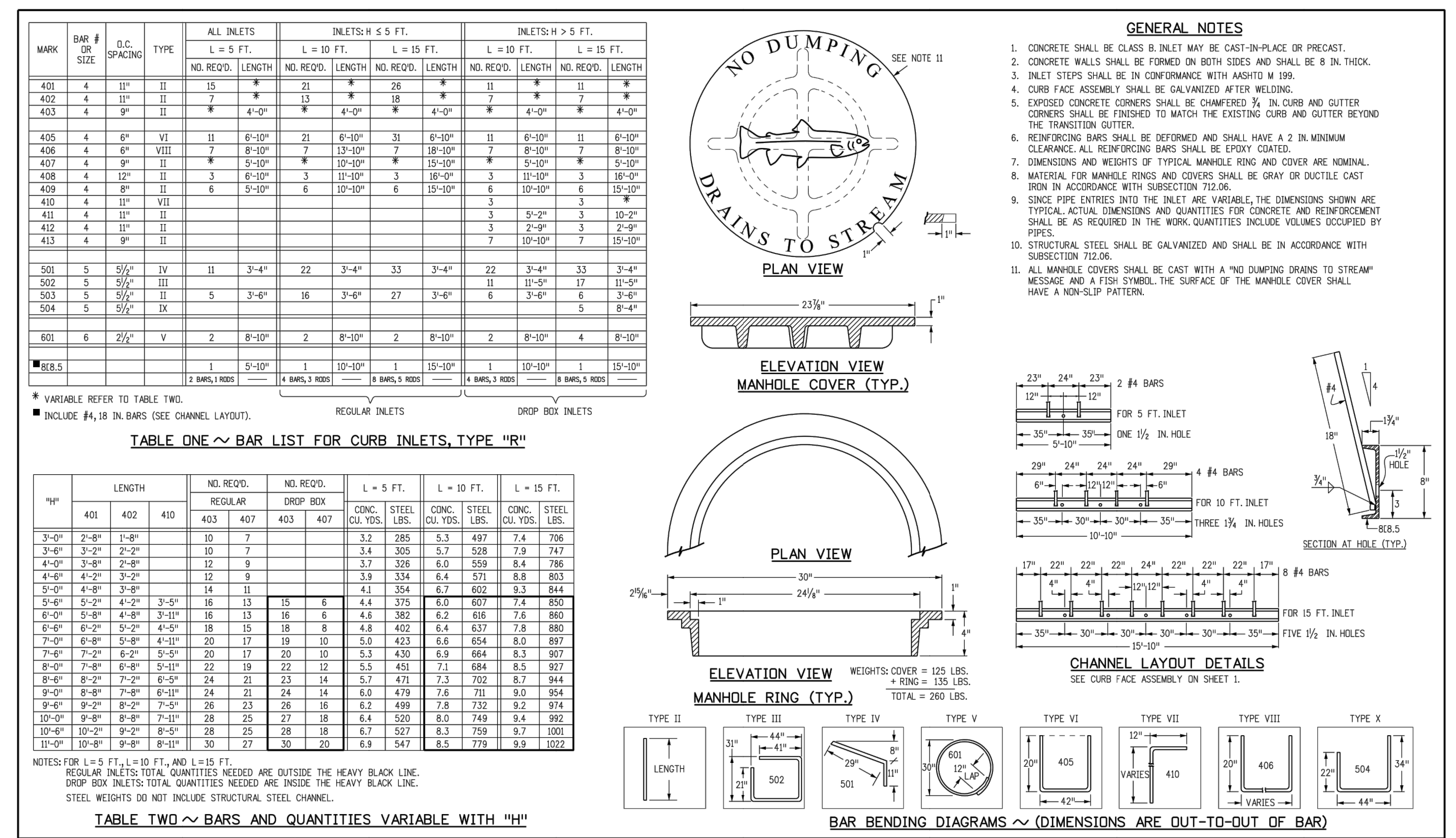
FOR AND ON BEHALF OF
MKS CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 371160



CDOT CURB INLET TYPE R DETAIL
STD. NO. M-604-12 SHEET 1

Include detail for beehive inlet



CDOT CURB INLET TYPE R DETAIL
STD. NO. M-604-12 SHEET 2

REVISIONS: NO. DATE: BY: DESCRIPTION:

DATE: 06/22/2022

DESIGNED BY: CWJ
DRAWN BY: TAU
CHECKED BY: DLM

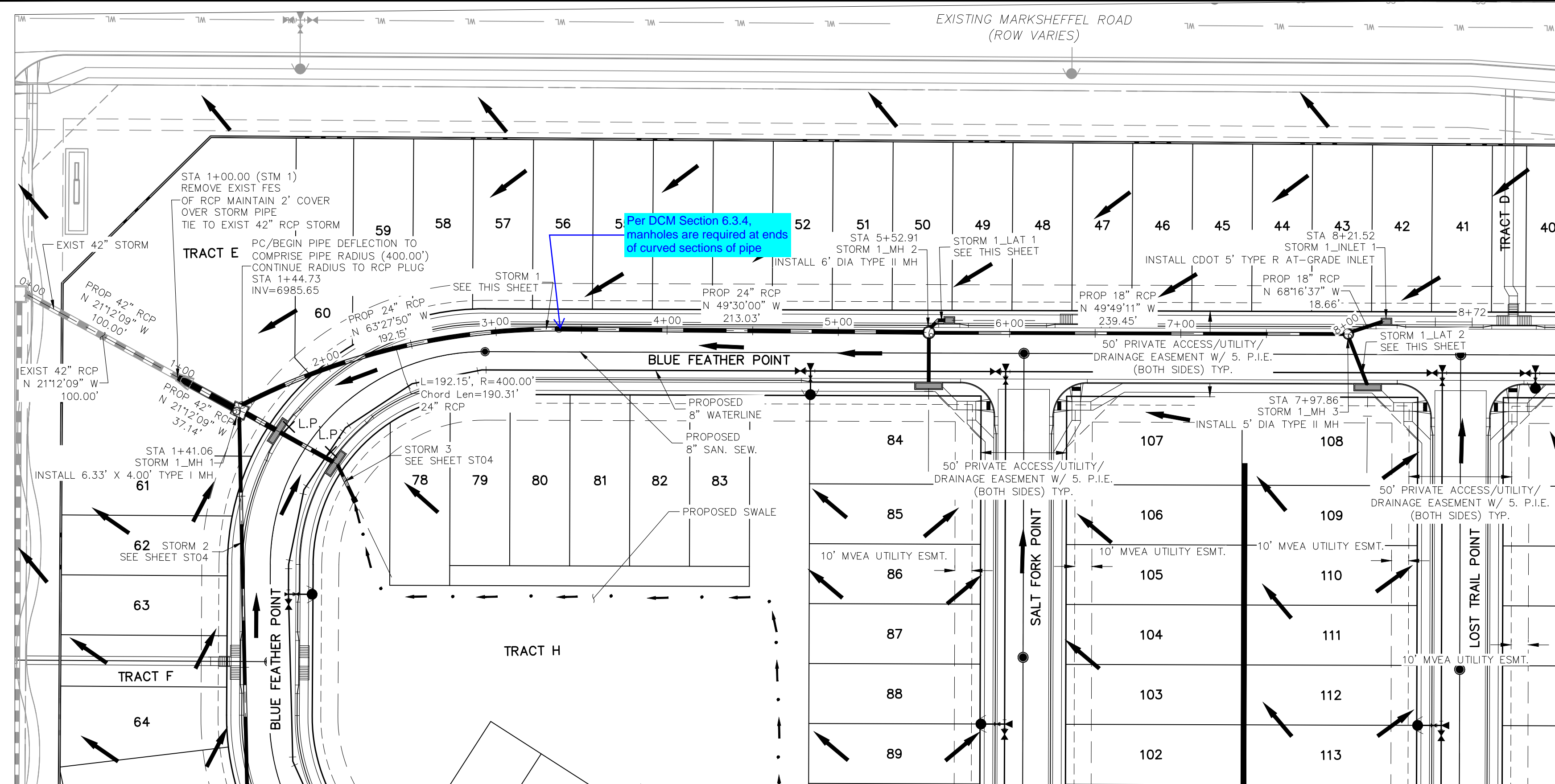
FOR AND ON BEHALF OF
MKS CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 371160

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

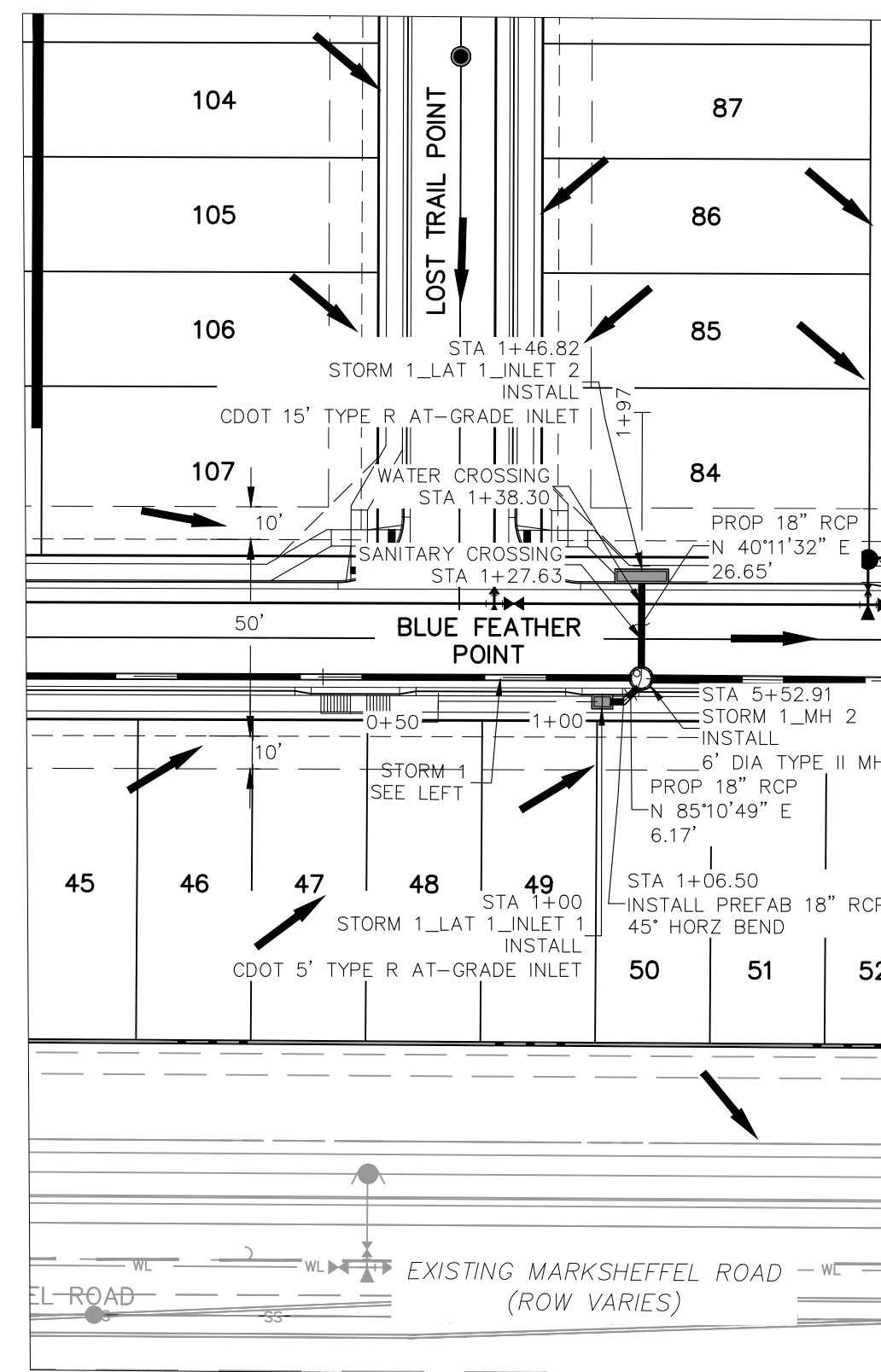
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARE OF THESE PLANS.

CAUTION

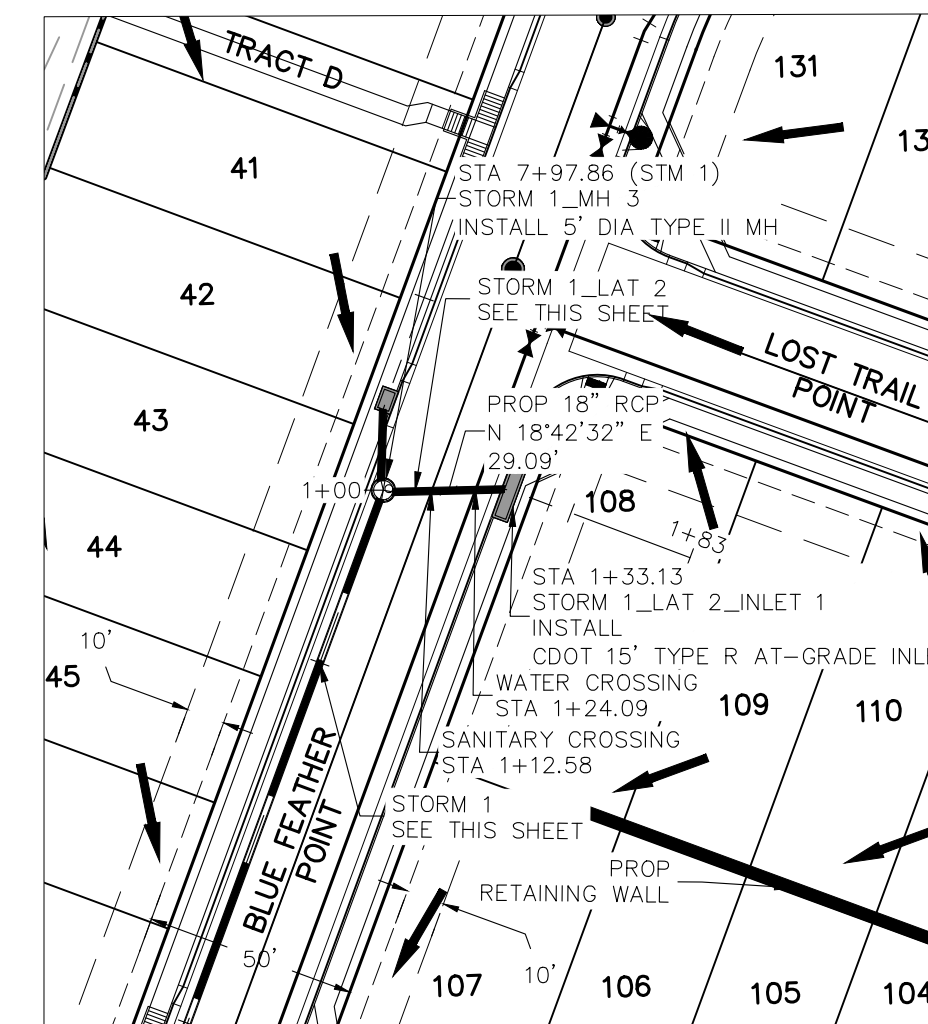


**STORM 1
STA 0+00.00 TO STA 8+21.52**

Provide keymap

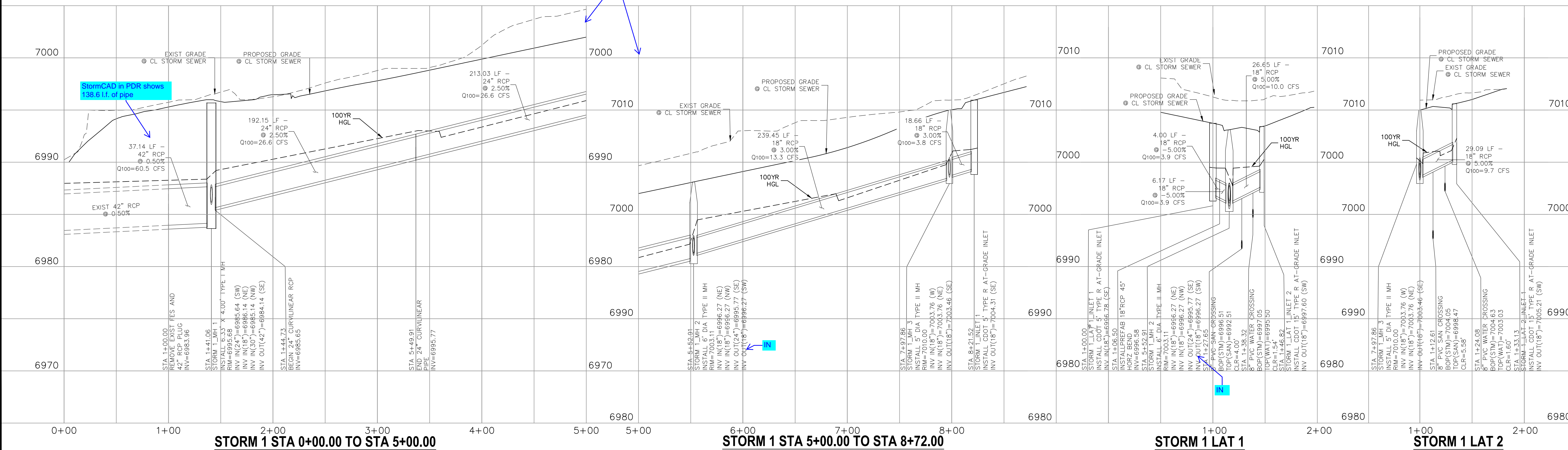
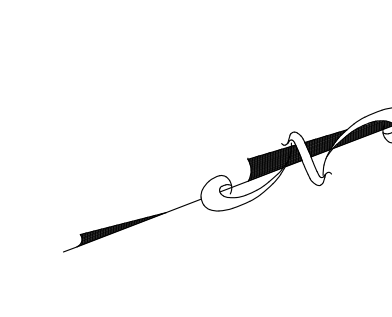
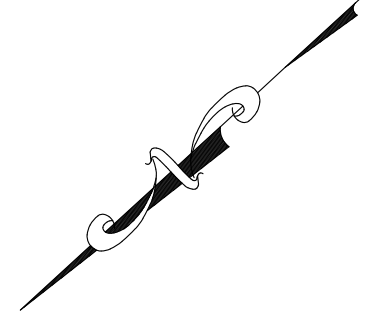
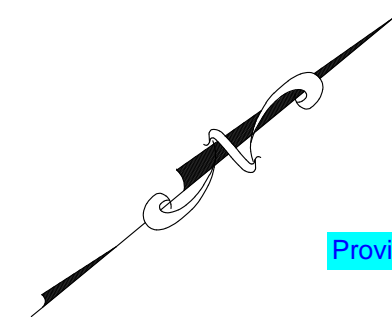
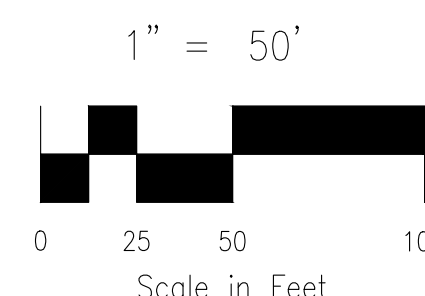


**STORM 1 LAT 1
STA 1+00.00 TO STA 1+46.82**



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

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



STORM 1 STA 0+00.00 TO STA 5+00.00

STORM 1 STA 5+00.00 TO STA 8+21.52

STORM 1 LAT 1

STORM 1 LAT 2

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

FOR AND ON BEHALF OF
MKS CIVIL CONSULTANTS, INC.

REV. NO.	DATE	BY	DESCRIPTION	APPROV'D. 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 PREPARE OF THESE PLANS.

CAUTION

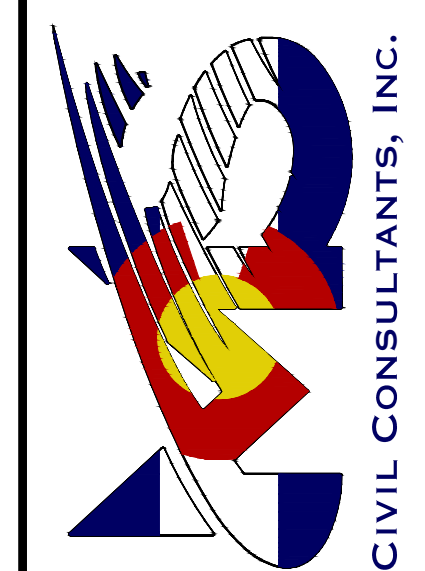
COPPER CHASE AT STERLING RANCH
STORM SEWER PLAN & PROFILE

PROJECT NO. 09-014
SCALE: HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

DESIGNED BY: CW
DRAWN BY: TAU
CHECKED BY: DLM

DATE: 1/6/2022
SHEET 14 OF 15
ST02

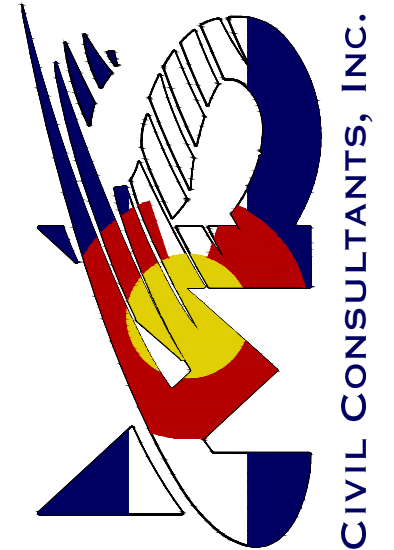
212 N. WABATCH AVE, STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5465



FOR AND ON BEHALF OF
MKS CIVIL CONSULTANTS, INC.

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
 STORM SEWER PLAN & PROFILE
 PROJECT NO. 09-014
 SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
 DESIGNED BY: CW
 DRAWN BY: TAU
 CHECKED BY: DLM
 DATE: 06/22/2022
 SHEET 15 OF 15
 ST03

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

 CIVIL CONSULTANTS, INC.

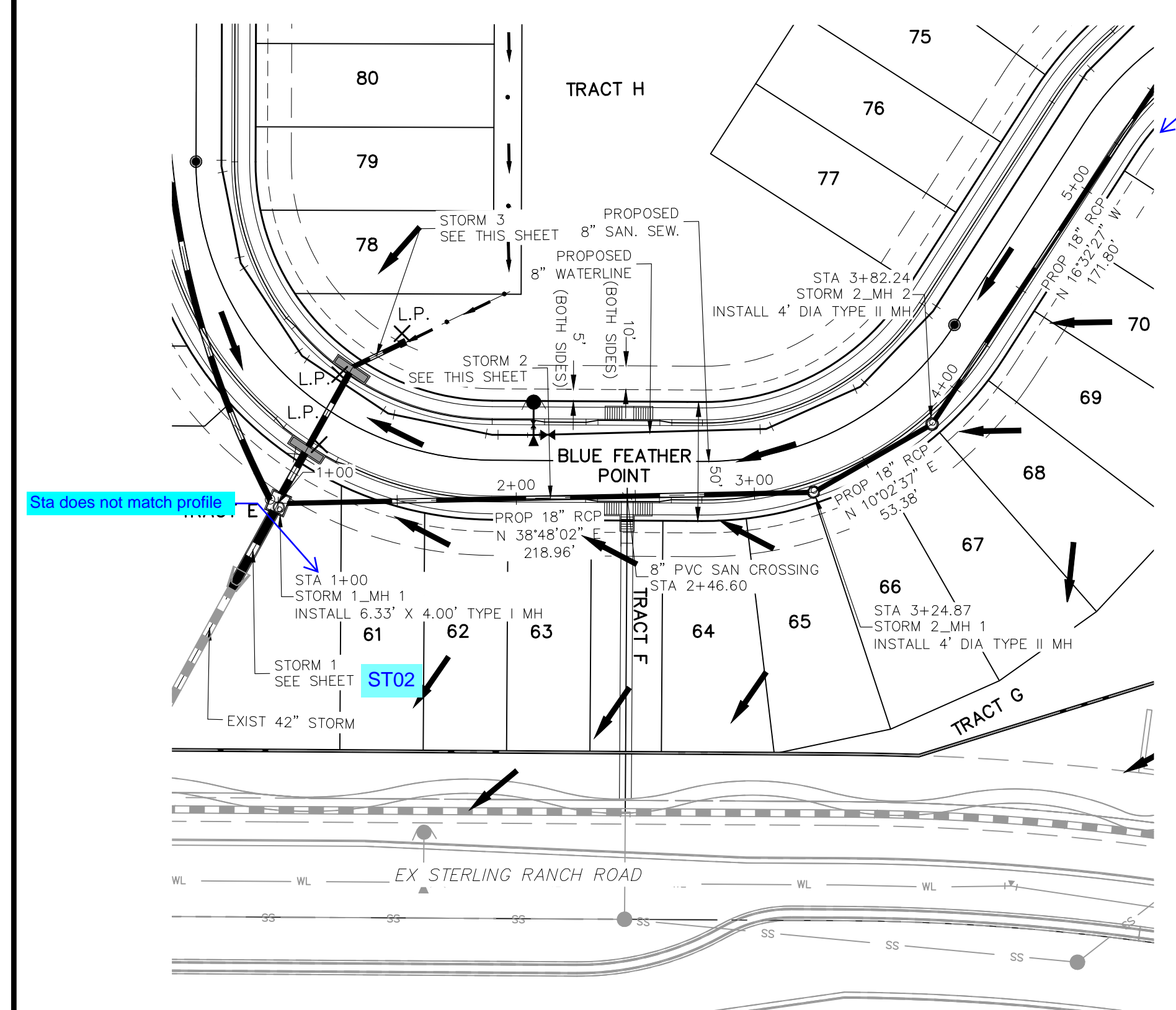
FOR AND ON BEHALF OF
 MKS CIVIL CONSULTANTS, INC.

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

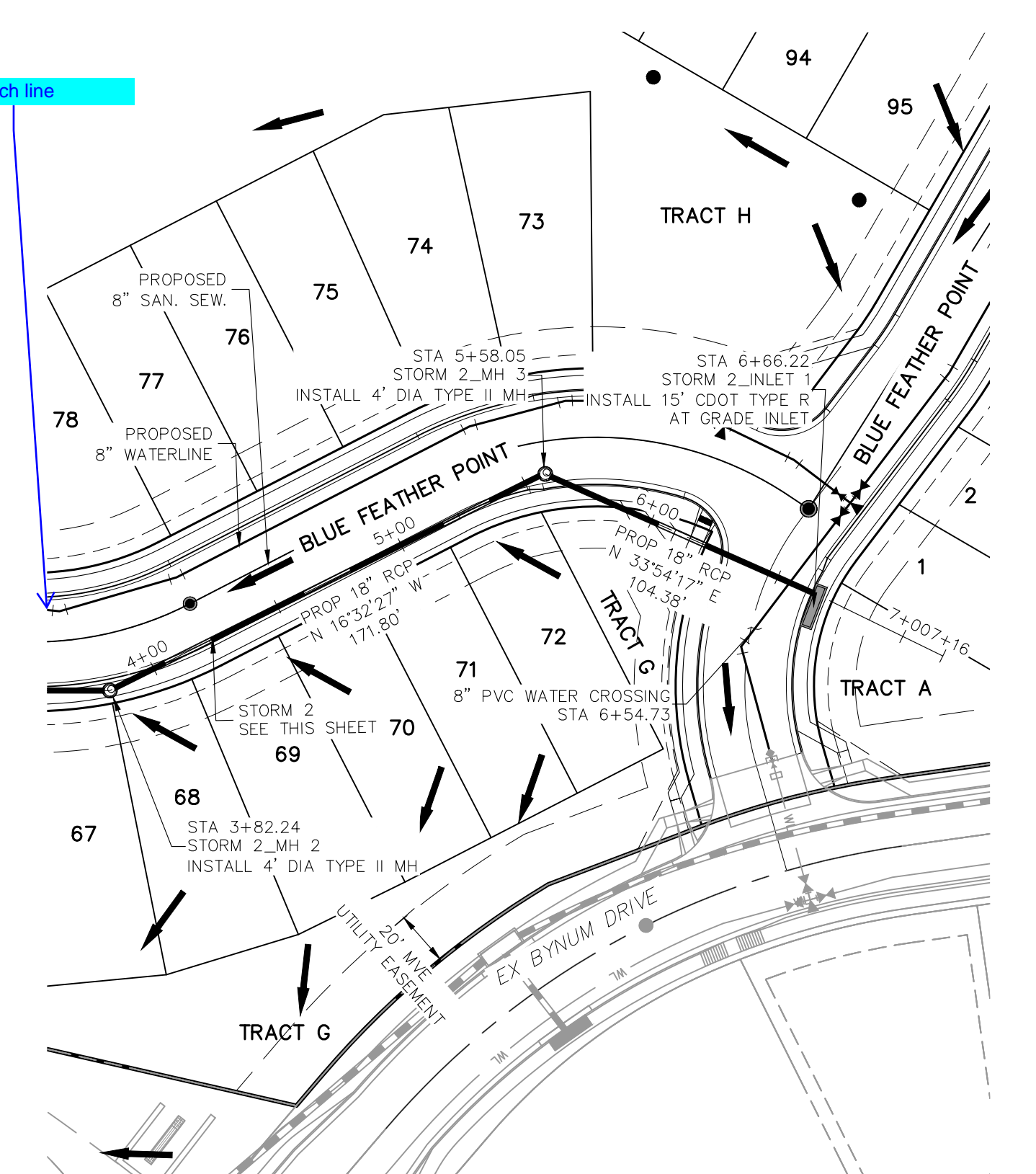
REV.	NO.	DATE	BY	DESCRIPTION

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 PREPARE OF THESE PLANS.

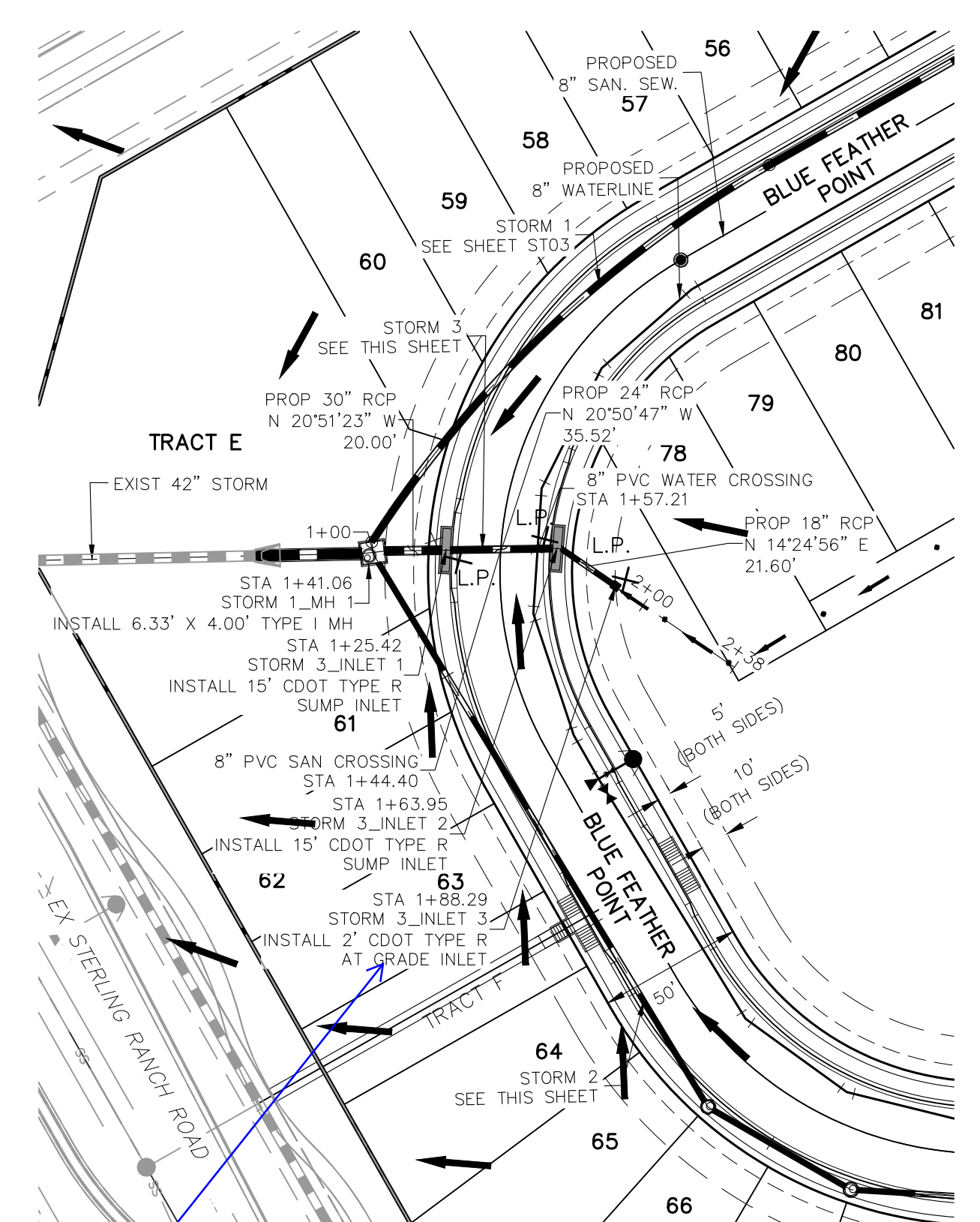
CAUTION



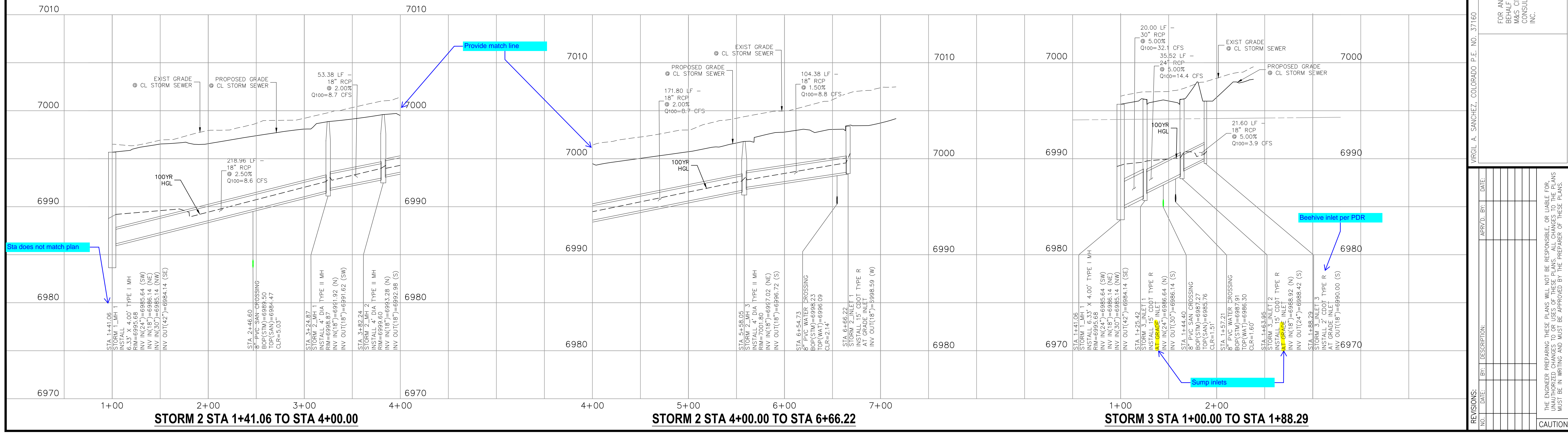
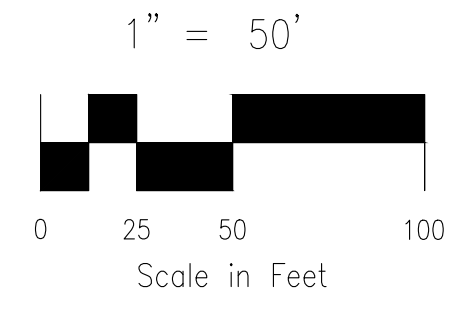
STORM 2
 STA 1+41.06 TO STA 4+00.00



STORM 2
 STA 4+00.00 TO STA 6+66.22



STORM 3
 STA 1+00.00 TO STA 1+88.29



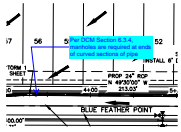
STORM 2 STA 1+41.06 TO STA 4+00.00

STORM 2 STA 4+00.00 TO STA 6+66.22

STORM 3 STA 1+00.00 TO STA 1+88.29

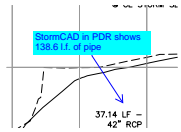
Street & Storm CD's_v2.pdf Markup Summary

Callout (14)



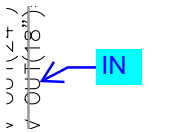
Subject: Callout
Page Label: [14] 14 ST02
Author: CDurham
Date: 11/14/2022 10:30:07 AM
Status:
Color: ■
Layer:
Space:

Per DCM Section 6.3.4, manholes are required at ends of curved sections of pipe



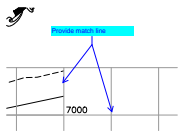
Subject: Callout
Page Label: [14] 14 ST02
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Date: 11/14/2022 10:30:28 AM
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StormCAD in PDR shows 138.6 l.f. of pipe



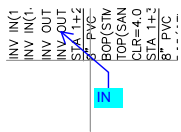
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IN



Subject: Callout
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Author: CDurham
Date: 11/14/2022 10:31:10 AM
Status:
Color: ■
Layer:
Space:

Provide match line



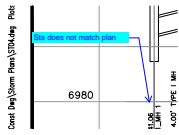
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IN



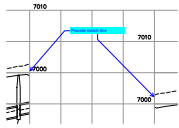
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Page Label: [15] 15 ST03
Author: CDurham
Date: 11/14/2022 10:32:21 AM
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Color: ■
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Space:

Sta does not match profile



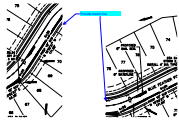
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Page Label: [15] 15 ST03
Author: CDurham
Date: 11/14/2022 10:32:39 AM
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Space:

Sta does not match plan



Subject: Callout
Page Label: [15] 15 ST03
Author: CDurham
Date: 11/14/2022 10:33:03 AM
Status:
Color: ■
Layer:
Space:

Provide match line



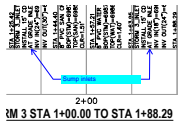
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Provide match line



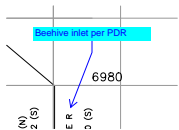
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Page Label: [15] 15 ST03
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Date: 11/14/2022 10:34:07 AM
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Space:

Bee hive inlet per PDR



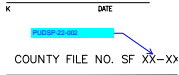
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Sump inlets



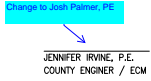
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Date: 11/14/2022 10:34:52 AM
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Layer:
Space:

Beehive inlet per PDR



Subject: Callout
Page Label: [1] SI01
Author: CDurham
Date: 11/14/2022 7:46:44 AM
Status:
Color: ■
Layer:
Space:

PUDSP-22-002



Subject: Callout
Page Label: [1] SI01
Author: CDurham
Date: 11/14/2022 7:47:00 AM
Status:
Color: ■
Layer:
Space:

Change to Josh Palmer, PE

CD-Developer (1)



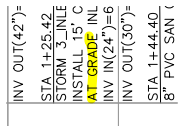
Subject: CD-Developer
Page Label: [1] SI01
Author: CDurham
Date: 11/14/2022 8:02:35 AM
Status:
Color: ■
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Space:

Owner/Developer's Statement:

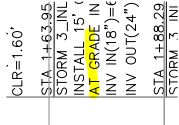
I, the owner/developer have read and will comply with the requirements of the grading and erosion control plan and all of the requirements specified in these detailed plans and specifications.

 [Name, Title]
 Date
 [Business Name]
 [Address]

Highlight (2)

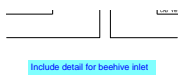


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Page Label: [15] 15 ST03
Author: CDurham
Date: 11/14/2022 10:34:38 AM
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Color: ■
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Subject: Highlight
Page Label: [15] 15 ST03
Author: CDurham
Date: 11/14/2022 10:34:41 AM
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Color: ■
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Space:

Text Box (4)



Subject: Text Box
Page Label: [13] 13 ST01
Author: CDurham
Date: 11/14/2022 10:28:49 AM
Status:
Color: ■
Layer:
Space:

Include detail for beehive inlet

Provide keymap

Subject: Text Box
Page Label: [14] 14 ST02
Author: CDurham
Date: 11/14/2022 10:29:15 AM
Status:
Color: ■
Layer:
Space:

Provide keymap

ST02

Subject: Text Box
Page Label: [15] 15 ST03
Author: CDurham
Date: 11/14/2022 10:33:49 AM
Status:
Color: ■
Layer:
Space:

ST02

COIN
CO

Subject: Text Box
Page Label: [1] SI01
Author: CDurham
Date: 11/14/2022 7:54:45 AM
Status:
Color: ■
Layer:
Space:

NOTE: Roadway design will be reviewed during
Final Plat submittal.