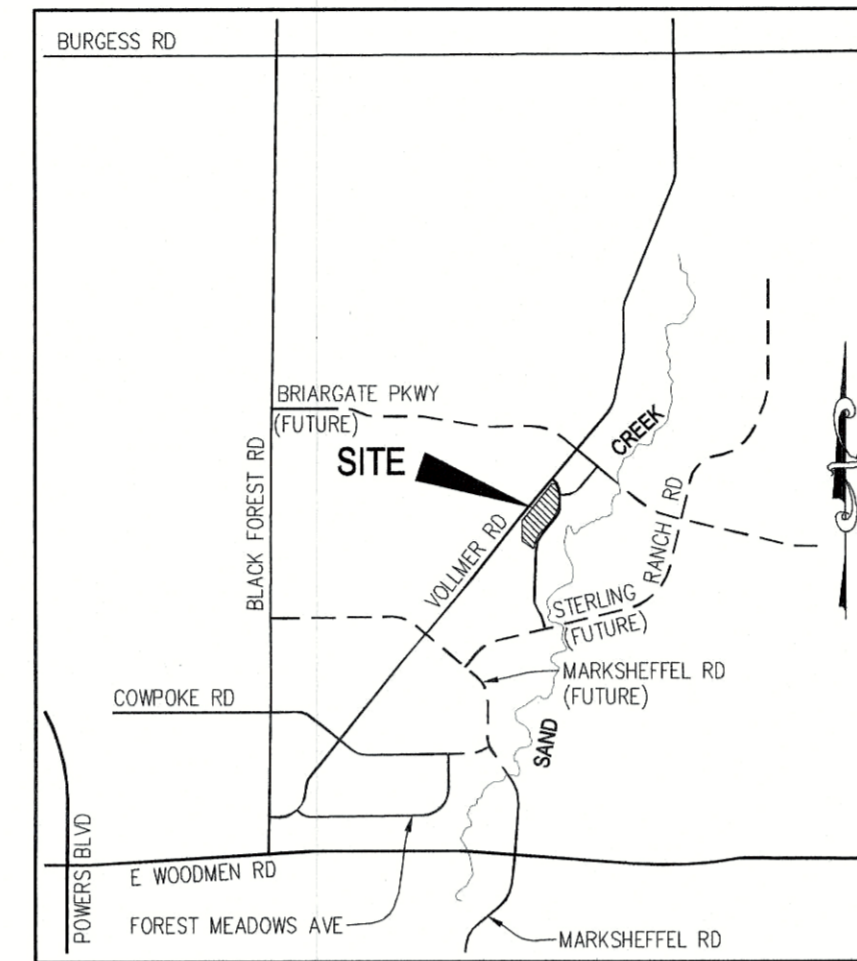


HOMESTEAD AT STERLING RANCH FILING NO. 1

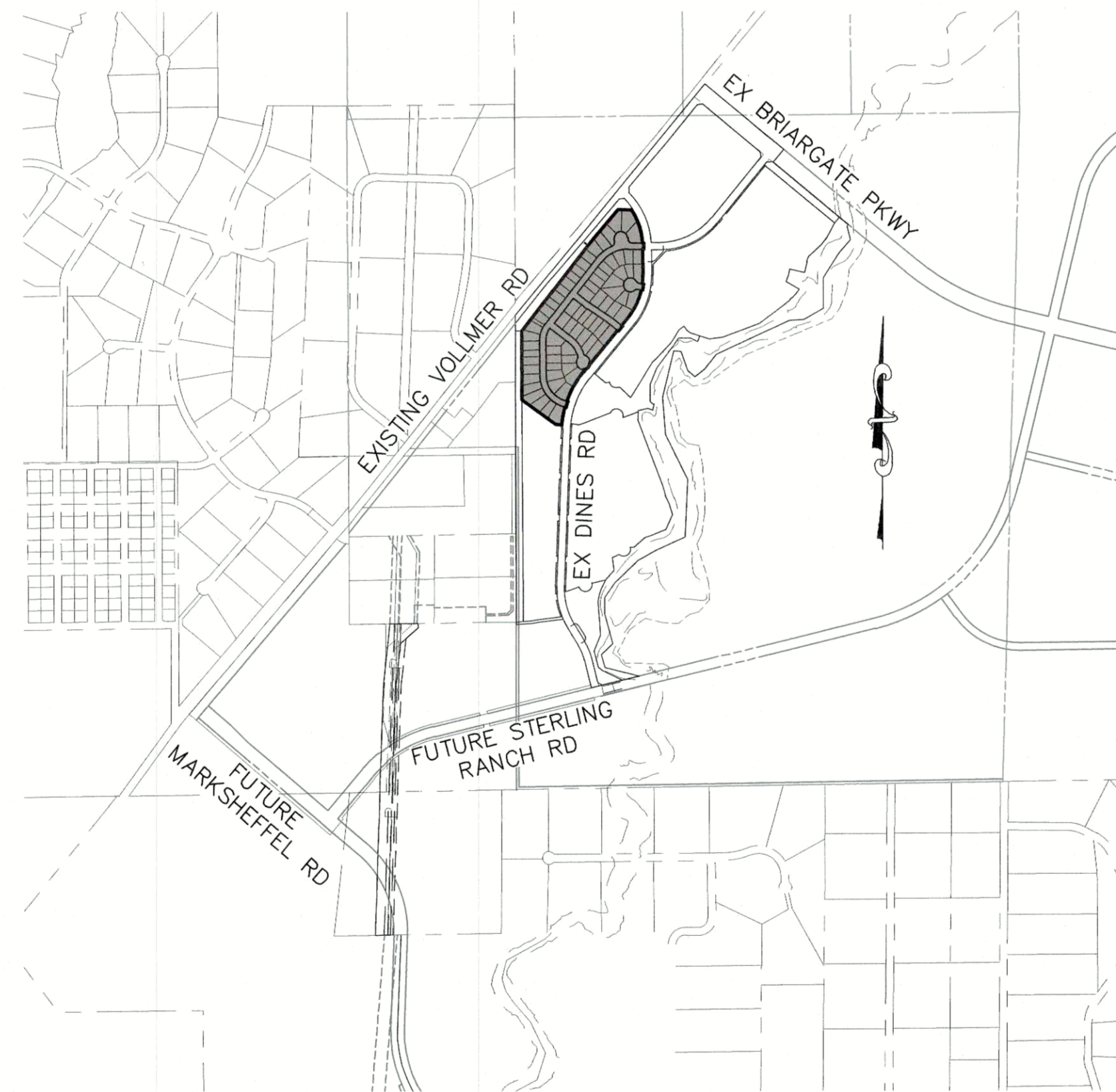
COUNTY OF EL PASO, STATE OF COLORADO

STREET IMPROVEMENT PLANS

OCTOBER 2018



VICINITY MAP
N.T.S.



SITE MAP
N.T.S.

AGENCIES

- OWNER/DEVELOPER:** SR LAND, LLC
20 BOULDER CRESCENT, SUITE 201
COLORADO SPRINGS, CO 80903
JIM MORLEY (719) 471-1742
- CIVIL ENGINEER:** M & S CIVIL CONSULTANTS, INC.
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
VIRGIL A. SANCHEZ P.E. (719) 955-5485
- COUNTY ENGINEERING:** EL PASO COUNTY DEVELOPMENT SERVICES
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
JEFF RICE, P.E. (719) 520-6300
- TRAFFIC ENGINEERING:** EL PASO COUNTY PUBLIC SERVICES & TRANS. DEPT.
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 = 411399.982
EASTING = 233849.817
ELEVATION = 7030.82

APPROVALS:

ENGINEER'S STATEMENT:

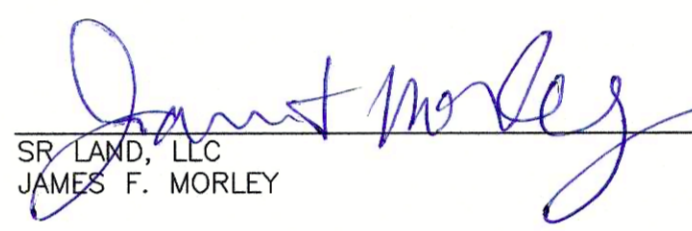
DETAILED IMPROVEMENT PLANS AND SPECIFICATIONS ENGINEER'S STATEMENT: THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID DETAILED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED DRAINAGE PLANS AND SPECIFICATIONS, AND SAID DETAILED PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH THE MASTER PLAN OF THE DRAINAGE BASIN. SAID DETAILED DRAINAGE PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR DRAINAGE FACILITY(S) IS DESIGNED. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS, OR OMISSIONS ON MY PART IN PREPARATION OF THE DETAILED IMPROVEMENT PLANS AND SPECIFICATIONS.


VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

DATE: 10/24/18

OWNER/DEVELOPER STATEMENT:

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE DRAINAGE REPORT AND PLAN AND THIS SET OF CONSTRUCTION DOCUMENTS. THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.


SR LAND, LLC
JAMES F. MORLEY

DATE: 10/24/18

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 APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

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.

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

Approved
by Elizabeth Helwig
El Paso County Planning and Community Development
on behalf of Jennifer Irvine, County Engineer, ECM Administrator
11/21/2018 1:57:53 PM


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

DATE

STERLING RANCH METROPOLITAN DISTRICT:

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

FOR AND ON BEHALF OF THE STERLING RANCH METRO. DISTRICT


VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160
11/18/18

DATE

SHEET INDEX

- SHEET 1 TITLE SHEET
- SHEET 2 NOTES & DETAILS
- SHEET 3 PLAN & PROFILE - WHEATLAND DRIVE STA 0+00.00 TO 13+50.00
- SHEET 4 PLAN & PROFILE - WHEATLAND DRIVE STA 13+50.00 TO 17+81.93
- SHEET 5 PLAN & PROFILE - SCOBY COURT
- SHEET 6 PLAN & PROFILE - RYEGATE WAY
- SHEET 7 SIGNAGE & STRIPING - CUTBANK WAY

AS-BUILTS
06/24/2022
SF-17-025


Mike Brundlett
82314

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

SF-17-025

HOMESTEAD AT STERLING RANCH FILING NO. 1

STREET IMPROVEMENT PLANS

PROJECT NO. 09-005 DATE: 10/22/2018

DESIGNED BY: JP HORIZONTAL: N/A

DRAWN BY: ELY VERTICAL: N/A

CHECKED BY: GW SHEET 1 OF 7 SIO1

20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

M&S CIVIL CONSULTANTS, INC.

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

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

FOR AND ON BEHALF OF THE STERLING RANCH METRO. DISTRICT

NO.	DATE	DESCRIPTION	APP'D. BY	DATE

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR REVISIONS TO 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:

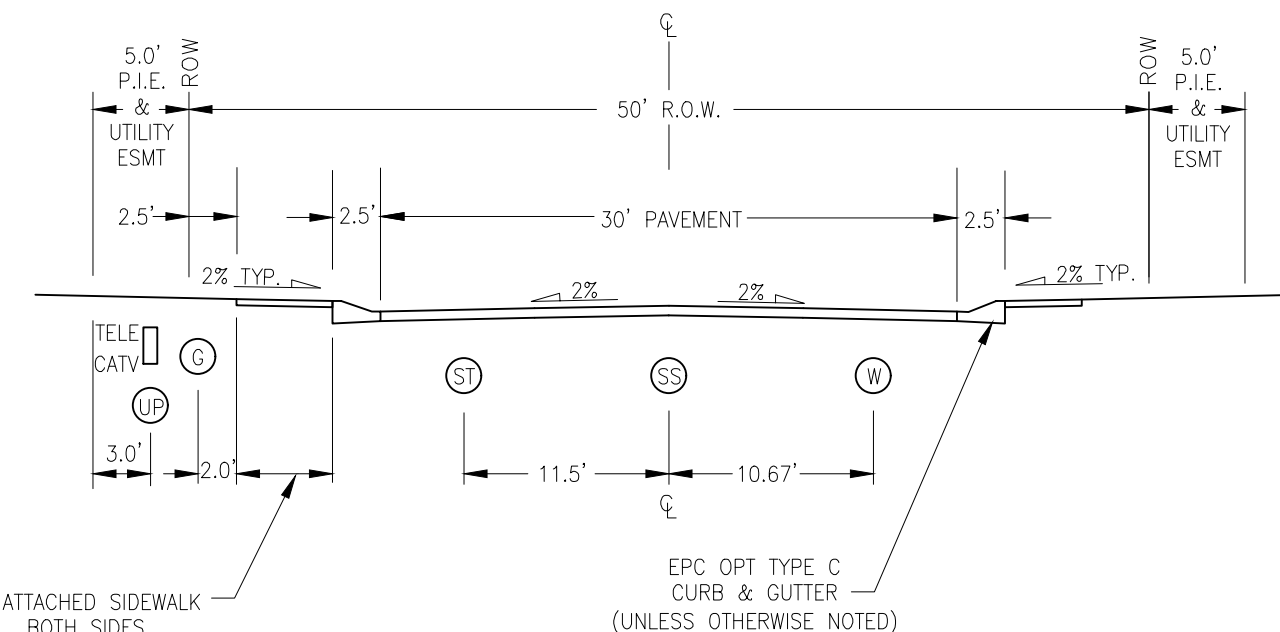
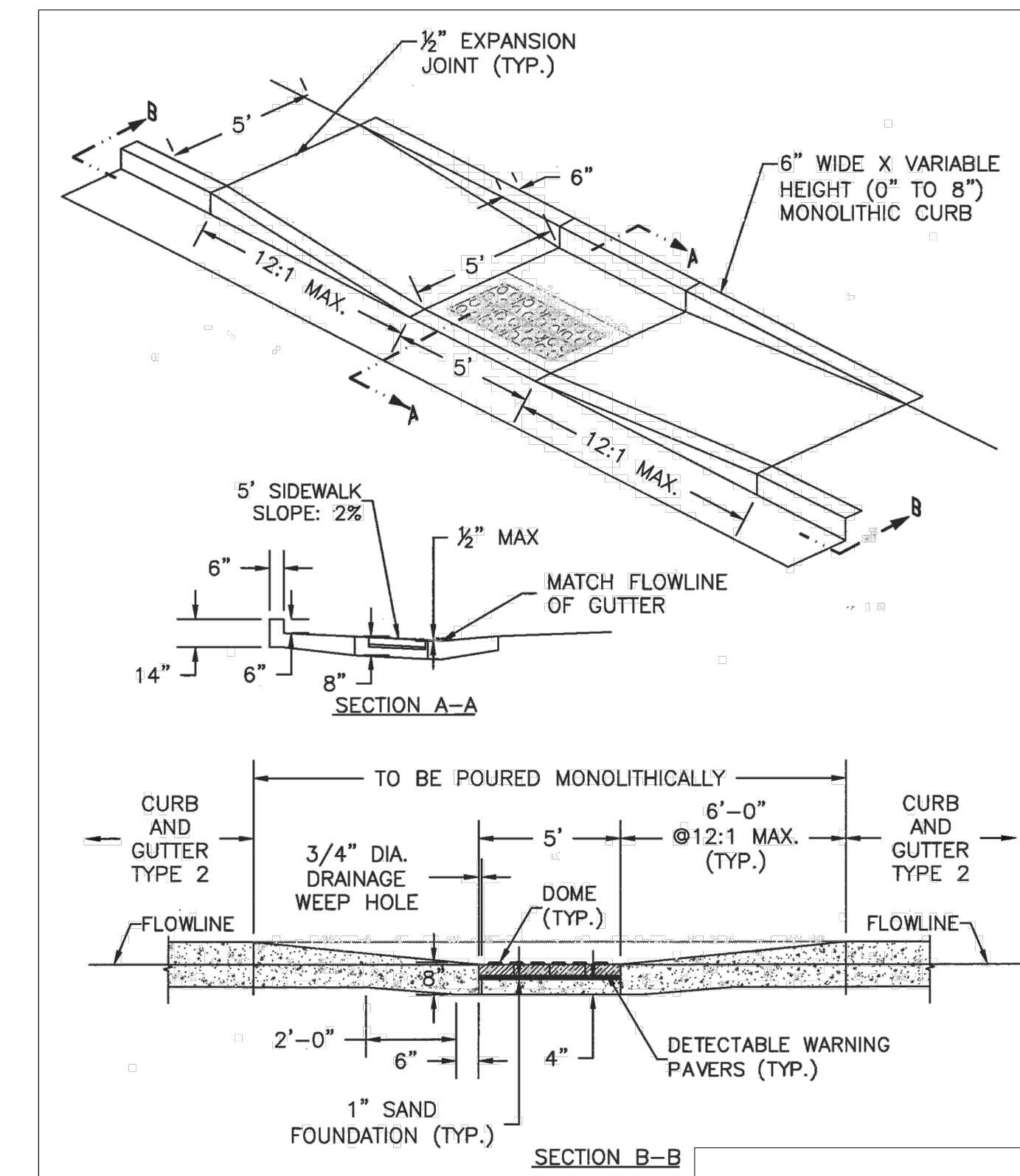
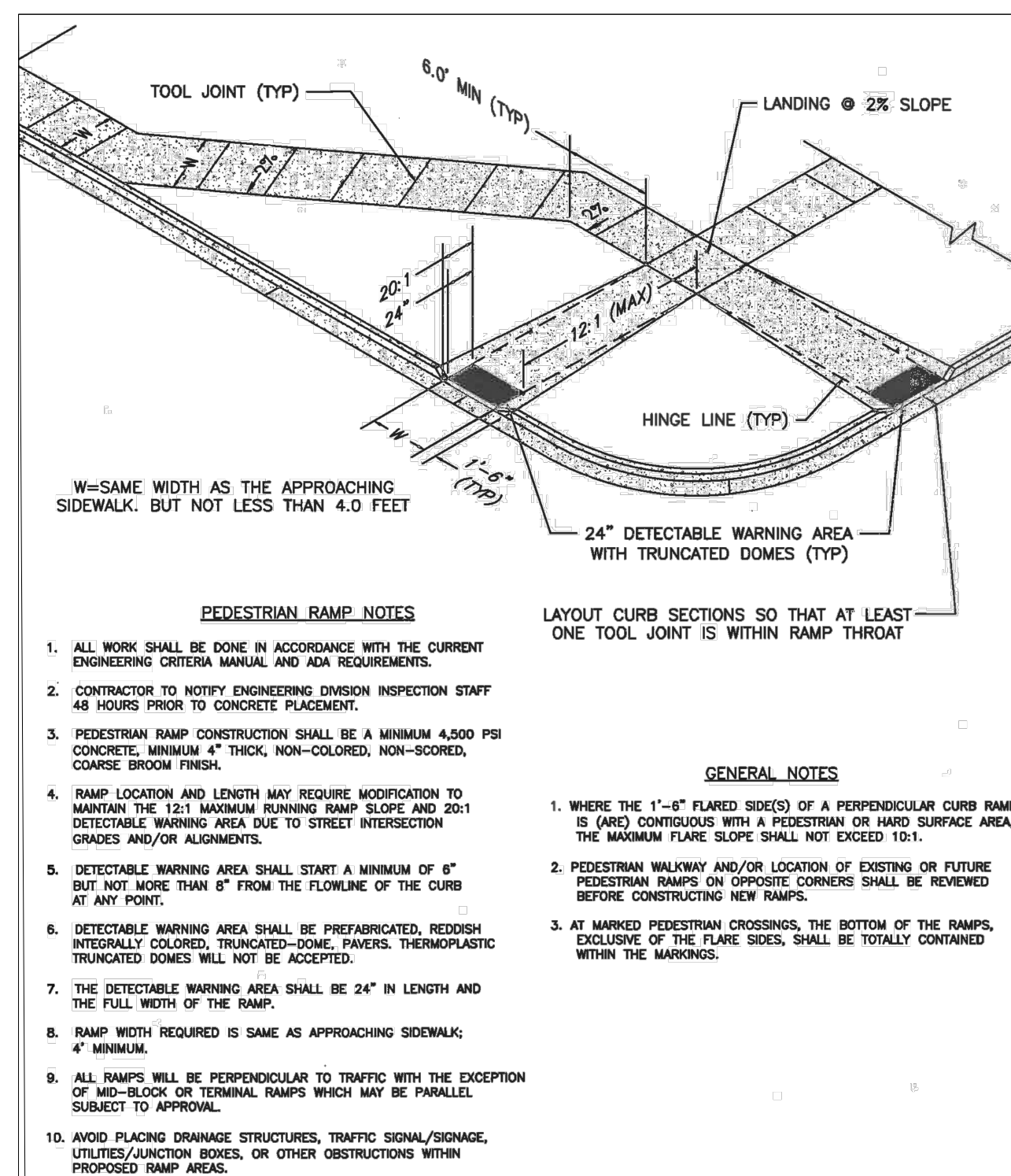
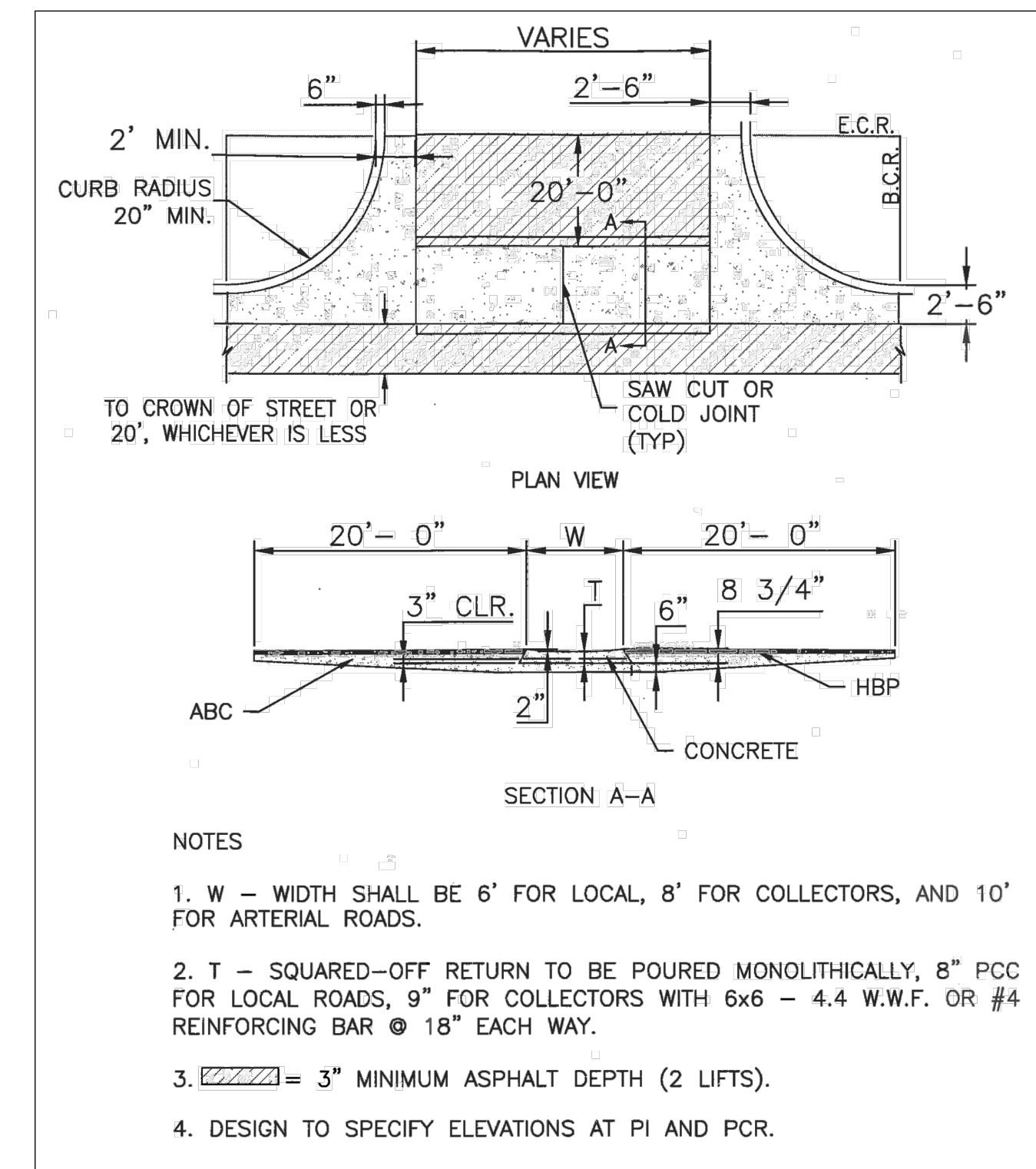
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND 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 PLANNING AND COMMUNITY DEVELOPMENT DIVISION.
- 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 EXCEPT BRAIRGATE PARKWAY AND VOLLMER ROAD WHICH ARE ARTERIALS AND A 50 FOOT SIGHT VISIBILITY TRIANGLE IS REQUIRED AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" VERTICAL IN THIS AREA.
- ALL CULVERTS AND STORM DRAIN PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HDPE), REINFORCED CONCRETE PIPE (RCP). ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. ADEQUACY OF MATERIAL THICKNESS FOR ANY CSP INSTALLED SHALL BE VERIFIED BY OWNER'S GEOTECHNICAL ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST CONFORM TO EPC ECM SECTION 3.32 - CULVERTS.
- ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT THE TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DIVISION PRIOR TO CONSTRUCTION.

SIGNING AND STRIPING NOTES:

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DIVISION.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS"
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY, INCLUDING SIGNAGE OR 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 ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT - 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 DEPARTMENT OF PUBLIC WORKS. 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 EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 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 VERTICAL 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 PUBLIC WORKS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.



HOMESTEAD AT STERLING RANCH FILING NO. 1

NOTE & DETAIL SHEET

PROJECT NO. 09-005 DATE: 10/22/2018

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

DESIGNED BY: JP ELY CHECKED BY: GW

SHEET 2 OF 7

SI02

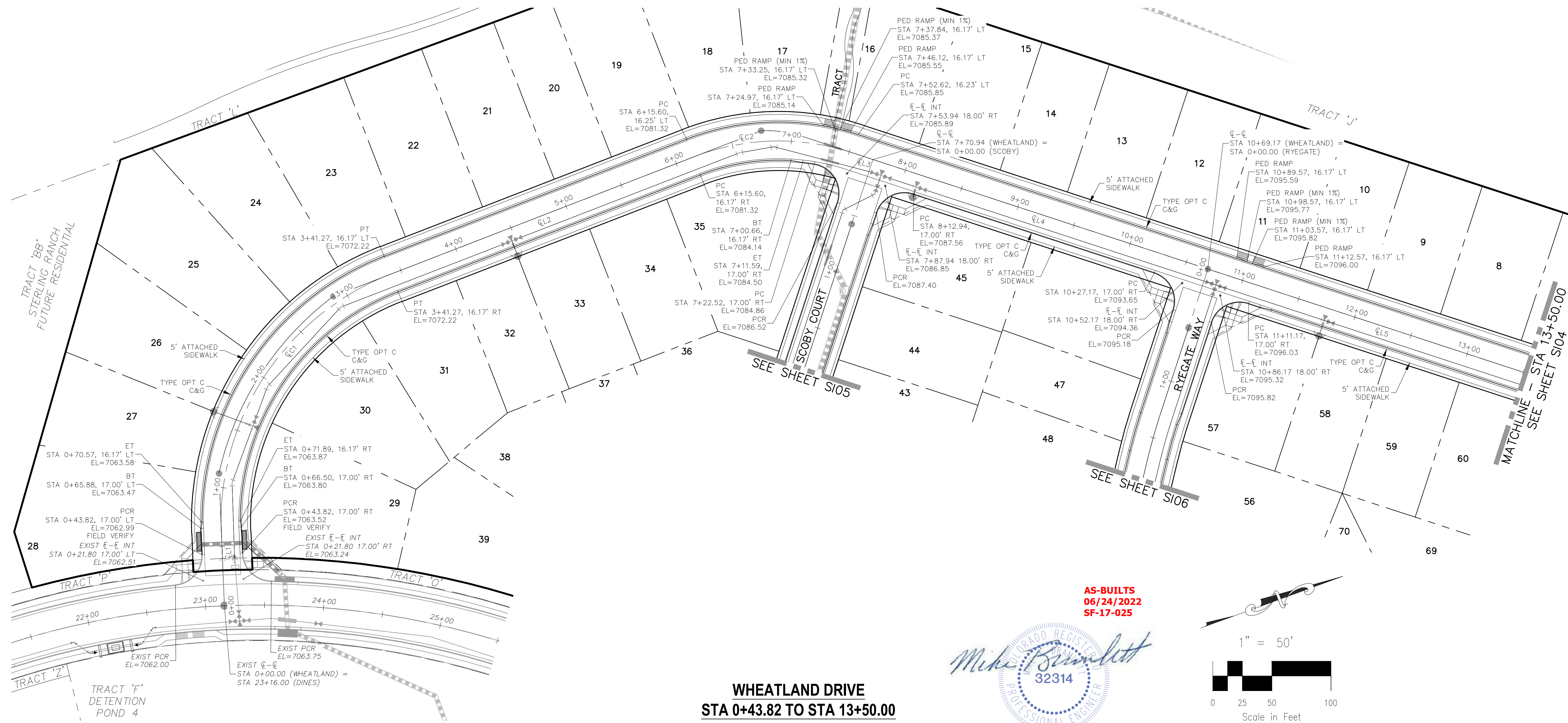
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

MARCIL 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

CAUTION

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



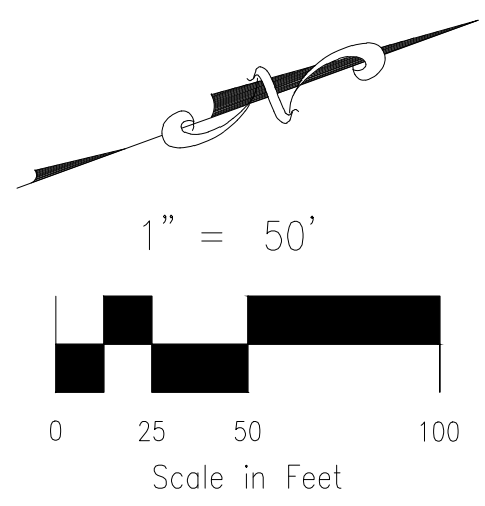
CENTERLINE LINE TABLE		
LINE	LENGTH	DIRECTION
CL1	61.82'	N72°19'01"W
CL2	274.33'	N1°09'24"W
CL3	18.27'	N38°06'42"E
CL4	298.23'	N38°06'42"E
CL5	331.87'	N38°06'42"E

CENTERLINE CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
CL1	225.00'	279.45'	71°09'37"
CL2	200.00'	137.07'	39°16'06"

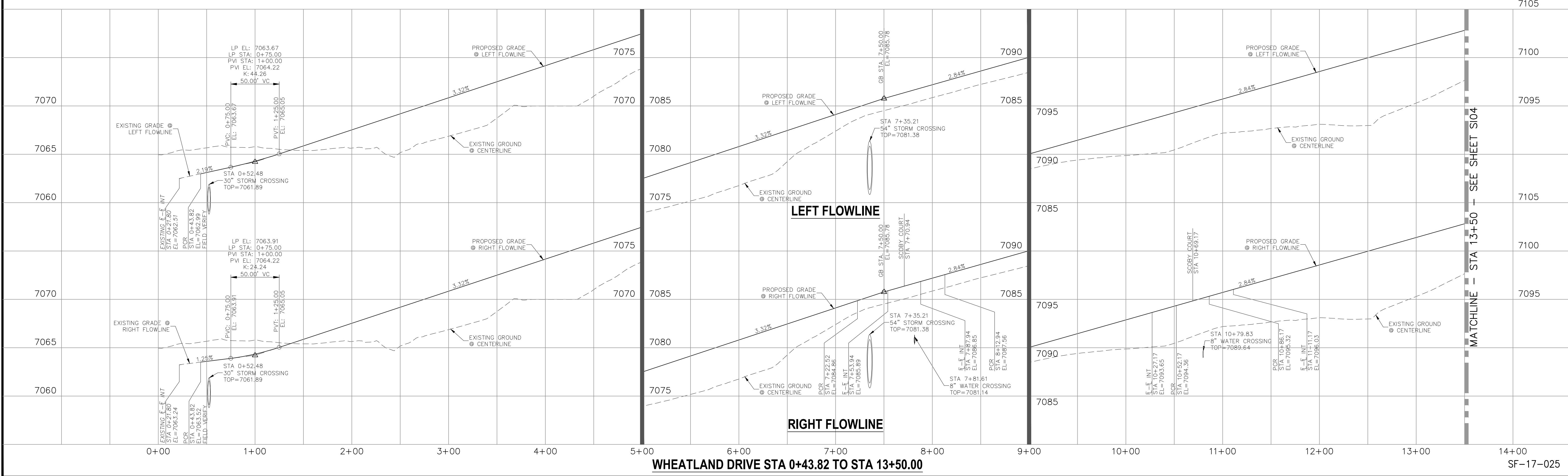
- ABBREVIATION LEGEND**
- CL-CL CENTERLINE INTERSECTION
 - FL-FL FLOWLINE INTERSECTION
 - BT BEGIN TRANSITION
 - ET END TRANSITION
 - PC POINT OF CURVE
 - PCC POINT OF COMPOUND CURVE
 - PCR POINT OF CURB RETURN
 - PRC POINT OF REVERSE CURVE
 - PT POINT OF TANGENT
 - EL ELEVATION
 - LT LEFT
 - RT RIGHT

- STREET ABBREVIATIONS**
- CBW CUT BANK WAY
 - RW RYEGATE WAY
 - SC SCOOBY COURT
 - WD WHEATLAND DRIVE
 - DB DINES BOULEVARD (EX.)
 - CDS CUL-DE-SAC
 - KN KNUCKLE

AS-BUILTS
06/24/2022
SF-17-025



**WHEATLAND DRIVE
STA 0+43.82 TO STA 13+50.00**



HOMESTEAD AT STERLING RANCH FILING NO. 1

STREET IMPROVEMENT PLANS

PROJECT NO. 09-005
SCALE: HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

DESIGNED BY: JLP
DRAWN BY: EL
CHECKED BY: GW

DATE: 10/22/2018
SHEET 3 OF 7
S103

20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.4485

CIVIL CONSULTANTS, INC.

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

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

11/21/2018

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

File: 0:\09005A\Sterling Ranch No 2\Map\Const Draw\Street Plans\Residential\S103.dwg PlotStamp: 11/21/2018 11:20 AM

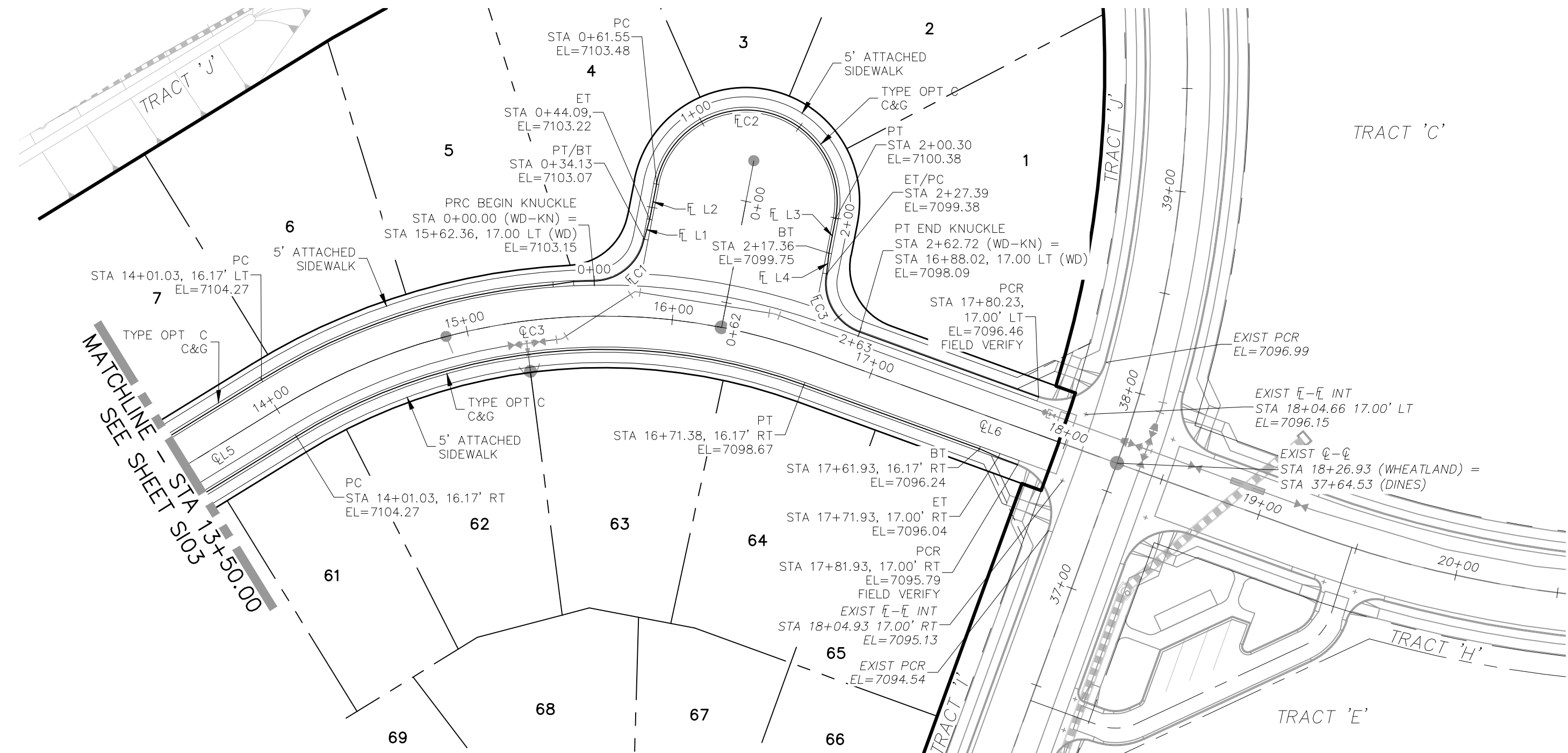
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HOMESTEAD AT STERLING RANCH FILING NO. 1
 STREET IMPROVEMENT PLANS
 PROJECT NO. 09-005
 DATE: 10/22/2018
 SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
 DESIGNED BY: JP
 DRAWN BY: ELY
 CHECKED BY: GW
 SHEET 4 OF 7
 S104

20 BOULDER CRESCENT, SUITE 110
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5485
CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF
 M&S CIVIL CONSULTANTS, INC.
 M&S CIVIL CONSULTANTS, INC.
 111818

REVISIONS:
 NO. DATE BY DESCRIPTION
 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



**WHEATLAND DRIVE
 STA 13+50.00 TO STA 17+81.93**

CENTERLINE LINE TABLE

LINE	LENGTH	DIRECTION
EL5	331.87'	N38°06'42"E
EL6	155.54'	N89°44'40"E

CENTERLINE CURVE TABLE

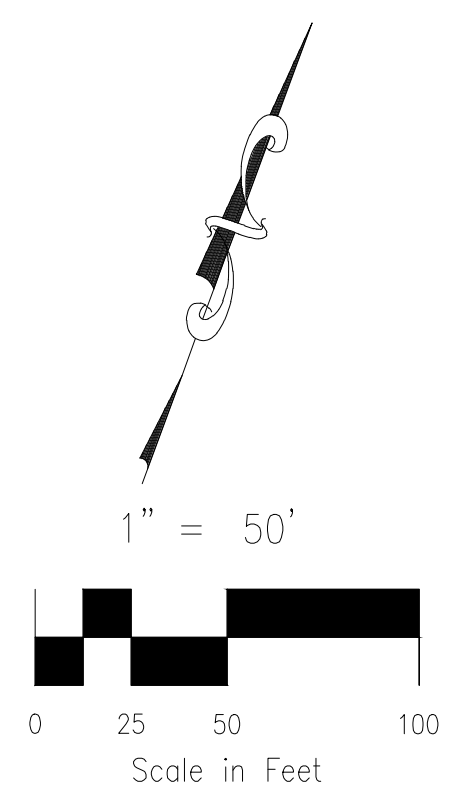
CURVE	RADIUS	LENGTH	DELTA
ELC3	300.00'	270.35'	51°37'58"

CURB FLOWLINE LINE TABLE

LINE	LENGTH	DIRECTION
EL L1	9.96'	N4°30'05"W
EL L2	17.46'	N9°18'07"W
EL L3	17.06'	S9°18'07"E
EL L4	10.03'	S14°03'57"E

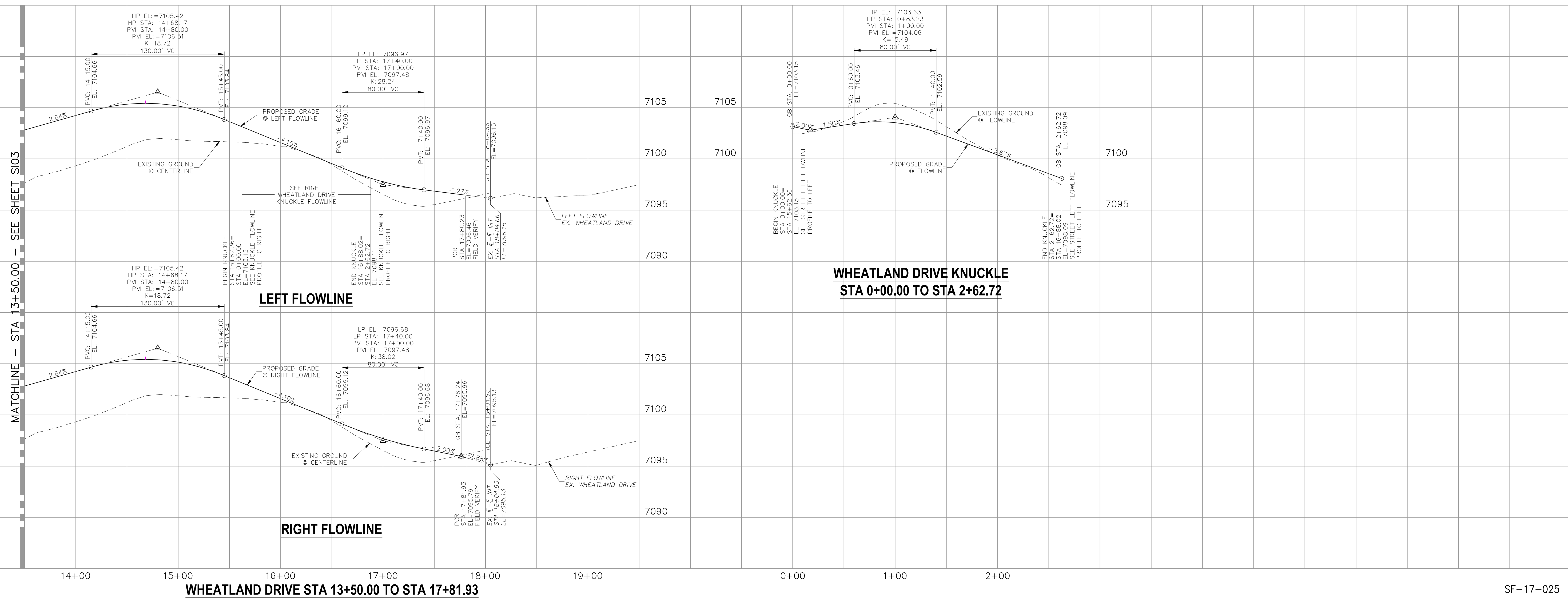
CURB FLOWLINE CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
ELC1	25.00'	34.13'	78°13'29"
ELC2	44.17'	138.75'	180°00'00"
ELC3	25.00'	35.32'	80°57'13"



AS-BUILTS
 06/24/2022
 SF-17-025

Mike Binnellett
 32314
 PROFESSIONAL ENGINEER



LEFT FLOWLINE

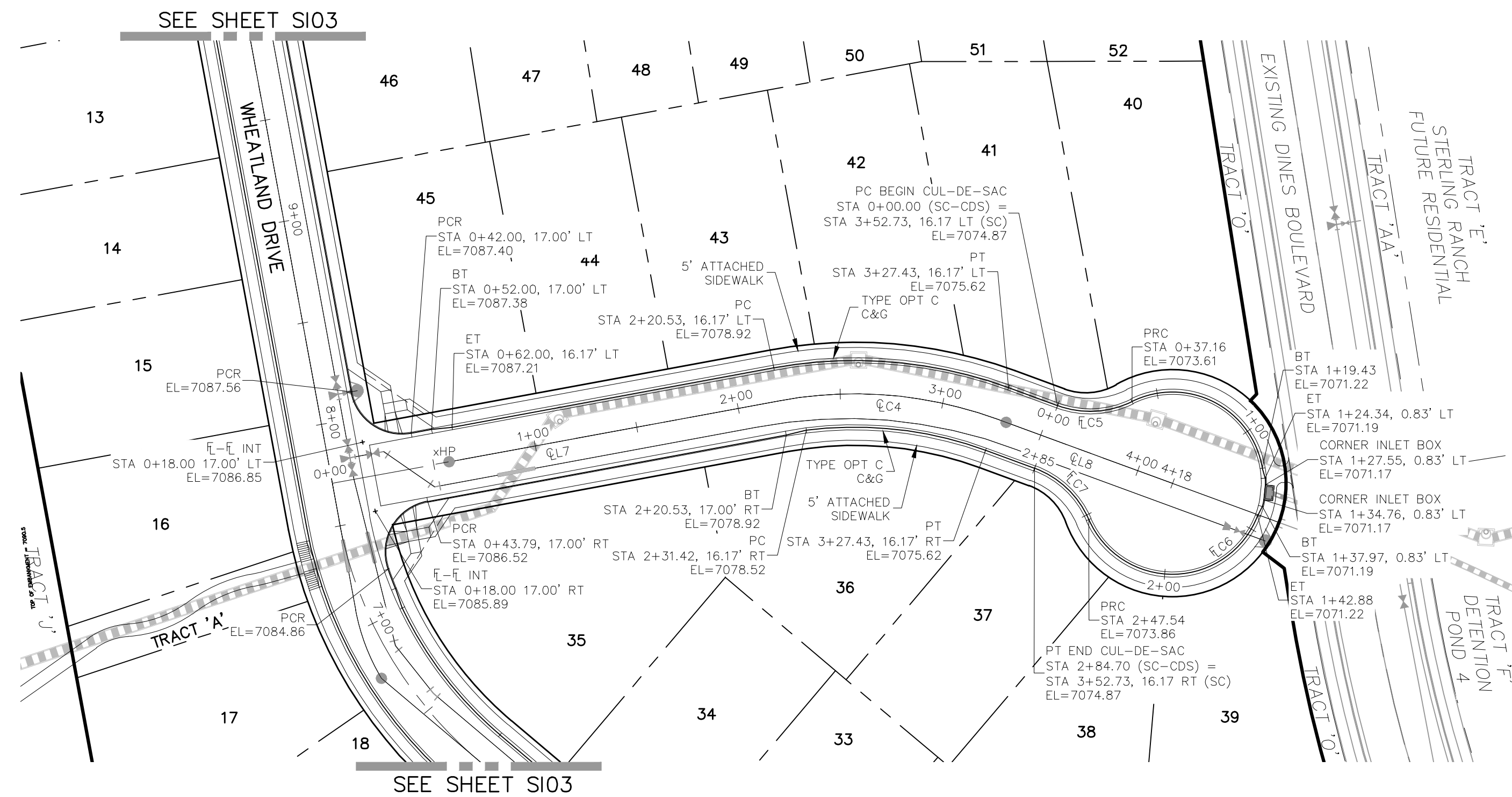
RIGHT FLOWLINE

**WHEATLAND DRIVE KNUCKLE
 STA 0+00.00 TO STA 2+62.72**

File: 0:\09005A\Sterling Ranch No 2\Map\Const Draw\Residential\S104.dwg Plotstamp: 11/21/2018 11:25 AM

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

HOMESTEAD AT STERLING RANCH FILING NO. 1
STREET IMPROVEMENT PLANS
 PROJECT NO. 09-005
 DATE: 10/22/2018
 SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
 DESIGNED BY: JP
 DRAWN BY: ELY
 CHECKED BY: GW
SHEET 5 OF 7
S105



CENTERLINE LINE TABLE

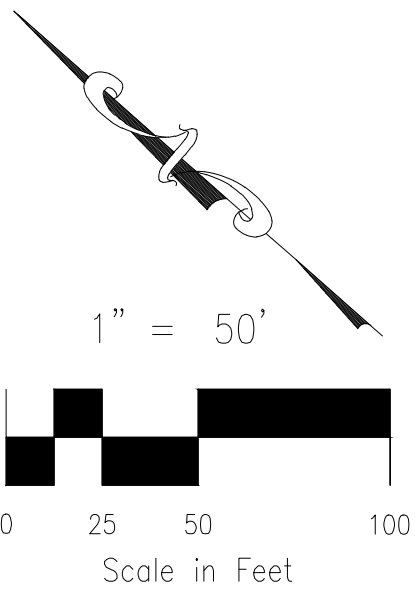
LINE	LENGTH	DIRECTION
℄L7	220.53'	S51°53'18"E
℄L8	90.54'	S21°15'56"E

CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
℄C4	200.00'	106.89'	30°37'22"

CURB FLOWLINE CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
℄C5	45.83'	37.16'	46°27'28"
℄C6	44.17'	210.38'	272°54'56"
℄C7	45.83'	37.16'	46°27'28"



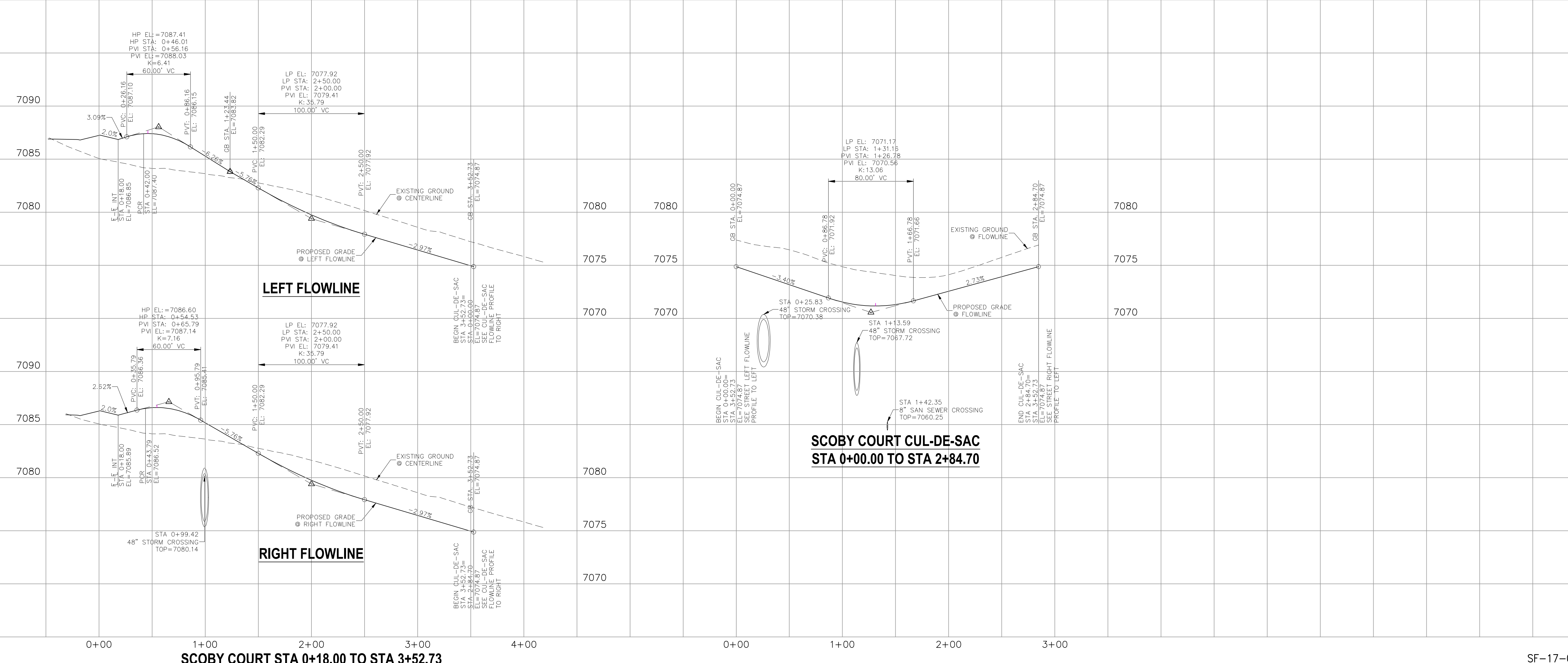
AS-BUILTS
06/24/2022
SF-17-025



- ABBREVIATION LEGEND**
- ℄-℄ CENTERLINE INTERSECTION
 - ℄-℄ FLOWLINE INTERSECTION
 - BT BEGIN TRANSITION
 - ET END TRANSITION
 - PC POINT OF CURVE
 - PCC POINT OF COMPOUND CURVE
 - PCR POINT OF REVERSE CURVE
 - PT POINT OF CURB RETURN
 - EL ELEVATION
 - LT LEFT
 - RT RIGHT

- STREET ABBREVIATIONS**
- CBW CUT BANK WAY
 - RW RYEGATE WAY
 - SC SCOBY COURT
 - WD WHEATLAND DRIVE
 - DB DINES BOULEVARD (EX.)
 - CDS CUL-DE-SAC
 - KN KNUCKLE

SCOBY COURT
STA 0+18.00 TO STA 3+52.73



LEFT FLOWLINE

RIGHT FLOWLINE

SCOBY COURT CUL-DE-SAC
STA 0+00.00 TO STA 2+84.70

SCOBY COURT STA 0+18.00 TO STA 3+52.73

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



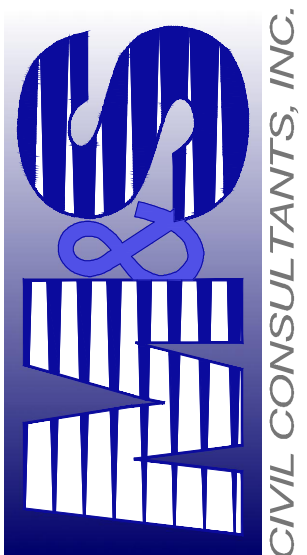
FOR AND ON BEHALF OF MAS CIVIL CONSULTANTS, INC.

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.

CAUTION

20 BOULDER CRESCENT, SUITE 110
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.4485



MAS CIVIL CONSULTANTS, INC.

ABBREVIATION LEGEND

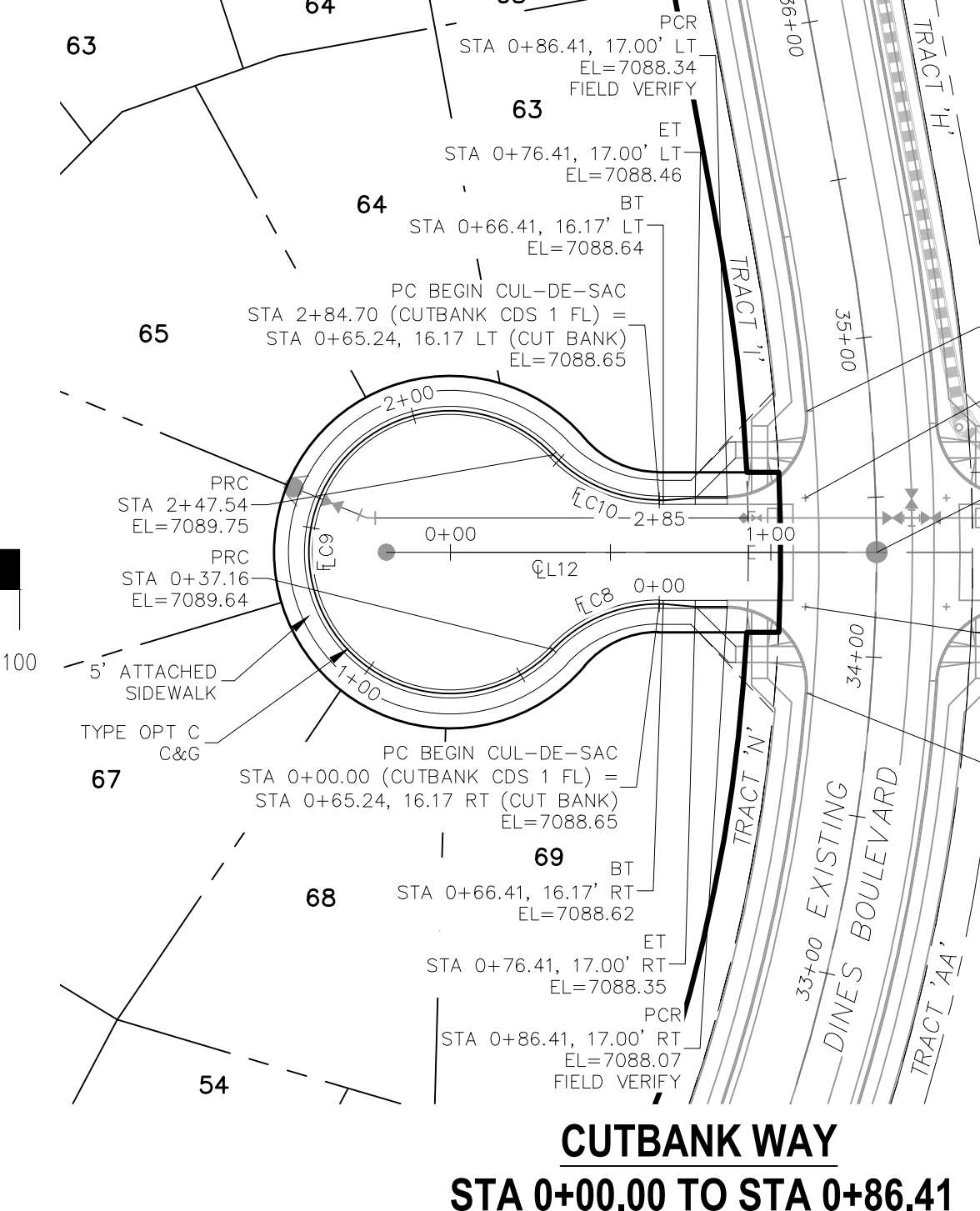
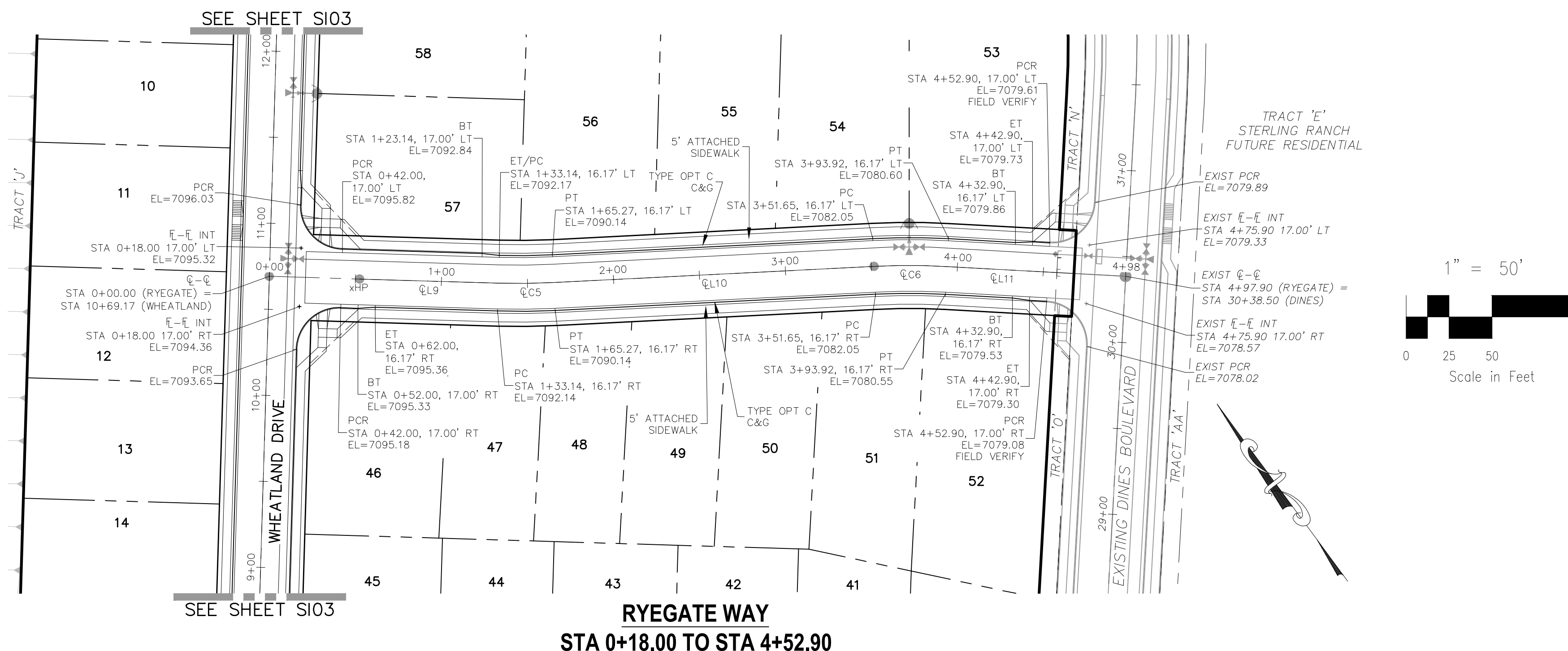
- ⊕-⊕ CENTERLINE INTERSECTION
- ⊕-⊕ FLOWLINE INTERSECTION
- BT BEGIN TRANSITION
- ET END TRANSITION
- PC POINT OF CURVE
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- PRC POINT OF REVERSE CURVE
- PT POINT OF TANGENT
- EL ELEVATION
- LT LEFT
- RT RIGHT

STREET ABBREVIATIONS

- CBW CUT BANK WAY
- RW RYEGATE WAY
- SC SCOOBY COURT
- WD WHEATLAND DRIVE
- DB DINES BOULEVARD (EX.)
- CDS CUL-DE-SAC
- KN KNUCKLE

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

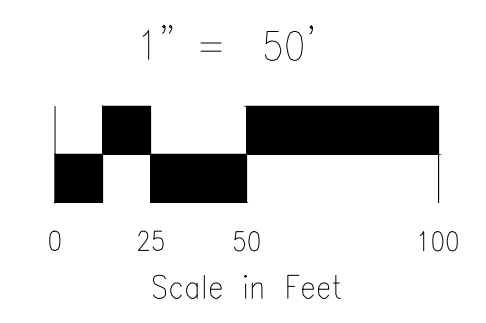
HOMESTEAD AT STERLING RANCH FILING NO. 1
STREET IMPROVEMENT PLANS
PROJECT NO. 09-005
SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
DATE: 10/22/2018
DESIGNED BY: JLP
DRAWN BY: ELY
CHECKED BY: GW
SHEET 6 OF 7
S106



CURVE	RADIUS	LENGTH	DELTA
⊕L9	133.14'	S51°53'18"E	
⊕L10	186.37'	S56°29'31"E	
⊕L11	103.97'	S50°26'12"E	
⊕L12	133.10'	S79°51'30"E	

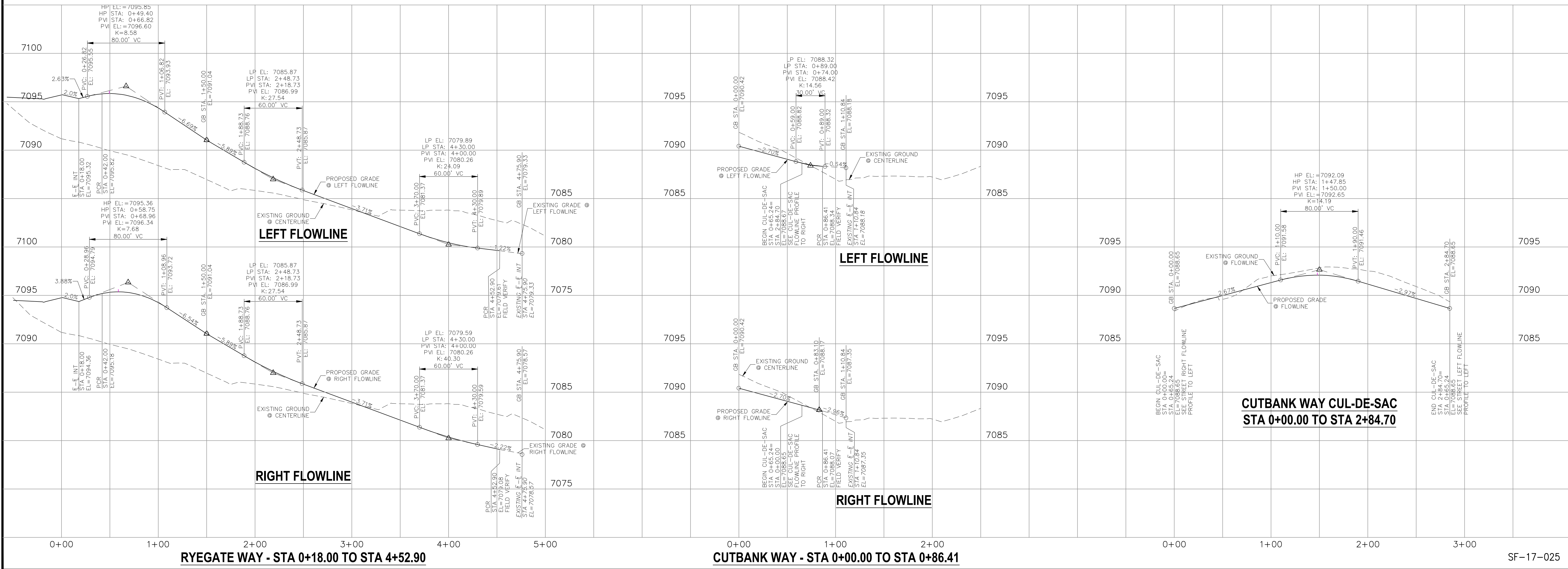
CURVE	RADIUS	LENGTH	DELTA
⊕C5	400.00'	32.14'	4°36'13"
⊕C6	400.00'	42.27'	6°03'19"

CURVE	RADIUS	LENGTH	DELTA
⊕C8	45.83'	37.16'	46°27'28"
⊕C9	44.17'	210.38'	272°54'56"
⊕C10	45.83'	37.16'	46°27'28"



AS-BUILTS
06/24/2022
SF-17-025

Mike Burnett
32314
PROFESSIONAL ENGINEER



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

M&S CIVIL CONSULTANTS, INC.

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

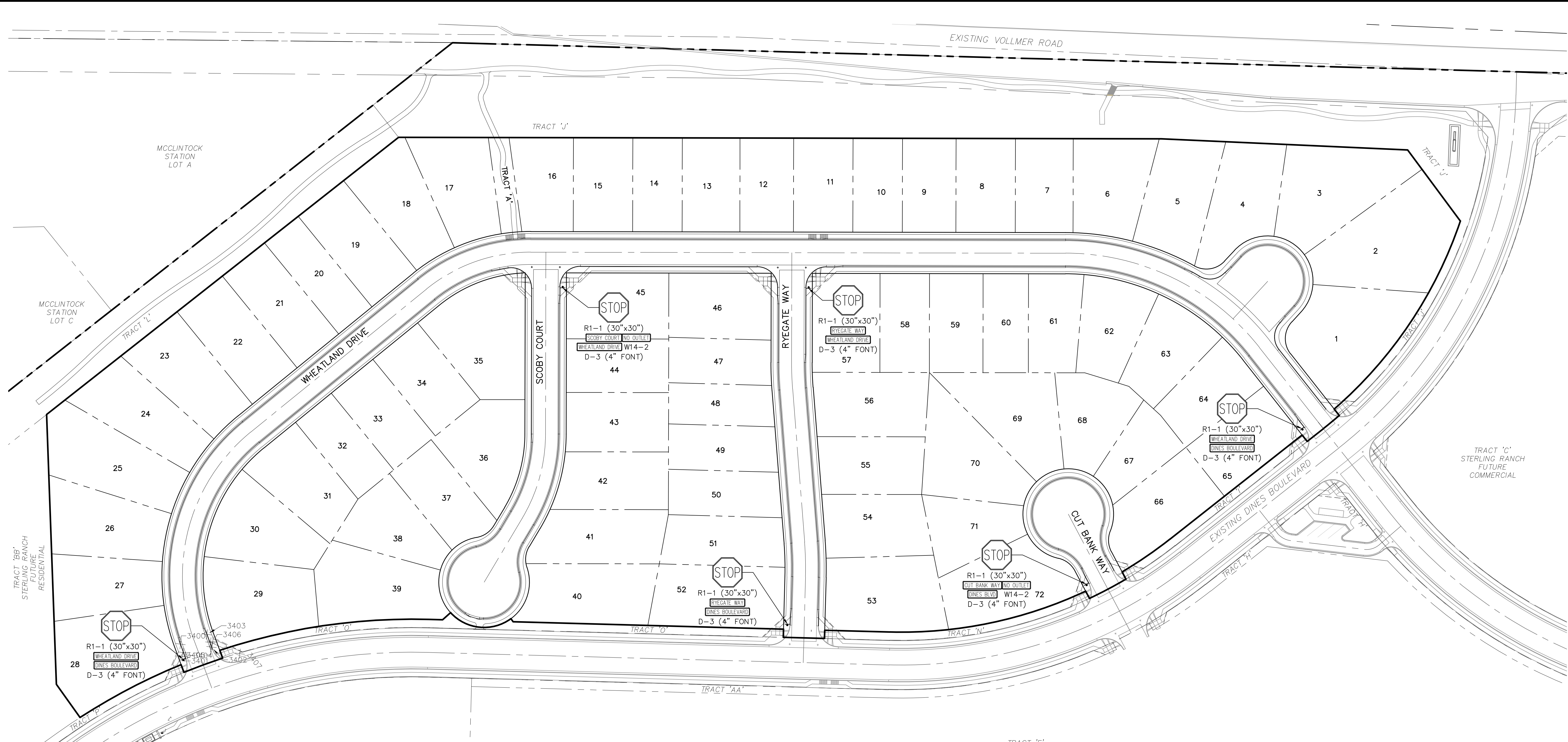
Michael A. Sanchez
11/08/18
PROFESSIONAL ENGINEER

NO.	DATE	BY	DESCRIPTION

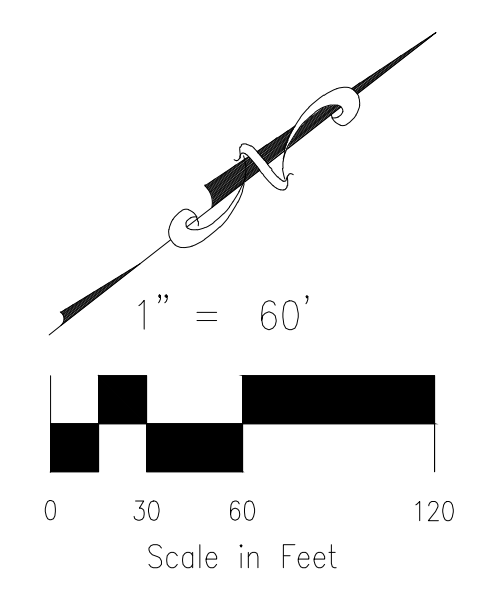
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CAUTION

File: 0:\00005A\Sterling Ranch No 2\Map\Const Draw\Street Plans\Residential\S07.dwg Plotstamp: 11/21/2018 11:31 AM



- STREET ABBREVIATIONS**
- CBW CUT BANK WAY
 - RW RYEGATE WAY
 - SC SCOOBY COURT
 - WD WHEATLAND DRIVE
 - DB DINES BOULEVARD (EX.)



AS-BUILTS
06/24/2022
SF-17-025

Michael Brundlett
32314
PROFESSIONAL ENGINEER

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

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

HOMESTEAD AT STERLING RANCH FILING NO. 1	
SIGNAGE & STRIPING PLAN	DATE: 10/22/2018
PROJECT NO. 09-005	SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
DESIGNED BY: JP	ELI
DRAWN BY: ELY	GW
CHECKED BY:	
SHEET 7 OF 7	
S107	

20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.4485

MAS CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF MAS CIVIL CONSULTANTS, INC.

Virgil A. Sanchez, Colorado P.E. No. 37160

NO.	DATE	BY	DESCRIPTION

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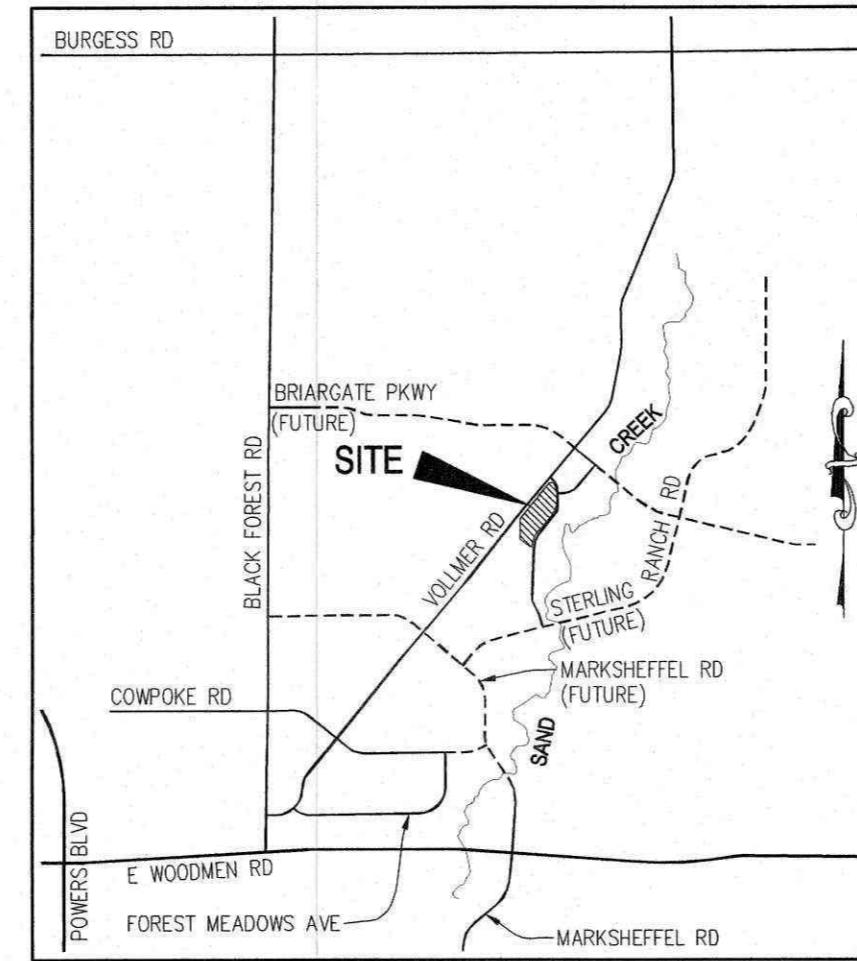
CAUTION

HOMESTEAD AT STERLING RANCH FILING NO. 1

COUNTY OF EL PASO, STATE OF COLORADO

STORM SEWER PLANS

OCTOBER 2018



VICINITY MAP
N.T.S.



SITE MAP
N.T.S.

AGENCIES

- OWNER/DEVELOPER:** SR LAND, LLC
20 BOULDER CRESCENT, SUITE 201
COLORADO SPRINGS, CO 80903
JIM MORLEY (719) 471-1742
- CIVIL ENGINEER:** M & S CIVIL CONSULTANTS, INC.
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
VIRGIL A. SANCHEZ P.E. (719) 955-5485
- COUNTY ENGINEERING:** EL PASO COUNTY DEVELOPMENT SERVICES
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
JEFF RICE, P.E. (719) 520-6300
- TRAFFIC ENGINEERING:** EL PASO COUNTY PUBLIC SERVICES & TRANS. DEPT.
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) 688-8769
- FIRE DISTRICT:** BLACK FOREST FIRE PROTECTION DISTRICT
11445 TEACHOUT ROAD
COLORADO SPRINGS, CO 80908
CHIEF BRYAN JACK (719) 495-4300
- GAS DEPARTMENT:** COLORADO SPRINGS UTILITIES
7710 DURANT DR.
COLORADO SPRINGS, CO 80947
TIM WENDT (719) 668-3556
- ELECTRIC DEPARTMENT:** MOUNTAIN VIEW ELECTRIC
11140 E. WOODMEN ROAD
FALCON, CO 80831
(719) 495-2283
- COMMUNICATIONS:** QWEST COMMUNICATIONS
(U.N.C.C. LOCATORS) (800) 922-1987
AT&T (LOCATORS) (719) 635-3674

BENCHMARKS

1. THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION
NORTHING = 411416.273
EASTING = 235167.071
ELEVATION = 7023.42
2. THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PAWNEE RANCHEROS SUBDIVISION
NORTHING = 410095.404
EASTING = 235052.131
ELEVATION = 7000.40
3. THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "38141", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDIVISION
NORTHING = 411399.962
EASTING = 233849.817
ELEVATION = 7030.82



APPROVALS:

ENGINEER'S STATEMENT:

DETAILED DRAINAGE CONSTRUCTION PLANS AND SPECIFICATIONS ENGINEER'S STATEMENT: THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID DETAILED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED DRAINAGE PLANS AND SPECIFICATIONS, AND SAID DETAILED PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH THE MASTER PLAN OF THE DRAINAGE BASIN. SAID DETAILED DRAINAGE PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR DRAINAGE FACILITY(S) IS DESIGNED. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS, OR OMISSIONS ON MY PART IN PREPARATION OF THE DETAILED IMPROVEMENT PLANS AND SPECIFICATIONS.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC. DATE

OWNER/DEVELOPER STATEMENT:

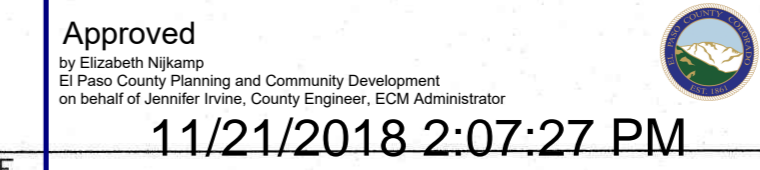
THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE DRAINAGE REPORT AND PLAN AND THIS SET OF CONSTRUCTION DOCUMENTS. THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

James F. Morley
SR LAND, LLC
JAMES F. MORLEY DATE 11/15/2018

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 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, AND ENGINEERING CRITERIA MANUAL AS AMENDED.



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

STERLING RANCH METROPOLITAN DISTRICT:

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

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

AS-BUILTS
06/24/2022
SF-17-025

Mike Brinklett
32314
PROFESSIONAL ENGINEER

SHEET INDEX

- SHEET 1 TITLE SHEET
- SHEET 2 STORM SEWER NOTES & DETAILS
- SHEET 3 STORM SEWER NOTES & DETAILS
- SHEET 4 KEY MAP
- SHEET 5 PLAN & PROFILE - SCOPY COURT INLET & LATERAL TO EXISTING 18" STORM SEWER
- SHEET 6 PLAN & PROFILE - WHEATLAND DRIVE INLETS & LATERAL TO EXISTING 36" STORM SEWER

HOMESTEAD AT STERLING RANCH FILING NO. 1

PROJECT NO. 09-005	SCALE: HORIZONTAL: N/A VERTICAL: N/A	DATE: 04/11/2018
DESIGNED BY: DLM	DRAWN BY: ELY	CHECKED BY: VAS
STORM SEWER PLANS		SHEET 1 OF 6
		ST01

20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.553.5485

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

NO.	DATE	DESCRIPTION	APPR'D. BY	DATE

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR P.C.A.S. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION

STANDARD CONSTRUCTION NOTES:

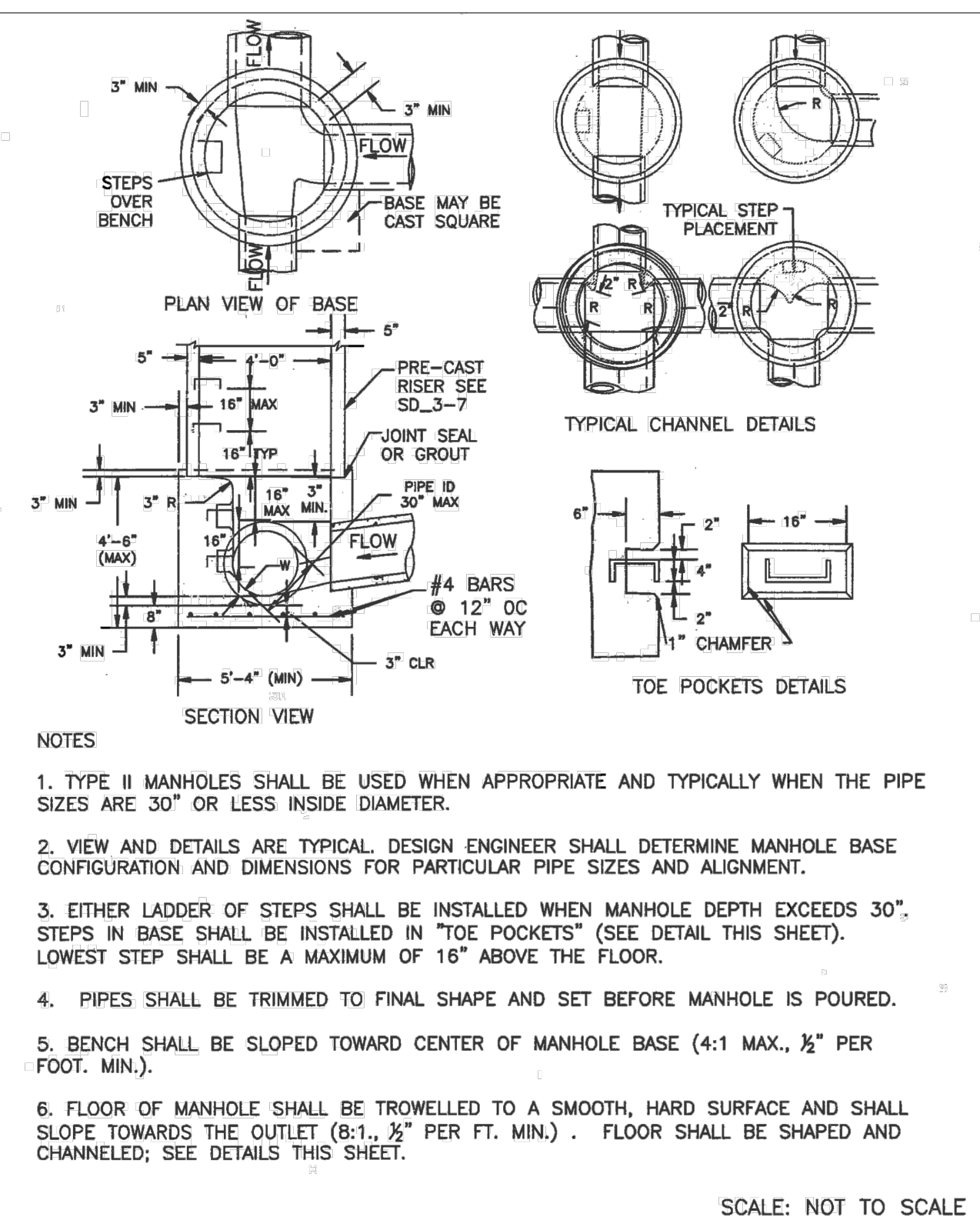
- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF 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 TIME INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY ENGINEERING CRITERIA MANUAL VOLUMES 1 AND 2.
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARDS SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
 - CDOT M&S STANDARDS.
- IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ACCURACY SHOW EXISTING CONDITION BOTH ONSITE AND OFFSITE ON THE CONSTRUCTION PLANS. ANY MODIFICATION NECESSARY DUE TO CONFLICT OMISSIONS OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPERS RESPONSIBILITY TO RECTIFY.
- IT IS THE CONTRACTORS 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 STORM WATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, US ARMY CORPS OF ENGINEER ISSUED 401 AND/OR 404 PERMITS AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- ANY TEMPORARY SIGNAGE 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 OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING REMAIN OWNER(S) PRIOR TO ANY OFFSITE DISTURBANCE GRADING, OR CONSTRUCTION.

STORM SEWER GENERAL NOTES:

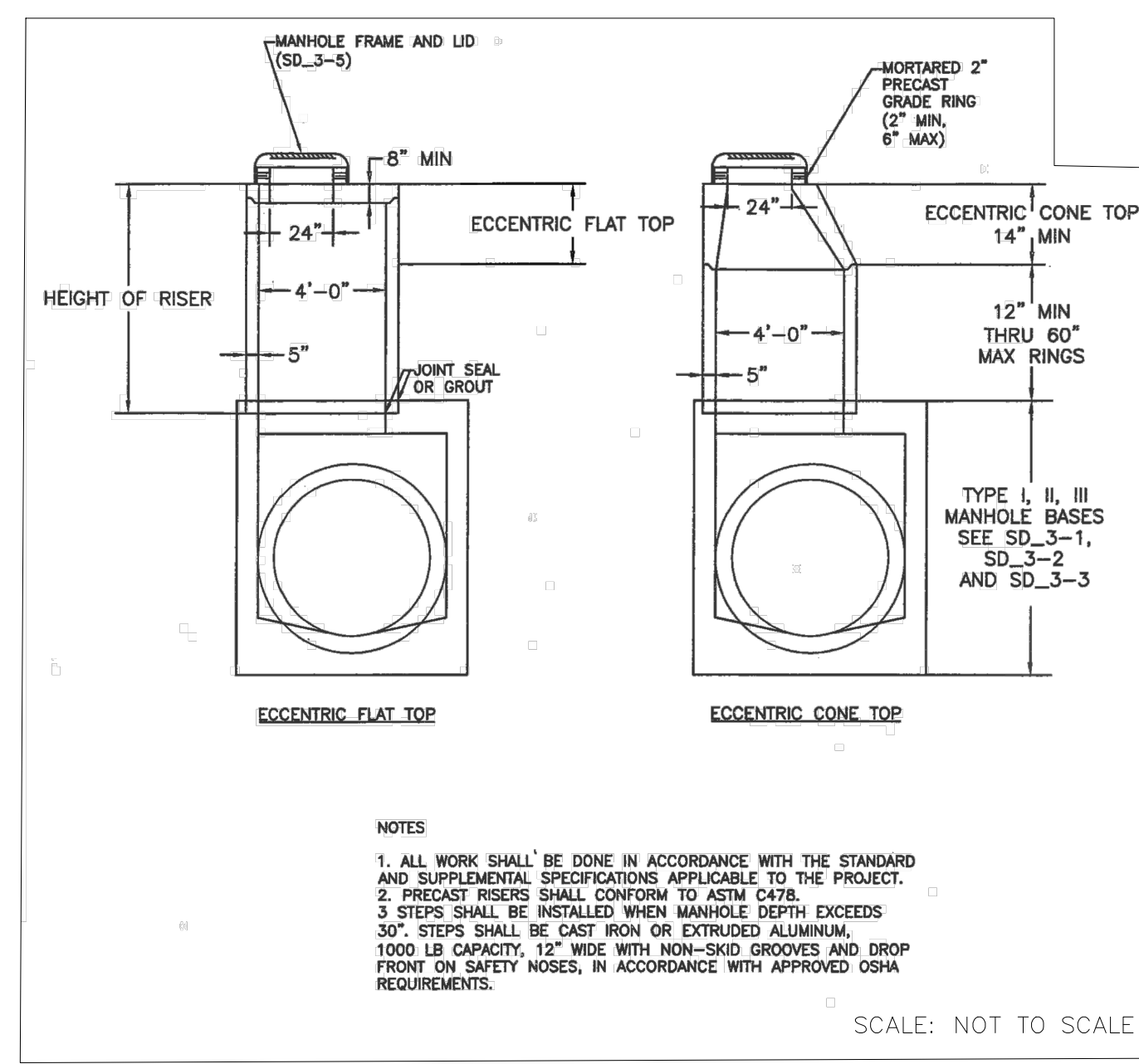
- ALL STATIONING IS ALONG STORM SEWER CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE INVERT UNLESS OTHERWISE INDICATED.
- ALL STORM SEWER BENDS AND WYES SHOWN ON THE PLAN SHALL BE PREFABRICATED.
- HORIZONTAL AND VERTICAL BENDS ARE INDICATED ON THE PLANS.
- JOINTS SHALL BE IN ACCORDANCE WITH ASTM C443 "STANDARD SPECIFICATIONS FOR JOINTS FOR CIRCULAR CONCRETE SEWER AND CULVERT PIPE USING RUBBER GASKET." IN NO CASE SHALL THE MAXIMUM JOINT OPENING FOR STRAIGHT ALIGNMENT EXCEED 1 INCH OR ONE AND ONE-HALF INCH ON CURVED ALIGNMENT.
- INLET DIMENSIONS SHOWN ON PLANS REFER TO DISTANCES FROM INSIDE FACES OF BOX BETWEEN THE WIDTHS AND LENGTHS.
- MANHOLE WIDTHS AND LENGTHS SHOWN ON PLAN REFER TO THE EXTERIOR WALL DIMENSIONS.
- ALL STORM SEWER SHALL BE A MINIMUM OF CLASS III REINFORCED CONCRETE PIPE. SPECIFIC SEGMENTS OF STORM SEWER SHALL BE REQUIRED TO BE CONSTRUCTED OF A MINIMUM OF 5000 PSI CONCRETE DUE TO EXCESSIVE VELOCITIES. REFER TO ADDITIONAL NOTES WITHIN CONSTRUCTION PLANS.
- SINCE ALL PIPE ENTRIES INTO THE BASE ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
- THE MH RING (FRAME) SHALL BE SET IN A BED OF GROUT. THE FRAME SHALL BE SURROUNDED WITH A GROUT IN UNPAVED AREA, OR A CONCRETE COLLAR IN PAVED AREA.
- PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO ASTM C 478 (AASHTO M 199).
- CAST IN PLACE MANHOLES SHALL BE CLASS B CONCRETE.
- STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 3'-6" AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
- ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI. VERTICAL STEEL SHALL BE PLACED AT 1/4 OF WALL. ALL BARS SHALL HAVE A 2" MINIMUM CLEARANCE.
- FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING WITH CLASS B CONCRETE OR APPROVED GROUT.
- STUB-OUTS SHALL EXTEND 4 FT MINIMUM BEYOND OUTSIDE WALL SURFACE OF MANHOLE AND BE SATISFACTORILY PLUGGED.
- CHECK WITH THE LOCAL GOVERNMENT AUTHORITY FOR ANY ADDITIONAL STORM SEWER SPECIFICATIONS, DETAILS, OR REGULATIONS.
- THE SLOPE OF THE MANHOLE COVER SHALL MATCH THE ROADWAY PROFILE AND CROSS SLOPE.
- THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURES TO THE ENGINEER FOR REVIEW PRIOR TO INSTALLATION.

ADDITIONAL NOTES:

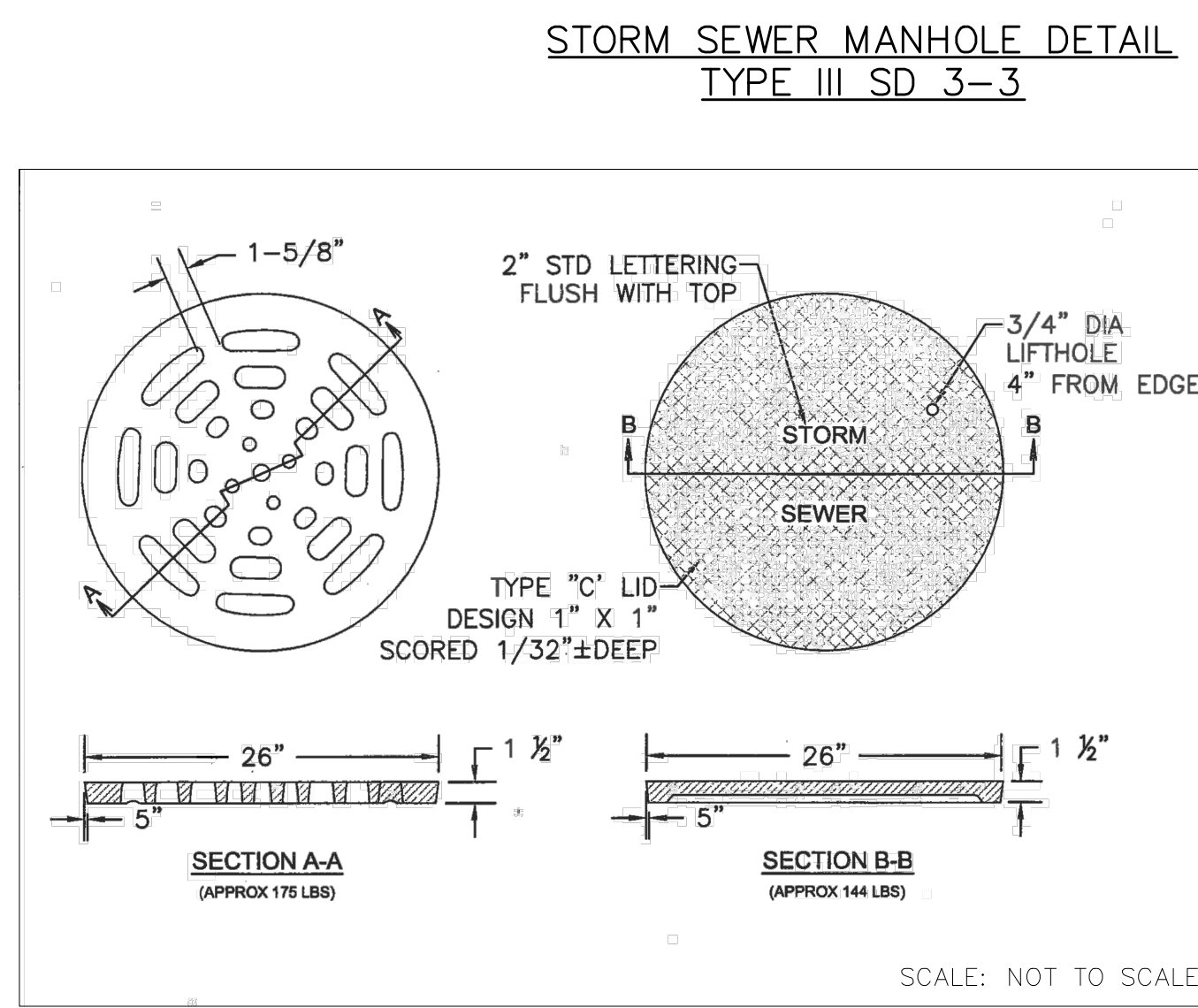
- RIPRAP CHANNEL: THE SIZE OF RIPRAP AND BOULDERS SHALL BE AS INDICATED ON THE PLANS. BOULDERS FOR GROUTED BOULDER FOREBAY SHALL MEET THE SAME REQUIREMENTS FOR DURABILITY AND SPECIFIC GRAVITY AS RIPRAP. BOULDERS USED IN GROUTED BOULDER FOREBAY SHALL BE CLEAN AND FREE OF SOIL TO PROVIDE A PROPER BOND WITH THE GROUT.



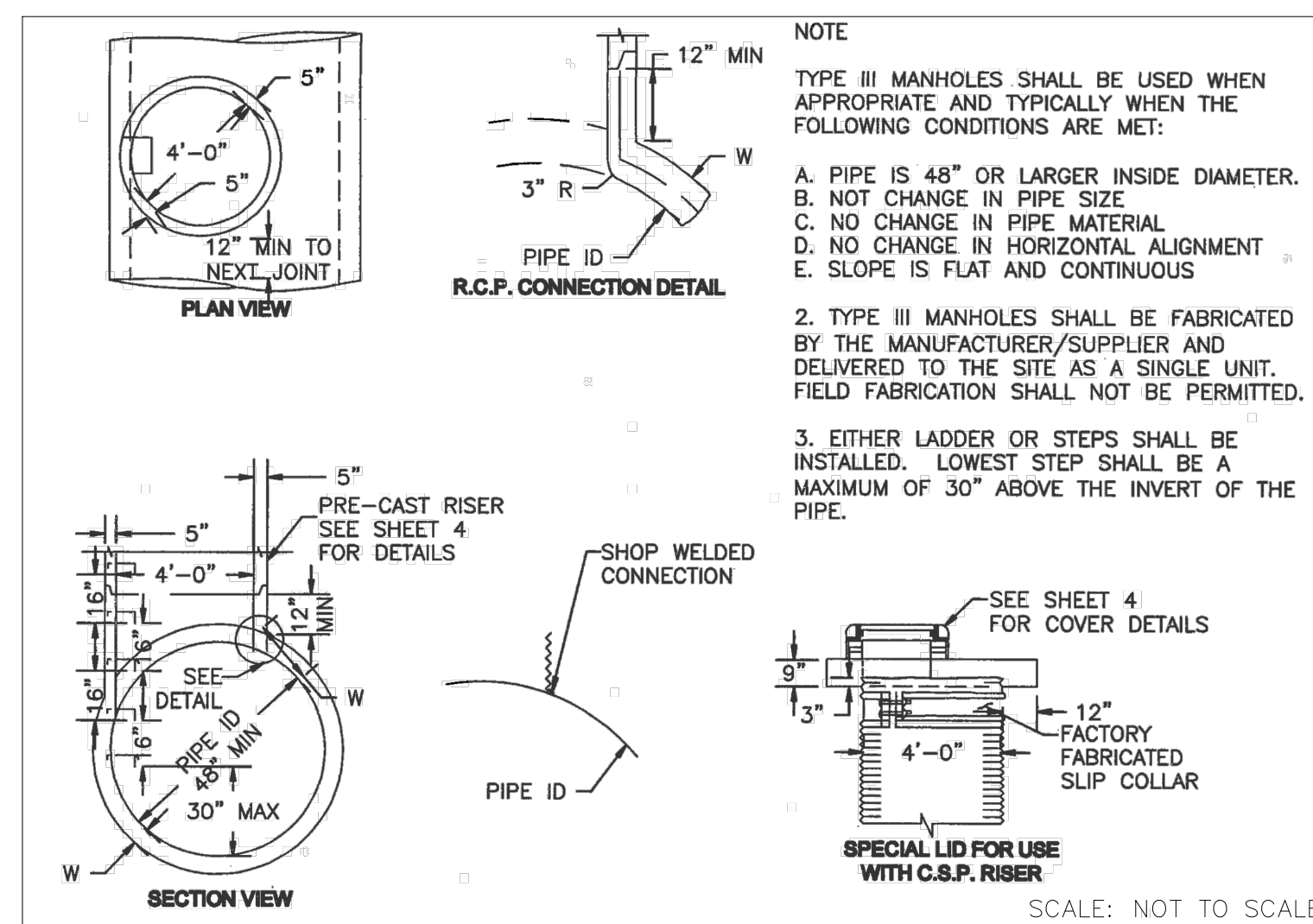
**STORM SEWER MANHOLE DETAIL
TYPE II SD 3-2**



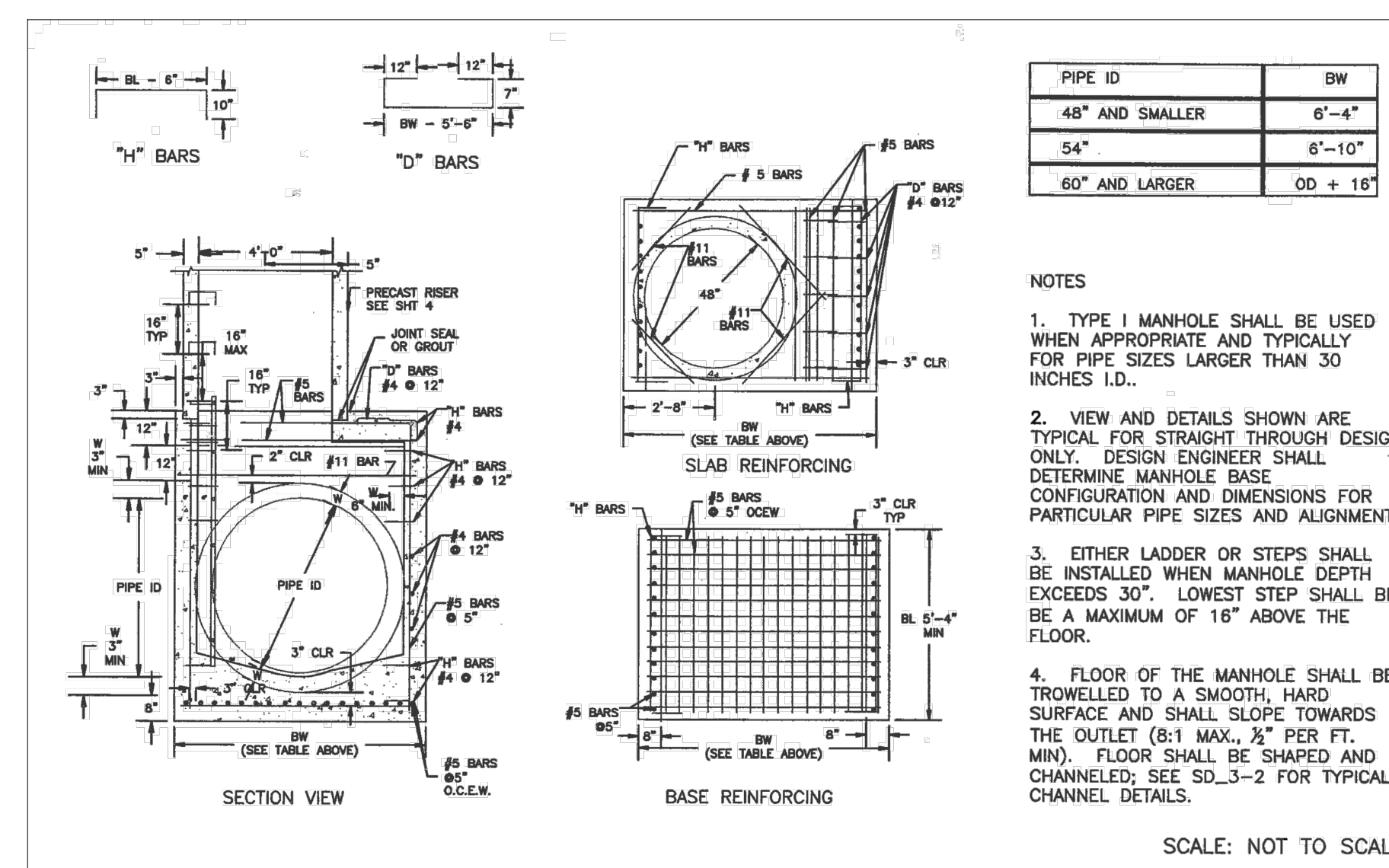
**STORM SEWER MANHOLE
RISER AND COVER DETAIL
TYPE SD 3-7**



**STORM SEWER MANHOLE L
LID DETAILS SD 3-2**



**STORM SEWER MANHOLE DETAIL
TYPE III SD 3-3**



**STORM SEWER MANHOLE DETAIL
TYPE I SD 3-1**

SOIL RIPRAP NOTES:

- THE SOIL MATERIAL SHALL BE NATIVE OR TOPSOIL AND MIXED WITH SIXTY FIVE PERCENT (65%) RIPRAP AND THIRTY FIVE PERCENT (35%) SOIL BY VOLUME.
- SOIL RIPRAP SHALL CONSIST OF A UNIFORM MIXTURE OF SOIL AND RIPRAP WITHOUT VOIDS.
- CONTRACTOR SHALL COOPERATE WITH ENGINEER IN OBTAINING AND PROVIDED SAMPLES OF ALL SPECIFIED MATERIALS.
- CONTRACTOR SHALL SUBMIT CERTIFIED LABORATORY TEST CERTIFICATES FOR ALL ITEMS REQUIRED FOR SOIL RIPRAP.
- RIPRAP USED SHALL BE THE TYPE DESIGNATED ON THE DRAWINGS AND SHALL CONFORM TO TABLE SHOWN TO THE RIGHT.
- THE RIPRAP DESIGNATION AND TOTAL THICKNESS OF RIPRAP SHALL BE AS SHOWN ON THE DRAWINGS. THE MAXIMUM STONE SIZE SHALL NOT LARGER THAN THE THICKNESS OF THE RIPRAP.
- NEITHER WIDTH NOR THICKNESS OF A SINGLE STONE OF RIPRAP SHALL BE LESS THAN ONE-THIRD (1/3) OF ITS LENGTH.
- THE SPECIFIC GRAVITY OF THE RIPRAP SHALL BE TWO AND ONE-HALF (2.5) OR GREATER.
- MINIMUM DENSITY FOR ACCEPTABLE RIPRAP SHALL BE ONE HUNDRED AND SIXTY FIVE (165) POUNDS PER CUBIC FOOT.
- RIPRAP SPECIFIC GRAVITY SHALL BE ACCORDING TO THE BULK-SATURATED, SURFACE-DRY BASIS, IN ACCORDANCE WITH AASHTO T85.
- BROKEN CONCRETE OR ASPHALT PAVEMENT SHALL NOT BE ACCEPTABLE FOR USE IN THE WORK.
- ROUNDED RIPRAP (RIVER ROCK) IS NOT ACCEPTABLE, UNLESS SPECIFICALLY DESIGNATED ON THE DRAWINGS.

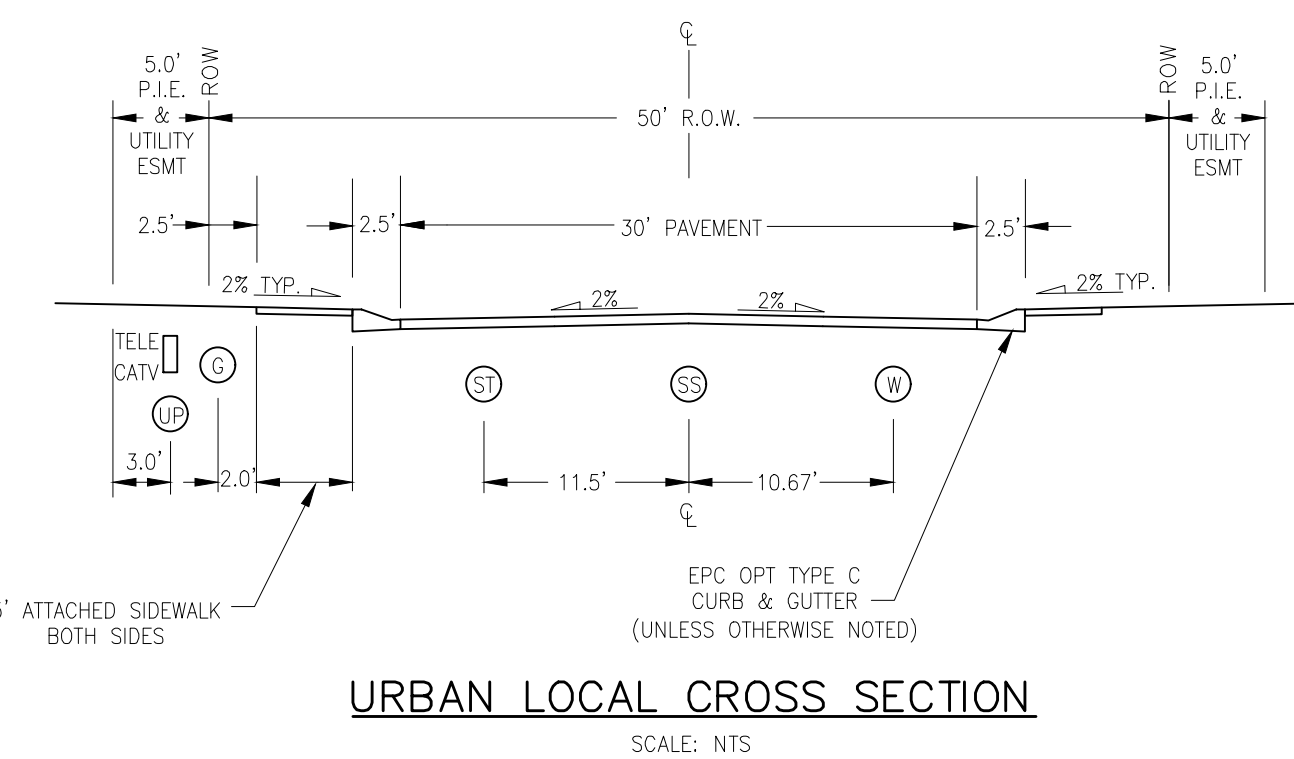
STRUCTURAL CONCRETE NOTES:

- ALL CONSTRUCTION INVOLVING THE PLACEMENT OF STRUCTURAL CONCRETE SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD SPECIFICATIONS, AND AS SUPPLEMENTED BY THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION.
- STEEL REINFORCING SHALL BE GRADE 60 FOR ALL REINFORCING STEEL GREATER THAN #4. SPLICING, LAP SPLICING SHALL BE MINIMUM IN THE FOLLOWING TABLE UNLESS OTHERWISE SPECIFIED:

BAR SIZE	#4	#5	#6	#7	#8
SPLICE LENGTH	1'-9"	2'-2"	2'-7"	3'-4"	4'-3"

 ALL REINFORCING SHALL HAVE A 2-INCH MINIMUM COVER UNLESS OTHERWISE SPECIFIED. ALL REINFORCED STEEL TO BE EPOXY COATED.
- CAST-IN-PLACE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f_c) OF 4,000 PSI AT 28 DAYS. ALL CONCRETE PLACED AGAINST SOIL SHALL BE TYPE II PORTLAND CEMENT. ALL EXPOSED CORNERS SHALL BE FORMED WITH A 3/4" CHAMFER UNLESS OTHERWISE SPECIFIED.
- EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213.
- BACKFILL AGAINST STRUCTURES SHALL NOT COMMENCE UNTIL ALL SUPPORTING DIAPHRAGMS ARE IN PLACE AND CONCRETE HAS OBTAINED ITS FULL SEVEN DAY STRENGTH. BACKFILL SHALL BE PLACED EQUALLY ON EACH SIDE OF RETAINING WALL STRUCTURES AND CUTOFF WALLS UNTIL THE FINAL GRADE IS REACHED.
- FOOTING EXCAVATIONS SHALL BE EXAMINED BY THE GEOTECHNICAL ENGINEER WITH A 24-HOUR MINIMUM NOTIFICATION FOR SOIL AND/OR CONCRETE TESTING. PLACEMENT OF CONCRETE IN THE ABSENCE OF TESTING SHALL BE COMPLETED AT THE SOLE RISK OF THE CONTRACTOR.
- PRIOR TO THE PLACEMENT OF CONCRETE IN AREAS WHERE SOIL IS PRESENT, THE SOIL SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6-INCHES. THE MOISTURE CONTENT SHALL BE ADJUSTED TO WITHIN PLUS OR MINUS 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT AND RECOMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION (AASHTO-T-180).

ABBREVIATIONS
 EC -- EPOXY COATED O.F. -- OUTSIDE FACE E.F. -- EACH FACE E.W. -- EACH WAY I.F. -- INSIDE FACE N.F. -- NEAR FACE
 T.O.C. -- TOP OF CONCRETE B.O.C. -- BOTTOM OF CONCRETE CONT. -- CONTINUOUS



URBAN LOCAL CROSS SECTION
SCALE: NTS



HOMESTEAD AT STERLING RANCH FILING NO. 1

STORM SEWER NOTES & DETAILS

PROJECT NO. 09-005 DATE: 04/11/2018

DESIGNED BY: DLM
 DRAWN BY: ELY
 CHECKED BY: VAS

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

SHEET 2 OF 6

ST02

20 BOULDER CREEK, SUITE 110
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.4485

CIVIL CONSULTANTS, INC.

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

Virgil A. Sanchez, Colorado P.E. No. 37160

REVISIONS:

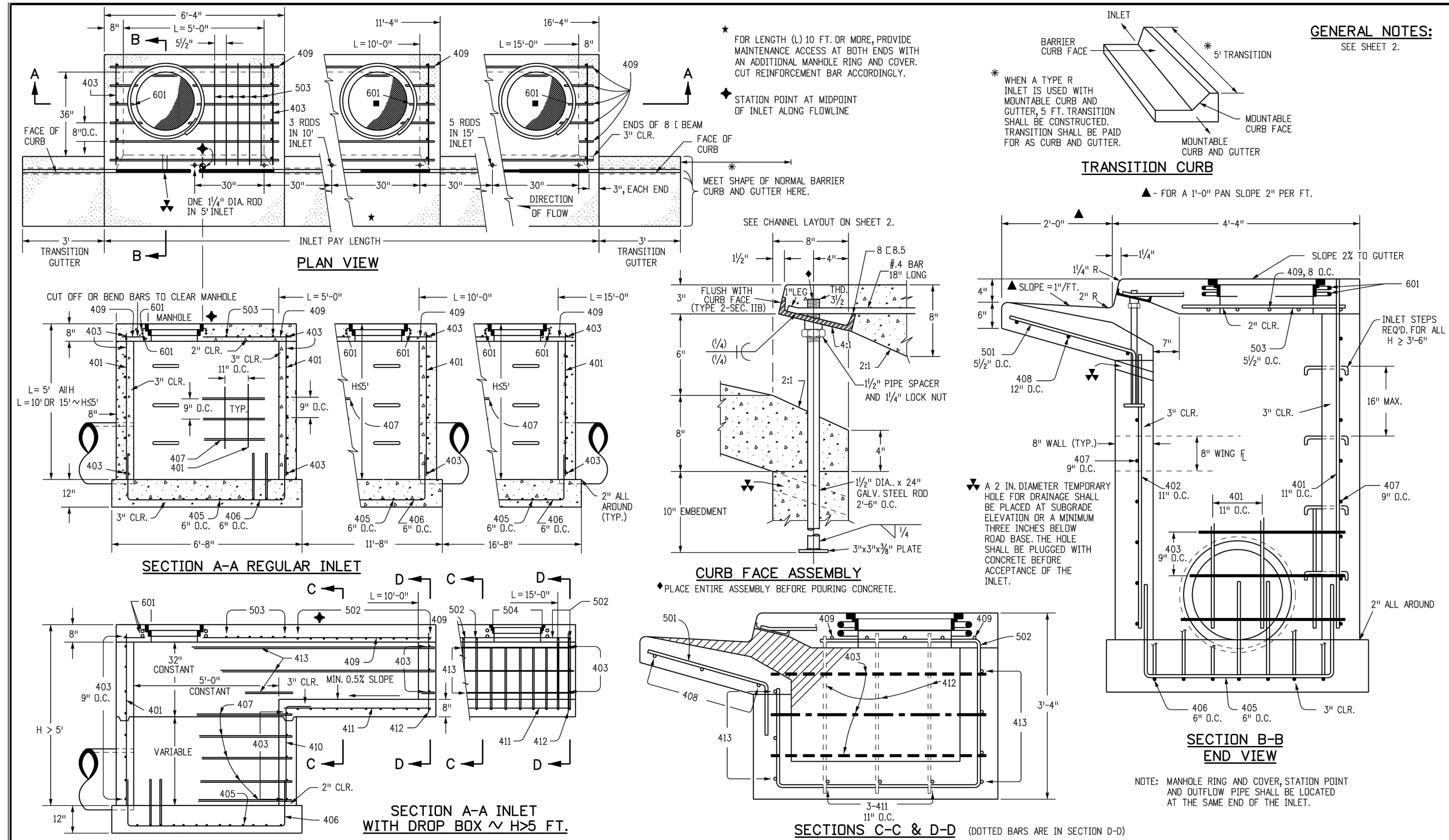
NO.	DATE	BY	DESCRIPTION

DATE: _____

APPROVED BY: _____

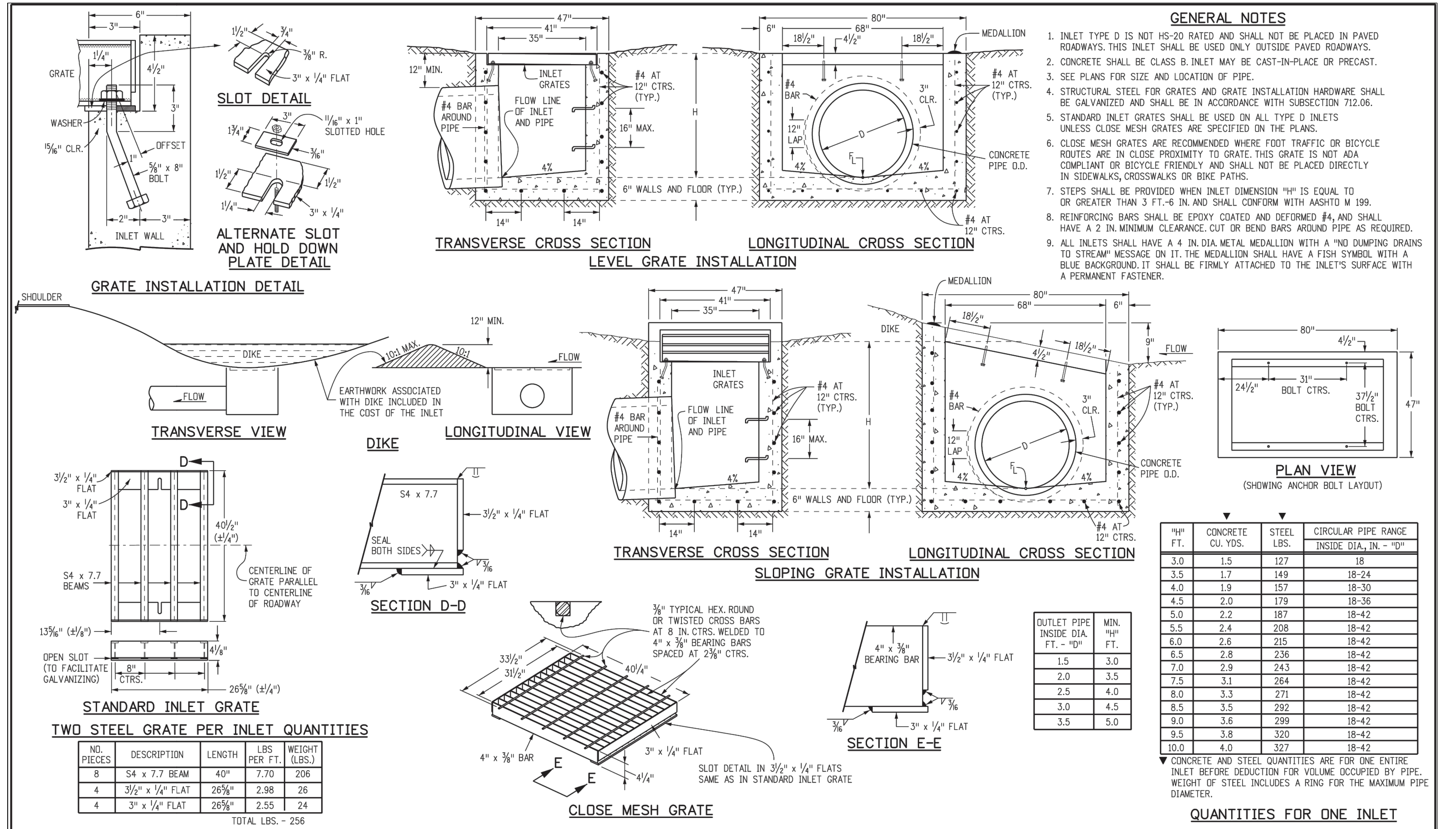
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CAUTION



GENERAL NOTES:
SEE SHEET 2.

Computer File Information		Sheet Revisions		Colorado Department of Transportation		STANDARD PLAN NO.	
Creation Date: 07/04/12	Initials: DD	Date:	Comments:	4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9820 Fax: (303) 757-9820		M-604-12	
Last Modification Date: 07/04/12	Initials: LTA			Project Development Branch DD/LTA		Sheet No. 1 of 2	
Full Path: www.colorado.gov/info/business/designsupport	CECD			Issued By: Project Development Branch July 4, 2012			
Drawing File Name: 6040120202.dgn	CECD						
CAD Ver: MicroStation V8	Scale: Not to Scale	Units: English					

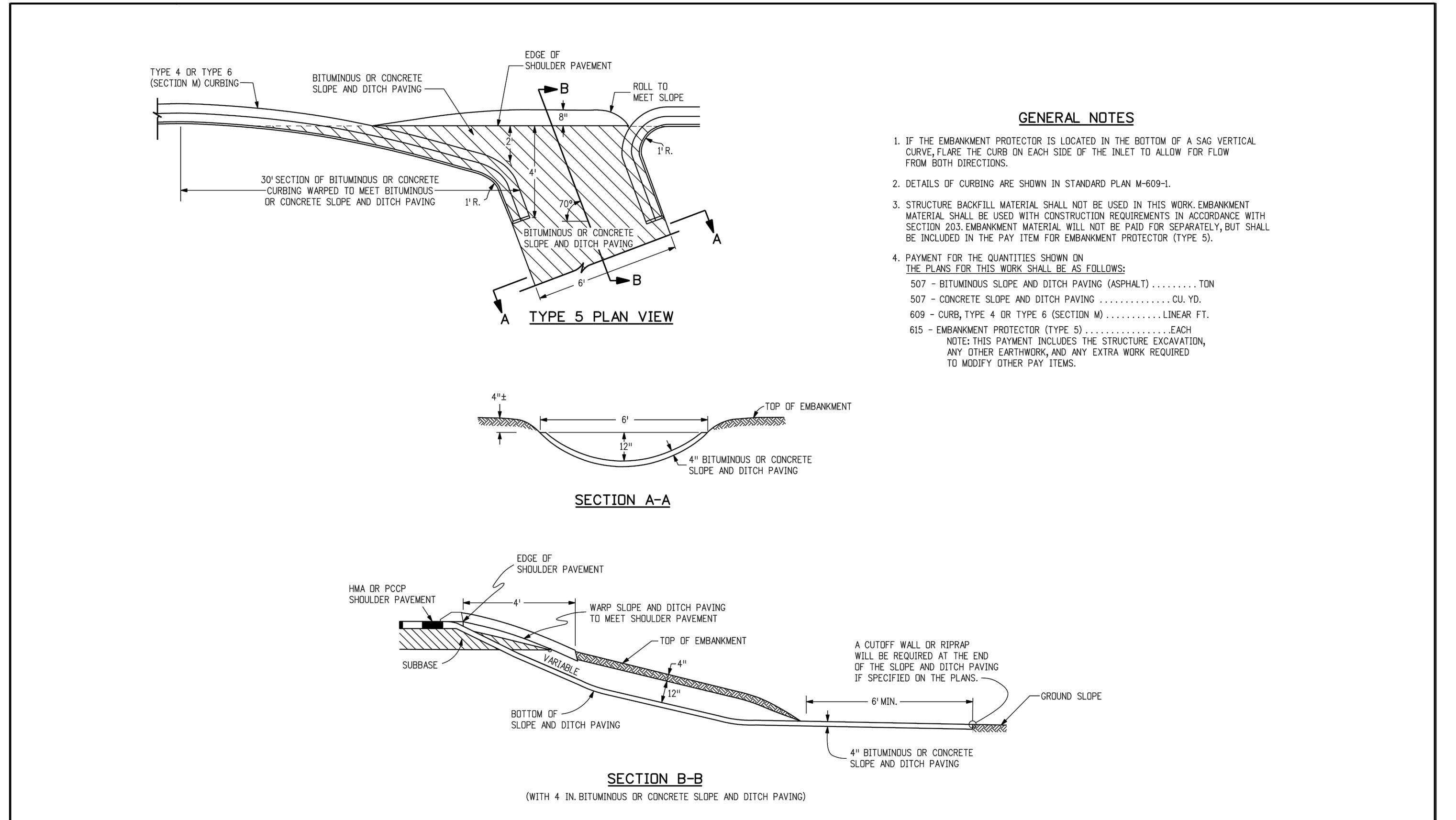


GENERAL NOTES:

Computer File Information		Sheet Revisions		Colorado Department of Transportation		STANDARD PLAN NO.	
Creation Date: 07/04/12	Initials: DD	Date:	Comments:	4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9820 Fax: (303) 757-9820		M-604-11	
Last Modification Date: 07/04/12	Initials: LTA			Project Development Branch DD/LTA		Sheet No. 1 of 1	
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Drawing File Name: 6040110101.dgn	CECD						
CAD Ver: MicroStation V8	Scale: Not to Scale	Units: English					

MARK	BAR # OR SIZE	O.C. SPACING	TYPE	INLETS: H ≤ 5 FT.				INLETS: H > 5 FT.					
				L = 5 FT.	L = 10 FT.	L = 15 FT.	L = 15 FT.	L = 10 FT.	L = 15 FT.	L = 15 FT.	L = 15 FT.		
		NO. REQ'D.		LENGTH		NO. REQ'D.		LENGTH		NO. REQ'D.		LENGTH	
401	4	11"	II	15	21	26	7	11	11	7	11	11	7
402	4	11"	II	7	13	18	7	8	10	7	8	10	7
403	4	9"	II	4	6	8	4	6	8	4	6	8	4
404	4	9"	II	4	6	8	4	6	8	4	6	8	4
405	4	6"	VI	11	15	21	11	15	21	11	15	21	11
406	4	6"	VIII	7	10	13	7	10	13	7	10	13	7
407	4	9"	II	5	7	9	5	7	9	5	7	9	5
408	4	12"	II	3	6	8	3	6	8	3	6	8	3
409	4	8"	II	6	8	10	6	8	10	6	8	10	6
410	4	11"	II	6	8	10	6	8	10	6	8	10	6
411	4	11"	II	3	5	7	3	5	7	3	5	7	3
412	4	11"	II	3	5	7	3	5	7	3	5	7	3
413	4	9"	II	3	4	5	3	4	5	3	4	5	3
501	5	3/4"	IV	11	3	4	11	3	4	11	3	4	11
502	5	3/4"	III	11	3	4	11	3	4	11	3	4	11
503	5	3/4"	II	5	3	4	5	3	4	5	3	4	5
504	5	3/4"	IX	5	3	4	5	3	4	5	3	4	5
601	6	2 1/2"	V	2	8	10	2	8	10	2	8	10	2
602	6	2 1/2"	IV	2	8	10	2	8	10	2	8	10	2
603	6	2 1/2"	III	2	8	10	2	8	10	2	8	10	2
604	6	2 1/2"	II	2	8	10	2	8	10	2	8	10	2
605	6	2 1/2"	I	2	8	10	2	8	10	2	8	10	2

Computer File Information		Sheet Revisions		Colorado Department of Transportation		STANDARD PLAN NO.	
Creation Date: 07/04/12	Initials: DD	Date:	Comments:	4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9820 Fax: (303) 757-9820		M-604-12	
Last Modification Date: 07/04/12	Initials: LTA			Project Development Branch DD/LTA		Sheet No. 2 of 2	
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Computer File Information		Sheet Revisions		Colorado Department of Transportation		STANDARD PLAN NO.	
Creation Date: 07/04/06	Initials: SJR	Date:	Comments:	4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9820 Fax: (303) 757-9820		M-615-2	
Last Modification Date: 07/04/06	Initials: LTA			Project Development Branch SRJ/LTA		Sheet No. 1 of 1	
Full Path: www.dot.state.co.us/DesignSupport/	CECD			Issued By: Project Development Branch July 04, 2006			
Drawing File Name: 615020101.dgn	CECD						
CAD Ver: MicroStation V8	Scale: Not to Scale	Units: English					

HOMESTEAD AT STERLING RANCH FILING NO. 1

GENERAL NOTES AND DETAILS

PROJECT NO. 09-005
SCALE: HORIZONTAL: N/A
VERTICAL: N/A

DATE: 04/11/2018

DESIGNED BY: ELM
DRAWN BY: DUV
CHECKED BY: VAS

SHEET 3 OF 6

ST03

20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.4485

CIVIL CONSULTANTS, INC.

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

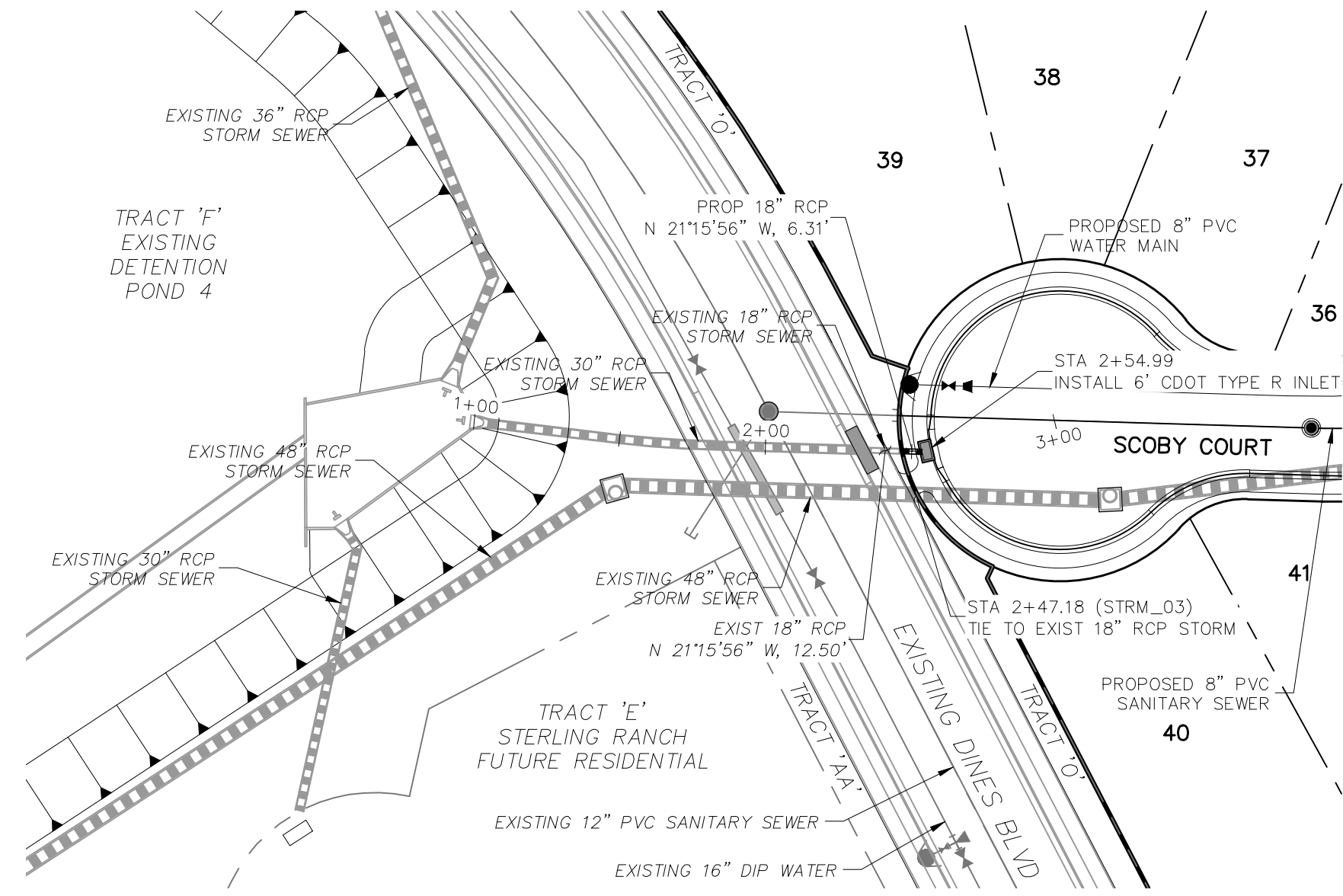
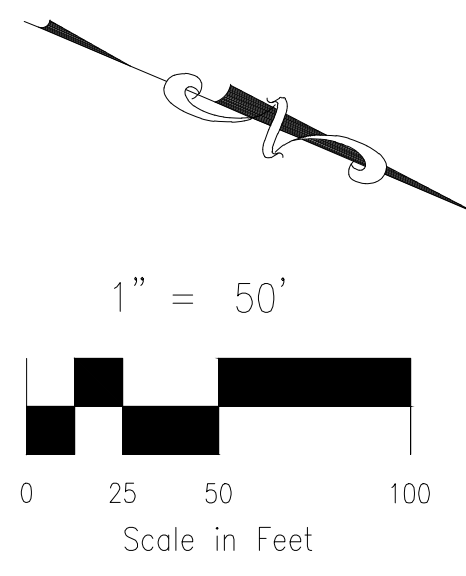
REVISIONS:
NO. DATE: BY: DESCRIPTION:

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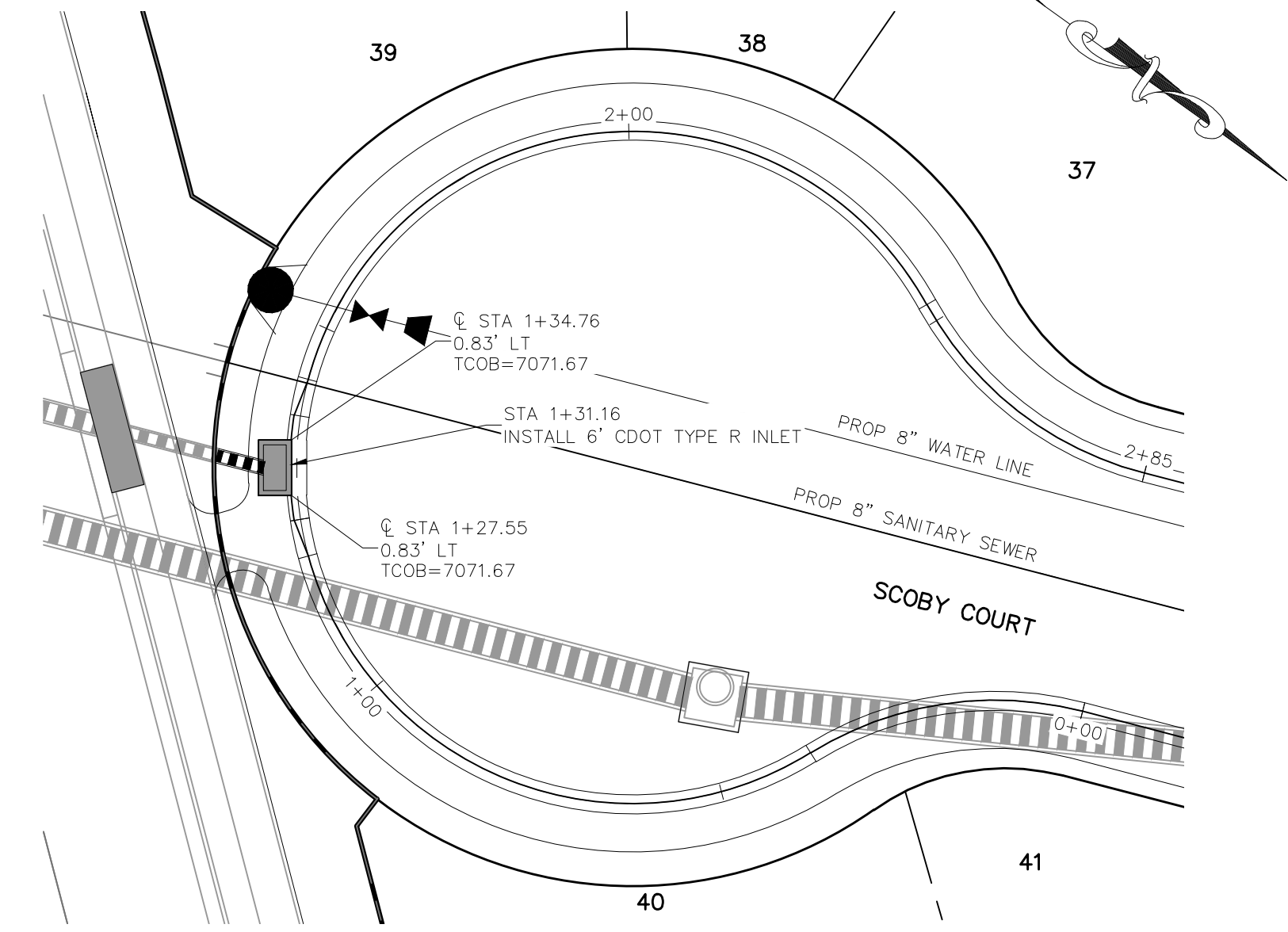
CAUTION

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

HOMESTEAD AT STERLING RANCH FILING NO. 1
 STORM SEWER PLANS
 PROJECT NO. 09-005
 DATE: 04/11/2018
 SCALE: HORIZONTAL: 1"=50'
 VERTICAL: 1"=5'
 DESIGNED BY: DLM
 DRAWN BY: ELY
 CHECKED BY: VAS
 SHEET 5 OF 6
 ST05



**STORM 3 EXTENSION
 STA 2+47.18 TO STA 2+54.99**

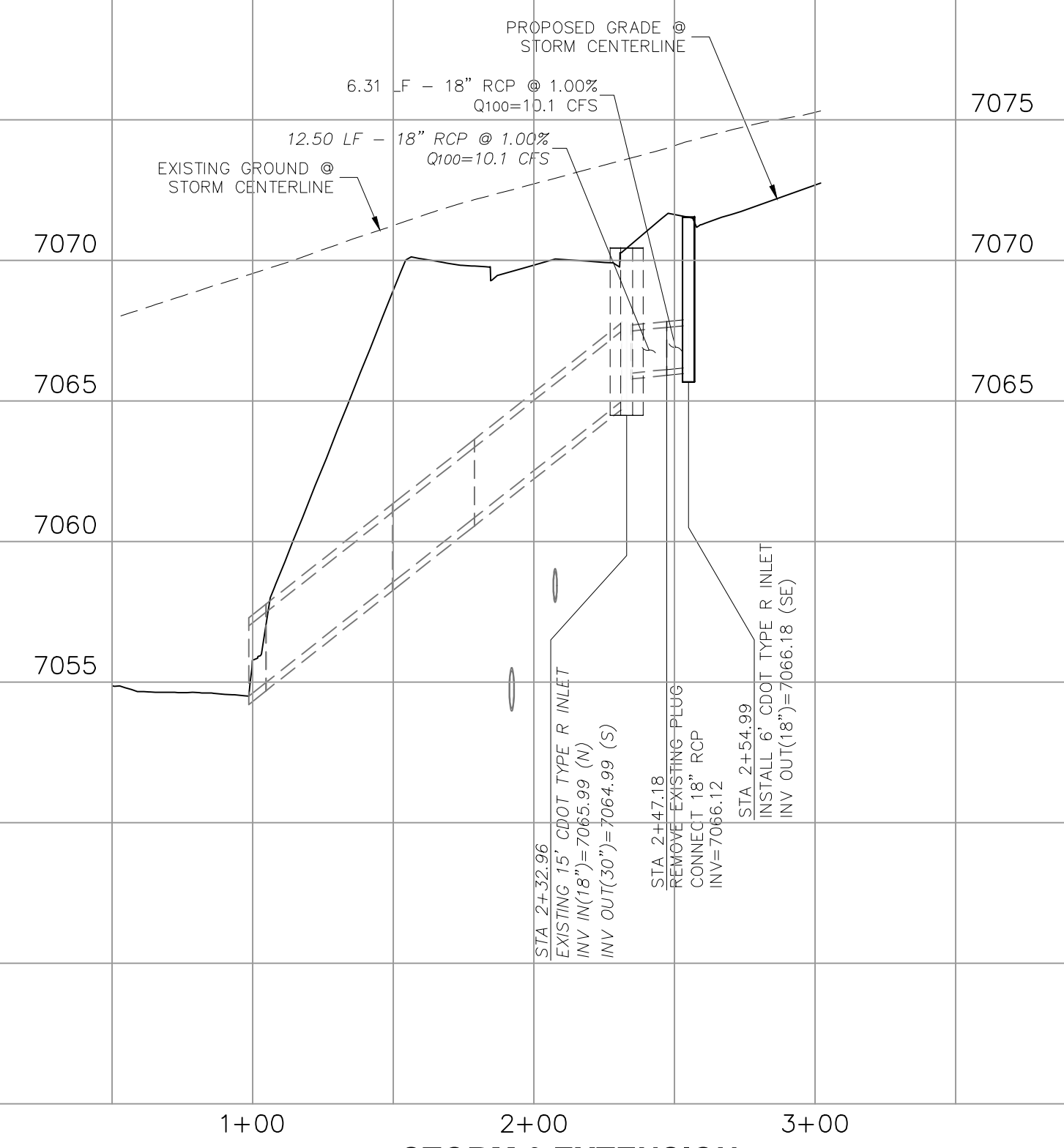


**SCOOPY COURT CUL-DE-SAC
 INLET DETAILS
 SCALE: 1"=20'**

AS-BUILTS
 06/24/2022
 SF-17-025

Michael Bennett
 COLORADO REGISTERED PROFESSIONAL ENGINEER
 32314

NOTE: SEE STERLING RANCH FILING X STREET IMPROVEMENT PLANS FOR CURB AND GUTTER TRANSITION TO INLET INFORMATION.



**STORM 3 EXTENSION
 STA 2+47.18 TO STA 2+54.99**

20 BOULDER CRESCENT, SUITE 110
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.4485



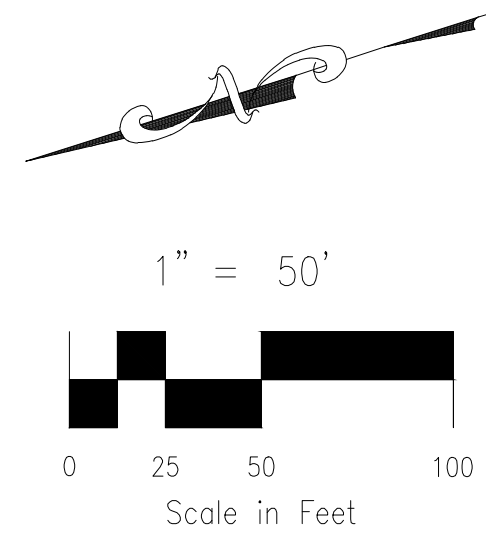
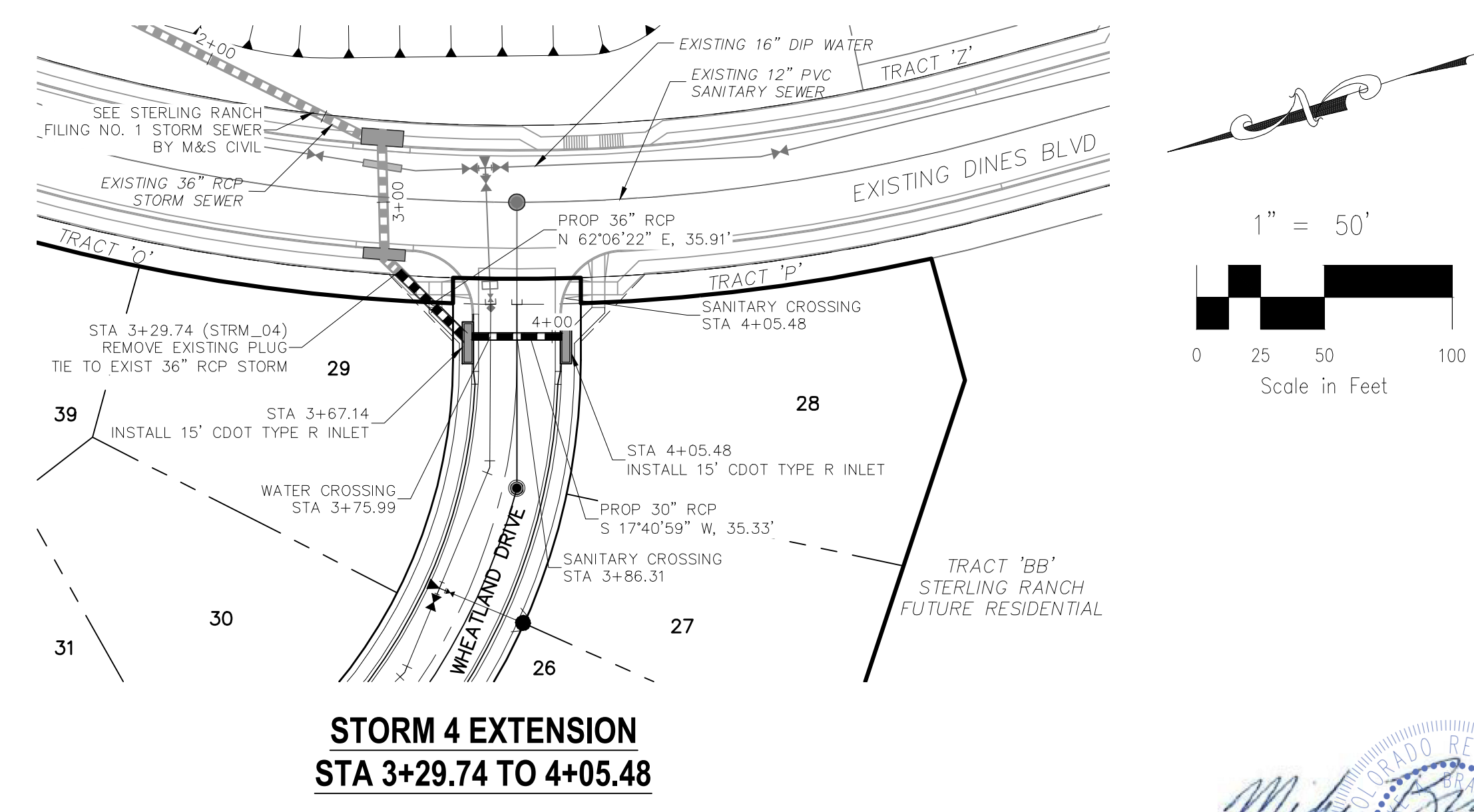
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.



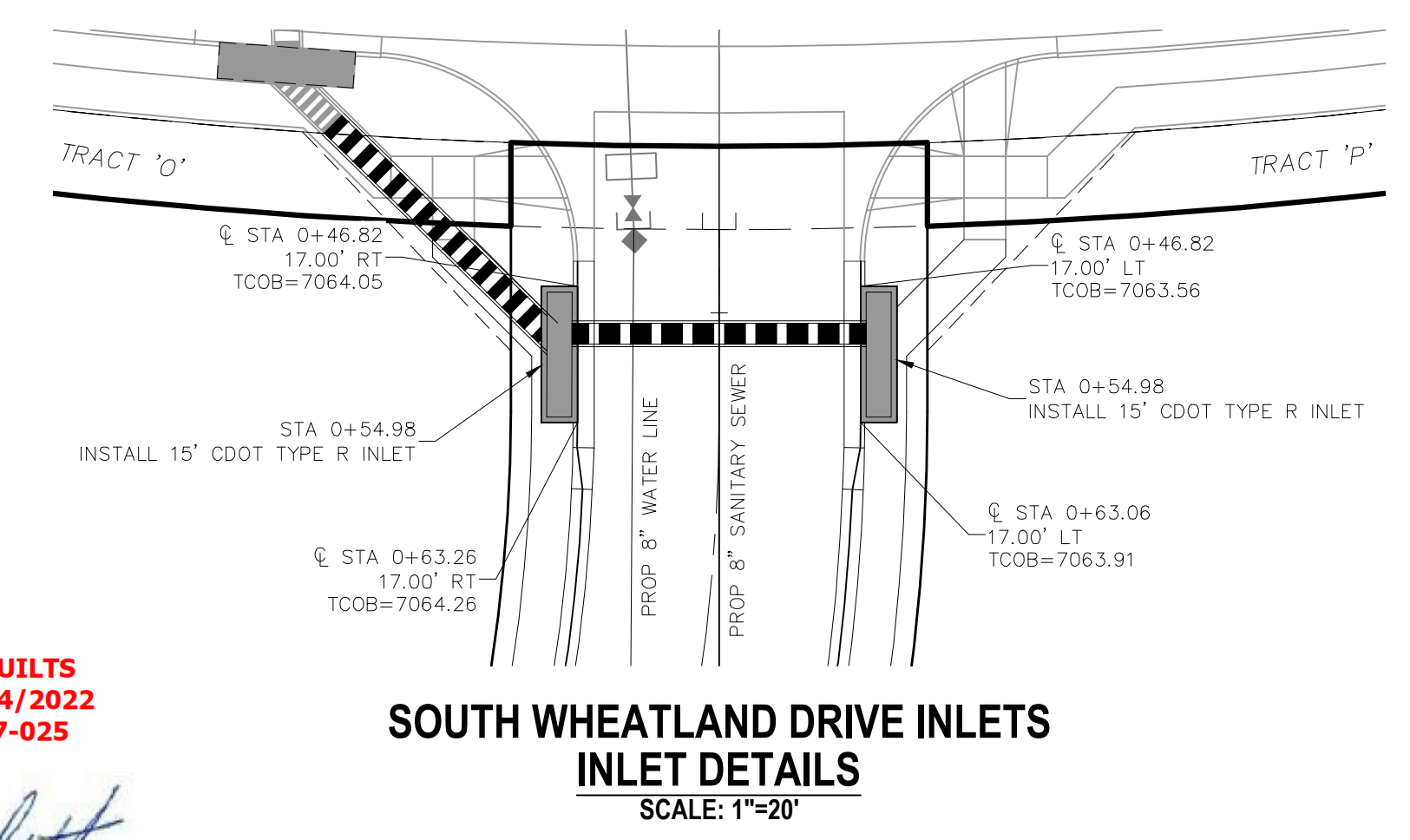
NO.	DATE	BY	DESCRIPTION	APPROVED BY	DATE

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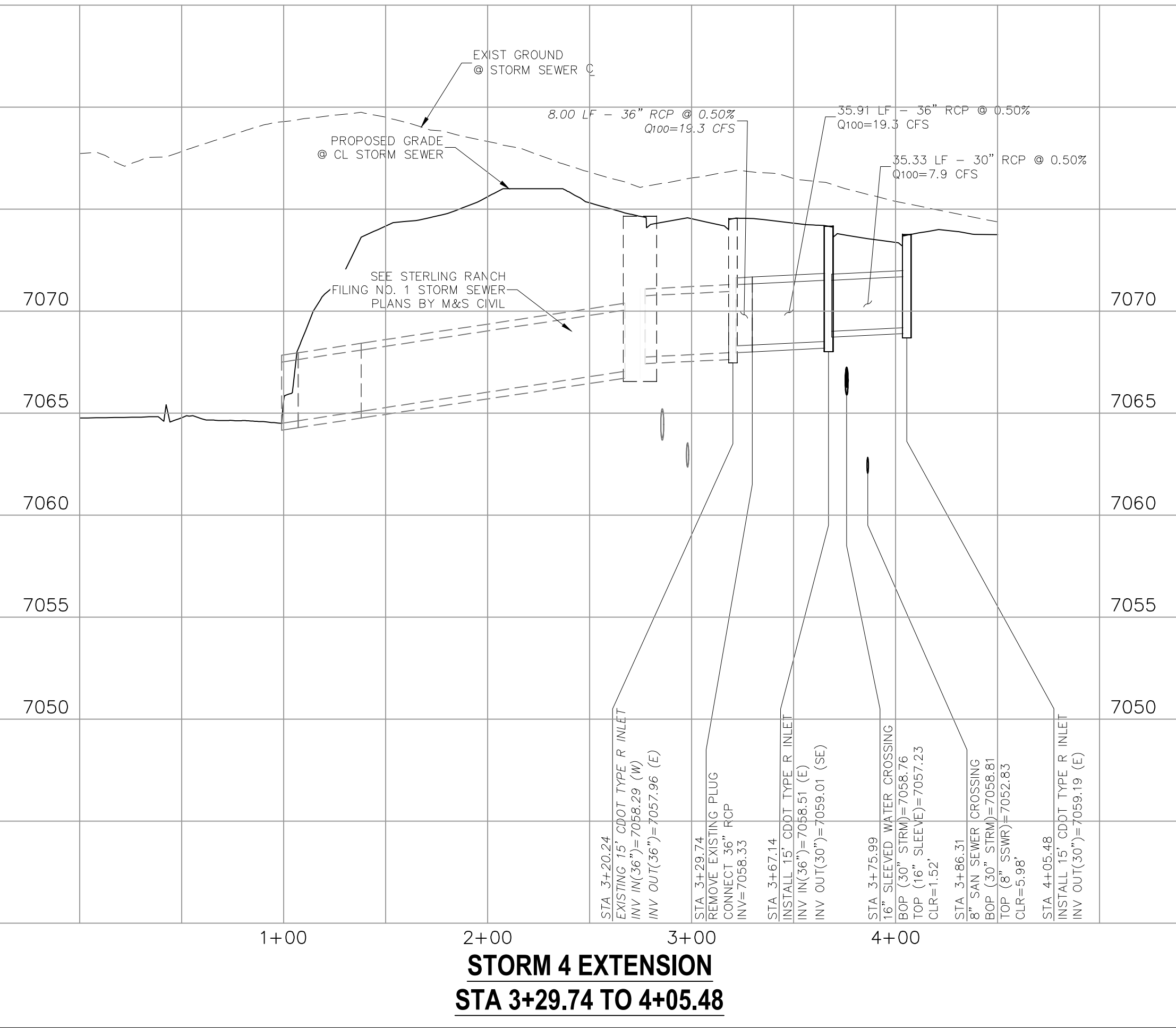
CAUTION



AS-BUILTS
 06/24/2022
 SF-17-025



NOTE: SEE STERLING RANCH FILING X STREET IMPROVEMENT PLANS FOR CURB AND GUTTER TRANSITION TO INLET INFORMATION.



20 BOULDER CRESCENT, SUITE 110
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.4485

M&S 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	APPROVED BY	DATE

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