

PUBLIC RIGHT OF WAY LICENSE AGREEMENT
STERLING RANCH EAST FILING NO. 2

THIS PUBLIC RIGHT-OF-WAY LICENSE AGREEMENT (“Agreement”), is made this 8th day of August, 2024, between EL PASO COUNTY BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY COLORADO, whose street address is 200 South Cascade Avenue, Colorado Springs, CO 80903 (hereinafter “Licensor”), and STERLING RANCH METROPOLITAN DISTRICT NO. 3, a quasi-municipal entity and political subdivision of the State of Colorado, whose mailing address c/o 2154 E. Commons Ave., Suite 2000, Centennial, Colorado 80122 (“Licensee”). The Licensor and the Licensee may be singularly referred to herein as the Party or collectively referred to herein as the Parties.

RECITALS

WHEREAS, Licensee plans to develop on the Property legally described in Exhibit A, attached hereto and incorporated herein by reference, a subdivision to be known as Sterling Ranch East Filing No. 2; and

WHEREAS, the County will own certain rights-of-way known as Maricopa Court, Boise Court, Boulder City Drive and Idaho Falls Drive to be platted within the Property; and

WHEREAS, Licensee desires to use the Licensor's right-of-way for the following purposes: installation of public roadway, street lights and mailbox kiosk improvements and maintenance and repair of same within the Licensor's right-of-way (collectively, the “Improvements”); and

WHEREAS, the Licensor, as a convenience to the Licensee, consents to allow the Licensee to use portions of its rights-of-way for the purposes of constructing, maintaining and repairing the Improvements; and

WHEREAS, Licensee is required to obtain all necessary permits and pay all fees prior to performing any work in the Licensor’s right-of-way.

AGREEMENT

NOW, THEREFORE, for and in consideration of the mutual promises contained herein, and other good and valuable consideration, the sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Incorporation of Recitals: The Parties incorporate the above-stated Recitals into this Agreement as if fully stated herein.

2. Description and Use of the Licensor’s Premises: Licensor hereby grants to Licensee a License for the installation, maintenance, repair and replacement of the Improvements within those portions of the Licensor’s owned rights-of-way known as Maricopa Court, Boise Court, Boulder City Drive and Idaho Falls Drive, generally illustrated in Exhibit A, attached

hereto, which areas are depicted and labeled on Exhibit B (the "Licensed Premises"). If the Improvements include any lighting fixtures or features, other than streetlights, the use of such lighting must immediately cease upon written direction of the County Engineer and may not resume until written permission is granted. As this Agreement only creates a License, each Parties' rights and obligations stated hereunder are exclusively contractual. Thus, each Party agrees and understands that this Agreement does not create any type of real estate interest of any kind or nature or any type of possessory estate or possessory interest in the Licensed Premises. The entire Licensed Premises shall be for the use of Licensee, its employees, agents, servants and invitees for any lawful purposes associated with the construction, use, and maintenance of the Improvements. The Improvements shall be owned by Licensee.

3. Term and Commencement of Use: The License shall commence on the date first written above, hereinafter referred to as the Commencement Date, and it shall continue until Licenser requires the Licensed Premises for other public purposes, or unless sooner terminated in whole or in part by either Party as more fully set forth in Paragraph 5 below.

4. Additional License Terms:

a. Utilities. Licensee is responsible to ensure no damage occurs to existing utility and other installations that may be present on the right of way during installation, construction, maintenance or repair of the Improvements. Licenser reserves the right to issue work in the right of way permits allowing installation of utilities in the Licenser's public right of way. Licensee shall not interfere with these installations, which will take precedence over any Improvements now in place or installed in the future. If any utility installation damages all or any portion of the permitted Improvements within the Licensed Premises, Licenser shall have no liability to Licensee for such damages.

b. Damage. Licensee is responsible for reimbursing Licenser for the repair of any damage to fences, signs, delineators, guardrails, landscape plantings of Licenser, or any other right of way improvements resulting from Licensee's operations. Licensee shall hold Licenser, its elected officials, appointees, officers, and employees free and harmless from all risk of injury or damage to Licensee, property of Licensee, and Licensee's agents, employees, assigns and successors or others which may result from debris, foreign objects, or chemical contamination resulting from normal maintenance activities performed by Licenser. Licensee is responsible for reimbursing Licenser for the repair and re-survey of any damage and disturbance to any survey monuments resulting from activities within the Licensed Premises by Licensee.

c. Licenser's Need for Right of Way. Licenser will not replace or relocate any Improvements placed within the public right of way or the Licensed Premises if Licenser has to remove Improvements, in whole or in part, for any reason including but not limited to safety, maintenance, or construction. At the time Licenser's construction or maintenance operations begin, this License will be suspended. The License may be reinstated for the remaining term upon completion of the construction.

d. Work in the Right of Way Permit. Prior to any major construction, operation, and/or landscaping activities within the Licensed Premises, Licensee shall obtain a

Work in the Right of Way Permit from the El Paso County Department of Public Works in accordance with the El Paso County Engineering Criteria Manual. A new Work in the Right-of-Way Permit will be required whenever the previous Work in the Right-of-Way Permit has expired or for each new activity in the then current Work in the Right-of-Way Permit.

e. Provision of Utilities. If the Improvements are connected to any utilities, e.g. water or electricity, Licensee shall be responsible for complying with all rules and paying all rates and costs established by the utility providers.

f. Maintenance of Improvements. As the Improvements will be a part of Licensor's public right of way, Licensee is expected to maintain the Improvements in an acceptable manner and in accordance with applicable laws and County regulations. Upon notice of any deficiency in the Improvements, either: a) by Licensor; or b) by its own observation; or c) by any other means, Licensee shall take action as soon as possible, but not later than fifteen (15) working days after the mailing date of written notice from Licensor to correct the deficiency and to protect the safety of the traveling public. In the event Licensee, for any reason, does not or cannot correct the deficiency within fifteen (15) working days of written notice as contemplated above, or demonstrate that action satisfactory to cure such default has been commenced and will be completed in a timely manner, or otherwise demonstrated that no deficiency exists, Licensor reserves the right to correct the deficiency and to bill Licensee for such work. Licensee shall pay any such bill within thirty (30) days after receipt. Under these circumstances, Licensor shall only correct the deficiency to the extent it affects use of the right of way and/or the public's health, safety, and welfare.

g. Maintenance of Right of Way. As part of its normal maintenance, repair and snow removal operations, Licensor may drive across or work adjacent to the Licensed Premises. Though Licensor shall take reasonable care when doing so, Licensor shall not be responsible to Licensee for any damage to the Improvements that may occur in the course of maintenance, repair or snow removal operations. Licensor will not provide snow removal within the Licensed Premises. Some snow may be left in front of the Licensed Premises during normal snow removal activities.

h. Natural Disasters. Licensor shall not be liable to Licensee in the event of an emergency, such as a fire, flood, or other natural cause which damages the Licensed Premises or the Improvements. In the event the Licensed Premises are damaged due to a natural disaster, it shall be the sole responsibility and cost of Licensee to return the Licensed Premises and, if it so elects, the Improvements, to their original condition. If Licensee chooses not to replace or repair the Improvements and instead wishes to terminate the License Agreement, the provisions of paragraph 5.b. below apply.

5. Termination:

a. Termination by Licensor. Licensor at any time and 1) for any valid public purpose, as determined at Licensor's sole discretion, or 2) upon violation of any term of the License by Licensee, shall be entitled to terminate the License on all or part of the Licensed Premises by giving at least 30 days' prior written notice to Licensee. In addition, the El Paso

County Engineer shall have the authority to immediately terminate the License on all or part of the Licensed Premises if he or she determines that the public health, safety or welfare is adversely affected by the License. Upon such termination, Licensor may direct Licensee to remove all or a portion of the Improvements from the Licensed Premises at Licensee's sole expense, and Licensee shall restore the Licensed Premises to its original condition to the extent reasonably practicable, ordinary wear and tear excepted.

b. Termination by Licensee. Licensee at any time shall be entitled to terminate the License on all or part of the Licensed Premises by giving at least 30 days' prior written notice to Licensor. Upon termination by Licensee of the License on all or part of the Licensed Premises, and if requested by Licensor, Licensee shall remove the Improvements within the 30-day notice period at its own expense and restore the Licensed Premises to its original condition to the extent reasonably practicable, ordinary wear and tear excepted.

c. Effect of Termination. Upon termination of the License on all or part of the Licensed Premises by either Party, Licensee shall not be entitled to the payment of any compensation or just compensation under any cause of action at law or in equity for the retaking of the Licensed Premises or removal or relocation of the Improvements. If the License is terminated on only a portion of the Licensed Premises, Licensor and Licensee shall retain their respective rights and obligations under this Agreement with respect to the remaining portions of the Licensed Premises, and Licensee shall not have any further rights or obligations with respect to any part of the Licensed Premises for which the License has been terminated.

6. Condition of the Licensed Premises, Obligation to Make Repairs, Obligation to Remain in Compliance with Laws: Licensee agrees and understands that it commences its use of the Licensed Premises "AS IS" and without any warranties of any kind or nature, including without any warranties as to the state of Licensor's title to the Licensed Premises. It shall be Licensee's sole obligation to maintain and make any necessary repairs to the Improvements and the Licensed Premises, and to do so in full compliance with the requirements of the El Paso County Department of Public Works and any and all other applicable state, federal, or local laws, regulations, and ordinances.

7. Indemnification/Hold Harmless: Licensee shall indemnify and hold Licensor and its heirs, successors and/or assigns harmless from and against any and all damages, loss, cost, expense, liabilities of any kind or nature as a result of, or in connection with, Licensee's, its contractors', agents', or employees' activities on the Licensed Premises, failure to comply with the terms of this Agreement, or failure to maintain the Licensed Premises in a safe condition. Nothing in this section shall be deemed to waive or otherwise limit the defenses available to Licensor and Licensee pursuant to the Colorado Governmental Immunity Act, §§24-10-101, C.R.S., *et seq.* or as otherwise provided by law.

8. Assignment: Licensee shall not assign or otherwise transfer this License or Agreement or any right or obligation hereunder without the prior written consent of Licensor, which consent shall not be unreasonably withheld, conditioned, or delayed. Should Licensor agree to such assignment, Licensor and Licensee hereby expressly agree that the intent of such benefit to said successors in title is not to create an easement in the Licensed Premises, but

rather, a License. Licensor and Licensee, both for themselves and for their successors in title, agree that this License is terminable at the will of Licensor as set forth in Paragraph 5 above. Evidence of any such assignment or termination shall be recorded by the County in the records of the El Paso County Clerk and Recorder's Office.

9. Construction: The rule of strict construction does not apply to this instrument. This License shall be given a reasonable construction in light of the intention of Licensor to confer on Licensee a usable right to construct, maintain, repair, and replace the Improvements described herein.

10. Right to Inspect: Licensor may enter upon the Licensed Premises at any time and without notice to inspect the condition of the Licensed Premises.

11. Remedies: The Parties hereby agree that if any dispute cannot be resolved by mutual agreement of the Parties, such dispute may be resolved at law or in equity.

12. No Third-Party Beneficiaries. This Agreement does not and shall not be deemed to confer on any third party the right to the performance of or proceeds under this Agreement, to claim any damages or to bring any legal action or other proceeding against any Party hereto for any breach or other failure to perform this Agreement.

13. Entire Agreement: This Agreement, together with all exhibits attached hereto, constitutes the entire agreement between the Parties hereto, and all other representations or statements heretofore made, verbal or written, are merged herein, and this Agreement may be amended only in writing and executed by duly authorized representatives of the Parties hereto.

14. Binding: Licensee and Licensor hereby agree that the covenants, stipulations, and conditions as stated in this Agreement shall inure to the benefit of and shall be binding upon the heirs, personal representatives, successors and assigns of Licensor and Licensee in the event the Licensor agrees to an assignment of the Agreement.

15. Authority: The undersigned hereby acknowledge and represent that they have legal authority to bind the Party for whom they are executing this Agreement.

16. Applicable Law: The laws, rules, and regulations of the State of Colorado and El Paso County shall be applicable in the enforcement, interpretation, and execution of this Agreement. The Parties understand and agree that, in the event of any litigation that may arise under this Agreement, jurisdiction and venue shall lie in the District Court of El Paso County, Colorado.

17. Execution: This Agreement, including facsimile copies of this Agreement, may be executed in counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. In the event facsimile copies of this Agreement are executed, the original signatures shall be compiled and attached to form the original Agreement.

18. Recording: This Agreement shall be recorded by the County in the records of the El Paso County Clerk and Recorder's Office.

IN WITNESS WHEREOF, Licensor and Licensee have executed this Agreement as of the day and year first above written.

ATTEST:

LICENSOR:
BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By: _____
Steve Schleiker
County Clerk and Recorder

By: _____
Cami Bremer, Chair

APPROVED AS TO FORM:

By: _____
County Attorney's Office

STATE OF COLORADO)
)
COUNTY OF EL PASO) S.S.

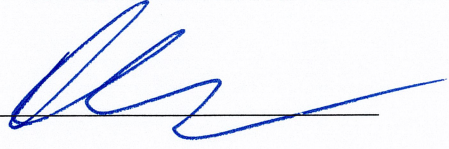
The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, as Chair of the Board of County Commissioners of El Paso County, Colorado, and as attested to by Steve Schleiker, County Clerk and Recorder.

WITNESS my hand and official seal.

My Commission Expires: _____.

Notary Public

LICENSEE:
STERLING RANCH METROPOLITAN DISTRICT NO. 3

By: _____ 

Name: Doug Stimple

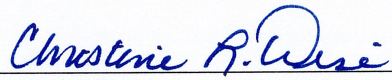
Title: President

STATE OF COLORADO)
) S.S.
COUNTY OF EL PASO)

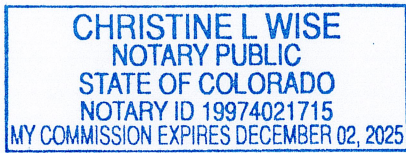
The foregoing instrument was acknowledged before me this 8th day of August, 2024, by Doug Stimple, as President of the Sterling Ranch Metropolitan District No. 3, a quasi-municipal entity and political subdivision of the State of Colorado.

WITNESS my hand and official seal.

My Commission Expires: 12-02-2025



Notary Public





619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903

LEGAL DESCRIPTION: STERLING RANCH EAST FILING NO. 1A

A PARCEL OF LAND BEING A PORTION OF SECTIONS 28 AND 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE CENTER-EAST ONE-SIXTEENTH CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30' WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR N89°08'28"E, A DISTANCE OF 1356.68 FEET.

COMMENCING AT THE CENTER-EAST ONE-SIXTEENTH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO, SAID POINT BEING THE SOUTHWESTERLY CORNER OF RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S19°38'14"E, A DISTANCE OF 3075.46 FEET TO THE POINT OF BEGINNING;

THENCE S39°33'48"W, A DISTANCE OF 960.00 FEET;
THENCE S05°26'12"E, A DISTANCE OF 28.28 FEET;
THENCE N50°26'12"W, A DISTANCE OF 521.53 FEET;
THENCE N39°33'48"E, A DISTANCE OF 138.78 FEET;
THENCE N35°23'49"W, A DISTANCE OF 25.33 FEET;
THENCE N78°59'19"W, A DISTANCE OF 116.25 FEET;
THENCE N03°04'57"W, A DISTANCE OF 108.15 FEET;
THENCE N14°57'52"E, A DISTANCE OF 155.36 FEET;
THENCE N41°47'19"E, A DISTANCE OF 88.37 FEET;
THENCE N32°15'45"E, A DISTANCE OF 71.66 FEET;
THENCE N19°42'21"E, A DISTANCE OF 185.56 FEET;
THENCE N12°38'34"E, A DISTANCE OF 55.41 FEET;
THENCE N27°12'58"E, A DISTANCE OF 75.48 FEET;
THENCE N01°04'54"E, A DISTANCE OF 49.42 FEET;
THENCE N87°04'53"E, A DISTANCE OF 91.55 FEET;
THENCE S73°13'29"E, A DISTANCE OF 288.74 FEET;
THENCE S50°26'12"E, A DISTANCE OF 249.85 FEET TO A POINT ON CURVE;
THENCE ON A CURVE TO THE RIGHT WHOSE CENTER BEARS S06°00'22"W, HAVING A DELTA OF 57°06'50", A RADIUS OF 60.00 FEET, AND A DISTANCE OF 59.81 FEET TO A POINT OF REVERSE CURVE;
THENCE ON A CURVE TO THE LEFT, HAVING A DELTA OF 23°33'23", A RADIUS OF 60.00 FEET, AND A DISTANCE OF 24.67 FEET TO A POINT OF TANGENT;

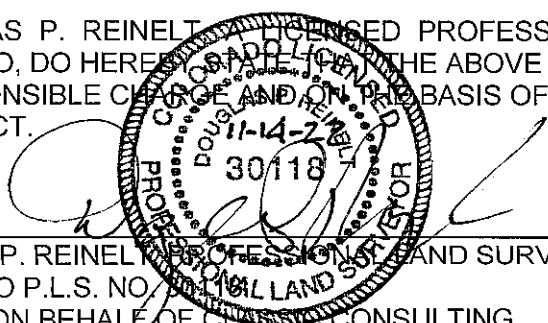
THENCE S50°26'12"E, A DISTANCE OF 242.04 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 16.841 ACRES (733,599 SF).

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.

DOUGLAS P. REINELT, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS, LLC



NOV 14, 2022
DATE



American Revolution LED Series 247L

PRODUCT OVERVIEW



Features:

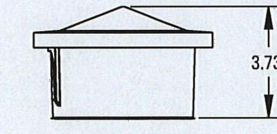
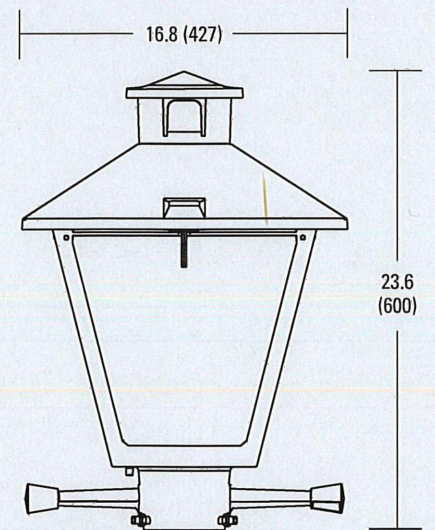
- Die-cast aluminum housing and hood for long-life performance
- Die-cast trigger latch (TL) and captive thumb screws option available for easy access to internal components
- Optical assembly designed for maximum performance, available in Type II, Type III and Type V
- Hinged hood and captive thumb screws provision afford quick, easy access to electrical and optical area for servicing
- Slipfitter with three set screws allows secure installation to pole sizes 2.38" or 3" O.D.
- Surge protection device (standard) exceeds ANSI C62.41 Category C1 criteria (surge tested at 10kV/5kA)
- Complies with ANSI: C136.2, C136.10, C136.15
- CSA listed and suitable for up to 30°C ambient
- Rated L70, LED life greater than 100,000 hours at 25°C
- Replaces up to 150W HPS light source incumbent models
- LED electronic 0V-10V dimmable driver
- DesignLights Consortium (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Applications:

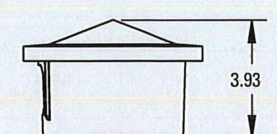
- Streetscapes
- Walkways
- Pathways
- Parks

MVEA SPEC # 247 L 10LEDE10 MVOLT 4K RS AY PCLL

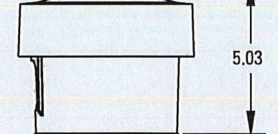
DIMENSIONS



Cupola height P3 without ROAM Shown in line diagram



Cupola height P5/P7 without ROAM



Cupola height P5/P7 with ROAM

Effective Projected Area (EPA)
The EPA for the American Revolution Series 247 is 1.6 sq. ft. P5 or P7 cupola total height is 26.5 (103). Approx. Wt. = 36 lbs.

All dimensions are inches (millimeters) unless otherwise noted.



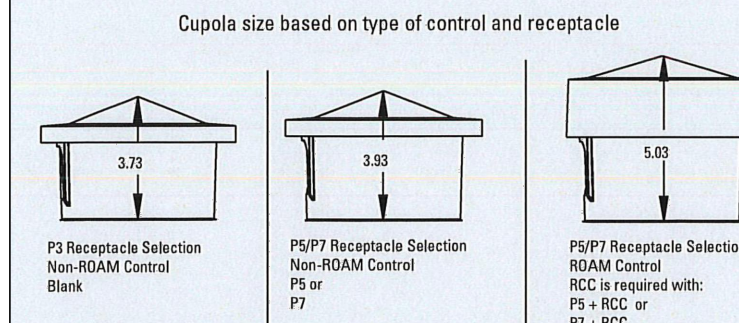
American Revolution LED Series 247L

ORDERING INFORMATION

Example: 247L 20LEDE70 MVOLT 4K R3 AY

Series	Performance Package	Voltage	Color Temperature (CCT)
247L American Revolution LED	20LEDE10 20 Chips, 1050 mA Driver, 72 input watts 20LEDE70 20 Chips, 700 mA Driver, 45 input watts 10LEDE10 10 Chips, 1050 mA Driver, 36 input watts 10LEDE70 10 Chips, 700 mA Driver, 25 input watts 10LEDE35 10 Chips, 525 mA Driver, 18 input watts 10LEDE35 10 Chips, 350 mA Driver, 13 input watts	MVOLT Multi-volt, 120-277V 347 347V 480 480V	3K 3000K 4K 4000K 5K 5000K

Distribution	Optics	Options	Miscellaneous
R2 Type II R3 Type III R5 Type V	AY Acrylic PY Polycarbonate	Paints Black (standard) Gray Dark Bronze White Bronze	SS Stainless steel hardware NL NEMA Label XL Not CSA Listed TL Tool-less Entry LDR* Ladder Rest SH Shorting Cap SHX* Not CSA Listed Shorting Cap HSB House Side Shield Black HSW House Side Shield White CR Enhanced Corrosion Resistant Finish RCC* ROAM Dimming Node Cupola Cover
		Photocontrol (blank) 3 pin NEMA Photocontrol Receptacle (standard) NR* No Photocontrol Receptacle P5* 5 pin NEMA Photocontrol Receptacle (dimmable driver included) P7* 7 pin NEMA Photocontrol Receptacle (dimmable driver included) PCLL** Solid State Long Life Photocontrol PCLL*** Not CSA Listed Solid State Long Life Photocontrol (120-277V)	Accessories RNC57* ROAM Dimming Node Cupola Cover

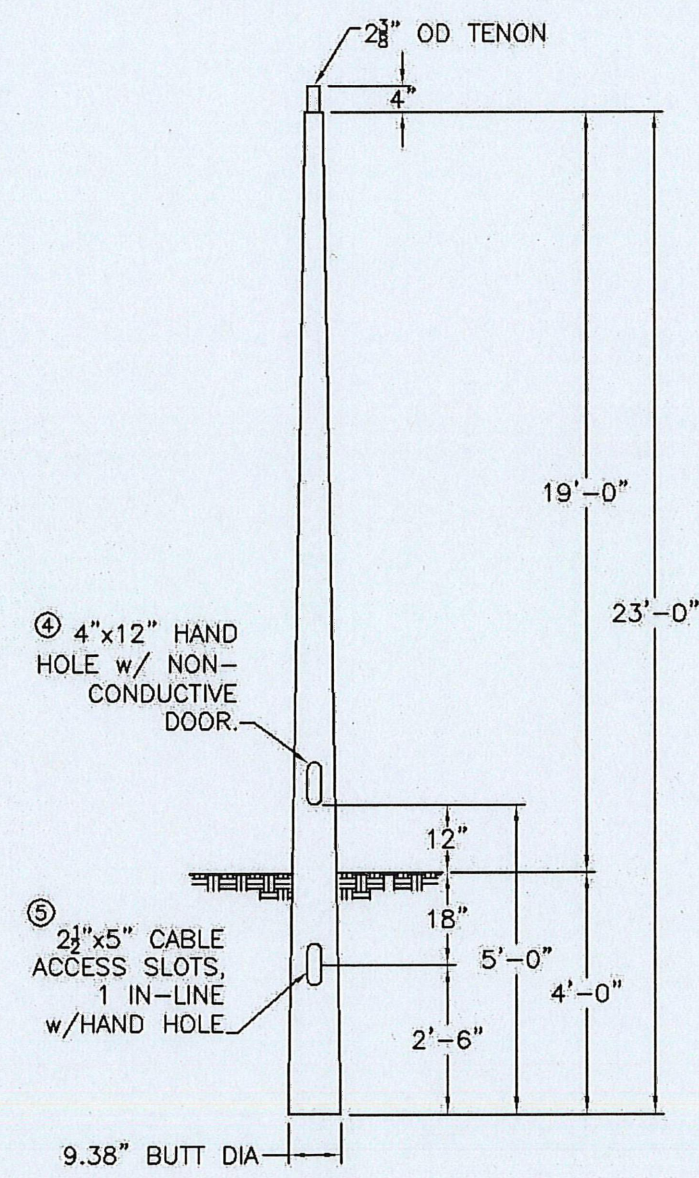
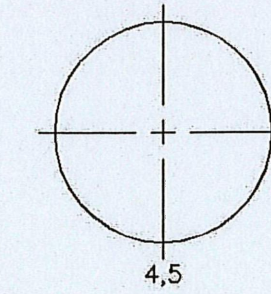


- Notes:
- Other colors available, please contact factory
 - PC and SH not available with NR option
 - Taller cupola cover (RCC) is required when used with ROAM or other similar wireless monitoring control systems
 - Standard failure mode: "Fail On"
 - Photocontrols supplied with ANSI Standard Turn-On levels
 - XL option is required
 - Ships with unit, field installed
 - Required when using ROAM or other similar wireless monitoring control systems



Warranty Five-year limited warranty. Complete warranty terms located at www.aelbrands.com/Customersupport/terms_and_conditions.aspx. Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice. Please contact your sales representative for the latest product information.

ORIENTATION VIEWED FROM TOP OF POLE



COLOR: BLACK

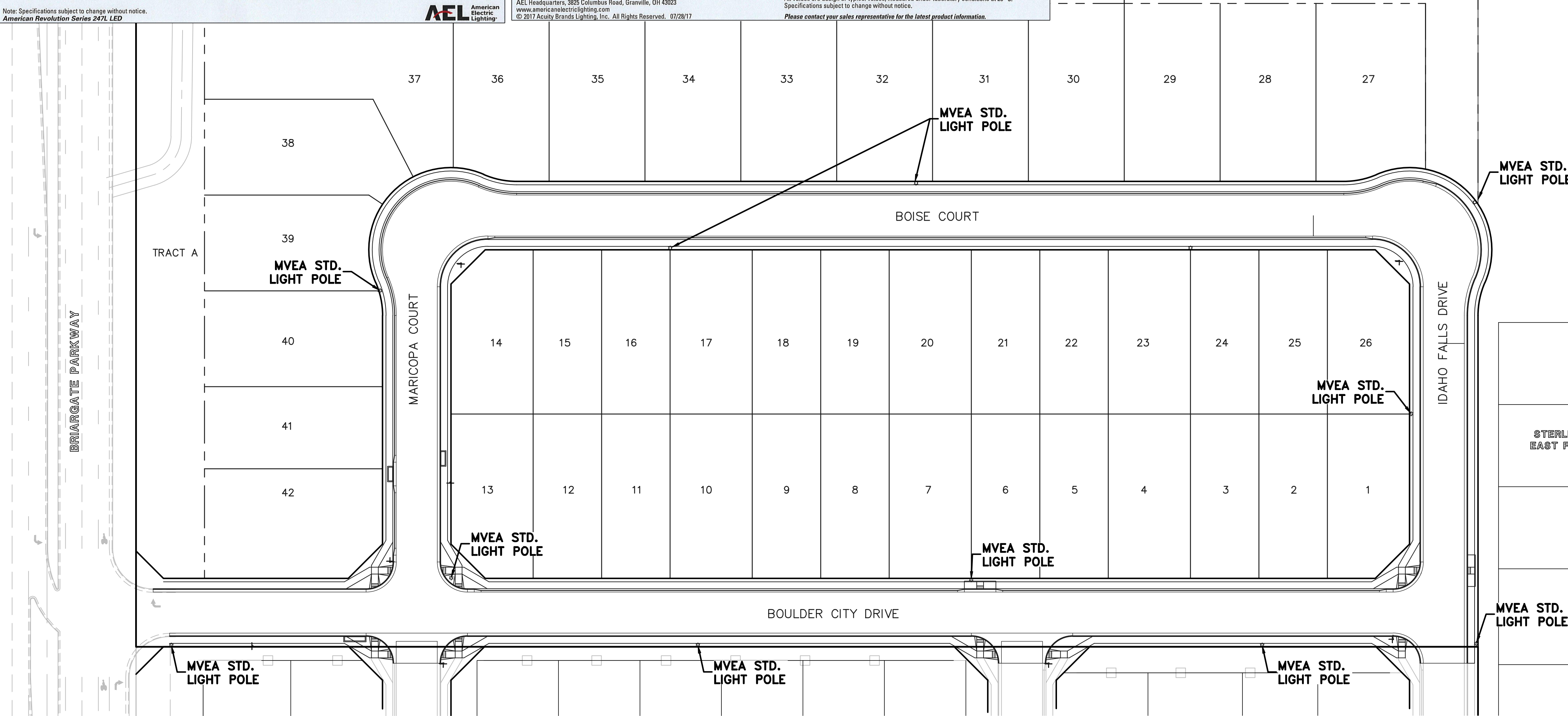


CMT
181 Wood Street
E. 8th, St. 29918
804-414-4276
www.cmtpole.com

MOUNTAIN VIEW

CAT. NO.:	TB23-D-50-3-H-T238
SPECS:	WIND VEL.: 100@1.3
TOT. LENGTH:	23'-0"
LUM. WEIGHT:	50 lbs.
EMBED. DEPTH:	4'-0"
LUM. EPA:	3.50 sq.ft.
TIP WIDTH:	4.41"
STATIC DEFL.:	
WEIGHT:	50 lbs.
TOTAL DEFL.:	
DRAWN BY:	PLF
DATE:	01/16/2017

QUANTITY:	JOB NUMBER:
P.O. NUMBER:	APPD BY:
REV. DATE BY:	REMARKS
QUOTE:	



STERLING RANCH EAST FILING NO. 4

LIGHT POLE OWNERSHIP AND RESPONSIBILITY:

DEVELOPER RESPONSIBLE FOR COST OF POLE DESIGN AND INSTALL

MVEA OWNS AND MAINTAINS LIGHT POLES UPON INSTALL

LOCAL DISTRICT/HOA RESPONSIBLE FOR LIGHT POLE ELECTRICITY COSTS

LIGHT POLE LOCATION WITHIN URBAN ROADWAY:

CRITERIA PER ECM 4.3.5.D.2

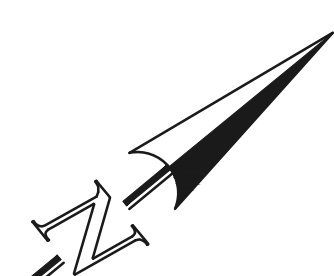
URBAN LOCAL CLEAR ZONE = 12'

POLE LOCATION = 6.5' MIN. FROM TBC AND 1.0' INSIDE 50' ROW

LIGHT POLE NOTES:

ALL LIGHT FIXTURES MOUNTED WITHIN 15' OF ANY RESIDENTIAL PROPERTY LINE OF THE SITE SHALL BE CLASSIFIED AS IES TYPE II OR TYPE III, OR FIXTURE DEMONSTRATED TO PROVIDE SIMILAR DISTRIBUTION PATTERNS AND SHIELDING PROPERTIES. FIXTURES SHALL BE FITTED WITH "HOUSE SIDE SHIELD" REFLECTORS ON THE SIDES FACING THE RESIDENTIAL PROPERTY LINE. LDC 6.2.3

HEIGHT, NO FREESTANDING LIGHT FIXTURES SHALL BE MOUNTED HIGHER THAN 15 FEET, EXCEPT PARKING LOT LIGHT FIXTURES WHICH SHALL BE MOUNTED NO HIGHER THAN 20 FEET UNLESS AN ALTERNATIVE LIGHTING PROPOSAL IS APPROVED IN ACCORDANCE WITH THIS CODE. LDC 6.2.3



SCALE: 1" = 50'

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS
811
UTILITY NOTIFICATION CENTER OF COLORADO
IT'S THE LAW

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO.	REVISION	DATE

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE



PCD FILE # SF2237

STERLING RANCH EAST FILING NO. 2
CONSTRUCTION PLANS
PUBLIC STREET IMPROVEMENT PLAN
STREET LIGHT POLE LOCATION

DESIGNED BY	JDP	SCALE	DATE	8/8/24
DRAWN BY	JDP	(H) 1" = 50'	SHEET	13 OF 15
CHECKED BY	KRC	(V) 1" = N/A	JOB NO.	1183.31

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