

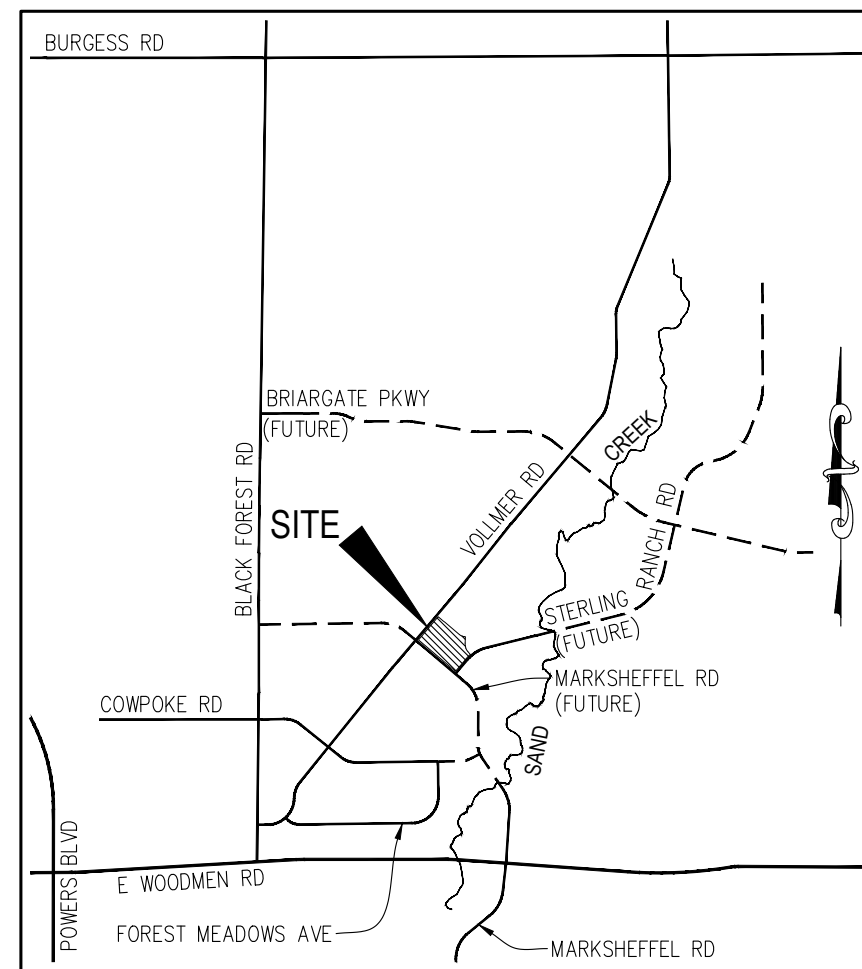
# COPPER CHASE AT STERLING RANCH

## COUNTY OF EL PASO, STATE OF COLORADO

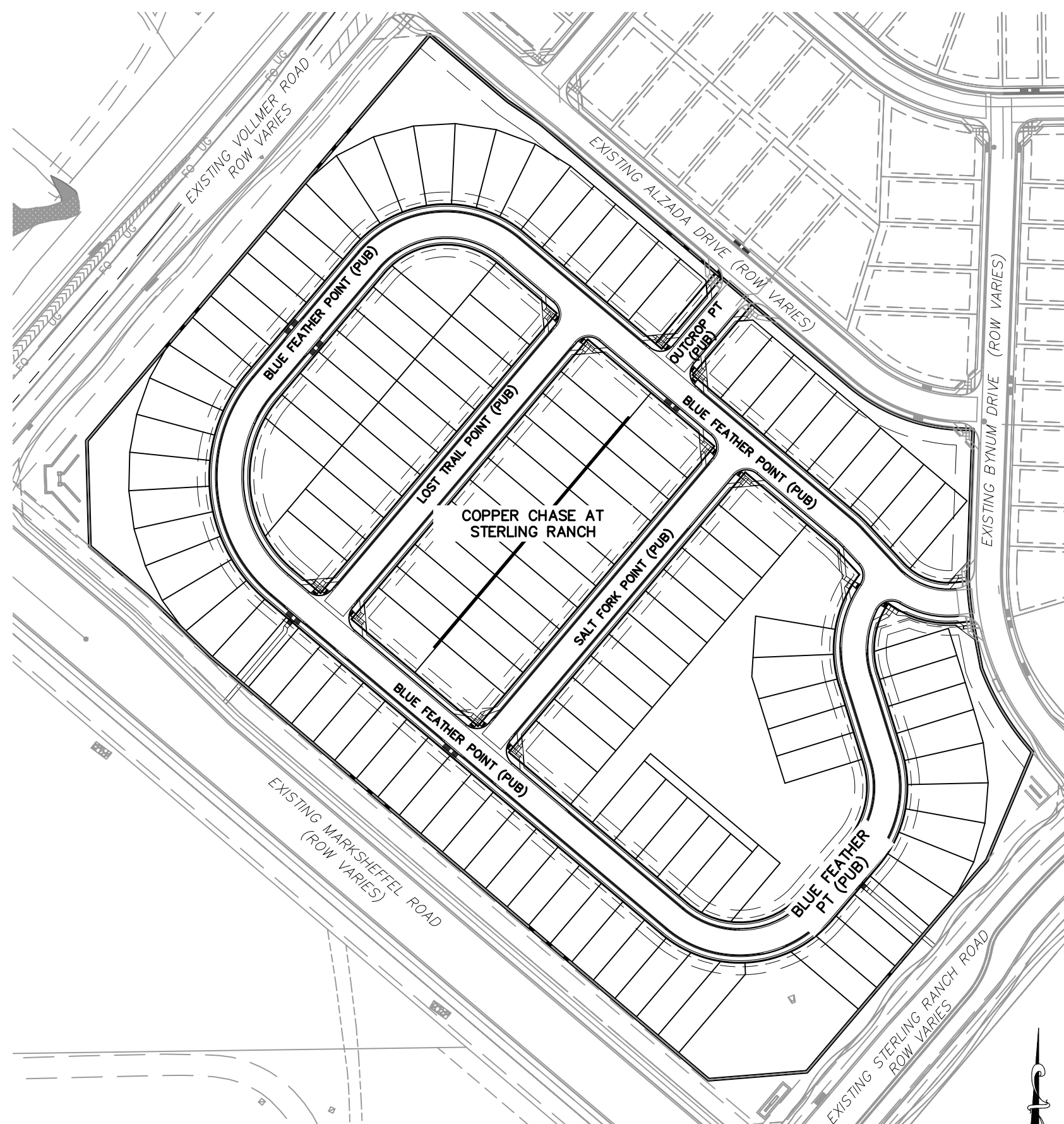
# CONSTRUCTION PLANS

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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SHEET 5	STREET PLAN & PROFILE - BLUE FEATHER POINT	STA 10+00.00 TO 14+00.00	
SHEET 6	STREET PLAN & PROFILE - BLUE FEATHER POINT	STA 14+00.00 TO 21+00.00	
SHEET 7	STREET PLAN & PROFILE - BLUE FEATHER POINT	STA 21+00.00 TO 24+00.00	
SHEET 8	STREET PLAN & PROFILE - BLUE FEATHER POINT	STA 24+00.00 TO 27+20.51	
SHEET 9	STREET PLAN & PROFILE - LOST TRAIL POINT	STA 0+00.00 TO 1+65.06	
SHEET 10	STREET PLAN & PROFILE - LOST TRAIL POINT	STA 0+00.00 TO 5+03.23	
SHEET 11	STREET PLAN & PROFILE - SALT FORK POINT	STA 0+00.00 TO 5+03.23	
SHEET 12	INTERSECTION DETAILS		
SHEET 13	INTERSECTION DETAILS		
SHEET 14	INTERSECTION DETAILS		
SHEET 15	SIGNAGE AND STRIPING PLAN		
SHEET 13	STORM SEWER DETAILS		
SHEET 14	STORM SEWER PLAN AND PROFILE - STORM 1	STA 0+00.00 TO 8+72.00	
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	- STORM 1_LAT 2	STA 1+00.00 TO 1+83.00	
SHEET 15	STORM SEWER PLAN AND PROFILE - 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 BYE THIS HAS BEEN CHANGED TO DATE  
CHALLENGER READ THE CORRECT STATEMENT  
AS SHOWN ABOVE.

**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.

THIS HAS BEEN CHANGED TO JOSH PALMER, PE

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 BLACK FOREST FIRE PROTECTION DISTRICT THIS HAS BEEN CHANGED TO PUDSP-22-022

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

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

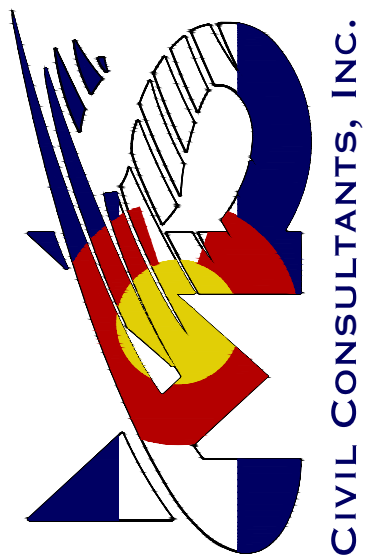
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

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

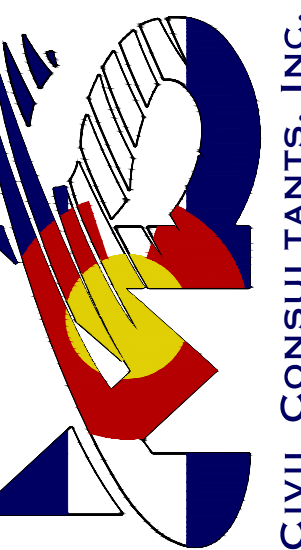
CONSTRUCTION NOTES

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



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

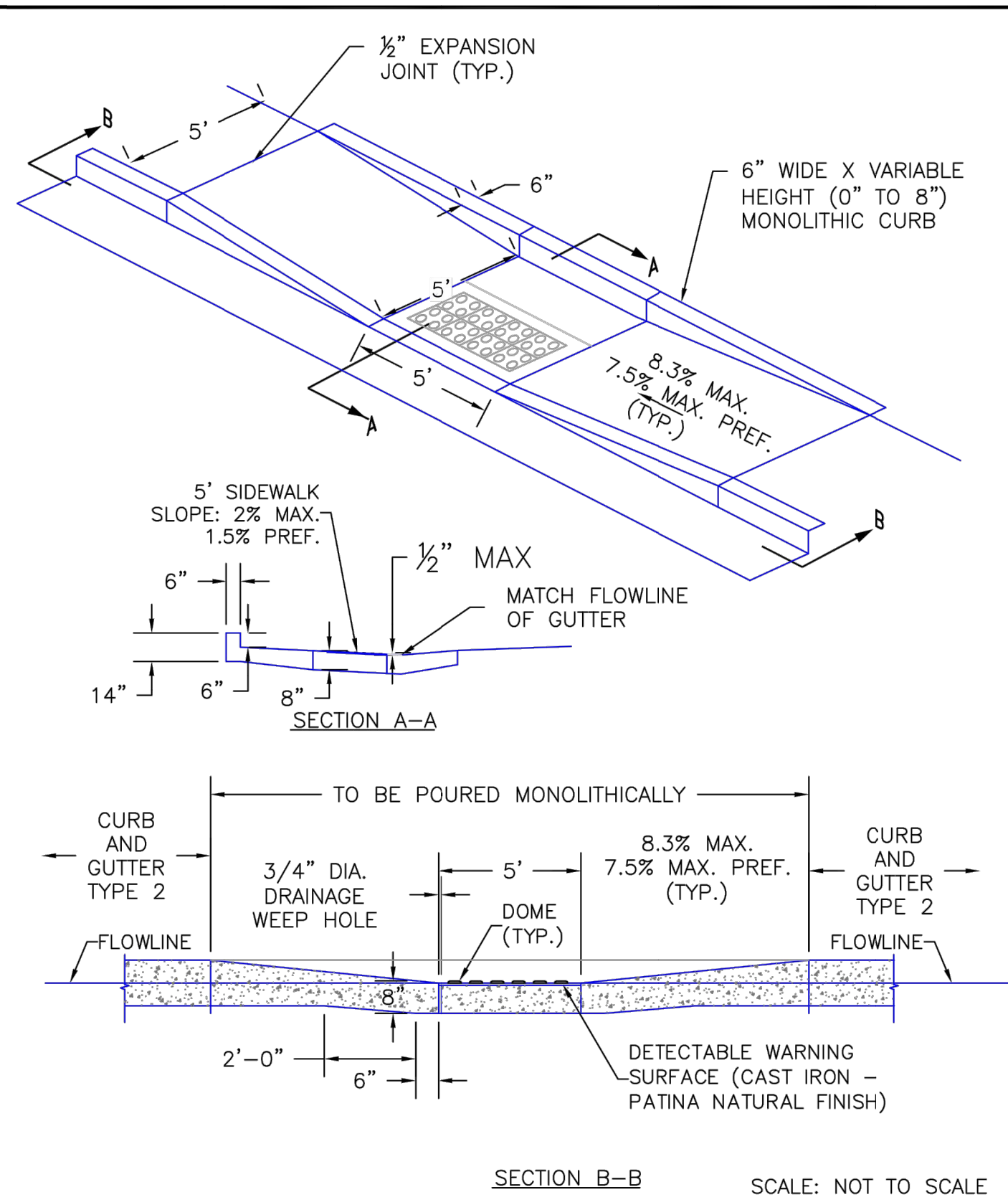
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160

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

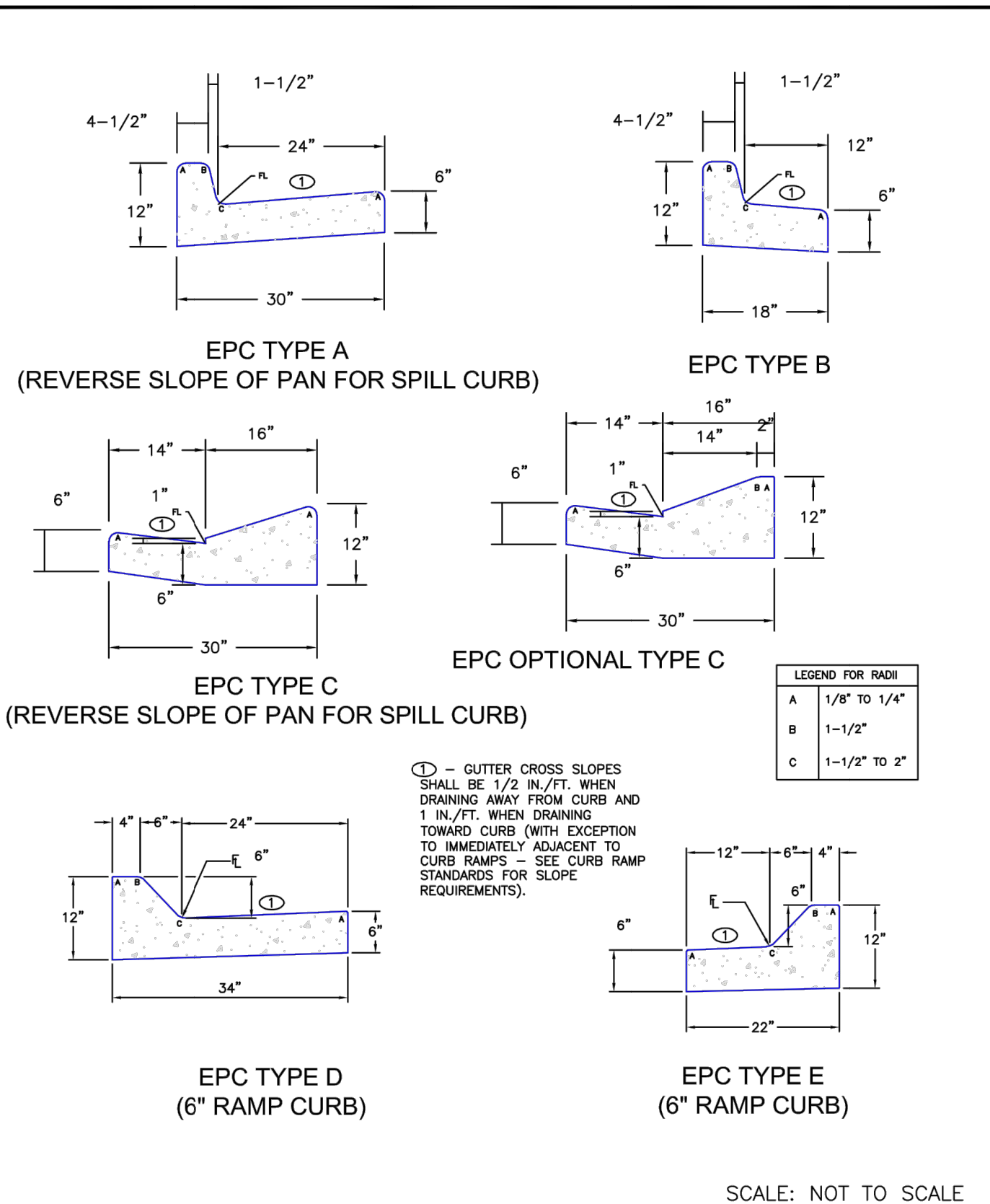
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CAUTION

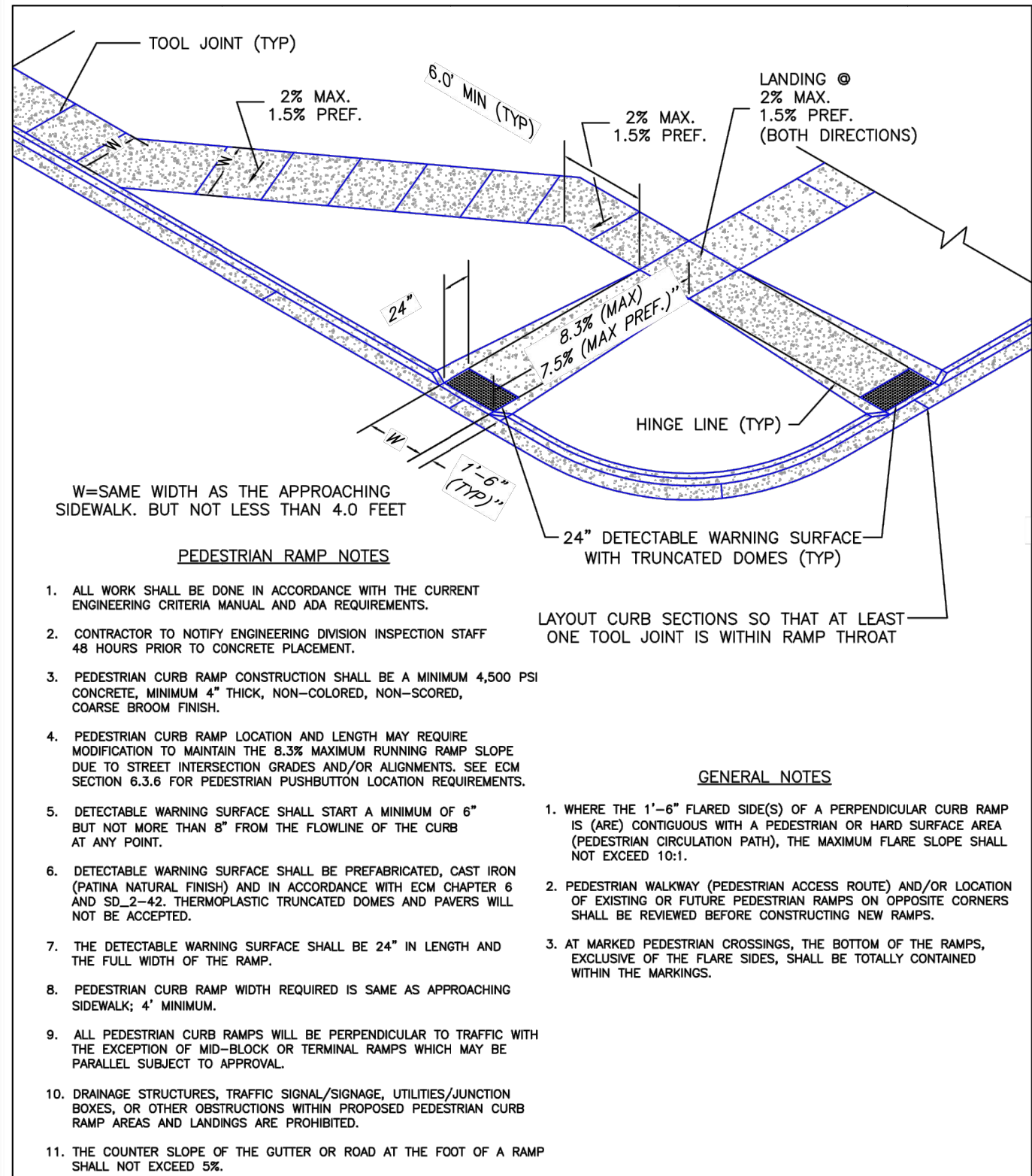




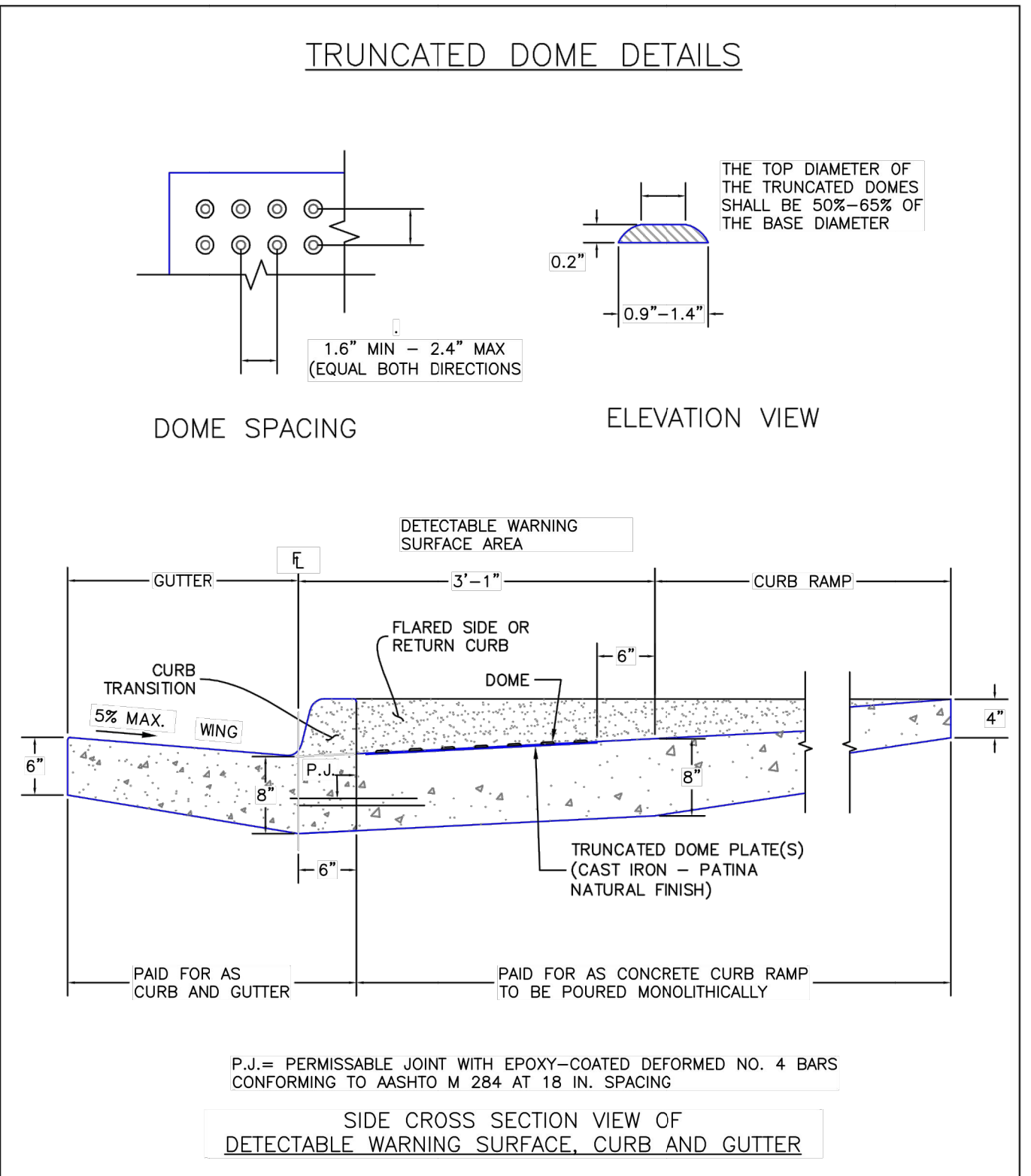
6/23/20	Parallel Pedestrian Curb Ramp Detail Standard Drawing	
DATE APPROVED: Jennifer E. Irvine	REVISION DATE: 6/23/20 FILE NAME: SD_2-50	



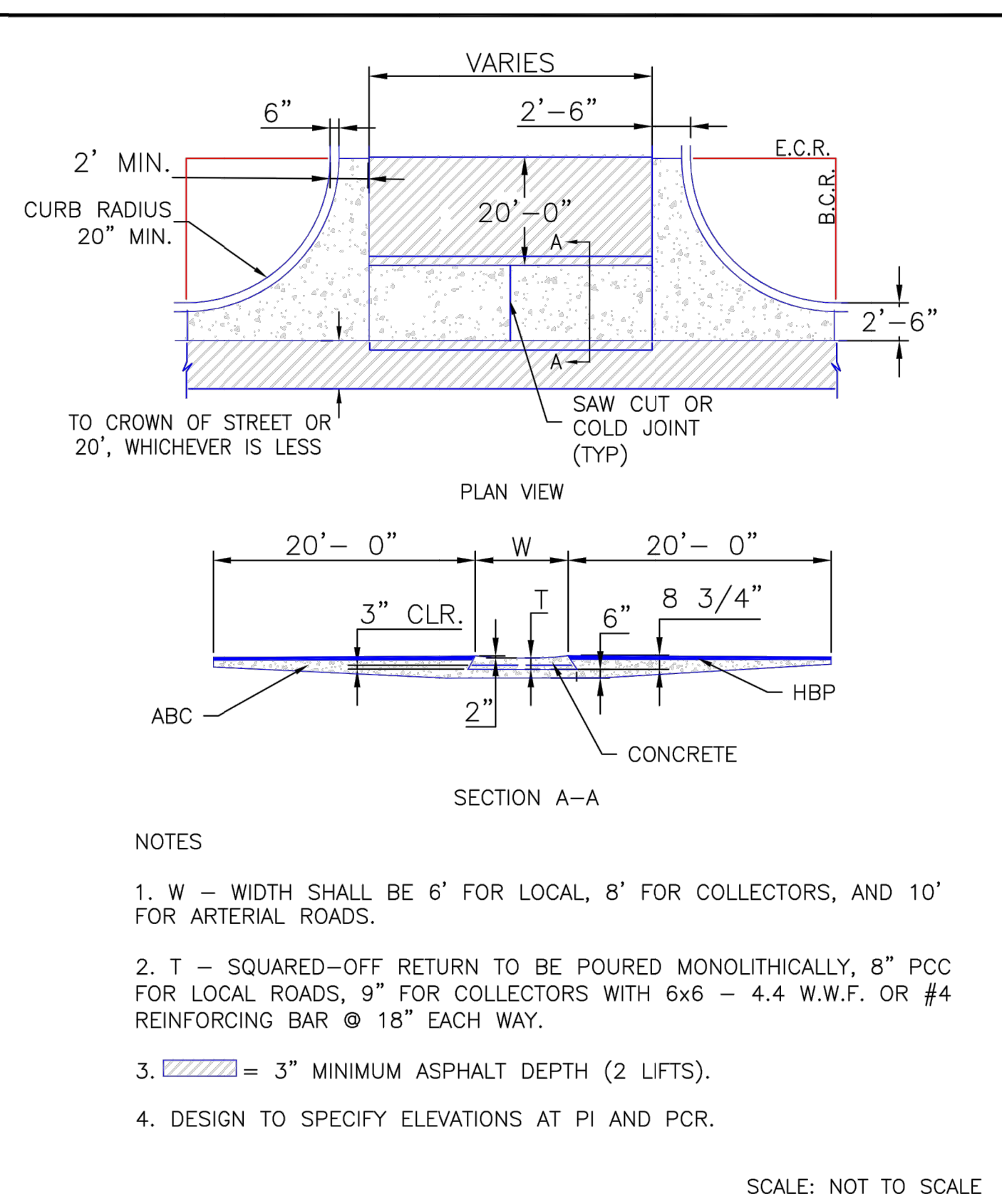
6/23/20	Typical Curb and Gutter Details Standard Drawing	
DATE APPROVED: Jennifer E. Irvine	REVISION DATE: 6/23/20 FILE NAME: SD_2-20	



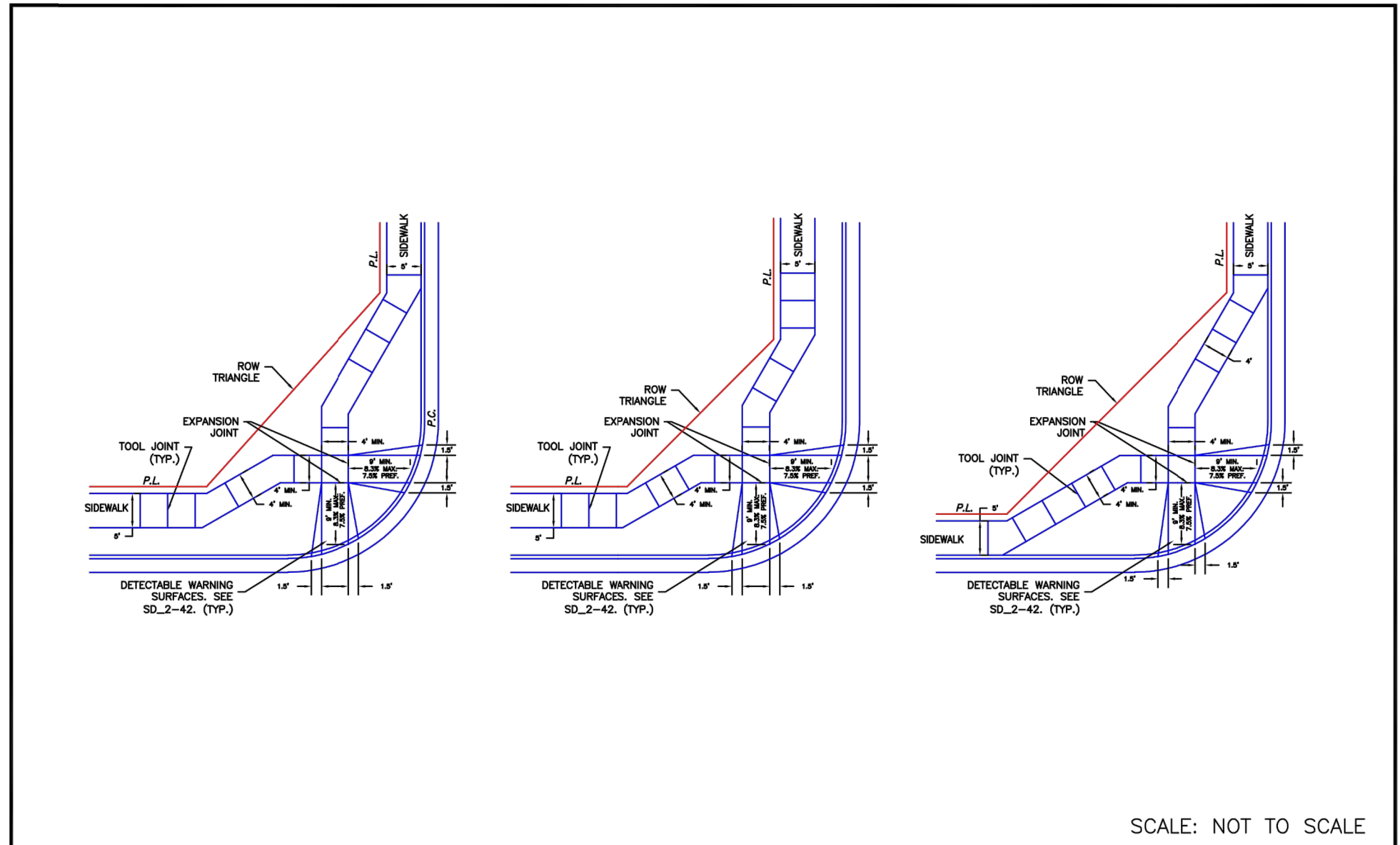
6/23/20	Pedestrian Curb Ramp Detail Standard Drawing	
DATE APPROVED: Jennifer E. Irvine	REVISION DATE: 6/23/20 FILE NAME: SD_2-41	



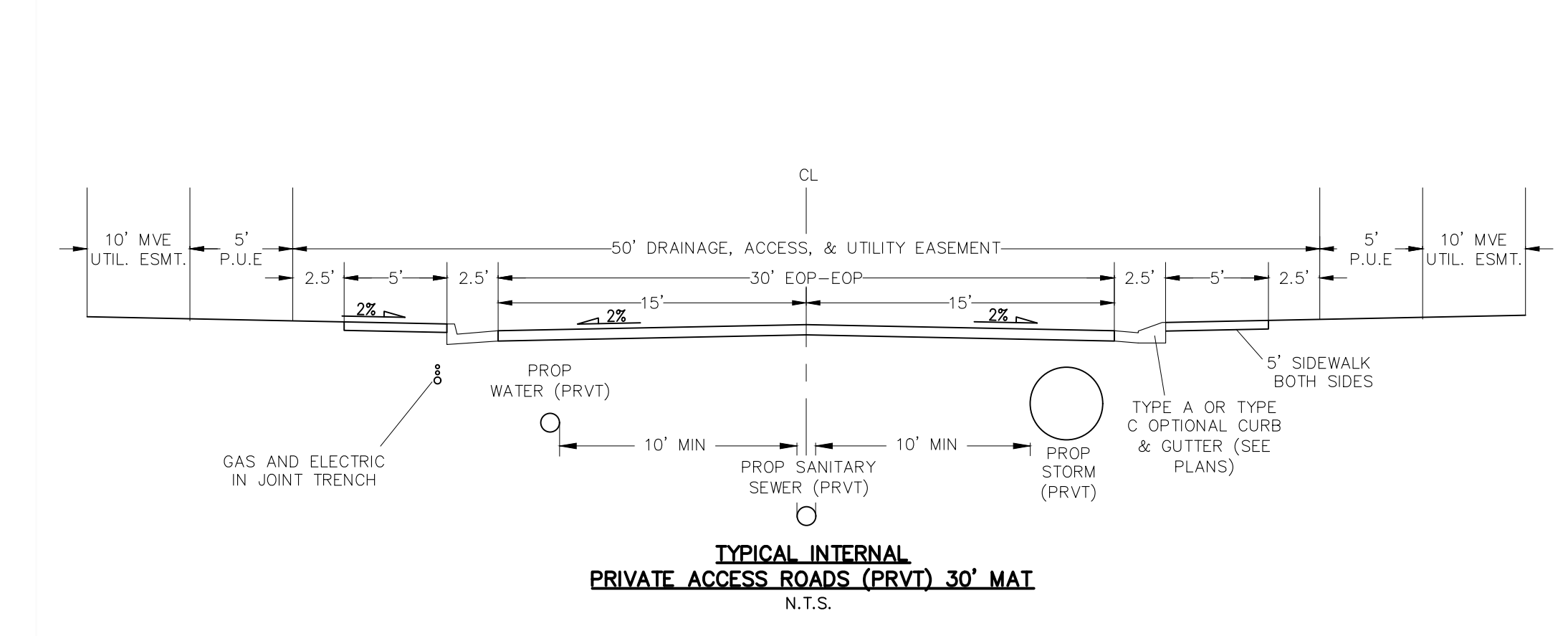
6/23/20	Detectable Warning Surface Details Standard Drawing	
DATE APPROVED: Jennifer E. Irvine	REVISION DATE: 6/23/20 FILE NAME: SD_2-42	



8/11/11	Typical Cross Pan Layout Detail Standard Drawing	
DATE APPROVED: André P. Brackin	REVISION DATE: 12/8/15 FILE NAME: SD_2-26	



6/23/20	Pedestrian Curb Ramp Detail Standard Drawing	
DATE APPROVED: Jennifer E. Irvine	REVISION DATE: 6/23/20 FILE NAME: SD_2-40	



6/23/20	Typical Internal Private Access Road (PRVT) 30' MIN N.T.S.	
DATE APPROVED: Jennifer E. Irvine	REVISION DATE: 6/23/20 FILE NAME: SD_2-40	

COPPER CHASE AT STERLING RANCH

STREET SECTION AND DETAILS

DATE: 06/22/2022

PROJECT NO.: 09-014

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

CIVIL CONSULTANTS, INC.

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

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

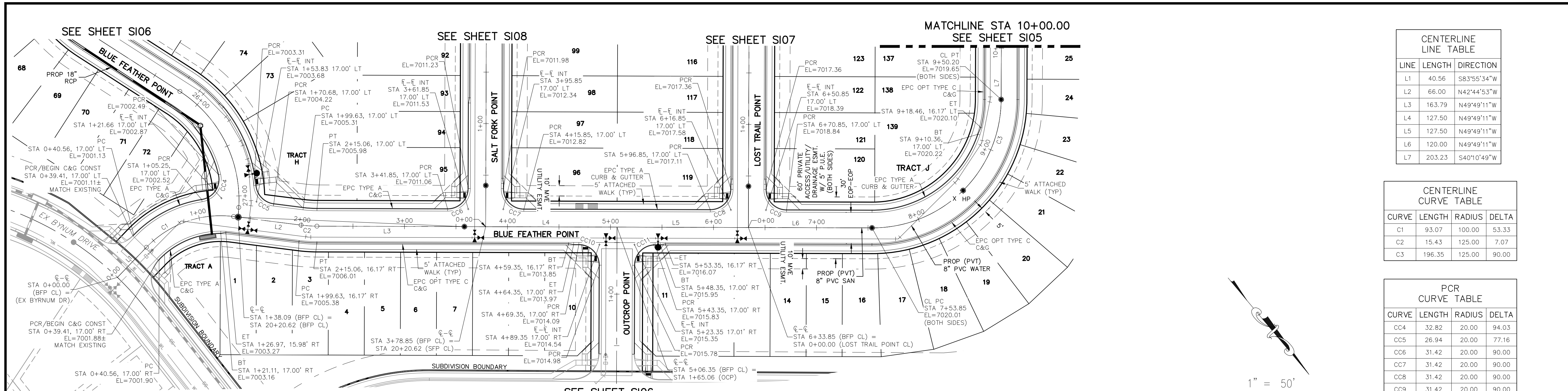
NO.	DATE	DESCRIPTION

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 PREPAREY OF THESE PLANS.

CAUTION

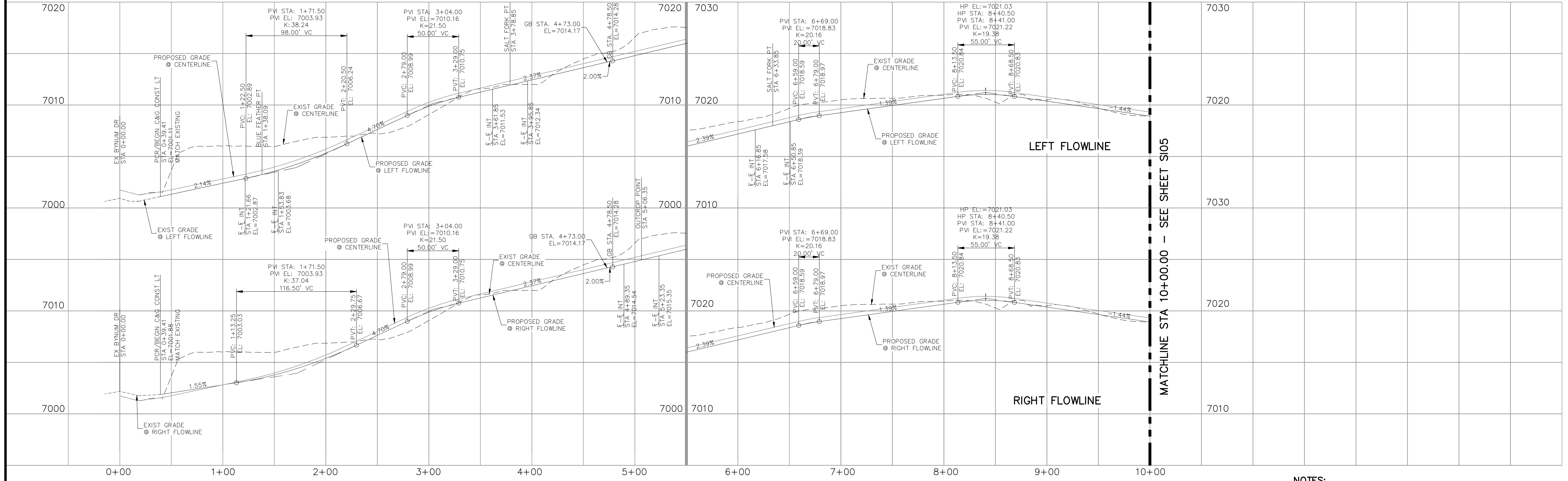
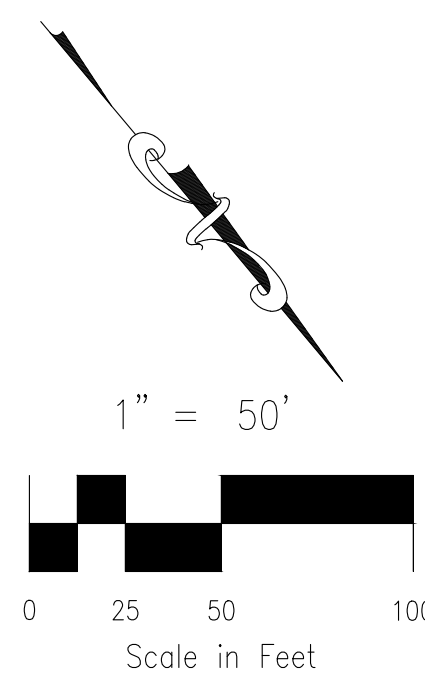


**BLUE FEATHER POINT  
STA 0+00.00 TO STA 10+00.00**

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 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.**

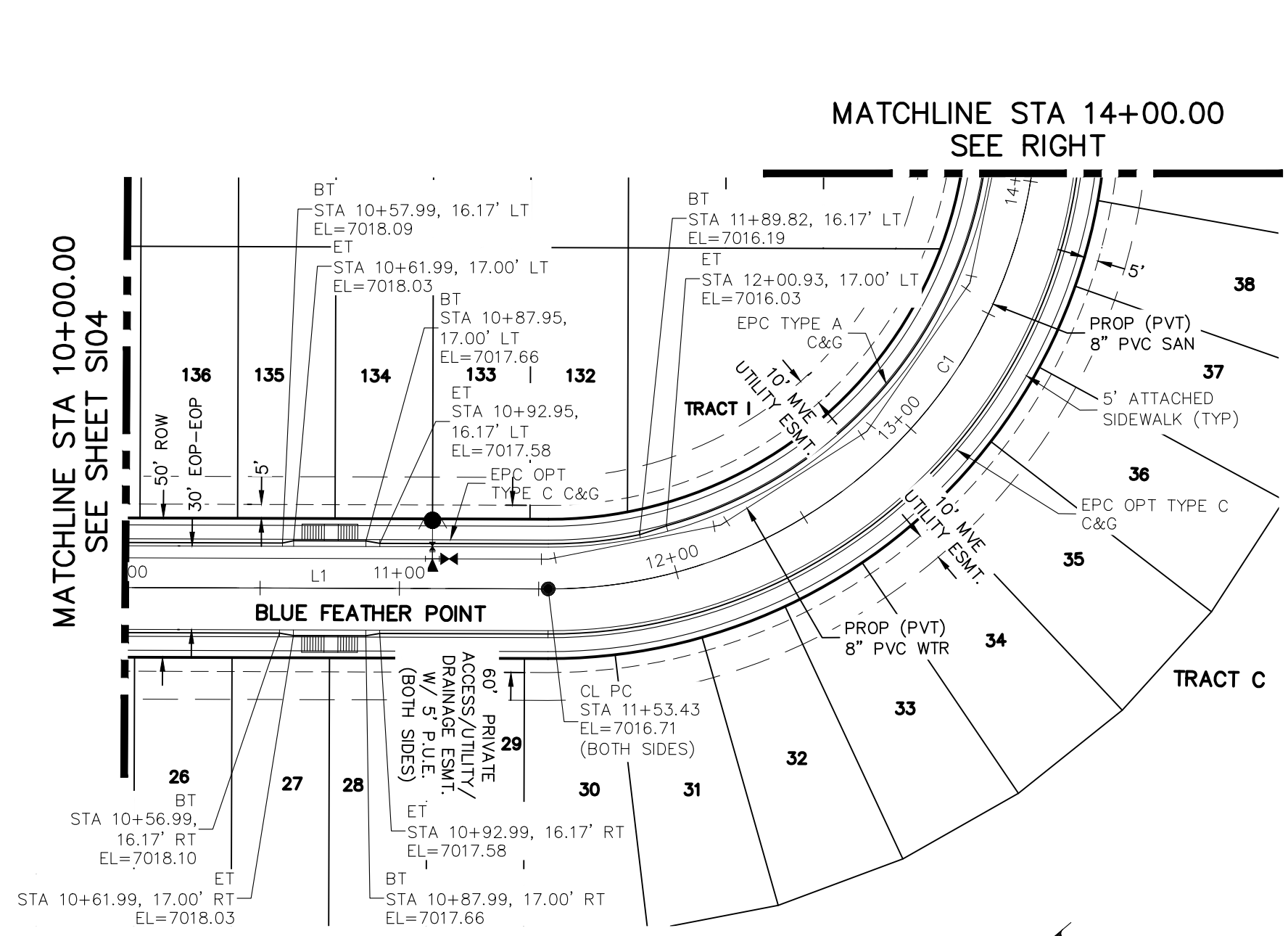
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160

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

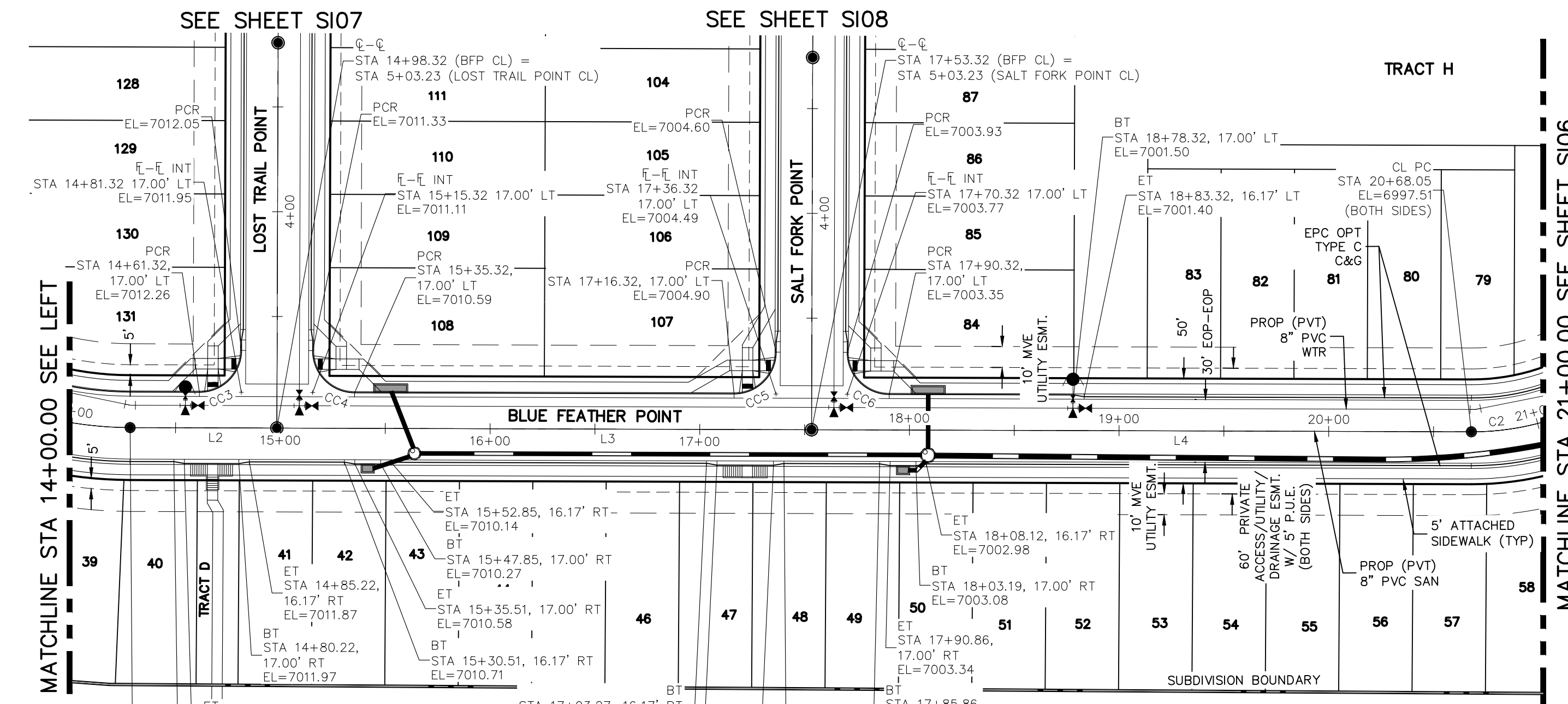
REVISIONS: NO. DATE: BY: DESCRIPTION:

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**



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



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

CENTERLINE LINE TABLE

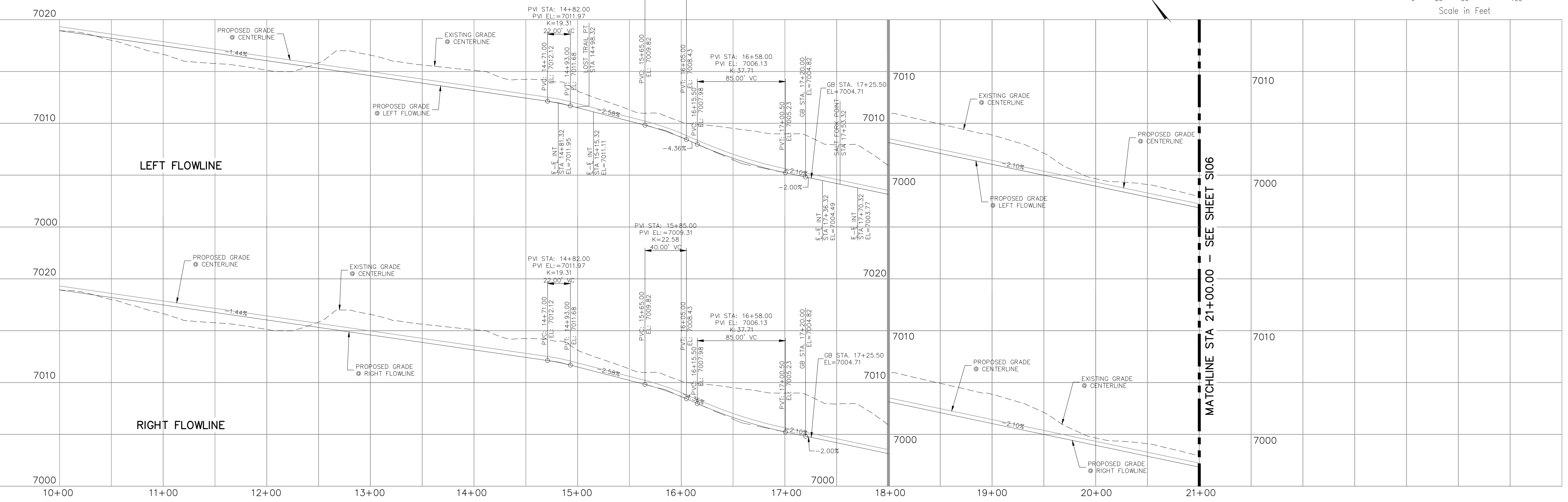
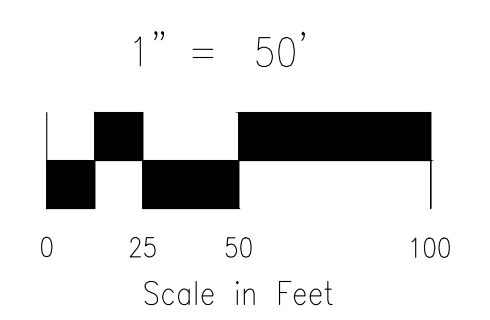
LINE	LENGTH	DIRECTION
L1	203.23	S40° 10' 49.19"W
L2	70.00	S49° 49' 10.80"E
L3	255.00	S49° 49' 10.81"E
L4	314.73	S49° 49' 10.81"E

CENTERLINE CURVE TABLE

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

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



**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.
5. REFER TO SHEETS S109-S111 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

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

SHEET 5 OF 15  
**S105**

212 N. WABATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5865

**M&S CIVIL CONSULTANTS, INC.**

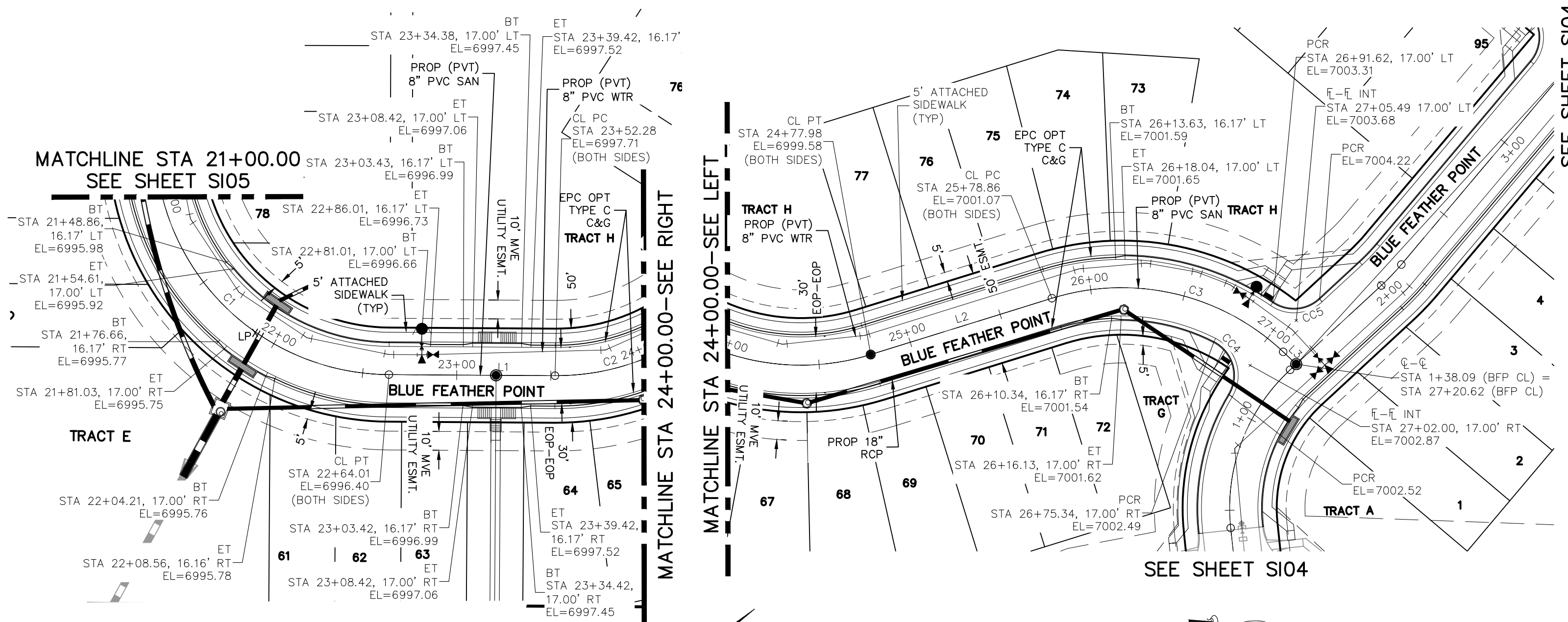
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

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

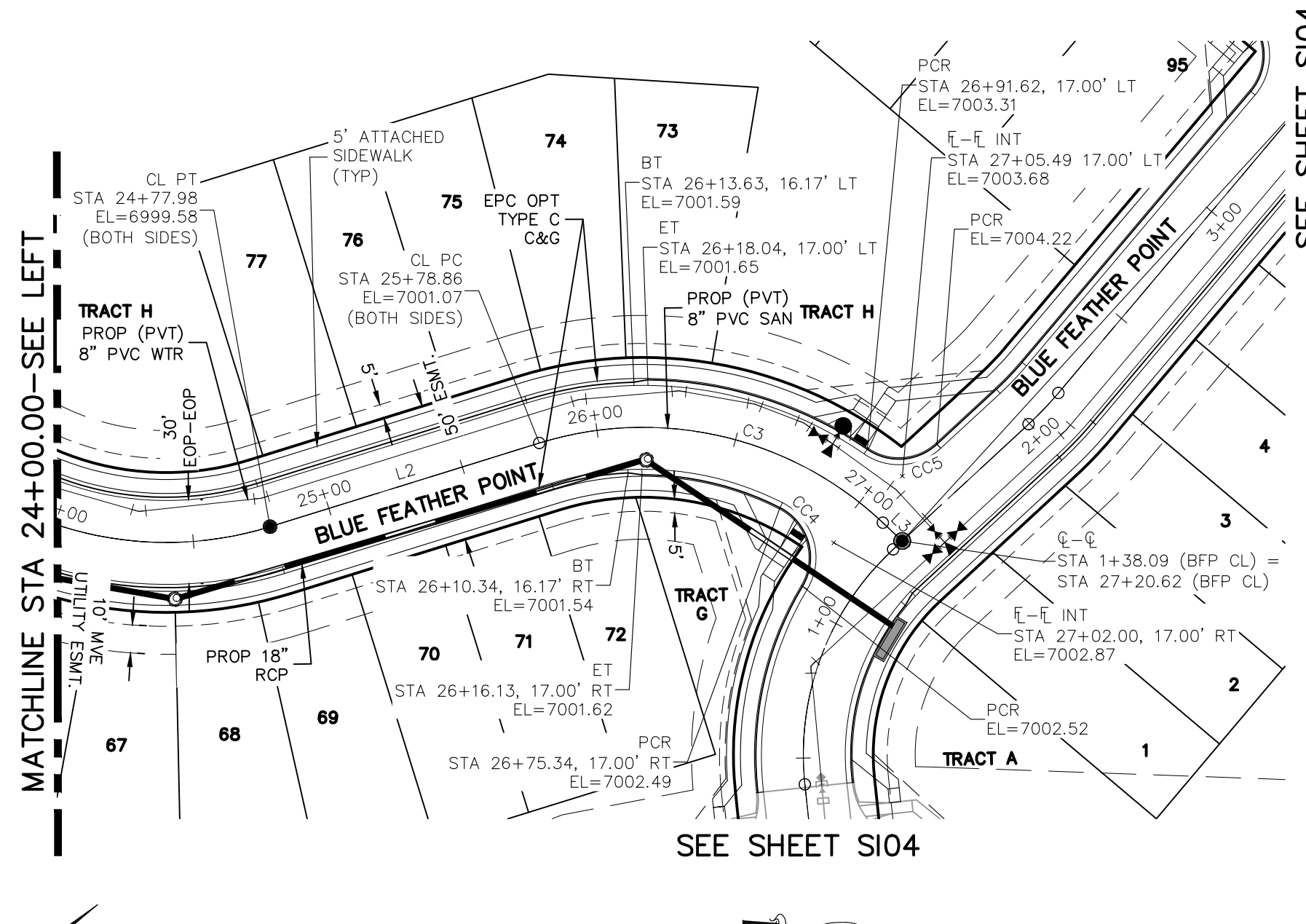
NO.	DATE	DESCRIPTION	APPROVED BY:

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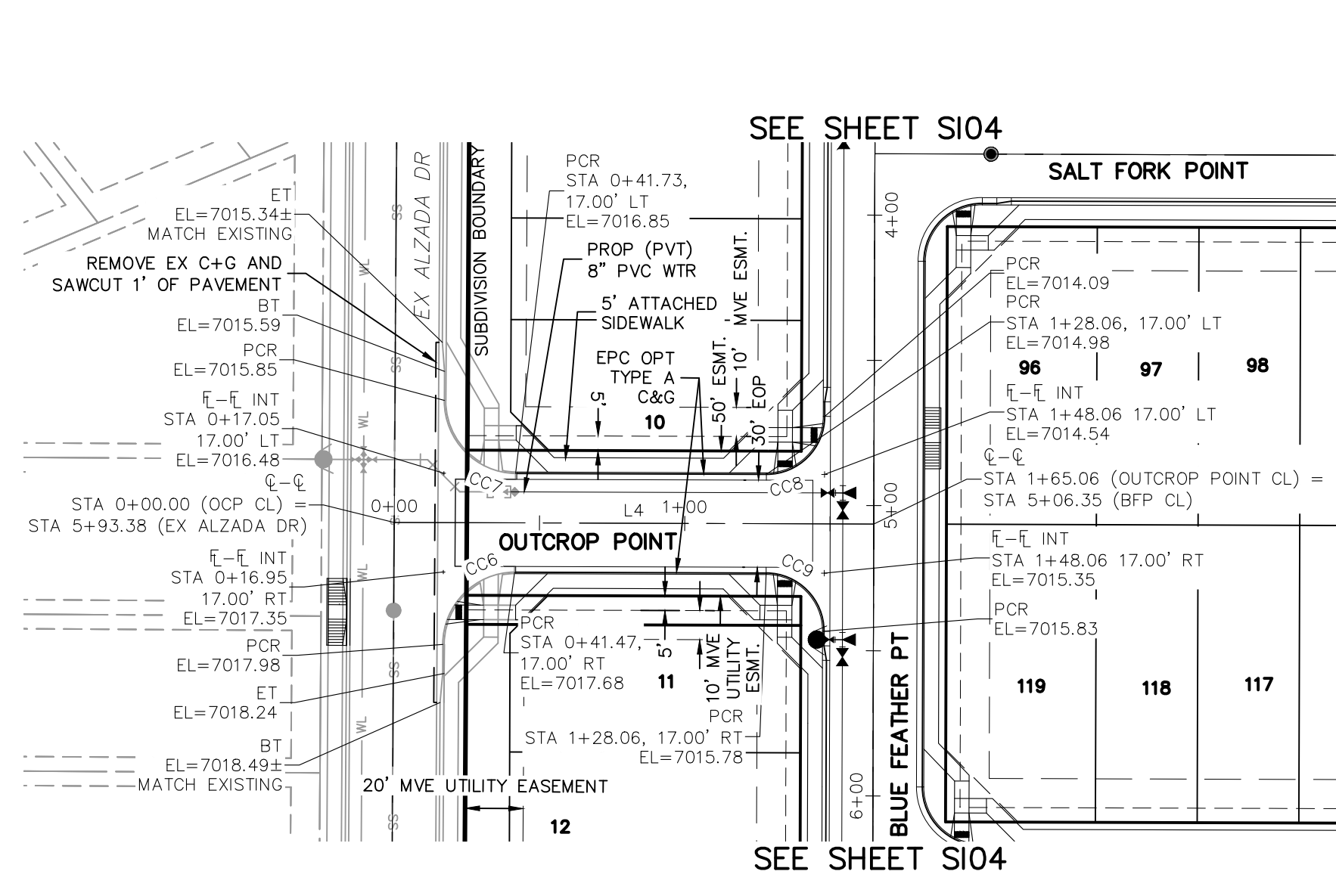
**CAUTION**



**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

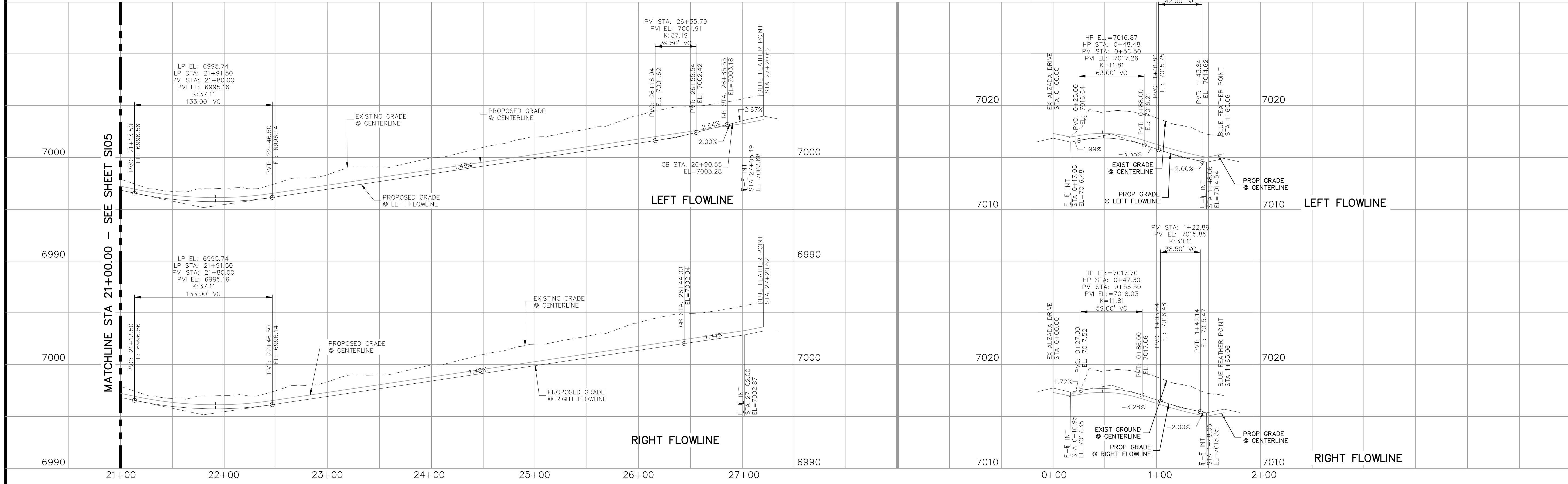
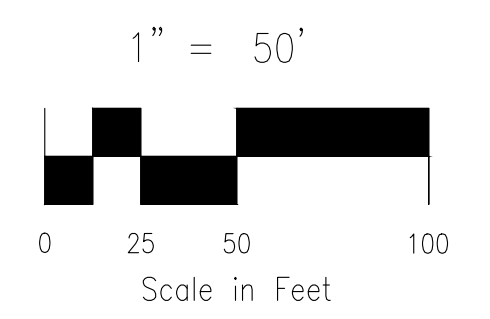
LINE	LENGTH	DIRECTION
L1	88.27	N40° 21' 31.02"E
L2	100.87	N17° 15' 30.71"W
L3	9.50	N43° 21' 57.70"E
L4	165.06	S40° 10' 49.19"W

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.
  - ALL CROSS PANS SHALL BE PER DETAIL SD\_2-26
  - ALL PED-RAMPS LOCATED AT INTERSECTIONS SHALL BE PER ECM STANDARD DETAILS SD\_2-40, SD\_2-41 AND SD\_2-42.
  - ALL T-INTERSECTION PED-RAMPS SHALL BE PER ECM STANDARD DETAIL SD\_2-50.
  - REFER TO SHEETS S109-S111 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

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

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

**CIVIL CONSULTANTS, INC.**

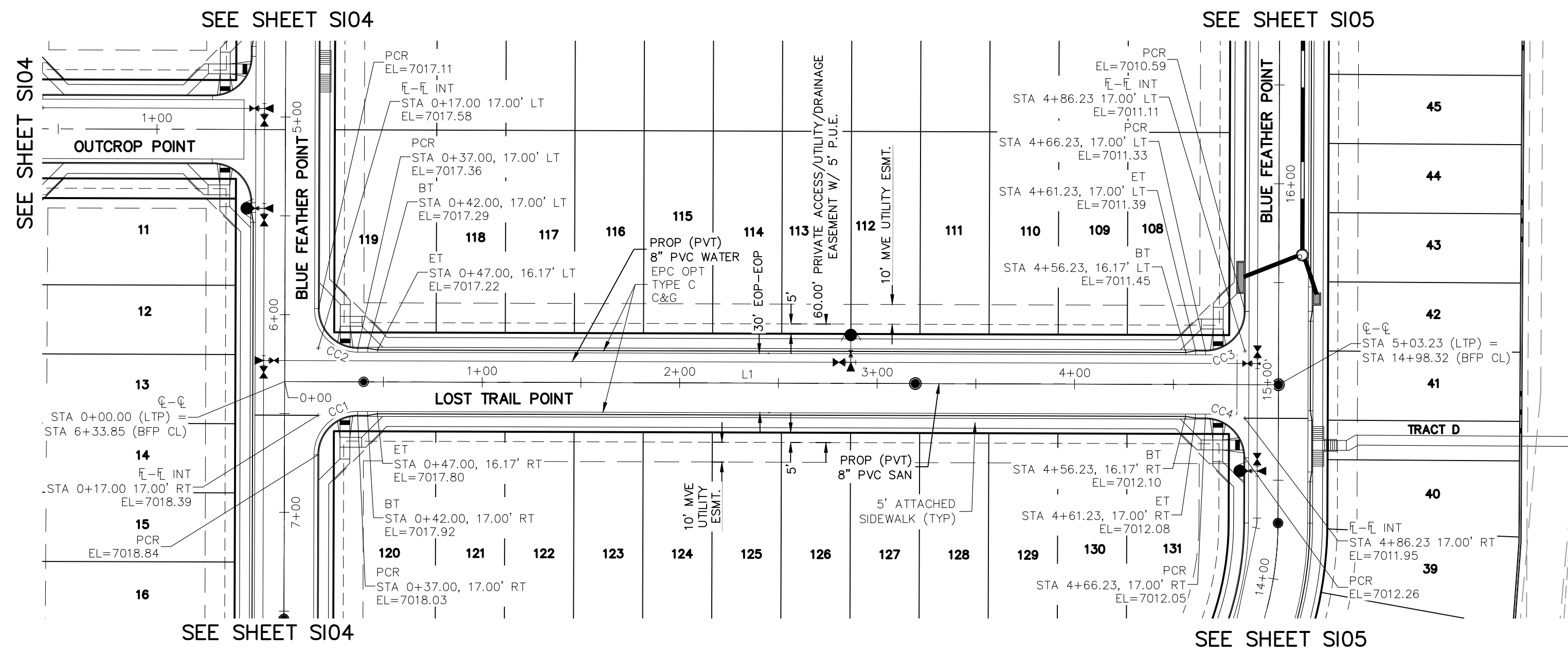
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 371160

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

REVISIONS: NO. DATE BY DESCRIPTION

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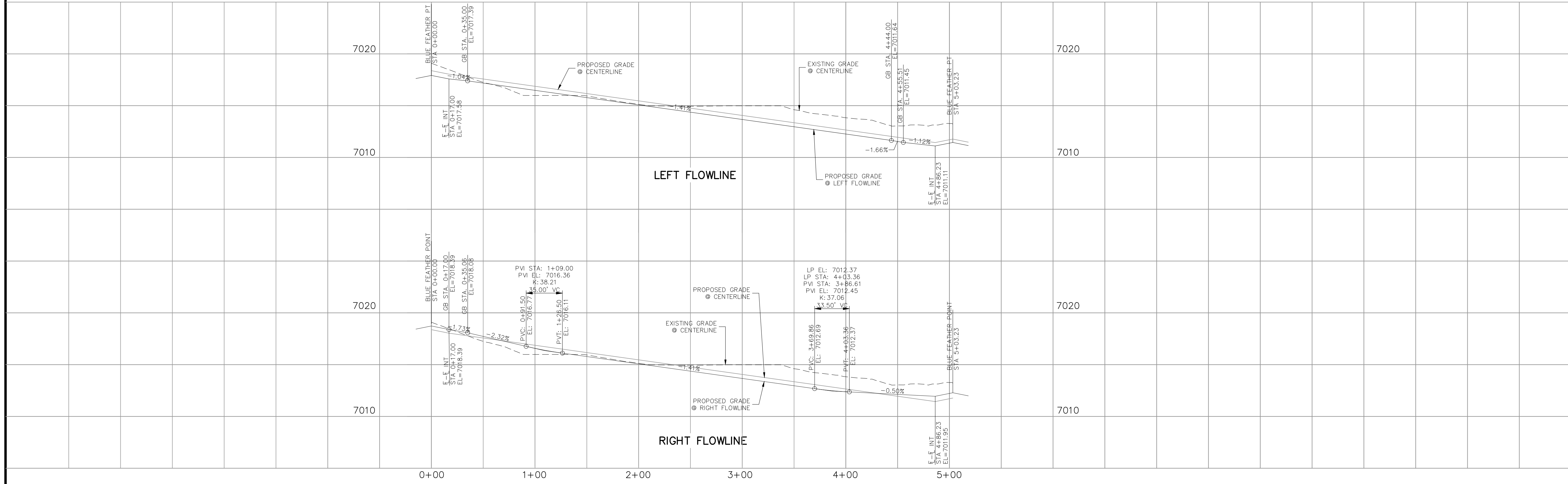
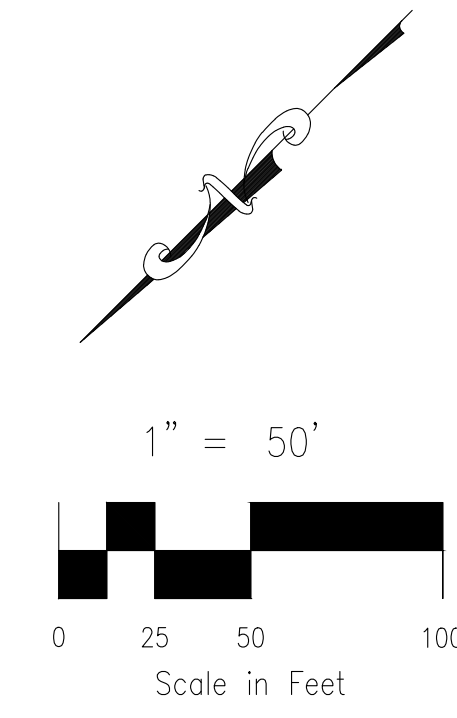
CAUTION



**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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  - REFER TO SHEETS S109-S111 FOR INTERSECTION DETAILS.

**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. WASHATCH AVE., STE 305  
 COLORADO SPRINGS, CO 80903  
 PHONE: 719.555.5465

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

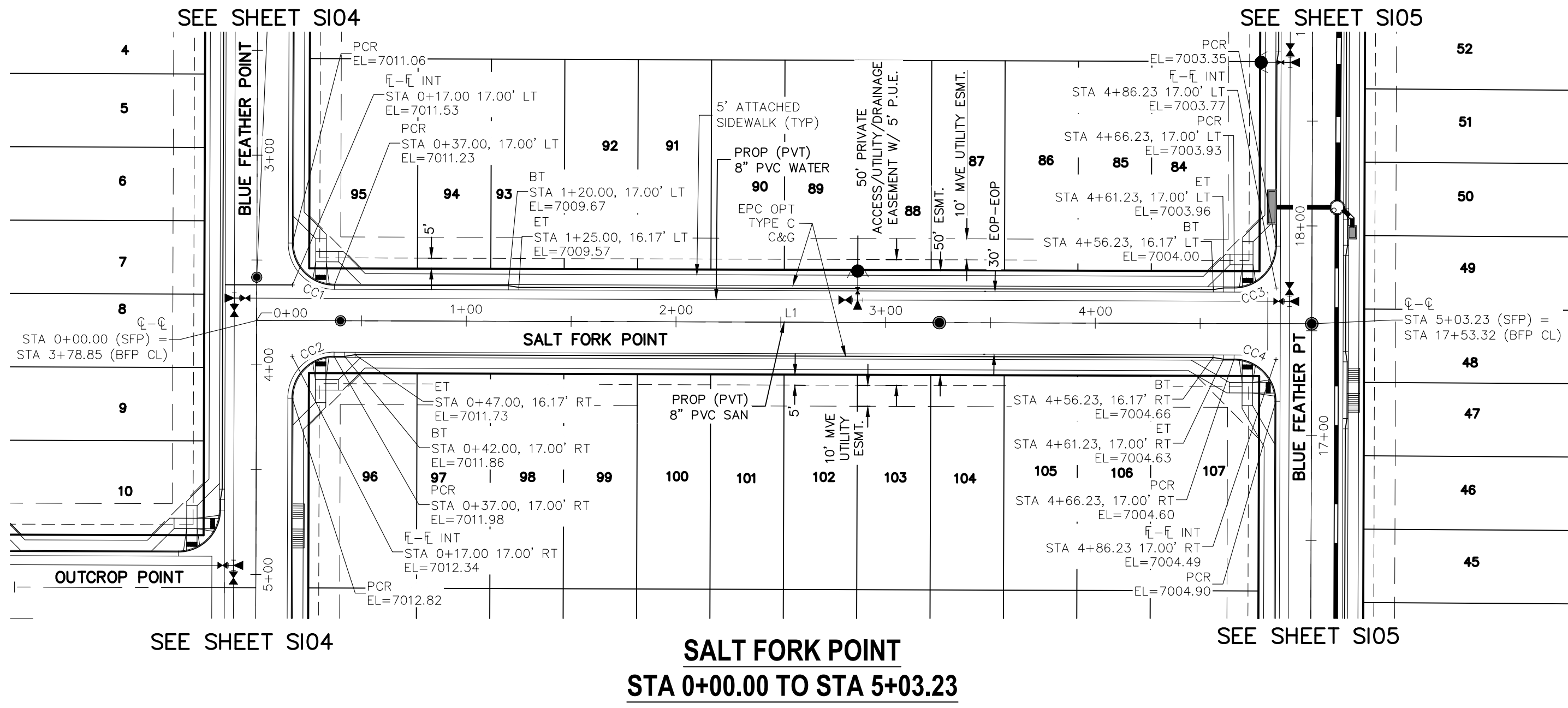
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160

REV.	DATE	BY	DESCRIPTION

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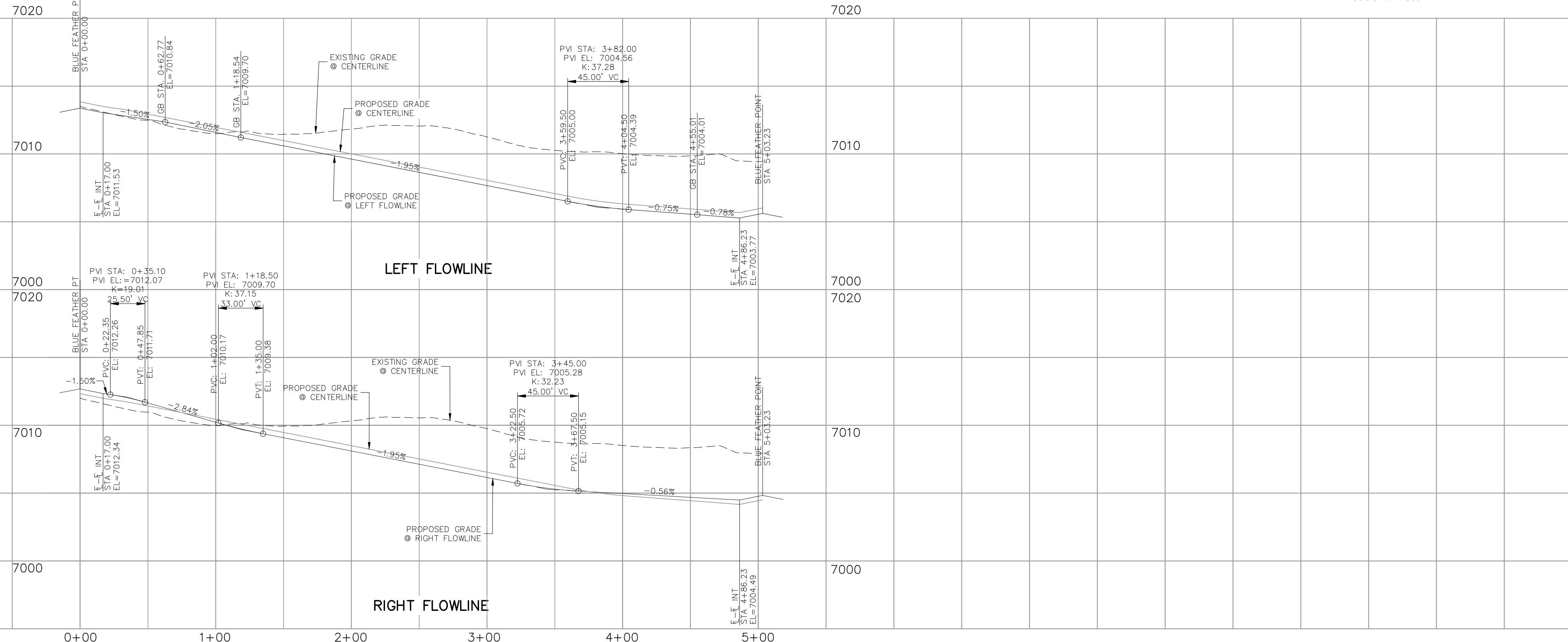
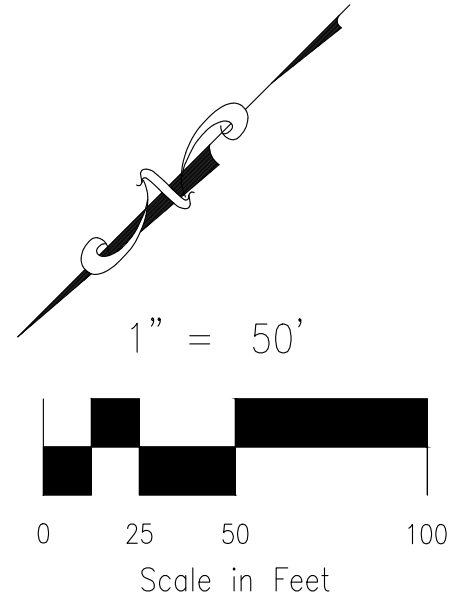
CAUTION

File: 0:\09014A\Challenger PUD\dwg\Const Dwg\Street Plans\S107.dwg Plotstamp: 6/22/2022 2:13 PM



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.
  5. REFER TO SHEETS S109-S111 FOR INTERSECTION DETAILS.

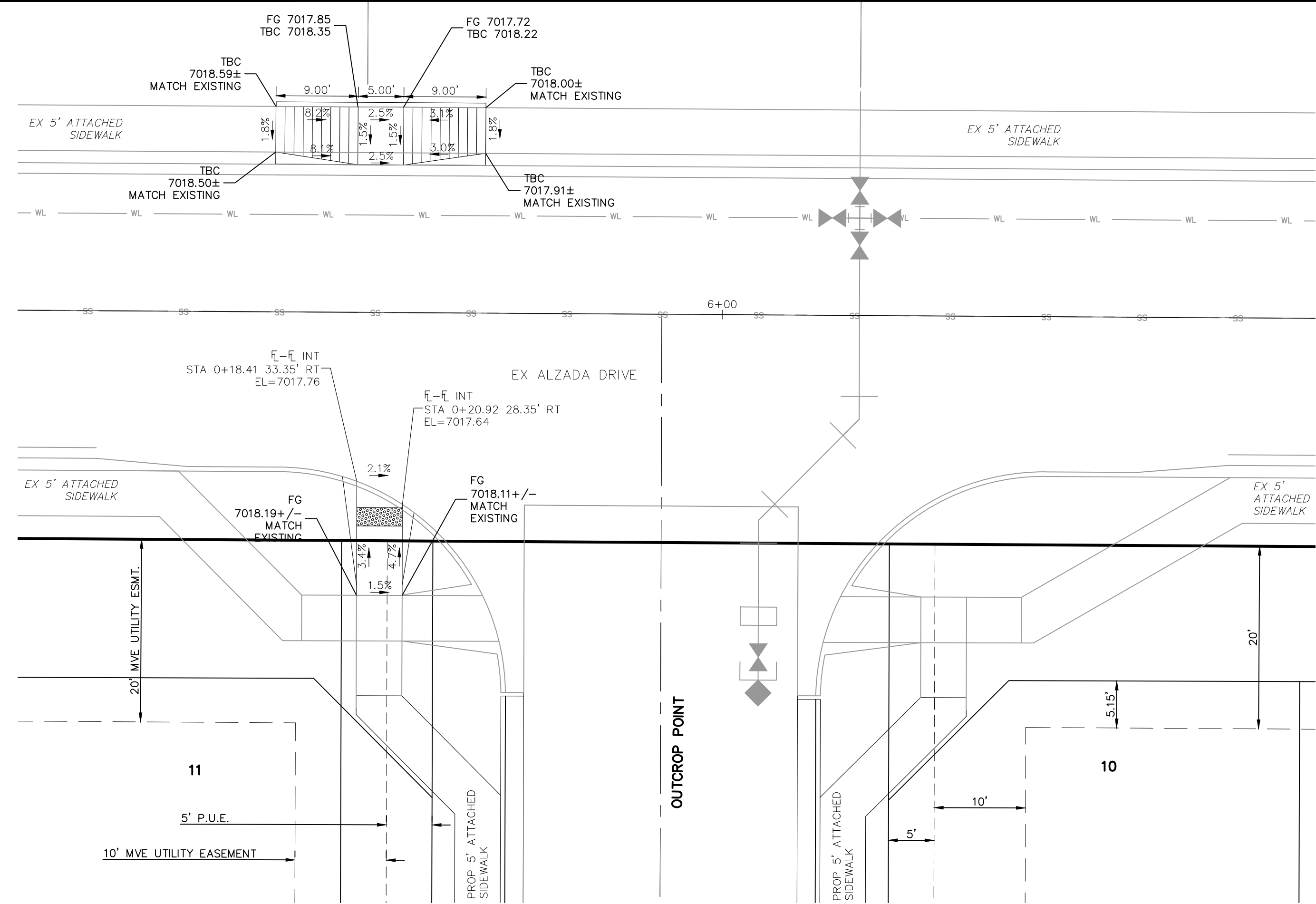
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**FOR LOCATING & MARKING  
 GAS,  
 ELECTRIC,  
 WATER &  
 TELEPHONE  
 LINES**

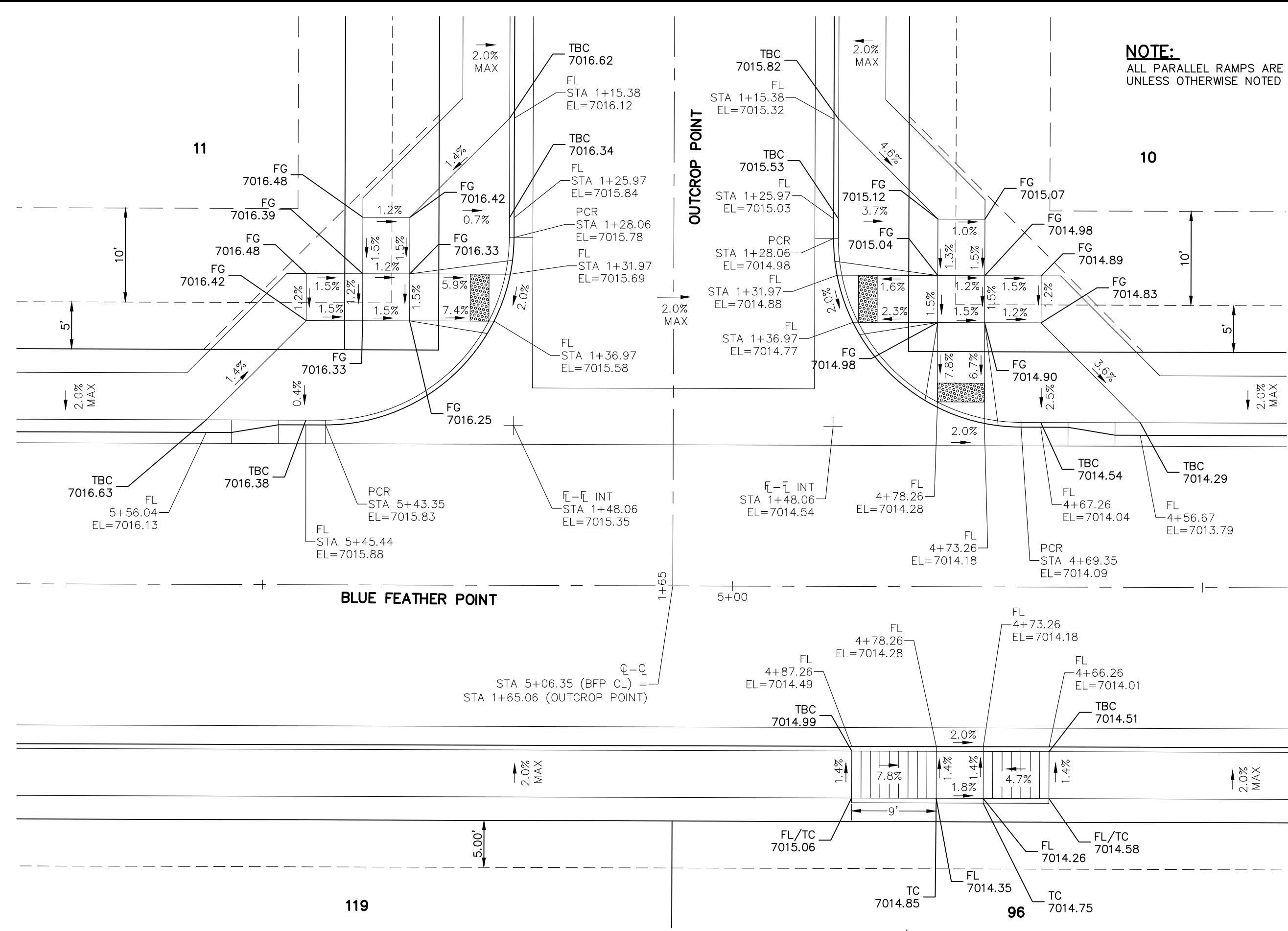
**FOR BURIED UTILITY INFORMATION  
 48 HRS BEFORE YOU DIG  
 CALL 1-800-922-1987**

<b>COPPER CHASE AT STERLING RANCH</b>		DATE: 06/22/2022
<b>STREET IMPROVEMENT PLANS</b>		PROJECT NO. 09-014
DESIGNED BY: CWV	DRAWN BY: TAU	CHECKED BY: DLM
SCALE: HORIZONTAL: 1"=50'	SCALE: VERTICAL: 1"=5'	SHEET 8 OF 15
212 N. WASHATCH AVE., STE 305 COLORADO SPRINGS, CO 80903 PHONE: 719.555.5865		<b>S108</b>
 <b>CIVIL CONSULTANTS, INC.</b>		
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.		
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160 APPROV. 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.		
<b>CAUTION</b>		

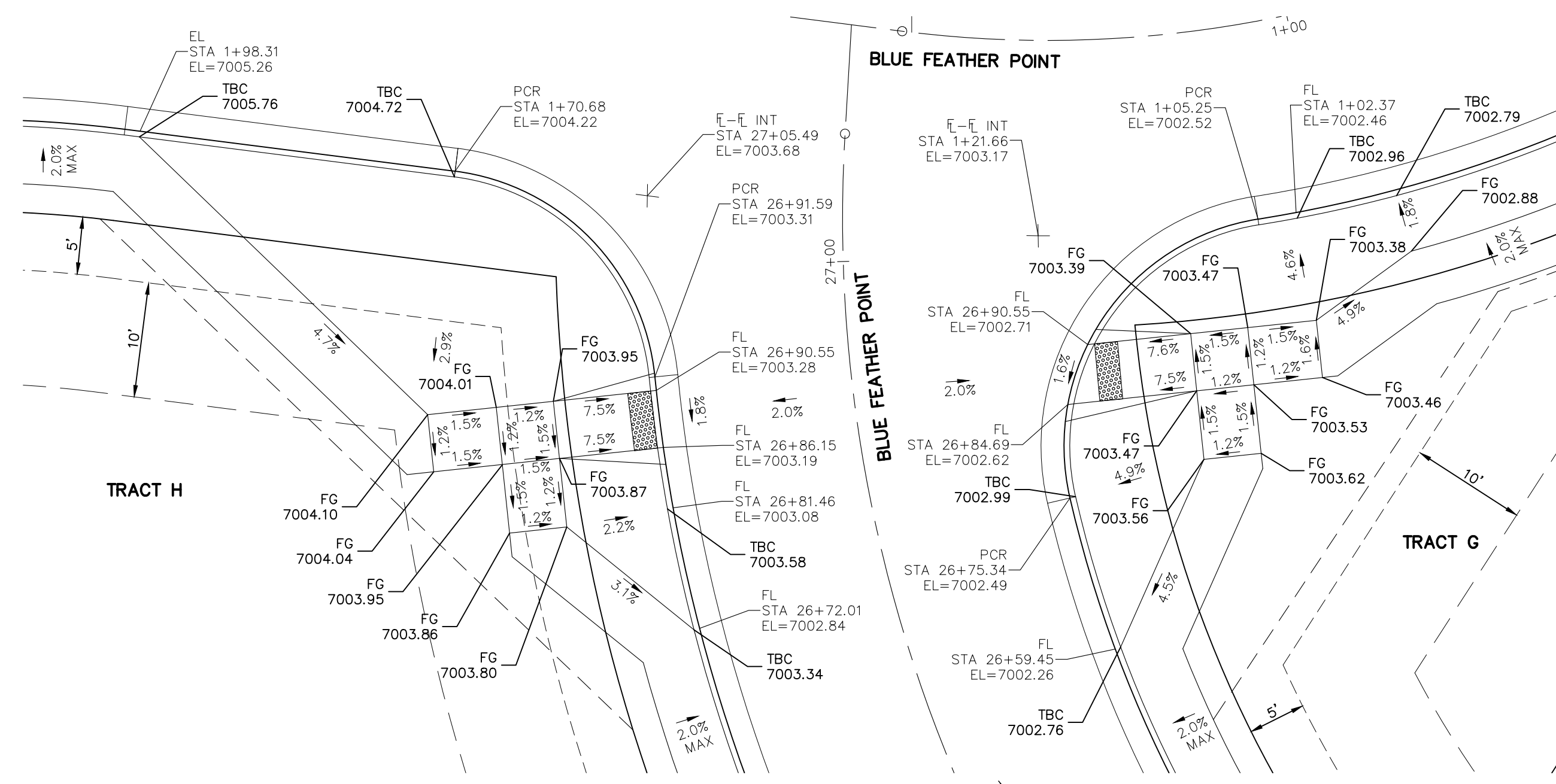




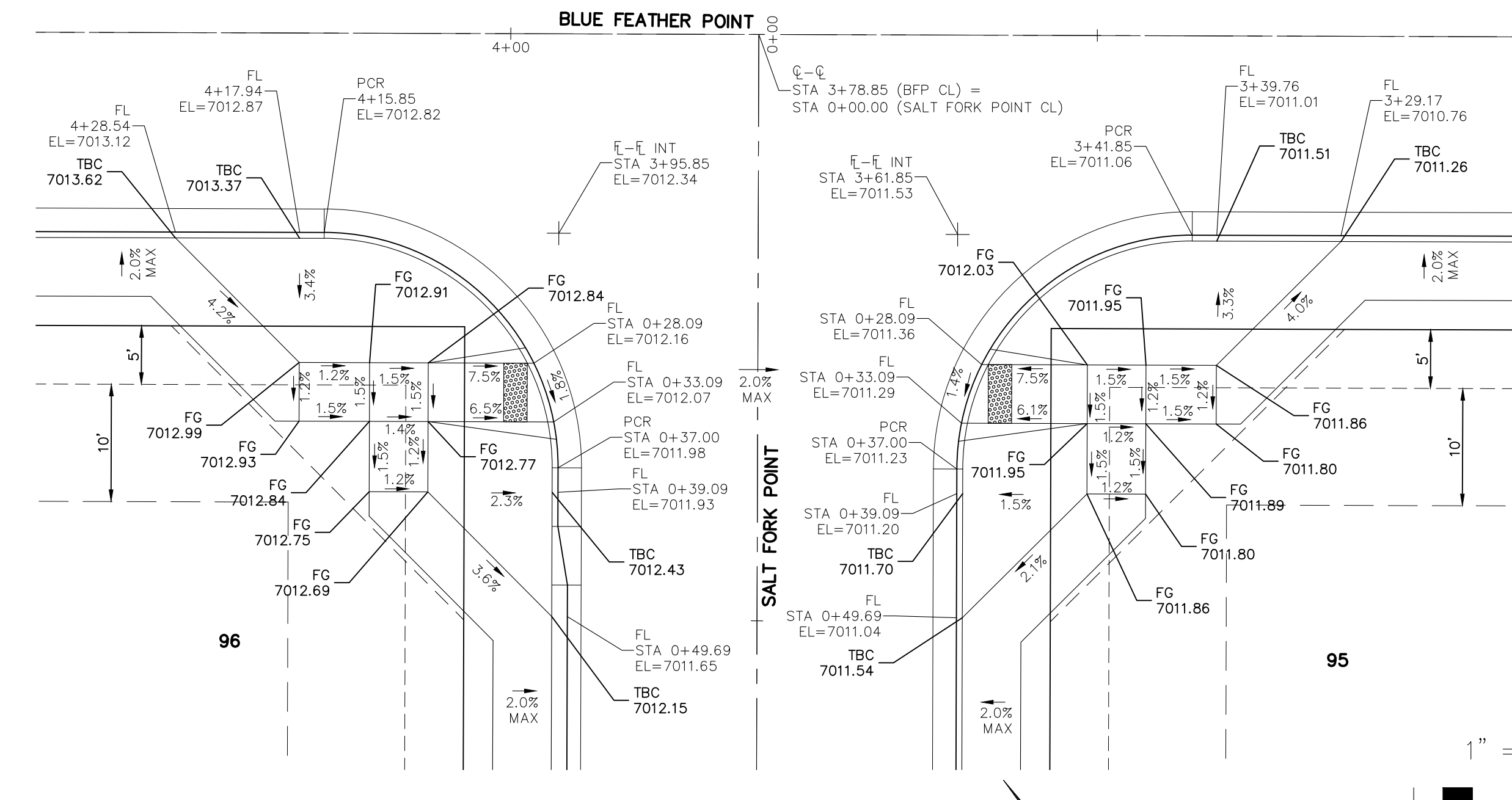
**OUTCROP POINT & EX ALZADA DRIVE**



**OUTCROP POINT & BLUE FEATHER POINT**

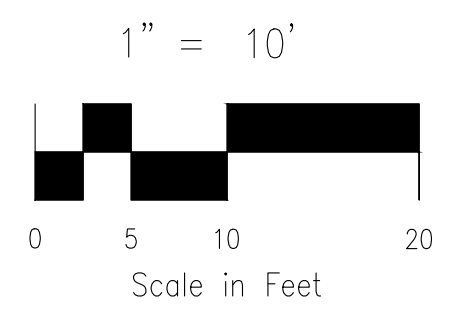


**BLUE FEATHER POINT  
STA 26+84.00**



**SALT FORK POINT (STA 0+28.09) &  
BLUE FEATHER POINT**

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



<b>COPPER CHASE AT STERLING RANCH</b>			
<b>INTERSECTION DETAILS</b>			
PROJECT NO. 09-014	SCALE: HORIZONTAL: 1"=10'	DATE: 06/22/2022	SHEET 9 OF 15
DESIGNED BY: CWV	TAU	VERTICAL: N/A	SIO9
DRAWN BY: TAU	DLM		
CHECKED BY:			

212 N. WASHCATCH 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. 371160

NO.	DATE	DESCRIPTION	APP'D. BY	DATE

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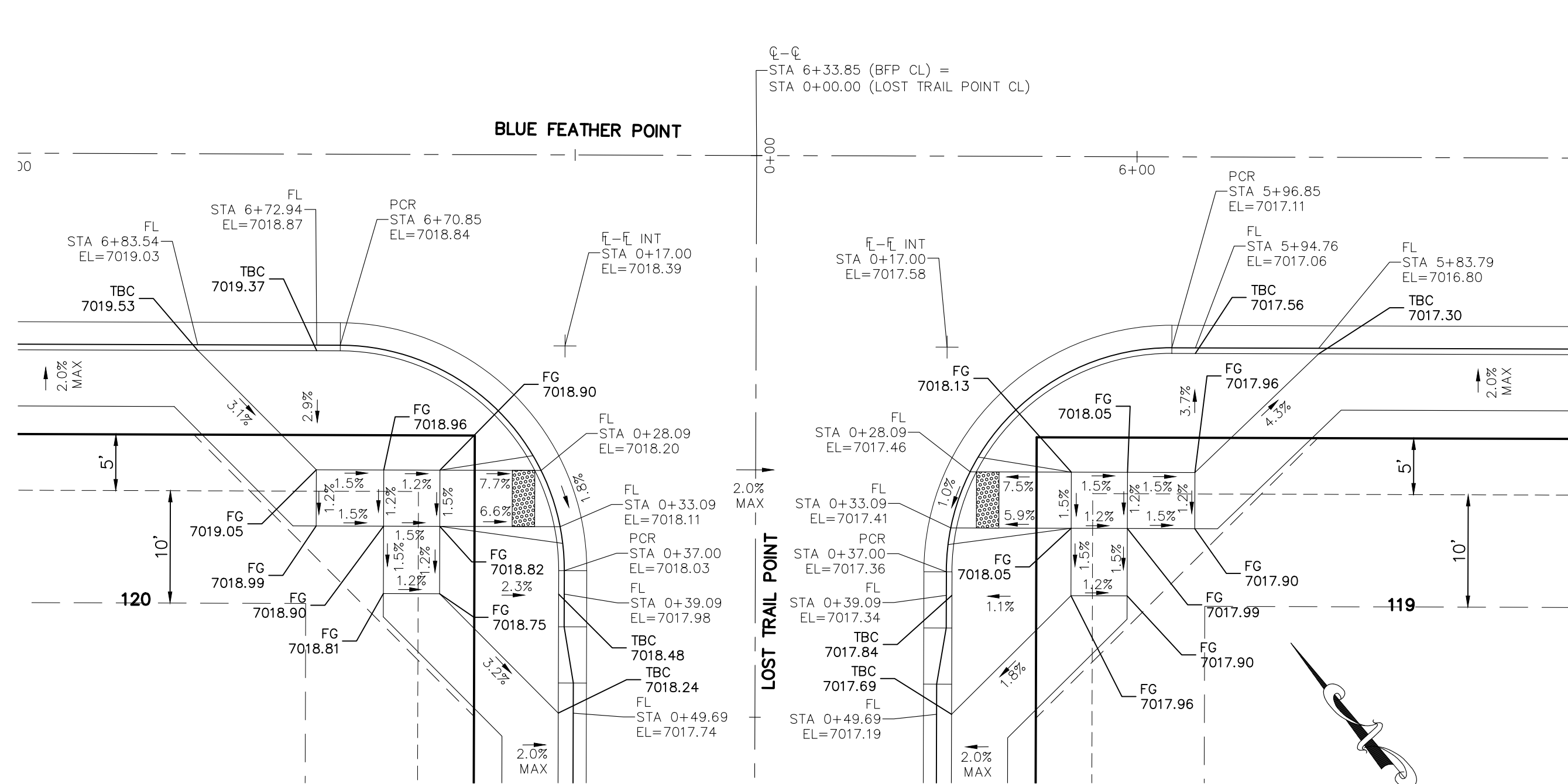
**CAUTION**

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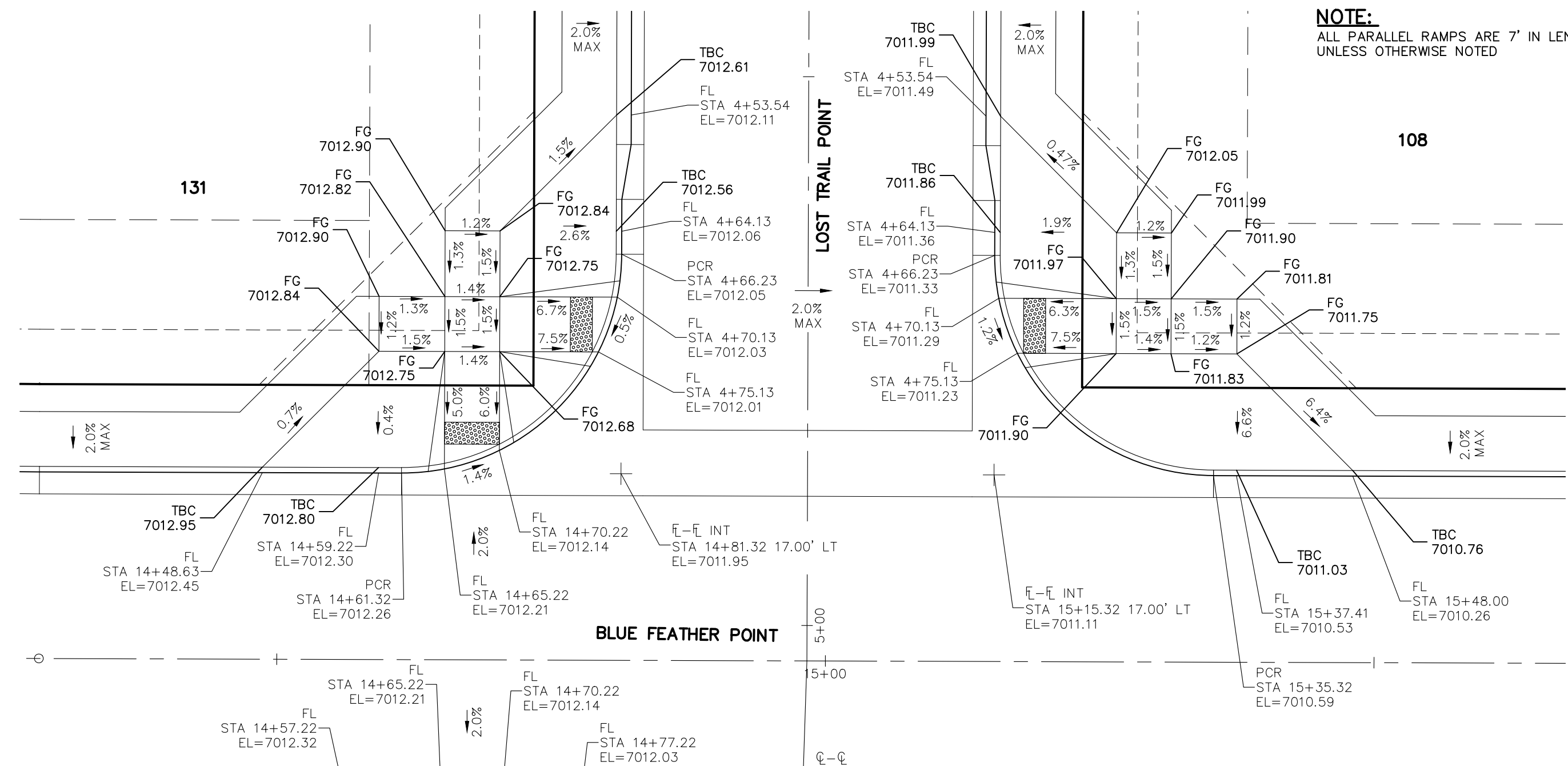
FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

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

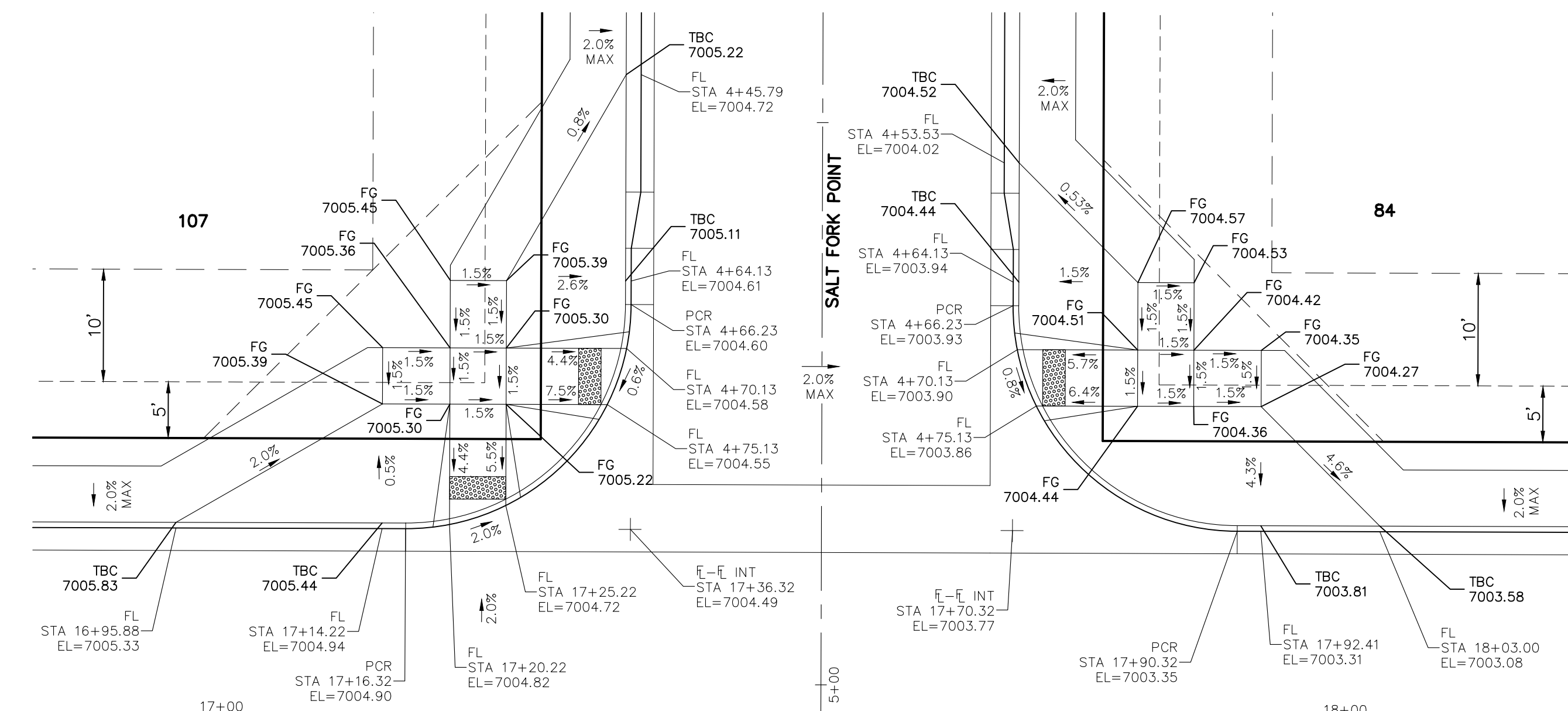
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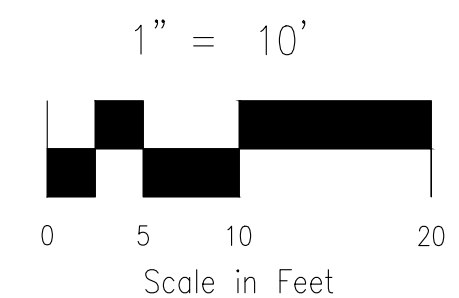
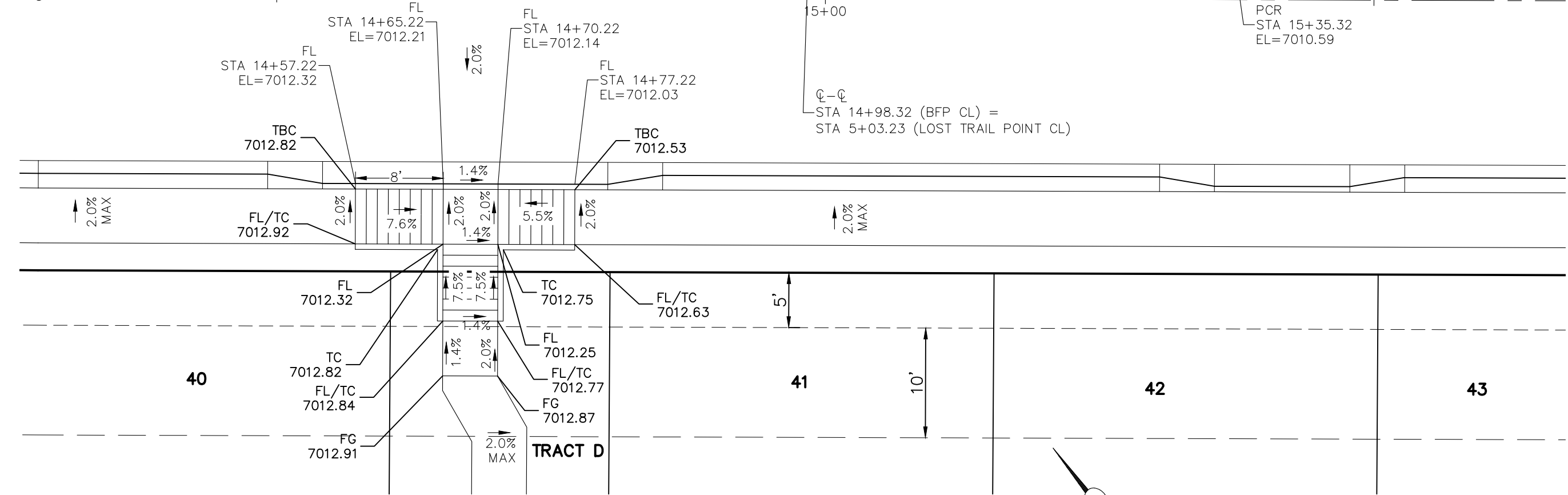
**BLUE FEATHER POINT (BFP) & LOST TRAIL POINT (STA 0+28.09)**



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



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



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

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

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

**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

SHEET 10 OF 15 **S110**

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



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

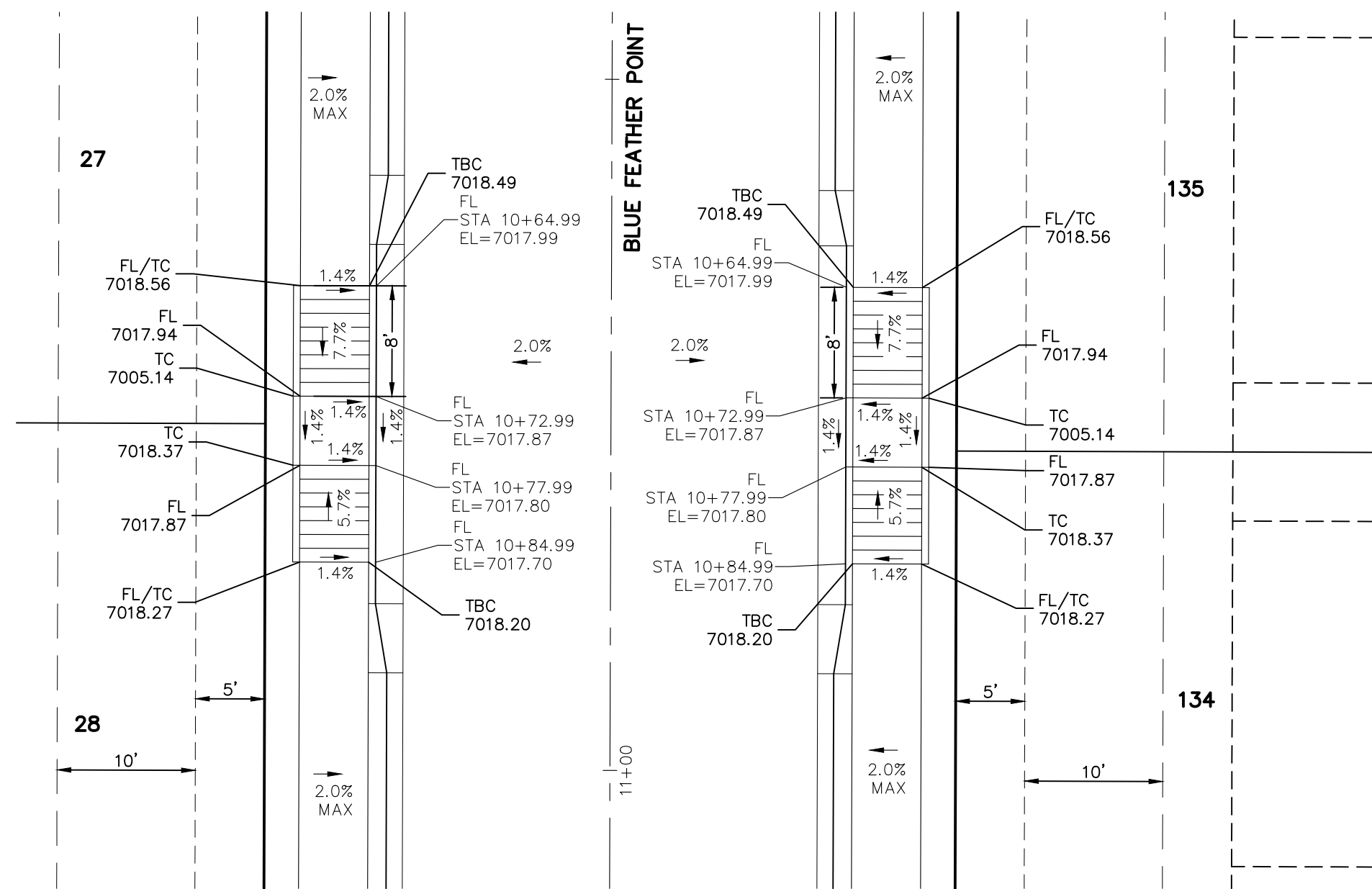
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

NO.	DATE	BY	DESCRIPTION

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

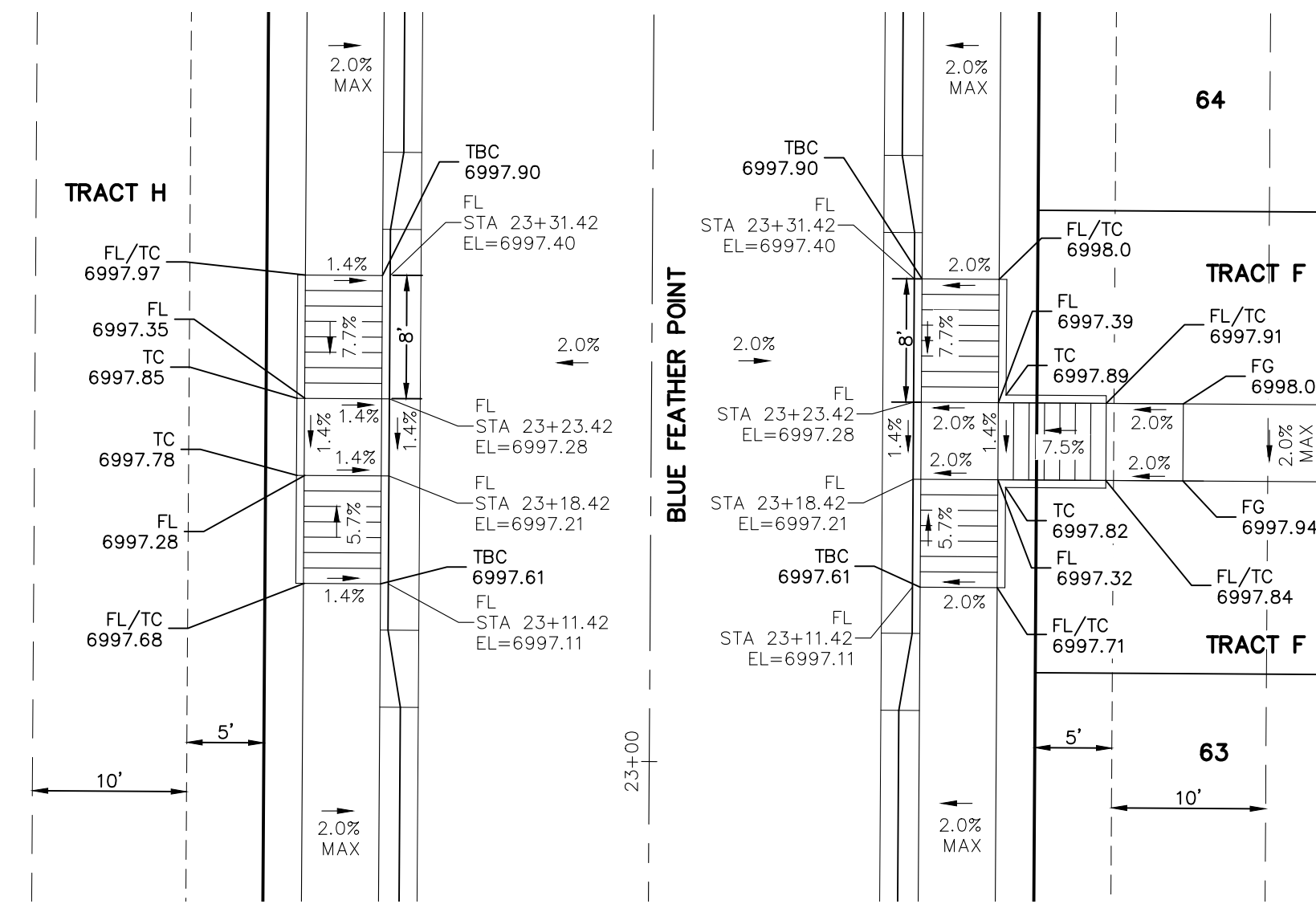
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**CAUTION**



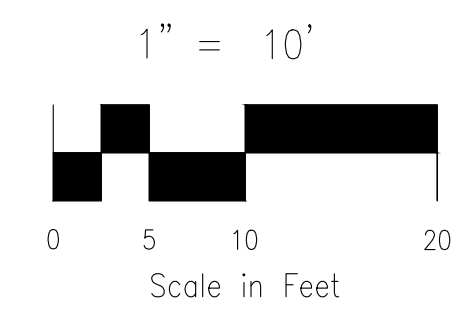
**BLUE FEATHER POINT (STA 10+64.99)**

**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: 719.555.5465



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

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.

PROJECT NO. 09-014		SCALE: HORIZONTAL: 1"=10'	DATE: 06/22/2022
DESIGNED BY: CWV	DRAWN BY: TAU	CHECKED BY: DLM	SHEET 11 OF 15
INTERSECTION DETAILS			S111

COPPER CHASE AT STERLING RANCH

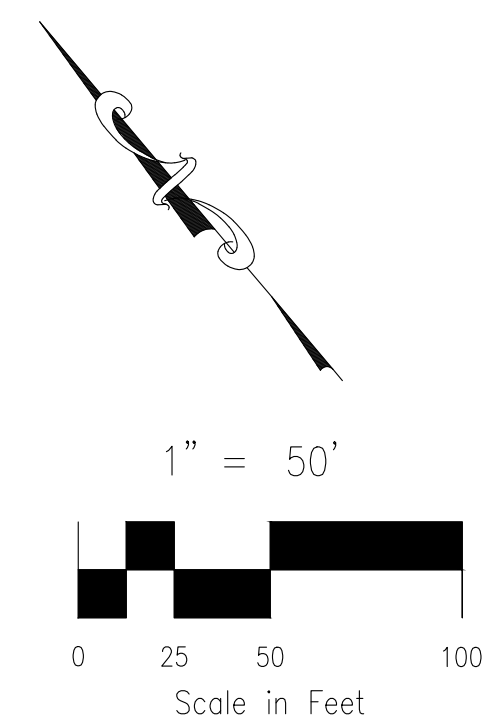
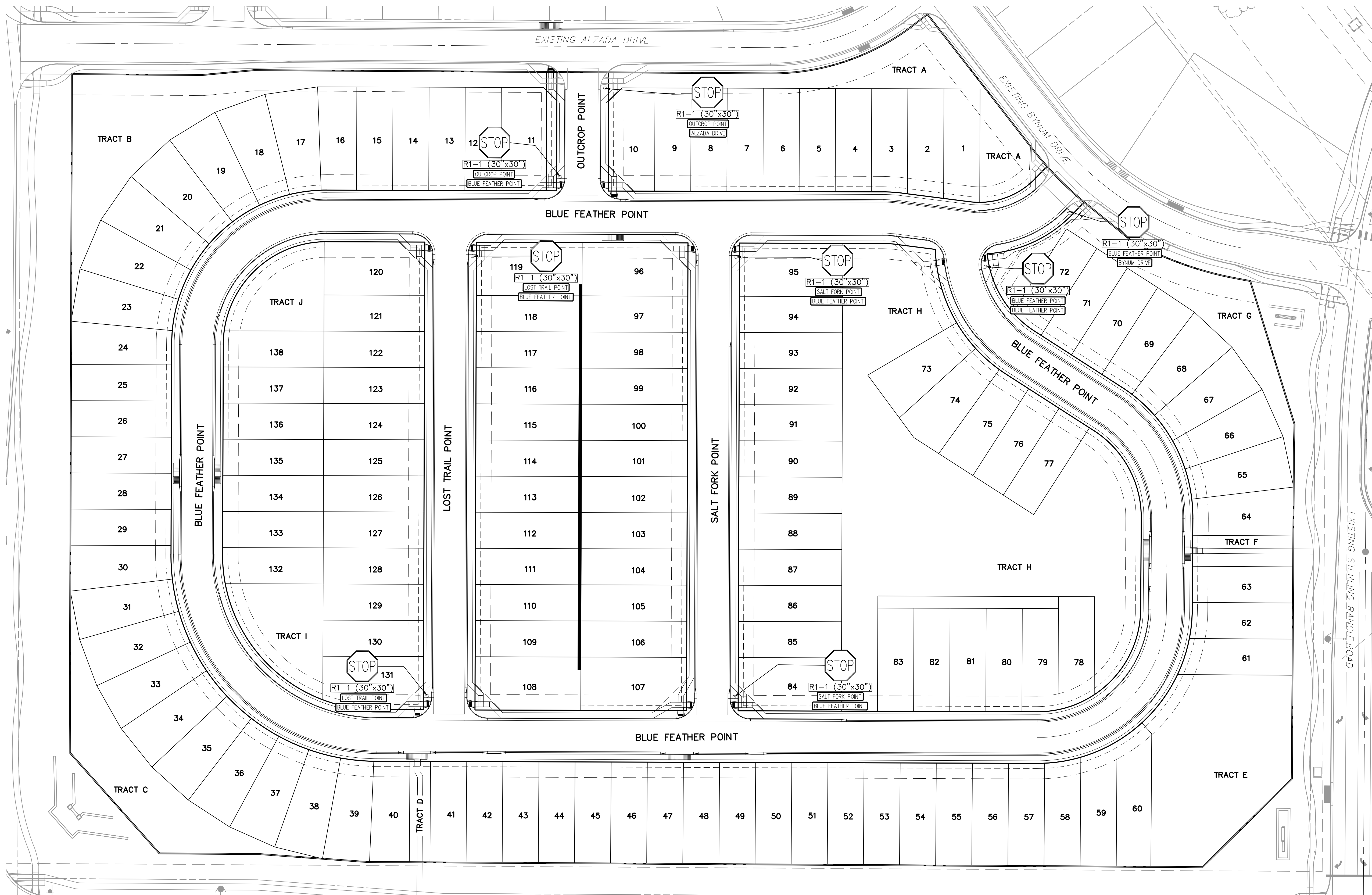
CAUTION

File: 0:\090144\Challenger PUD\dwg\Const Dwg\Street Plans\S112.dwg Plotstamp: 6/22/2022 2:15 PM

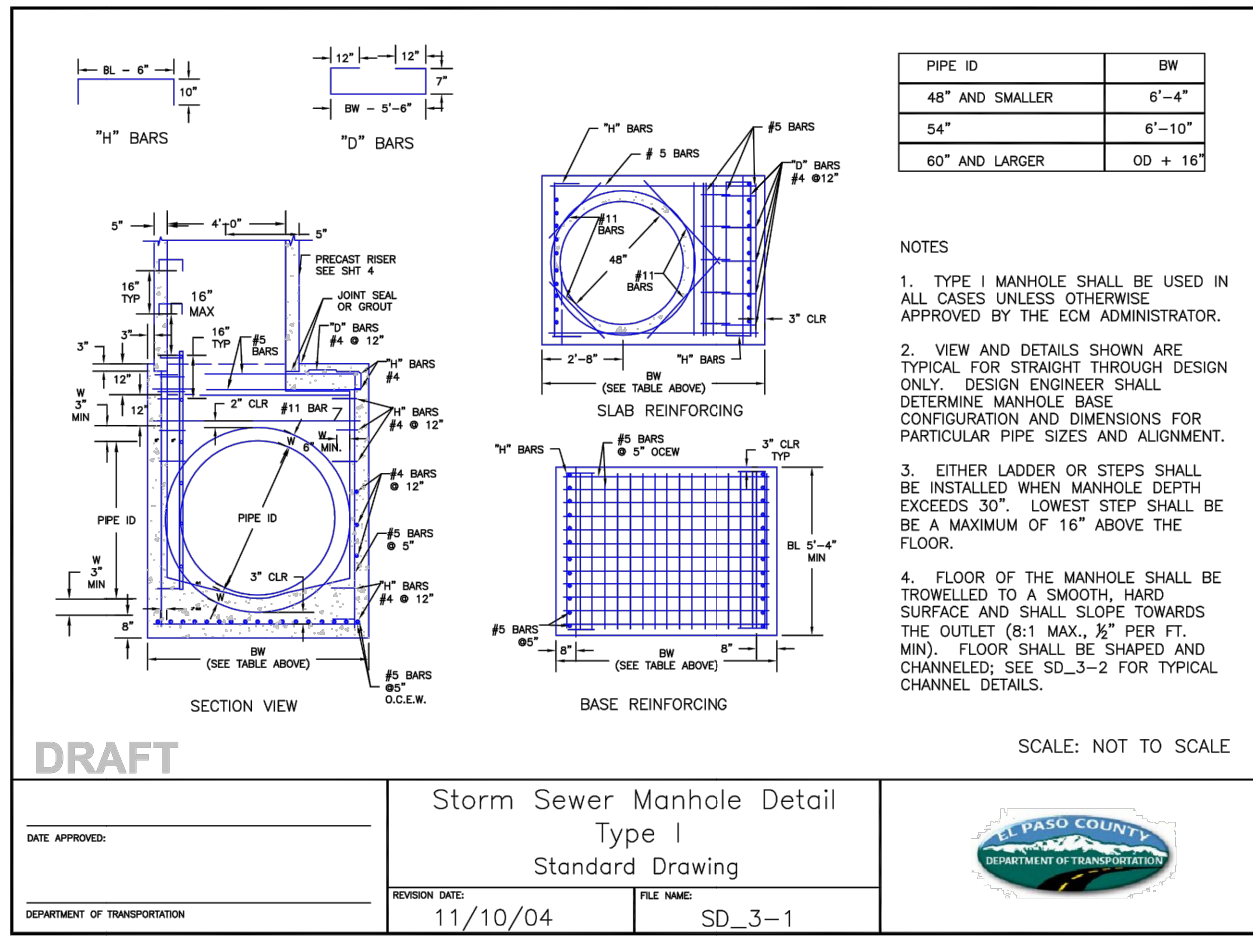


FOR LOCATING & MARKING  
GAS,  
ELECTRIC,  
WATER &  
TELEPHONE  
LINES

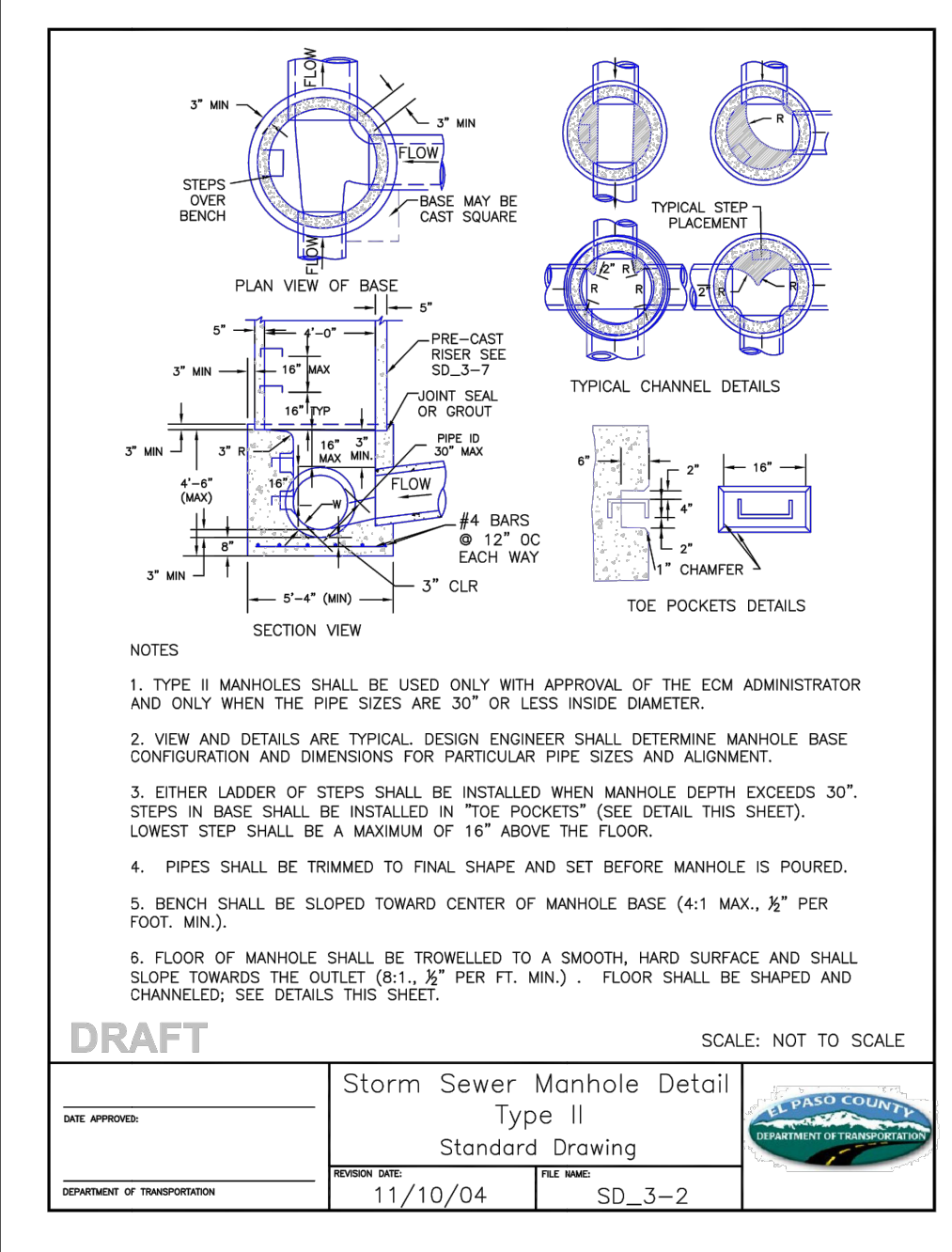
FOR BURIED UTILITY INFORMATION  
48 HRS BEFORE YOU DIG  
CALL 1-800-922-1987



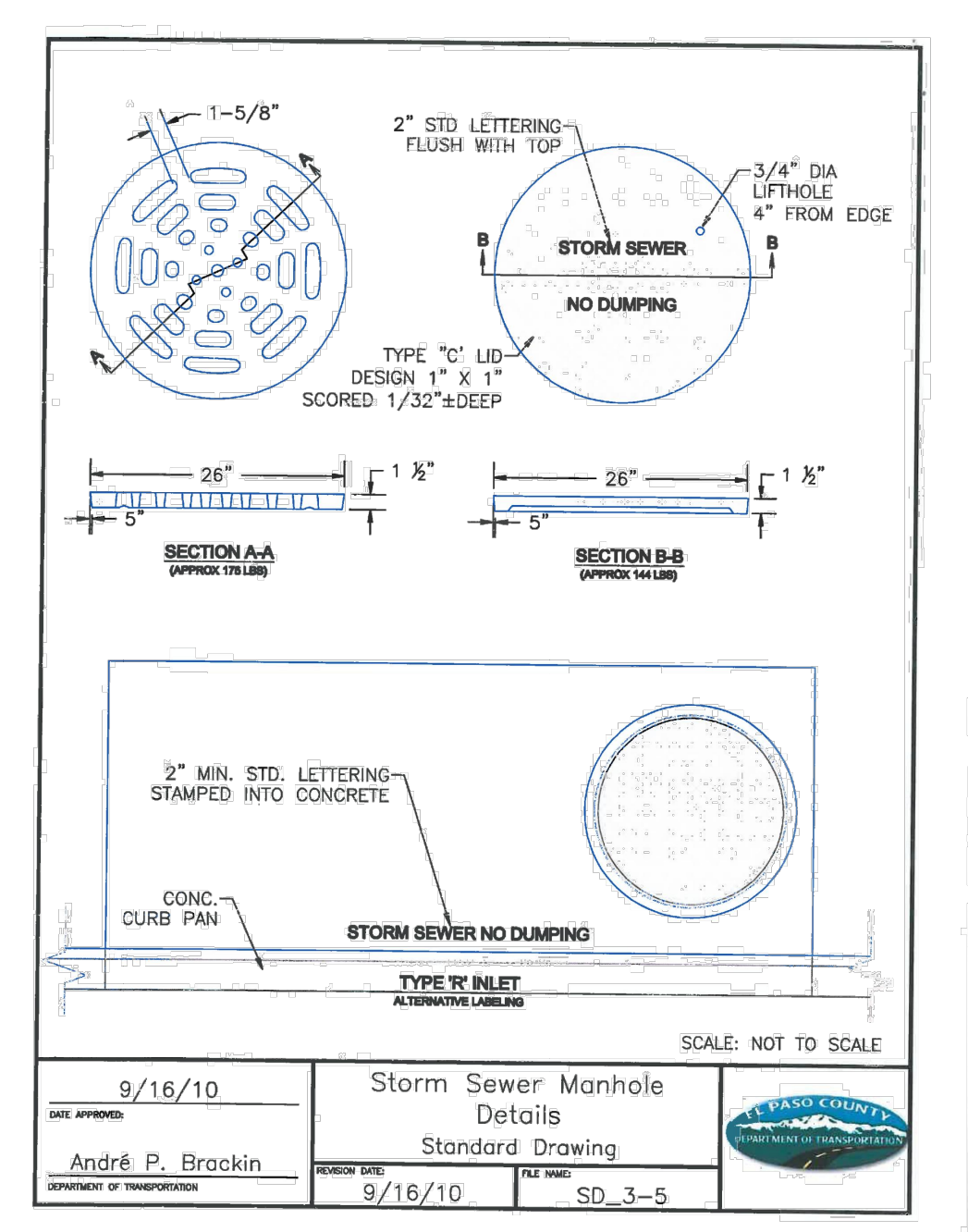
COPPER CHASE AT STERLING RANCH		SIGNAGE AND STRIPING PLAN	
PROJECT NO. 09-014	SCALE: HORIZONTAL: 1"=50'	DATE: 06/22/2022	SHEET 12 OF 15
DESIGNED BY: CWV	DRAWN BY: TAU	CHECKED BY: DLM	S112
212 N. WASHCATCH AVE., STE 305 COLORADO SPRINGS, CO 80903 PHONE: 719.555.5485			
 M&S CIVIL CONSULTANTS, INC.			
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.			
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160			
REVISIONS:	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.			
CAUTION			



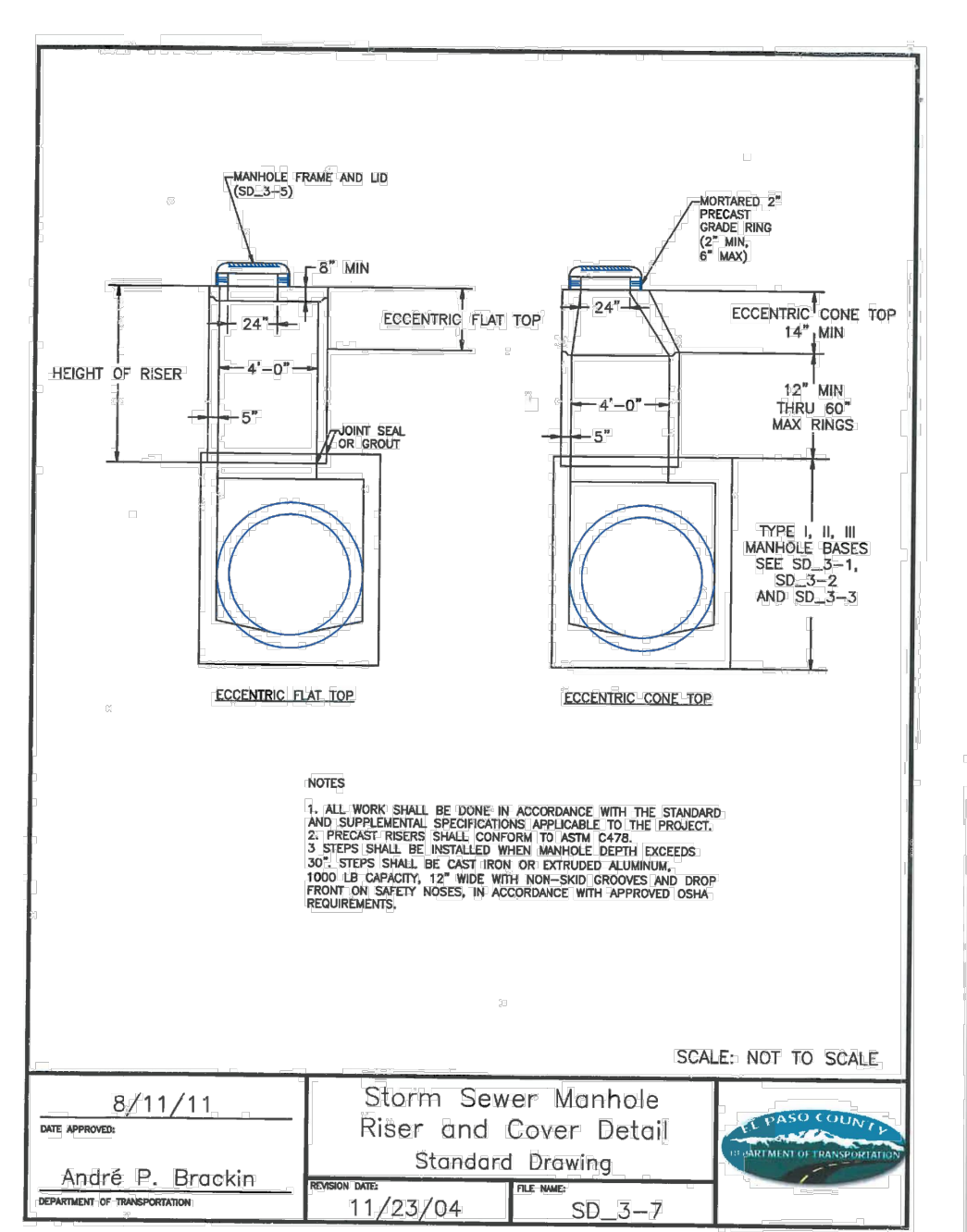
STORM SEWER MANHOLE DETAIL  
TYPE I SD 3-1



STORM SEWER MANHOLE DETAIL  
TYPE II SD 3-2



STORM SEWER MANHOLE  
LID DETAILS SD 3-5

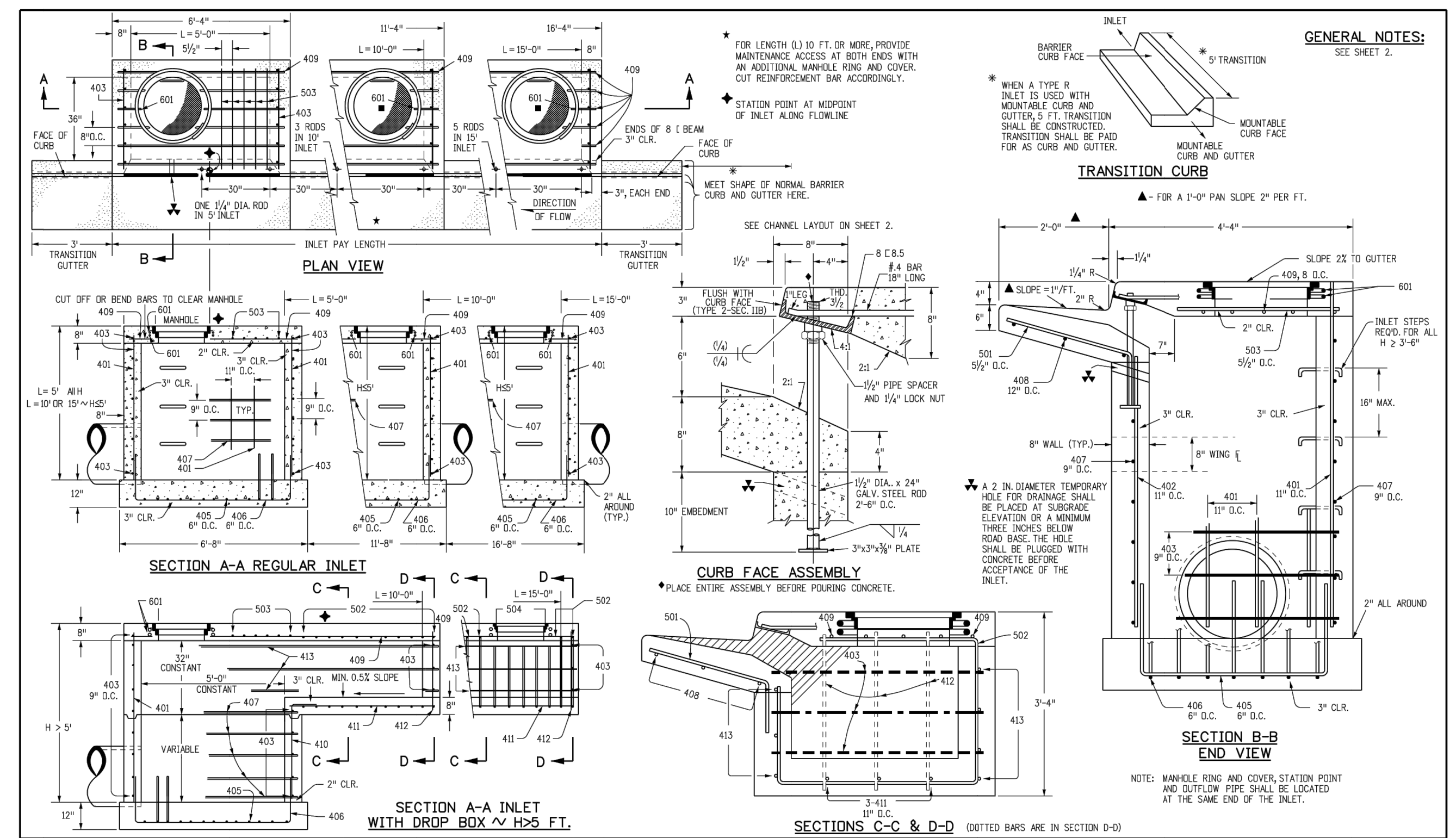


STORM SEWER MANHOLE  
RISER AND COVER DETAIL  
SD 3-7

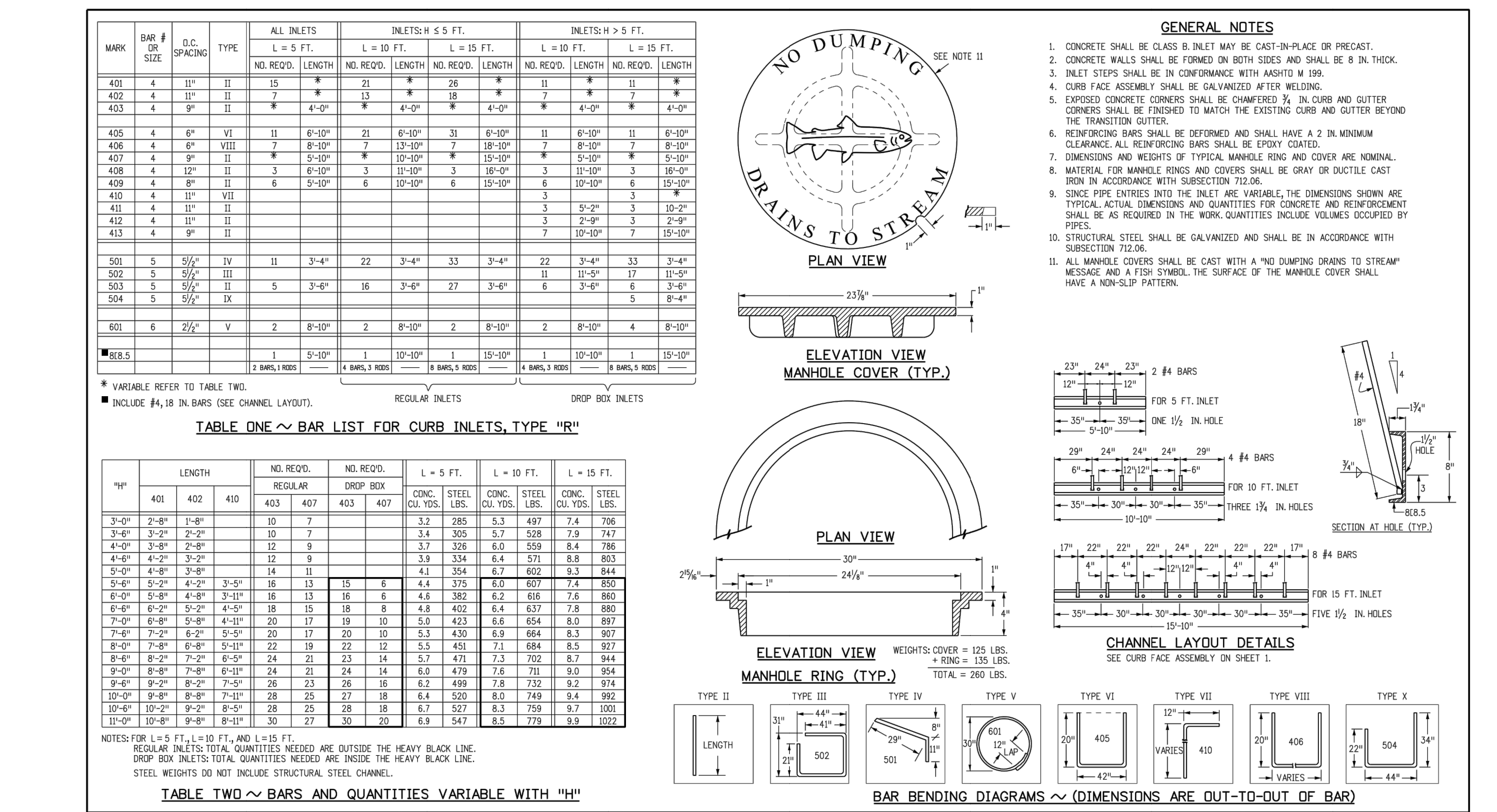
**Rinker Materials-Denver Pipe Plant  
Curved Alignment Guide - Gasketed RCP**

Diameter	Joint Gap	Joint Thickness	O.D.	Angle	Allowable Full	Min. Radius
(in)	(in)	(in)	(in)	(degrees)	(ft)	(ft)
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	7.5	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



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



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

File: 0:\90144\Challenger PUD\Const Dwg\Storm Plans\ST05.dwg Plottamp: 6/22/2022, 2:16 PM



Include detail for beehive inlet  
THERE IS NO BEEHIVE INLET. THIS WAS MISLABELED AND HAS BEEN REMOVED FROM THE STORM CONSTRUCTION DRAWINGS

**COPPER CHASE AT STERLING RANCH**

**STORM SEWER DETAILS**

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

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

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

2120 N. WASHCROFT AVE. STE 305  
COLORADO SPRINGS CO 80903  
PHONE: 719.955.5485

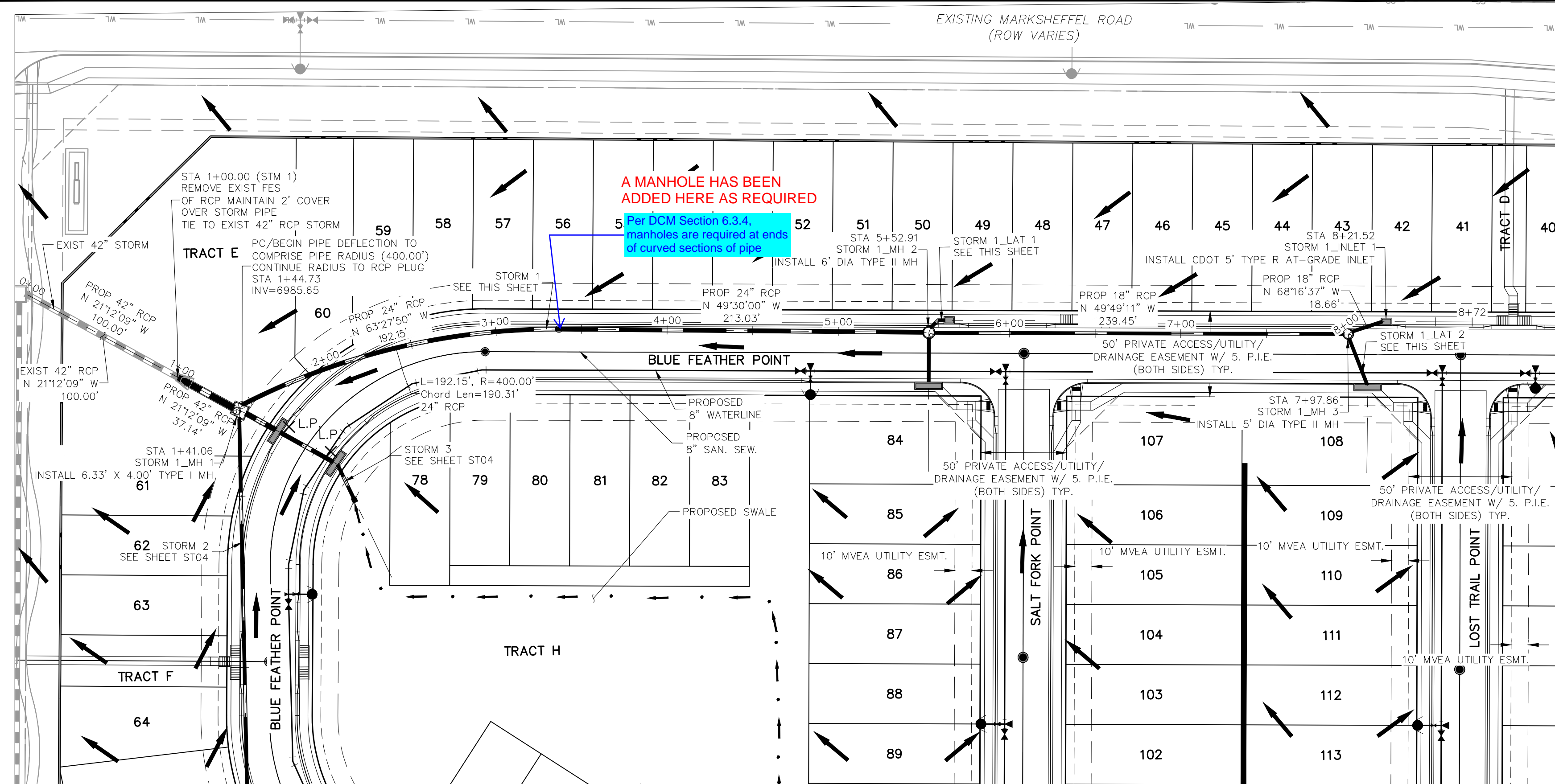
**CIVIL CONSULTANTS, INC.**

FOR AND ON BEHALF OF  
MKS CIVIL CONSULTANTS, INC.

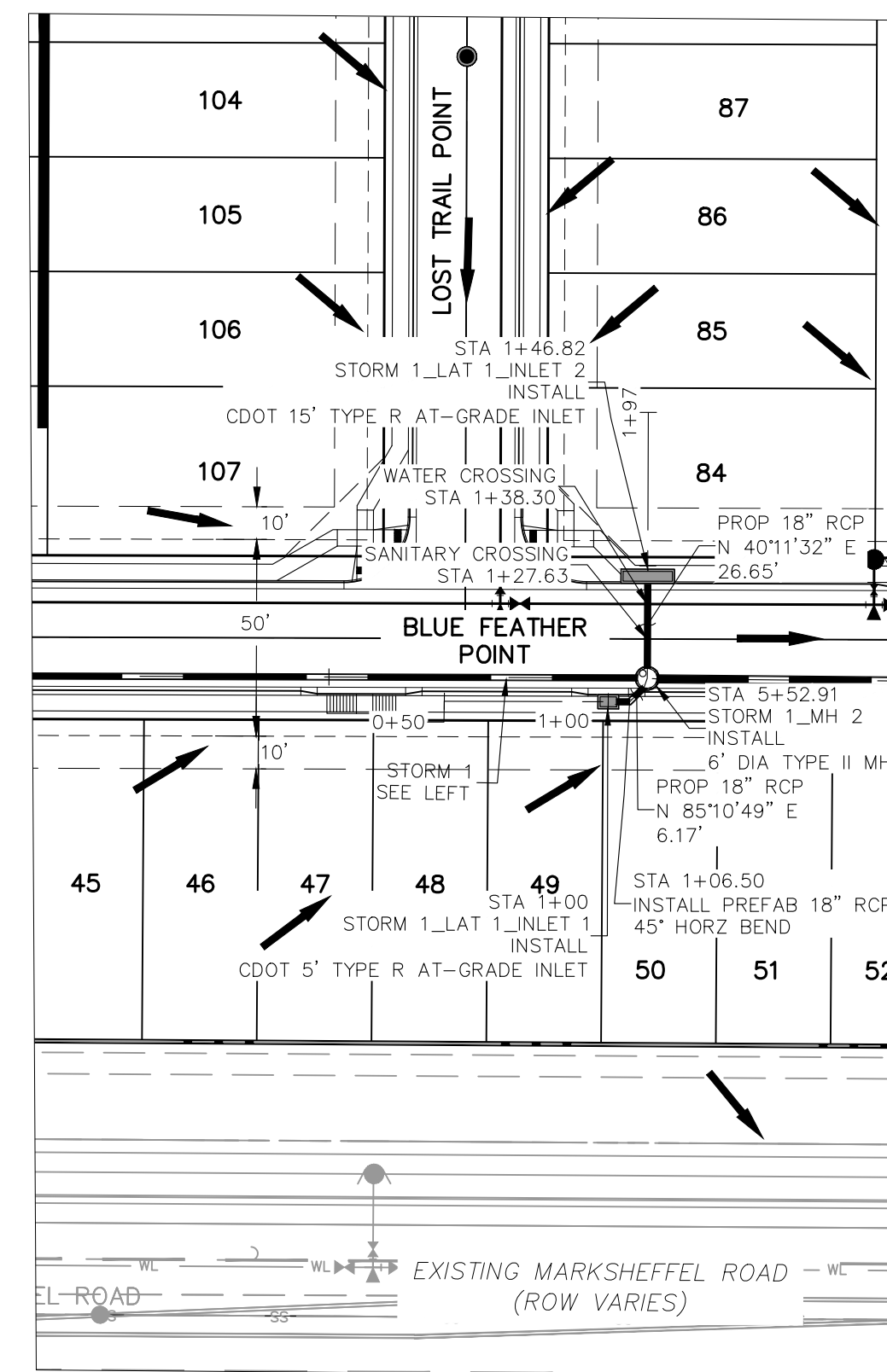
REVISIONS: NO. DATE: BY: DESCRIPTION: APPROVED BY: DATE:

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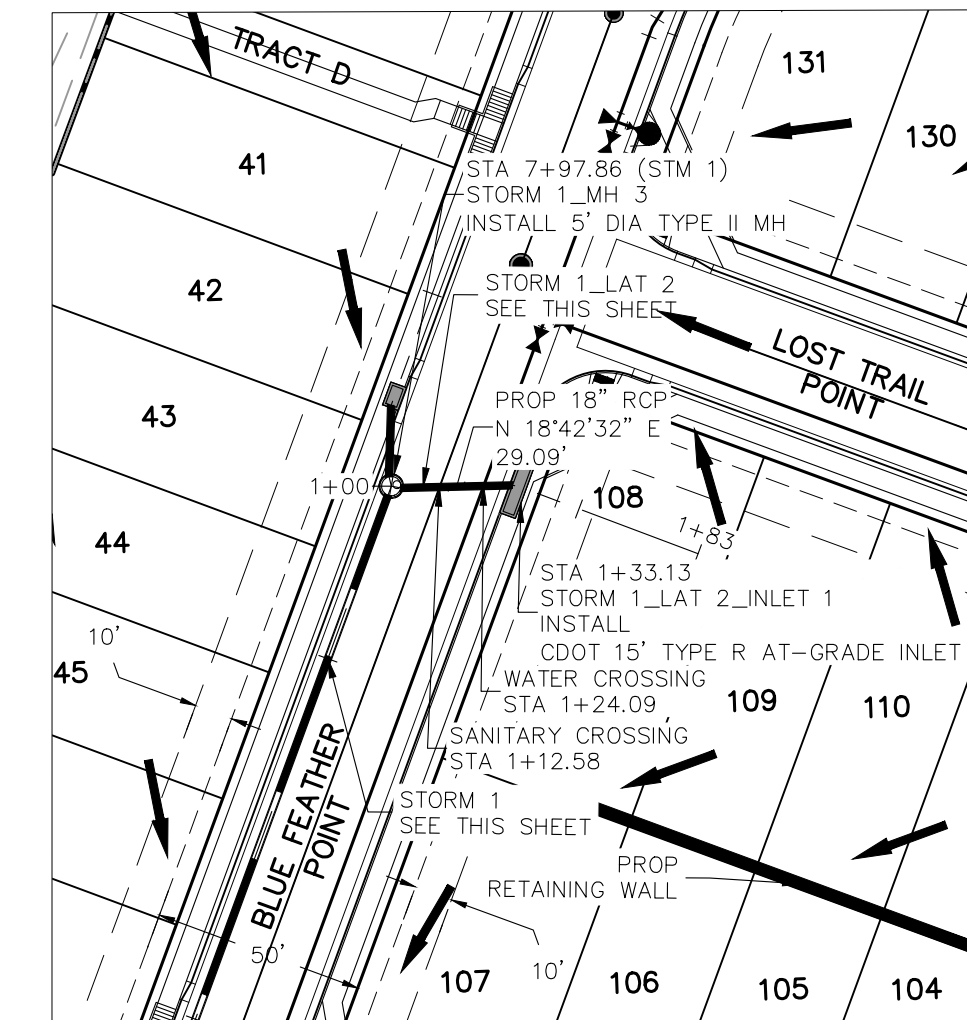
CAUTION



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

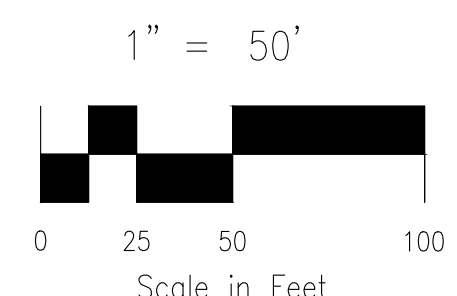


**STORM 1 LAT 1  
STA 1+00.00 TO STA 1+46.82**



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

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



Provide keymap  
A KEYMAP IS NOT PROVIDED SINCE THIS IS A RELATIVELY SMALL SUBDIVISION AND FAIRLY SIMPLE TO NAVIGATE. A MAP HAS BEEN PROVIDED ON THE TITLE SHEET TO SHOW THE SUBDIVISION AS A WHOLE.

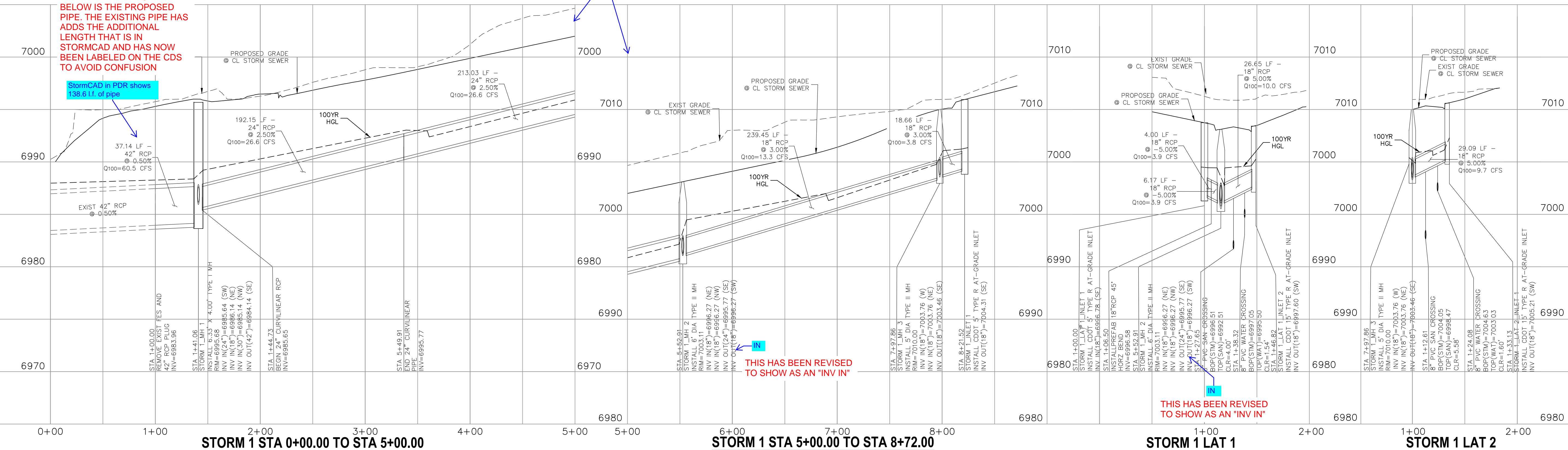
Provide match line A MATCHLINE HAS BEEN PROVIDED

THE PIPE THAT WAS LABELED BELOW IS THE PROPOSED PIPE. THE EXISTING PIPE HAS ADDS THE ADDITIONAL LENGTH THAT IS IN STORMCAD AND HAS NOW BEEN LABELED ON THE CDS TO AVOID CONFUSION

StormCAD in PDR shows 138.6 lf. of pipe

THIS HAS BEEN REVISED TO SHOW AS AN "INV IN"

THIS HAS BEEN REVISED TO SHOW AS AN "INV IN"



**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**

**COPPER CHASE AT STERLING RANCH**  
**STORM SEWER PLAN & PROFILE**

PROJECT NO. 09-014  
DATE: 1/6/2022  
SCALE: HORIZONTAL: 1"=50'  
VERTICAL: 1"=5'

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

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

**CIVIL CONSULTANTS, INC.**

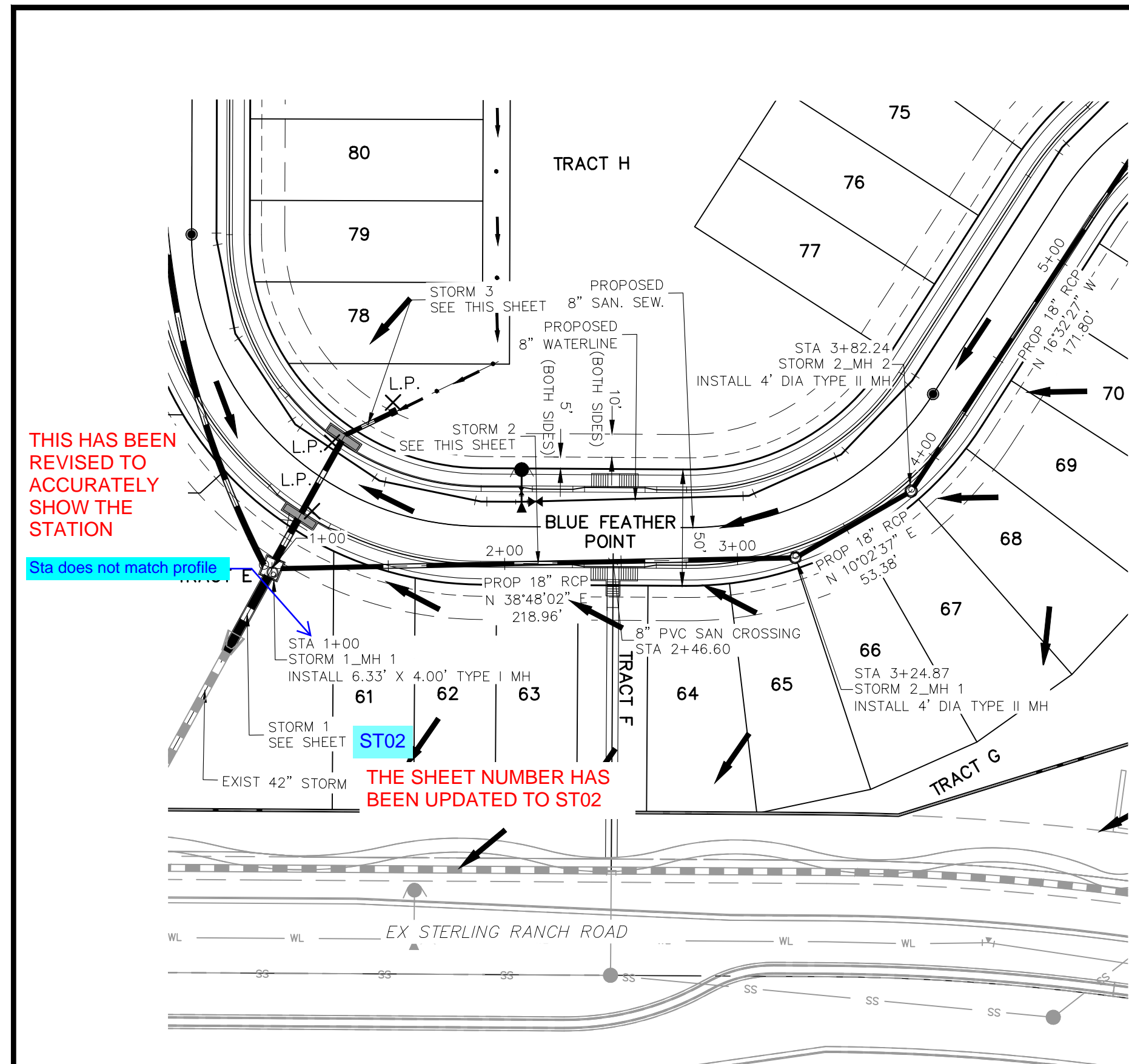
FOR AND ON BEHALF OF  
MKS CIVIL CONSULTANTS, INC.

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

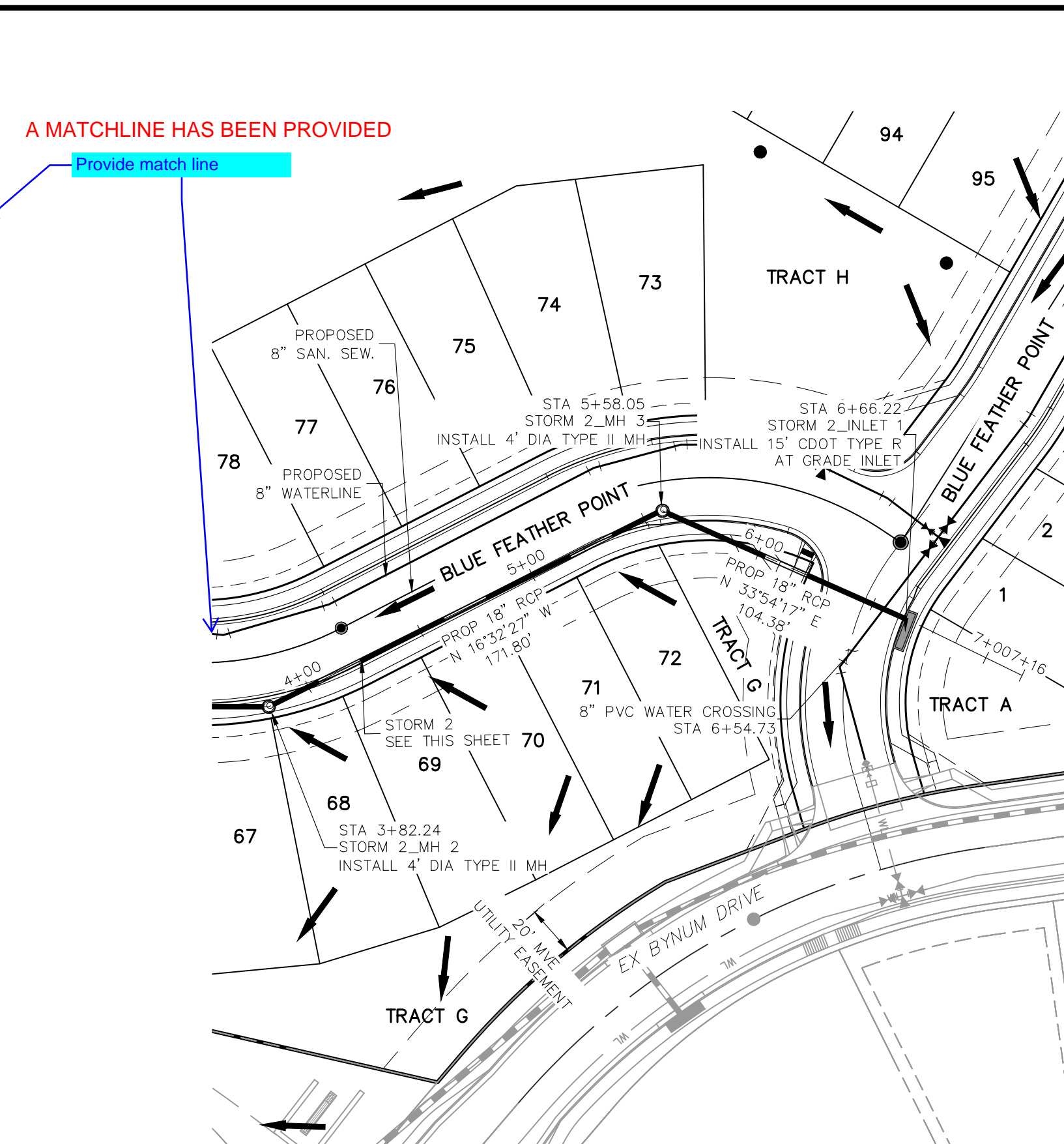
REVISIONS:  
NO. DATE BY DESCRIPTION

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 PREPARE OF THESE PLANS.

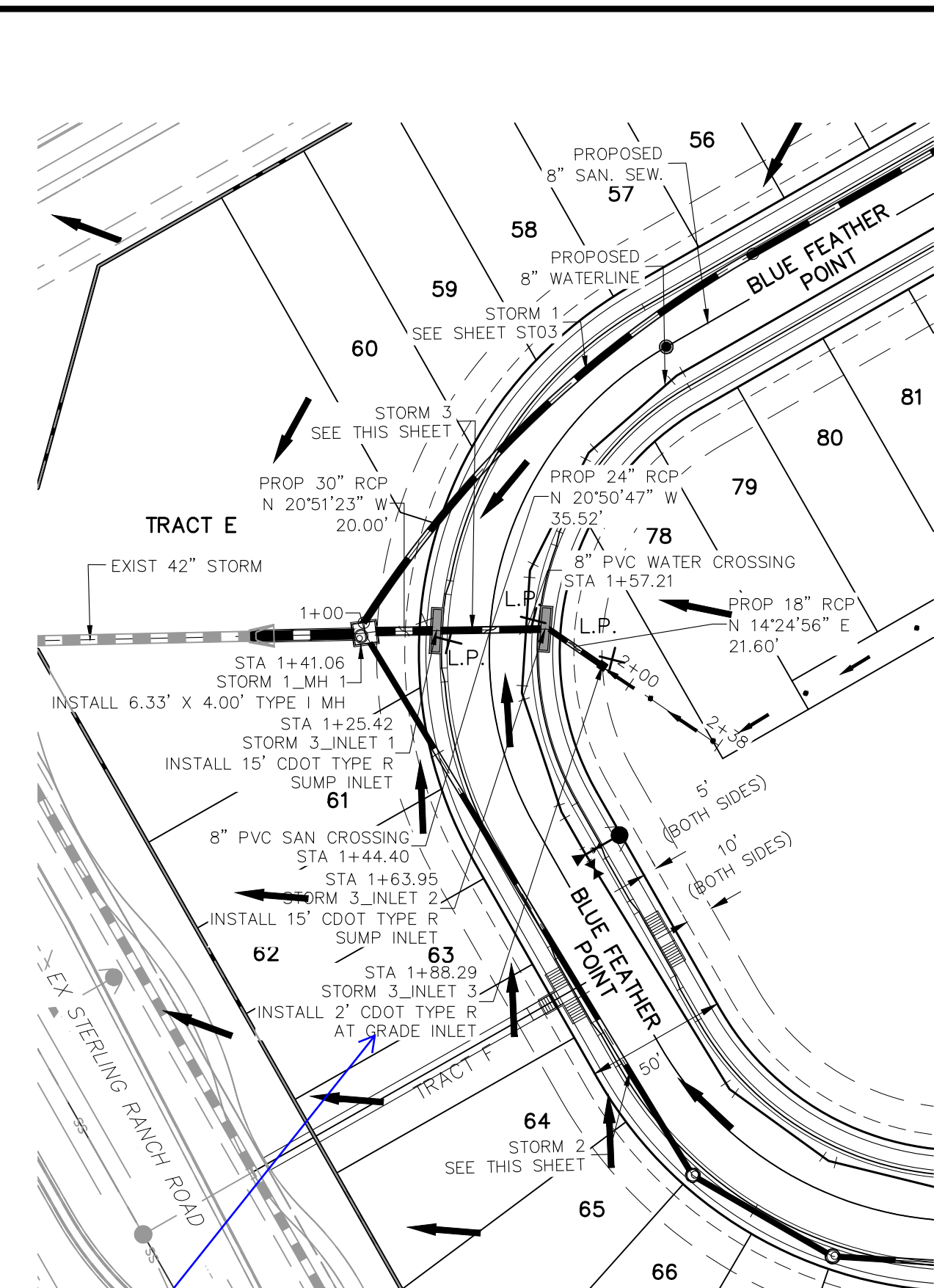
CAUTION



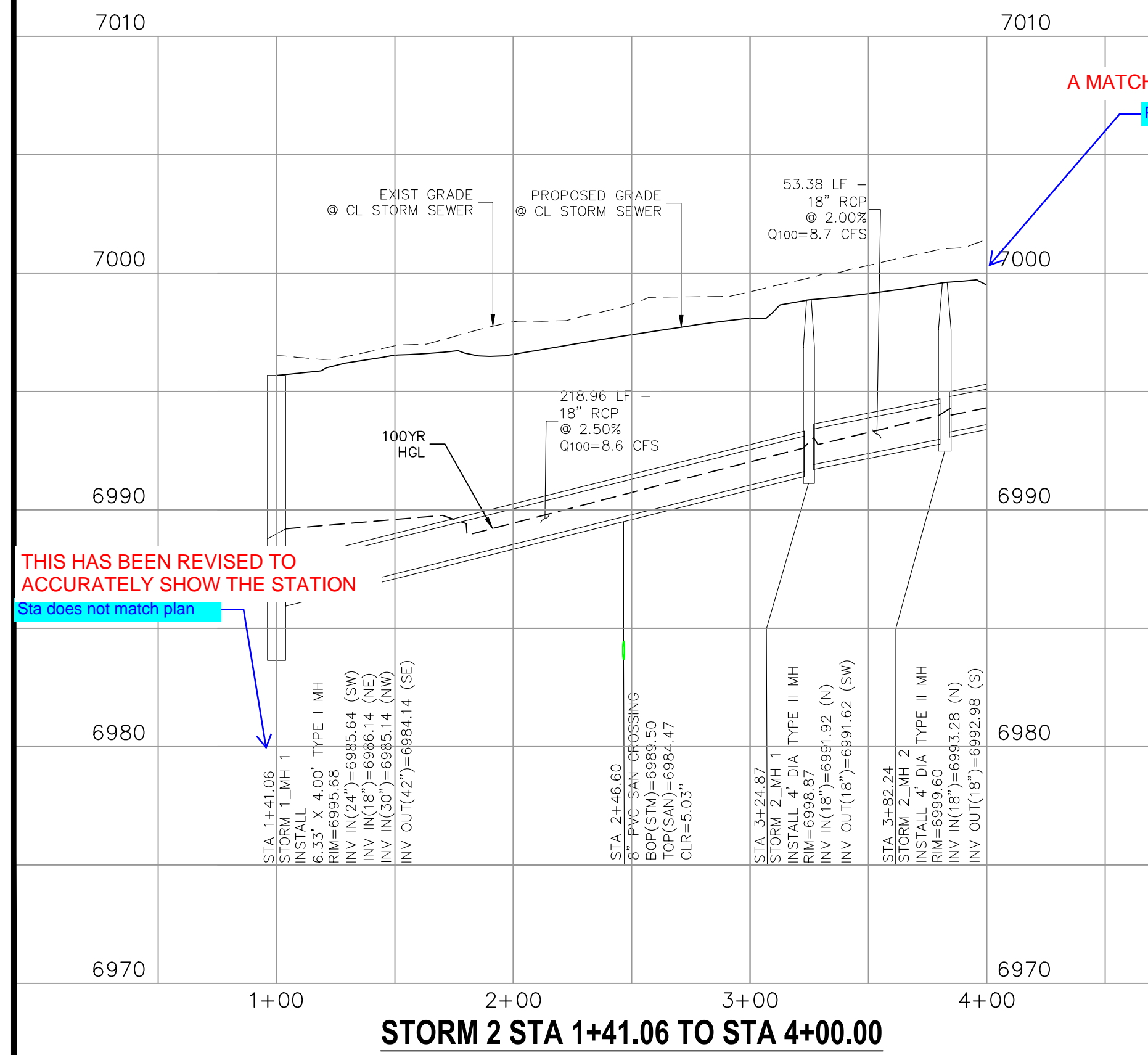
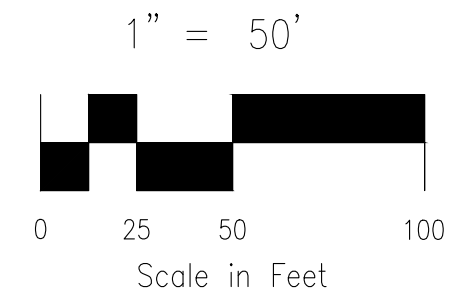
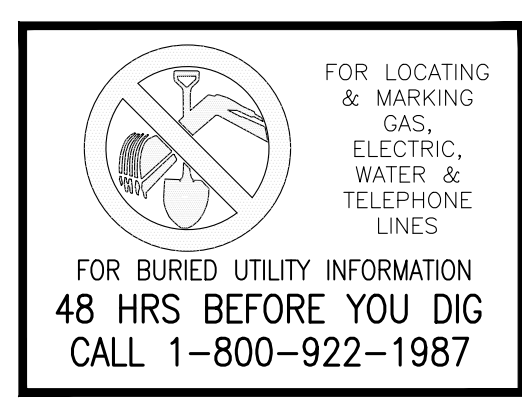
**STORM 2**  
STA 1+41.06 TO STA 4+00.00



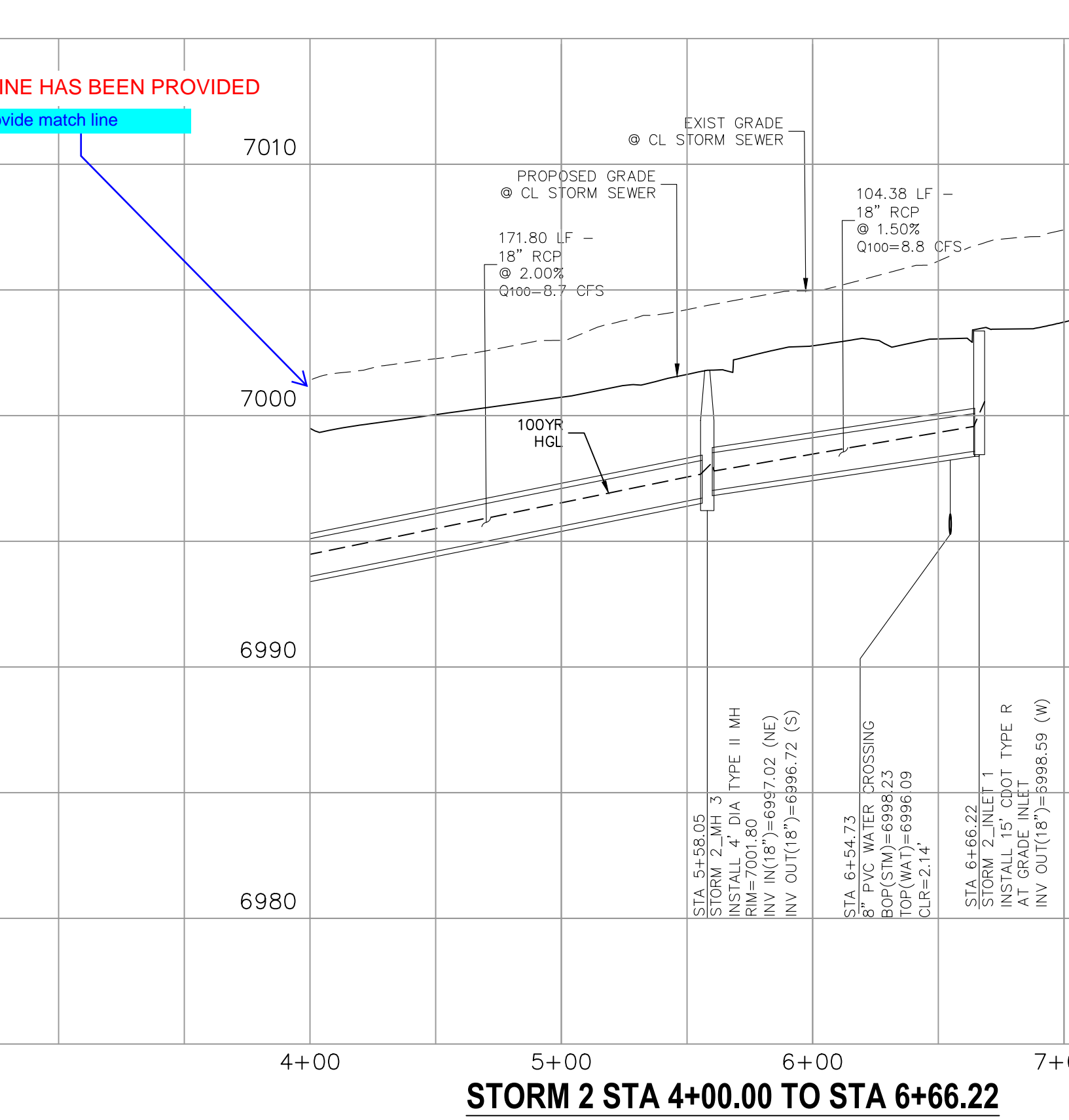
**STORM 2**  
STA 4+00.00 TO STA 6+66.22



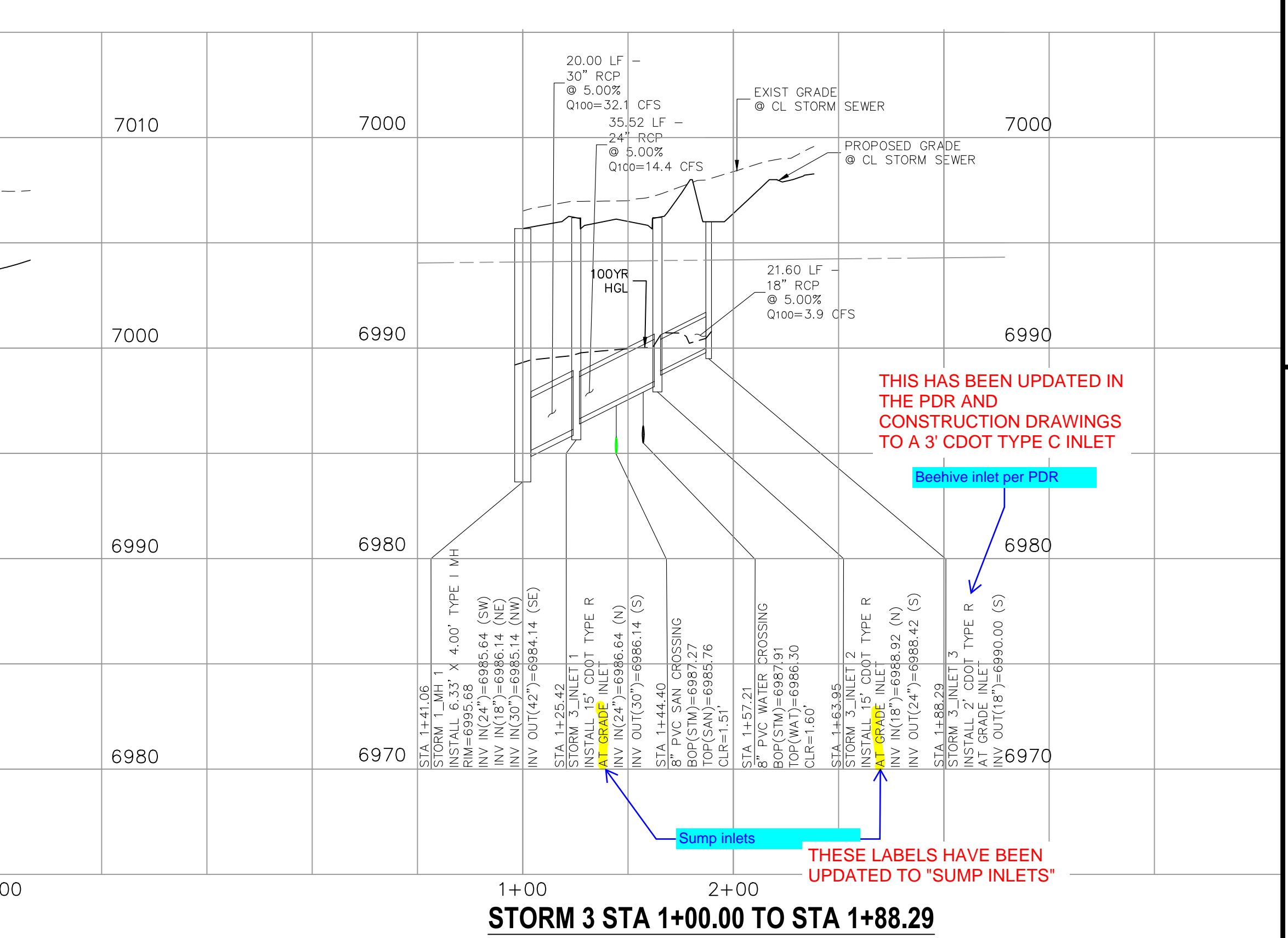
**STORM 3**  
STA 1+00.00 TO STA 1+88.29



**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**

**COPPER CHASE AT STERLING RANCH**  
**STORM SEWER PLAN & PROFILE**

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: 719.555.5485

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF  
MKS CIVIL CONSULTANTS, INC.

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

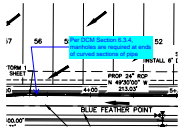
REVISIONS:  
NO. DATE BY DESCRIPTION

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CAUTION

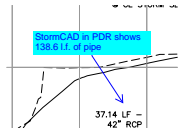
# Street & Storm CD's\_v2.pdf Markup Summary

## Callout (14)



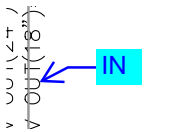
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**Author:** CDurham  
**Date:** 11/14/2022 10:30:07 AM  
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Per DCM Section 6.3.4, manholes are required at ends of curved sections of pipe



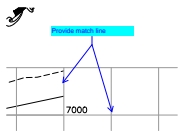
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StormCAD in PDR shows 138.6 l.f. of pipe



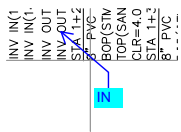
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IN



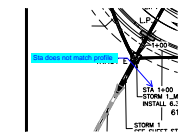
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Provide match line



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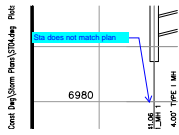
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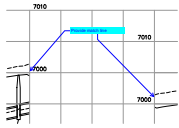
Sta does not match profile





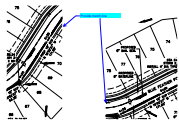
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Sta does not match plan



**Subject:** Callout  
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Provide match line



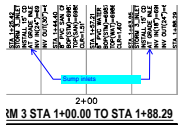
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Provide match line



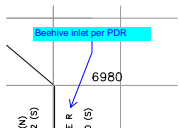
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Bee hive inlet per PDR



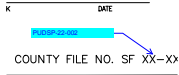
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Sump inlets



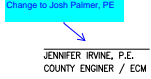
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Beehive inlet per PDR



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PUDSP-22-002



**Subject:** Callout  
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Change to Josh Palmer, PE

CD-Developer (1)



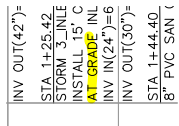
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Owner/Developer's Statement:

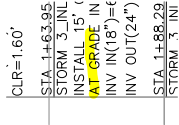
I, the owner/developer have read and will comply with the requirements of the grading and erosion control plan and all of the requirements specified in these detailed plans and specifications.

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

Highlight (2)

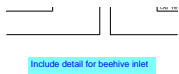


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Text Box (4)



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Include detail for beehive inlet

Provide keymap

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Provide keymap

ST02

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ST02

COIN  
CO

**Subject:** Text Box  
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NOTE: Roadway design will be reviewed during  
Final Plat submittal.