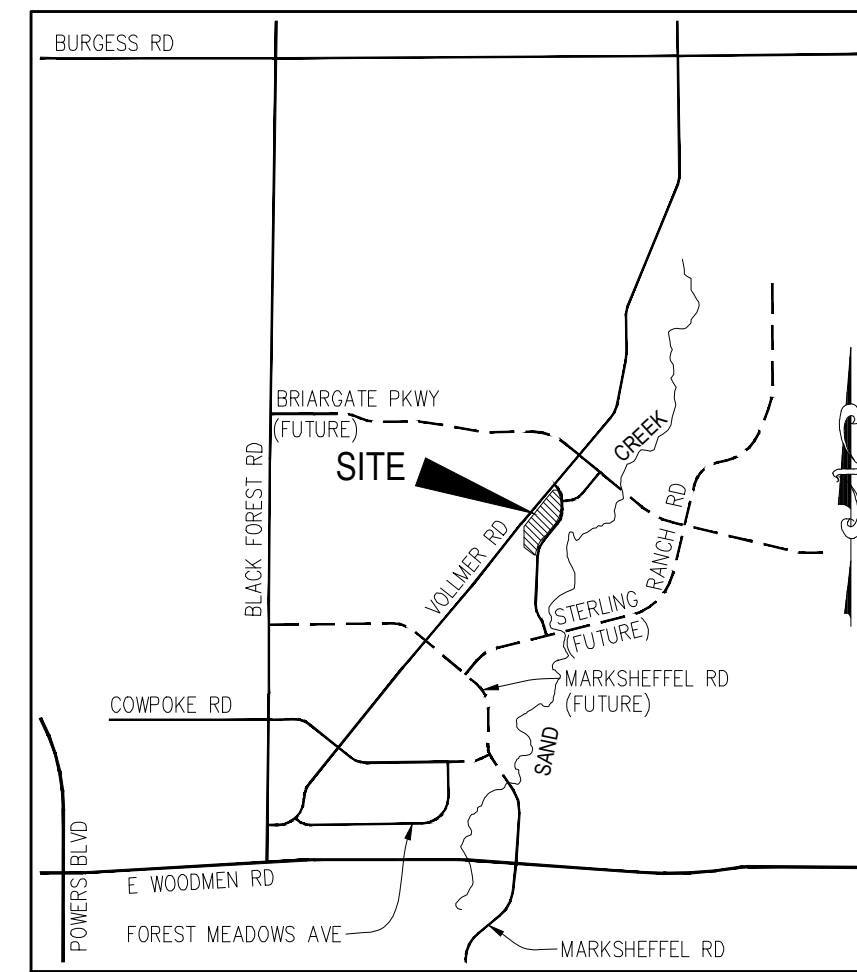


# HOMESTEAD AT STERLING RANCH FILING NO. 1

## COUNTY OF EL PASO, STATE OF COLORADO

### STREET IMPROVEMENT PLANS

APRIL 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 = 411399.952  
EASTING = 233849.817  
ELEVATION = 7030.82

**APPROVALS:**

**ENGINEER'S STATEMENT:**

THESE 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 \_\_\_\_\_

**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 \_\_\_\_\_

**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 \_\_\_\_\_

**BLACK FOREST FIRE PROTECTION DISTRICT:**

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

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

**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	- SCOOBY COURT
SHEET 6	PLAN & PROFILE	- RYEGATE WAY
SHEET 7	SIGNAGE & STRIPING	- CUTBANK WAY

Include utility plans

HOMESTEAD AT STERLING RANCH FILING NO. 1  
STREET IMPROVEMENT PLANS  
PROJECT NO. 09-005  
SCALE: HORIZONTAL: N/A  
VERTICAL: N/A  
DATE: 04/09/2018  
DESIGNED BY: JP  
DRAWN BY: ELY  
CHECKED BY: GW  
SHEET 1 OF 7  
S101

20 BOULDER CRESCENT, SUITE 110  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485  
**M&S CIVIL CONSULTANTS, INC.**

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

NO.	DATE	BY	DESCRIPTION

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

CAUTION

File: C:\09005A\Sterling Ranch No 2\Map\Const Dwg\Street Plans\Residential\S101.dwg Plotstamp: 4/11/2018 1:35 PM

**GENERAL CONSTRUCTION NOTES:**

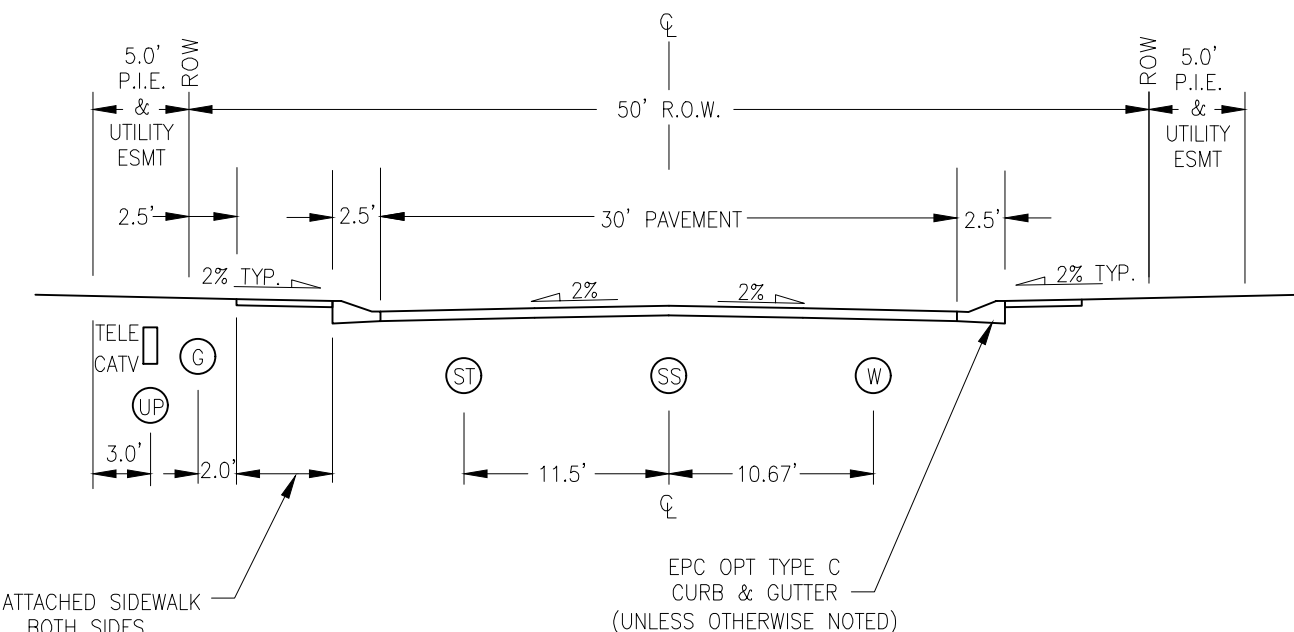
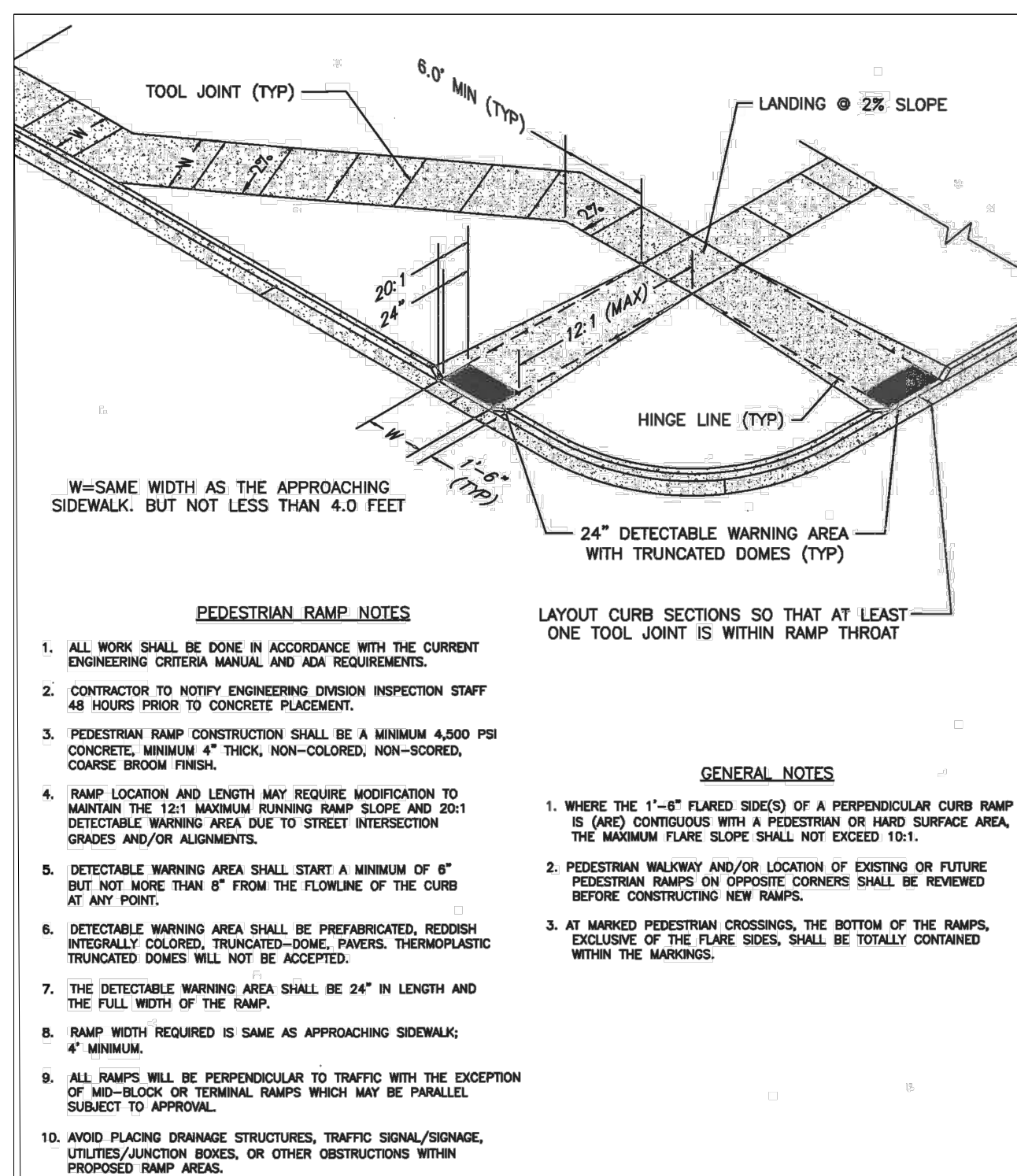
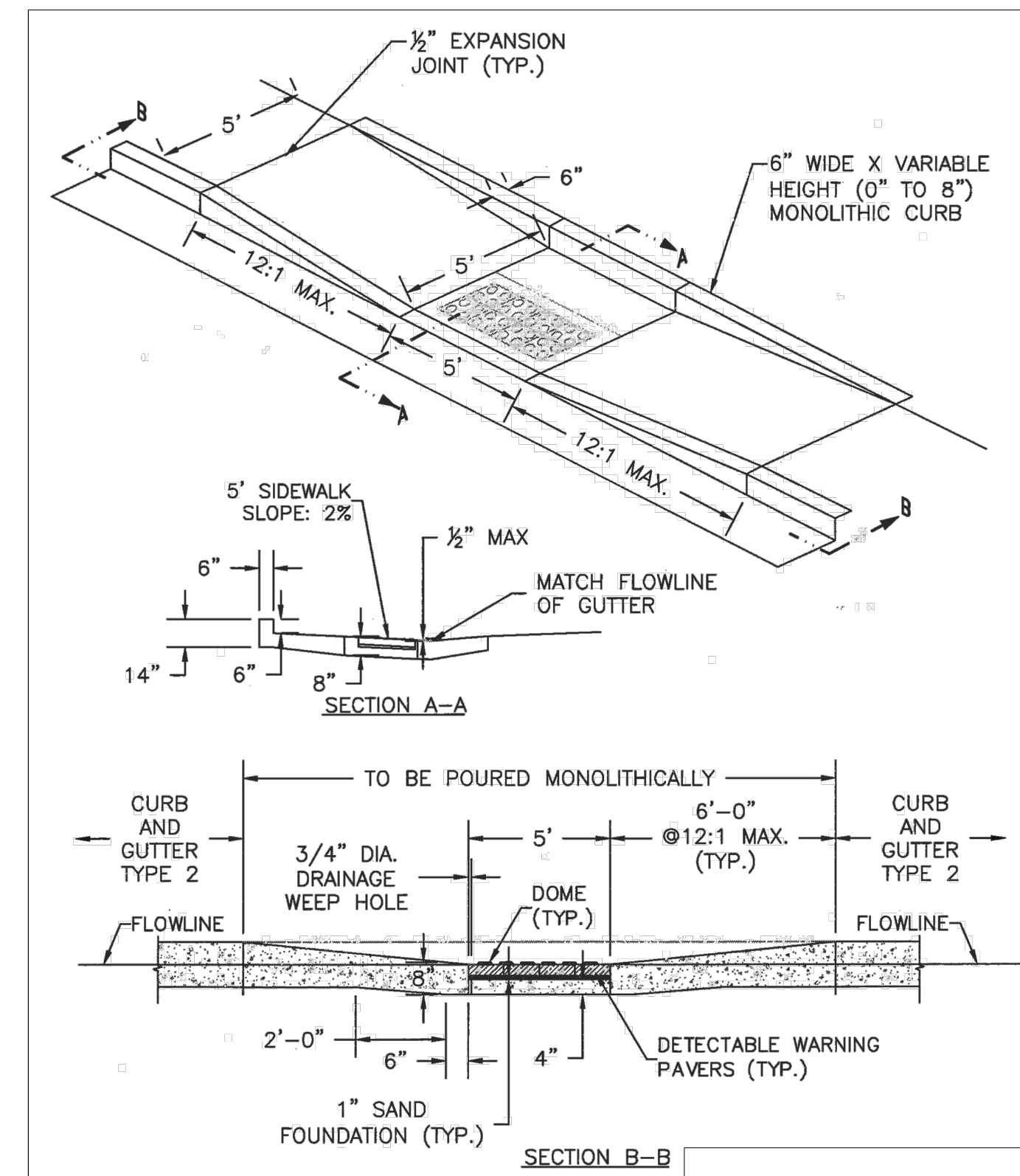
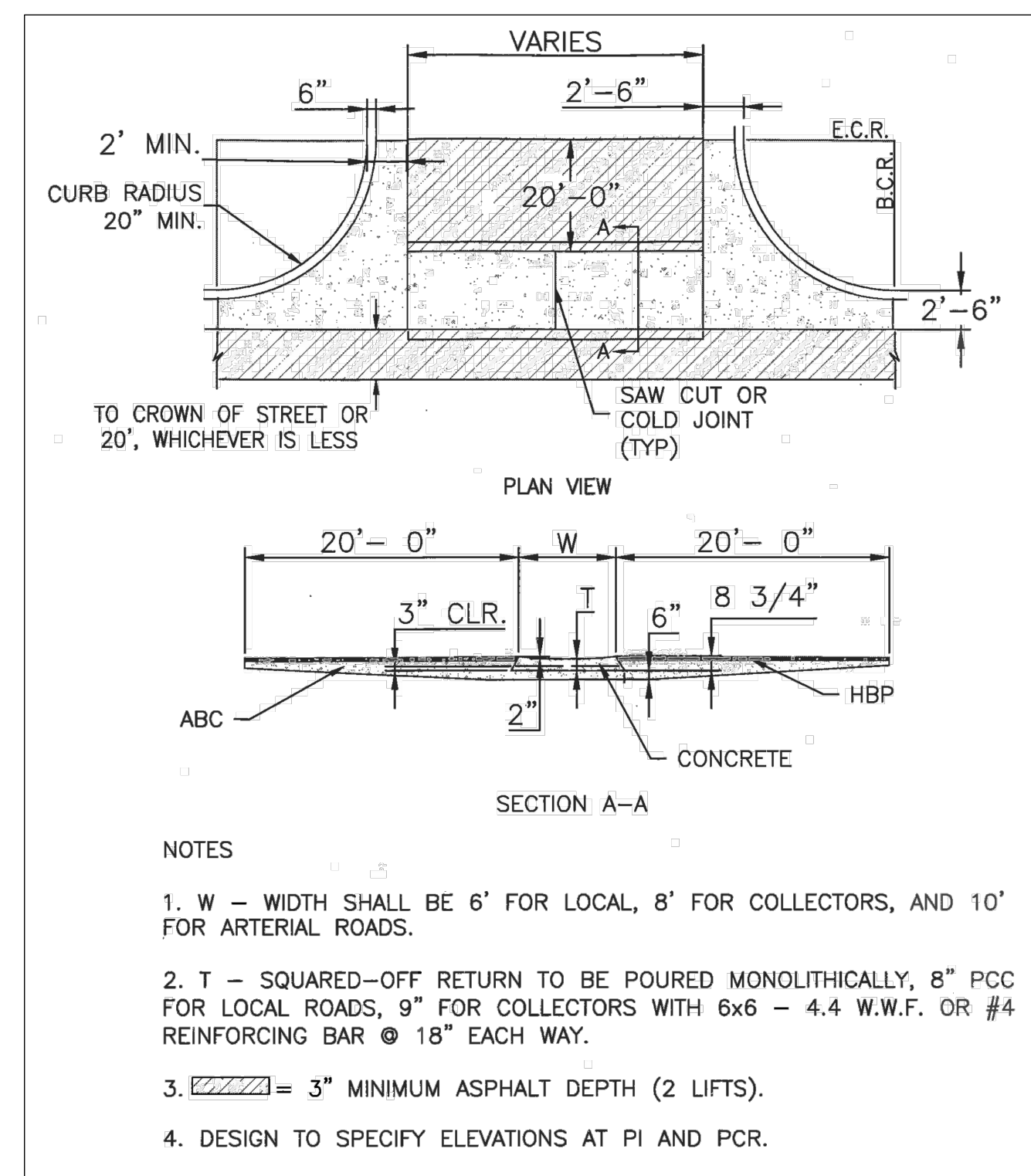
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND 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 DEPARTMENT OF PUBLIC WORKS. **EPC PCD**
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT. **DPW**
- 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 DOT 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: 04/09/2018

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

DESIGNED BY: JP ELY CHECKED BY: GW

SHEET 2 OF 7

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

**CIVIL CONSULTANTS, INC.**

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

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

APPROVED BY: DATE:

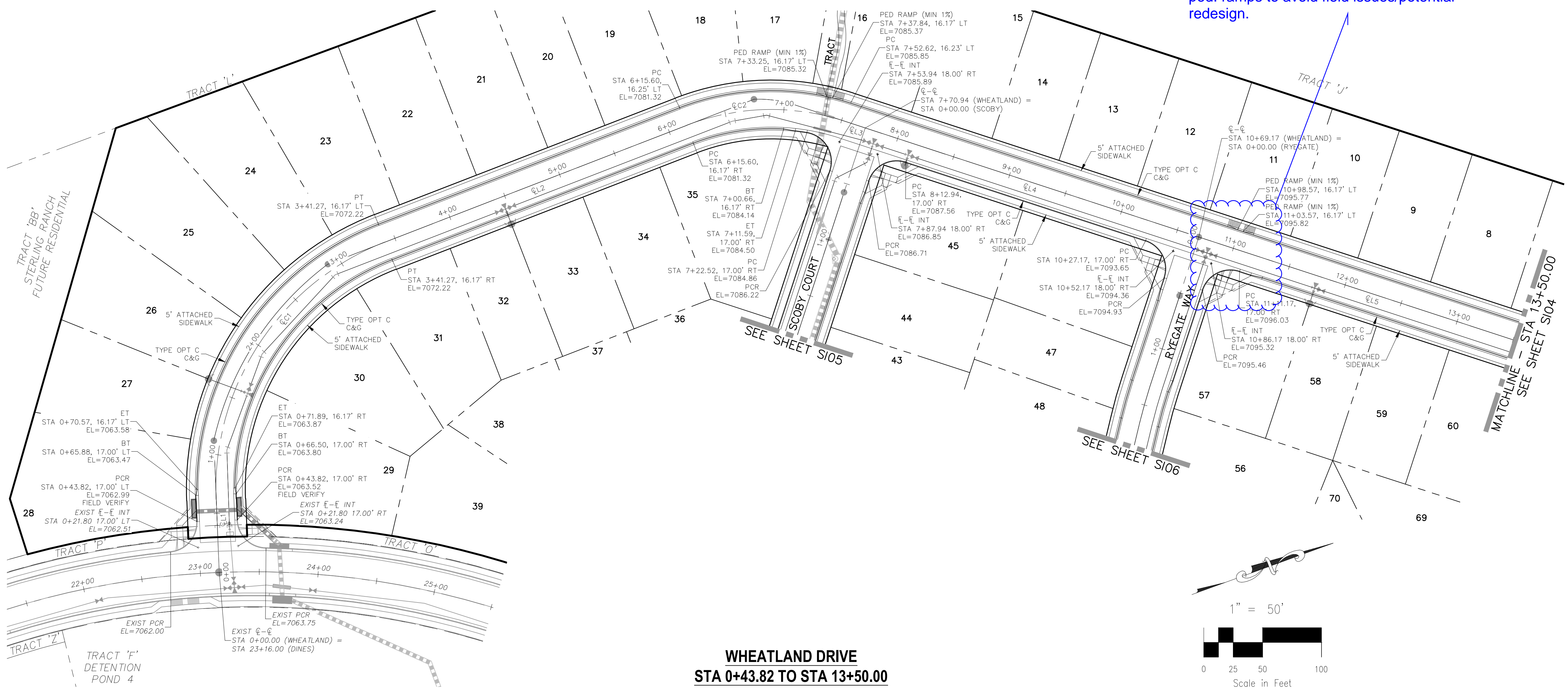
REVISIONS:

NO.	DATE	BY	DESCRIPTION

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

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

CAUTION



**CENTERLINE LINE TABLE**

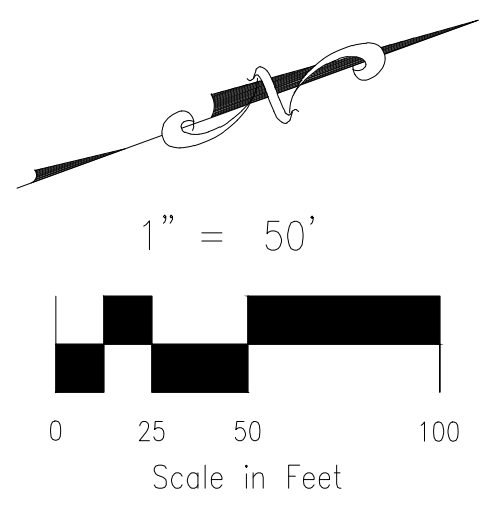
LINE	LENGTH	DIRECTION
EL1	61.82'	N72°19'01"W
EL2	274.33'	N1°09'24"W
EL3	18.27'	N38°06'42"E
EL4	298.23'	N38°06'42"E
EL5	331.87'	N38°06'42"E

**CENTERLINE CURVE TABLE**

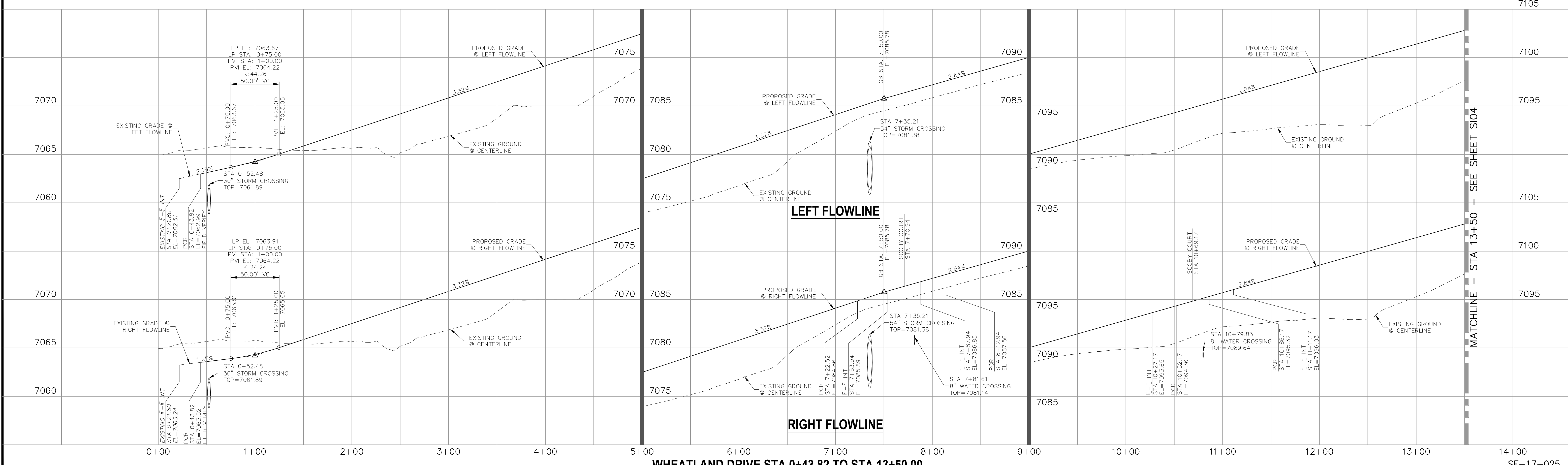
CURVE	RADIUS	LENGTH	DELTA
EL1	225.00'	279.45'	71°09'37"
EL2	200.00'	137.07'	39°16'06"

- ABBREVIATION LEGEND**
- EL-EL 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



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



**REVISIONS:**

NO.	DATE:	BY:	DESCRIPTION:

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

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

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

**CAUTION**

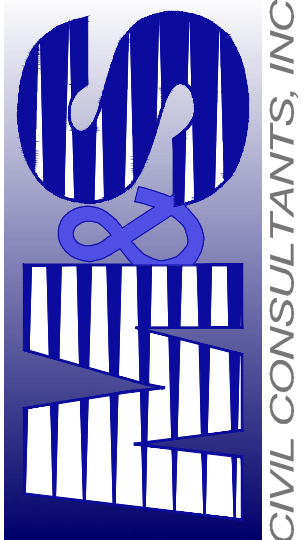
20 BOULDER CRESCENT, SUITE 110  
 COLORADO SPRINGS, CO 80903  
 PHONE: 719.555.5485

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

File: 0:\00005A\Sterling Ranch No 2\Map\Const Draw\Street Plans\Residential\S103.dwg PlotStamp: 4/9/2018 4:46 PM

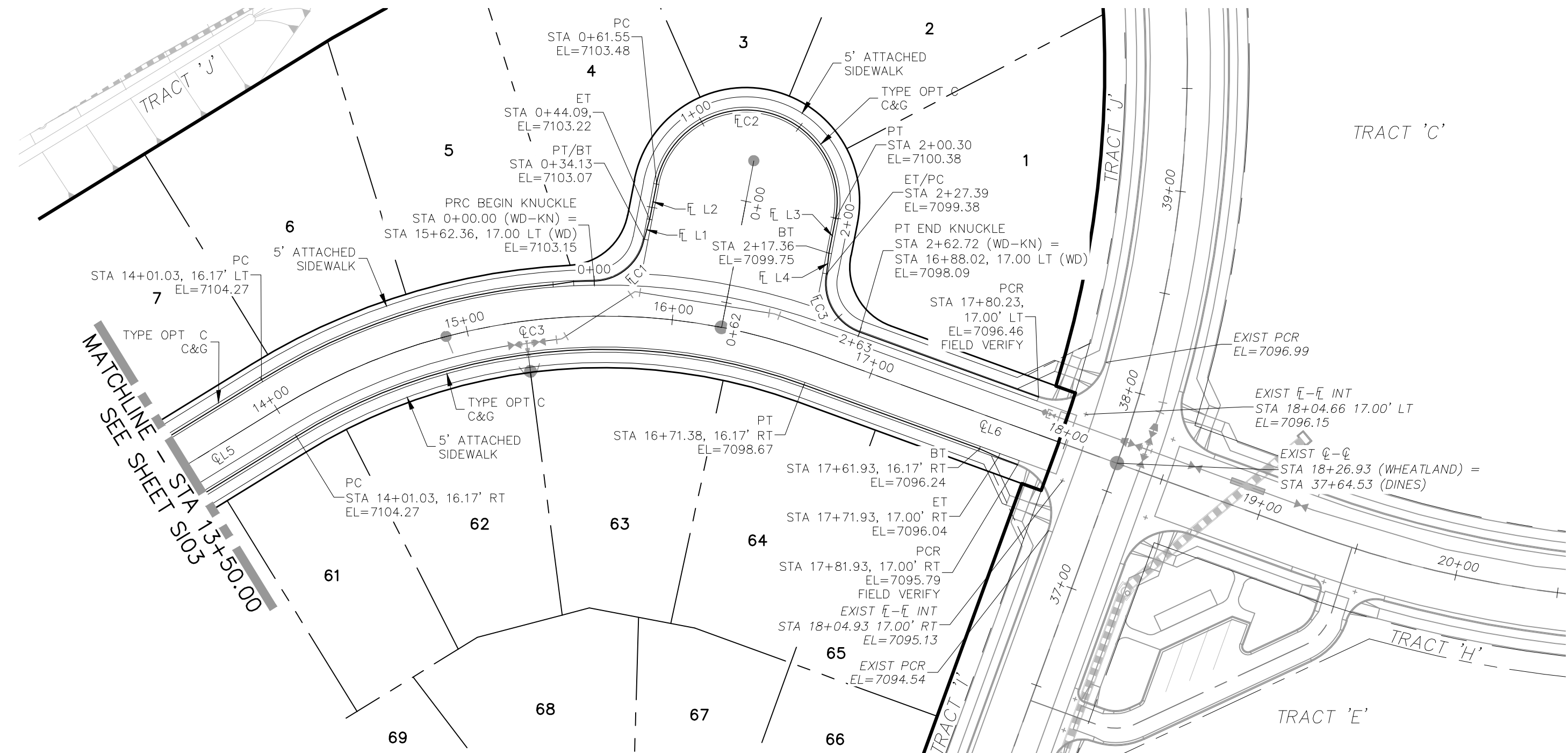
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 SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'  
 DESIGNED BY: JP  
 DRAWN BY: ELY  
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 SHEET 4 OF 7  
 S104

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.

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

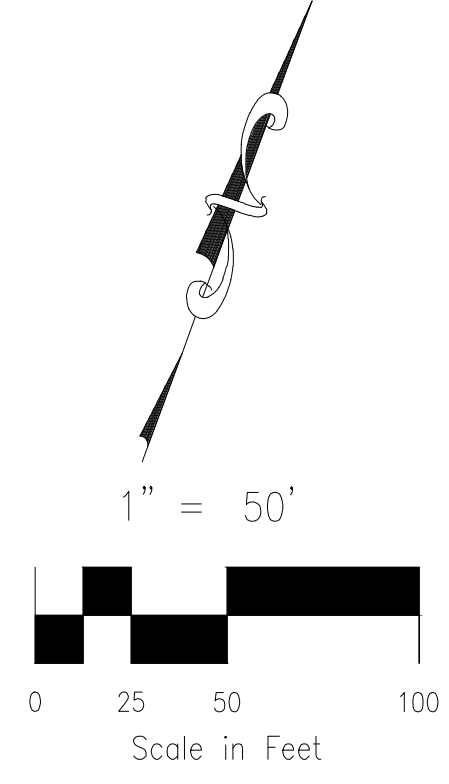
CURVE	RADIUS	LENGTH	DELTA
ELC3	300.00'	270.35'	51°37'58"

**CURB FLOWLINE LINE TABLE**

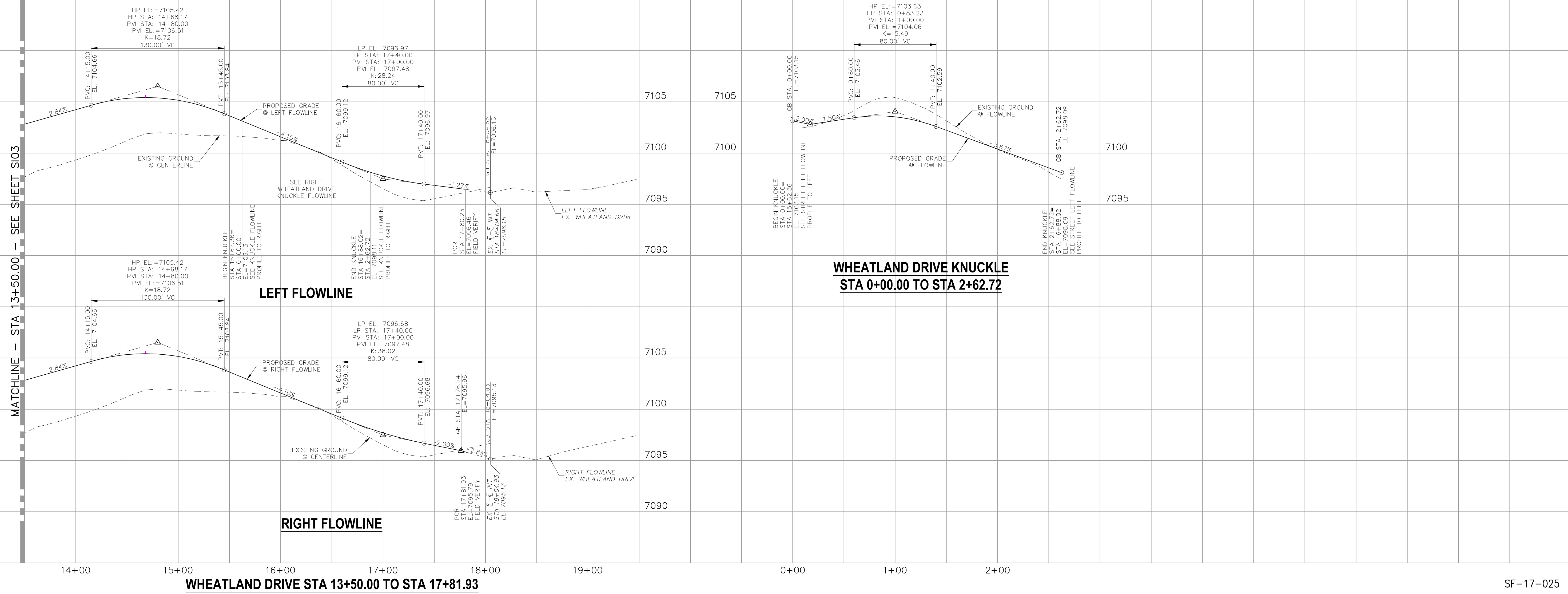
LINE	LENGTH	DIRECTION
EL L1	9.96'	N4°30'05"W
EL L2	17.46'	N9°18'07"W
EL L3	17.06'	S9°18'07"E
EL L4	10.03'	S14°03'57"E

**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"



- ABBREVIATION LEGEND**
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  - EL-EL FLOWLINE INTERSECTION
  - BT BEGIN TRANSITION
  - ET END TRANSITION
  - PC POINT OF CURVE
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  - RW RYEGATE WAY
  - SC SCOOBY COURT
  - WD WHEATLAND DRIVE
  - DIB DIVINES BOULEVARD (EX.)
  - CDS CUL-DE-SAC
  - KN KNUCKLE

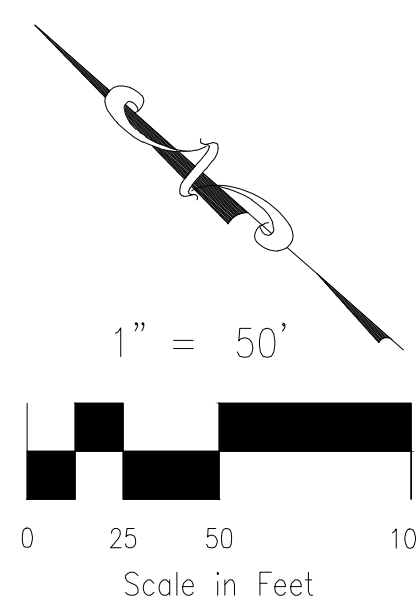
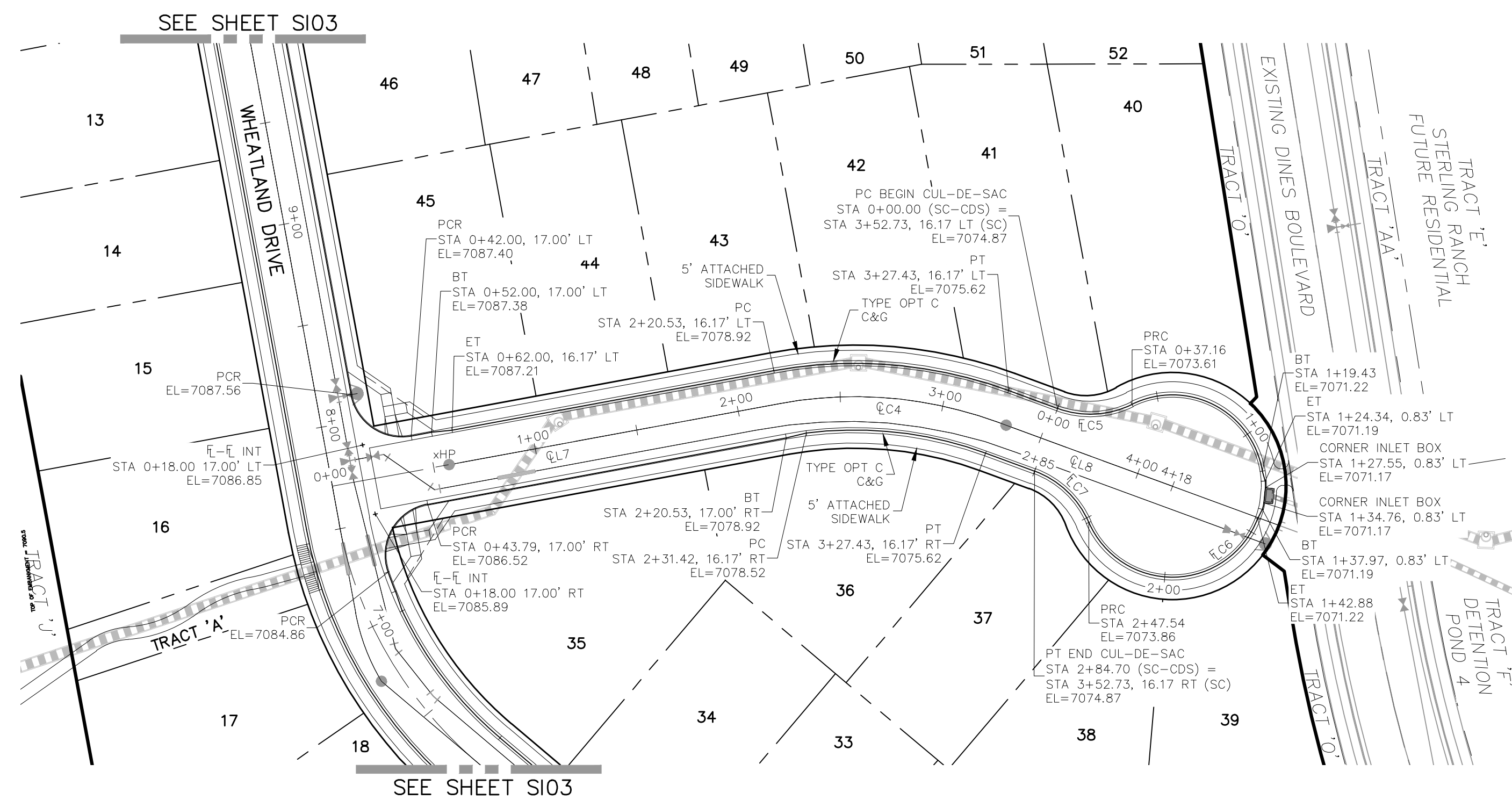


**WHEATLAND DRIVE KNUCKLE  
 STA 0+00.00 TO STA 2+62.72**

File: 0:\09005A\Sterling Ranch No 2\Map\Const Draw\Residential\S104.dwg Plotstamp: 4/9/2018 2:24 PM

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HOMESTEAD AT STERLING RANCH FILING NO. 1  
 STREET IMPROVEMENT PLANS  
 PROJECT NO. 09-005  
 DATE: 04/09/2018  
 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
EL7	220.53'	S51°53'18"E
EL8	90.54'	S21°15'56"E

CENTERLINE CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
ELC4	200.00'	106.89'	30°37'22"

CURB FLOWLINE CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
ELC5	45.83'	37.16'	46°27'28"
ELC6	44.17'	210.38'	272°54'56"
ELC7	45.83'	37.16'	46°27'28"

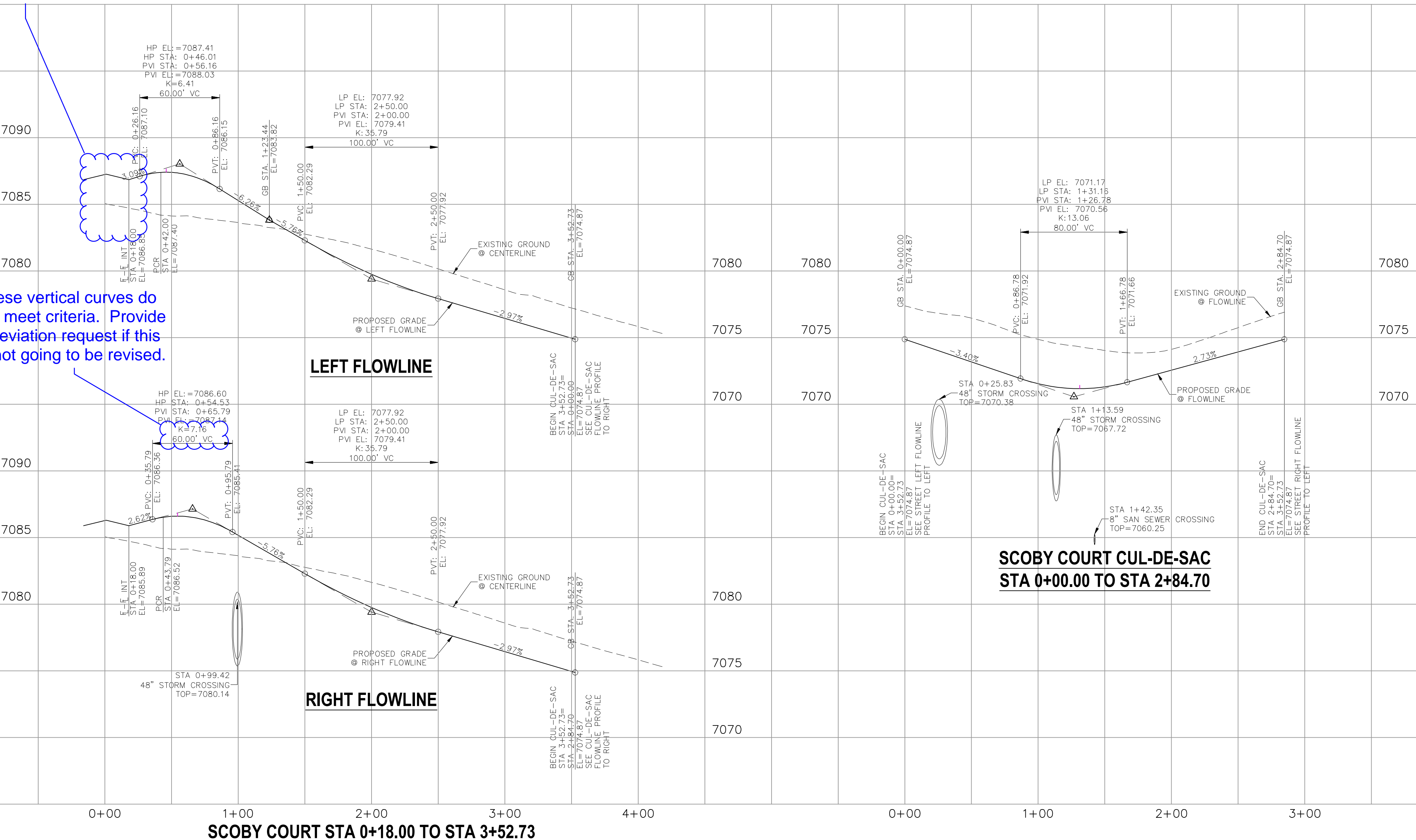
- ABBREVIATION LEGEND**
- EL-EL CENTERLINE INTERSECTION
  - EL-EL FLOWLINE INTERSECTION
  - BT BEGIN TRANSITION
  - ET END TRANSITION
  - PC POINT OF CURVE
  - PCC POINT OF COMPOUND CURVE
  - PCR POINT OF REVERSE CURVE
  - PT POINT OF CURB RETURN
  - EL ELEVATION
  - LT LEFT
  - RT RIGHT

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

**SCOOPY COURT  
 STA 0+18.00 TO STA 3+52.73**

Show grades tying in at all ends of profiles

These vertical curves do not meet criteria. Provide a deviation request if this is not going to be revised.

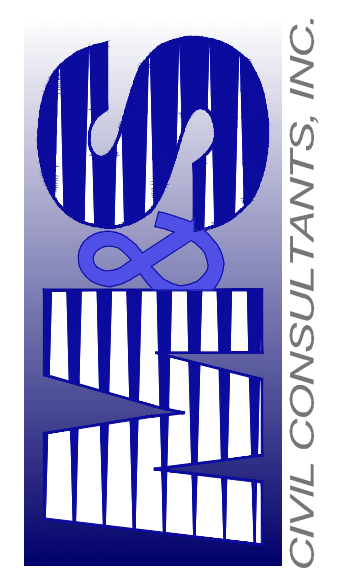


**SCOOPY COURT CUL-DE-SAC  
 STA 0+00.00 TO STA 2+84.70**

File: 0:\09005A\Sterling Ranch No 2\Map\Const Draw\Street Plans\Residential\S105.dwg Plotstamp: 4/10/2018 10:35 AM

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

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



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

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

**ABBREVIATION LEGEND**

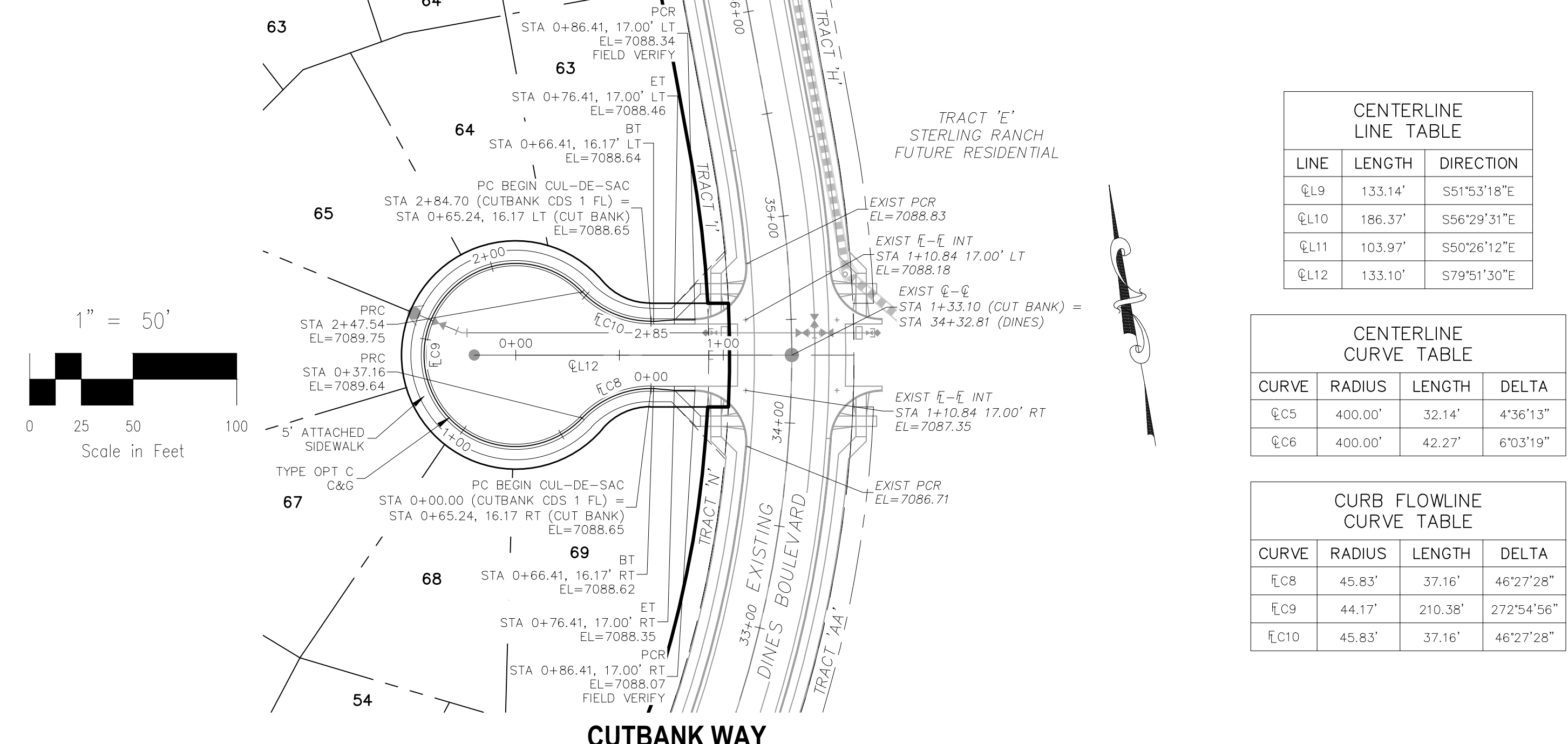
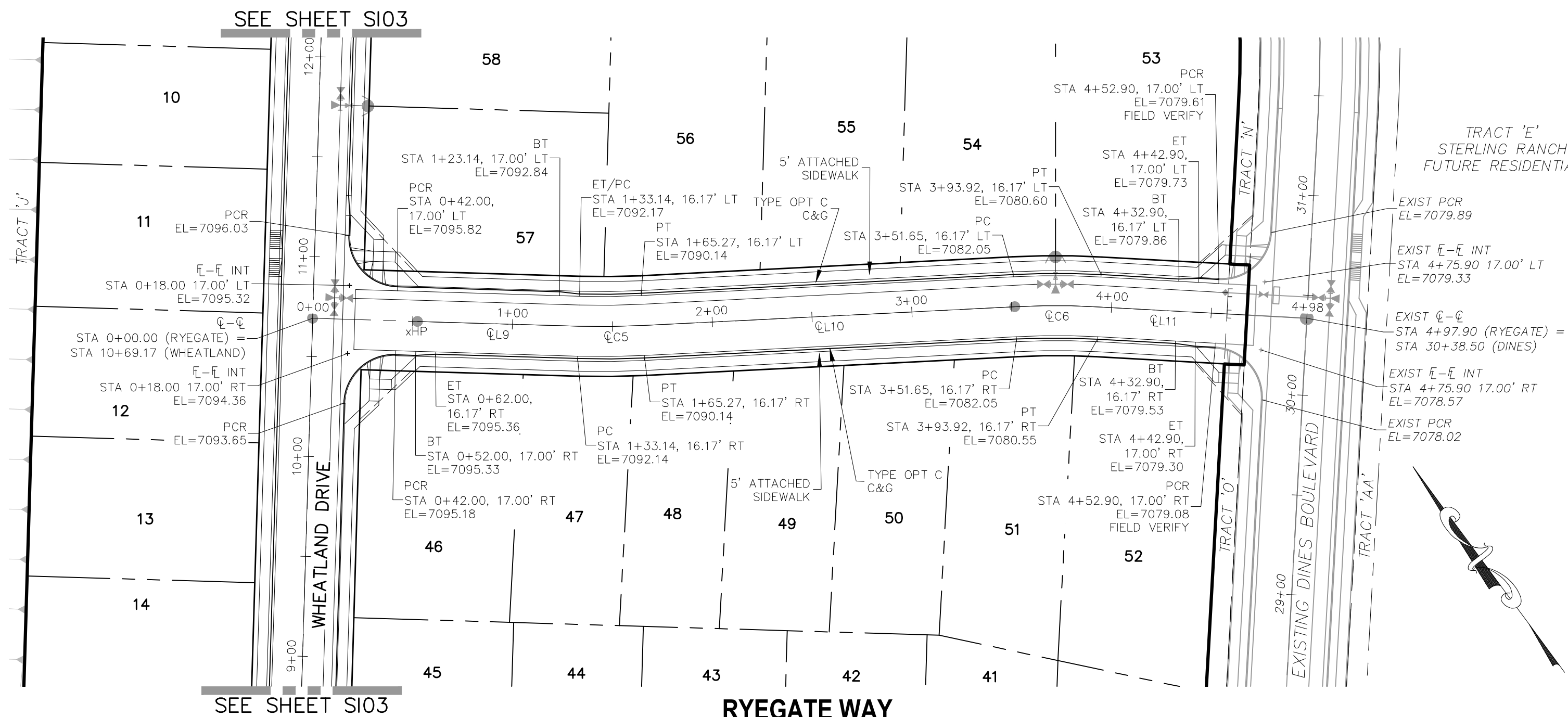
C-C CENTERLINE INTERSECTION  
 F-F FLOWLINE INTERSECTION  
 BT BEGIN TRANSITION  
 ET END TRANSITION  
 PC POINT OF CURVE  
 PCC POINT OF COMPOUND CURVE  
 PCR POINT OF CURB RETURN  
 PRC POINT OF REVERSE CURVE  
 PT POINT OF TANGENT  
 EL ELEVATION  
 LT LEFT  
 RT RIGHT

**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


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**HOMESTEAD AT STERLING RANCH FILING NO. 1**  
**STREET IMPROVEMENT PLANS**  
 PROJECT NO. 09-005  
 DATE: 04/09/2018  
 SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'  
 DESIGNED BY: JLP  
 DRAWN BY: EL  
 CHECKED BY: GW  
**S106**  
 SHEET 6 OF 7



**CENTERLINE CURVE TABLE**

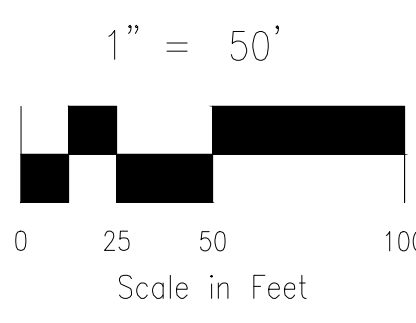
CURVE	RADIUS	LENGTH	DELTA
CL9	133.14'	S51°53'18"E	
CL10	186.37'	S56°29'31"E	
CL11	103.97'	S50°26'12"E	
CL12	133.10'	S79°51'30"E	

**CENTERLINE CURVE TABLE**

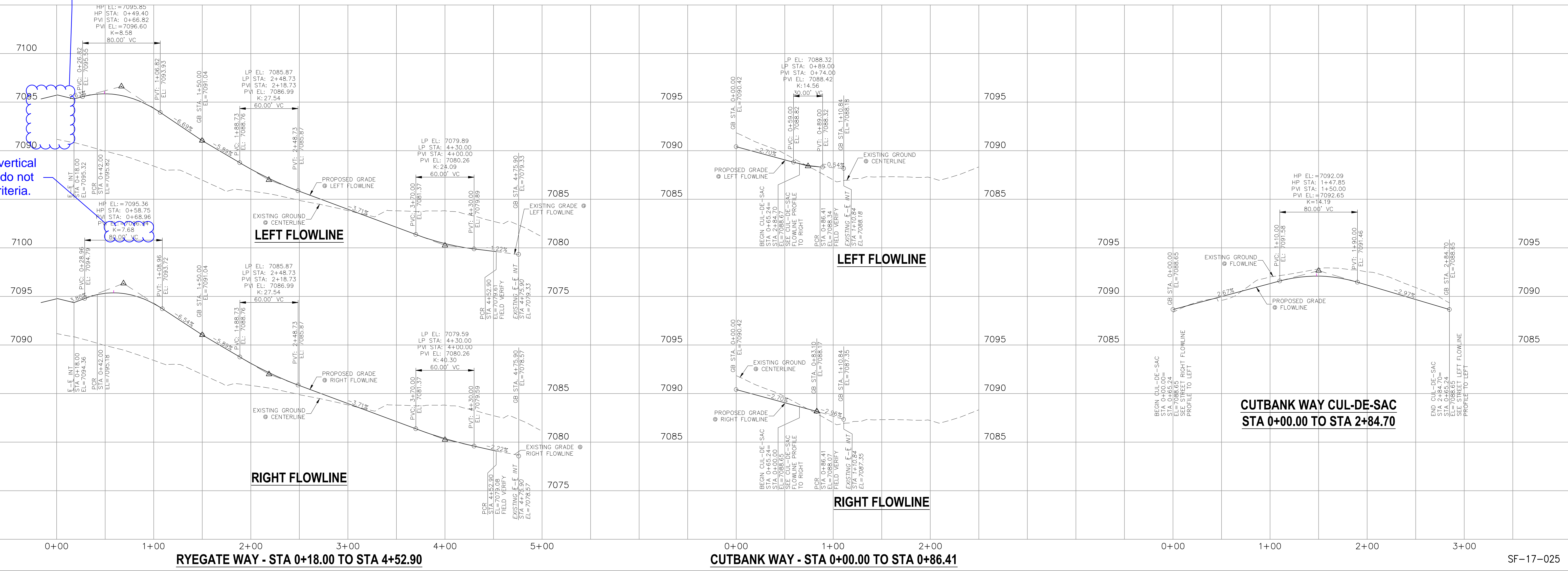
CURVE	RADIUS	LENGTH	DELTA
CL5	400.00'	32.14'	4°36'13"
CL6	400.00'	42.27'	6°03'19"

**CURB FLOWLINE CURVE TABLE**

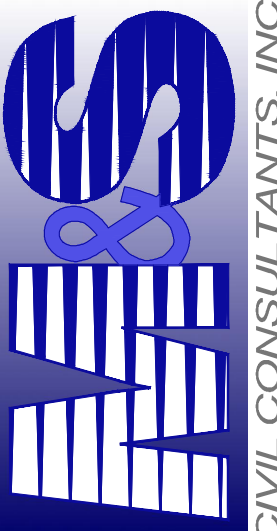
CURVE	RADIUS	LENGTH	DELTA
FL8	45.83'	37.16'	46°27'28"
FL9	44.17'	210.38'	272°54'56"
FL10	45.83'	37.16'	46°27'28"



Show grades tying in at all ends of profiles



These vertical curves do not meet criteria.

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

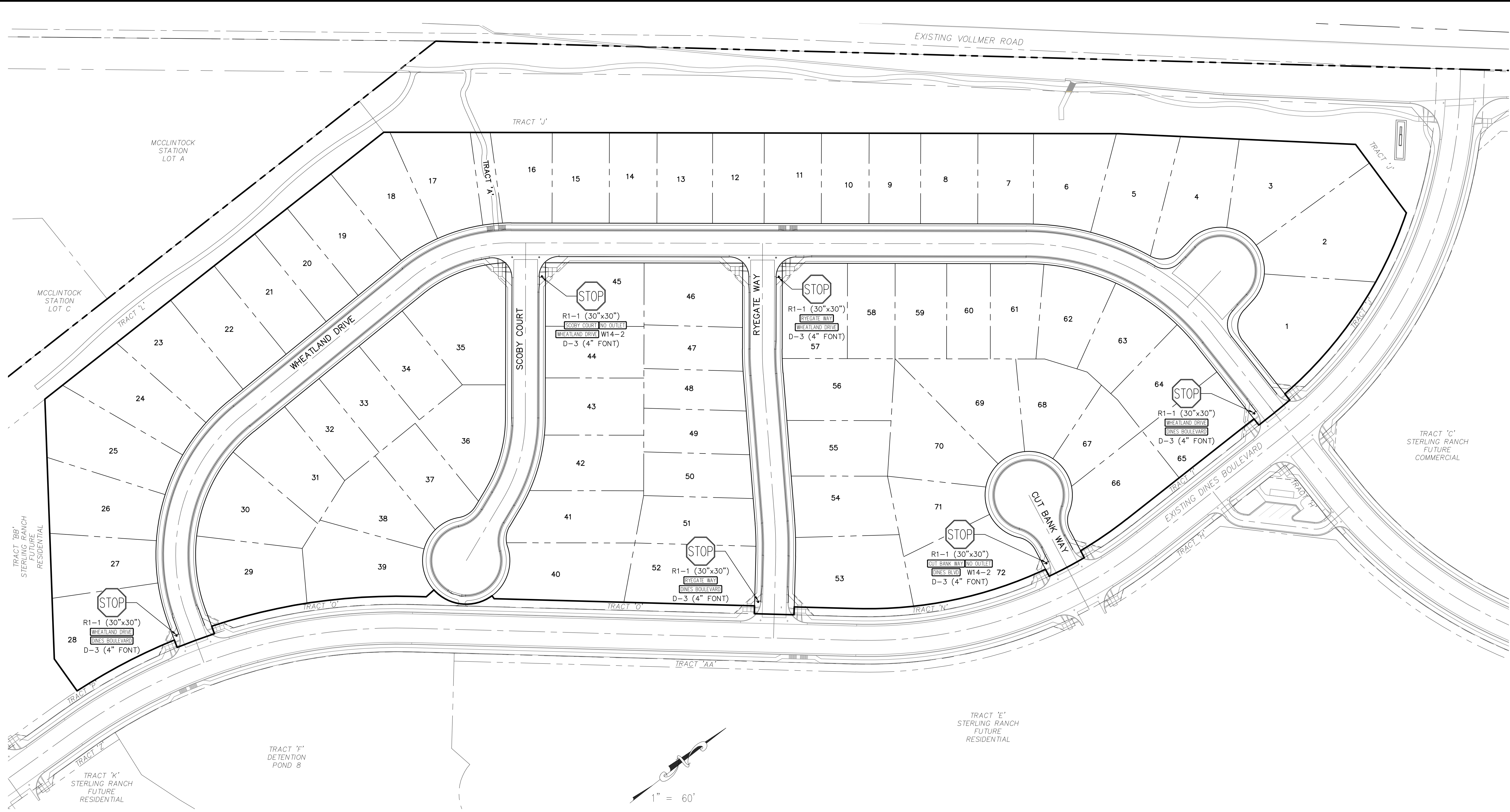
REVISIONS:

NO.	DATE	BY	DESCRIPTION	DATE

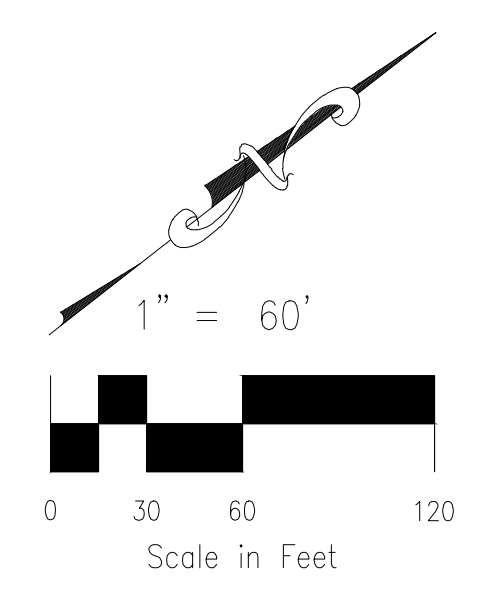
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**CAUTION**

File: C:\09005A\Sterling Ranch No 2\Map\Const\DWG\Street Plans\Residential\S106.dwg Plotstamp: 4/10/2018 10:37 AM

File: 0:\00005A\Sterling Ranch No 2\Map\Const Draw\Street Plans\Residential\S07.dwg PlotStamp: 4/9/2018 3:11 PM



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



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

<b>HOMESTEAD AT STERLING RANCH FILING NO. 1</b>	
<b>SIGNAGE &amp; STRIPING PLAN</b>	DATE: 04/09/2018
PROJECT NO. 09-005	SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
DESIGNED BY: JP	DRAWN BY: ELY
CHECKED BY: GW	SHEET 7 OF 7
<b>S107</b>	

<p>20 BOULDER CRESCENT, SUITE 110          COLORADO SPRINGS, CO 80903          PHONE: 719.555.4485</p> <p><b>M&amp;S CIVIL CONSULTANTS, INC.</b></p>	<p>FOR AND ON BEHALF OF          M&amp;S CIVIL CONSULTANTS, INC.</p>
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<p>APPROVED BY: _____ DATE: _____</p>	<p>DESCRIPTION: _____</p>
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**CAUTION**

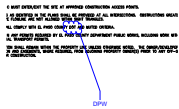
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dsdrice (9)



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Include utility plans



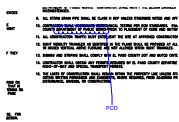
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DPW



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EPC PCD



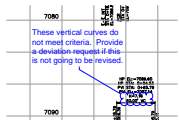
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PCD



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Show grades tying in at all ends of profiles



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These vertical curves do not meet criteria.



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Show grades tying in at all ends of profiles



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Staff recommends providing complete details on ped. ramps to avoid field issues/potential redesign.