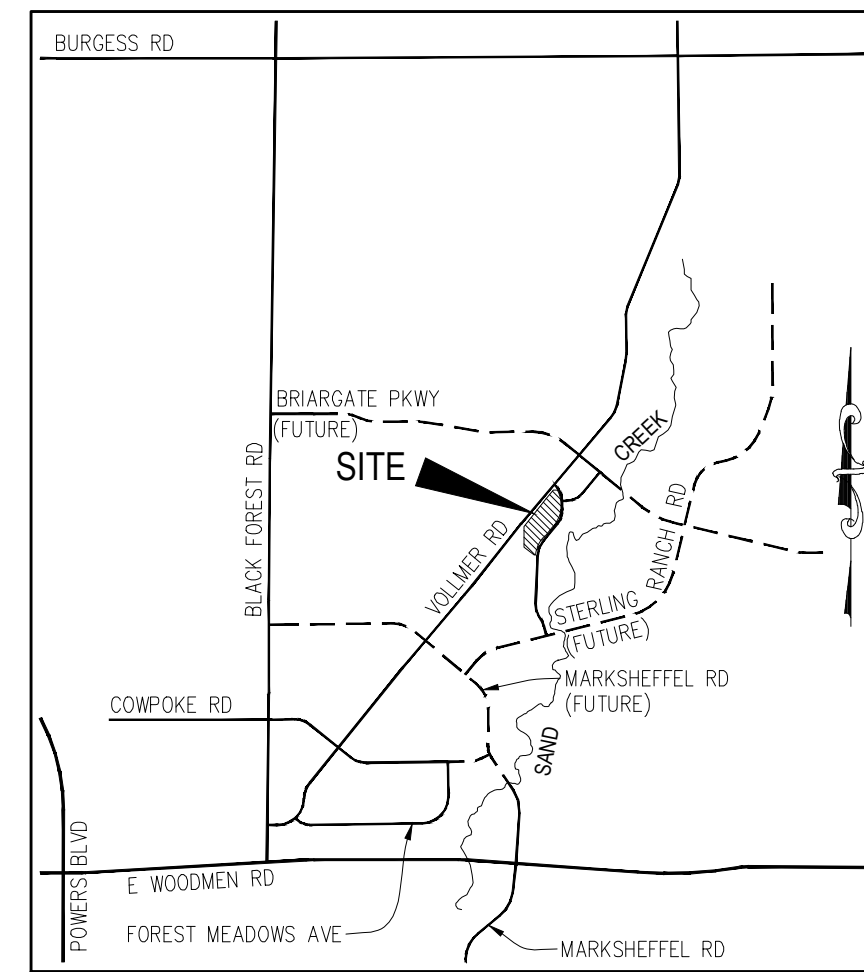


HOMESTEAD AT STERLING RANCH FILING NO. 1

COUNTY OF EL PASO, STATE OF COLORADO

STREET IMPROVEMENT PLANS

NOVEMBER 2017



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

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 = 411399.952
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 _____ DATE _____
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

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.

CLASSIC HOMES _____ DATE _____
DIRECTOR OF PLANNING AND ENGINEERING

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. _____ 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 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

Complete index; delete sheets
23-32.



SF-17-025

HOMESTEAD AT STERLING RANCH FILING NO. 1

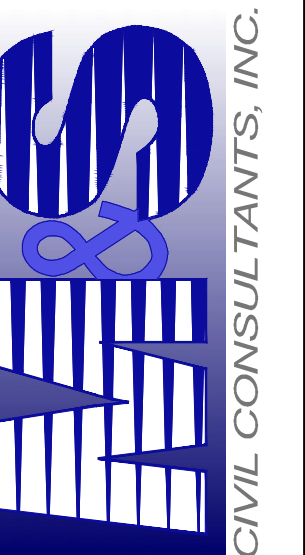
STREET IMPROVEMENT PLANS

DATE: 11/10/2017

SHEET 1 OF 7

S101

20 BOULDER CRESCENT, SUITE 110
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: 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

GENERAL CONSTRUCTION NOTES:

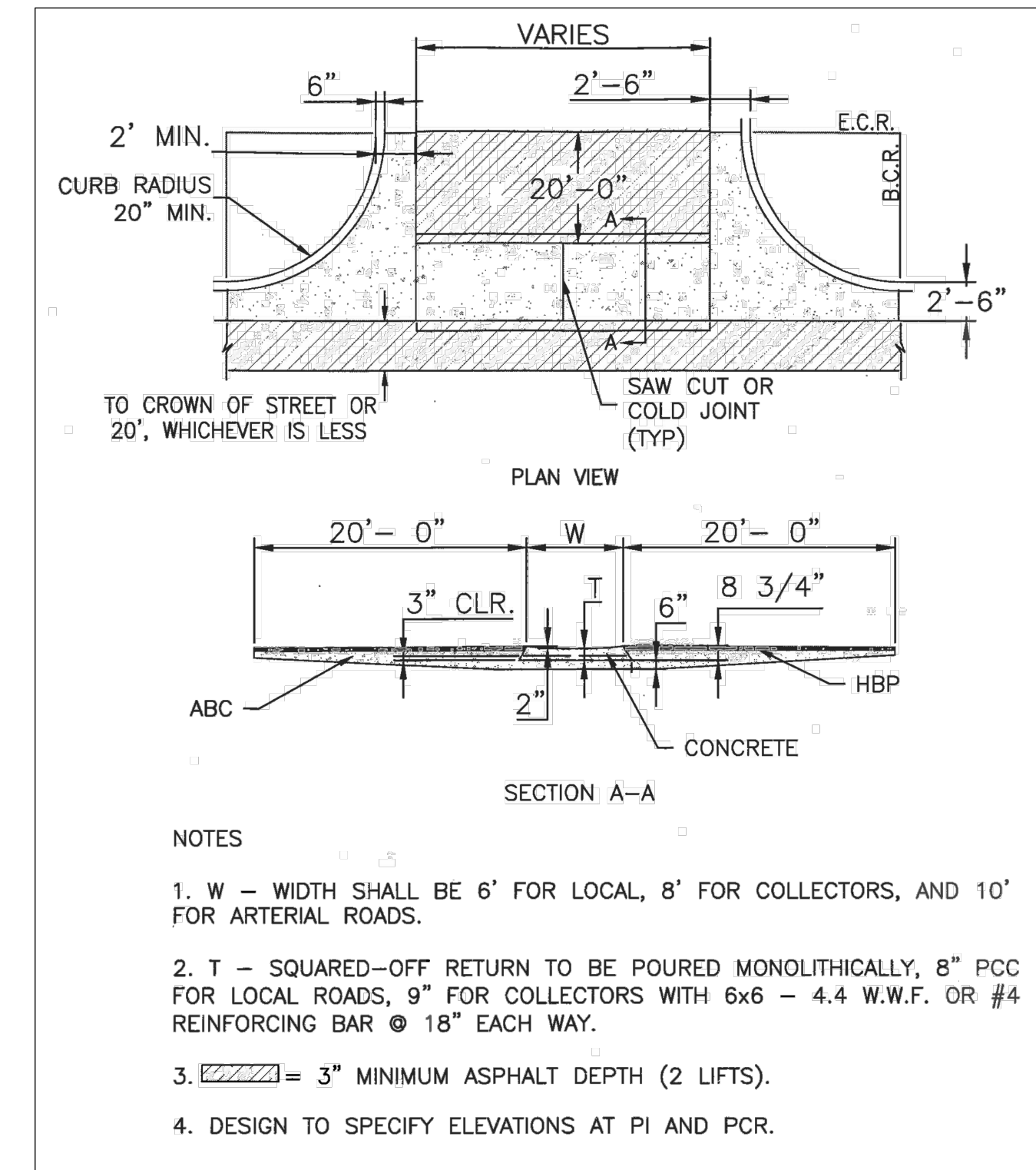
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND 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 DEVELOPMENT SERVICES ENGINEERING 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 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 DEVELOPMENT SERVICES ENGINEERING 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 DEVELOPMENT SERVICES.
- 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 SUBBASE 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 DEVELOPMENT SERVICES (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 PUBLIC SERVICE DEPARTMENT (PSD) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

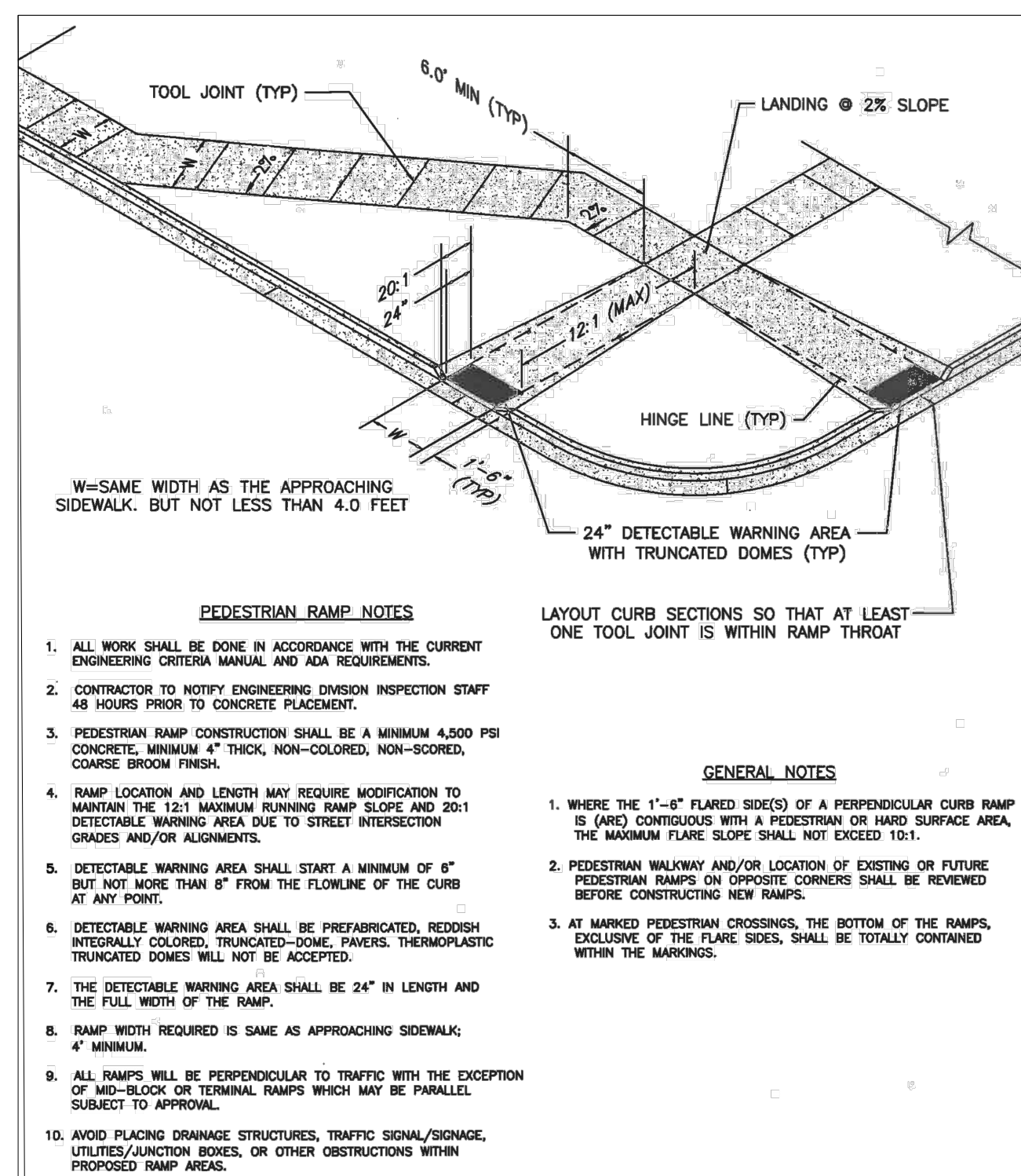
STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

- 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 DEVELOPMENT SERVICES DEPARTMENT (DSD) - 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 DSD. 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 DSD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DSD 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 DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, 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.

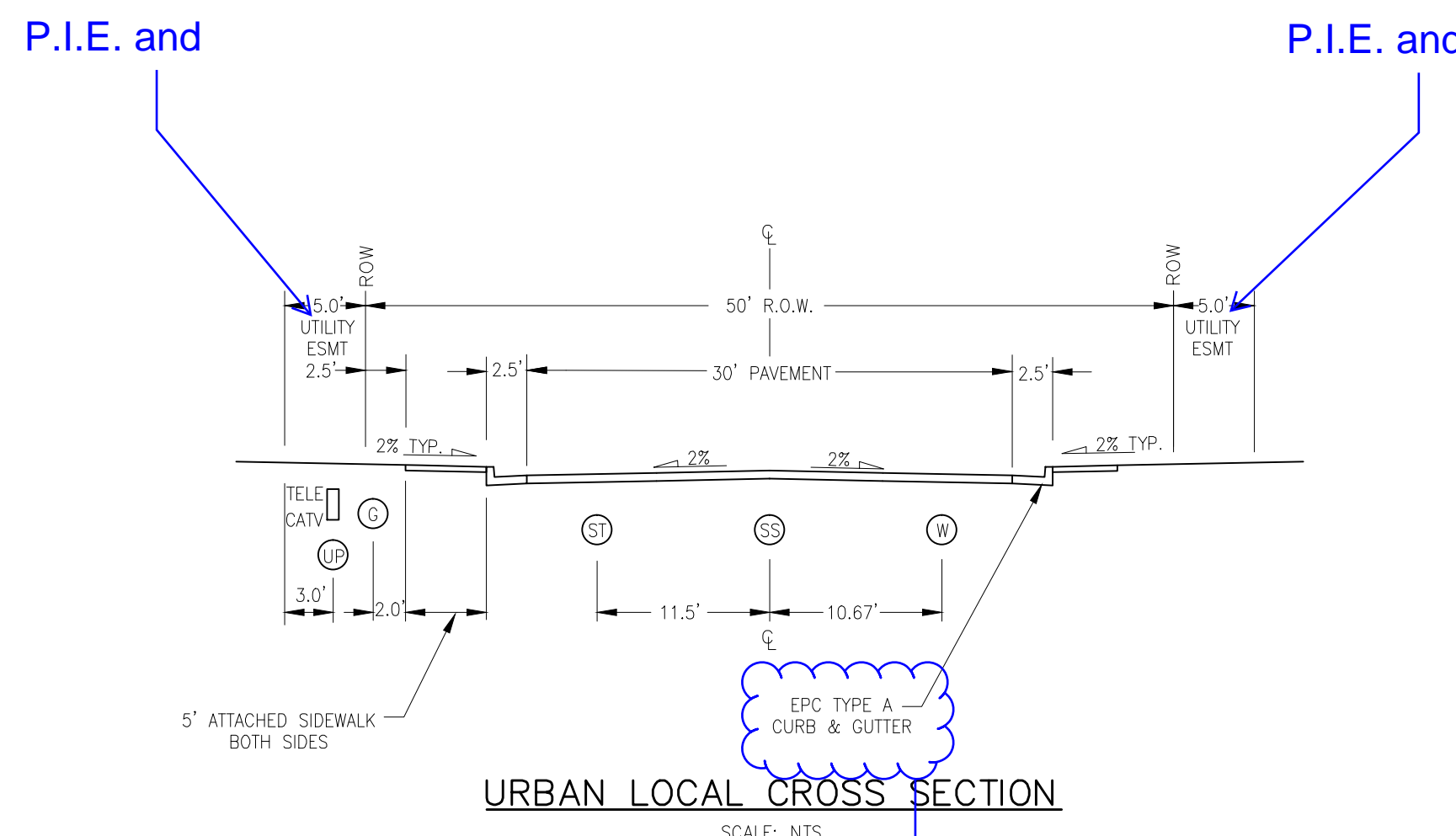


TYPICAL CROSS PAN LAYOUT DETAIL (SD 2-26)

Revise all references to DSD to be PCD and DOT to be DPW.

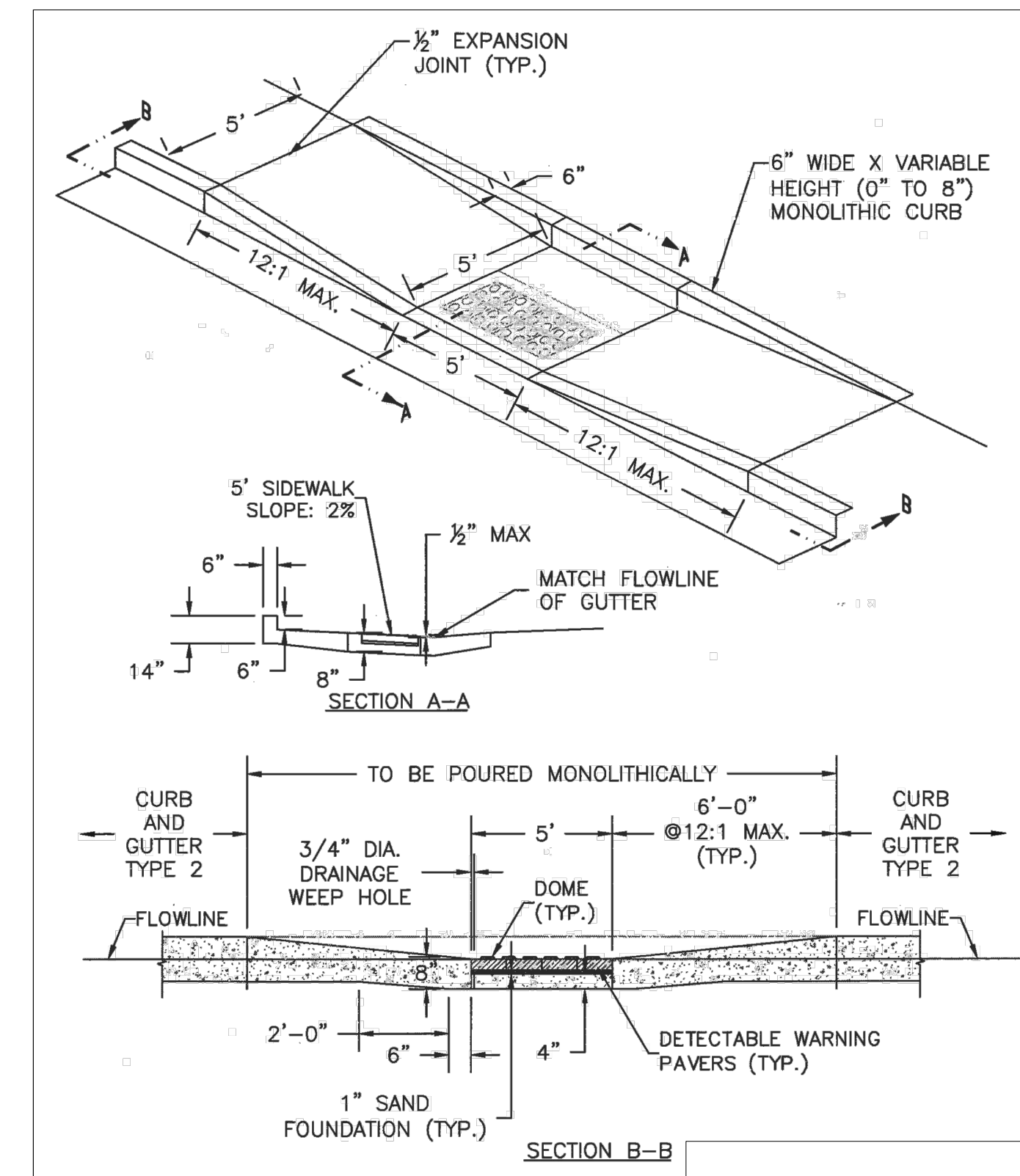


PEDESTRIAN INTERSECTION RAMP (SD 2-41)



URBAN LOCAL CROSS SECTION

Type C or Optional Type C (recommended)?



PARALLEL PEDESTRIAN RAMP DETAIL (SD 2-50)

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

NOTE & DETAIL SHEET

PROJECT NO. 09-005 DATE: 11/10/2017

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

DESIGNED BY: VAS DRAWN BY: ELV CHECKED BY: GW

SHEET 2 OF 7

SI02

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.

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

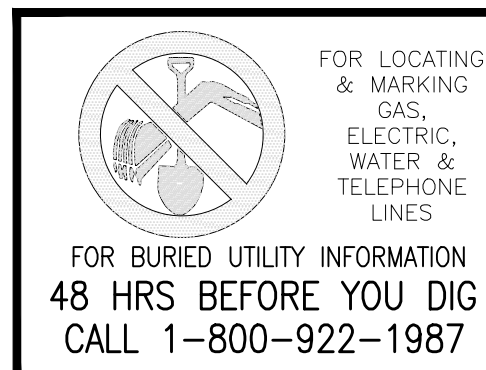
APPROVED BY: DATE:

REVISIONS:

NO. DATE: BY: DESCRIPTION:

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CAUTION



CENTERLINE LINE TABLE

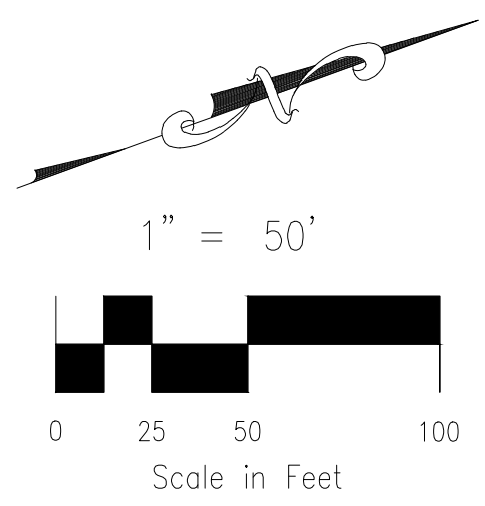
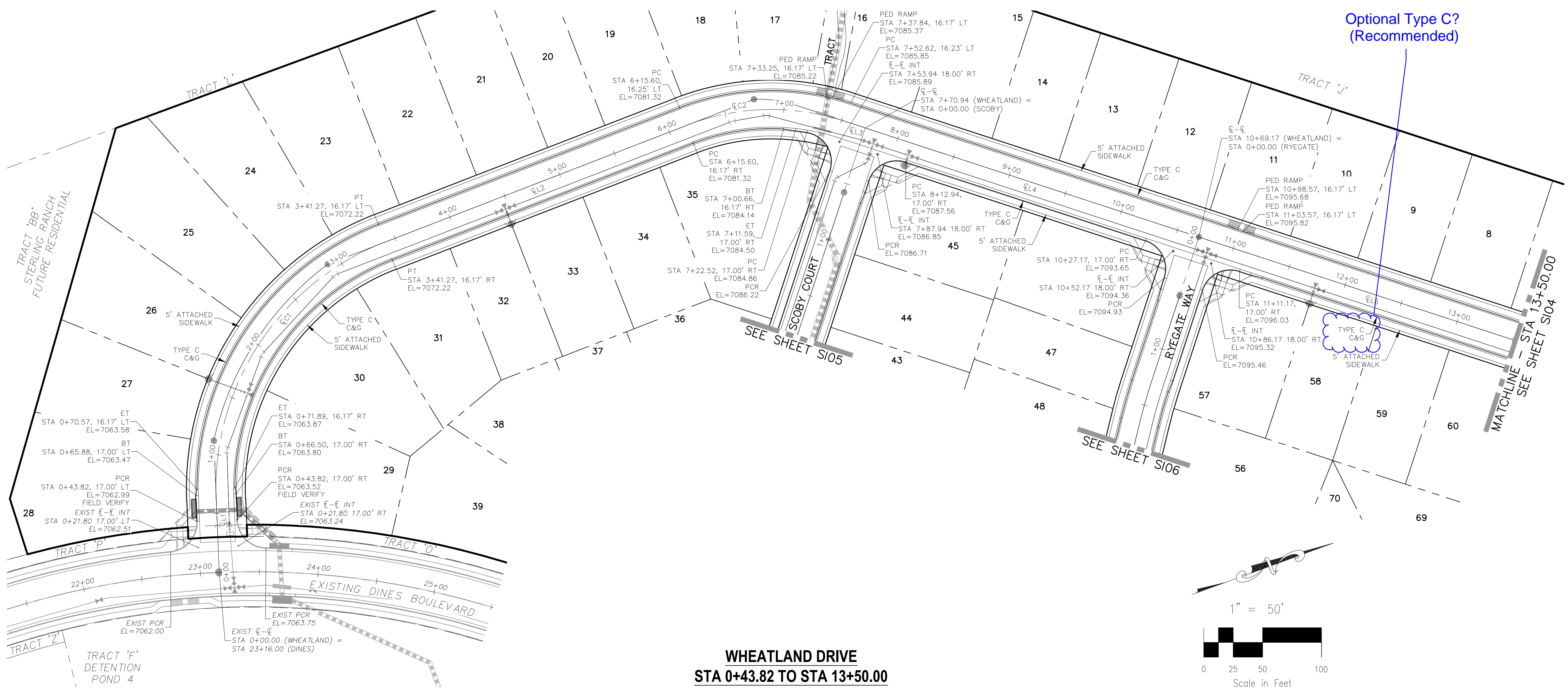
LINE	LENGTH	DIRECTION
℄L1	61.82'	N72°19'01"W
℄L2	274.33'	N1°09'24"W
℄L3	18.27'	N38°06'42"E
℄L4	298.23'	N38°06'42"E
℄L5	331.87'	N38°06'42"E

CENTERLINE CURVE TABLE

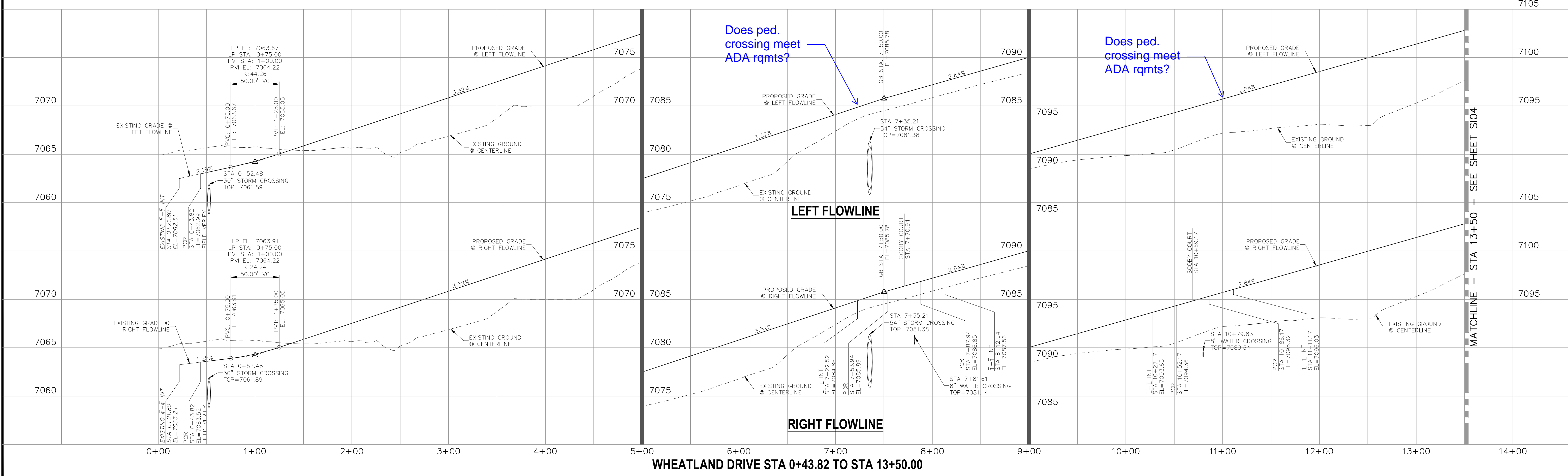
CURVE	RADIUS	LENGTH	DELTA
℄C1	225.00'	279.45'	71°09'37"
℄C2	200.00'	137.07'	39°16'06"

- 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 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**



HOMESTEAD AT STERLING RANCH FILING NO. 1

STREET IMPROVEMENT PLANS

PROJECT NO. 09-005 DATE: 11/10/2017

DESIGNED BY: VAS SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'

DRAWN BY: ELY SHEET 3 OF 7

CHECKED BY: GW S103

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.

APPROVED BY: DATE:

BY: DESCRIPTION:

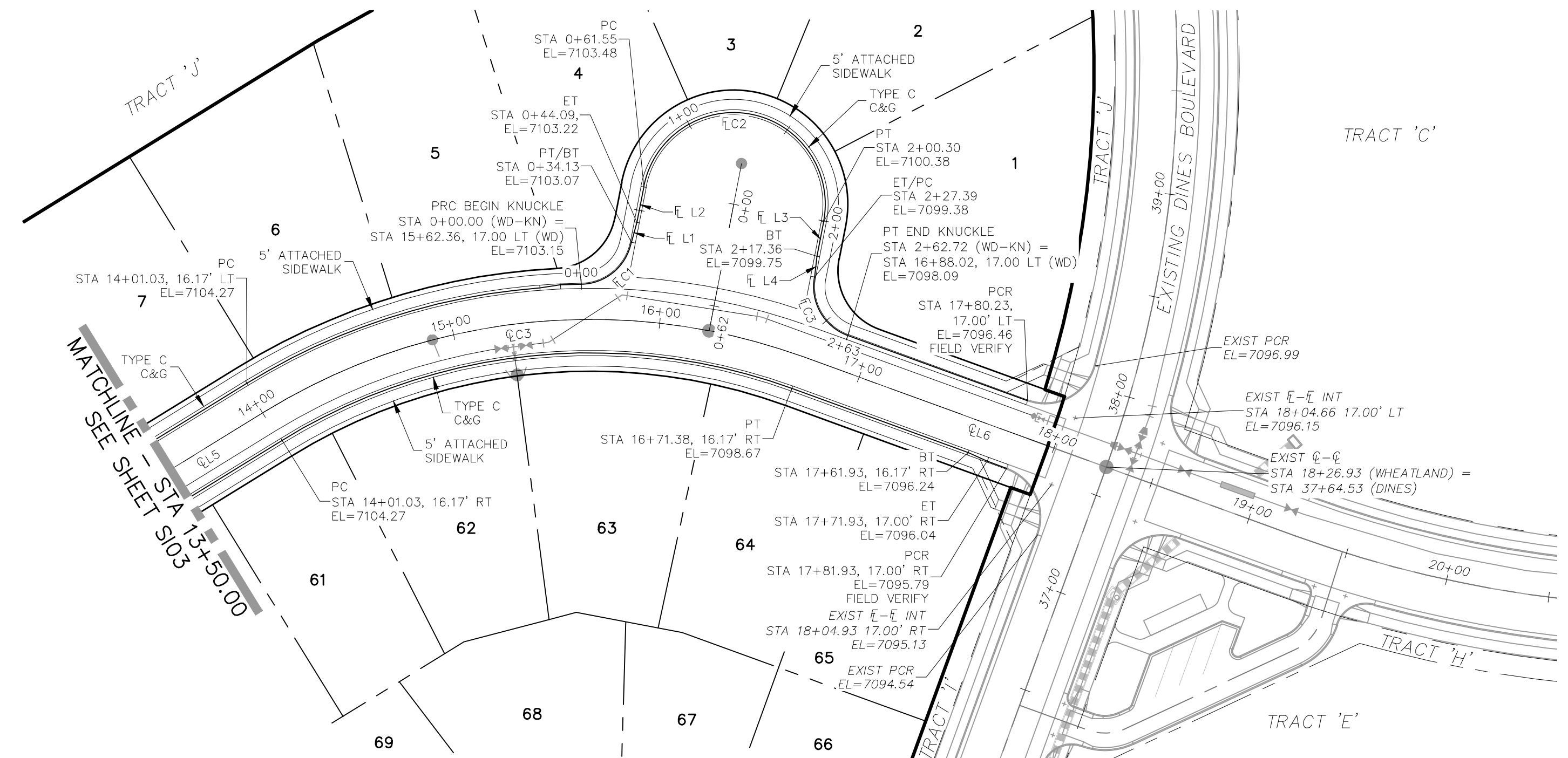
NO. DATE:

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CAUTION

File: 0:\09005A\Sterling Ranch No 2\Map\Const Draw\Street Plans\Residential\S103.dwg Plotstamp: 11/17/2017 11:49 AM

File: 0:\00005A\Sterling Ranch No 2\Map\Const Draw\Residential\S04.dwg Plotstamp: 11/16/2017 11:17 AM



**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

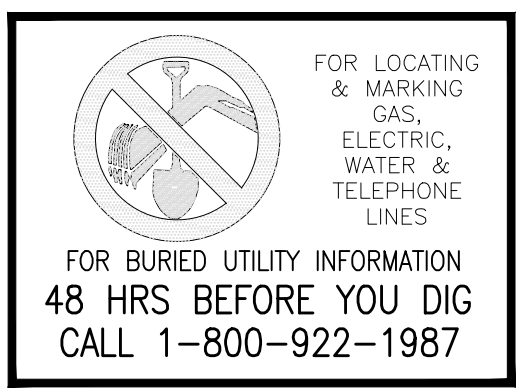
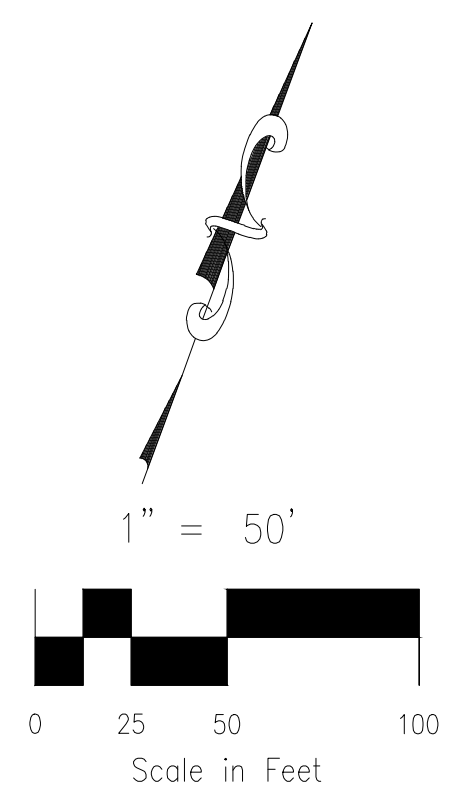
CURVE	RADIUS	LENGTH	DELTA
ELC3	300.00'	270.35'	51°37'58"

CURB FLOWLINE LINE TABLE

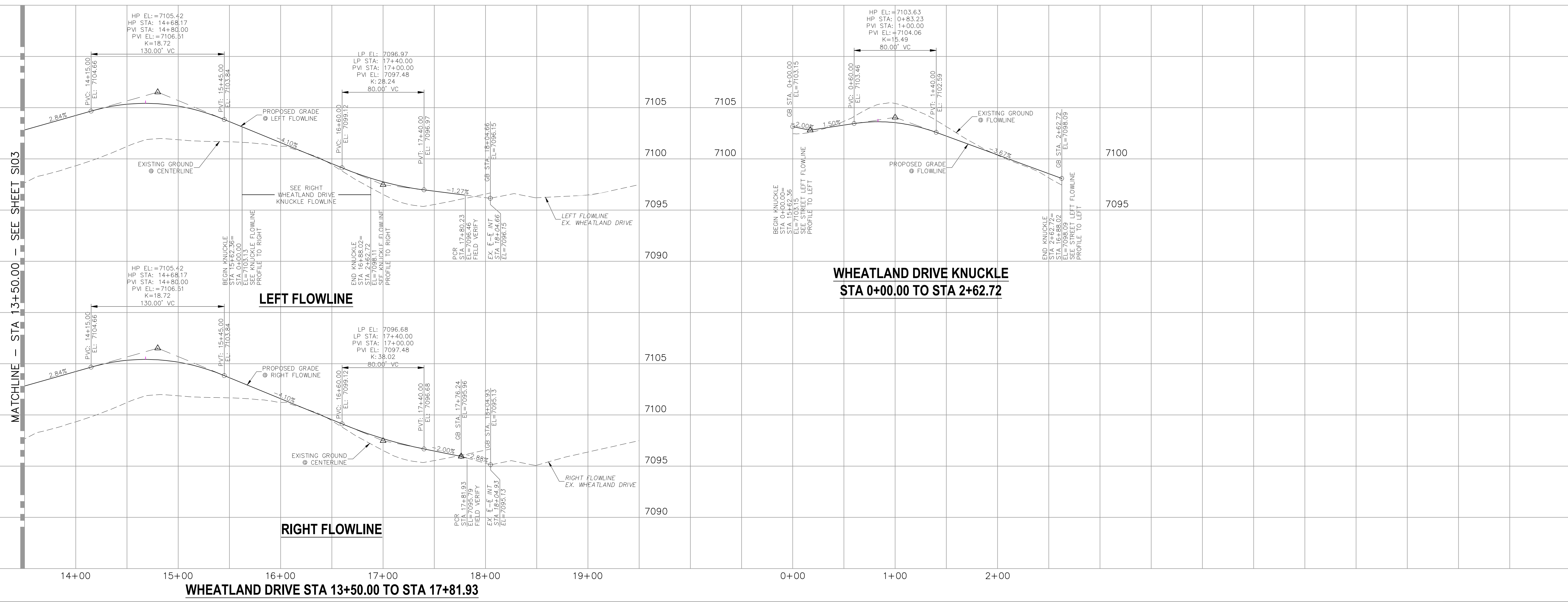
LINE	LENGTH	DIRECTION
EL L1	9.96'	N4°30'05"W
EL L2	17.46'	N9°18'07"W
EL L3	17.06'	S9°18'07"E
EL L4	10.03'	S14°03'57"E

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**
- 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 CURB RETURN
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 - CDS CUL-DE-SAC
 - KN KNUCKLE



HOMESTEAD AT STERLING RANCH FILING NO. 1

STREET IMPROVEMENT PLANS

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

DATE: 11/10/2017

DESIGNED BY: VAS
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.

APPROVED BY: _____ DATE: _____

BY: _____ DESCRIPTION: _____

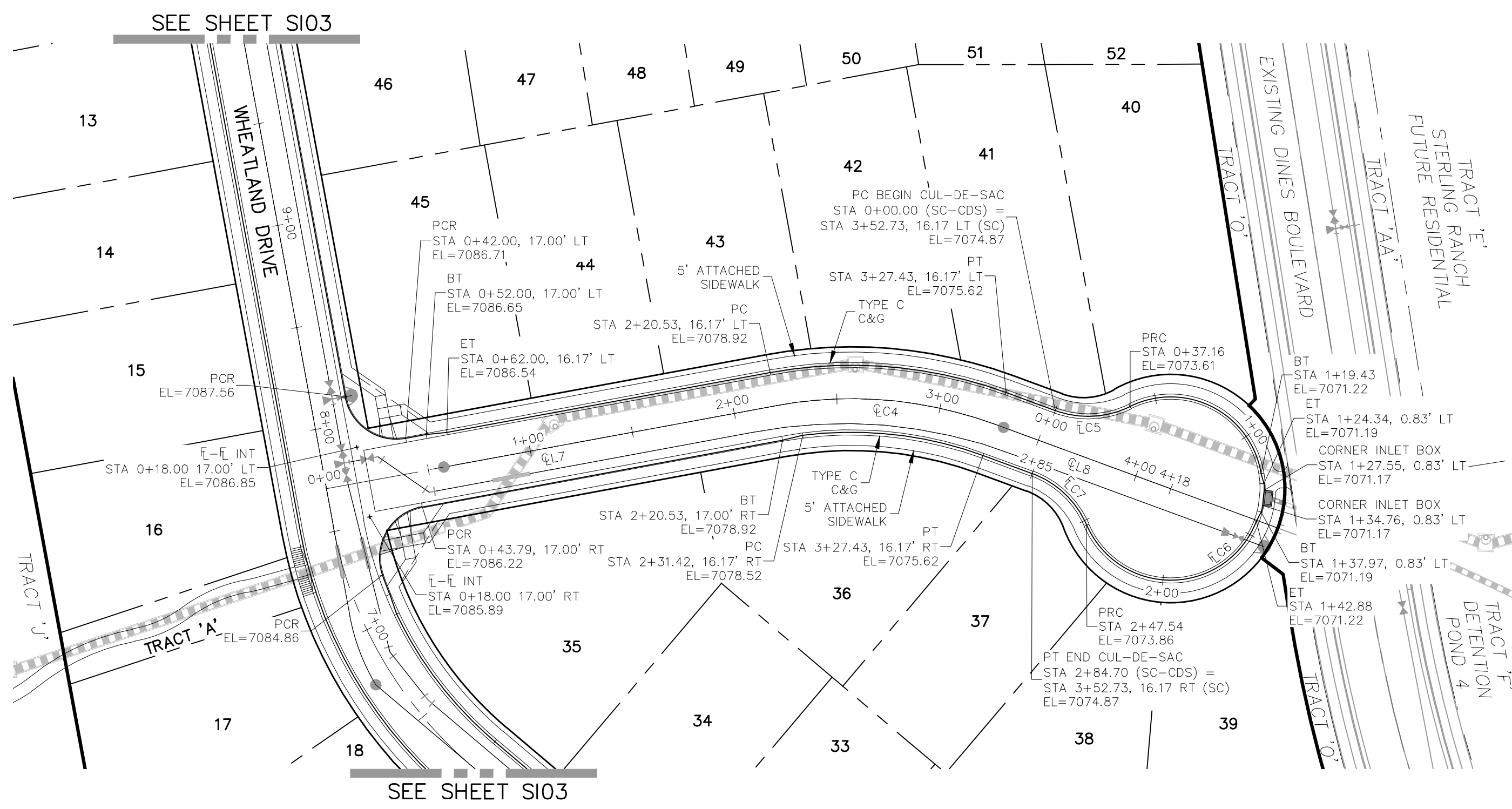
NO. _____ DATE: _____

REVISIONS:

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CAUTION

File: 0:\00005A\Sterling Ranch No 2\Map\Const Draw\Street Plans\Residential\SIO5.dwg Plotstamp: 11/16/2017 12:11 PM



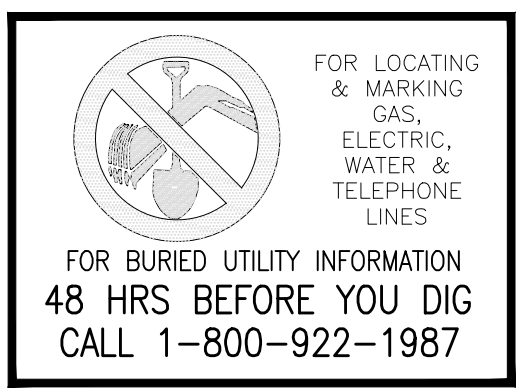
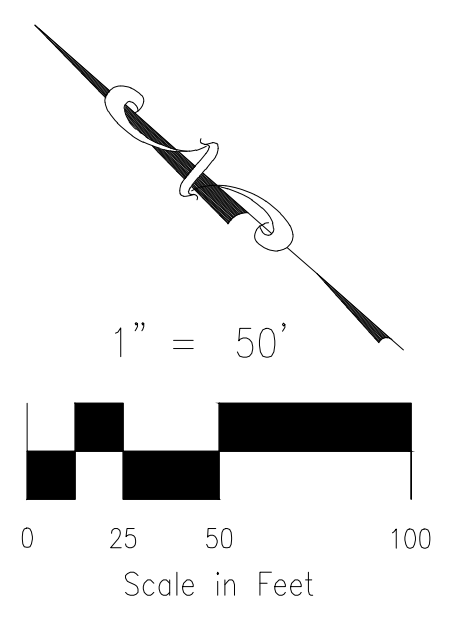
SCOOBY COURT
STA 0+18.00 TO STA 3+52.73

Show grades tying in at all ends of profiles

CENTERLINE LINE TABLE		
LINE	LENGTH	DIRECTION
CL7	220.53'	S51°53'18"E
CL8	90.54'	S21°15'56"E

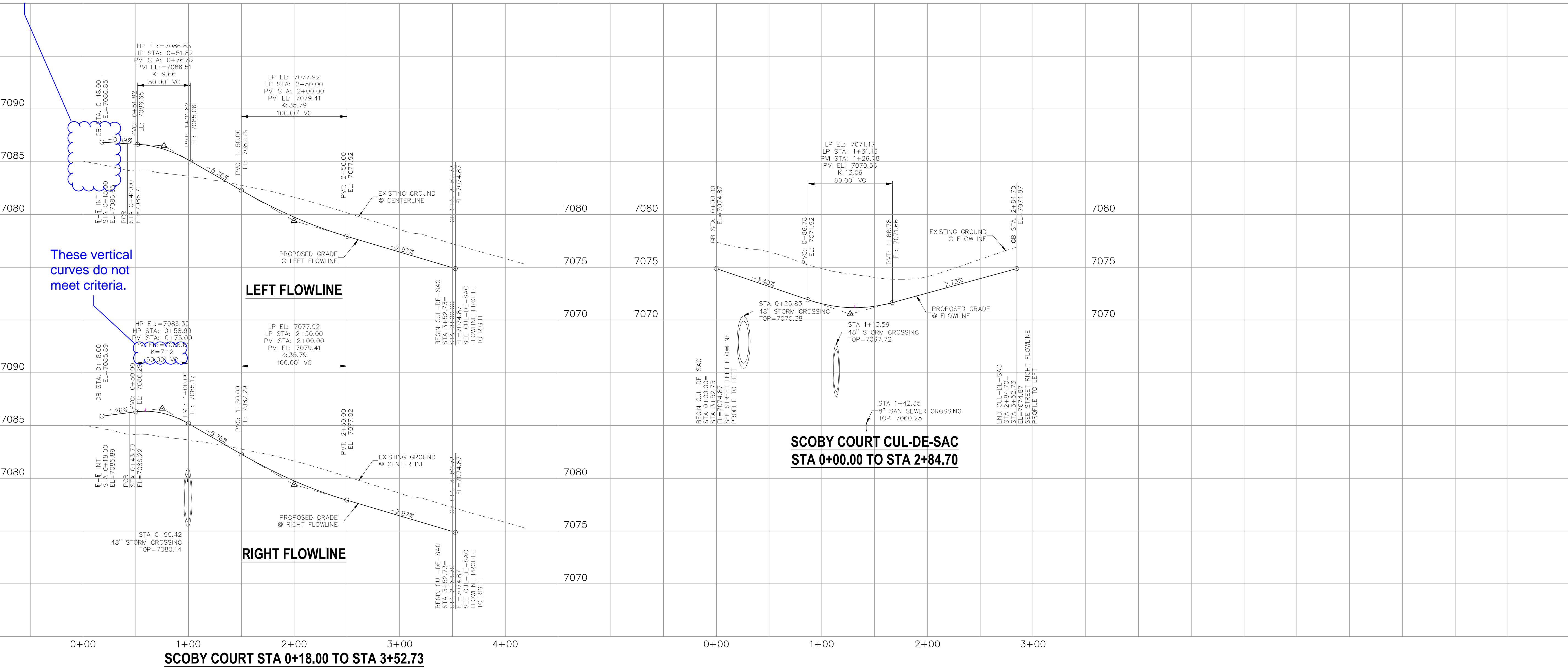
CENTERLINE CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
CL4	200.00'	106.89'	30°37'22"

CURB FLOWLINE CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
CL5	45.83'	37.16'	46°27'28"
CL6	44.17'	210.38'	272°54'56"
CL7	45.83'	37.16'	46°27'28"



- 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



These vertical curves do not meet criteria.

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

HOMESTEAD AT STERLING RANCH FILING NO. 1

STREET IMPROVEMENT PLANS

PROJECT NO. 09-005 DATE: 11/10/2017

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

DESIGNED BY: VAS DRAWN BY: ELY CHECKED BY: GW

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.

APPROVED BY: _____ DATE: _____

BY: DESCRIPTION: _____

NO. 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-E 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
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STREET ABBREVIATIONS

CBW CUT BANK WAY
 RW RYEGATE WAY
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HOMESTEAD AT STERLING RANCH FILING NO. 1

STREET IMPROVEMENT PLANS

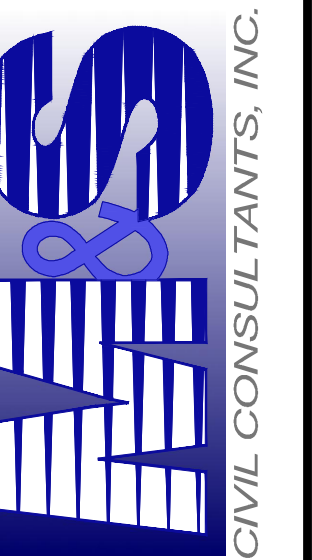
DATE: 11/10/2017

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

S106

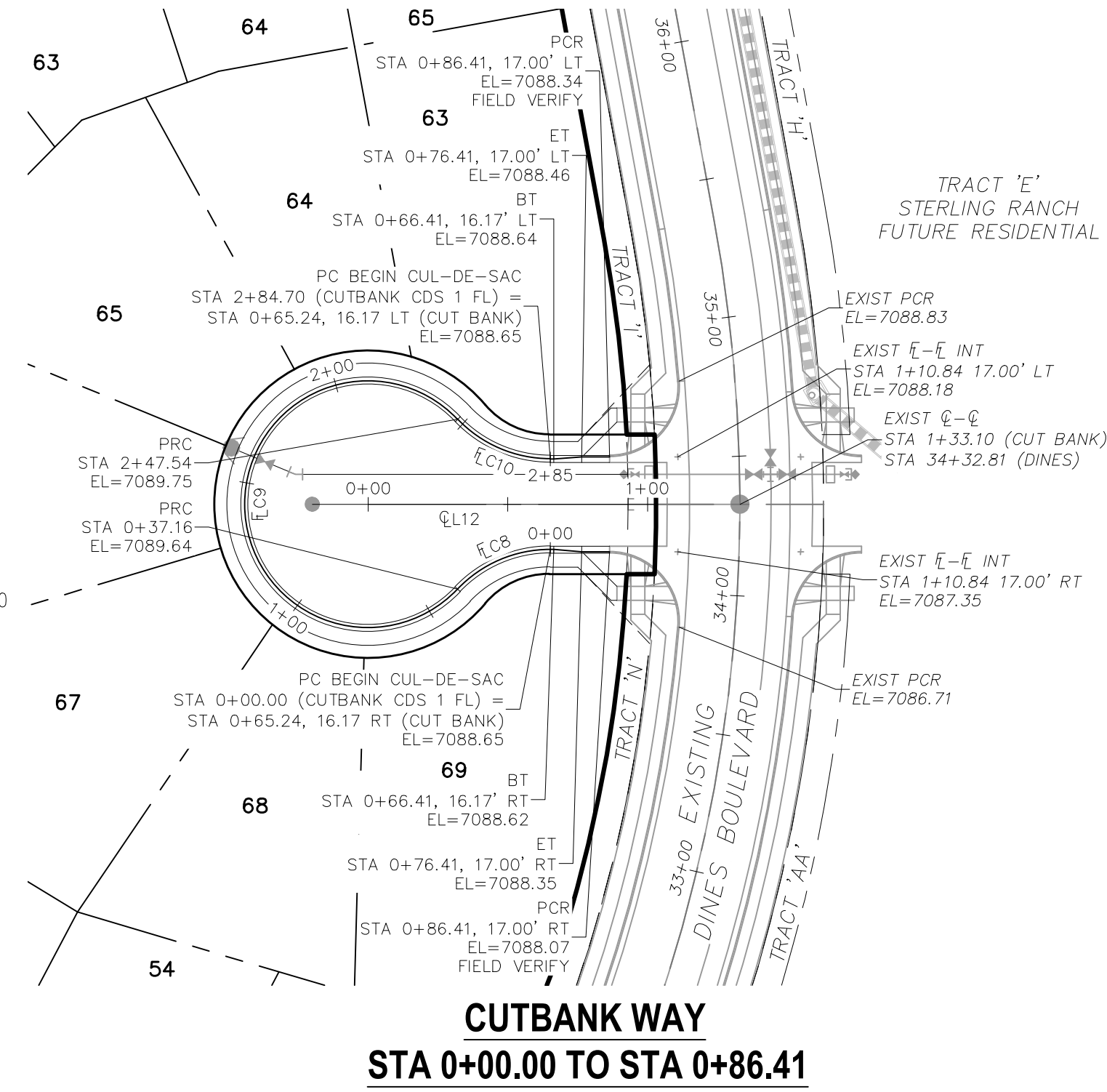
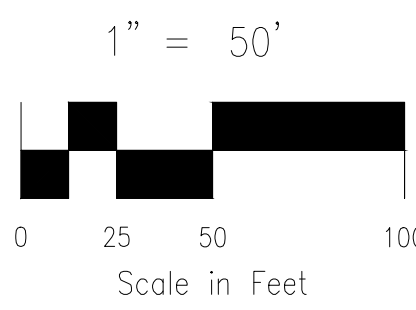
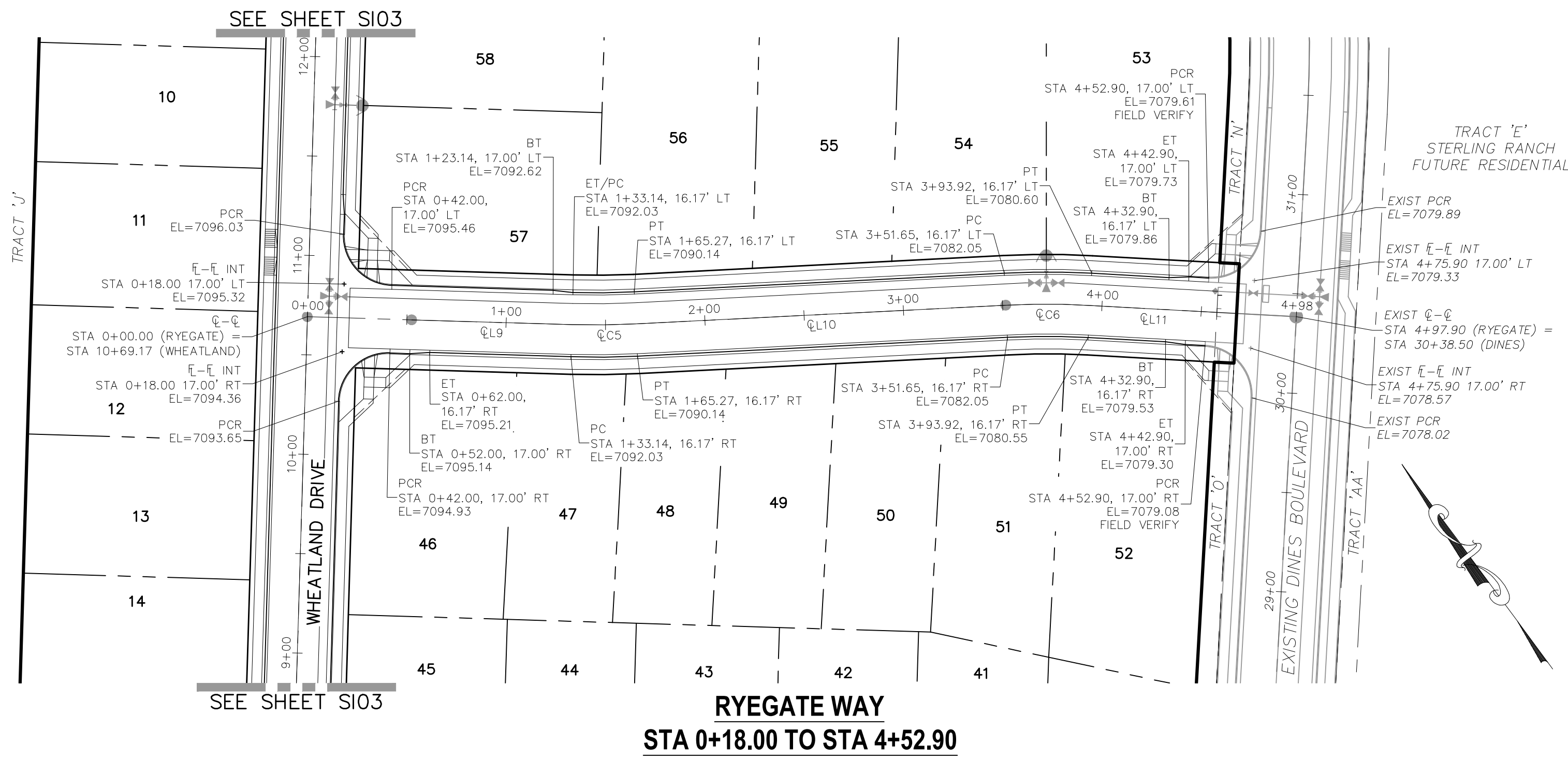
DESIGNED BY: VAS
 DRAWN BY: ELY
 CHECKED BY: GW

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



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

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



CENTERLINE CURVE TABLE

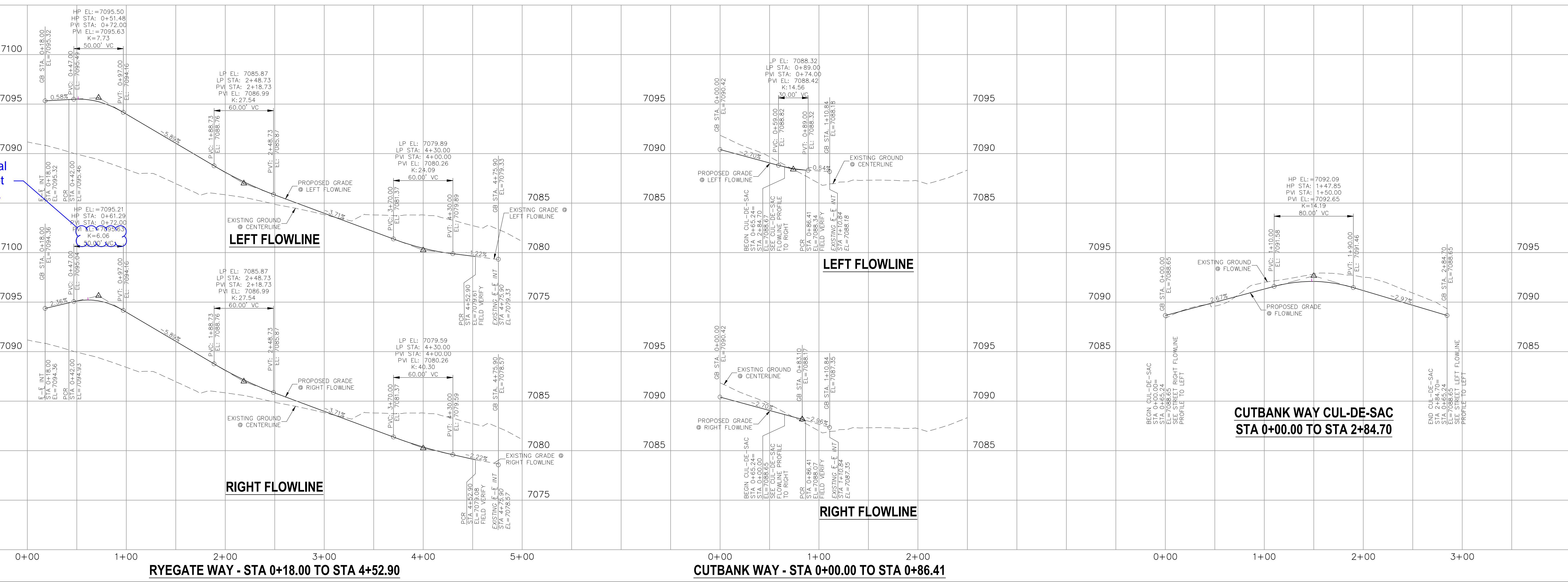
LINE	LENGTH	DIRECTION
CL9	133.14'	S51°53'18"E
CL10	186.37'	S56°29'31"E
CL11	103.97'	S50°26'12"E
CL12	133.10'	S79°51'30"E

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"



These vertical curves do not meet criteria.

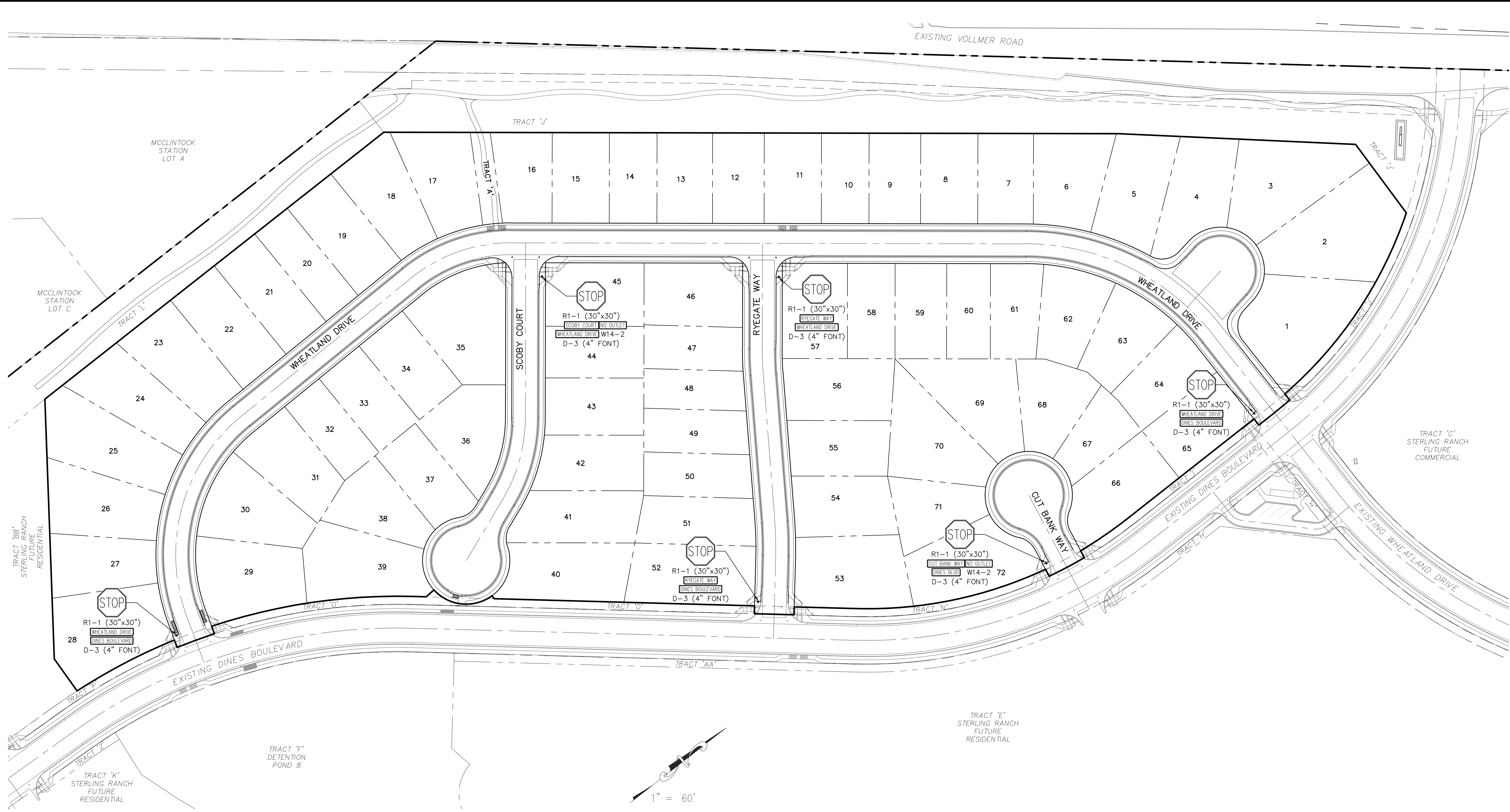
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REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:	APPROV. BY:	DATE:

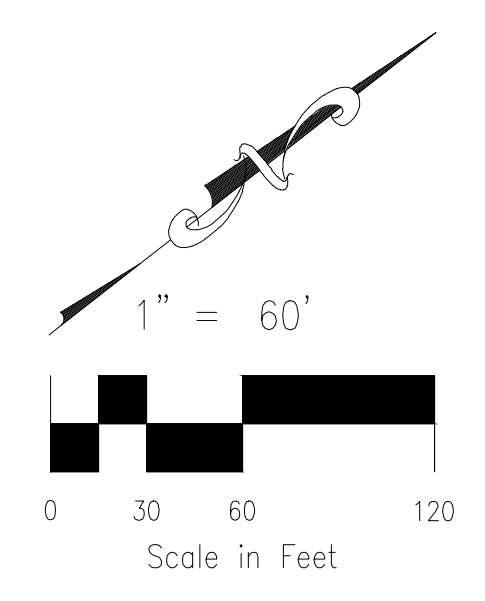
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CAUTION



STREET ABBREVIATIONS

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



HOMESTEAD AT STERLING RANCH FILING NO. 1	
SIGNAGE & STRIPING PLAN	DATE: 11/10/2017
PROJECT NO. 09-005	SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'
DESIGNED BY: VAS	DRAWN BY: ELY
CHECKED BY: GW	SHEET 7 OF 7
S107	

20 BOULDER CRESCENT, SUITE 110 COLORADO SPRINGS, CO 80903 PHONE: 719.955.8485  CIVIL CONSULTANTS, INC.	FOR AND ON BEHALF OF: M&S CIVIL CONSULTANTS, INC.
--	--

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160	REVISIONS:
APRVD. BY: _____ DATE: _____ _____ _____ _____	NO. _____ DATE: _____ BY: _____ DESCRIPTION: _____ _____ _____ _____

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CAUTION

GENERAL NOTES

- ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT WOODMEN HILLS METROPOLITAN DISTRICT (WHMD, THE DISTRICT) SPECIFICATIONS.
- ALL PLANS ON THE JOB SITE SHALL BE SIGNED BY THE DISTRICT AND THE DISTRICT'S ENGINEER. ANY REVISION TO THE PLANS SHALL BE SO NOTED WITH THE OLD DRAWING MARKED NOT VALID.
- ALL STATIONING IS CENTER LINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE CENTER LINE UNLESS OTHERWISE NOTED.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DISTRICT. THE DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- ALL OVER-LOT GRADING MUST BE COMPLETED TO WITHIN ONE (1) FOOT OF FINAL GRADE PRIOR TO INSTALLATION OF WATER AND WASTEWATER INFRASTRUCTURE.
- ALL WATER AND SEWER SERVICE LOCATIONS SHALL BE CLEARLY MARKED ON EITHER THE CURB HEAD OR THE FACE OF THE CURB, WITH AN "S" FOR SEWER AND A "W" FOR WATER.
- DUCTILE IRON PIPES, INCLUDING FITTINGS, VALVES AND FIRE HYDRANTS, SHALL BE WRAPPED WITH POLYETHYLENE TUBING, DOUBLE BONDED AT EACH JOINT AND ELECTRICALLY ISOLATED. BONDING AND ANODE CONNECTIONS SHALL BE THOROUGHLY COATED WITH BITUMINOUS COATINGS.
- ALL DUCTILE IRON PIPE LESS THAN 12 INCHES AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WIRES WITH 17 LB. MAGNESIUM ANODES EVERY 400 FEET AND 9 LB. MAGNESIUM ANODES AT EACH FITTING. ALL DUCTILE IRON PIPE 12 INCHES AND GREATER AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WIRES WITH 17 LB. MAGNESIUM ANODES EVERY 300 FEET AND 9 LB. MAGNESIUM ANODES AT EACH FITTING.
- ALL PIPE MATERIAL, BACKFILL AND INSTALLATION SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS, COLORADO DEPARTMENT OF TRANSPORTATION, EL PASO COUNTY DEPARTMENT OF TRANSPORTATION, COLORADO SPRINGS UTILITIES AND THE GEOTECHNICAL ENGINEER.
- COMPACTION TESTS SHALL BE 95% STANDARD PROCTOR AS DETERMINED BY ASTM D698, UNLESS OTHERWISE APPROVED BY THE DISTRICT OR HIGHER STANDARD AS IMPOSED BY ANOTHER AGENCIES HAVING RIGHT-OF-WAY JURISDICTION. THIS SHALL INCLUDE ALL VALVES, FIRE HYDRANT RUNS, WATER & SEWER SERVICE LINES AND MANHOLES. ALL REPORTS SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
- THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY. THE LOCATION OF ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE DISTRICT SHALL BE NOTIFIED OF ANY DEVIATIONS TO THE LINE AND/OR GRADE AS DEPICTED ON THE PLANS. CONTRACTOR SHALL SUBMIT TO THE DISTRICT AND THE ENGINEER OF RECORD A REPORT OF THE FIELD VERIFIED INFORMATION PRIOR TO THE START OF CONSTRUCTION.
- ALL BENDS SHALL BE FIELD STAKED PRIOR TO THE START OF CONSTRUCTION.
- BENDS, DEFLECTION & CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO NO MORE THAN 0.5' FROM THE DESIGNED ALIGNMENT. CONSTRUCTION STAKES TO BE AT 25' INTERVALS ALONG CURVES TO ASSURE LOCATION OF PIPE LINE CONSTRUCTION.
- AT ALL LOCATIONS WHERE CAP AND STUB IS NOTED ON DRAWINGS, PROVIDE A PLUG AT THE END OF THE PIPE JOINT NEAREST THE SPECIFIED STATION. PROVIDE A REVERSE ANCHOR AT ALL WATER LINE PLUGS.
- ALL UNUSED SALVAGED WATER UTILITY MATERIAL SHALL BE RETURNED TO THE METROPOLITAN DISTRICT AS REQUESTED.
- AT THE CONTRACTOR'S EXPENSE, ALL UTILITY MAINS SHALL BE SUPPORTED AND PROTECTED SUCH THAT THEY SHALL FUNCTION CONTINUOUSLY DURING CONSTRUCTION OPERATIONS. SHOULD A UTILITY MAIN FAIL AS A RESULT OF THE CONTRACTOR'S OPERATION, IT SHALL BE REPLACED IMMEDIATELY BY THE CONTRACTOR OR BY THE DISTRICT AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR/DEVELOPER.
- PUMPING OR BYPASS OPERATIONS SHALL BE REVIEWED AND APPROVED BY BOTH THE DISTRICT AND THE DISTRICT ENGINEER PRIOR TO EXECUTION.
- THE CONTRACTOR SHALL REPLACE OR REPAIR DAMAGE TO ALL SURFACE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FENCES, LANDSCAPING, CURB AND GUTTER AND/OR ASPHALT THAT MAY BE CAUSED DURING CONSTRUCTION.
- ALL CONTRACTORS WORKING ON OR NEAR A WATER OR SEWER FACILITY (TO INCLUDE SERVICE LINES) SHALL HAVE LIABILITY INSURANCE NAMING THE DISTRICT AS AN ADDITIONAL INSURED AND SHALL PROVIDE A CURRENT COPY OF WORKERS COMPENSATION INSURANCE ON FILE WITH THE DISTRICT. NO WORK CAN PROCEED WITHOUT CURRENT CERTIFICATES ON FILE AT THE DISTRICTS' OFFICE.
- THE CONTRACTOR SHALL NOTIFY THE DISTRICT AND ALL AFFECTED UTILITY COMPANIES ADJACENT TO THE PROPOSED UTILITY CONSTRUCTION A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A WEEKLY CONSTRUCTION MEETING SHALL BE REQUIRED WITH THE CONTRACTOR, DISTRICT ENGINEER AND ALL OTHER PARTIES AS DEEMED NECESSARY BY THE DISTRICT.
- COMMENCEMENT OF CONSTRUCTION OF WATER/SEWER SYSTEMS WITHIN METROPOLITAN DISTRICT:
 - PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING IS REQUIRED A MINIMUM OF 48 HOURS IN ADVANCE OF COMMENCEMENT OF WORK. A REPRESENTATIVE OF THE OWNER OR DEVELOPER, A REPRESENTATIVE OF THE CONTRACTOR AND DESIGN ENGINEER ARE REQUIRED TO ATTEND. CONTACT THE DISTRICT TO SCHEDULE THE PRE-CONSTRUCTION MEETING. NO PRE-CONSTRUCTION MEETING CAN BE SCHEDULED PRIOR TO FOUR (4) SIGNED/APPROVED PLAN SETS ARE RECEIVED BY THE DISTRICT.
 - THE CONTRACTOR IS REQUIRED TO NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 2 WEEKS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY AFFECTED UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION ADJACENT TO THE KNOWN UTILITY LINES.
- TESTING OF FACILITIES:
 - THE CONTRACTOR SHALL NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF ANY TESTING.
 - ALL SECTIONS OF WATER LINE ARE TO MEET THE FOLLOWING PRESSURE TESTING REQUIREMENTS
 - TEST 100 % OF ALL LINES
 - MUST PASS PRESSURE TEST TO 200 PSI FOR TWO HOURS (UNLESS OTHERWISE APPROVED ON THE PLANS).
 - ALL SANITARY SEWER FACILITIES ARE TO MEET THE FOLLOWING TESTING REQUIREMENTS
 - ALL LINES SHALL BE JET CLEANED PRIOR TO VACUUM OR PRESSURE TESTING
 - ALL MANHOLES SHALL BE VACUUM TESTED WITH DISTRICT STAFF PRESENT PRIOR TO CCTV INSPECTION.
 - SEWER MAINS TO BE PRESSURE TEST PRIOR TO CCTV INSPECTION
 - ALL LINES SHALL BE CCTV INSPECTED AND VIDEO SHALL TO BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.
- PRELIMINARY ACCEPTANCE SHALL BE DEFINED AS THE POINT IN TIME THAT THE DISTRICT ACCEPTS THE FACILITY FOR USE. ALL SURFACE IMPROVEMENTS AND RESTORATION SHALL BE COMPLETED WITHIN 30 DAYS OF COMMENCEMENT. SHOULD THE CONTRACTOR FAIL TO COMPLETE ALL SURFACE IMPROVEMENTS AND RESTORATION WITHIN 30 DAYS OF COMMENCEMENT OF SERVICE, THE DISTRICT, AT THEIR DISCRETION, MAY ELECT TO COMPLETE THE IMPROVEMENTS AT THE CONTRACTORS COST.
- FINAL ACCEPTANCE BY THE DISTRICT OF ANY LINE OR SYSTEM SHALL NOT OCCUR UNTIL COMPLETION OF FINAL ASPHALT LAYERS AND/OR FINAL COMPLETION AND/OR RESTORATION OF ALL SURFACE IMPROVEMENTS. THE WARRANTY PERIOD FOR ALL FACILITIES PRIOR TO FINAL ACCEPTANCE SHALL BE 24 MONTHS COMMENCING AFTER PRELIMINARY ACCEPTANCE.
- ACCEPTANCE:
 - THE DISTRICT MAY GIVE PRELIMINARY ACCEPTANCE ONCE ALL OF THE TESTS ON ALL THE LINES HAVE BEEN COMPLETED AND A WALK-THRU HAS OCCURRED.
 - A SECOND ACCEPTANCE MAY OCCUR ONCE FIRST LIFT OF ASPHALT GOES DOWN AND A SECOND WALK-THRU OF THE SYSTEM OCCURS. IF ALL FACILITIES ARE CLEAN AND ACCESSIBLE, A FINAL ACCEPTANCE MAY OCCUR (THE DISTRICT MAY REQUIRE CLEANING AND RE-VIDEO OF THE SYSTEM, DEPENDING ON THE SEVERITY OF THE CONTAMINATION).
- ALL WATER AND SEWER MAINS, INCLUDING SERVICE LINES, SHALL HAVE "AS-BUILT" DRAWINGS PREPARED AND APPROVED PRIOR TO PRELIMINARY ACCEPTANCE BY THE DISTRICT.
- ALL COMMERCIAL/BUSINESS DEVELOPMENTS SHALL HAVE AN EIGHT INCH (MIN.) WATER MAIN LOOPED THROUGH THE PROPOSED PROPERTY WITH GATE VALVES LOCATED WHERE THE MAIN ENTERS THE PROPERTY LINE. AN EIGHT INCH SEWER MAIN SHALL BE INSTALLED FOR SERVICE TO COMMERCIAL/BUSINESS DEVELOPMENTS, AND A MANHOLE SHALL BE LOCATED WHERE THE MAIN ENTERS THE PROPERTY. THE END OF THE MAINS SHALL BE MARKED WITH THE APPROPRIATE COLORED CARBONITE MARKER ALONG WITH TRACER WIRE.
- AFTER REVIEW AND APPROVAL OF PLANS FOR THE EXTENSION OF LINES, FACILITIES AND/OR SERVICES, CONSTRUCTION MUST BE COMMENCED WITHIN 18 MONTHS FOR RESIDENTIAL SUBDIVISIONS AND 12 MONTHS FOR ANY COMMERCIAL INSTALLATIONS.
- INSPECTION FEES: CALL THE DISTRICT (719-495-2500) FOR FEE SCHEDULE.

HOMESTEAD AT STERLING RANCH

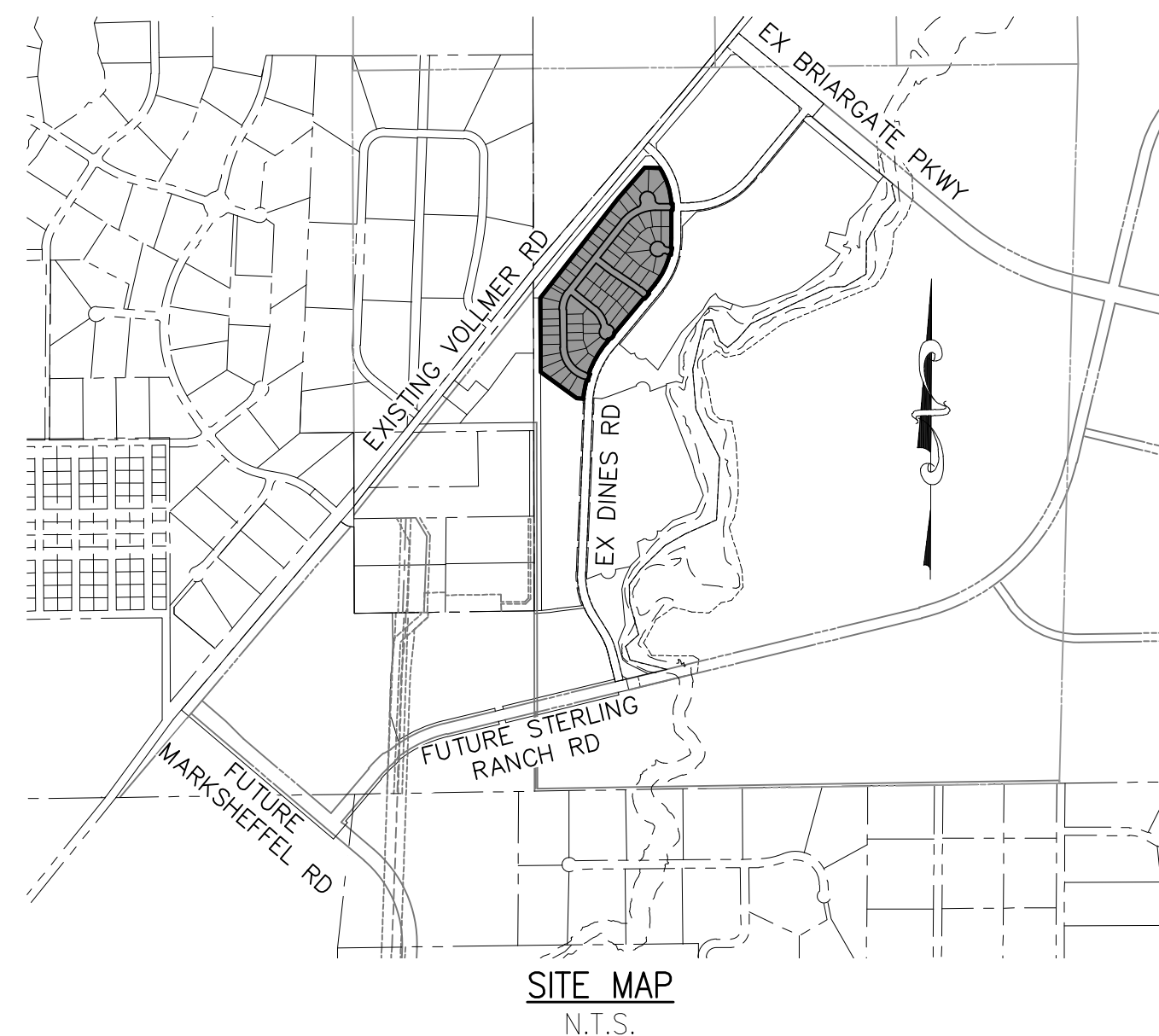
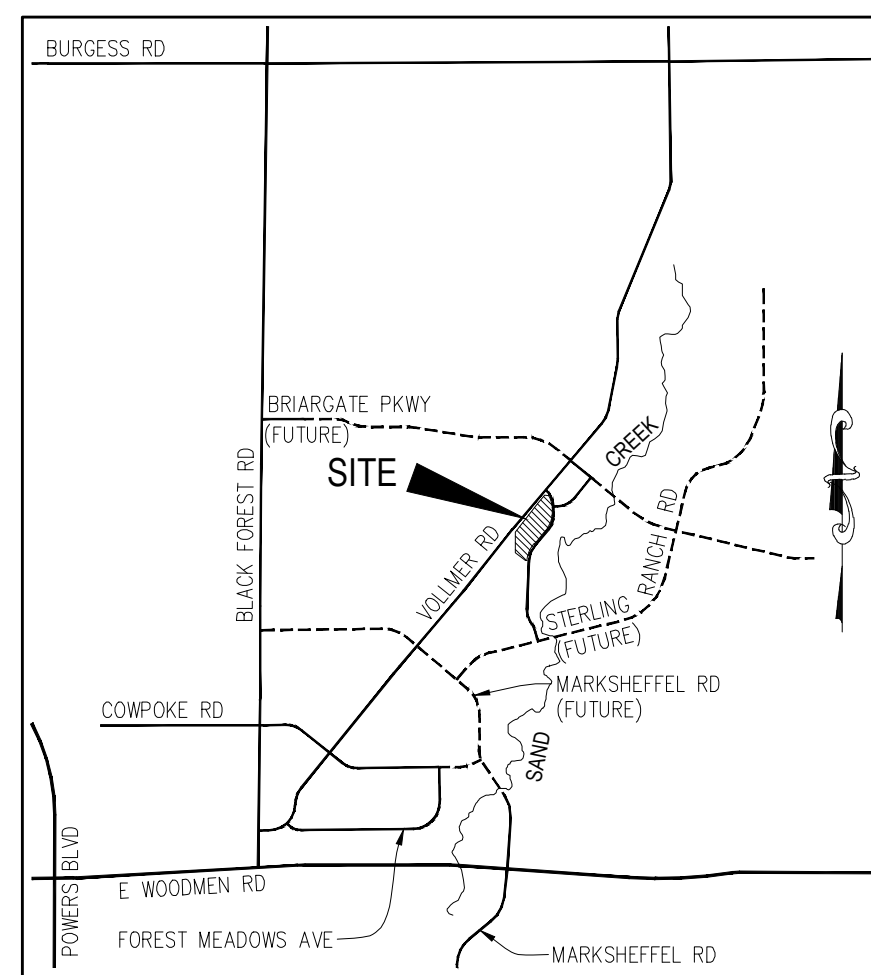
FILING NO. 1

COUNTY OF EL PASO, STATE OF COLORADO

WATER SYSTEM PLAN

(INCLUDING UTILITY SERVICE PLAN)

NOVEMBER 2017



WATER SYSTEM INSTALLATION NOTES

- ALL WATER AND FORCE MAIN PIPE SHALL BE AWWA C900 PVC, OR EQUAL, PRESSURE CLASS 200. ALL WATER AND FORCE MAIN FITTINGS SHALL HAVE MECHANICAL RESTRAINTS AND THRUST BLOCKS. ALL WATER AND FORCE MAIN PIPE SHALL HAVE A MINIMUM COVER DEPTH OF FIVE AND ONE-HALF (5.5) FEET.
- ALL WATER VALVES ASSOCIATED WITH THE POTABLE WATER SYSTEM SHALL BE OPEN CLOCKWISE. ALL VALVES INSTALLED IN LANDSCAPED AREAS AND/OR NOT WITHIN PAVED STREETS SHALL BE MARKED WITH CARBONITE MARKERS. ALL VALVES ASSOCIATED WITH THE RAW WATER SYSTEM SHALL BE OPEN COUNTERCLOCKWISE AND MARKED WITH CARBONITE MARKERS AS APPLICABLE.
- THE DEVELOPER OR HIS ENGINEER SHALL LOCATE ALL FIRE HYDRANTS AND SERVICE STUB OUTS FOR FUTURE DEVELOPMENT. ANY REQUIRED REALIGNMENT, (HORIZONTAL OR VERTICAL), SHALL BE AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANT LOCATION SHALL BE REVIEWED AND APPROVED BY THE APPLICABLE FIRE AUTHORITY.
- FIRE HYDRANTS SHALL BE OPEN RIGHT WITH 7/8" X 7/8" SQUARE TAPERED ALONG WITH SERVICE CAPS. LUBRICATION TYPE: (GREASE). ACCEPTABLE BRANDS ARE AMERICAN AVK SERIES 2700 (MODERN) AND MUELLER SUPER CENTURION 250.
- ALL MAIN LINES (PVC & DUCTILE IRON) SHALL BE INSTALLED WITH COATED #12 TRACER WIRE WITH TEST STATIONS AT INTERVALS NO GREATER THAN 500 FT (VALVE BOXES CAN BE USED AT INTERSECTIONS AND SERVICE STUBS).
- CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER LINE WITHOUT SHUTDOWN, OR ELSE NOTIFY THE DISTRICT OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
- IRRIGATION SERVICES SHALL HAVE A STOP AND WASTE CURB STOP VALVE INSTALLED ALONG WITH TRACER WIRE EXTENDING BACK TO THE MAIN LINE.
- COMMENCEMENT OF USE OF WATER LINES AND/OR SYSTEMS:
 - NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL AFTER THE COMPLETION OF ALL PRESSURE TESTING, FLUSHING, BAC-T TESTING, COMPACTION TESTING, AND AS-BUILT DRAWINGS ARE SUBMITTED AND APPROVED BY THE DISTRICT.
 - NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL ALL SERVICE LINES ARE COMPLETED AND THE FIRST LIFT OF ASPHALT IS COMPLETED OVER THE LINE. IN THE CASE WHERE NO ASPHALT IS TO BE PLACED OVER THE LINE, SURFACE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO USE OF THE FACILITY.
 - ALL EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE DISTRICT, AND RECORDED.

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 PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 JEFF RICE, 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

WATER & SEWER MAIN EXTENTIONS

ANY CHANGES OR ALTERATIONS AFFECTING THE GRADE, ALIGNMENT, ELEVATION AND/OR DEPTH OF COVER OF ANY WATER OR SEWER MAINS OR OTHER APPURTENANCE SHOWN ON THIS DRAWING SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ALL OPERATIONAL DAMAGES AND DEFECTS IN INSTALLATION AND MATERIAL FOR MAINS AND SERVICES FROM THE DATE OF APPROVAL UNTIL FINAL ACCEPTANCE IS ISSUED.

SIGNED _____ DATE _____
OWNER/DEVELOPER

PRINT NAME _____

DBA _____

ADDRESS _____

DISTRICT APPROVALS

THE STERLING RANCH METROPOLITAN DISTRICT RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN AND HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

**STERLING RANCH METROPOLITAN DISTRICT
WATER DESIGN APPROVAL**

DATE: _____ BY: _____

PROJECT NO. _____

IN CASE OF ERRORS OR OMISSIONS WITH THE WATER DESIGN AS SHOWN ON THIS DOCUMENT THE STANDARDS AS DEFINED IN THE "RULES AND REGULATIONS FOR INSTALLATION OF WATER MAINS AND SERVICES" SHALL RULE.

APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL.

FIRE AUTHORITY APPROVAL

THE NUMBER OF FIRE HYDRANTS AND HYDRANT LOCATIONS SHOWN ON THIS WATER INSTALLATION PLAN ARE CORRECT AND ADEQUATE TO SATISFY THE FIRE PROTECTION REQUIREMENTS AS SPECIFIED BY THE FIRE DISTRICT SERVING THE PROPERTY NOTED ON THE PLANS.

FIRE PROTECTION DISTRICT _____

SIGNED _____ DATE _____
FIRE PROTECTION DISTRICT

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	WATER DISTRICT MAIN PLAN
SHEET 3	WATER DISTRICT MAIN PLAN & PROFILE
SHEET 4	UTILITY SERVICE PLAN



HOMESTEAD AT STERLING RANCH FILING NO. 1
 WATER PLANS
 PROJECT NO. 09-005
 DATE: 11/10/2017
 SCALE: HORIZONTAL: N/A VERTICAL: N/A
 DESIGNED BY: VAS
 DRAWN BY: EY
 CHECKED BY: GW
 SHEET 1 OF 4
 WT01

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

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

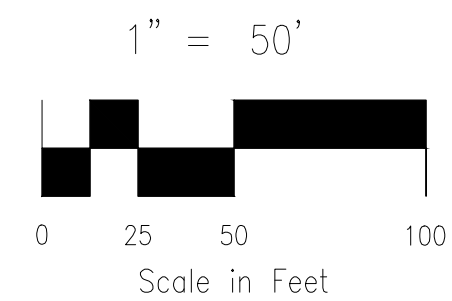
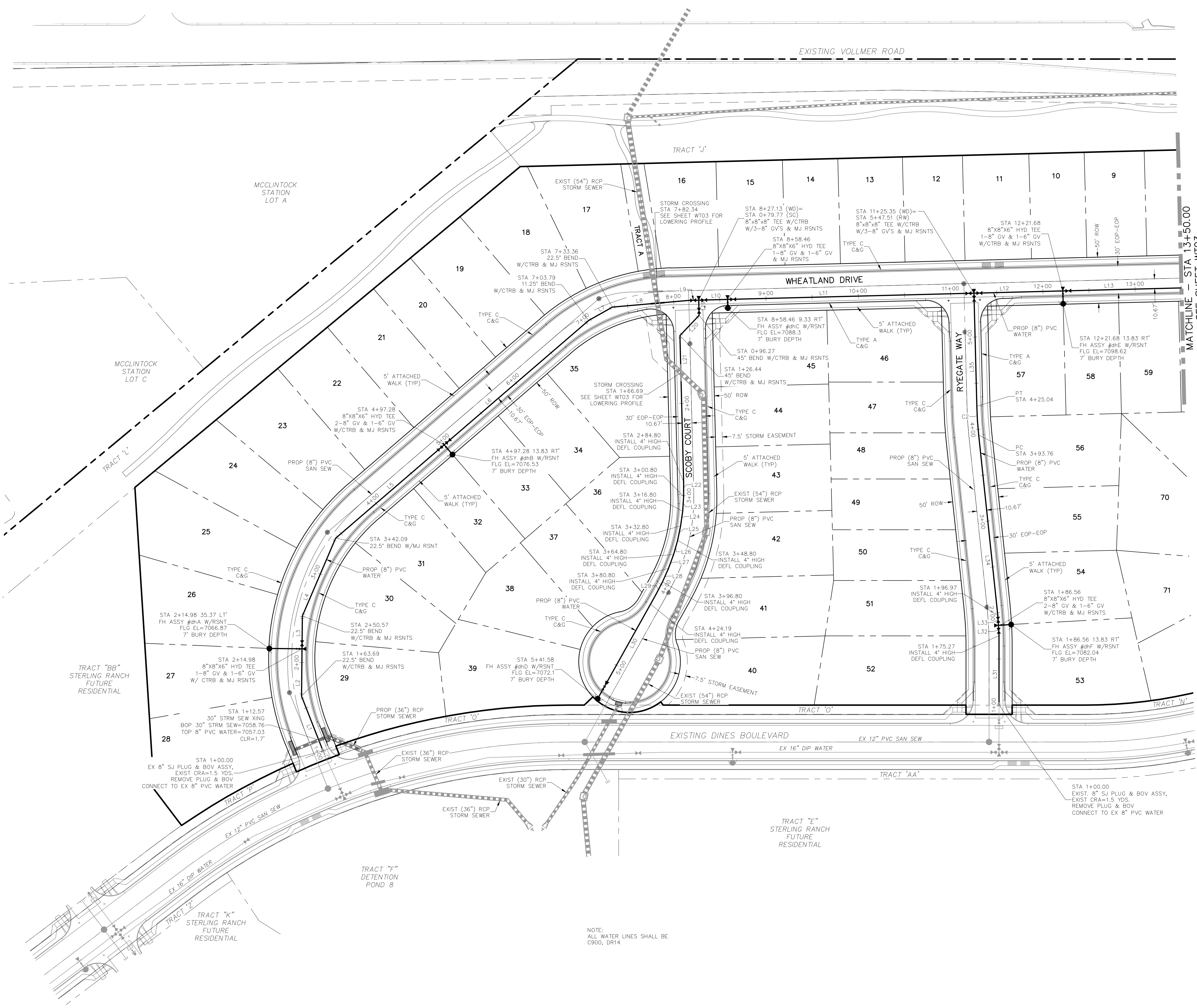
NO.	DATE	BY	DESCRIPTION

IN CASE OF ERRORS OR OMISSIONS WITH THE WATER DESIGN AS SHOWN ON THIS DOCUMENT THE STANDARDS AS DEFINED IN THE "RULES AND REGULATIONS FOR INSTALLATION OF WATER MAINS AND SERVICES" SHALL RULE.

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE 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: C:\09005A\sterling ranch no 2\dwg\water plans\WT02.dwg PlotStamp: 11/17/2017 2:35 PM



LINE	LENGTH	DIRECTION
L1	63.69'	N71° 55' 40"W
L2	51.29'	N49° 49' 01"W
L3	35.59'	N49° 49' 01"W
L4	91.52'	N27° 19' 01"W
L5	155.18'	N1° 09' 24"W
L6	206.52'	N1° 09' 24"W
L7	29.56'	N10° 05' 36"E
L8	83.10'	N34° 35' 36"E
L9	10.67'	N38° 06' 42"E
L10	31.33'	N38° 06' 42"E
L11	266.89'	N38° 06' 42"E
L12	96.33'	N38° 06' 42"E
L13	224.87'	N38° 06' 42"E
L19	16.50'	S51° 53' 18"E
L20	30.18'	S6° 53' 18"E
L21	158.36'	S51° 53' 18"E
L22	16.00'	S50° 34' 37"E
L23	16.00'	S46° 34' 37"E
L24	16.00'	S42° 34' 37"E
L25	16.00'	S38° 34' 37"E
L26	16.00'	S34° 34' 37"E
L27	16.00'	S30° 34' 37"E
L28	16.00'	S26° 34' 37"E
L29	16.00'	S22° 34' 37"E
L30	128.78'	S21° 15' 56"E
L31	75.27'	N50° 26' 12"W
L32	11.29'	N53° 35' 15"W
L33	10.41'	N53° 35' 15"W
L34	196.79'	N56° 29' 31"W
L35	122.47'	N51° 53' 18"W

CURVE	DELTA	RADIUS	LENGTH
C2	4°36'13"	389.33'	31.28'

NOTE:
ALL WATER LINES SHALL BE
C900, DR14

HOMESTEAD AT STERLING RANCH FILING NO. 1

WATER PLANS

PROJECT NO. 09-005
DATE: 11/10/2017

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

DESIGNED BY: VAS
DRAWN BY: EY
CHECKED BY: GW

SHEET 2 OF 4
WT02

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.

MARCELO A. SANCHEZ, COLORADO P.E. NO. 371760

REVISIONS:

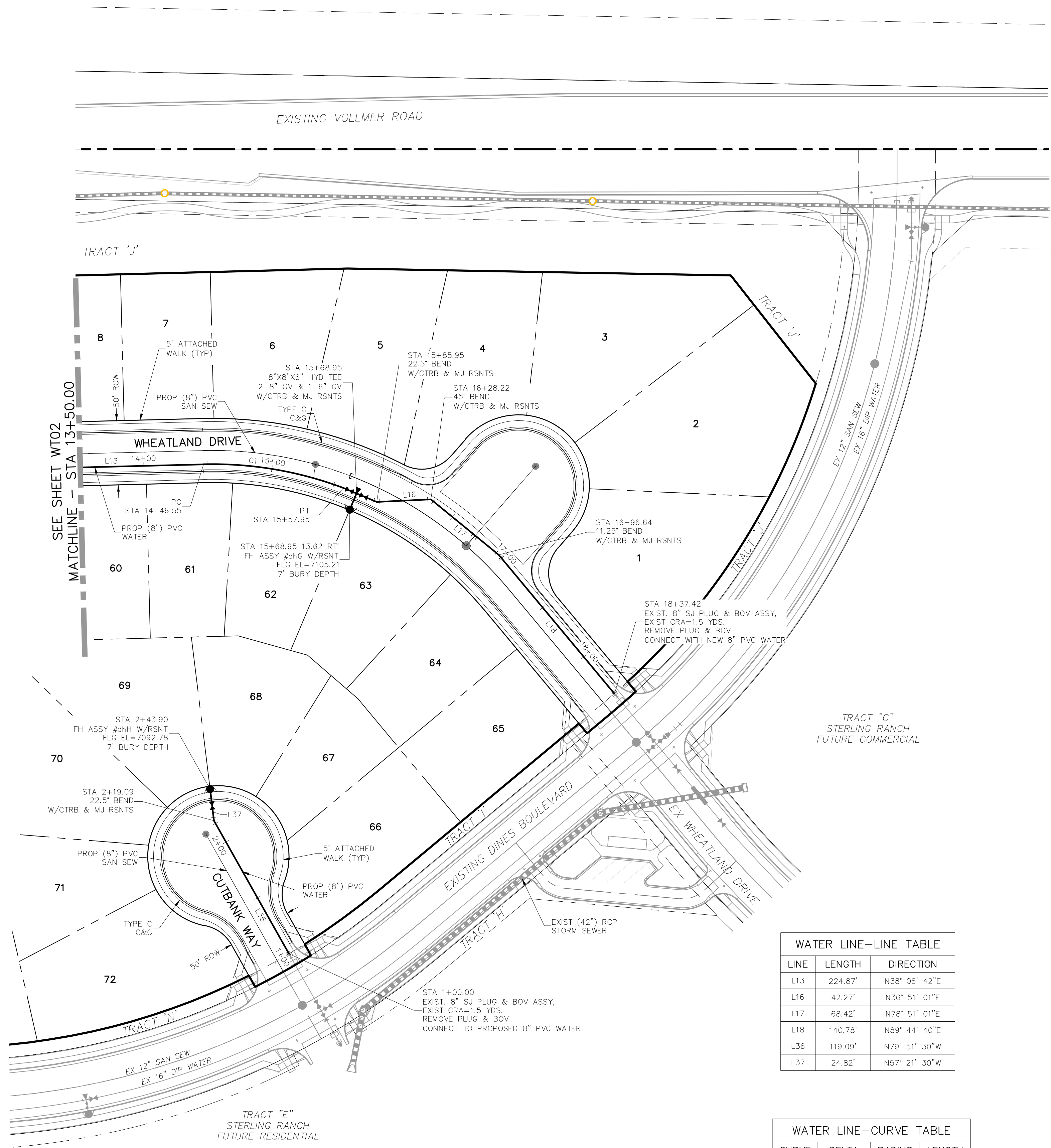
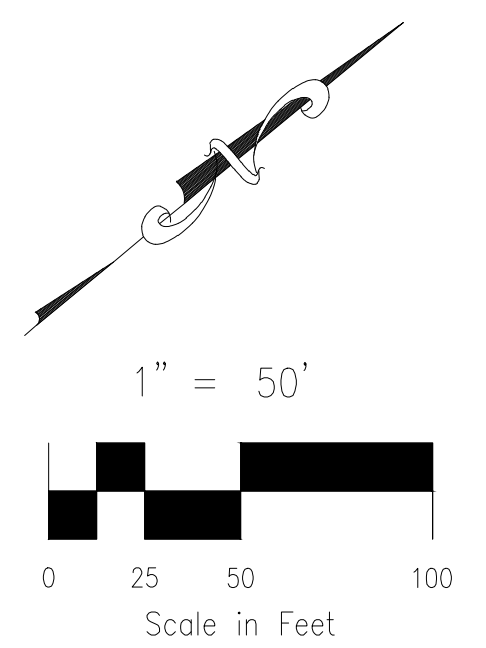
NO.	DATE	BY	DESCRIPTION

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

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

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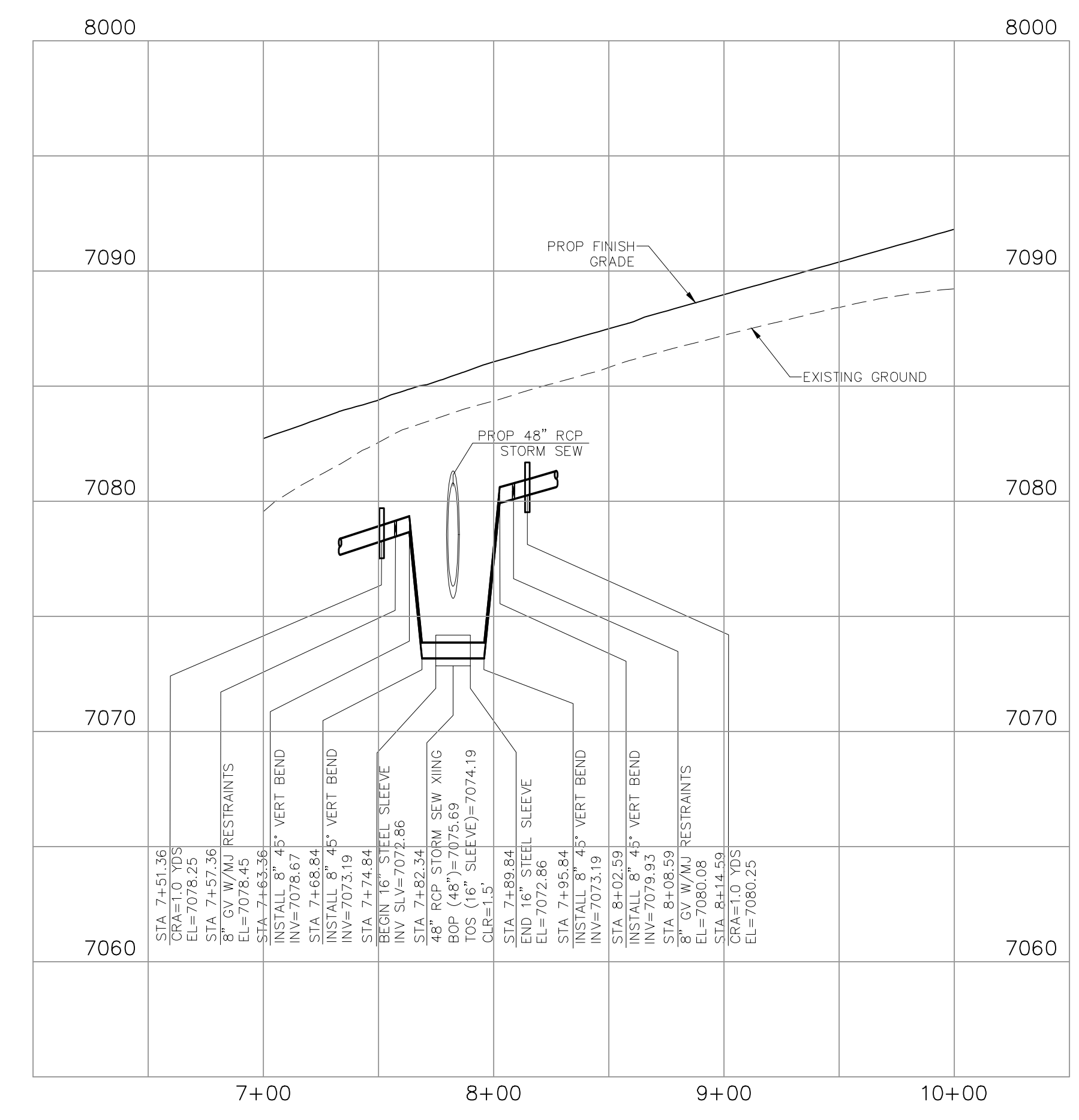
CAUTION



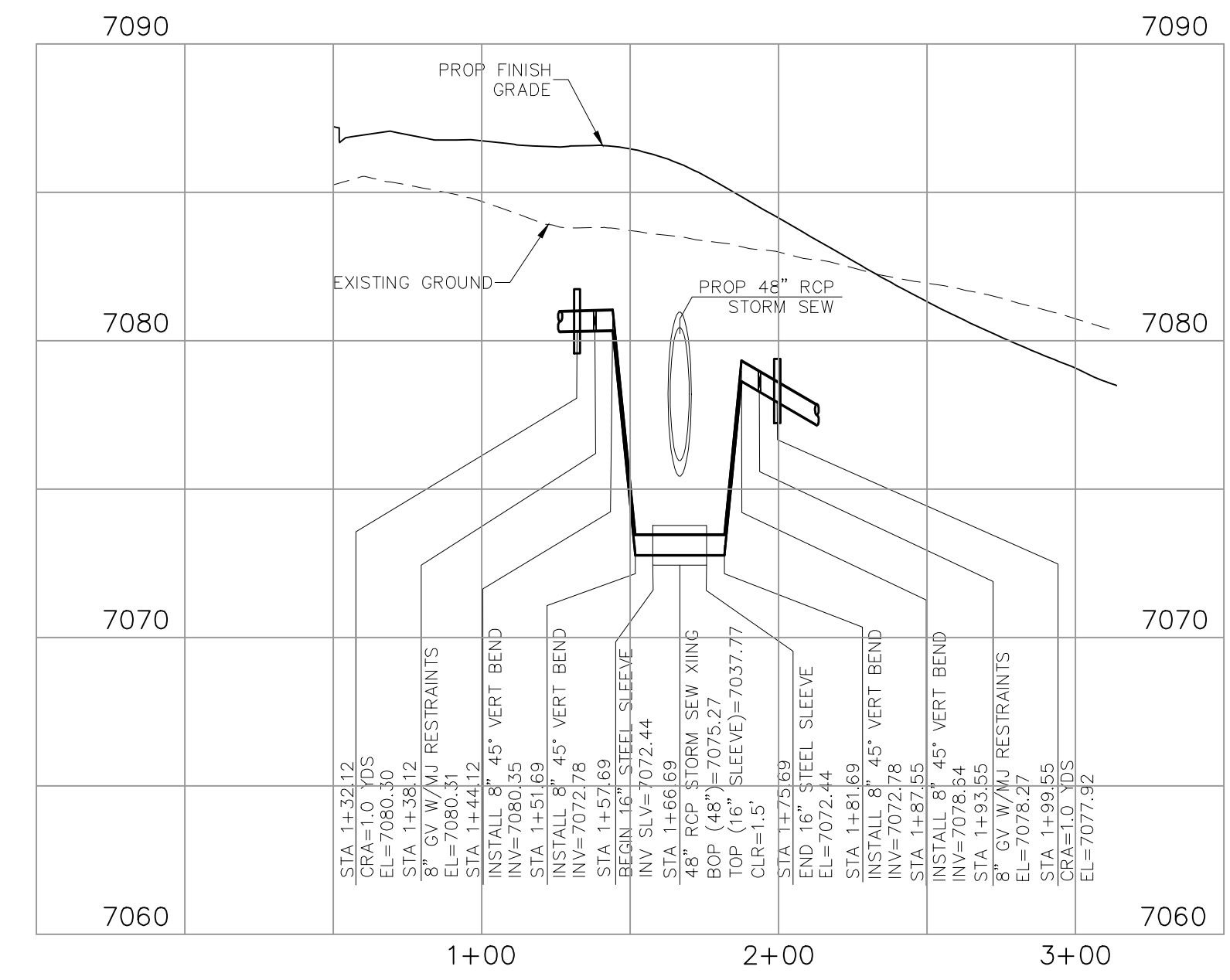
LINE	LENGTH	DIRECTION
L13	224.87'	N38° 06' 42"E
L16	42.27'	N36° 51' 01"E
L17	68.42'	N78° 51' 01"E
L18	140.78'	N89° 44' 40"E
L36	119.09'	N79° 51' 30"W
L37	24.82'	N57° 21' 30"W

CURVE	DELTA	RADIUS	LENGTH
C1	22°03'35"	289.33'	111.40'

NOTE:
ALL WATER LINES SHALL BE
C900, DR14



**WATER LOWERING #1
48" STORM SEWER**

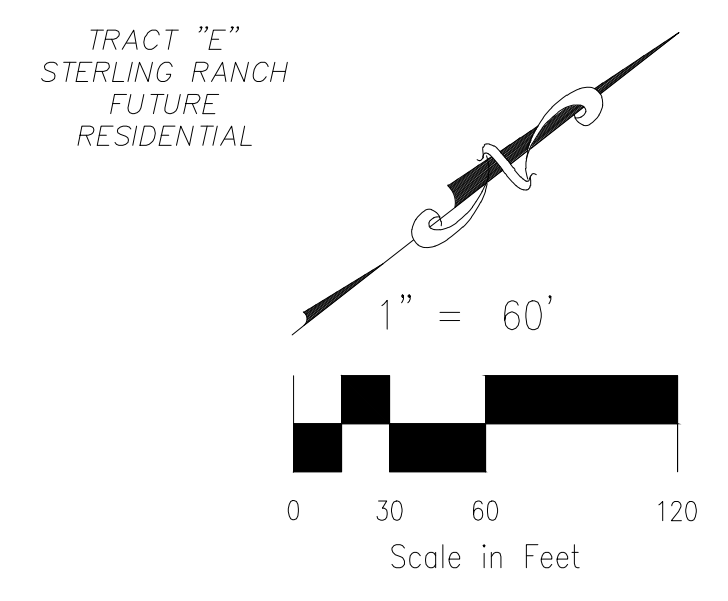
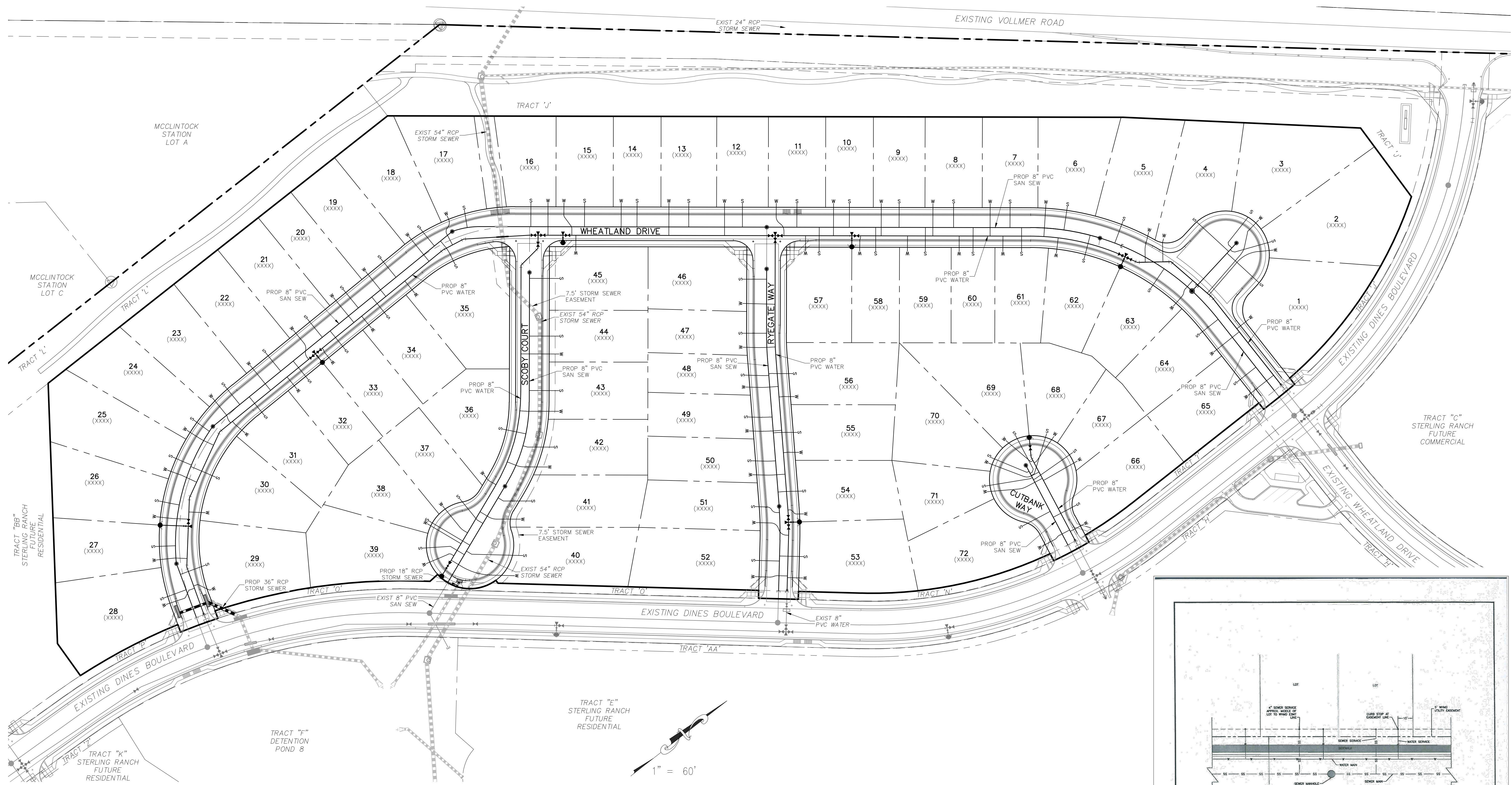


**WATER LOWERING #2
48" RCP STORM SEW**



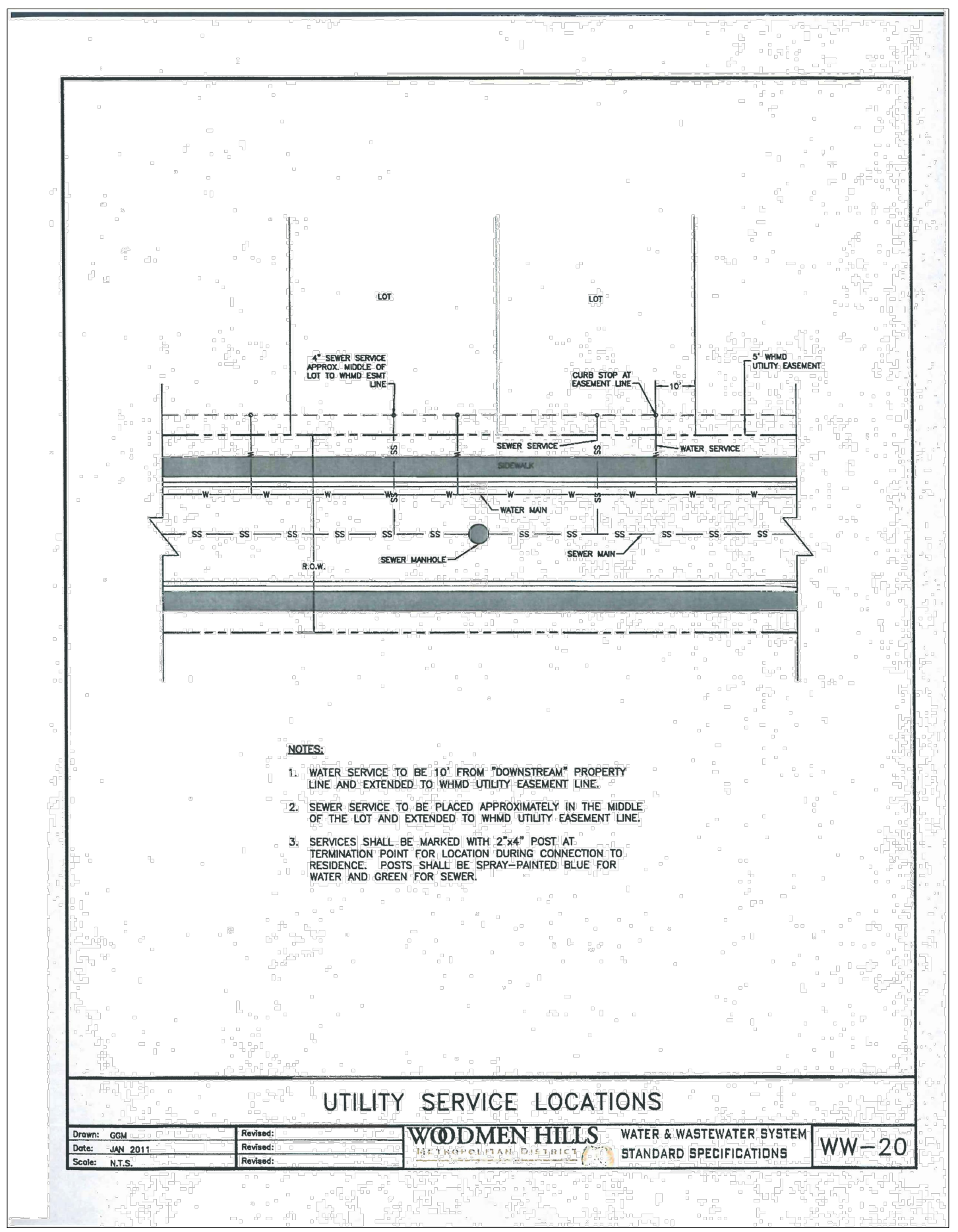
WATER PLANS	
PROJECT NO. 09-005	DATE: 11/10/2017
DESIGNED BY: VAS	SCALE: HORIZONTAL: 1"=50'
DRAWN BY: EY	VERTICAL: 1"=5'
CHECKED BY: GW	
WT03	
<p>M&S CIVIL CONSULTANTS, INC.</p> <p>20 BOULDER CRESCENT, SUITE 110 COLORADO SPRINGS, CO 80903 PHONE: 719.555.5485</p>	
<p>FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.</p>	
REVISIONS: NO. DATE BY: DESCRIPTION 1 11/10/17 VAS	APPROVED BY: DATE:
<p>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.</p>	
CAUTION	

File: 0:\000054\sterling ranch no 2\dwg\corast.dwg Utility Service Plans\UT01.dwg Plotstamp: 11/7/2017 1:02 PM



GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY FACILITIES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF THE STERLING RANCH WATER DISTRICT.
2. ALL UTILITY SERVICES WHICH CROSS THE 54" STORM SEWER MAIN (LOTS 40, 41, 42, 43, AND 44) MUST BE SLEEVED.



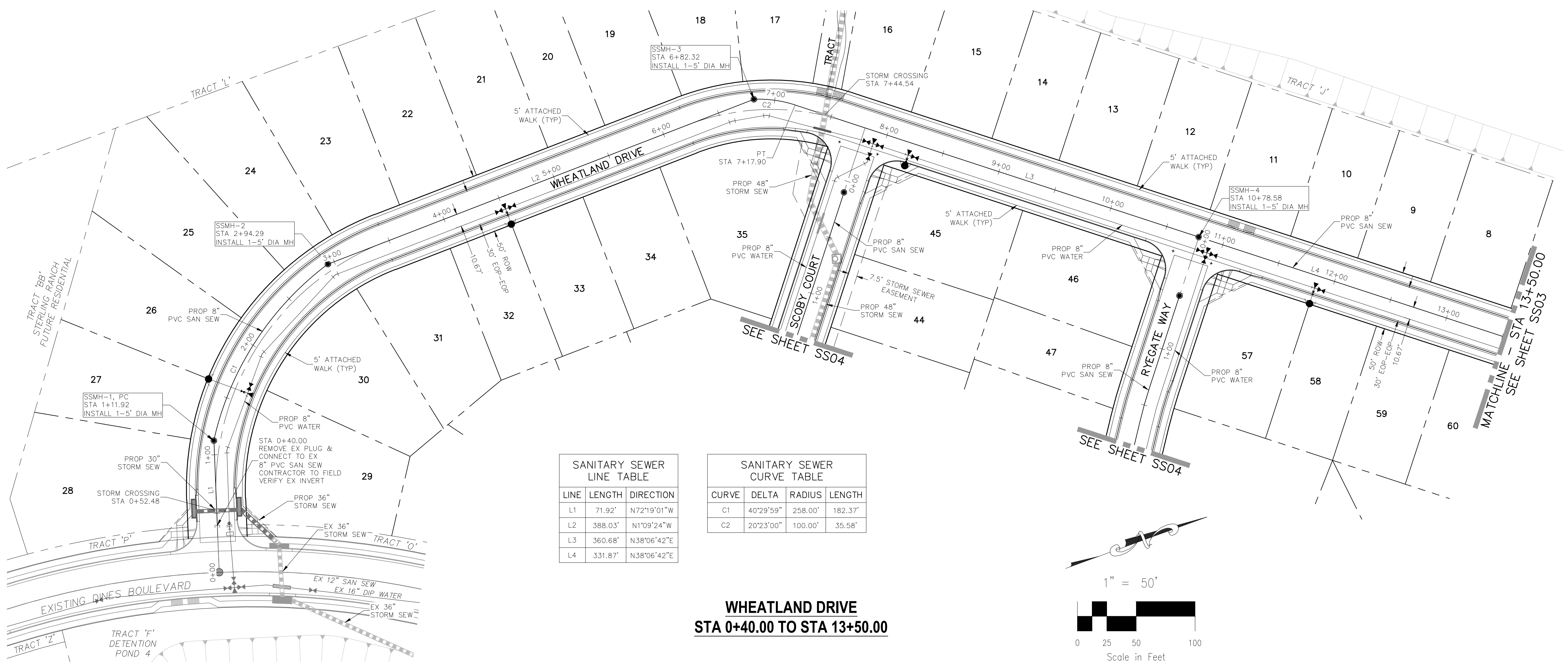
- NOTES:**
1. WATER SERVICE TO BE 10' FROM "DOWNSTREAM" PROPERTY LINE AND EXTENDED TO WHIM UTILITY EASEMENT LINE.
 2. SEWER SERVICE TO BE PLACED APPROXIMATELY IN THE MIDDLE OF THE LOT AND EXTENDED TO WHIM UTILITY EASEMENT LINE.
 3. SERVICES SHALL BE MARKED WITH 2"x4" POST AT TERMINATION POINT FOR LOCATION DURING CONNECTION TO RESIDENCE. POSTS SHALL BE SPRAY-PAINTED BLUE FOR WATER AND GREEN FOR SEWER.

Drawn: GSW
Date: JUN 2011
Scale: 1/8" = 1'-0"
Checked: [Signature]
Date: [Signature]
Project: WOODMEN HILLS WATER & WASTEWATER SYSTEM STANDARD SPECIFICATIONS WW-20

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

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

<p>PROJECT NO. 09-005 DESIGNED BY: VAS DRAWN BY: EY CHECKED BY: GW</p>		<p>SCALE: HORIZONTAL: 1"=60' VERTICAL: N/A</p>	<p>DATE: 11/10/2017 SHEET 4 OF 4 UT01</p>																
<p>HOMESTEAD AT STERLING RANCH FILING NO. 1 UTILITY SERVICE PLANS</p>																			
<p>20 BOULDER CRESCENT, SUITE 110 COLORADO SPRINGS, CO 80903 PHONE: 719.955.4485</p>																			
<p>CIVIL CONSULTANTS, INC.</p>																			
<p>FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.</p>																			
<p>MARGIE A. SANCHEZ, COLORADO P.E. NO. 371760</p>																			
<p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE:</th> <th>BY:</th> <th>DESCRIPTION:</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE:	BY:	DESCRIPTION:													<p>APPROVED BY: [Signature]</p>	<p>DATE: [Signature]</p>	<p>CAUTION</p>
NO.	DATE:	BY:	DESCRIPTION:																



SANITARY SEWER LINE TABLE

LINE	LENGTH	DIRECTION
L1	71.92'	N72°19'01"W
L2	388.03'	N1°09'24"W
L3	360.68'	N38°06'42"E
L4	331.87'	N38°06'42"E

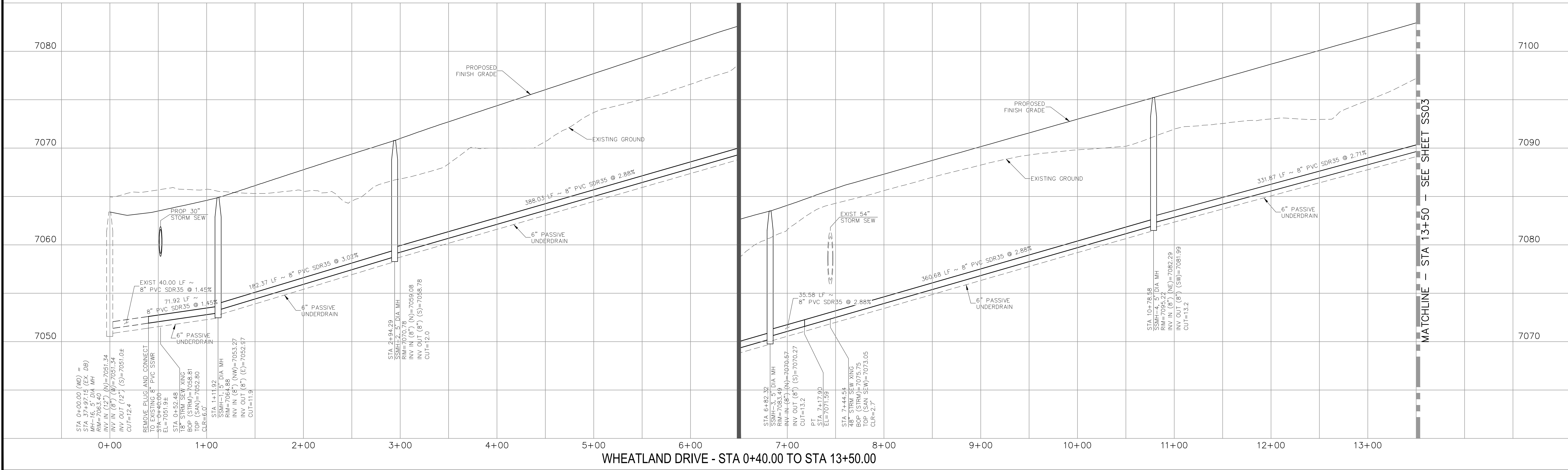
SANITARY SEWER CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	40°29'59"	258.00'	182.37'
C2	20°23'00"	100.00'	35.58'

**WHEATLAND DRIVE
STA 0+40.00 TO STA 13+50.00**

- 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 SCOOPY COURT
 - WD WHEATLAND DRIVE
 - DB DINES BOULEVARD (EX.)
 - CDS CUL-DE-SAC
 - KN KNUCKLE



HOMESTEAD AT STERLING RANCH FILING NO. 1

SANITARY SEWER PLANS

PROJECT NO. 09-005 DATE: 11/10/2017

DESIGNED BY: DLM SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'

DRAWN BY: ELY SHEET 2 OF 5

CHECKED BY: GW SS02

20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.4485

CIVIL CONSULTANTS, INC.

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

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

APPROVED BY: DATE:

REVISIONS: NO. DATE: BY: DESCRIPTION:

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CAUTION

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STREET ABBREVIATIONS

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

ABBREVIATION LEGEND

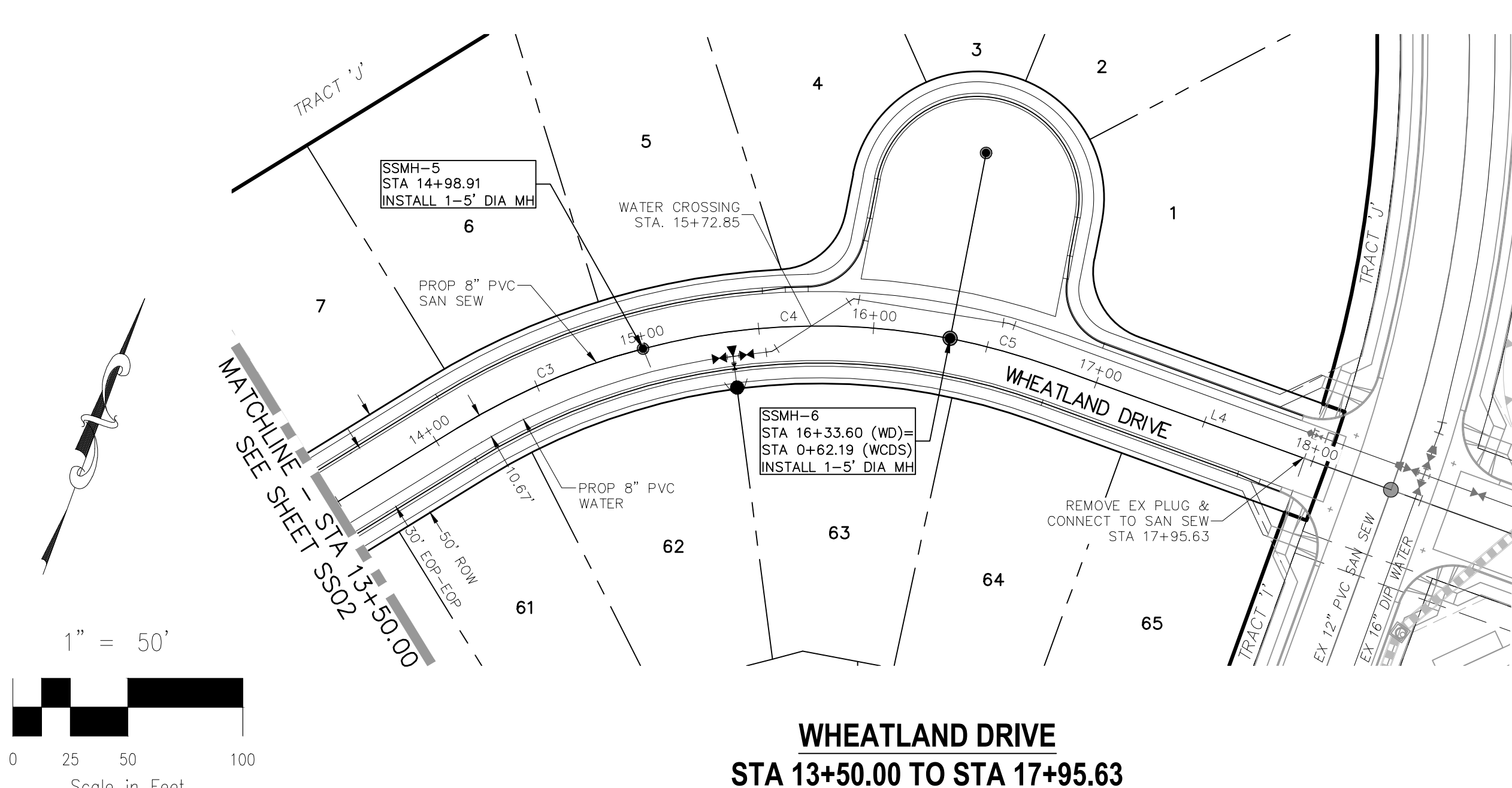
C-C CENTERLINE INTERSECTION
 F-I FLOWLINE INTERSECTION
 BT BEGIN TRANSITION
 ET END TRANSITION
 PC POINT OF CURVE
 PCC POINT OF COMPOUND CURVE
 PCR POINT OF CURB RETURN
 PRC POINT OF REVERSE CURVE
 PT POINT OF TANGENT
 EL ELEVATION
 LT LEFT
 RT RIGHT

SANITARY SEWER LINE TABLE

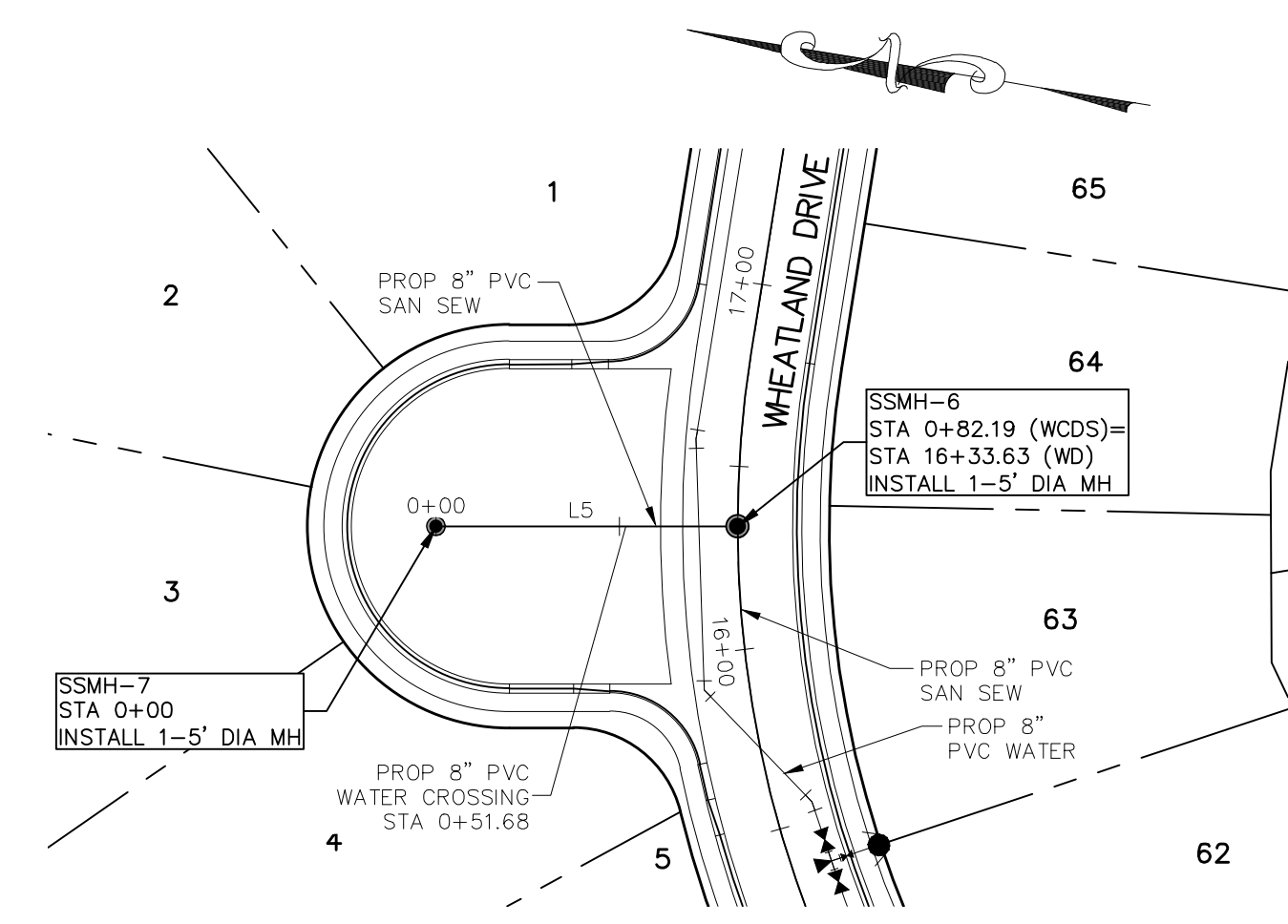
LINE	LENGTH	DIRECTION
L4	114.84'	N89°44'40"E
L5	82.19'	S9°16'09"E
L6	113.10'	S79°51'30"E

SANITARY SEWER CURVE TABLE

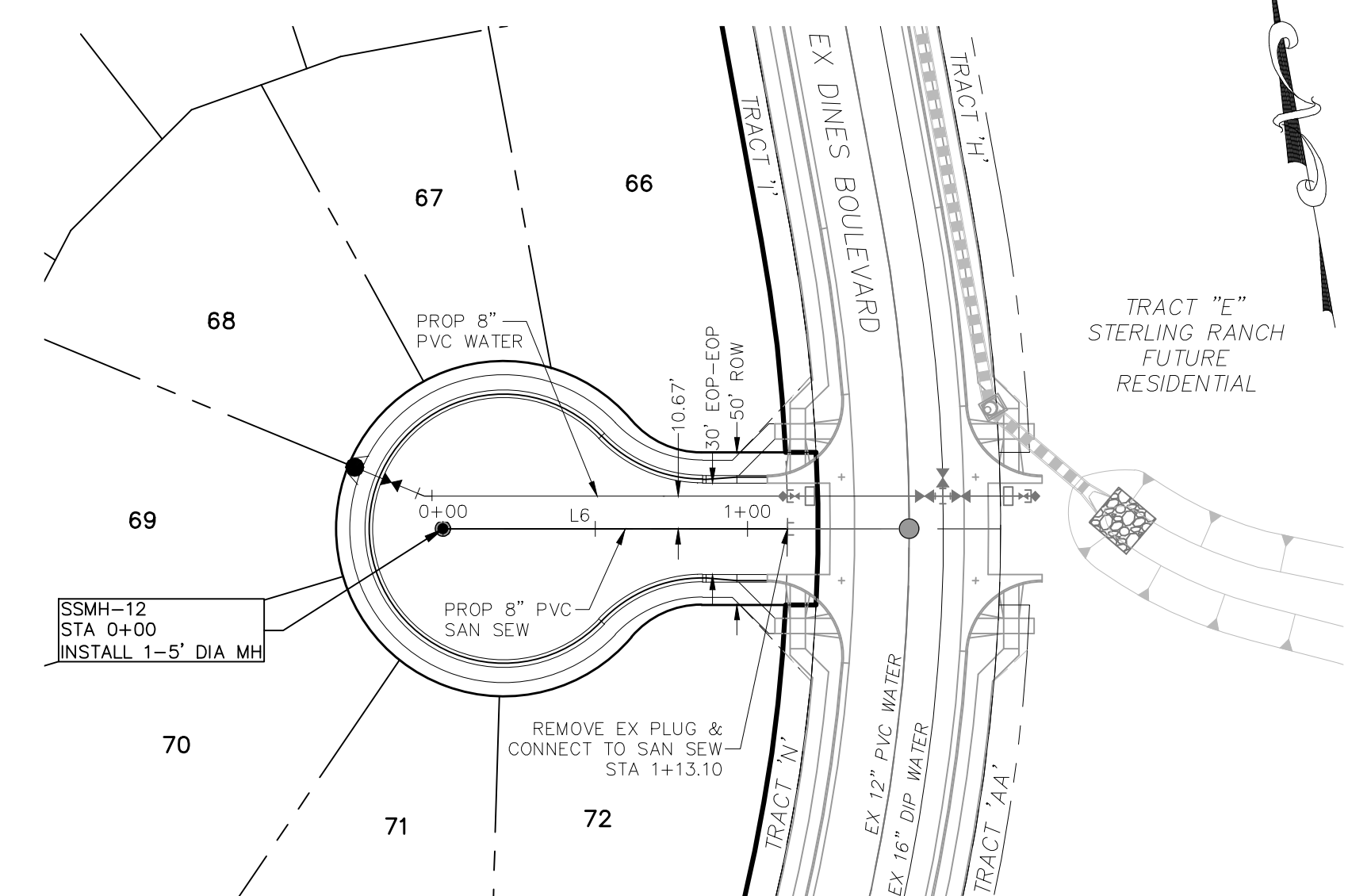
CURVE	DELTA	RADIUS	LENGTH
C3	16°53'46"	300.00'	88.47'
C4	25°43'23"	300.00'	134.69'
C5	9°00'49"	300.00'	47.20'



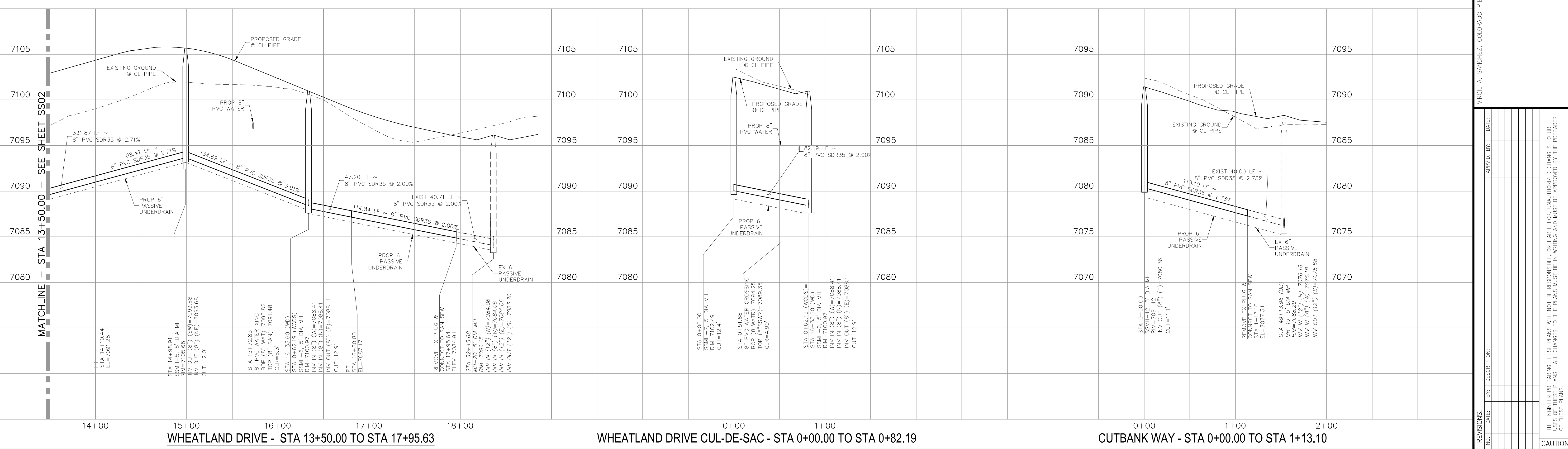
**WHEATLAND DRIVE
 STA 13+50.00 TO STA 17+95.63**



**WHEATLAND DRIVE CUL-DE-SAC
 STA 0+00.00 TO STA 0+82.19**



**CUTBANK WAY
 STA 0+00.00 TO STA 1+13.10**



WHEATLAND DRIVE - STA 13+50.00 TO STA 17+95.63

WHEATLAND DRIVE CUL-DE-SAC - STA 0+00.00 TO STA 0+82.19

CUTBANK WAY - STA 0+00.00 TO STA 1+13.10

HOMESTEAD AT STERLING RANCH FILING NO. 1

SANITARY SEWER PLANS

PROJECT NO. 09-005 DATE: 11/10/2017

DESIGNED BY: DLM SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5'

DRAWN BY: ELY SHEET 3 OF 5

CHECKED BY: GW SS03

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.

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

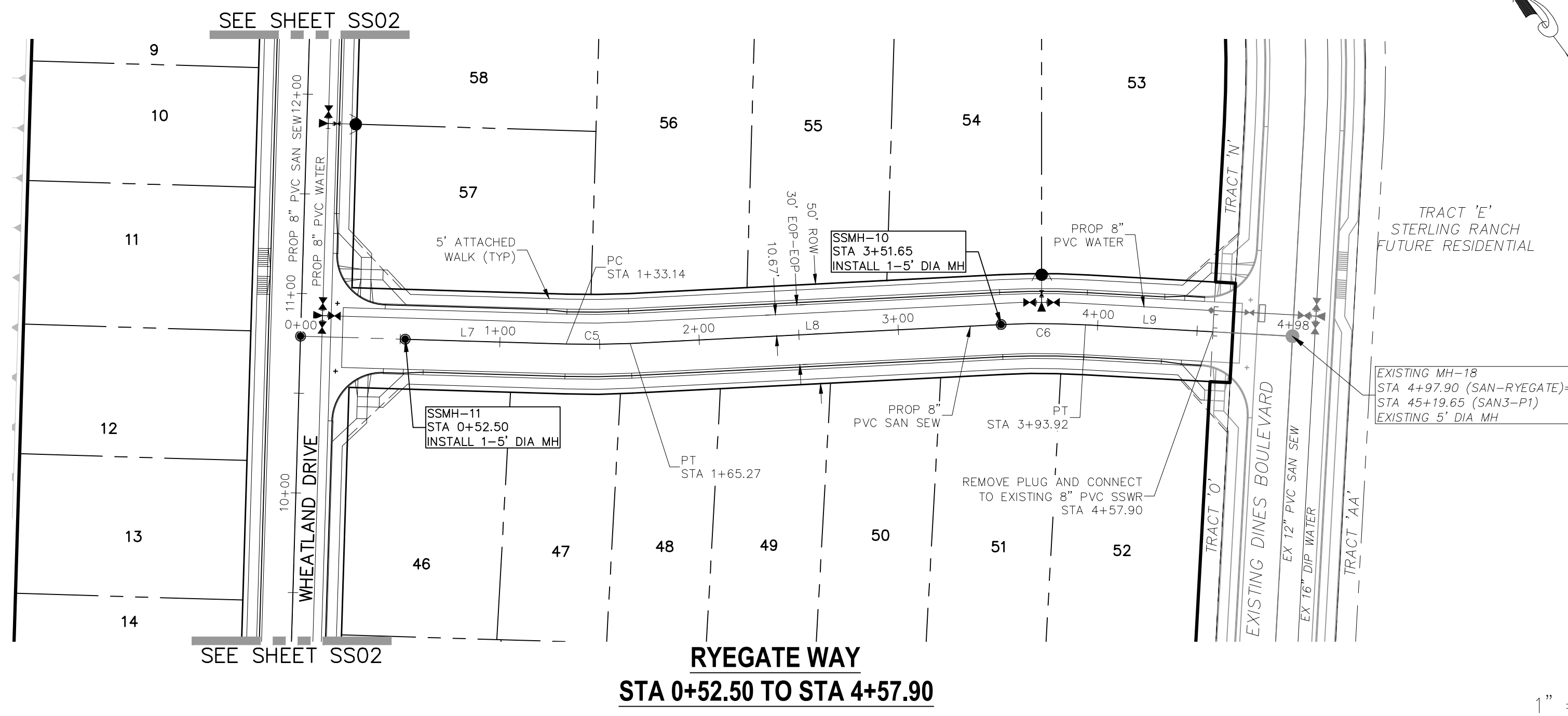
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REVISIONS:

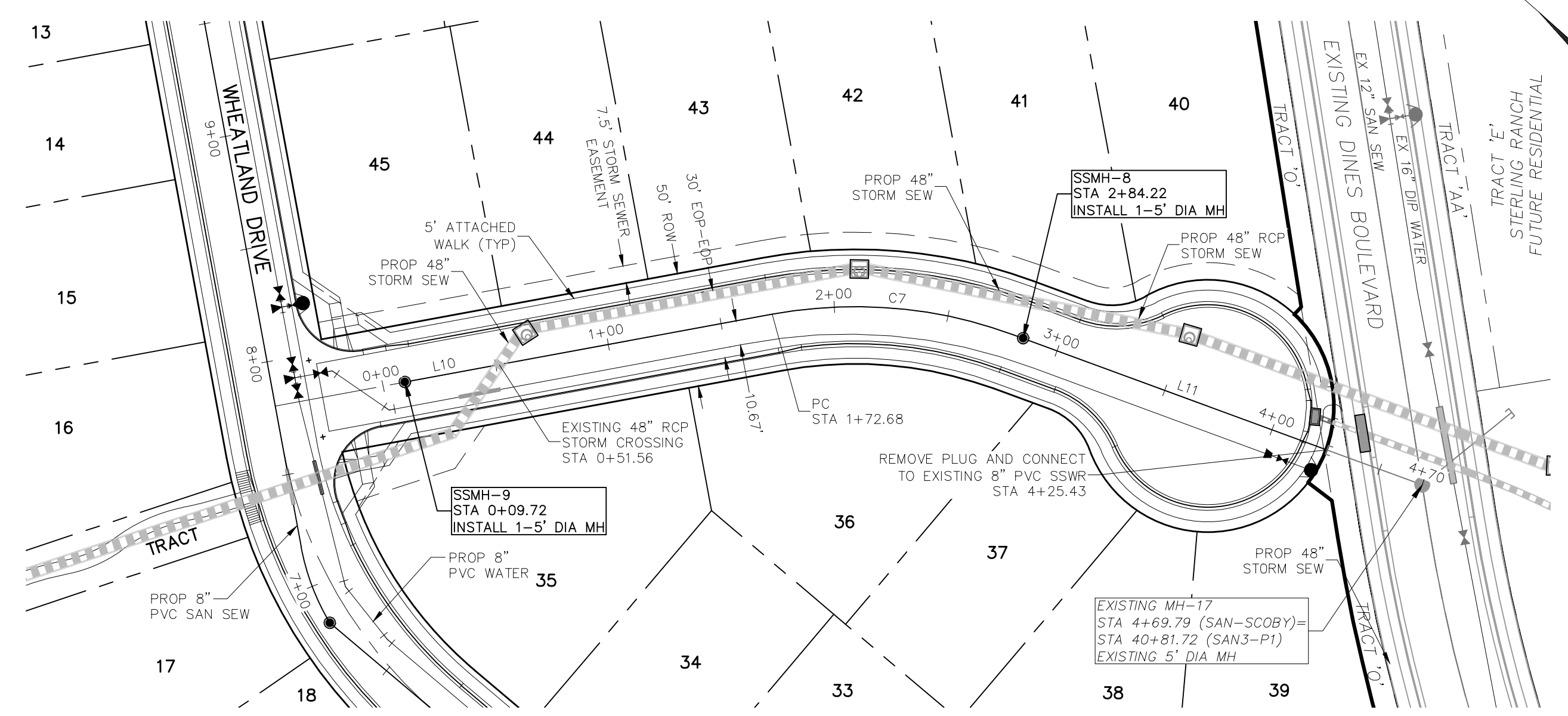
NO.	DATE:	BY:	DESCRIPTION:

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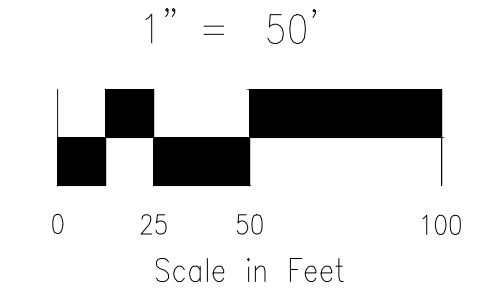
CAUTION



**RYEGATE WAY
STA 0+52.50 TO STA 4+57.90**



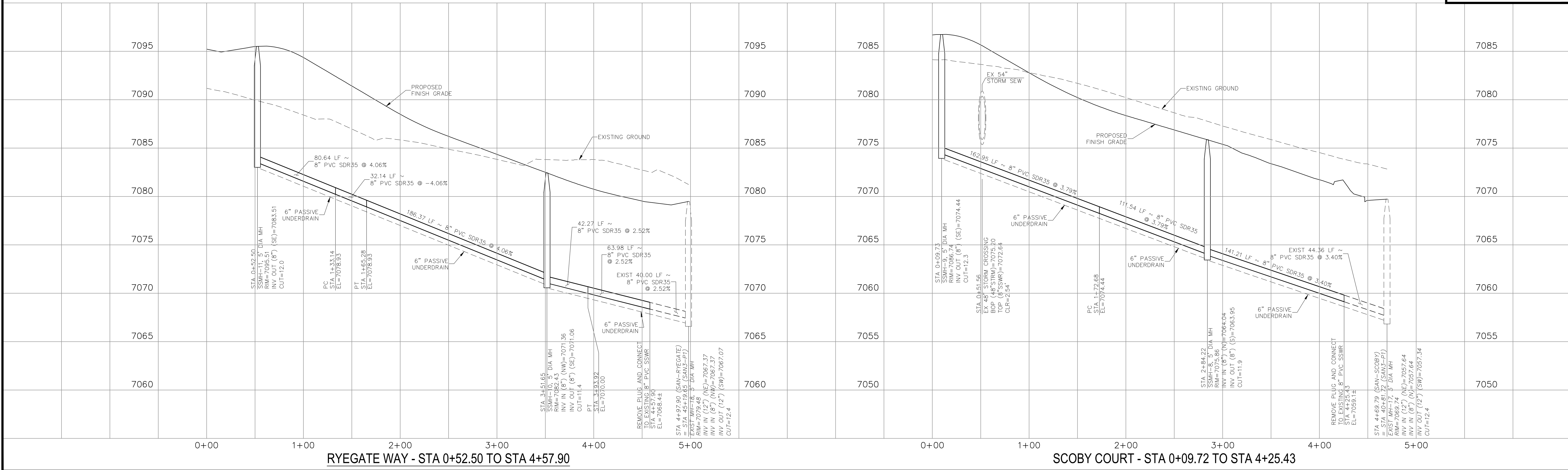
**SCOOBY COURT
STA 0+09.72 TO STA 4+25.43**



SANITARY SEWER LINE TABLE		
LINE	LENGTH	DIRECTION
L7	80.64'	S51°53'18"E
L8	186.37'	S56°29'31"E
L9	63.98'	S50°26'12"E
L10	162.95'	S51°53'18"E
L11	185.57'	S21°15'56"E

SANITARY SEWER CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C5	4°36'13"	400.00'	32.14'
C6	6°03'19"	399.99'	42.27'
C7	31°50'51"	200.67'	111.54'

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



RYEGATE WAY - STA 0+52.50 TO STA 4+57.90

SCOOBY COURT - STA 0+09.72 TO STA 4+25.43

HOMESTEAD AT STERLING RANCH FILING NO. 1

SANITARY SEWER PLANS

PROJECT NO. 09-005 DATE: 11/10/2017

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

DESIGNED BY: DLM DRAWN BY: ELY CHECKED BY: GW

SS04 SHEET 4 OF 5

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.

APPROVED BY: DATE: _____

BY: DESCRIPTION: _____

NO. DATE: _____

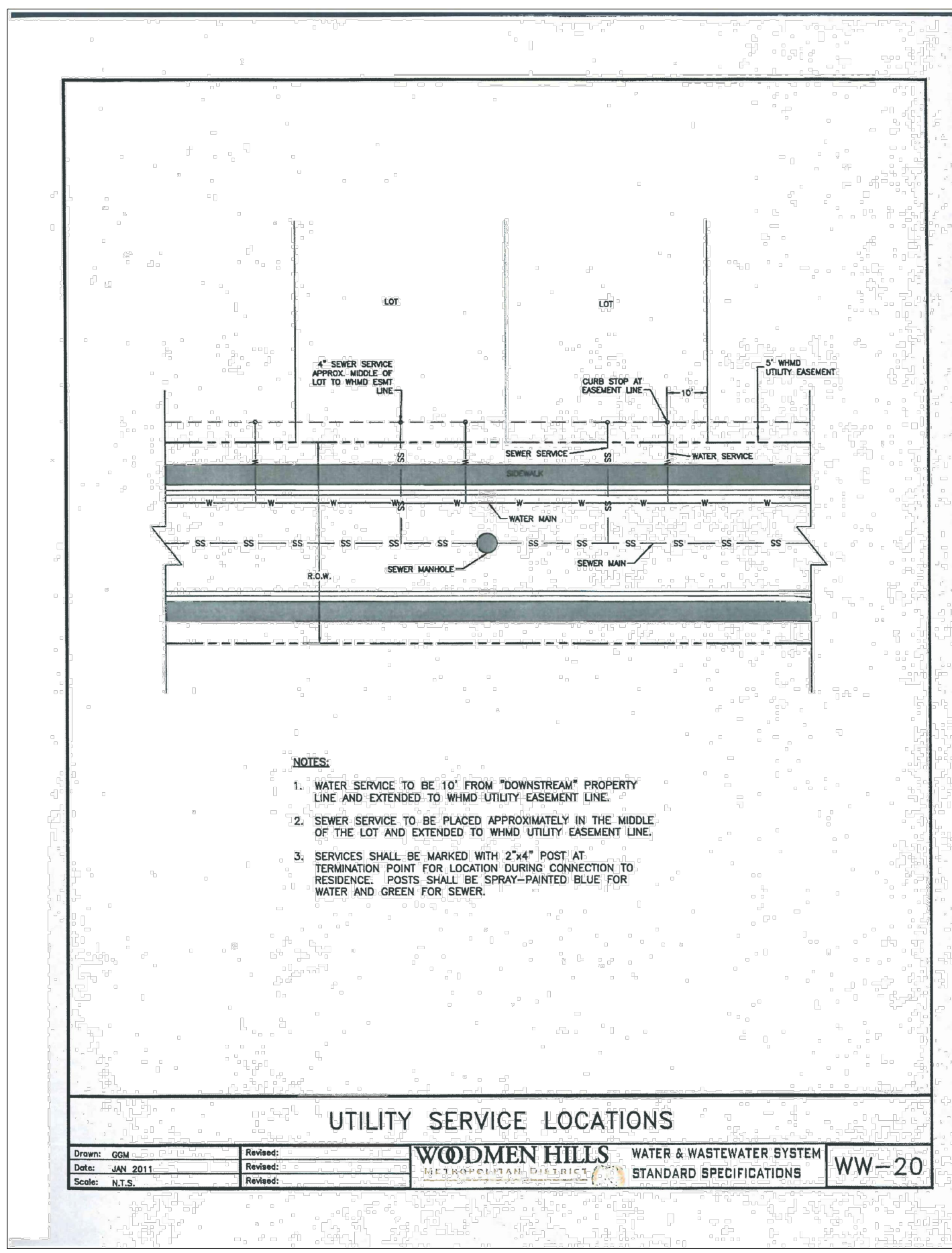
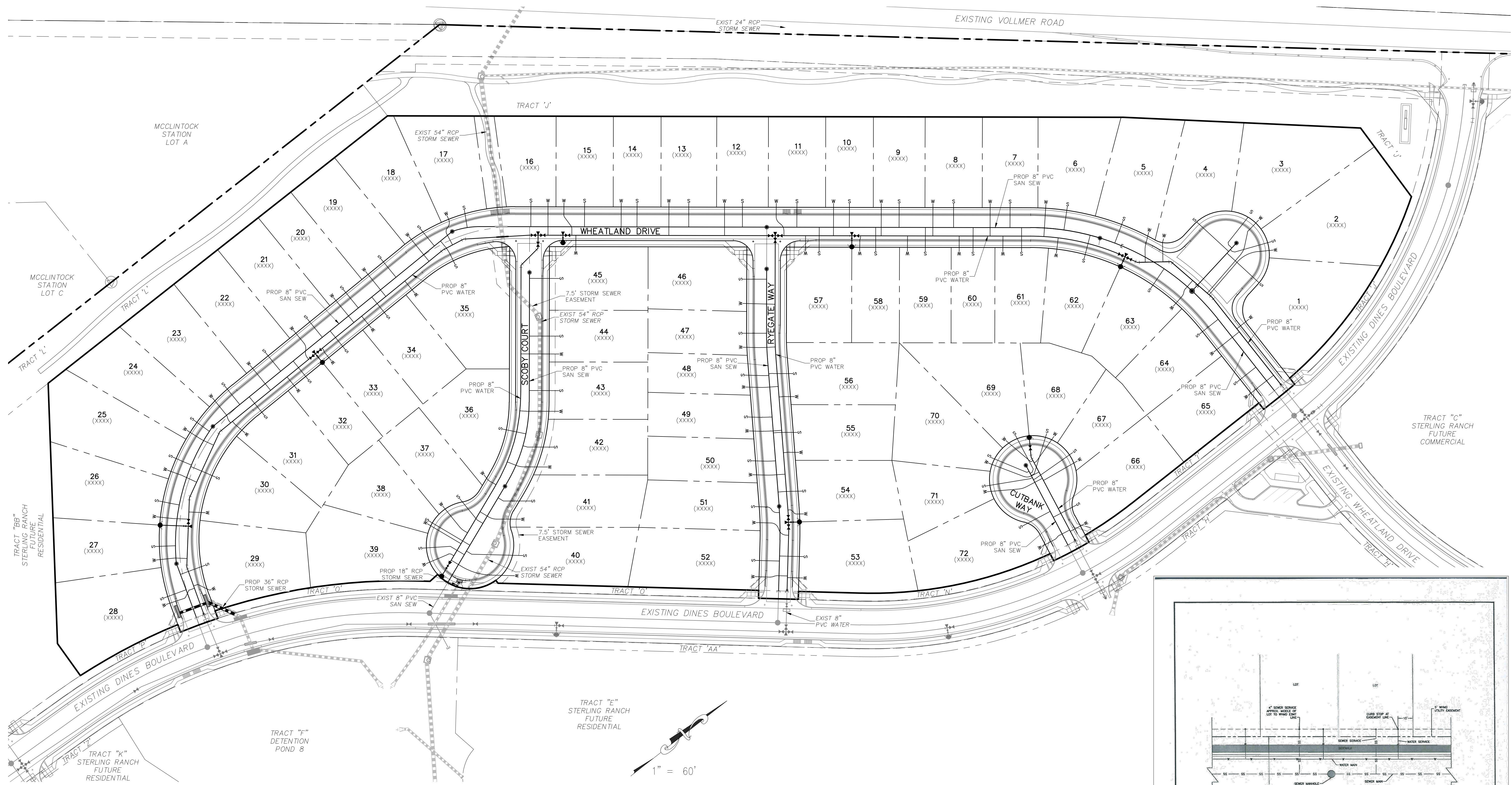
REVISIONS:

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CAUTION

File: 0:\09005A\Sterling Ranch No 2\Map\Const.Dwg\Sanitary Sewer Plans\SS04.dwg PlotStamp: 11/17/2017 2:19 PM

File: 0:\00005A\sterling ranch no 2\dwg\corst.dwg Utility Service Plans\UT01.dwg PlotStamp: 11/7/2017 1:02 PM



GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY FACILITIES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF THE STERLING RANCH SANITATION DISTRICT.
2. ALL UTILITY SERVICES WHICH CROSS THE 54" STORM SEWER MAIN (LOTS 16, 40, 41, 42, 43, 44, AND 45) MUST BE SLEEVED.

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

UTILITY SERVICE PLANS

PROJECT NO. 09-005 DATE: 11/10/2017

SCALE: HORIZONTAL: 1"=60' VERTICAL: N/A

DESIGNED BY: DLM DRAWN BY: ELY CHECKED BY: GW

20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.4485

CIVIL CONSULTANTS, INC.

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

MARCIL A. SANCHEZ, COLORADO P.E. NO. 371760

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

WOODMEN HILLS WATER & WASTEWATER SYSTEM
STANDARD SPECIFICATIONS WW-20

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 DOW AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT 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 OFFSITE DISTURBANCE GRADING, OR CONSTRUCTION.

DPW

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.

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.

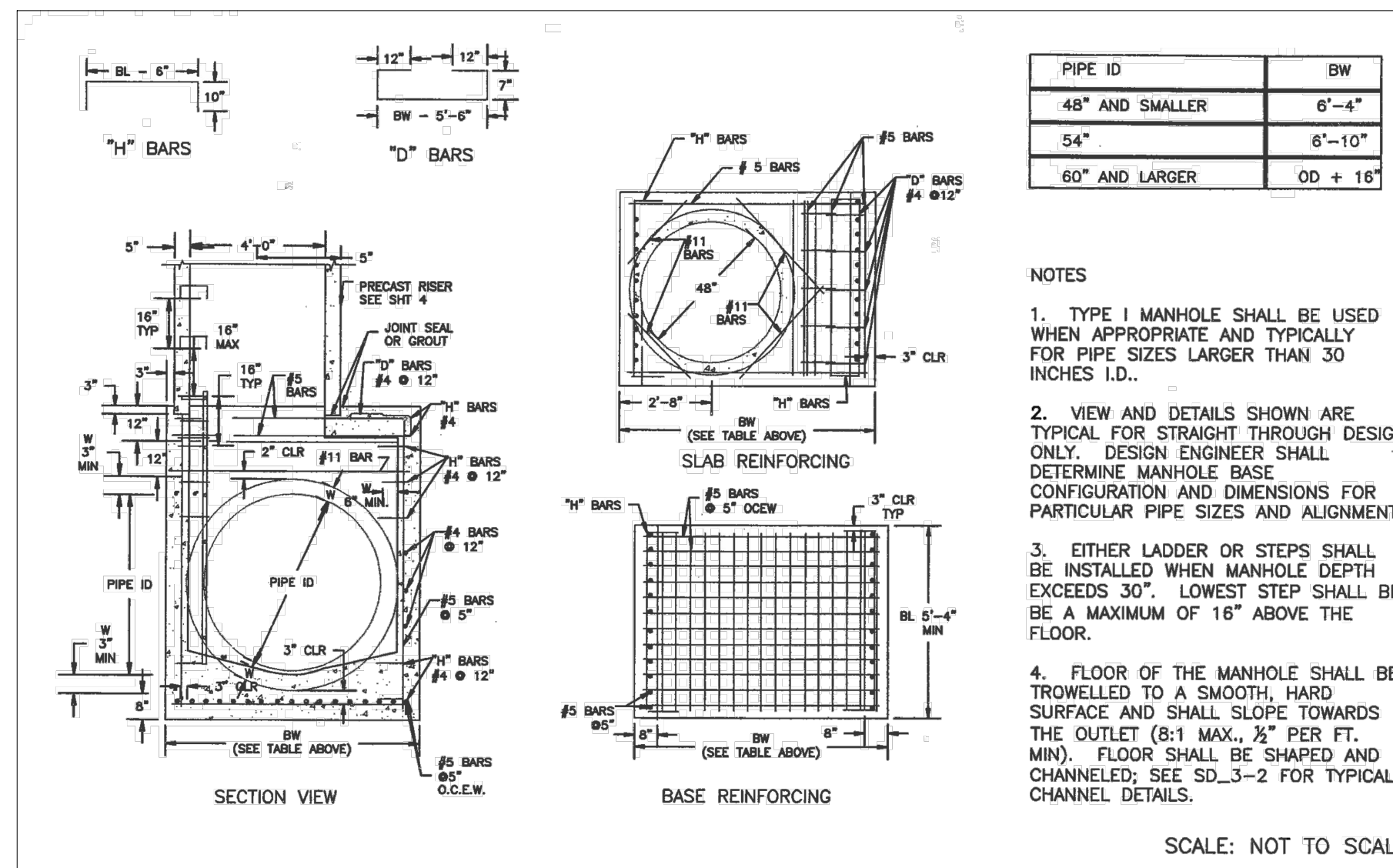
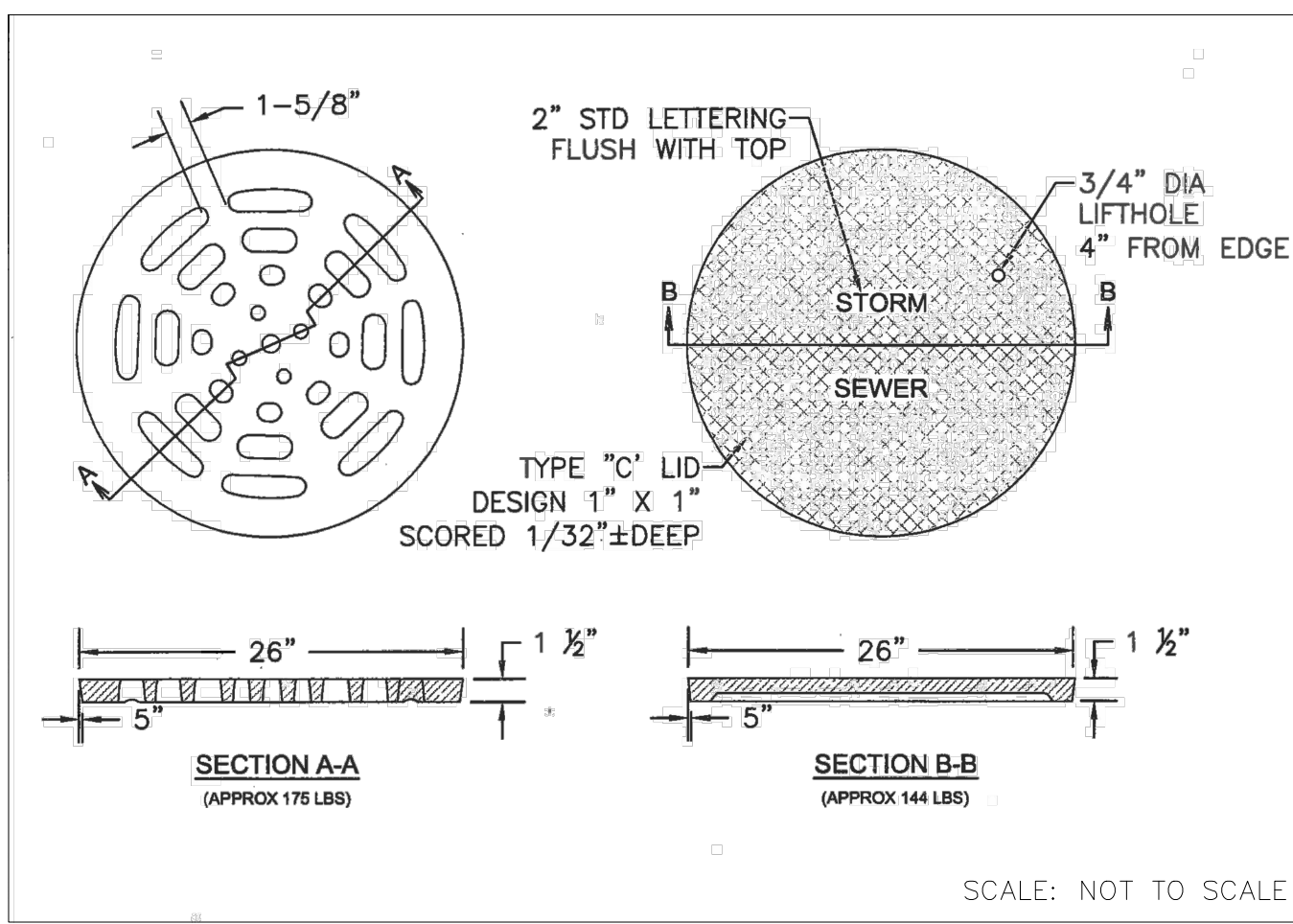
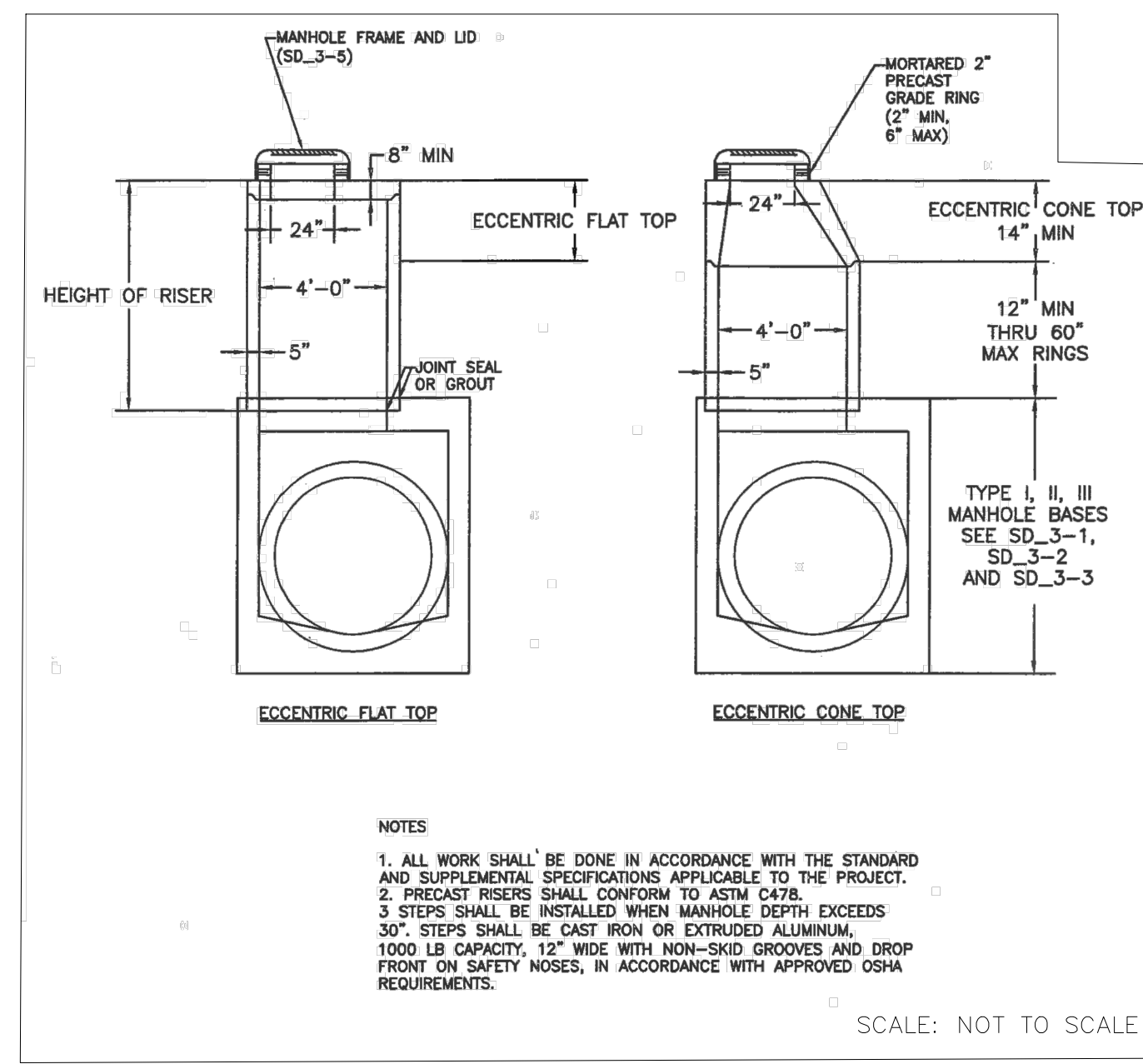
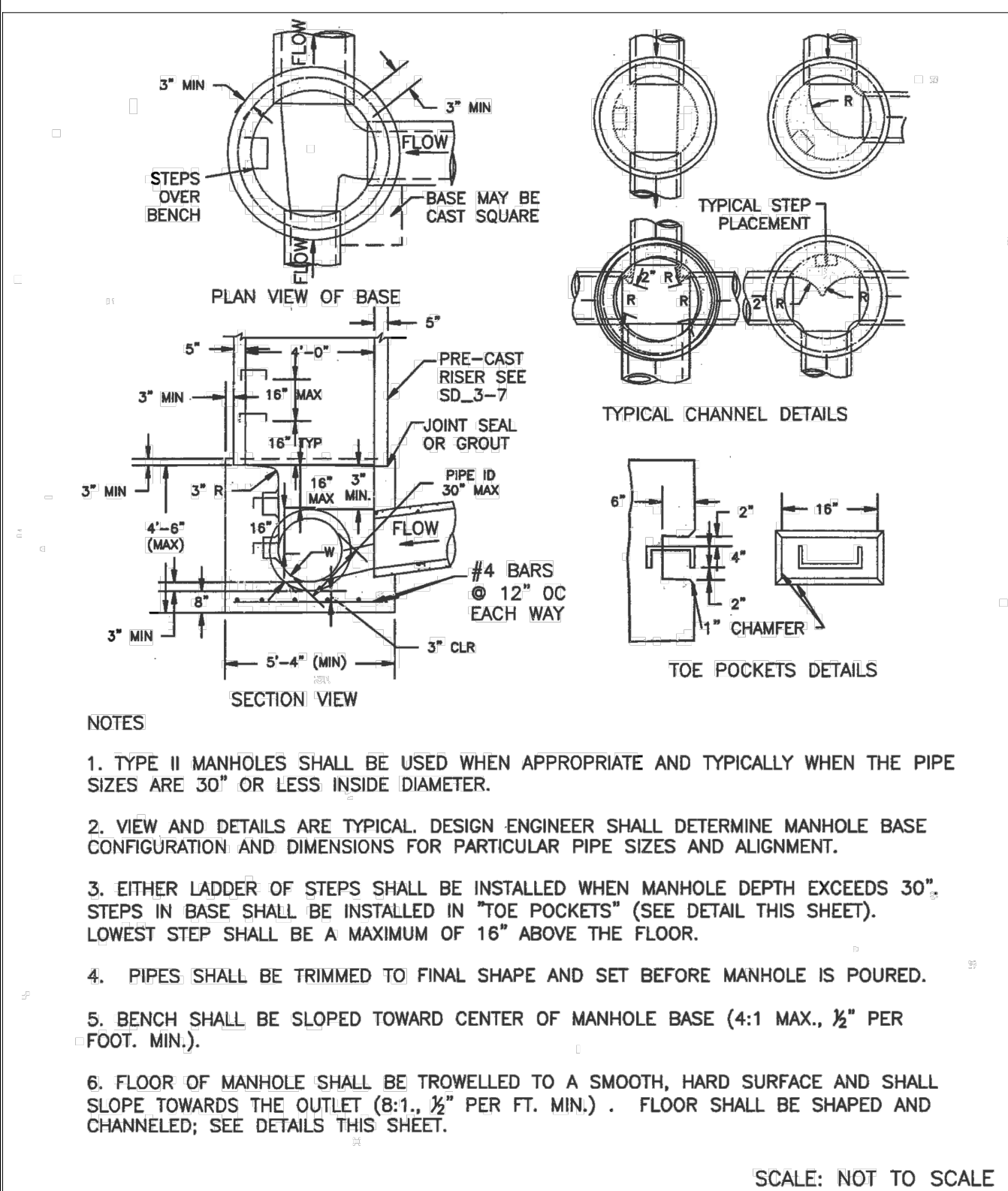
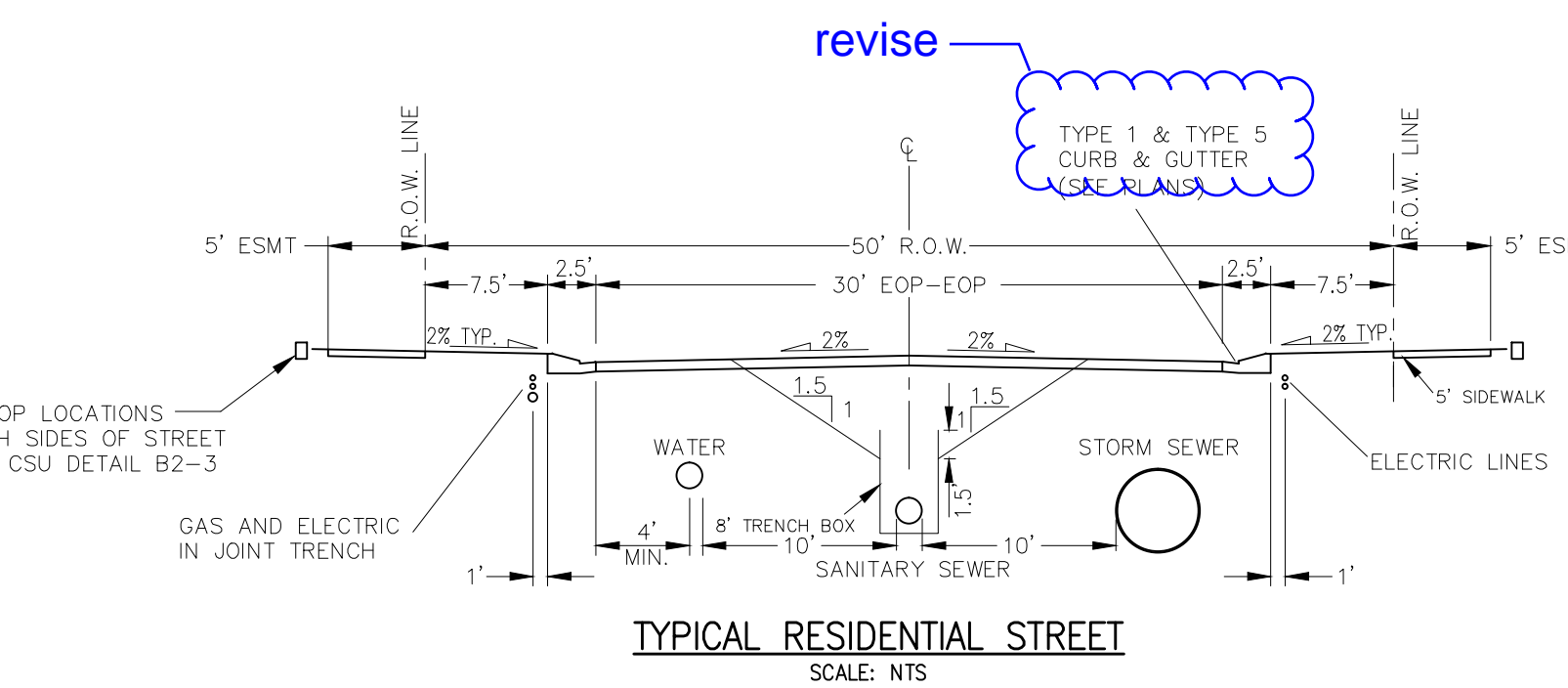
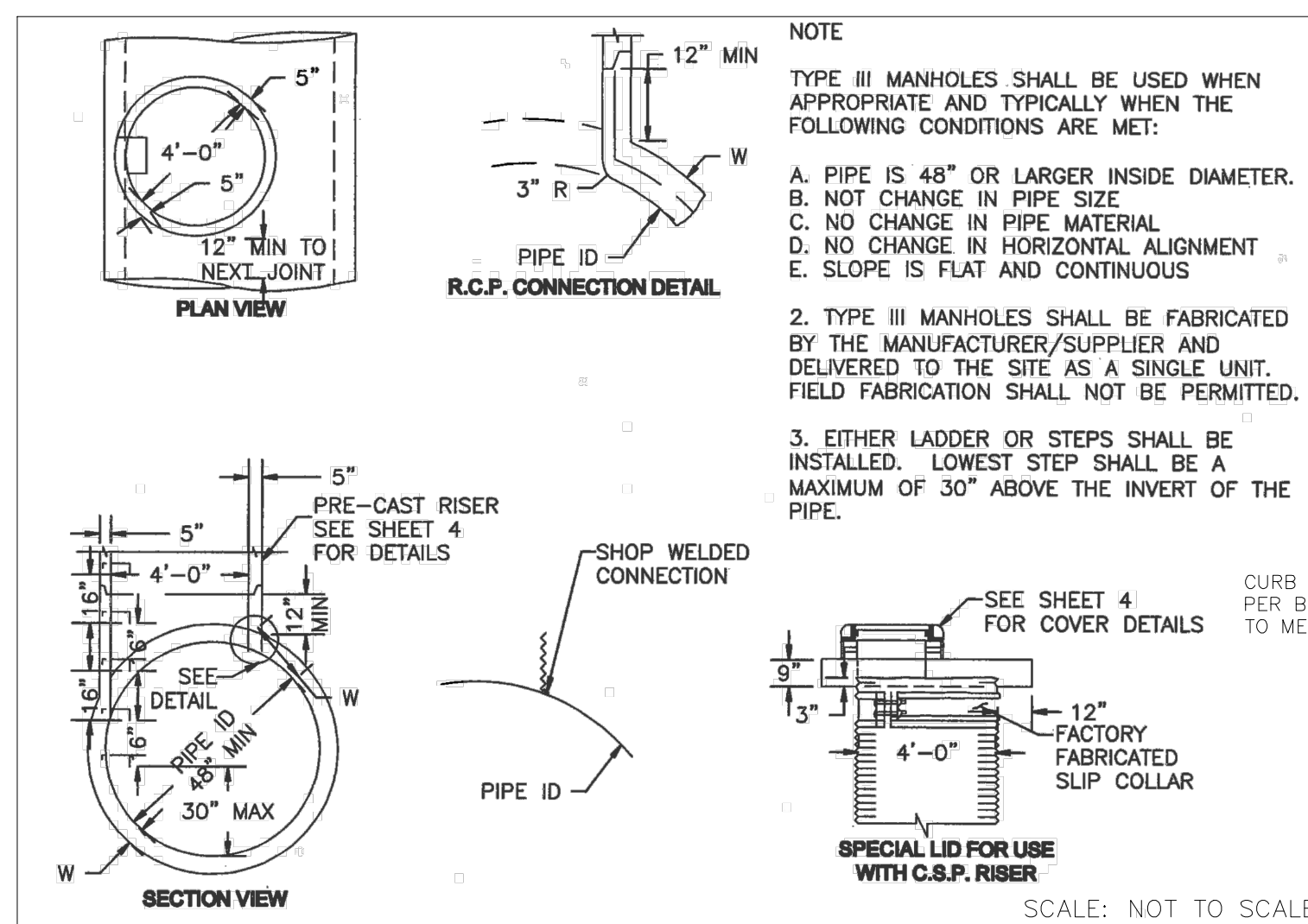
STRUCTURAL CONCRETE NOTES:

- 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



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 I SD 3-1



HOMESTEAD AT STERLING RANCH FILING NO. 1

STORM SEWER NOTES & DETAILS

PROJECT NO. 09-005
 DATE: 11/10/2017

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

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

SHEET 2 OF 6
 ST02

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.

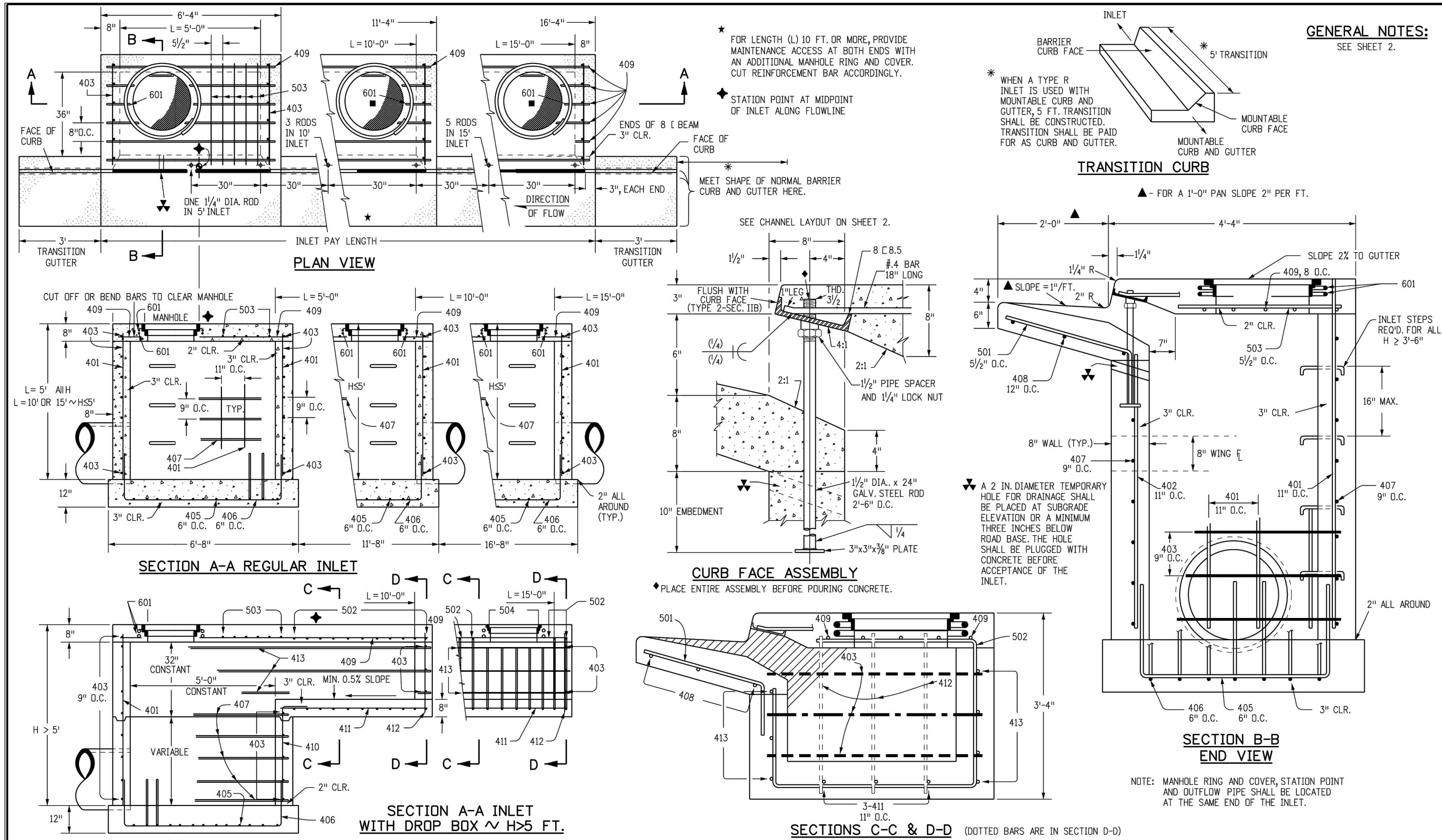
MARCIL A. SANCHEZ, COLORADO P.E. NO. 37160

REVISIONS:

NO.	DATE	BY	DESCRIPTION

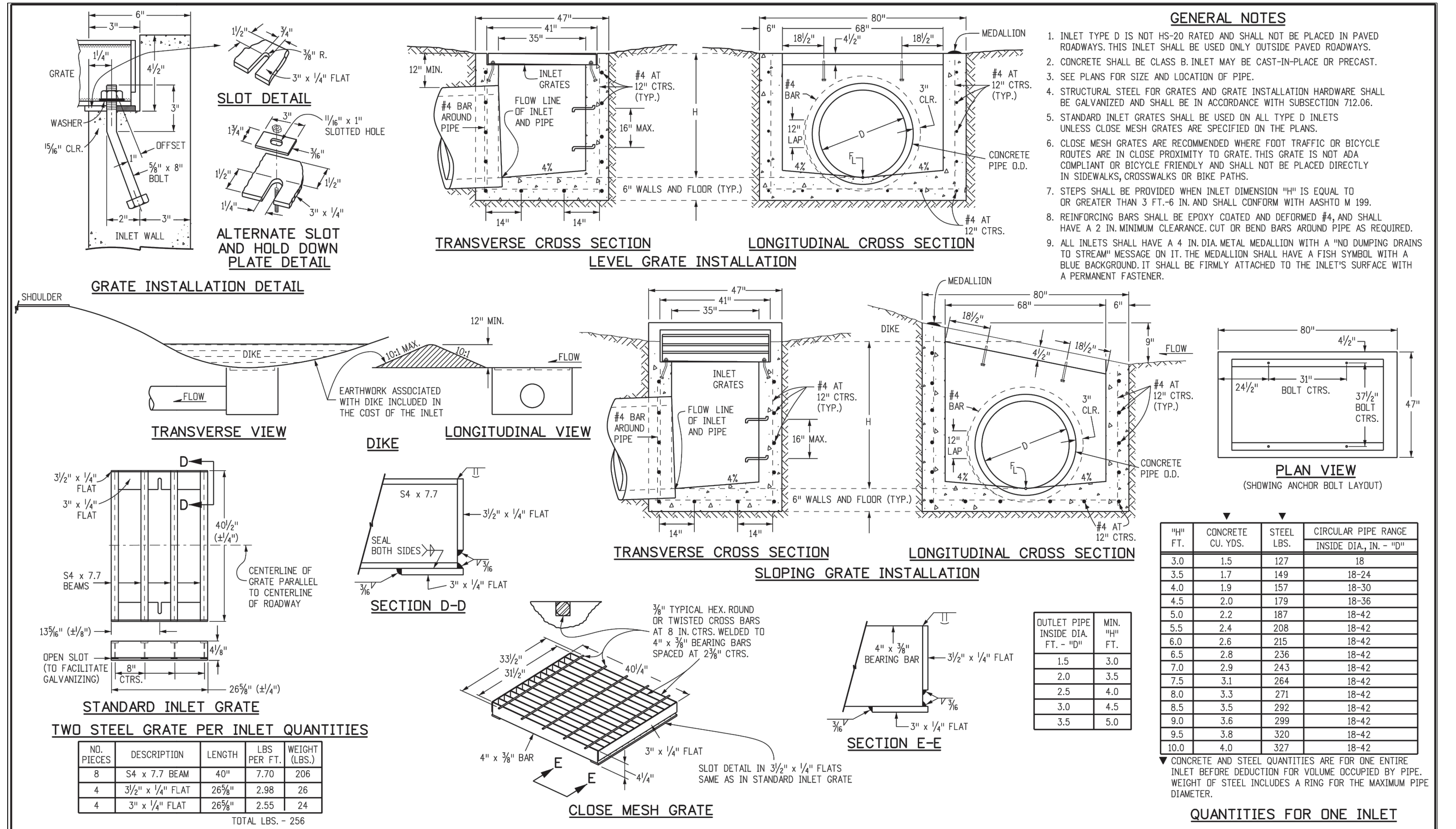
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION



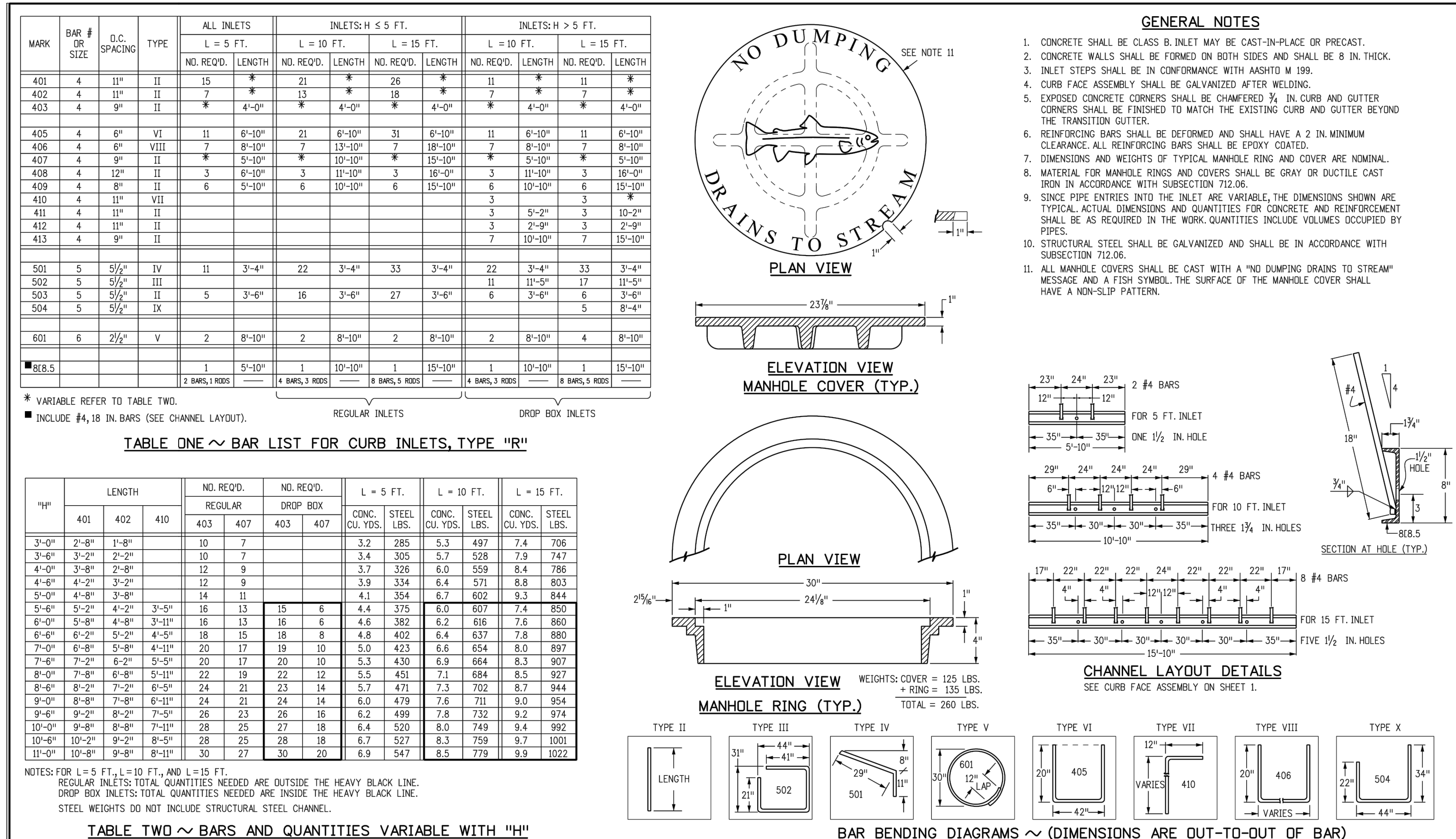
GENERAL NOTES:
SEE SHEET 2.

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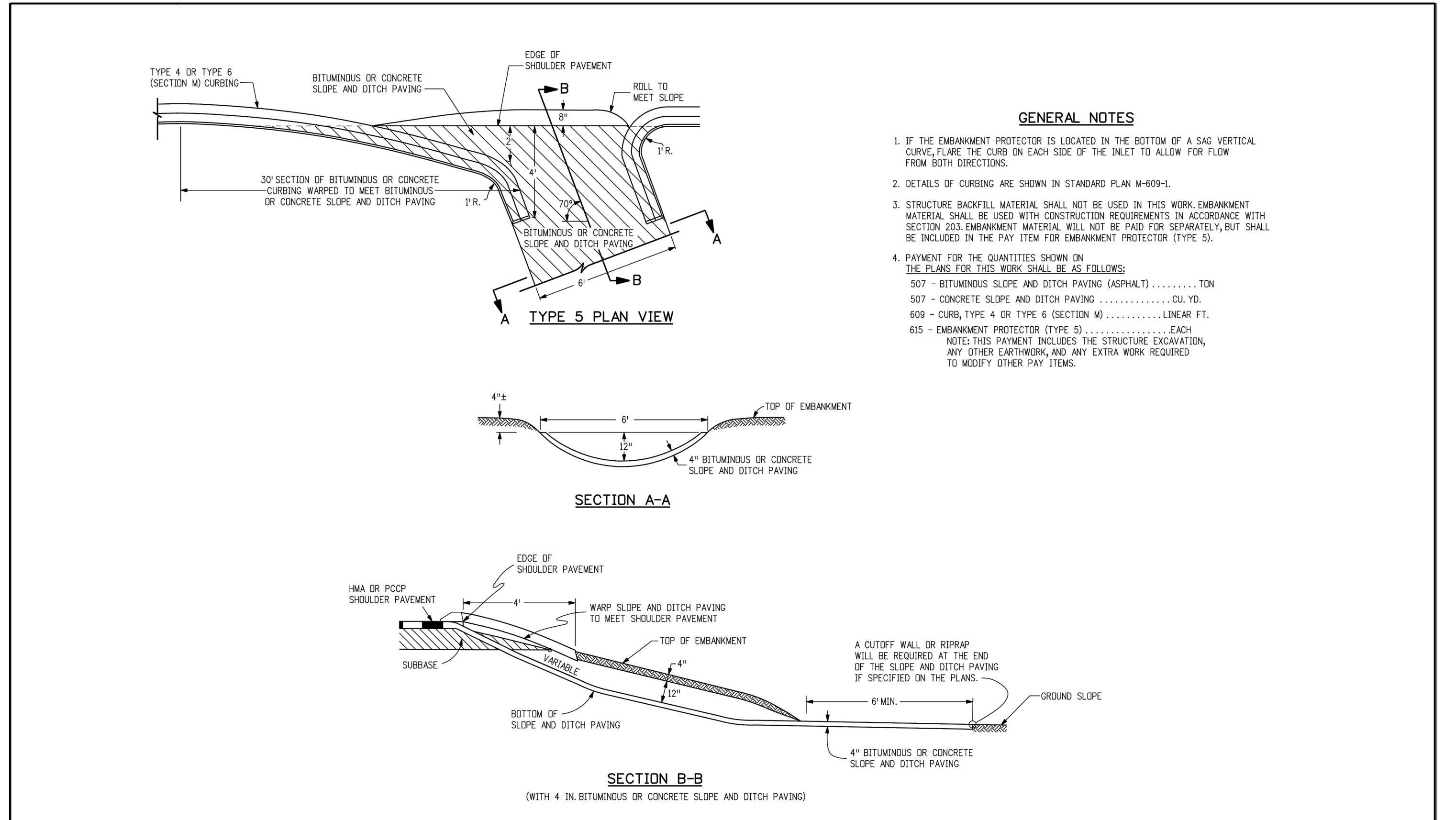
GENERAL NOTES:
1. INLET TYPE D IS NOT HS-20 RATED AND SHALL NOT BE PLACED IN PAVED ROADWAYS. THIS INLET SHALL BE USED ONLY OUTSIDE PAVED ROADWAYS.
2. CONCRETE SHALL BE CLASS B INLET MAY BE CAST-IN-PLACE OR PRECAST.
3. SEE PLANS FOR SIZE AND LOCATION OF PIPE.
4. STRUCTURAL STEEL FOR GRATES AND CONCRETE INSTALLATION HARDWARE SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
5. STANDARD INLET GRATES SHALL BE USED ON ALL TYPE D INLETS UNLESS CLOSE MESH GRATES ARE SPECIFIED IN THE PLANS.
6. CLOSE MESH GRATES ARE RECOMMENDED WHERE FOOT TRAFFIC OR BICYCLE ROUTES ARE IN CLOSE PROXIMITY TO GRATE. THIS GRATE IS NOT A COMPLIANT OR BICYCLE FRIENDLY AND SHALL NOT BE PLACED DIRECTLY IN SIDEWALKS, CROSSWALKS OR BIKE PATHS.
7. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 3 FT.-6 IN. AND SHALL CONFORM WITH ASHTO M 199.
8. REINFORCING BARS SHALL BE EPOXY COATED AND DETEMED #4, AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE CUT OR BEND BARS AROUND PIPE AS REQUIRED.
9. ALL INLETS SHALL HAVE A 4 IN. DIA. METAL MEDALLION WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE ON IT. THE MEDALLION SHALL HAVE A FISH SYMBOL WITH A BLUE BACKGROUND. IT SHALL BE FIRMLY ATTACHED TO THE INLET'S SURFACE WITH A PERMANENT FASTENER.

Computer File Information Creation Date: 07/04/12 Initials: DD Last Modification Date: 07/04/12 Initials: LTA Full Path: www.colorado.gov/info/business/designsupport Drawing File Name: 6040120101.dgn CAD Ver: MicroStation V8 Scale: Not to Scale Units: English	Sheet Revisions Date: Comments	Colorado Department of Transportation 4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9083 Fax: (303) 757-9820 Project Development Branch DD/LTA	STANDARD PLAN NO. INLET, TYPE D M-604-11 Sheet No. 1 of 1
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GENERAL NOTES:
1. CONCRETE SHALL BE CLASS B INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 IN. THICK.
3. INLET STEPS SHALL BE IN CONFORMANCE WITH ASHTO M 199.
4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.
5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4 IN. CURB AND GUTTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.
6. REINFORCING BARS SHALL BE DETEMED AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE EPOXY COATED.
7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06.
9. SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK. QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.
10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
11. ALL MANHOLE COVERS SHALL BE CAST WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE AND A FISH SYMBOL. THE SURFACE OF THE MANHOLE COVER SHALL HAVE A NON-SLIP PATTERN.

Computer File Information Creation Date: 07/04/12 Initials: DD Last Modification Date: 07/04/12 Initials: LTA Full Path: www.colorado.gov/info/business/designsupport Drawing File Name: 604012022.dgn CAD Ver: MicroStation V8 Scale: Not to Scale Units: English	Sheet Revisions Date: Comments	Colorado Department of Transportation 4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9083 Fax: (303) 757-9820 Project Development Branch DD/LTA	STANDARD PLAN NO. CURB INLET TYPE R M-604-12 Sheet No. 2 of 2
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GENERAL NOTES:
1. IF THE EMBANKMENT PROTECTOR IS LOCATED IN THE BOTTOM OF A SAG VERTICAL CURVE, FLARE THE CURB ON EACH SIDE OF THE INLET TO ALLOW FOR FLOW FROM BOTH DIRECTIONS.
2. DETAILS OF CURBING ARE SHOWN IN STANDARD PLAN M-609-1.
3. STRUCTURE BACKFILL MATERIAL SHALL NOT BE USED IN THIS WORK. EMBANKMENT MATERIAL SHALL BE USED WITH CONSTRUCTION REQUIREMENTS IN ACCORDANCE WITH SECTION 203. EMBANKMENT MATERIAL WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE PAY ITEM FOR EMBANKMENT PROTECTOR (TYPE 5).
4. PAYMENT FOR THE QUANTITIES SHOWN ON THE PLANS FOR THIS WORK SHALL BE AS FOLLOWS:
507 - BITUMINOUS SLOPE AND DITCH PAVING (ASPHALT) TON
507 - CONCRETE SLOPE AND DITCH PAVING CU. YD.
609 - CURB, TYPE 4 OR TYPE 6 (SECTION M) LINEAR FT.
615 - EMBANKMENT PROTECTOR (TYPE 5) EACH
NOTE: THIS PAYMENT INCLUDES THE STRUCTURE EXCAVATION, ANY OTHER EARTHWORK, AND ANY EXTRA WORK REQUIRED TO MODIFY OTHER PAY ITEMS.

Computer File Information Creation Date: 07/04/06 Initials: SJR Last Modification Date: 07/04/06 Initials: LTA Full Path: www.dot.state.co.us/DesignSupport/2 Drawing File Name: 615020101.dgn CAD Ver: MicroStation V8 Scale: Not to Scale Units: English	Sheet Revisions Date: Comments	Colorado Department of Transportation 4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9083 Fax: (303) 757-9820 Project Development Branch SRJ/LTA	STANDARD PLAN NO. EMBANKMENT PROTECTOR TYPE 5 M-615-2 Sheet No. 1 of 1
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HOMESTEAD AT STERLING RANCH FILING NO. 1

GENERAL NOTES AND DETAILS

PROJECT NO. 09-005
SCALE: HORIZONTAL: N/A
DESIGNED BY: ELM
DRAWN BY: DLY
CHECKED BY: VAS

DATE: 11/10/2017
SHEET 3 OF 6
ST03

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

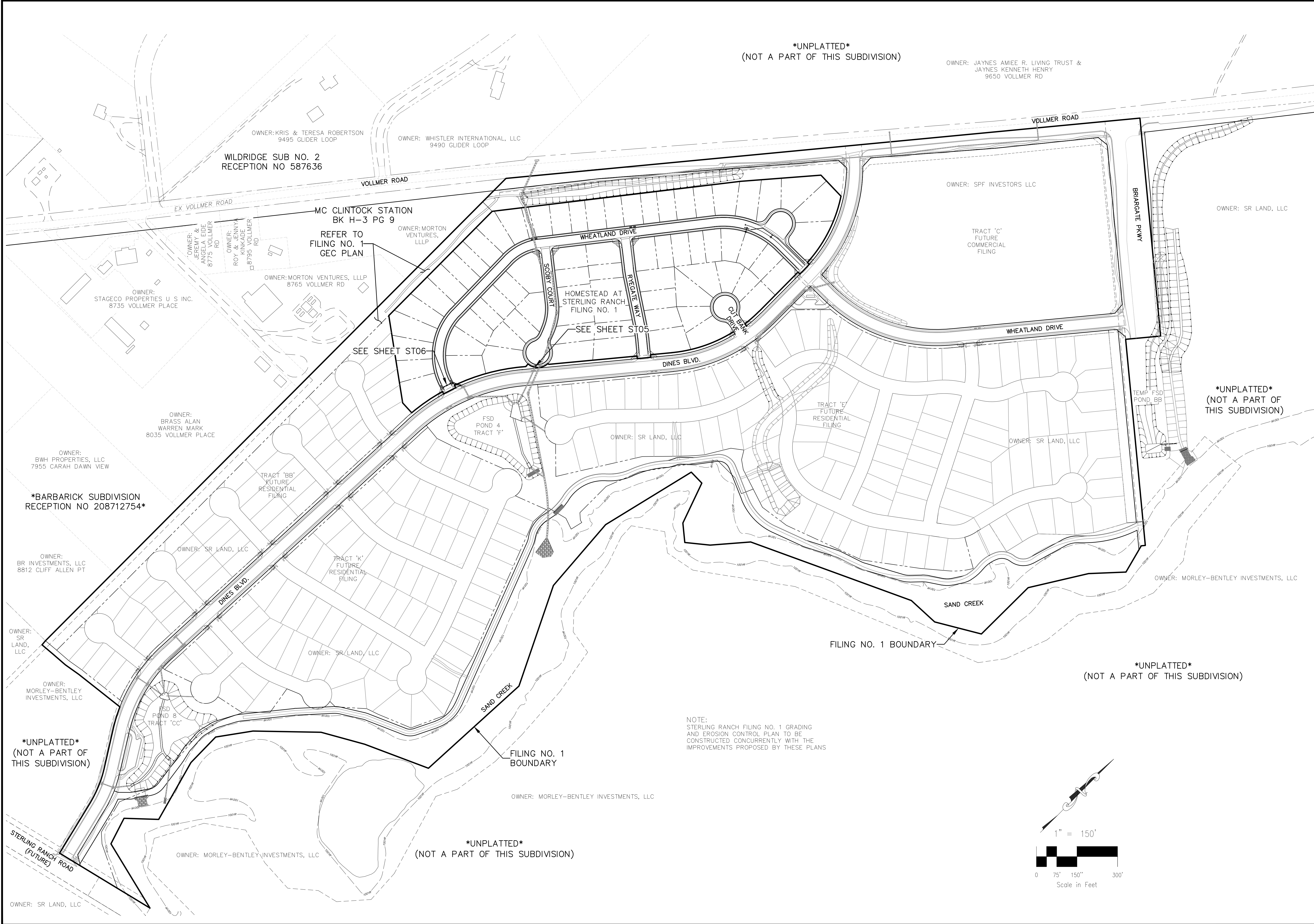
CIVIL CONSULTANTS, INC.

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

REVISIONS:
NO. DATE: BY: DESCRIPTION:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE 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



UNPLATTED
(NOT A PART OF THIS SUBDIVISION)

OWNER: JAYNES AMIEE R. LIVING TRUST &
JAYNES KENNETH HENRY
9650 VOLLMER RD

OWNER: KRIS & TERESA ROBERTSON
9495 GLIDER LOOP
WILDRIDGE SUB NO. 2
RECEPTION NO 587636

OWNER: WHISTLER INTERNATIONAL, LLC
9490 GLIDER LOOP

MC CLINTOCK STATION
BK H-3 PG 9

REFER TO
FILING NO. 1
GEC PLAN

OWNER: MORTON
VENTURES,
LLLP

OWNER: MORTON VENTURES, LLLP
8765 VOLLMER RD

OWNER:
STAGECO PROPERTIES U S INC.
8735 VOLLMER PLACE

OWNER:
BRASS ALAN
WARREN MARK
8035 VOLLMER PLACE

OWNER:
BWH PROPERTIES, LLC
7955 CARAH DAWN VIEW

*BARBARICK SUBDIVISION
RECEPTION NO 208712754*

OWNER:
BR INVESTMENTS, LLC
8812 CLIFF ALLEN PT

OWNER:
SR
LAND,
LLC

OWNER:
MORLEY-BENTLEY
INVESTMENTS, LLC

UNPLATTED
(NOT A PART OF
THIS SUBDIVISION)

OWNER: MORLEY-BENTLEY INVESTMENTS, LLC

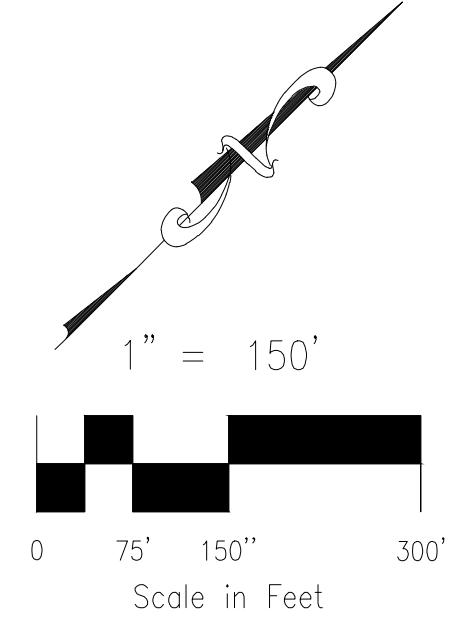
UNPLATTED
(NOT A PART OF THIS SUBDIVISION)

OWNER: MORLEY-BENTLEY INVESTMENTS, LLC

FILING NO. 1
BOUNDARY

NOTE:
STERLING RANCH FILING NO. 1 GRADING
AND EROSION CONTROL PLAN TO BE
CONSTRUCTED CONCURRENTLY WITH THE
IMPROVEMENTS PROPOSED BY THESE PLANS

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(NOT A PART OF THIS SUBDIVISION)



HOMESTEAD AT STERLING RANCH FILING NO. 1
STORM SEWER SHEET KEY

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.

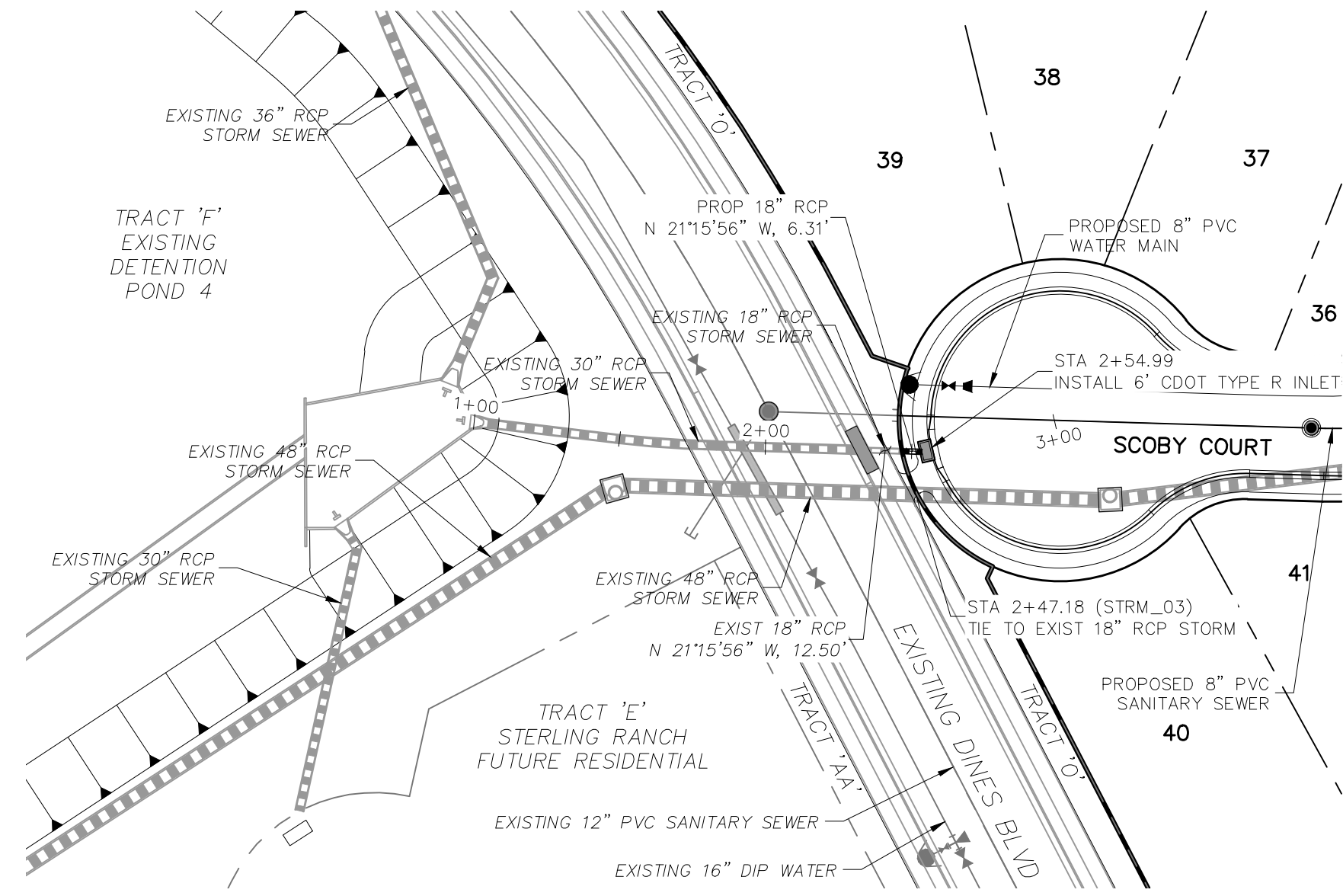
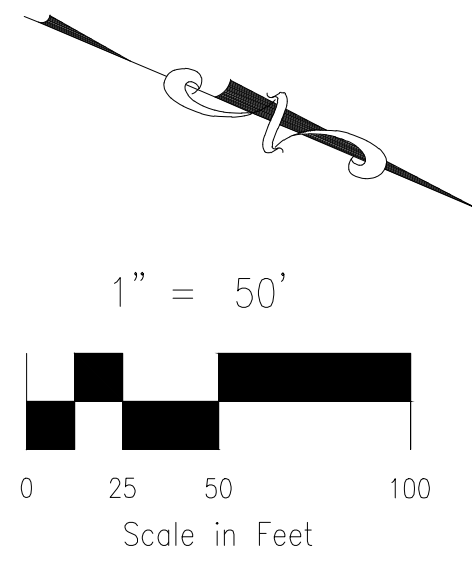
NO.	DATE	DESCRIPTION	APPROVED BY	DATE

PROJECT NO. 09-005
DESIGNED BY: DLM
DRAWN BY: ELY
CHECKED BY: VAS
SCALE:
HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

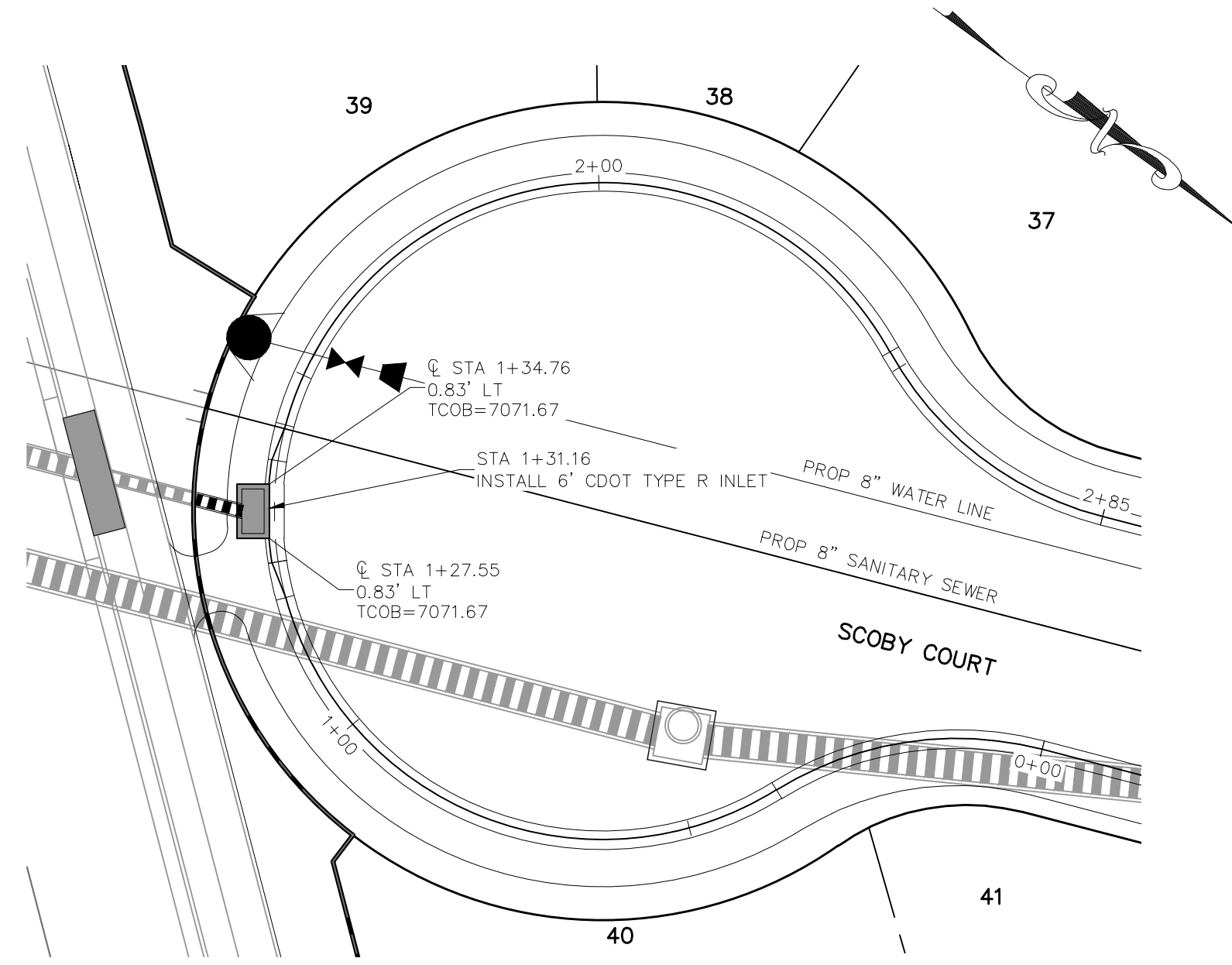
DATE: 11/10/2017
SHEET 4 OF 6
ST04

CAUTION

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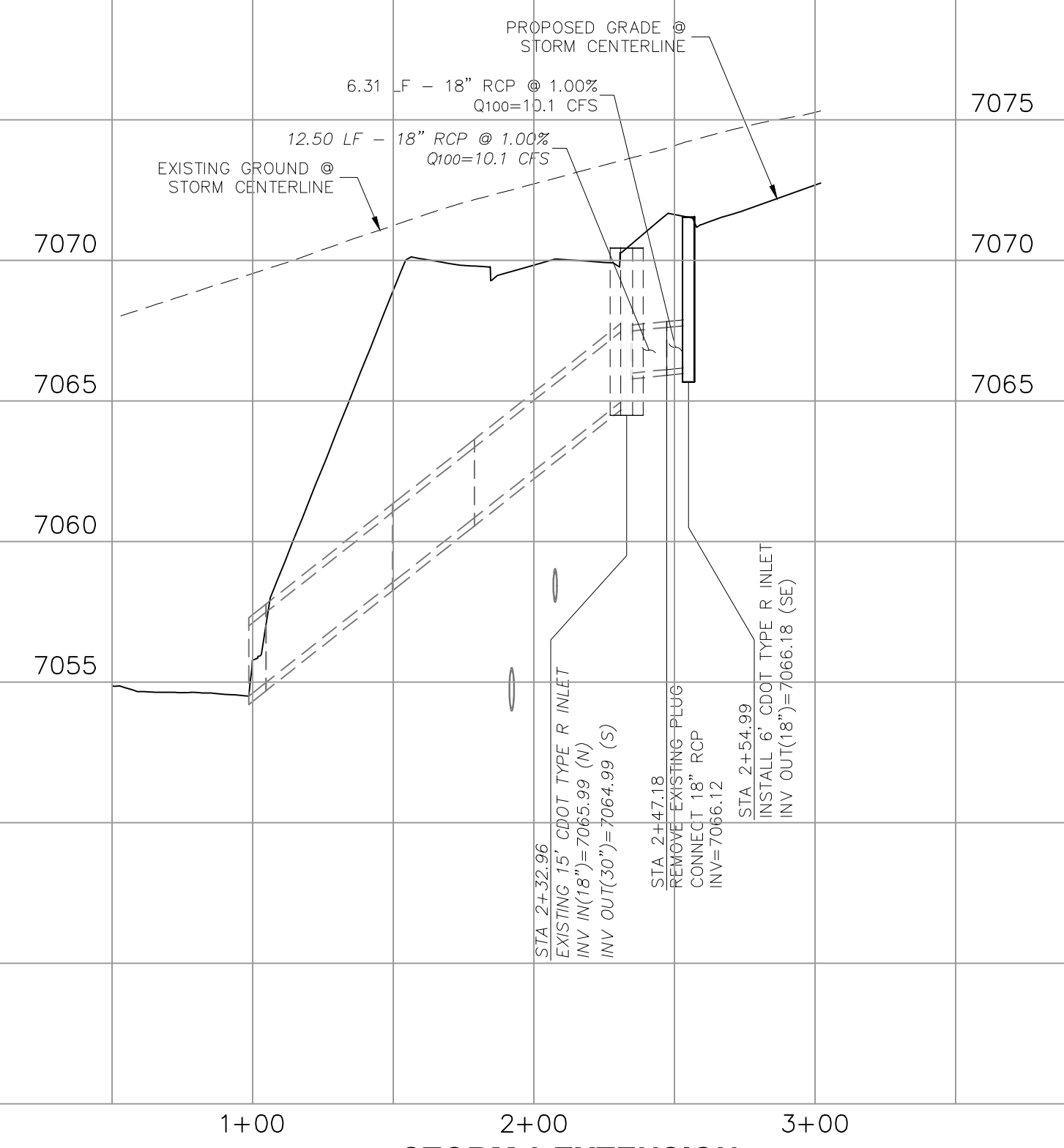


**STORM 3 EXTENSION
STA 2+47.18 TO STA 2+54.99**



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

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: 719.955.4485

M&S
CIVIL CONSULTANTS, INC.

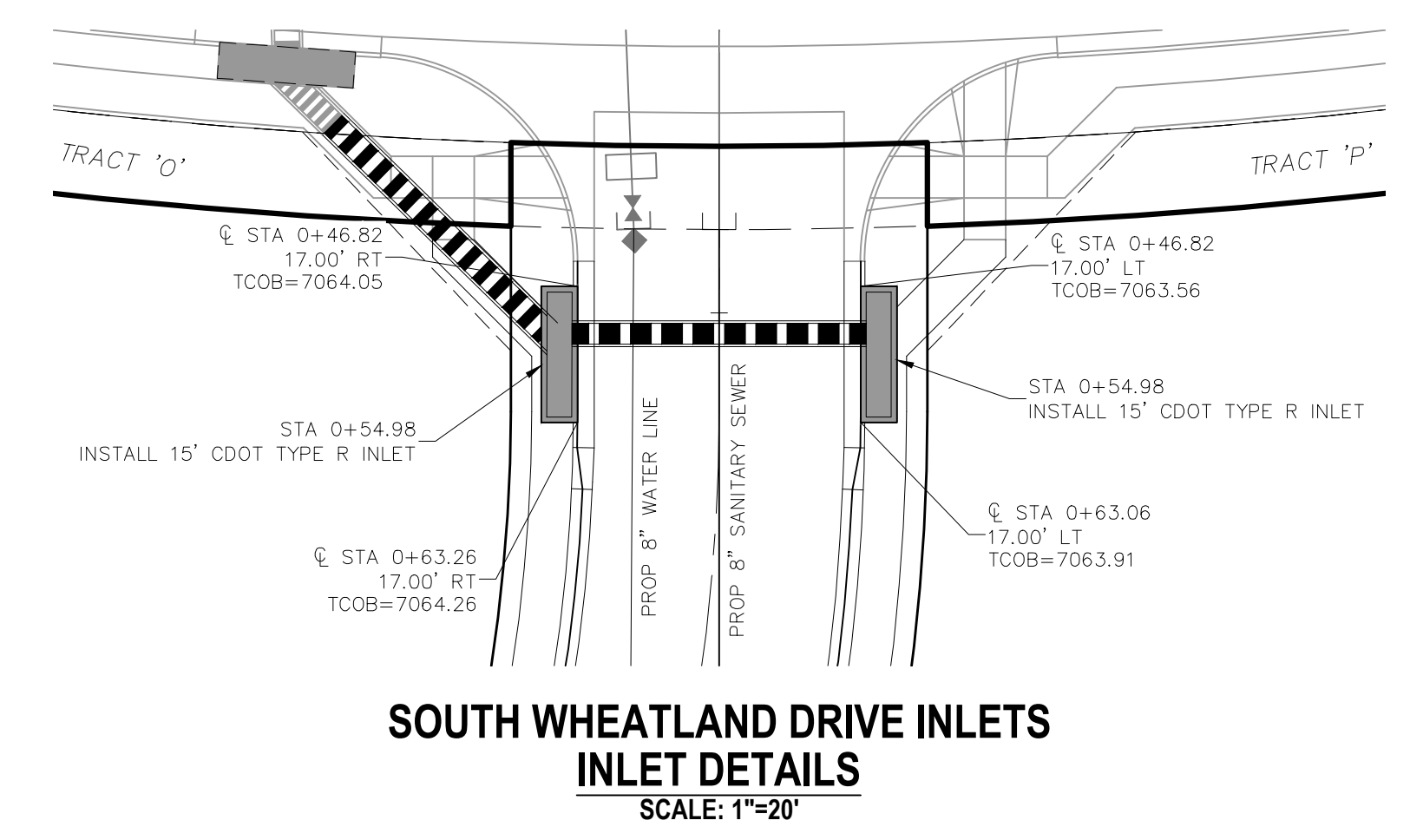
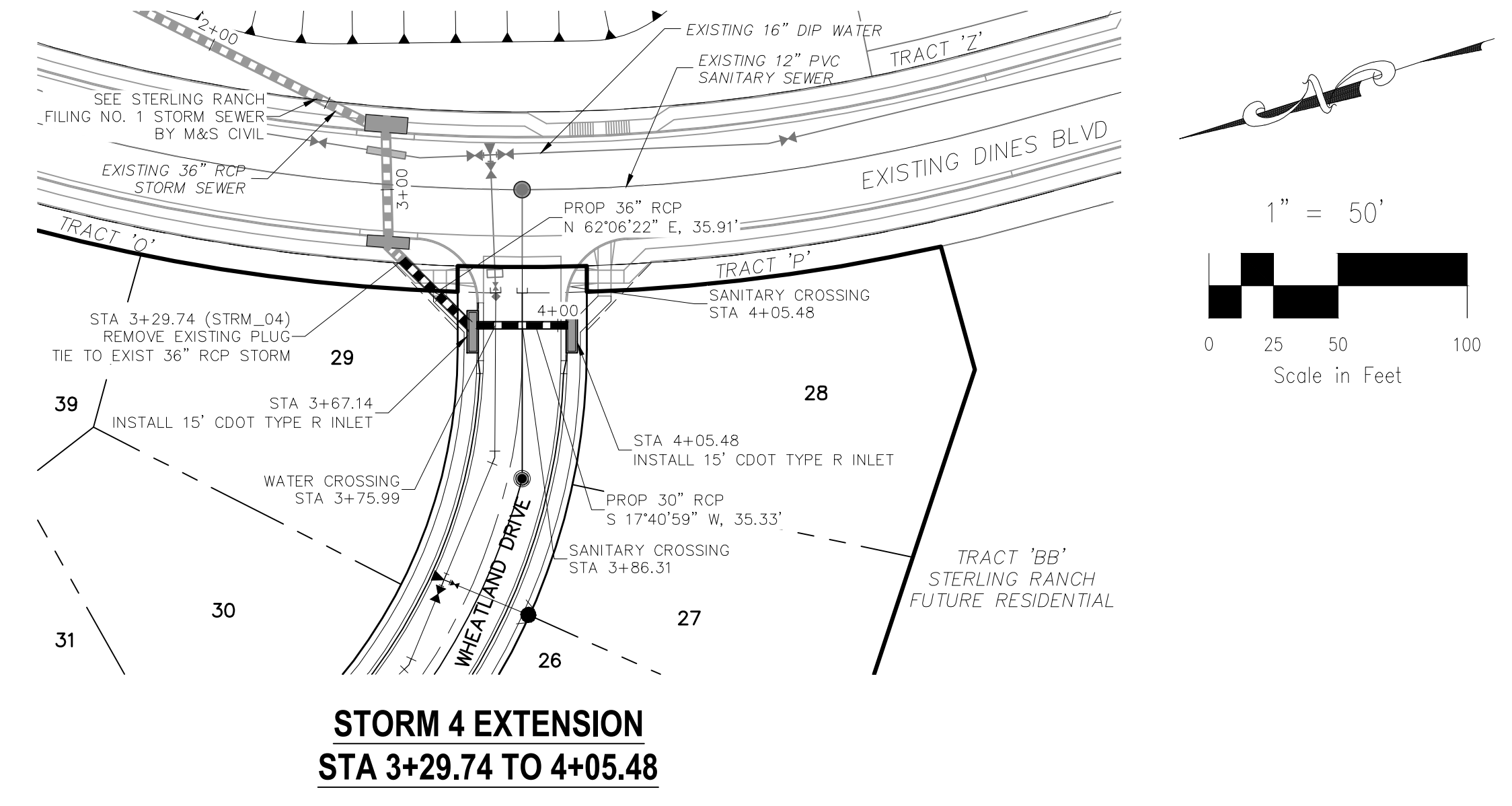
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

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

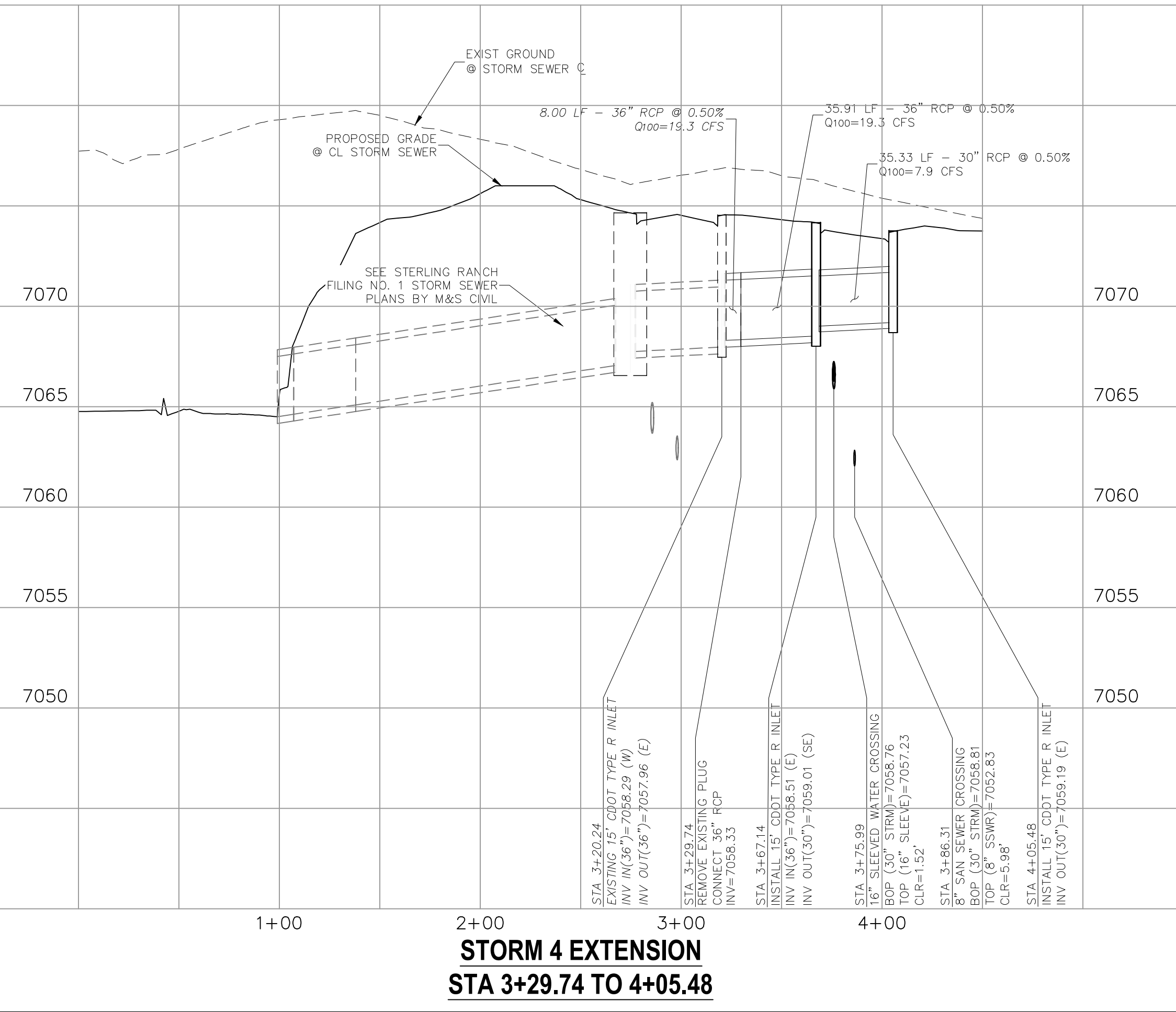
NO.	DATE	BY	DESCRIPTION	APPROVED BY	DATE

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CAUTION



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: 719.955.4485

CIVIL CONSULTANTS, INC.

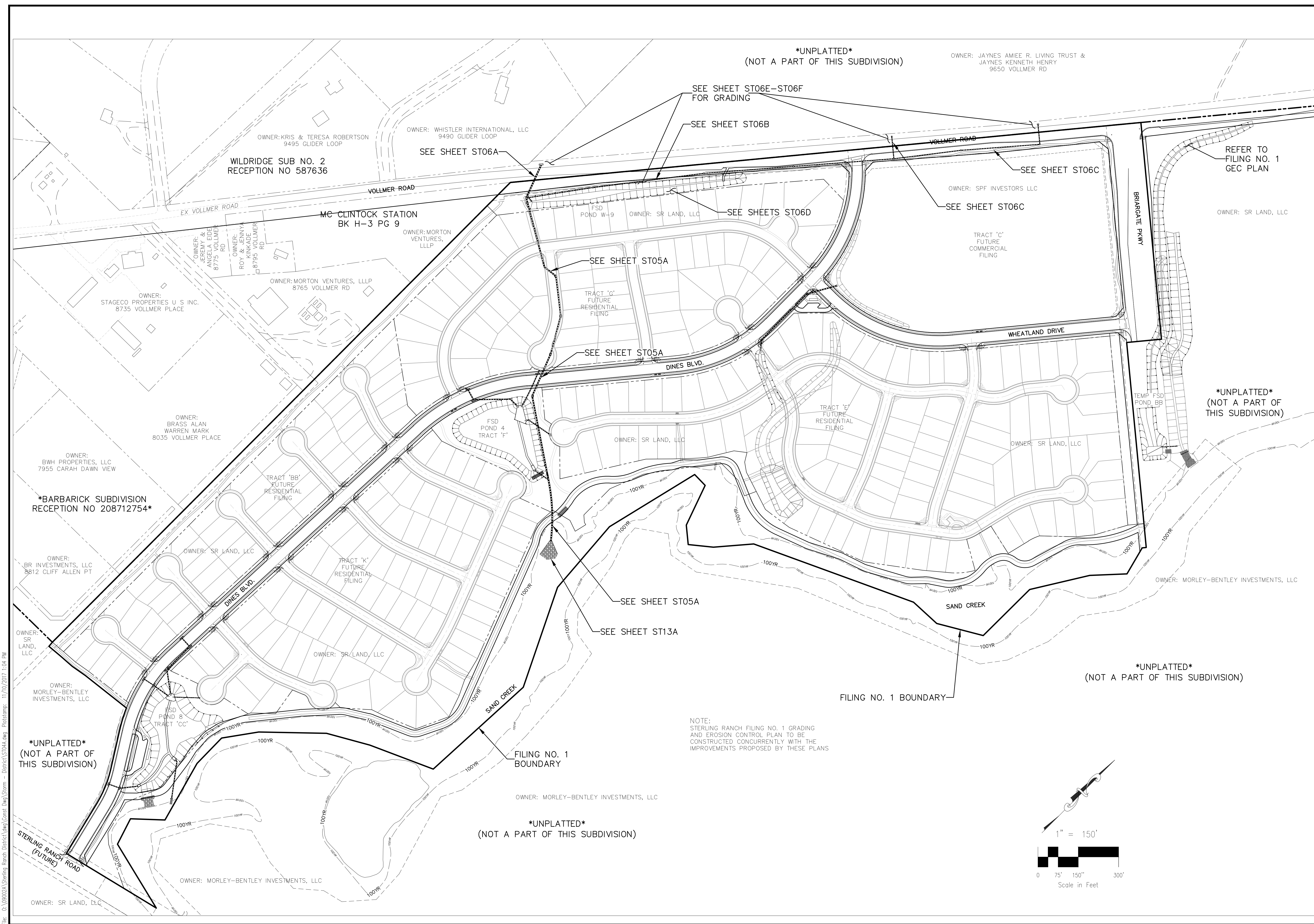
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.
 VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

NO.	DATE	BY	DESCRIPTION	APPROVED BY	DATE

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

STERLING RANCH FIL. NO. 1
COUNTY OF EL PASO, STATE OF COLORADO
STORM SEWER PLANS ALTERNATE #1
NOVEMBER 2017



UNPLATTED
(NOT A PART OF THIS SUBDIVISION)

OWNER: JAYNES AMIEE R. LIVING TRUST &
JAYNES KENNETH HENRY
9650 VOLLMER RD

OWNER: KRIS & TERESA ROBERTSON
9495 GLIDER LOOP

WILDRIDGE SUB NO. 2
RECEPTION NO 587636

OWNER: WHISTLER INTERNATIONAL, LLC
9490 GLIDER LOOP

SEE SHEET ST06E-ST06F
FOR GRADING

SEE SHEET ST06B

SEE SHEET ST06A

SEE SHEET ST06C

REFER TO
FILING NO. 1
GEC PLAN

OWNER: SPF INVESTORS LLC

SEE SHEET ST06C

FSD POND W-9 OWNER: SR LAND, LLC

SEE SHEETS ST06D

MC CLINTOCK STATION
BK H-3 PG 9

OWNER: MORTON
VENTURES,
LLLP

SEE SHEET ST05A

TRACT 'C'
FUTURE
COMMERCIAL
FILING

OWNER:
STAGECO PROPERTIES U S INC.
8735 VOLLMER PLACE

OWNER: MORTON VENTURES, LLLP
8765 VOLLMER RD

SEE SHEET ST05A

TRACT 'G'
FUTURE
RESIDENTIAL
FILING

WHEATLAND DRIVE

OWNER:
BRASS ALAN
WARREN MARK
8035 VOLLMER PLACE

FSD POND 4
TRACT 'F'

OWNER: SR LAND, LLC

TRACT 'E'
FUTURE
RESIDENTIAL
FILING

OWNER: SR LAND, LLC

UNPLATTED
(NOT A PART OF
THIS SUBDIVISION)

OWNER:
BWH PROPERTIES, LLC
7955 CARAH DAWN VIEW

*BARBARICK SUBDIVISION
RECEPTION NO 208712754*

TRACT 'BB'
FUTURE
RESIDENTIAL
FILING

OWNER: SR LAND, LLC

TRACT 'K'
FUTURE
RESIDENTIAL
FILING

SEE SHEET ST05A

SEE SHEET ST13A

SAND CREEK

OWNER: MORLEY-BENTLEY INVESTMENTS, LLC

UNPLATTED
(NOT A PART OF THIS SUBDIVISION)

FILING NO. 1 BOUNDARY

UNPLATTED
(NOT A PART OF
THIS SUBDIVISION)

FILING NO. 1
BOUNDARY

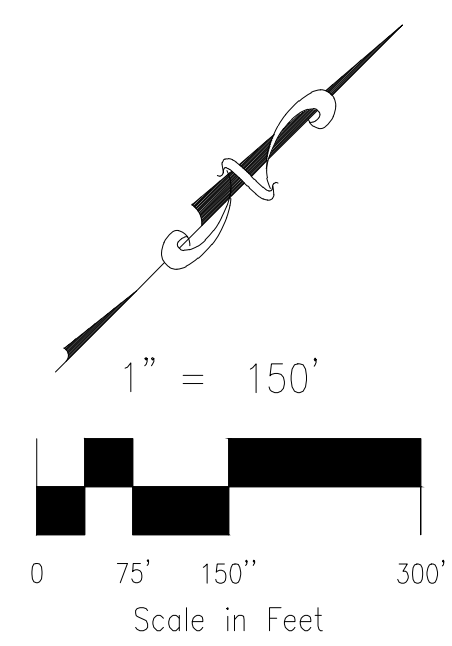
NOTE:
STERLING RANCH FILING NO. 1 GRADING
AND EROSION CONTROL PLAN TO BE
CONSTRUCTED CONCURRENTLY WITH THE
IMPROVEMENTS PROPOSED BY THESE PLANS

OWNER: MORLEY-BENTLEY INVESTMENTS, LLC

UNPLATTED
(NOT A PART OF THIS SUBDIVISION)

OWNER: MORLEY-BENTLEY INVESTMENTS, LLC

OWNER: SR LAND, LLC



STERLING RANCH FILING NO. 1
ALT #1 - STORM SEWER SHEET KEY

PROJECT NO. 09-002	FILE: \alg\Const\Eng\Storm - District\ST04A.dwg	DATE: 11/10/2017
DESIGNED BY: ET	SCALE: N/A	
DRAWN BY: ELY	HORIZ: 1"=150'	SHEET 4A OF 29
CHECKED BY: VAS	VERT: N/A	ST04A

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

MAS CIVIL CONSULTANTS, INC.
CIVIL CONSULTANTS, INC.

FOR AND ON
BEHALF OF
MAS CIVIL
CONSULTANTS,
INC.

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

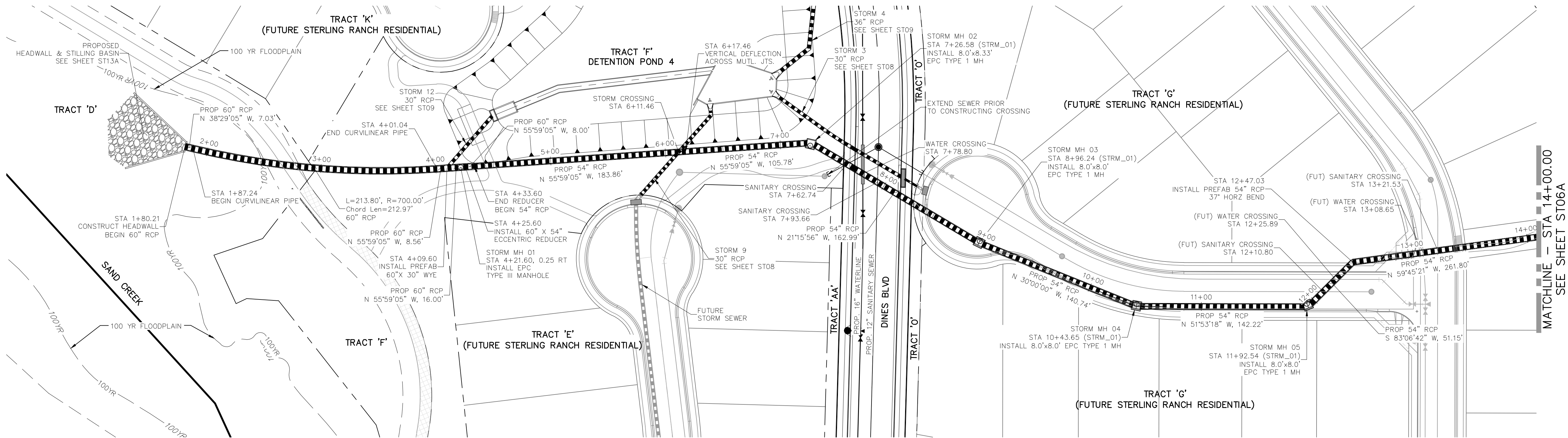
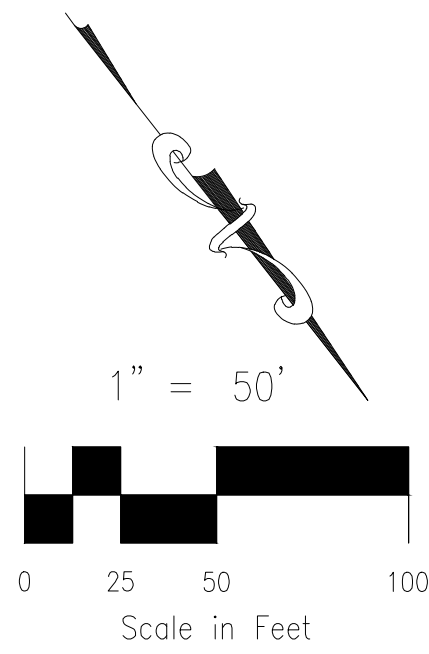
NO.	DATE	BY	DESCRIPTION	APPROVED BY	DATE

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

File: c:\09002A\Sterling Ranch District\Eng\Const - District\ST04A.dwg - Plotstamp: 11/10/2017 1:04 PM

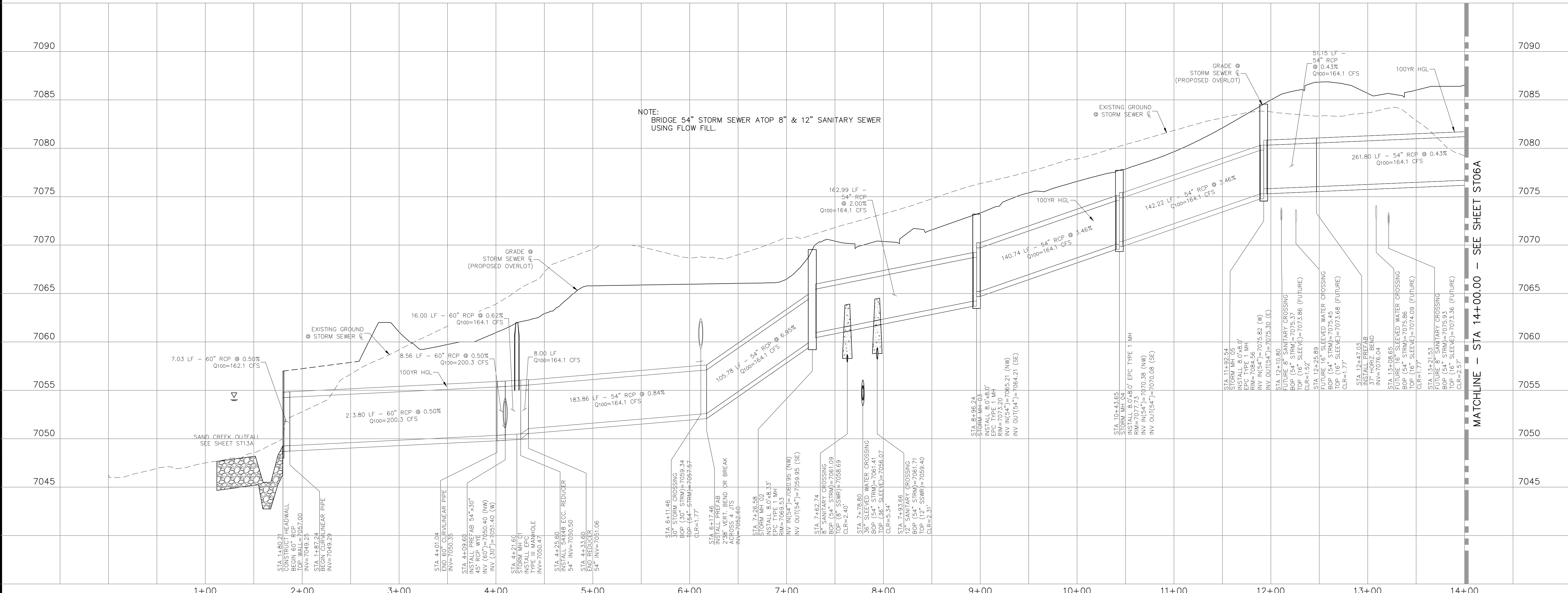
FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
 FOR BURIED UTILITY INFORMATION
 48 HRS BEFORE YOU DIG
 CALL 1-800-922-1987



STORM 1A
ALT #1 - STA 1+80.21 TO STA 14+00.00

- NOTES:
- 1) ALL MANHOLE LIDS ON STORM 1 SHALL LOCKABLE AND SHALL BE SECURED.
 - 2) RCP STORM SEWER BETWEEN STATIONS 5+67.46 (NEAREST FULL JOINT) AND 7+26.58, 8+50.00 (NEAREST FULL JOINT) AND 11+92.54 (NEAREST FULL JOINT) SHALL BE MANUFACTURED WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI.

File: c:\09002A\Sterling Ranch District\DWG\Const\Storm - District\ST05A.dwg - PlotStamp: 11/10/2017 12:47 PM



ALT#1 - STORM 1A - STA 1+80.21 TO STA 14+00.00

STERLING RANCH FILING NO. 1	
STORM SEWER PLANS	
PROJECT NO. 09-002	FILE: \Lang\Const\DWG\Storm - District\ST05A.dwg
DESIGNED BY: ET	DATE: 11/10/2017
DRAWN BY: ELY	SCALE: 1"=50'
CHECKED BY: VAS	SHEET 5A OF 29
ST05A	

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

CIVIL CONSULTANTS, INC.

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

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

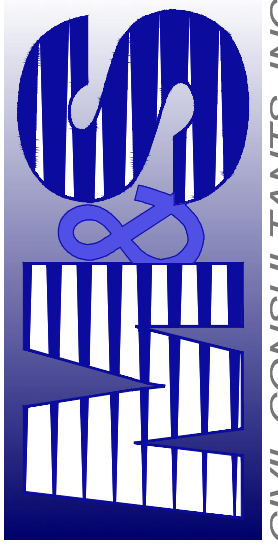
NO.	DATE	BY	DESCRIPTION	APPROV. BY	DATE

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CAUTION

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STERLING RANCH FILING NO. 1
 STORM SEWER PLANS
 PROJECT NO. 09-002 FILE: \Lang\Const\Draw\Storm - District\ST06A.dwg
 DESIGNED BY: ET SCALE: DATE: 11/10/2017
 DRAWN BY: ELY HORIZ: 1"=50'
 CHECKED BY: VAS VERT: 1"=5'

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

 CIVIL CONSULTANTS, INC.

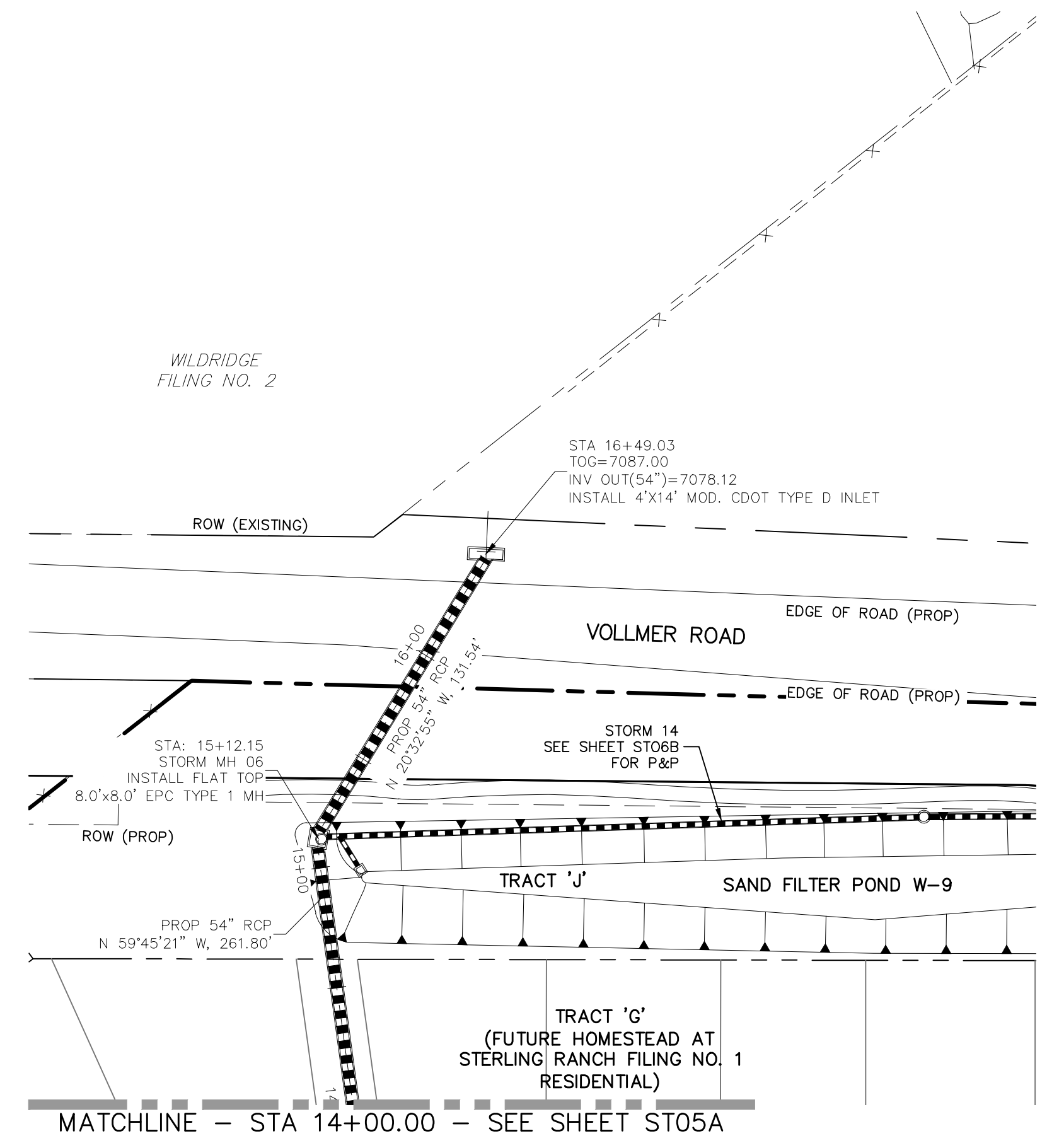
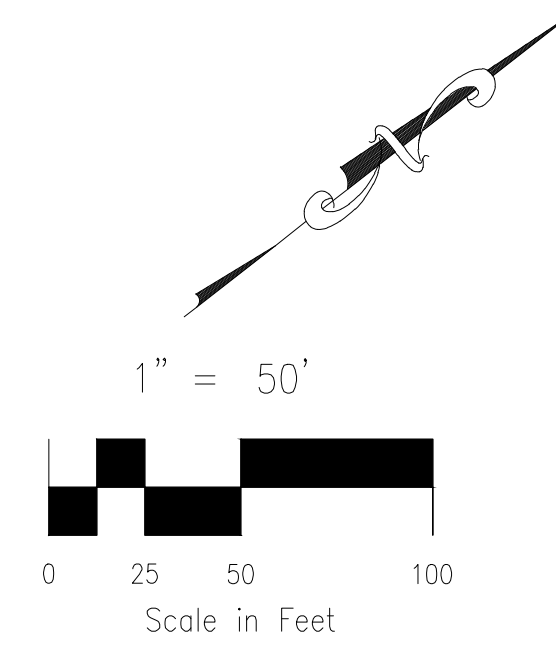
FOR AND ON BEHALF OF
 M&S CIVIL CONSULTANTS, INC.

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

NO.	DATE	BY	DESCRIPTION	APPROVED BY	DATE

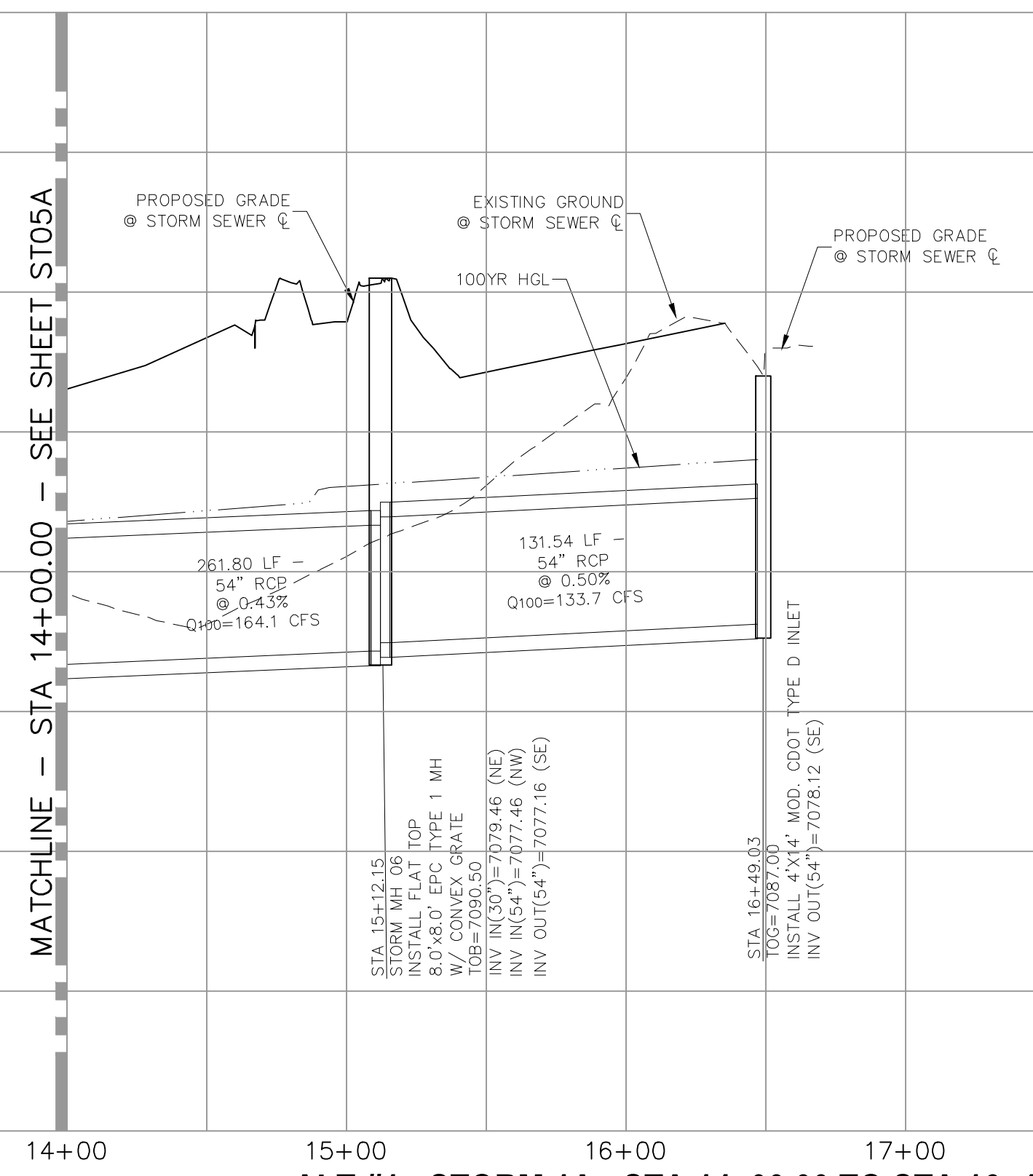
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CAUTION



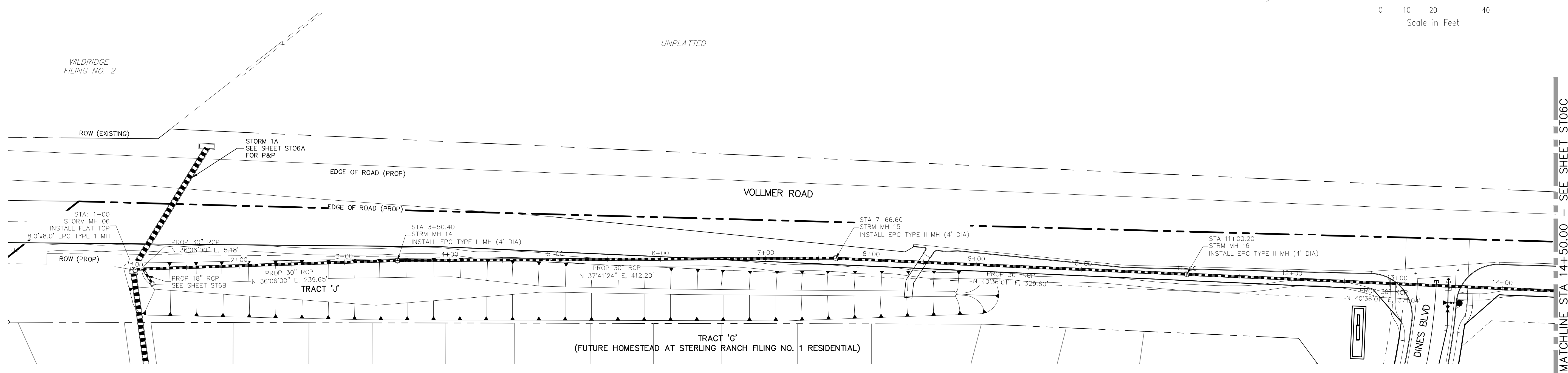
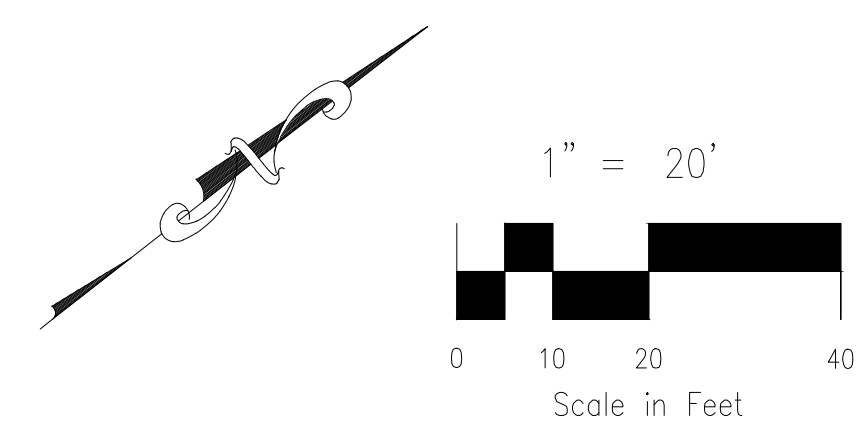
ALT #1 - STORM 1A - STA 14+00.00 TO STA 16+47.03

NOTE:
 ALL MANHOLE LIDS ON STORM 1 SHALL LOCKABLE AND SHALL BE SECURED.



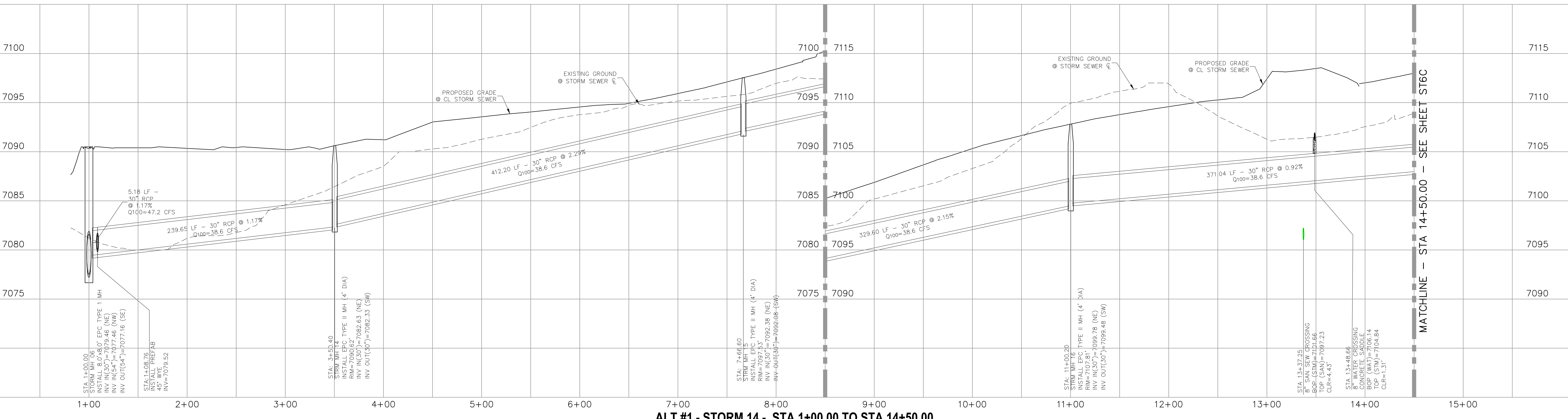
ALT #1 - STORM 1A - STA 14+00.00 TO STA 16+47.03

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



ALT#1 - STORM 14 - STA 1+00.00 TO STA 14+50.00

NOTE:
 ALL MANHOLE LIDS ON STORM 1 SHALL LOCKABLE AND SHALL BE SECURED.



ALT #1 - STORM 14 - STA 1+00.00 TO STA 14+50.00

STERLING RANCH FILING NO. 1	
STORM SEWER PLANS	
PROJECT NO. 09-002	FILE: \\ang\Const\DWG\Storm - District\ST06B.dwg
DESIGNED BY: ET	SCALE: DATE: 11/10/2017
DRAWN BY: ELY	HORIZ: 1"=50'
CHECKED BY: VAS	VERT: 1"=5'
SHEET 68 OF 29	
ST06B	

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.

37160

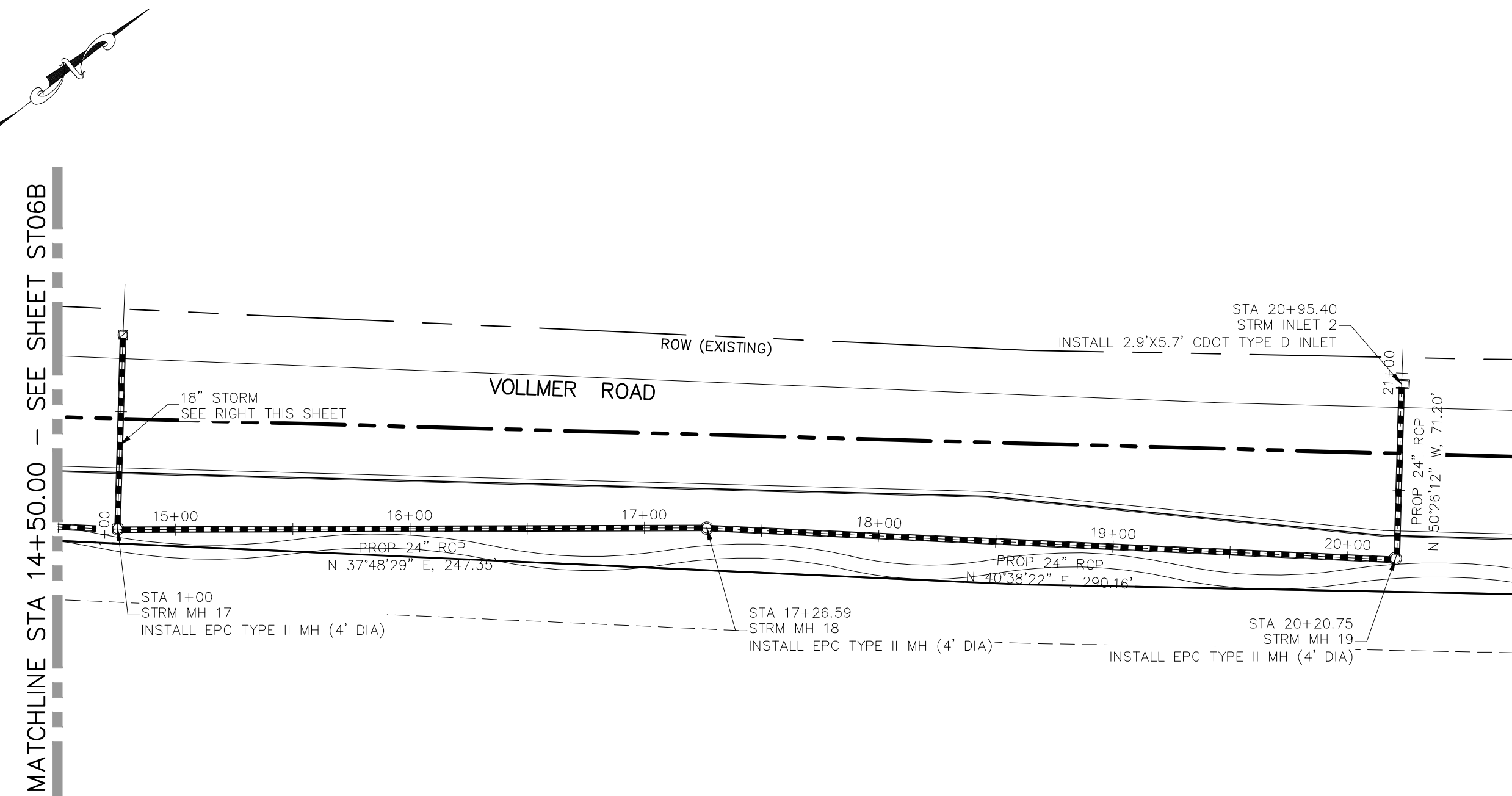
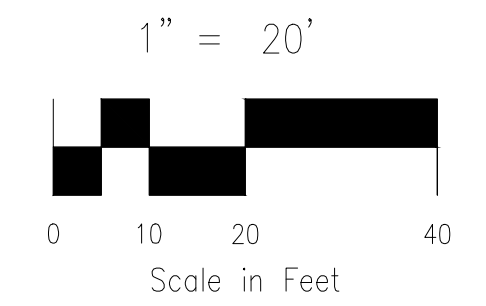
NO.	DATE	BY	DESCRIPTION	APPROVED BY	DATE

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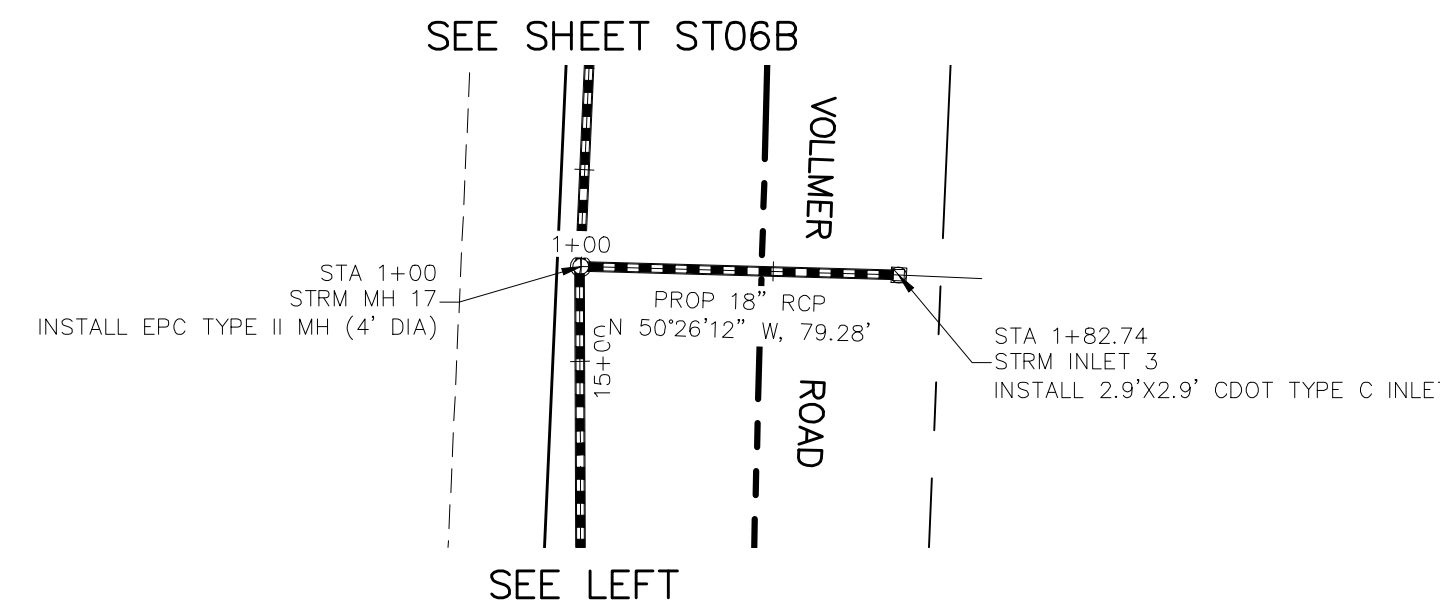
CAUTION

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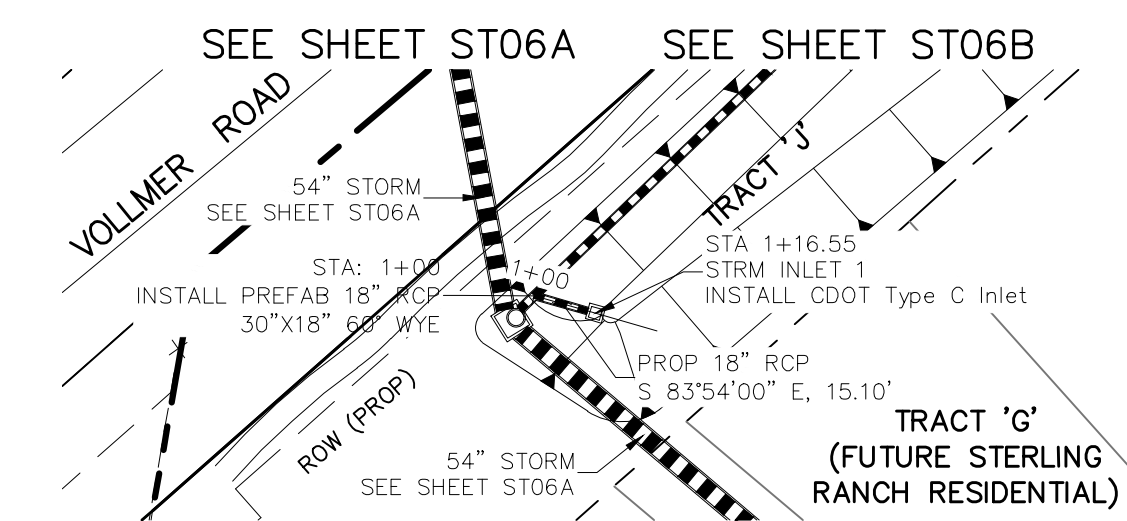
FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
 FOR BURIED UTILITY INFORMATION 48 HRS BEFORE YOU DIG CALL 1-800-922-1987



ALT #1 - STORM 14 - STA 14+50.00 TO STA 20+95.40

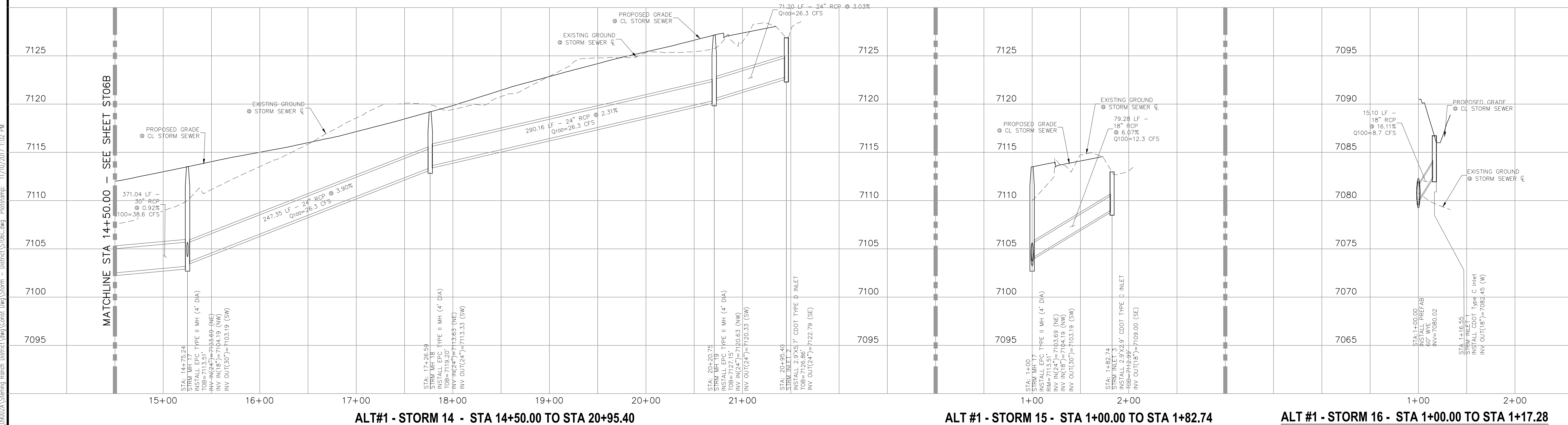


ALT #1 - STORM 15 - STA 1+00.00 TO STA 1+82.74



ALT #1 - STORM 16 - STA 1+00.00 TO STA 1+17.28

NOTE:
 ALL MANHOLE LIDS ON STORM 1 SHALL LOCKABLE AND SHALL BE SECURED.



ALT #1 - STORM 14 - STA 14+50.00 TO STA 20+95.40

ALT #1 - STORM 15 - STA 1+00.00 TO STA 1+82.74

ALT #1 - STORM 16 - STA 1+00.00 TO STA 1+17.28

STERLING RANCH FILING NO. 1
STORM SEWER PLANS
 PROJECT NO. 09-002 FILE: \Lang\Const Dwg\Storm - District\ST06C.dwg
 DESIGNED BY: ET SCALE DATE: 11/10/2017
 DRAWN BY: ELY HORIZ: 1"=50'
 CHECKED BY: VAS VERT: 1"=5'

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.

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

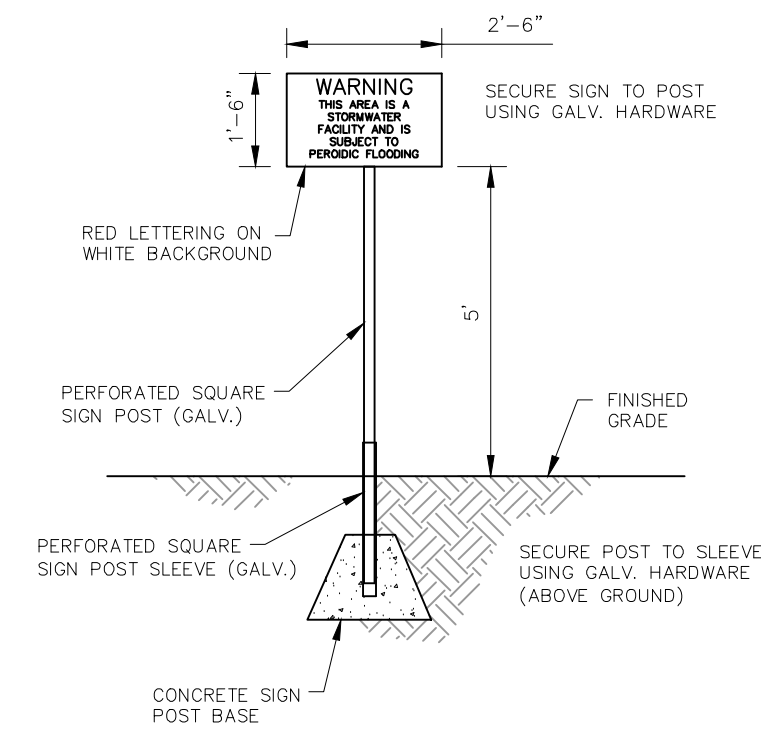
NO.	DATE	BY	DESCRIPTION	APPROV. BY	DATE

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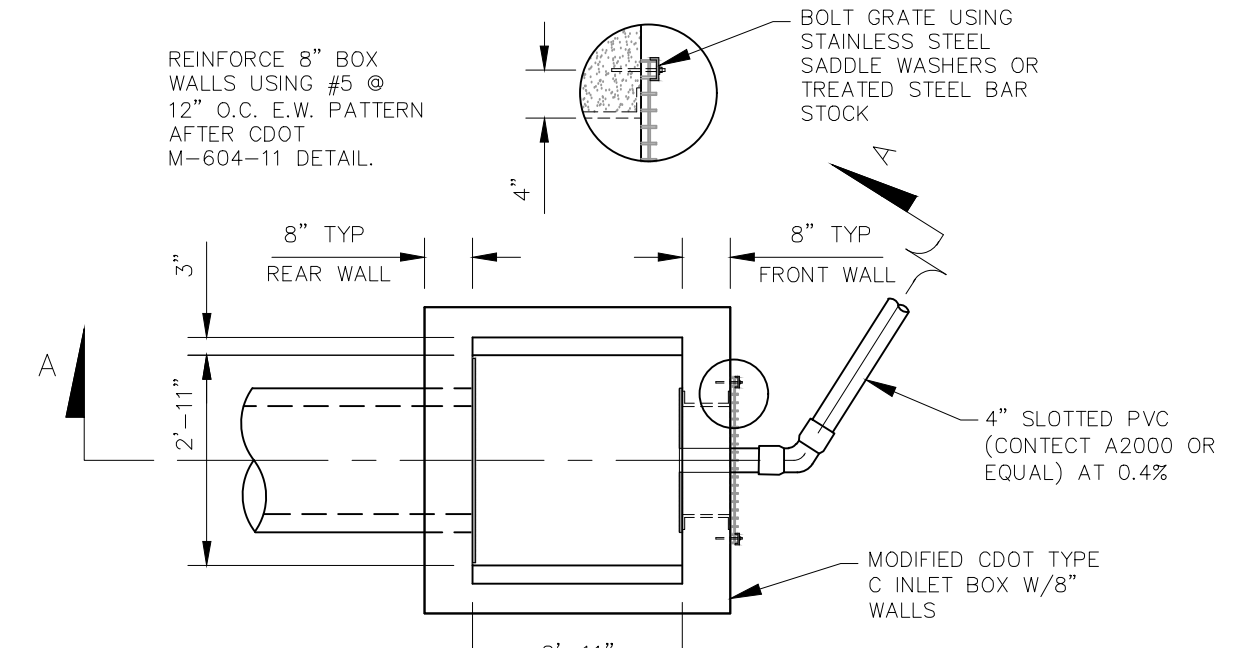
CAUTION

LEGEND

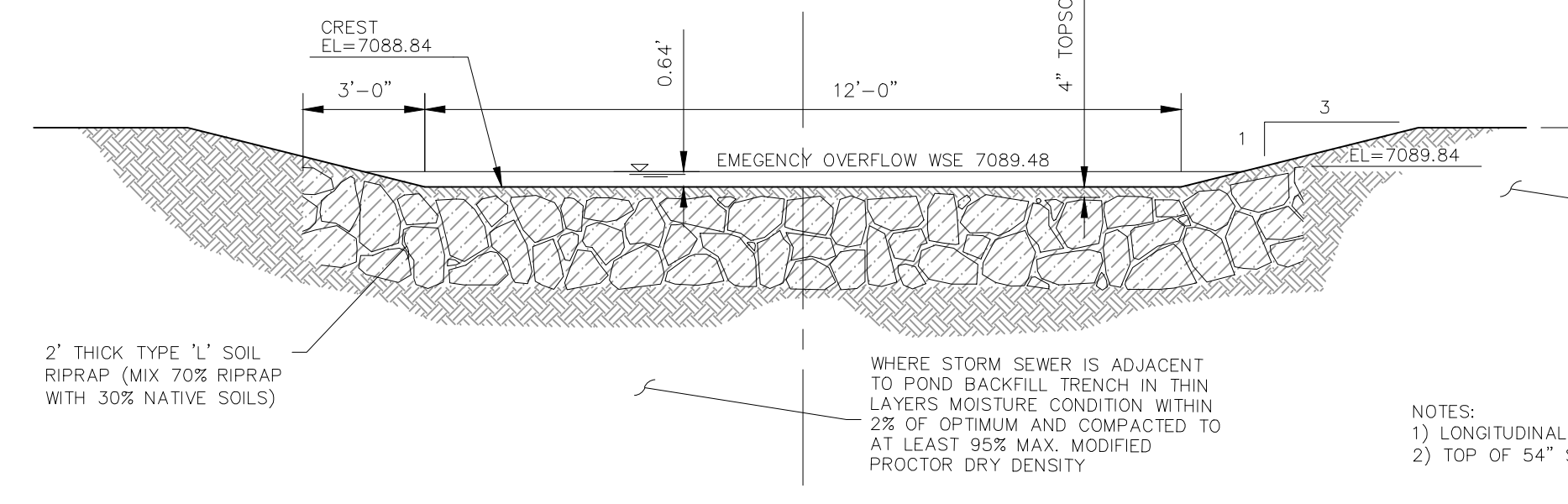
- EX EXISTING
- FUT FUTURE
- PROP PROPOSED
- 7070 PROP MAJ CONT
- (7070) PROP MIN CONT
- 7070 EXIST MAJ CONT
- (7070) EXIST MIN CONT
- RIPRAP TYP.
- CDOT CLASS C MATERIAL
- PROPERTY LINE
- PROP STORM SEWER PIPE
- WARNING SIGN



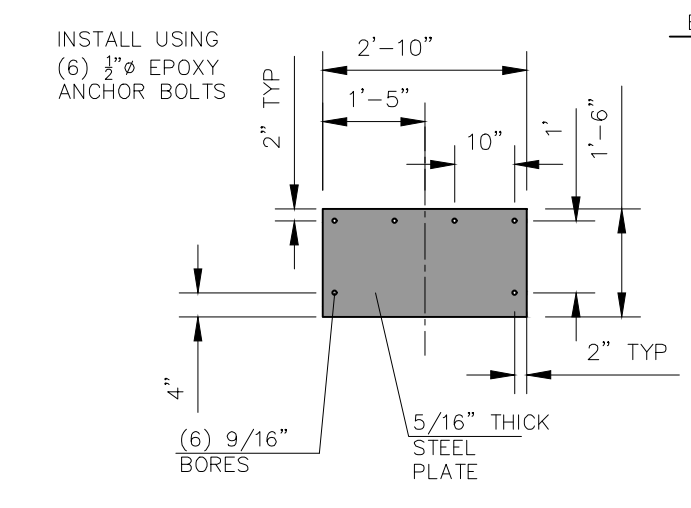
POND WARNING SIGN
NOT TO SCALE



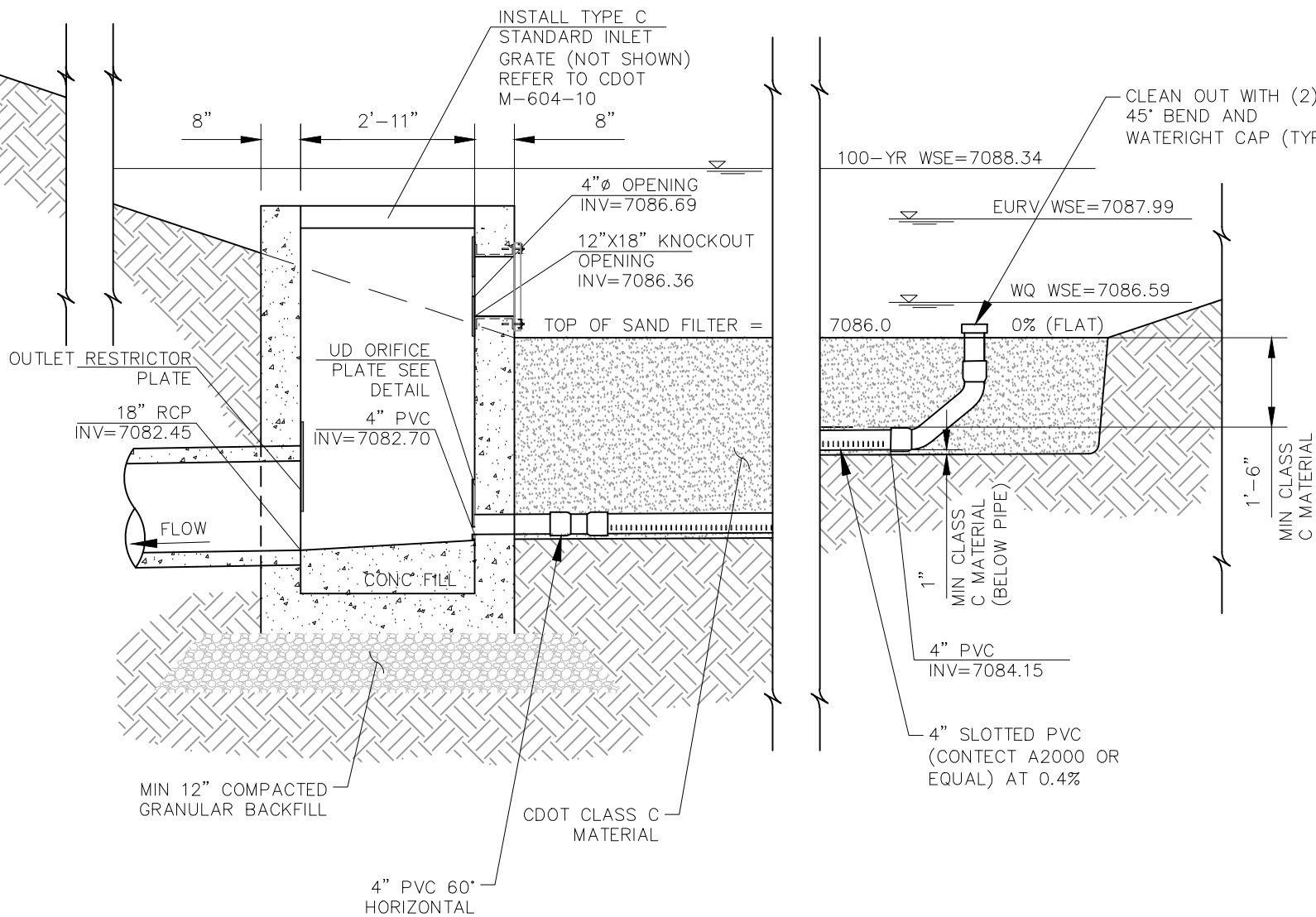
MODIFIED CDOT TYPE C PLAN
NOT TO SCALE



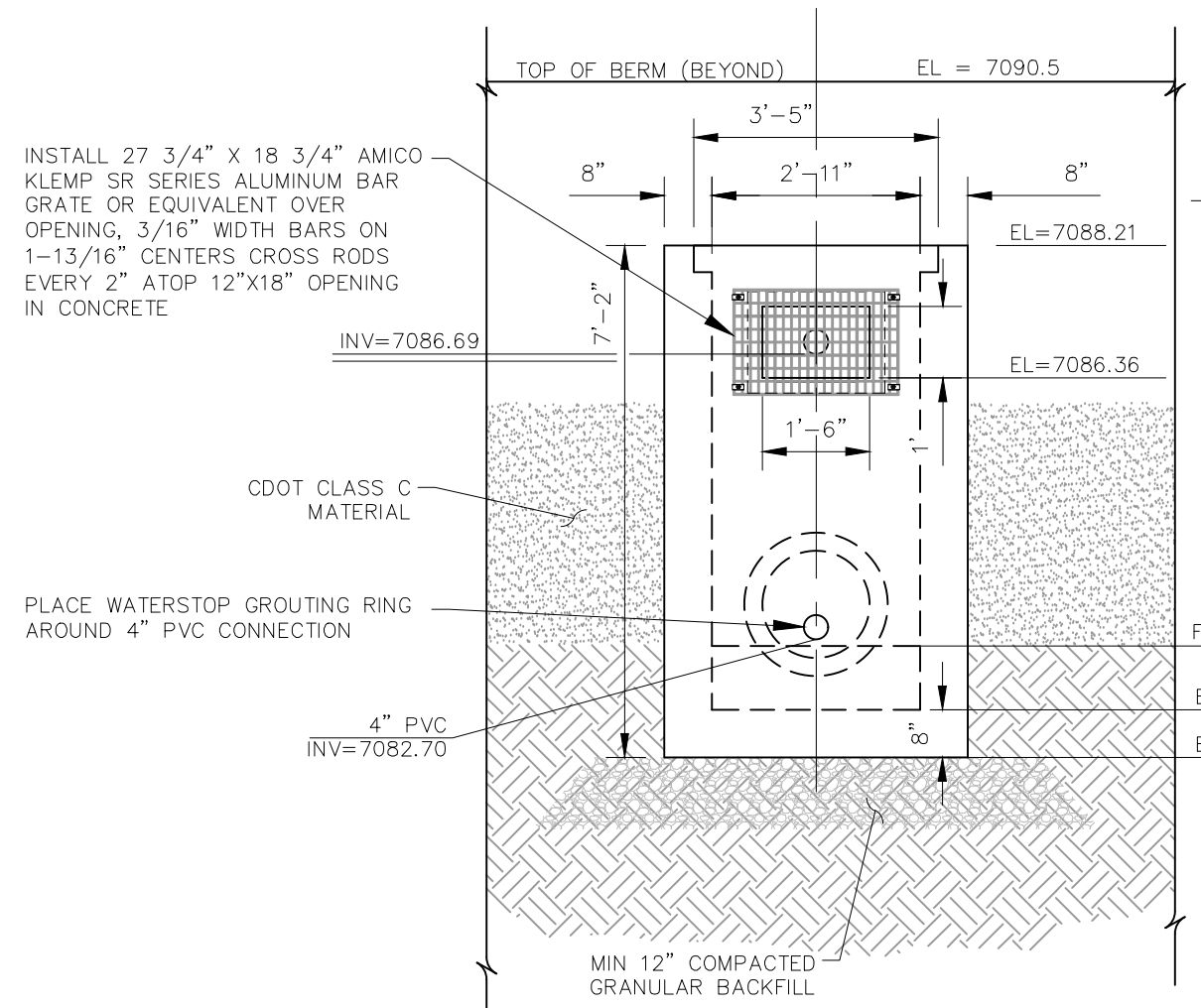
SPILLWAY CROSS SECTION



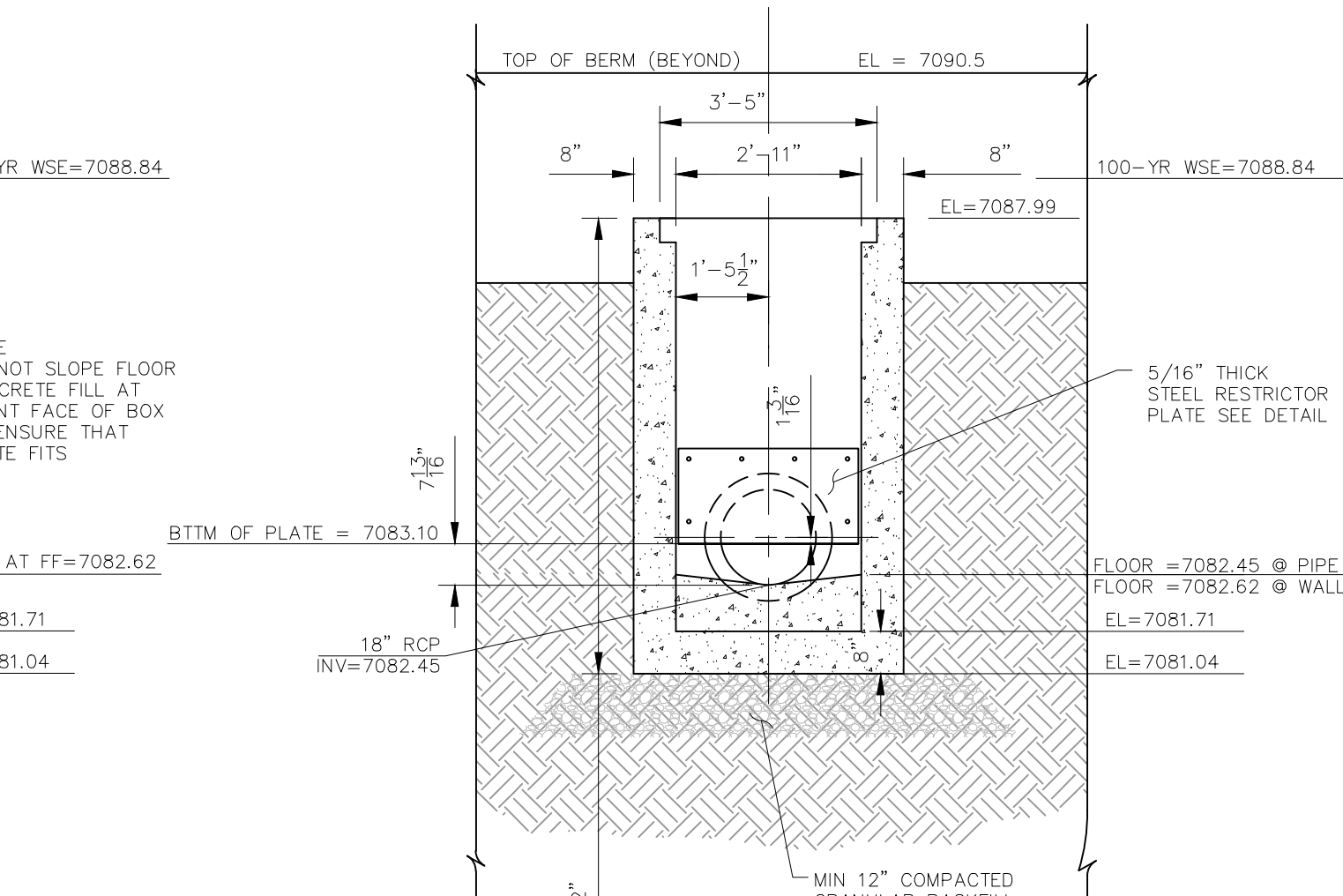
RESTRICTOR PLATE FOR 18" RCP OUTLET
NOT TO SCALE



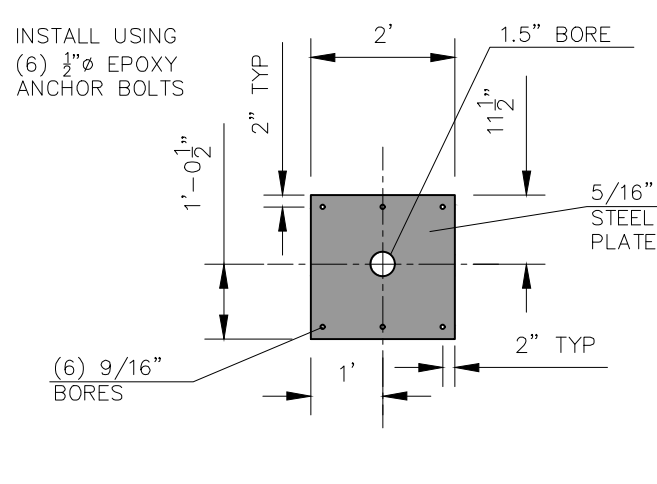
MODIFIED CDOT TYPE C FULL SPECTRUM OUTLET BOX AND SAND FILTER SECTION A-A
NOT TO SCALE



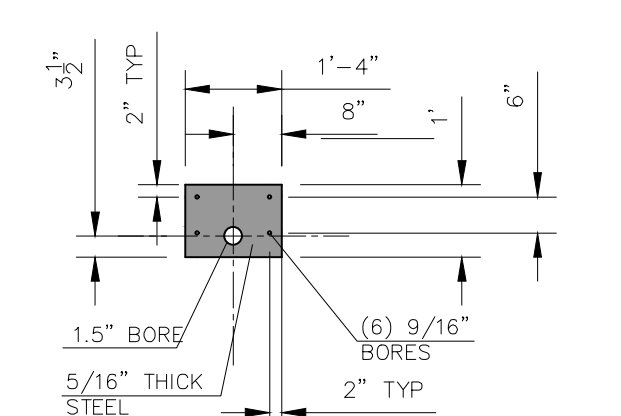
OUTLET BOX FRONT WALL
NOT TO SCALE



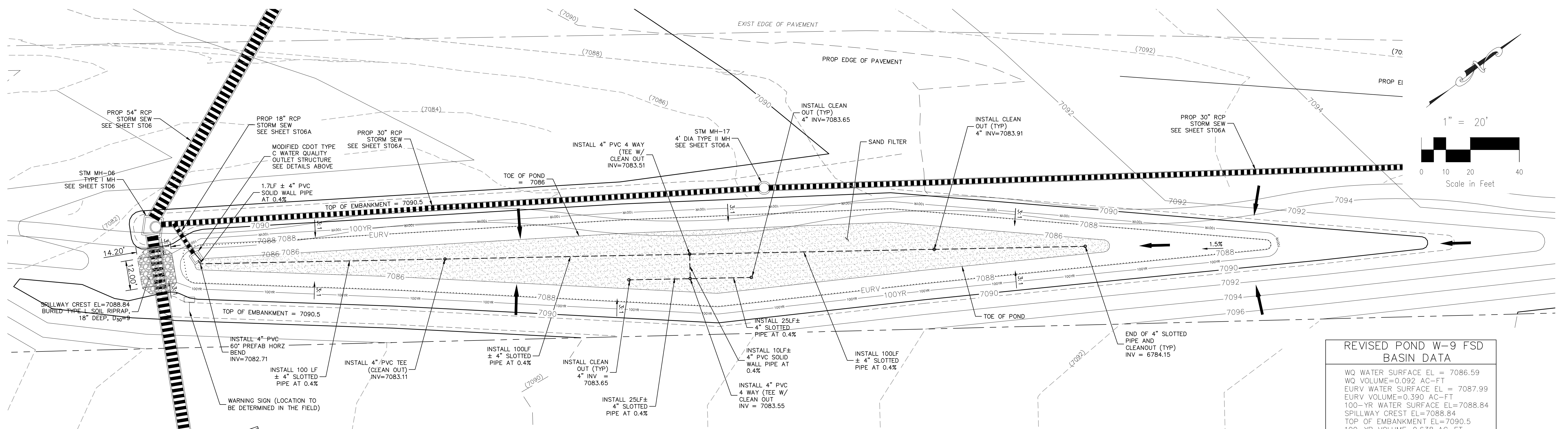
OUTLET BOX REAR WALL
NOT TO SCALE



ORIFICE PLATE FOR 12"x18" OPENING
NOT TO SCALE



UNDERDRAIN ORIFICE PLATE
NOT TO SCALE



ALTERNATIVE #1 - FULL SPECTRUM DETENTION SAND FILTER POND W-9 SITE PLAN
SCALE 1"=20'

REVISED POND W-9 FSD BASIN DATA

WQ WATER SURFACE EL =	7086.59
WQ VOLUME =	0.092 AC-FT
EURV WATER SURFACE EL =	7087.99
EURV VOLUME =	0.390 AC-FT
100-YR WATER SURFACE EL =	7088.84
SPILLWAY CREST EL =	7088.84
TOP OF EMBANKMENT EL =	7090.5
100-YR VOLUME =	0.638 AC-FT
100-YR INFLOW =	21.0 CFS
100-YR RELEASE =	8.7 CFS

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

STERLING RANCH FILING NO. 1
STORM SEWER PLANS
PROJECT NO. 09-002 FILE: Vang\Const\Eng\Street & Storm Plans\ST060.dwg
DATE: 11/10/2017
SCALE: 1"=20'
DESIGNED BY: ET
DRAWN BY: VAS
CHECKED BY: N/A
SHEET 60 OF 29
ST06D

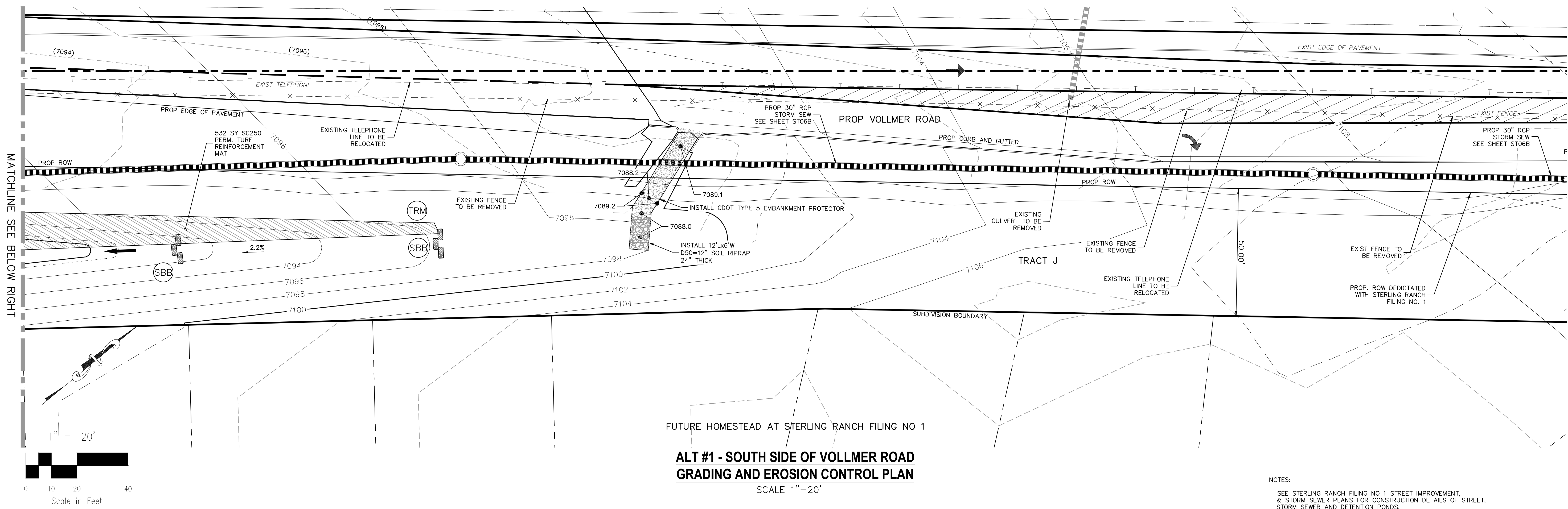
20 BOULDER CRESCENT SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485
CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.
Professional Seal: 37160
Professional Engineer
MARC A. SANCHEZ, COLORADO P.E. NO. 37160

NO.	DATE	DESCRIPTION

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CAUTION

File: c:\09002A\Sterling Ranch District\Eng\Const\Eng\Storm - District\ST060.dwg PlotStamp: 11/10/2017 12:49 PM

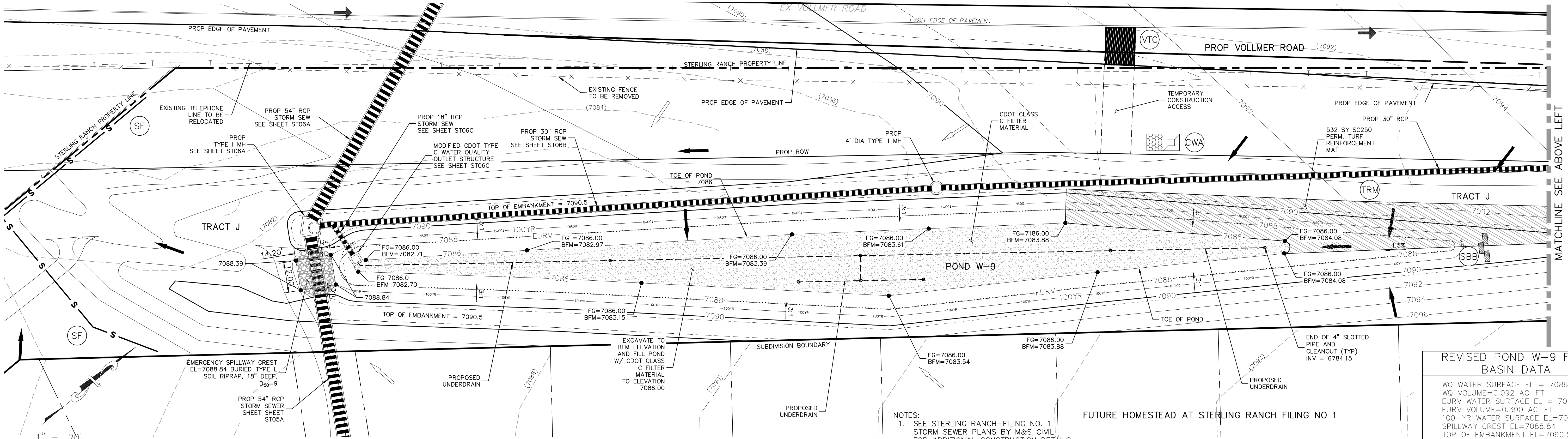


**ALT #1 - SOUTH SIDE OF VOLLMER ROAD
GRADING AND EROSION CONTROL PLAN**
SCALE 1"=20'

NOTES:
SEE STERLING RANCH FILING NO 1 STREET IMPROVEMENT,
& STORM SEWER PLANS FOR CONSTRUCTION DETAILS OF STREET,
STORM SEWER AND DETENTION PONDS.

MATCHLINE SEE BELOW RIGHT

MATCHLINE SEE ABOVE LEFT



**ALT #1- FULL SPECTRUM DETENTION SAND FILTER
POND W-9 & SOUTH SIDE OF VOLLMER ROAD
GRADING AND EROSION CONTROL PLAN**
SCALE 1"=20'

NOTES:
1. SEE STERLING RANCH-FILING NO. 1
STORM SEWER PLANS BY M&S CIVIL
FOR ADDITIONAL CONSTRUCTION DETAILS.
FULL SPECTRUM DETENTION POND TO
BE MAINTAINED BY STERLING RANCH
METRO DISTRICT.

REVISED POND W-9 FSD BASIN DATA	
WQ WATER SURFACE EL =	7086.59
WQ VOLUME =	0.092 AC-FT
EURV WATER SURFACE EL =	7087.99
EURV VOLUME =	0.390 AC-FT
100-YR WATER SURFACE EL =	7088.84
SPILLWAY CREST EL =	7088.84
TOP OF EMBANKMENT EL =	7090.5
100-YR VOLUME =	0.638 AC-FT
100-YR INFLOW =	21.0 CFS
100-YR RELEASE =	8.7 CFS

GRADING NOTES:

- ALL PROPOSED CONTOURS ARE TO FINISHED GRADE.
- EARTHEN CUT AND FILL SLOPES SHALL BE 3:1 MAXIMUM. SLOPES IN EXCESS OF 4:1 SHALL BE COVERED WITH SOIL RETENTION BLANKET OVER 4" MIN. THICKNESS OF TOPSOIL AND SEEDED.
- IF THE PROJECT IS CONSTRUCTED DURING THE SUMMER WHEN SEEDING IS NOT ALLOWED, APPLY 1-1/2 TONS OF CERTIFIED WEED FREE MULCH PER ACRE MECHANICALLY CRIMPED INTO THE SOIL IN COMBINATION WITH AN ORGANIC MULCH TACKIFIER.
- PRIOR TO ANY CONSTRUCTION ACTIVITIES THE PROPOSED SILT FENCE SHOWN ON THE EROSION CONTROL SHEET SHALL BE CONSTRUCTED. THE FENCE SHALL BE REMOVED UPON THE LATER OF STABILIZATION OF THE SITE OR COMPLETION OF CONSTRUCTION.
- TO REDUCE THE POTENTIAL FOR CLOGGING OF DEBRIS GRATES, NO STRAW MULCH SHALL BE USED WITHIN THE EURV OR WOCV OF A DETENTION BASIN. INSTEAD, EROSION CONTROL BLANKETS SHALL BE INSTALLED FOR A WIDTH OF AT LEAST 6 FEET ON EITHER SIDE OF CONCRETE LOW-FLOW CHANNELS. THE BLANKETS SHALL COMPLY WITH THE MATERIALS AND INSTALLATION REQUIREMENTS FOR EROSION CONTROL BLANKETS (STRAW COCONUT OR 100 PERCENT COCONUT). SITE-SPECIFIC CONDITIONS MAY REQUIRE ADDITIONAL BLANKET OR OTHER EROSION CONTROL MEASURES.

TRAP.	TRAPAZODAL		PROP MAJ CONT	INLET PROTECTION		VEHICLE TRACKING CONTROL (VTC)
EX	EXISTING		PROP MIN CONT	STRAW BALE DITCH CHECK		EX. FLOW ARROW
FUT	FUTURE		EXIST MAJ CONT	SILT FENCE/ LIMITS OF CONSTRUCTION		PROP. FLOW ARROW
PROP	PROPOSED		EXIST MIN CONT	RIPPRAP TYP.		PROPERTY LINE
	ELECTRIC POLES			CONCRETE WASH-OUT BASIN		PROP STORM SEWER PIPE
	FLOW DIRECTION & SLOPE					

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

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

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

PROJECT NO. 09-002 FILE: \alg\Const\Eng\Street & Storm Plans\ST06E.dwg DATE: 11/10/2017
 DESIGNED BY: ET SCALE: N/A
 DRAWN BY: ELY
 CHECKED BY: VAS

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

M&S
 CIVIL CONSULTANTS, INC.

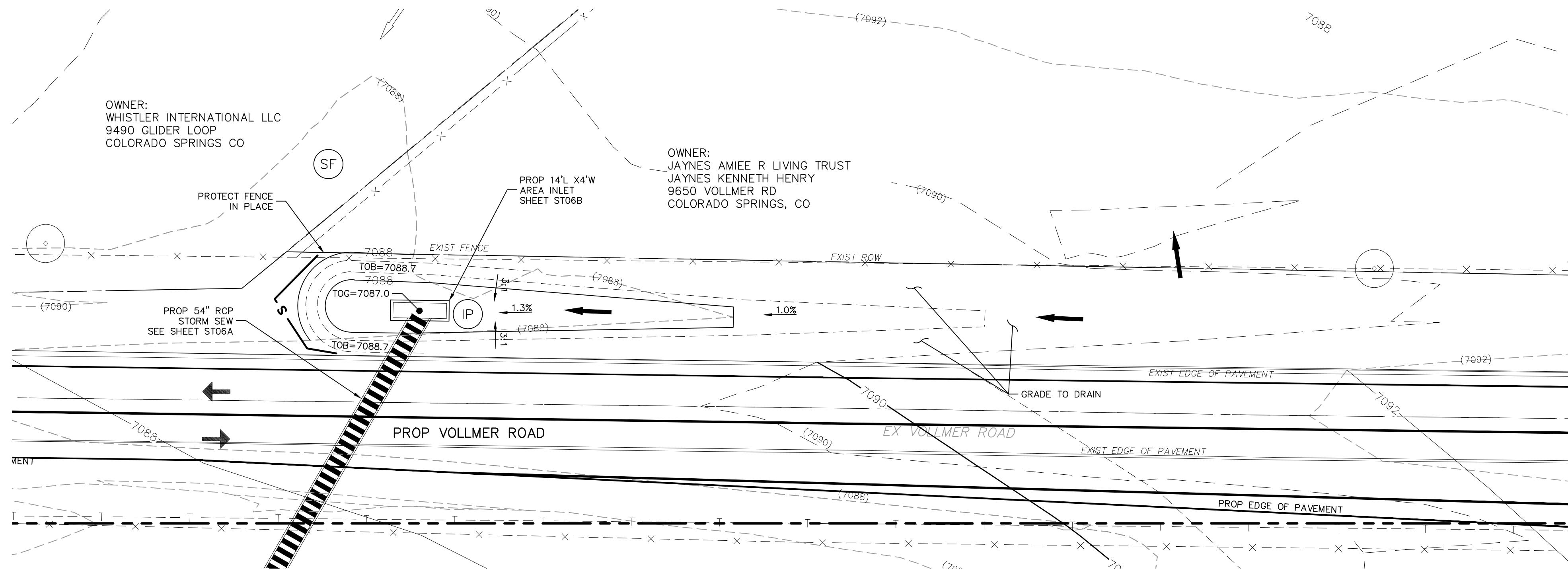
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

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

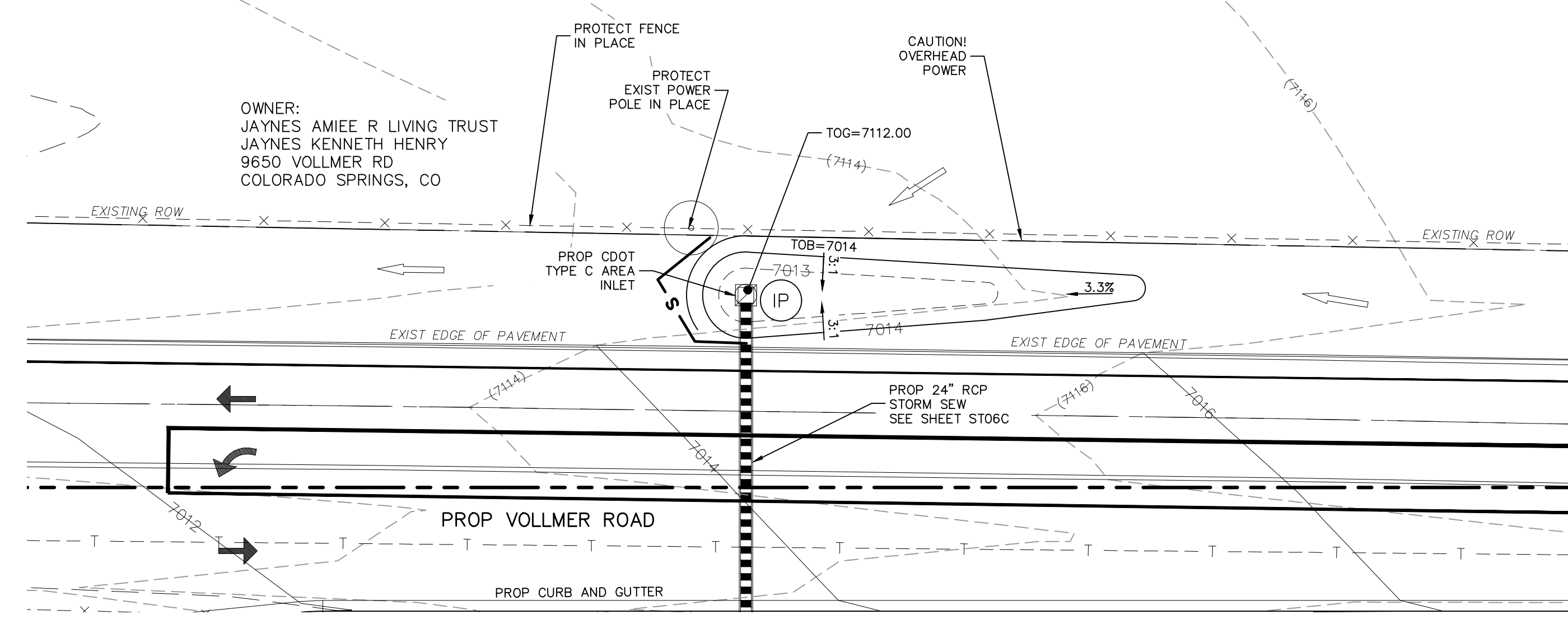
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CAUTION

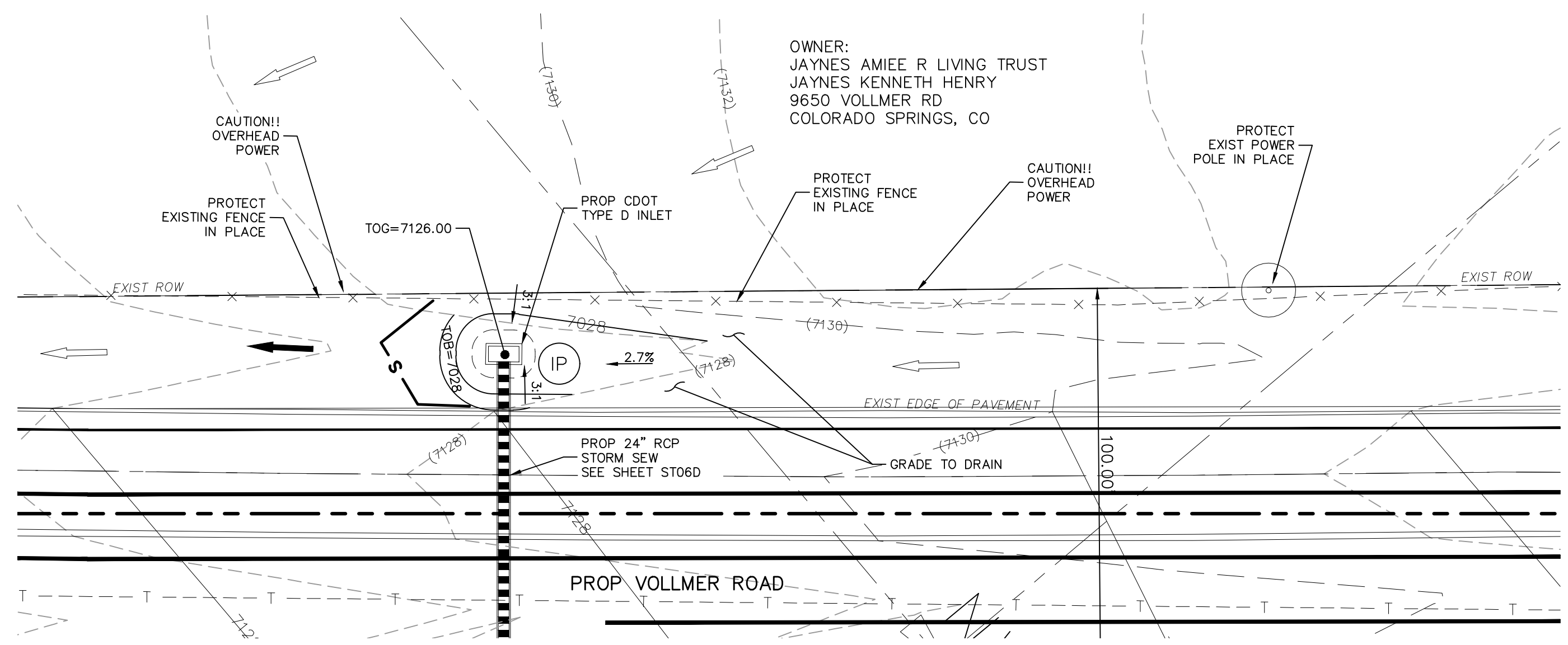
STERLING RANCH FILING NO. 1
 STORM SEWER PLANS
 SHEET 6E OF 29



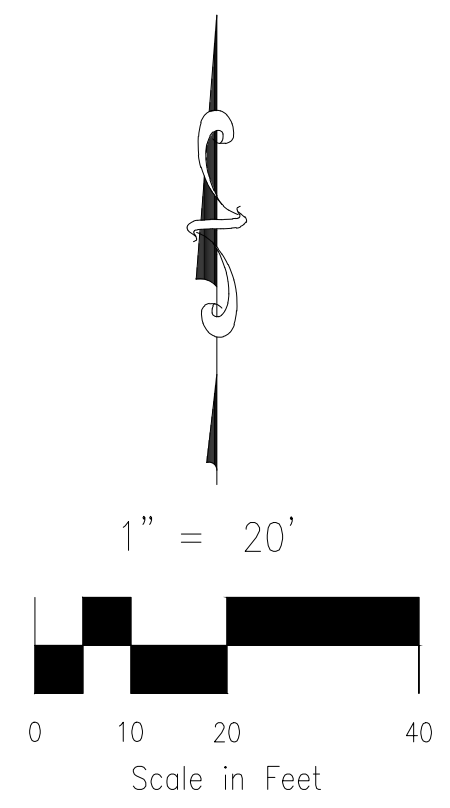
ALT #1 - GRADING ADJACENT TO STORM 6A AREA INLET
SCALE 1"=20'



ALT #1 - GRADING AND EROSION CONTROL ADJACENT TO STORM 15 INLET
SCALE 1"=20'



ALT #1 - GRADING ADJACENT TO STORM 14 INLET
SCALE 1"=20'



NOTES:
1. SEE STERLING RANCH-FILING NO. 1 STORM SEWER PLANS BY M&S CIVIL FOR ADDITIONAL CONSTRUCTION DETAILS.

- GRADING NOTES:**
- ALL PROPOSED CONTOURS ARE TO FINISHED GRADE.
 - EARTHEN CUT AND FILL SLOPES SHALL BE 3:1 MAXIMUM. SLOPES IN EXCESS OF 4:1 SHALL BE COVERED WITH SOIL RETENTION BLANKET OVER 4" MIN. THICKNESS OF TOPSOIL AND SEEDED.
 - IF THE PROJECT IS CONSTRUCTED DURING THE SUMMER WHEN SEEDING IS NOT ALLOWED, APPLY 1-1/2 TONS OF CERTIFIED WEED FREE MULCH PER ACRE MECHANICALLY CRIMPED INTO THE SOIL IN COMBINATION WITH AN ORGANIC MULCH TACKIFIER.
 - PRIOR TO ANY CONSTRUCTION ACTIVITIES THE PROPOSED SILT FENCE SHOWN ON THE EROSION CONTROL SHEET SHALL BE CONSTRUCTED. THE FENCE SHALL BE REMOVED UPON THE LATER OF STABILIZATION OF THE SITE OR COMPLETION OF CONSTRUCTION.
 - TO REDUCE THE POTENTIAL FOR CLOGGING OF DEBRIS GRATES, NO STRAW MULCH SHALL BE USED WITHIN THE EURY OR WOCV OF A DETENTION BASIN. INSTEAD, EROSION CONTROL BLANKETS SHALL BE INSTALLED FOR A WIDTH OF AT LEAST 6 FEET ON EITHER SIDE OF CONCRETE LOW-FLOW CHANNELS. THE BLANKETS SHALL COMPLY WITH THE MATERIALS AND INSTALLATION REQUIREMENTS FOR EROSION CONTROL BLANKETS (STRAW COCONUT OR 100 PERCENT COCONUT). SITE-SPECIFIC CONDITIONS MAY REQUIRE ADDITIONAL BLANKET OR OTHER EROSION CONTROL MEASURES.

LEGEND

TRAP.	TRAPIZODAL		PROP MAJ CONT	INLET PROTECTION	IP		VEHICLE TRACKING CONTROL (VTC)
EX	EXISTING		PROP MIN CONT	STRAW BALE DITCH CHECK	SBE		EX. FLOW ARROW
FUT	FUTURE		EXIST MAJ CONT	SILT FENCE/ LIMITS OF CONSTRUCTION	SF		PROP. FLOW ARROW
PROP	PROPOSED		EXIST MIN CONT	RIPRAP TYP.			PROPERTY LINE
	ELECTRIC POLES		NORTH AMERICAN GREEN SC250 EROSION CONTROL OR APPROVED EQUAL	CONCRETE WASH-OUT BASIN	CWA		PROP STORM SEWER PIPE
	FLOW DIRECTION & SLOPE						

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

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

STERLING RANCH FILING NO. 1

STORM SEWER PLANS

PROJECT NO. 09-002 FILE: \Lang\Const\Draw\Street & Storm Plans\ST06F.dwg DATE: 11/10/2017

DESIGNED BY: ET SCALE: N/A

DRAWN BY: ELY HORIZ: 1"=20'

CHECKED BY: VAS VERT: N/A

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.

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

PROFESSIONAL SEAL

REVISIONS:

NO.	DATE	BY	DESCRIPTION

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE 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: c:\09002A\Sterling Ranch District\Const Draw\Storm - District\ST06F.dwg Plotstamp: 11/10/2017 12:56 PM

