

STERLING RANCH EAST FILING NO. 2

COUNTY OF EL PASO, STATE OF COLORADO

CONSTRUCTION PLANS

SPRING 2023

(SECTIONS 28 & 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST)

CONSTRUCTION PLAN: SHEET INDEX

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NOTE:
THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A SOIL, GEOLOGY & GEOLOGIC HAZARD STUDY PREPARED BY ENTECH ENGINEERING, INC. DATED APRIL 19, 2022.

GENERAL CONSTRUCTION NOTES:

- THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND MAY NOT INCLUDE ALL UTILITIES. THE EXCAVATION CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
- BEFORE COMMENCING ANY EXCAVATION, CALL 1-800-922-1987 FOR EXISTING UTILITY LOCATIONS.
- 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.
- ALL BACKFILL, SUB-BASE AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD).
- ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS AS SOON AS POSSIBLE AND EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K - 1.2C.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- BUILDING CONTRACTORS WILL BE RESPONSIBLE FOR CONSTRUCTING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- 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 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 PLANNING AND COMMUNITY DEVELOPMENT PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS WITHIN 21 DAYS OF SUBSTANTIAL GRADING COMPLETION. EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER IS RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
- TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180N OR EQUAL MAY BE SUBSTITUTED WHERE TYPE L RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED
- ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS.
- LOCATION OF THE CONCRETE WASHOUT, STORAGE FOR MAINTENANCE EQUIPMENT AND TEMPORARY DISPOSAL AREAS WILL BE ADDED TO THIS PLAN BY SWMP ADMINISTRATOR UPON COORDINATION WITH SELECTED CONTRACTOR.

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND AGREEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

SIGNING AND STRIPING NOTES:

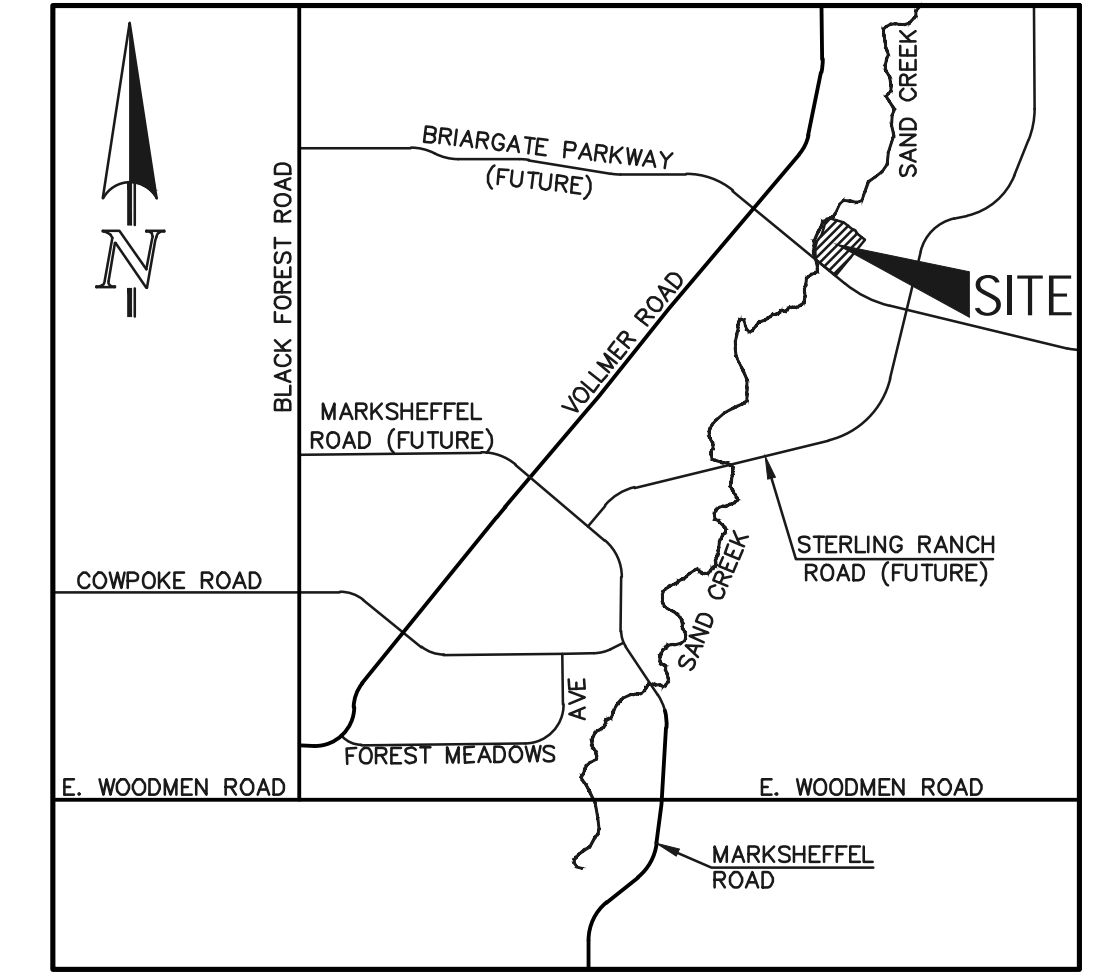
- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS."
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, 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. CROSSWALK LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

BENCHMARK:

EAST 1/16TH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN LOCATED AT SOUTHEAST CORNER OF VOLLMER ROAD AND POCO ROAD APPROXIMATELY 50 FEET SOUTH OF THE CENTERLINE OF POCO ROAD. EL: 7211.95

BASIS OF BEARING:

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 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.



VICINITY MAP
NOT TO SCALE

AGENCIES:

DEVELOPER:	CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DR. COLORADO SPRINGS, CO 80921 MR. LOREN J. MORELAND (719) 592-9333
CIVIL ENGINEER:	CLASSIC CONSULTING ENGINEERS & SURVEYORS 619 N. CASCADE AVENUE, SUITE 200 COLORADO SPRINGS, CO 80903 MR. KYLE R. CAMPBELL, P.E. (719) 785-2800
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 MR. JEFF RICE, (719) 520-7877
WATER & SANITATION DISTRICT:	STERLING RANCH METROPOLITAN DISTRICT
FIRE DISTRICT:	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK, (719) 495-4300
GAS COMPANY:	BLACK HILLS ENERGY 37 WIDEFIELD BOULEVARD WIDEFIELD, COLORADO 80911 MR. GEORGE M. PETERSON, (719) 392-3491
ELECTRIC COMPANY:	MOUNTAIN VIEW ELECTRIC P.O. BOX 1600 LIMON, COLORADO 80828 MR. LES ULFERS, (719) 495-2283
TELEPHONE COMPANY:	CENTURY LINK COMMUNICATIONS (LOCATORS) (800)-922-1987 A.T.&.T. (LOCATORS) (719) 635-3674

APPROVALS:

DESIGN ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY DIRECTLY CAUSED BY THE NEGLIGENCE, ACTS, ERRORS, OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

KYLE R. CAMPBELL COLORADO P.E. #29794

DATE

FOR AND ON THE BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS

OWNER/DEVELOPER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE EROSION CONTROL PLAN AND AS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

JIM BOULTON

DATE

EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

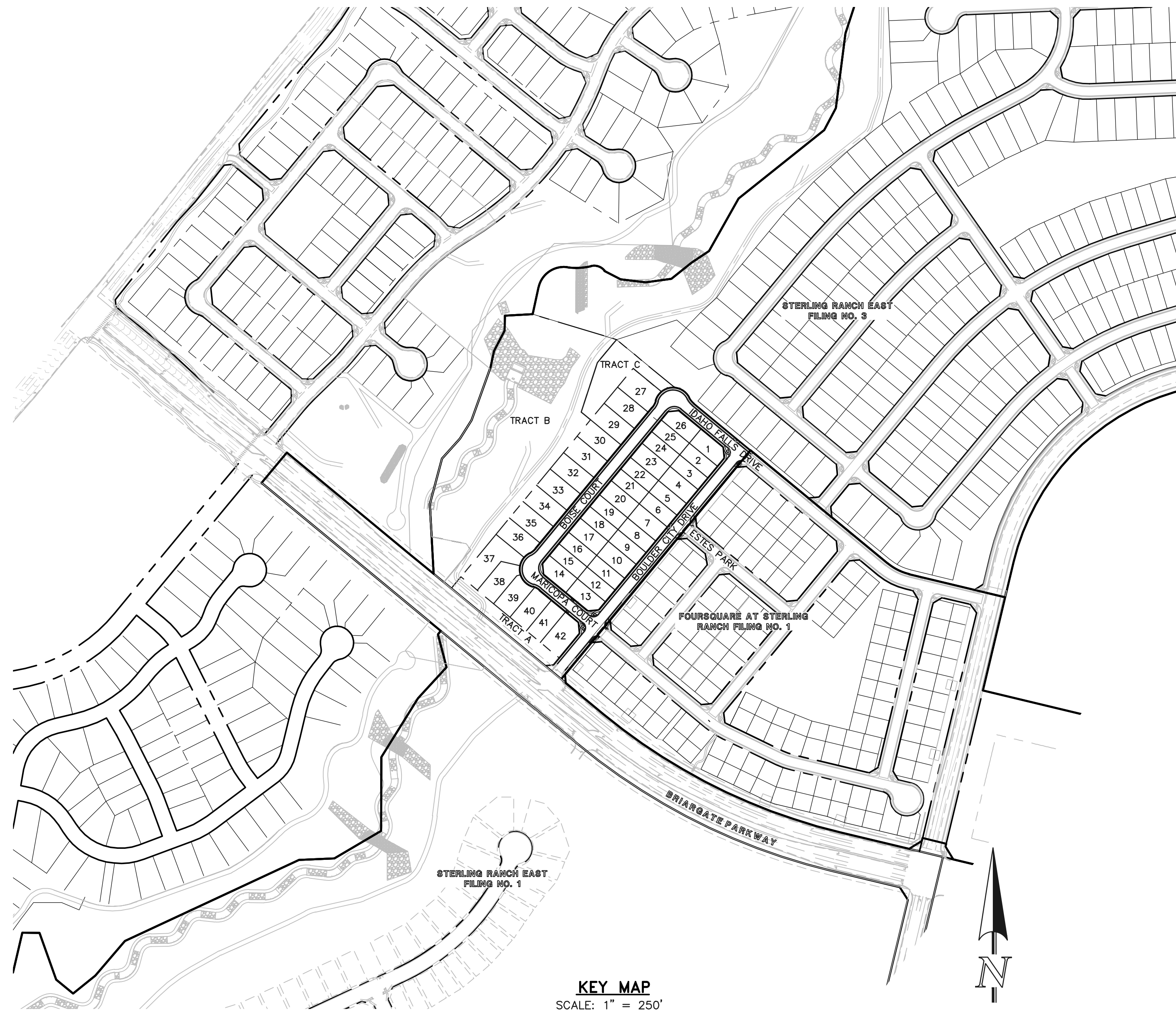
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2 AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

JOSHUA PALMER, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR

DATE

PCD FILE # SF2237



KEY MAP

SCALE: 1" = 250'

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



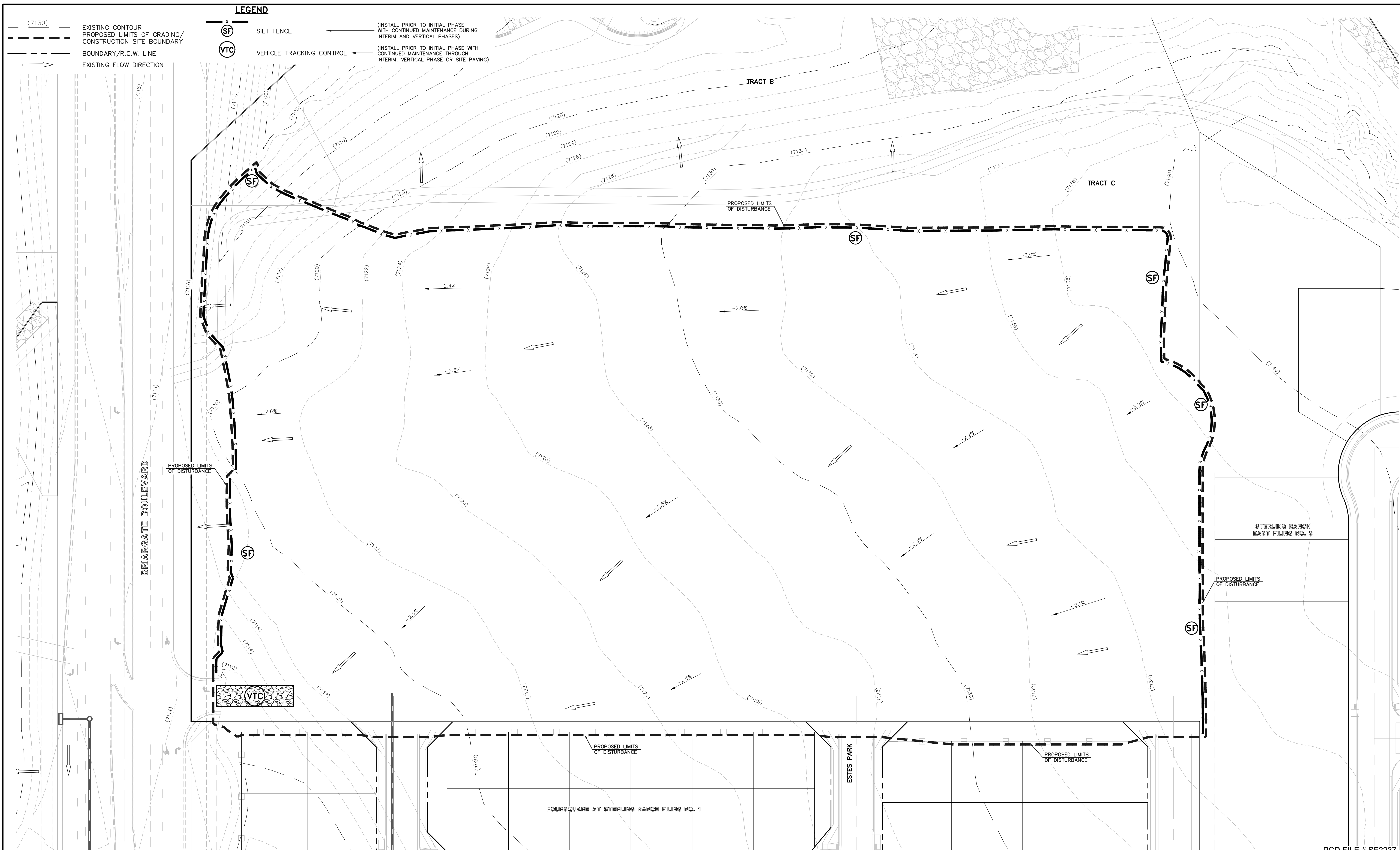
STERLING RANCH EAST FILING NO. 2
CONSTRUCTION PLANS
TITLE SHEET

DESIGNED BY	JDP	SCALE	DATE	11/13/23
DRAWN BY	JDP	(H) 1" = N/A	SHEET	1 OF 15
CHECKED BY	KRC	(V) 1" = N/A	JOB NO.	1183.31

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799(Fax)





(7130) --- EXISTING CONTOUR
 - - - - - PROPOSED LIMITS OF GRADING/
 CONSTRUCTION SITE BOUNDARY
 - - - - - BOUNDARY/R.O.W. LINE
 → EXISTING FLOW DIRECTION

LEGEND

(SF) SILT FENCE (INSTALL PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE DURING INTERIM AND VERTICAL PHASES)

(VTC) VEHICLE TRACKING CONTROL (INSTALL PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM, VERTICAL PHASE OR SITE PAVING)

BRIARGATE BOULEVARD

TRACT B

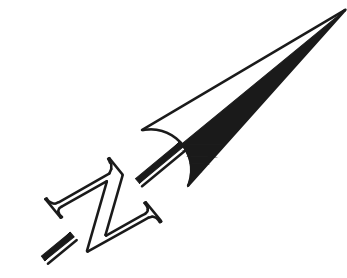
TRACT C

STERLING RANCH EAST FILING NO. 3

FOUR SQUARE AT STERLING RANCH FILING NO. 1

ESTES PARK

PCD FILE # SF2237



SCALE: 1" = 40'

NOTES:
 SEE SHEETS 6-7 FOR LOT TEMPLATES
 AND EROSION CONTROL DETAILS.

THERE WILL BE NO ASPHALT,
 CONCRETE BATCH PLANTS AND
 MASONRY MIX STATIONS ON THIS SITE.

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REVIEW:

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

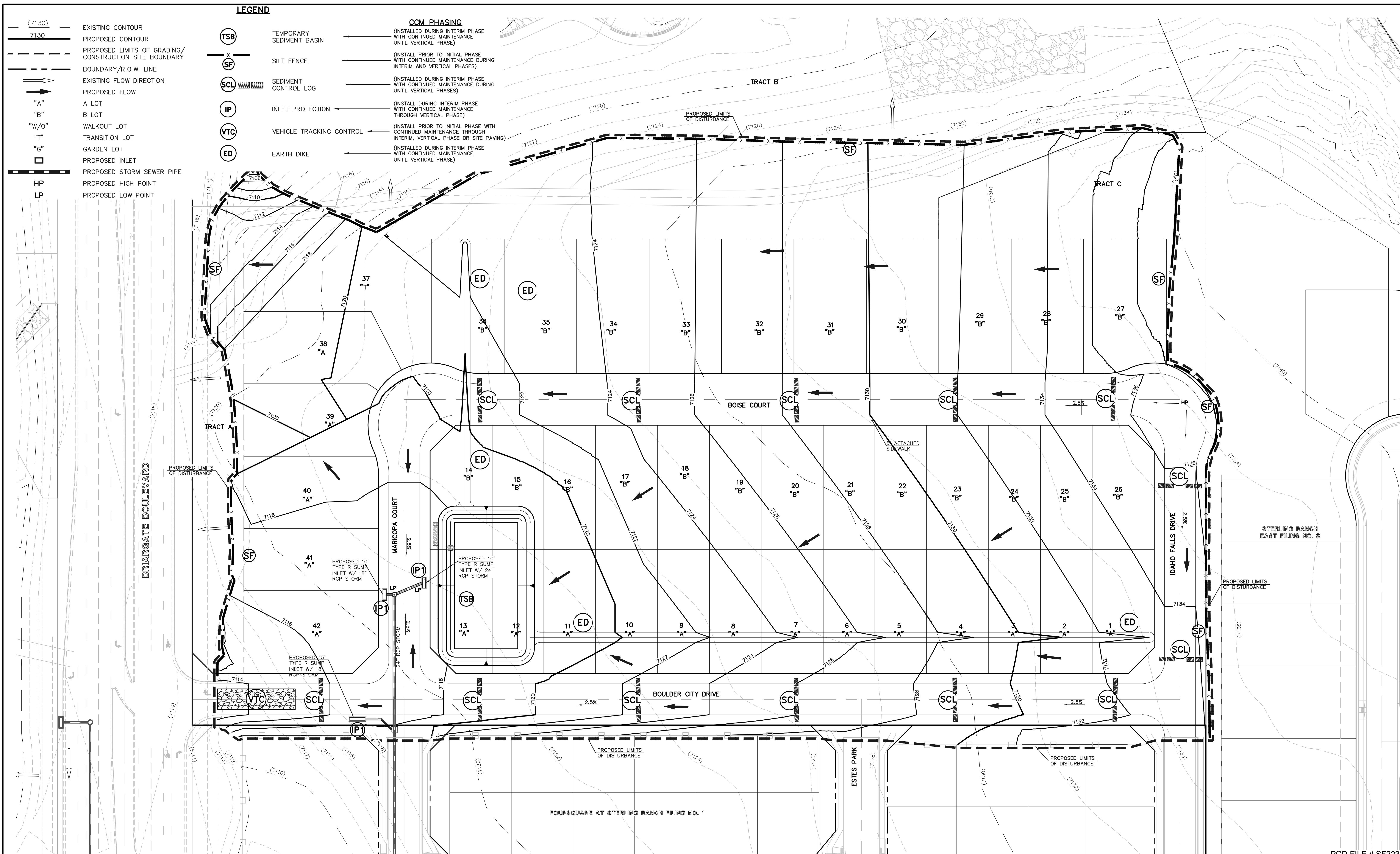
KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE

619 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903

(719) 785-0790
 (719) 785-0799 (Fax)

STERLING RANCH EAST FILING NO. 2 CONSTRUCTION PLANS INITIAL GRADING AND EROSION CONTROL PLAN			
DESIGNED BY	JDP	SCALE	DATE 11/13/23
DRAWN BY	JDP	(H) 1" = 40'	SHEET 2 OF 15
CHECKED BY	KRC	(V) 1" = N/A	JOB NO. 1183.31

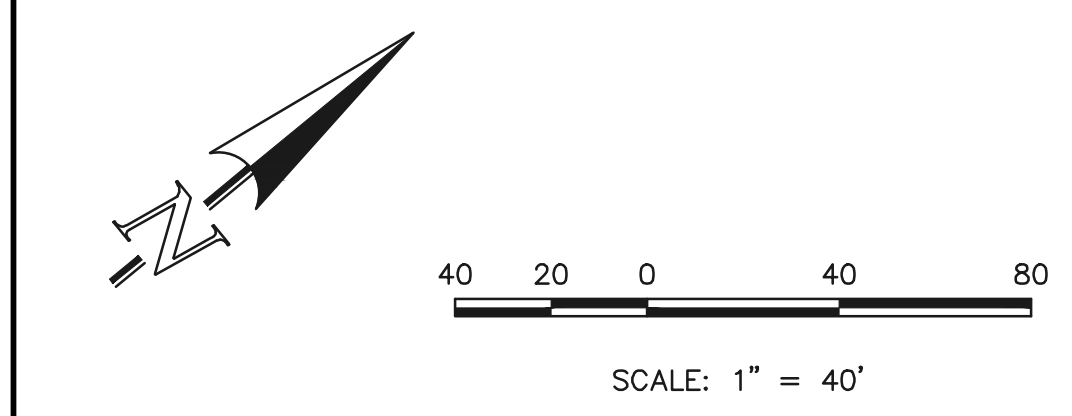
CLASSIC CONSULTING



LEGEND

- (7130) — EXISTING CONTOUR
- 7130 — PROPOSED CONTOUR
- - - - PROPOSED LIMITS OF GRADING/ CONSTRUCTION SITE BOUNDARY
- - - - BOUNDARY/R.O.W. LINE
- EXISTING FLOW DIRECTION
- PROPOSED FLOW
- "A" A LOT
- "B" B LOT
- "W/O" WALKOUT LOT
- "T" TRANSITION LOT
- "G" GARDEN LOT
- PROPOSED INLET
- - - - PROPOSED STORM SEWER PIPE
- HP PROPOSED HIGH POINT
- LP PROPOSED LOW POINT

- CCM PHASING**
- (TSB) TEMPORARY SEDIMENT BASIN (INSTALL DURING INTERIM PHASE WITH CONTINUED MAINTENANCE UNTIL VERTICAL PHASE)
 - (SF) SILT FENCE (INSTALL PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE DURING INTERIM AND VERTICAL PHASES)
 - (SCL) SEDIMENT CONTROL LOG (INSTALL DURING INTERIM PHASE WITH CONTINUED MAINTENANCE DURING UNTIL VERTICAL PHASES)
 - (IP) INLET PROTECTION (INSTALL DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)
 - (VTC) VEHICLE TRACKING CONTROL (INSTALL PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM, VERTICAL PHASE OR SITE PAVING)
 - (ED) EARTH DIKE (INSTALL DURING INTERIM PHASE WITH CONTINUED MAINTENANCE UNTIL VERTICAL PHASE)



NOTES:
SEE SHEETS 6-7 FOR LOT TEMPLATES AND EROSION CONTROL DETAILS.

THERE WILL BE NO ASPHALT, CONCRETE BATCH PLANTS AND MASONRY MIX STATIONS ON THIS SITE.

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS

811
UTILITY NOTIFICATION CENTER OF COLORADO
IT'S THE LAW

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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

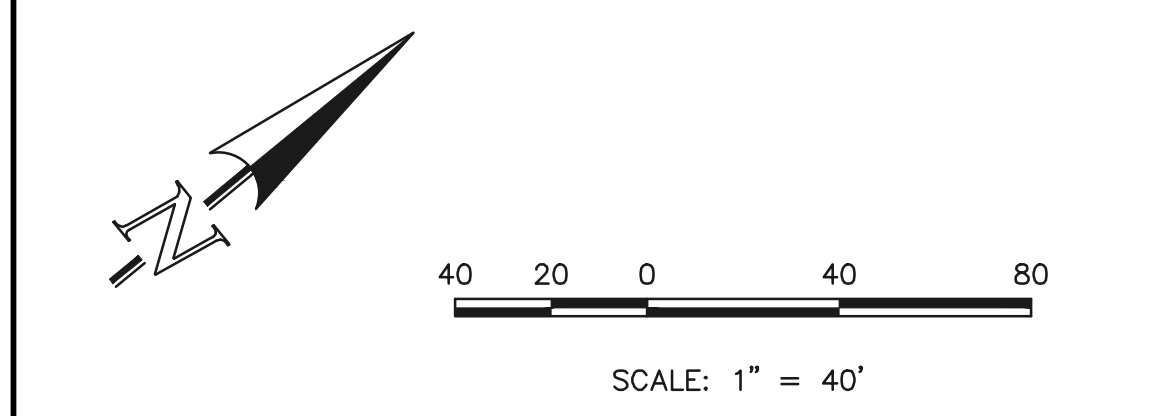
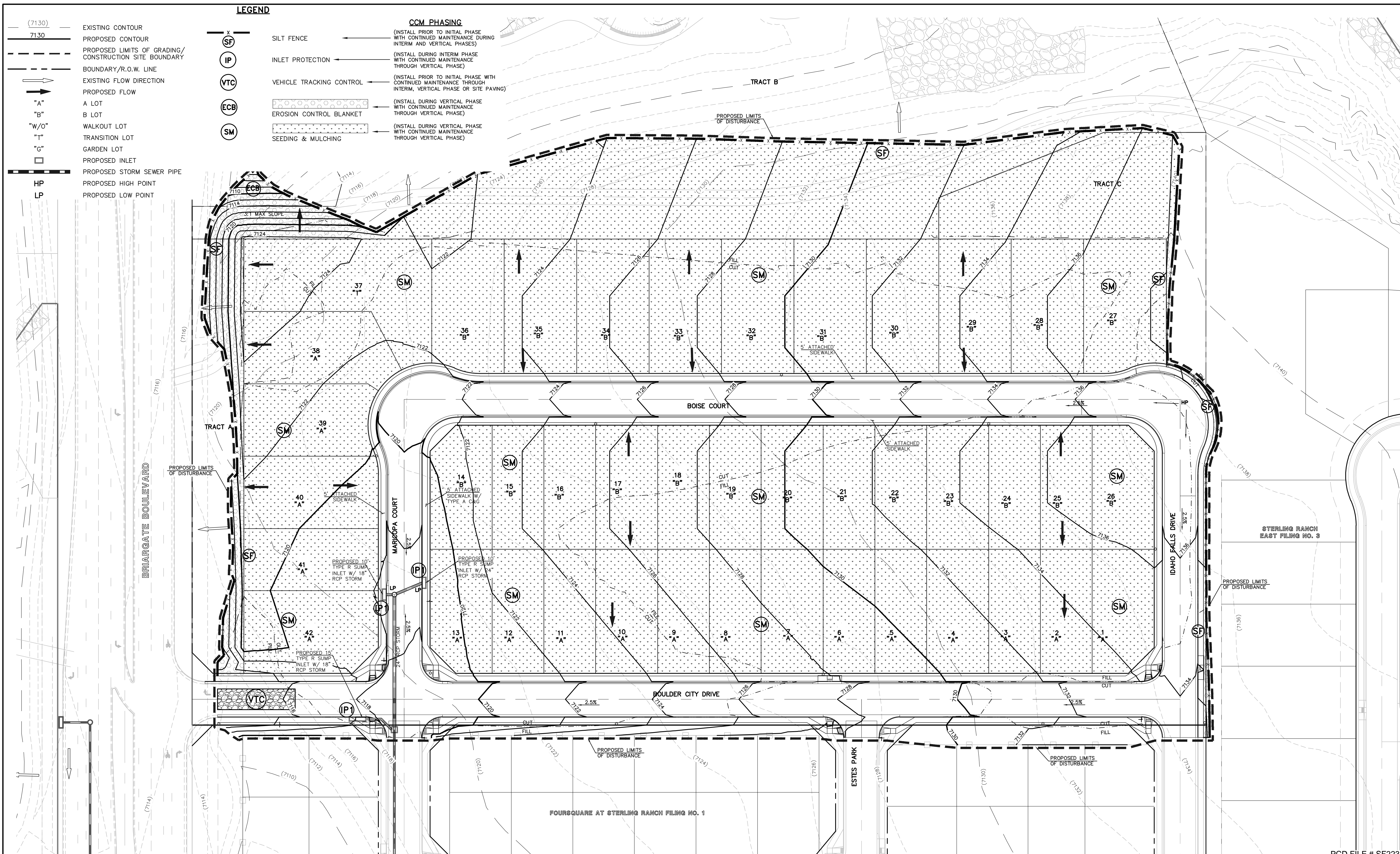


STERLING RANCH EAST FILING NO. 2
CONSTRUCTION PLANS
INTERIM GRADING AND EROSION CONTROL PLAN

DESIGNED BY JDP SCALE DATE 11/13/23
DRAWN BY JDP (H) 1"= 40' SHEET 3 OF 15
CHECKED BY KRC (V) 1"= N/A JOB NO. 1183.31

PCD FILE # SF2237

C:\PROJECTS\STERLINGRANCH\CONSTRUCTION\11833-02\DWG\11833-02-03.DWG PRINTED BY: JPMASAMEE 11/13/23 8:43:43 AM LAST SAVED BY: JPMASAMEE



NOTES:
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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
VERTICAL GRADING AND EROSION CONTROL PLAN

DESIGNED BY	JDP	SCALE	DATE	11/13/23
DRAWN BY	JDP	(H) 1" = 40'	SHEET	4 OF 15
CHECKED BY	KRC	(V) 1" = N/A	JOB NO.	1183.31



EL PASO COUNTY GRADING AND EROSION CONTROL NOTES:

- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- 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.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND A 'NOTICE TO PROCEED' HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESILIENT SEDIMENTATION. DISTURBANCE SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON SITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ON SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE 'COLORADO WATER QUALITY CONTROL ACT' (TITLE 25, ARTICLE 8, CRS), AND THE 'CLEAN WATER ACT' (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY ENTECH ENGINEERING, INC. DATED APRIL 19, 2022 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WOOD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

CONSTRUCTION CONTROL MEASURES NOTES:

- CONTRACTOR TO DETERMINE AREAS USED FOR STAGING, STORAGE OF MATERIALS, SOILS (STOCKPILES) OR WASTES AND SHALL MARK ON THE SITE SWMP AT ALL TIMES. THE USE OF CONSTRUCTION OFFICE TRAILERS REQUIRES PCD PERMITTING.
- THE PROPOSED GRADING/EROSION CONTROL PLAN (SHEET 2) SHOW AND CALL-OUT THE 'INITIAL' AND 'INTERIM' STAGE OF CONSTRUCTION CONTROL MEASURES.
- 'FINAL' CONSTRUCTION CONTROL MEASURES ARE STABILIZED/DEVELOPED LOTS, CONSTRUCTED ROADS, RE-SEEDDED OPEN SPACE, AND CONSTRUCTED DETENTION PONDS. A PLAN IS NOT NEEDED FOR THE FINAL STAGE.

EROSION CONTROL CRITERIA:

EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.

- THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NON-EXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- DURING GRADING OPERATIONS, LOCATE AND SET THE STRAW BALE CHECK DAMS AND SILT FENCES AS SHOWN ON THE EROSION CONTROL PLAN. AT THIS TIME RESEED ALL DISTURBED AREAS WITH AN EL PASO COUNTY APPROVED SEED MIX.
- SEEDING APPLICATION: DRILLED TO A DEPTH OF .25" TO .50" INTO SOIL WHERE POSSIBLE, BROADCAST AND RAKED TO COVER ON STEEPER THAN 3:1 SLOPES WHERE ACCESS IS LIMITED OR UNSAFE FOR EQUIPMENT.
- MULCHING REQUIREMENT AND APPLICATION: 1.5 TONS PER ACRE NATIVE HAY MECHANICALLY CRIMPED INTO SOIL.
- THE STRAW BALE CHECK DAMS AND SILT FENCES SHALL BE KEPT IN PLACE AND MAINTAINED UNTIL EROSION AND SEDIMENTATION POTENTIAL IS MITIGATED. REMOVAL OF SILT AND SEDIMENT COLLECTED BY THE STRAW BALES IS REQUIRED ONCE IT REACHES HALF THE HEIGHT OF THE STRAW BALES OR SILT FENCE.
- SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED ON A CASE-BY-CASE BASIS. THE M54 PERMITTEE MAY ALLOW ANOTHER APPROPRIATE BMP TO BE IN PLACE THAT PREVENTS SEDIMENT FROM LEAVING THE SITE. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMP'S SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.
- ALL FACILITIES, VEGETATION AND OTHER ITEMS REQUIRED BY THE APPROVED FINAL GRADING/EROSION CONTROL AND STABILIZATION PLAN SHALL BE PROPERLY MAINTAINED BY THE OWNERS OF THE PROPERTY. SUCH MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO KEEPING ALL EROSION CONTROL FACILITIES IN GOOD ORDER AND FUNCTIONAL, REPAIRING ANY EROSION DAMAGE THAT OCCURS, KEEPING ALL VEGETATION HEALTHY AND IN GROWING CONDITION AND REPLACING ANY DEAD VEGETATION AS SOON AS PRACTICABLE.
- ALL SILT FENCES ARE TO BE REGULARLY INSPECTED AND REPAIRED AS NEEDED.
- THE CONTRACTOR SHALL PROVIDE VEHICLE TRACKING CONTROL FACILITIES FOR EACH ENTRANCE/EXIT TO THE SITE. THE CONTRACTOR SHALL SUBMIT A PLAN WHICH WILL ASSURE USAGE OF THIS FACILITY BY ALL VEHICLES LEAVING THE SITE.
- EROSION CONTROL MEASURES SHALL BE CHECKED AFTER EACH STORM EVENT AND REPAIRED WHEN NECESSARY.
- CONTRACTOR SHALL MAINTAIN ALL TEMPORARY EROSION CONTROL FACILITIES IN GOOD WORKING ORDER UNTIL SUCH TIME AS PERMANENT FACILITIES ARE IN PLACE AND THE CONSTRUCTION MANAGER HAS APPROVED THEIR REMOVAL.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- THE EROSION CONTROL MEASURES OUTLINED ON THE PLAN ARE THE RESPONSIBILITY OF THE DEVELOPER TO MONITOR AND REPLACE, REGRADE AND REBUILD AS NECESSARY UNTIL VEGETATION IS ESTABLISHED.
- MAXIMUM ACREAGE OPEN AT ANY GIVEN TIME IS TO BE 30 ACRES.

SEEDING GUIDELINES:

- SEEDBED PREPARATION**
THE SEEDBED SHOULD BE WELL-SETTLED AND FIRM, BUT FRAGILE ENOUGH THAT THE SEED CAN BE PLACED AT THE SPECIFIED DEPTHS. COMPETITIVE STANDS OF WEEDS THAT ARE PRESENT BEFORE SEEDING MUST BE CONTROLLED BY SHALLOW TILLAGE OR BY APPLICATION OF HERBICIDES. SOILS THAT HAVE BEEN OVER-COMPACTED BY TRAFFIC OR EQUIPMENT, ESPECIALLY WHEN WET, SHOULD BE TILLED TO BREAK UP ROOTING-RESTRICTIVE LAYERS, THAN HARROWED, ROLLED, OR PACKED TO PREPARE THE REQUIRED FIRM SEEDBED.
- FERTILIZER**
FERTILIZER SHOULD BE APPLIED AT A RATE OF 50 POUNDS OF AVAIL-ABLE NITROGEN PER ACRE AND 40 POUNDS OF AVAILABLE PHOSPHATE PER ACRE. THE TIME OF APPLICATION SHOULD BE IMMEDIATELY PRIOR TO SEEDING, AT THE TIME OF SEEDING, OR IMMEDIATELY FOLLOWING SEEDING, DEPENDING ON THE KIND OF FERTILIZER AND TYPE OF EQUIPMENT USED.
- SEEDING**
SEED SHOULD BE PLANTED WITH A GRASS DRILL ON ALL SLOPES OF 33% (3:1) OR FLATTER. SEED MAY BE BROADCAST BY HAND, BY MECHANICAL SPREADER, OR BY HYDRAULIC EQUIPMENT ON AREAS THAT ARE SMALL, TOO STEEP, OR NOT ACCESSIBLE FOR SEED DRILL OPERATIONS. SEED PLANTED WITH A DRILL SHOULD BE COVERED WITH SOIL TO A DEPTH OF 1/4 TO 3/4 INCH. SEED PLANTED BY THE BROADCAST METHOD SHALL BE INCORPORATED INTO THE SOIL SURFACE, NOT TO EXCEED A DEPTH OF 3/4 INCH, BY RAKING, HARROWING, OR OTHER PROVEN METHOD. THE TIME OF SEEDING IS FROM OCTOBER 15TH - MAY 31ST. SEED PLANTED IN THE LATE FALL WILL REMAIN DORMANT UNTIL SPRING, WHEN IT WILL GERMINATE.
- MULCHING**
SEEDDED AREAS SHOULD BE MULCHED TO CONSERVE MOISTURE; PREVENT SURFACE COMPACTION OR CRUSTING; REDUCE RUNOFF AND EROSION; CONTROL INSECTS; AND HELP ESTABLISH PLANT COVER.
NATIVE HAY OR STRAW SHOULD BE APPLIED AT A RATE OF 4,000 POUNDS PER ACRE AND CRIMPED INTO THE GROUND. ON SLOPES GREATER THAN 3:1, AN AGRONOMY BLANKET SHOULD BE USED.
- SUPPLEMENTAL WATER**
IN LOW RAINFALL AREAS, WHERE WATER IS AVAILABLE AND WHERE RAPID ESTABLISHMENT IS NEEDED, IRRIGATION OF NEW SEEDING SHOULD BE PERFORMED DURING THE FIRST GROWING SEASON. WATER SHOULD BE APPLIED AT APPROXIMATELY ONE WEEK INTERVALS, AT A RATE OF 3/4 TO 1 INCH PER APPLICATION, WHEN RAINFALL IS DEFICIENT FOR PLANT DEVELOPMENT.

NOTES:

AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF THE CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WOOD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

A PORTION OF THE OVERALL FOREST LAKES DEVELOPMENT IS LOCATED WITHIN A FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) MAP NUMBERS 08041 C0267G, C0266G, C0258G & C0259G EFFECTIVE DATE, DECEMBER 7, 2018. HOWEVER, THERE IS NO PORTION OF FILING 7 DEVELOPMENT WITHIN THE FLOODPLAIN LIMITS.

THE AVERAGE SOIL CONDITION REFLECTS HYDROLOGIC SOIL GROUP "B", MOSTLY JARRE-TECOLOTE COMPLEX AND PEYTON-PRING COMPLEX AS DETERMINED BY THE "SOIL SURVEY OF EL PASO COUNTY AREA" PREPARED BY THE U.S. SOIL CONSERVATION SERVICE.

EXISTING VEGETATION CONSISTS OF NATIVE GRASSES.

EMERGENCY OVERFLOW SWALES FOR INLETS IN THE INTERIM UNTIL CURB AND ASPHALT IS INSTALLED WILL BE THE LOTS, FINAL WILL BE TO OVERTOP THE HIGH POINT IN ROADWAY TO THE NEXT AVAILABLE INLET OR TO PROPOSED POND.

STOCKPILE LOCATIONS FOR HOMEBUILDING TO BE ON EACH INDIVIDUAL LOT THAT IS BEING BUILT UPON.

LIMITS OF DISTURBANCE FOR THIS PLAN INCLUDE UTILITY INSTALLATION AND ROADWAY CONSTRUCTION WITHIN THE R.O.W. AND OVERLOT GRADING FOR DEVELOPMENT THEN INDIVIDUAL LOTS FOR HOMEBUILDING ONCE CONSTRUCTION OF THE HOME BEGINS.

GRADING WITHIN THIS PHASE WILL BE FULLY DEVELOPED WITH HOME BUILDING OPERATIONS.

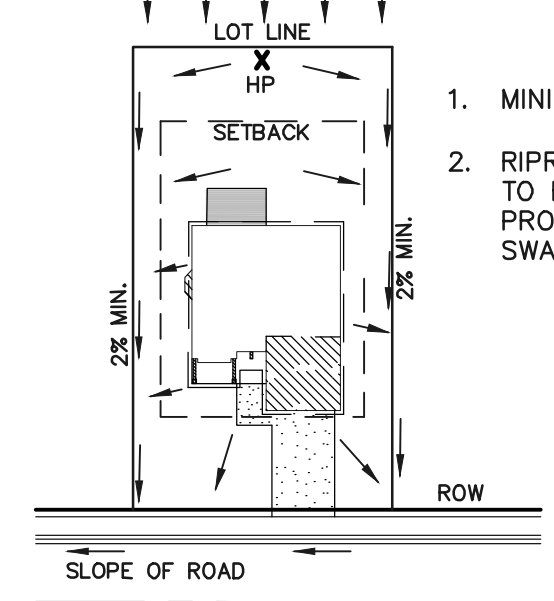
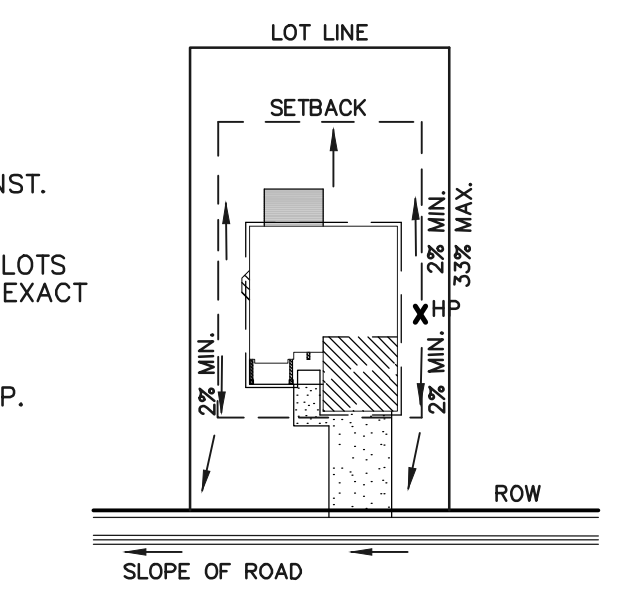
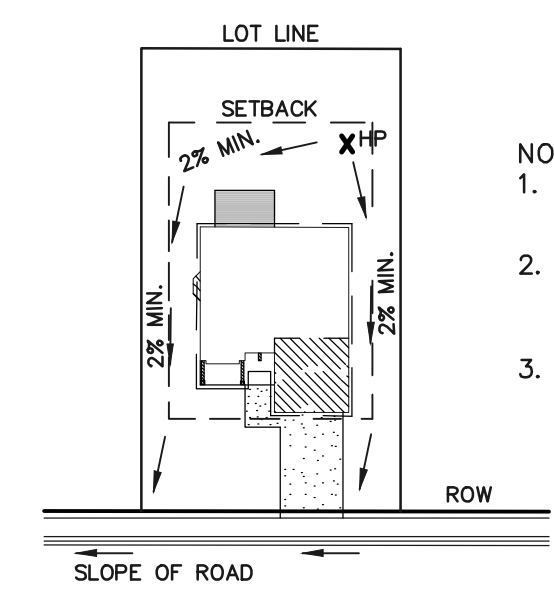
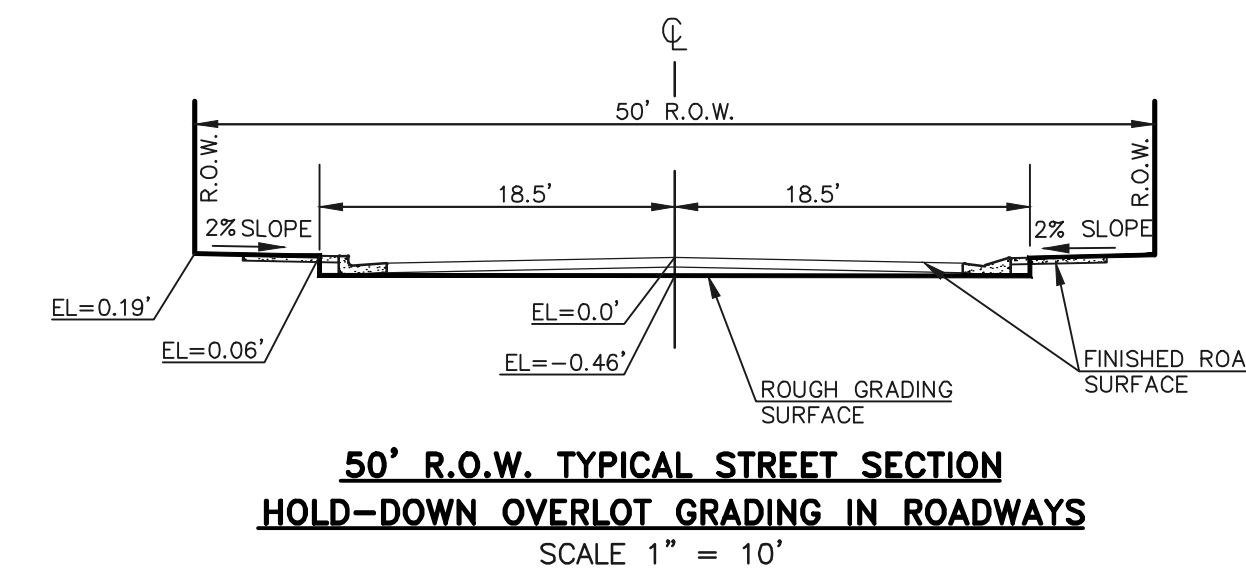
LOCATION OF THE CONCRETE WASHOUT, STORAGE FOR MAINTENANCE EQUIPMENT AND TEMPORARY DISPOSAL AREAS WILL BE ADDED TO THIS PLAN BY SWMP ADMINISTRATOR UPON COORDINATION WITH SELECTED CONTRACTOR.

ALL AREAS ARE TO BE RESEEDDED OUTSIDE OF THE FILING NO. 1 AREA. RESEED ALL AREAS AS NEEDED TO PREVENT EROSION AND SEDIMENT RUNOFF ONTO CONSTRUCTION ACTIVITIES.

SCHEDULE OF ANTICIPATED CONSTRUCTION ACTIVITY:

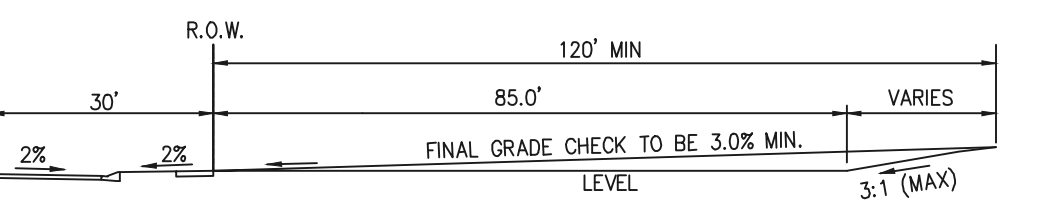
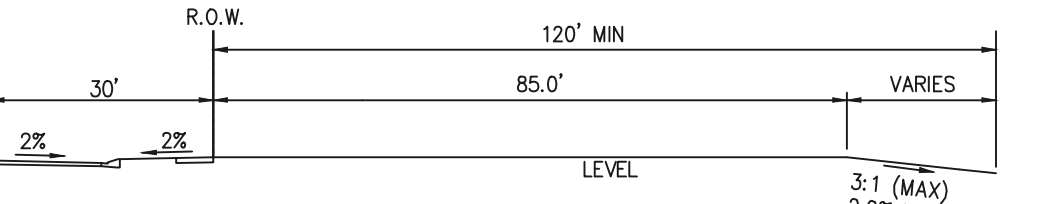
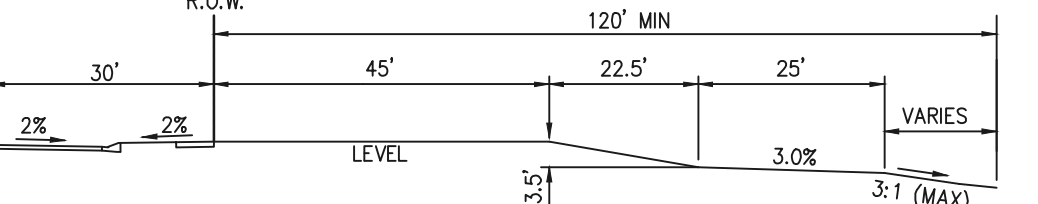
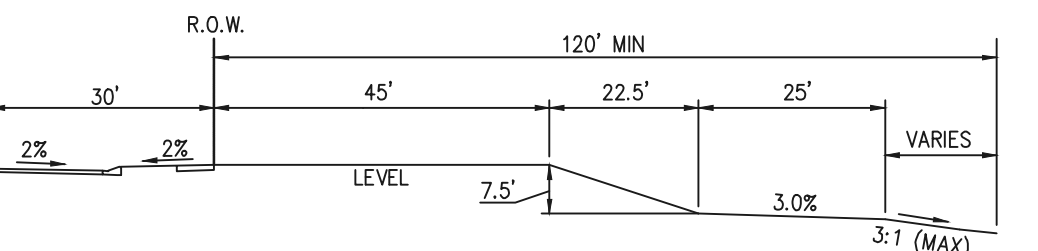
- INSTALL INITIAL BMP'S
- INSPECTION OF INTIAL BMP'S BY COUNTY STAFF
- PRECONSTRUCTION MEETING WITH COUNTY STAFF

BEGIN CONSTRUCTION UPON APPROVAL	ACTIVITY	COMPLETION MONTHS	EROSION CONTROL ALL SHOWN ON GRADING PLAN
	ALL SITE ROADWAY GRADING AND UTILITY INSTALLATION	6 MONTHS	



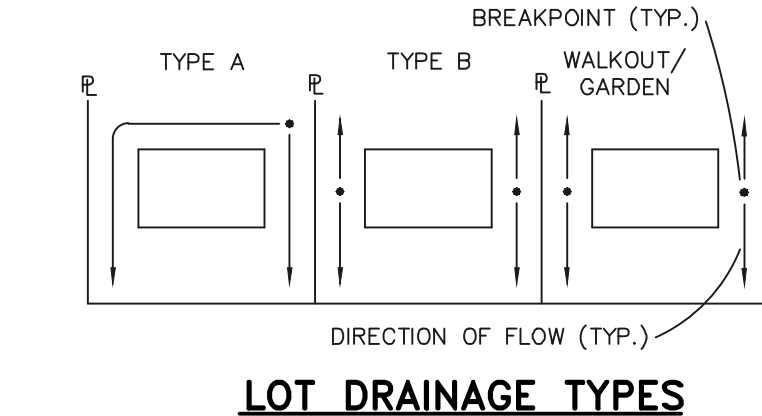
"A" LOTS W/SLOPE BEHIND DRAINAGE PATTERN N.T.S.

TYPICAL WALKOUT (W/O) LOT NOT TO SCALE



NOTE:
"T" LOTS OR "TRANSITION" LOTS OCCUR IN PLACES WHERE BOTH PROPERTY LINES CANNOT BE GRADED AS THE TYPICAL STANDARD LOT TEMPLATES SHOWN. THESE LOTS WILL STILL BE GRADED TO CREATE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.

NOTE:
SIDE LOT LINE SWALES ARE REQUIRED FOR ALL LOTS.



- MINIMUM LOT WIDTH ALONG SLOPE IS 70'.
- RIPRAP OR CONCRETE 'V' NOTCH SWALES TO BE INSTALLED ALONG SHARED PROPERTY & WITHIN SIDE LOT EASEMENTS. SWALES TO DISCHARGE ONTO ROADWAY.

PCD FILE # SF2237

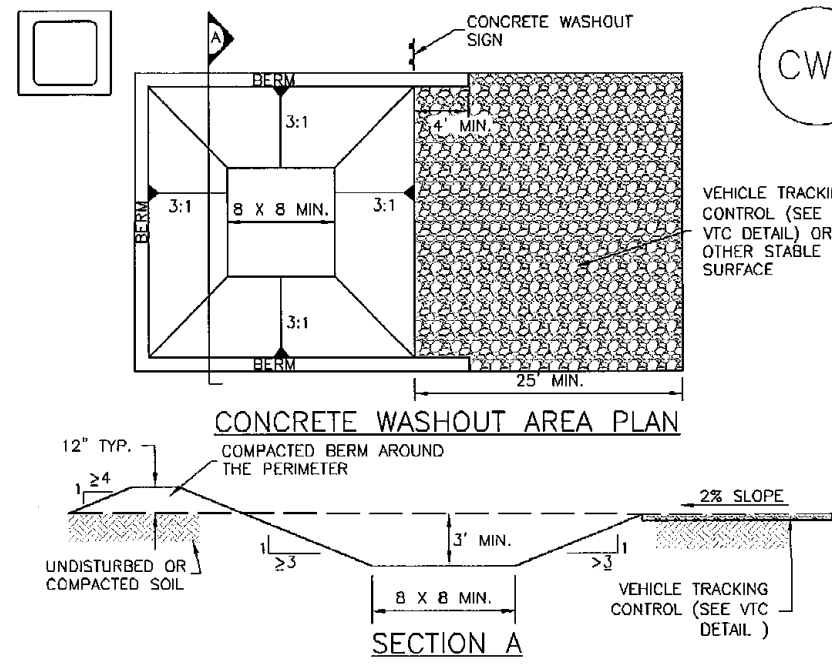
NO.	REVISION	DATE
48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS		
811		
UTILITY NOTIFICATION CENTER OF COLORADO		
ITS THE LAW		
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING 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.		

REVIEW:	DATE
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC	
KYLE R. CAMPBELL, COLORADO P.E. #29794	

STERLING RANCH EAST FILING NO. 2 CONSTRUCTION PLANS			
GRADING AND EROSION CONTROL PLAN NOTES & DETAIL SHEET			
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619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799(Fax)

Concrete Washout Area (CWA) MM-1



CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 - CWA INSTALLATION LOCATION.
2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INEVITABLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE AREA SHOULD BE USED.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8" BY 8" SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA AND ESPECIALLY AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP TRUCKS.
8. USE EXCAVATED MATERIAL FOR PERMETER BERM CONSTRUCTION.

November 2010 Urban Drainage and Flood Control District CWA-3
Urban Storm Drainage Criteria Manual Volume 3

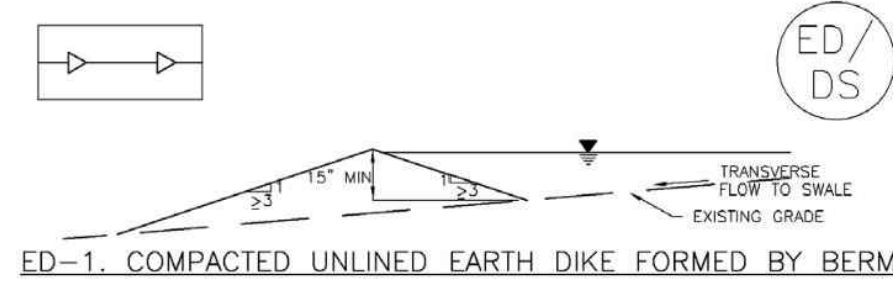
MM-1 Concrete Washout Area (CWA)

CWA MAINTENANCE NOTES

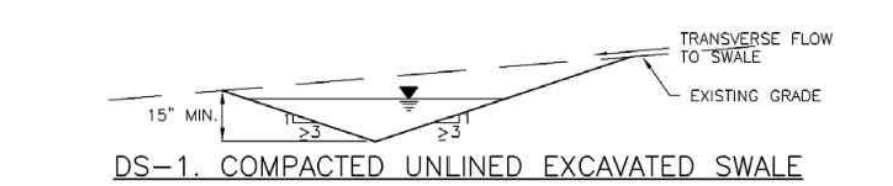
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
 5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
 6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
 7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
- (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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Urban Storm Drainage Criteria Manual Volume 3

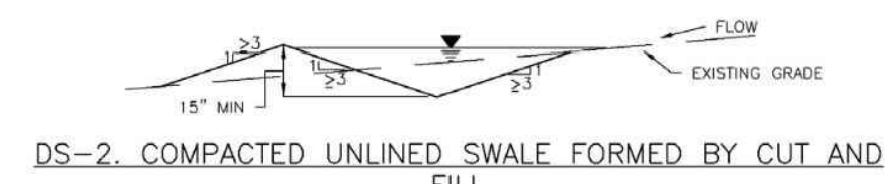
Earth Dikes and Drainage Swales (ED/DS) EC-10



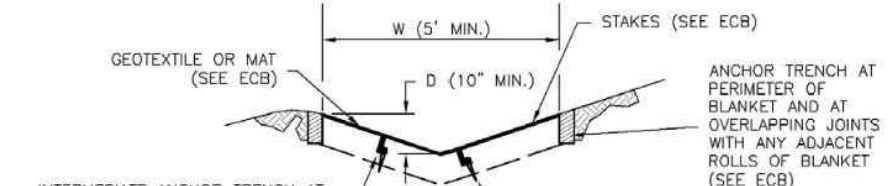
ED-1. COMPACTED UNLINED EARTH DIKE FORMED BY BERM



DS-1. COMPACTED UNLINED EXCAVATED SWALE



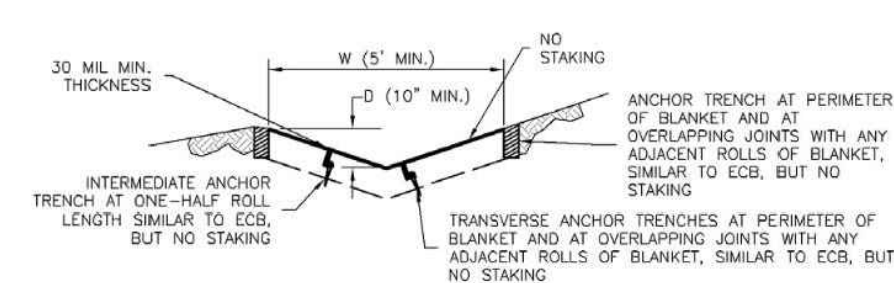
DS-2. COMPACTED UNLINED SWALE FORMED BY CUT AND FILL



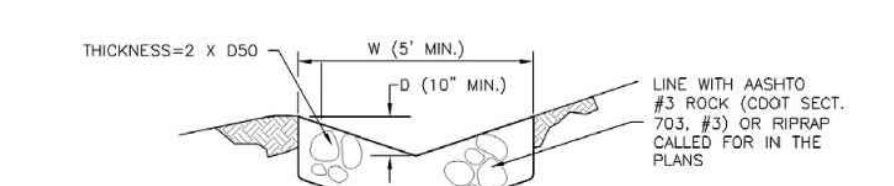
DS-3. ECB LINED SWALE (CUT AND FILL OR BERM)

November 2010 Urban Drainage and Flood Control District ED/DS-3
Urban Storm Drainage Criteria Manual Volume 3

EC-10 Earth Dikes and Drainage Swales (ED/DS)



DS-4. SYNTHETIC LINED SWALE



DS-5. RIPRAP LINED SWALE

EARTH DIKE AND DRAINAGE SWALE INSTALLATION NOTES

1. SEE SITE PLAN FOR:
 - LOCATION OF DIVERSION SWALE
 - TYPE OF SWALE (UNLINED, COMPACTED AND/OR LINED)
 - LENGTH OF EACH SWALE
 - DEPTH, D, AND WIDTH, W, DIMENSIONS
 - FOR ECB/TRM LINED DITCH, SEE ECB DETAIL
 - FOR RIPRAP LINED DITCH, SIZE OF RIPRAP, D50
2. SEE DRAINAGE PLANS FOR DETAILS OF PERMANENT CONVEYANCE FACILITIES AND/OR DIVERSION SWALES EXCEEDING 2-YEAR FLOW RATE OR 10 CFS.
3. EARTH DIKES AND SWALES, INDICATED ON SWAMP PLAN SHALL BE INSTALLED PRIOR TO LAND-DISTURBING ACTIVITIES IN PROXIMITY.
4. EMBANKMENT IS TO BE COMPACTED TO 90% OF MAXIMUM DENSITY AND WITHIN 2% OF OPTIMUM MOISTURE CONTENT ACCORDING TO ASTM D698.
5. SWALES ARE TO DRAIN TO A SEDIMENT CONTROL BMP.
6. FOR LINED DITCHES, INSTALLATION OF ECB/TRM SHALL CONFORM TO THE REQUIREMENTS OF THE ECB DETAIL.
7. WHEN CONSTRUCTION TRAFFIC MUST CROSS A DIVERSION SWALE, INSTALL A TEMPORARY CULVERT WITH A MINIMUM DIAMETER OF 12 INCHES.

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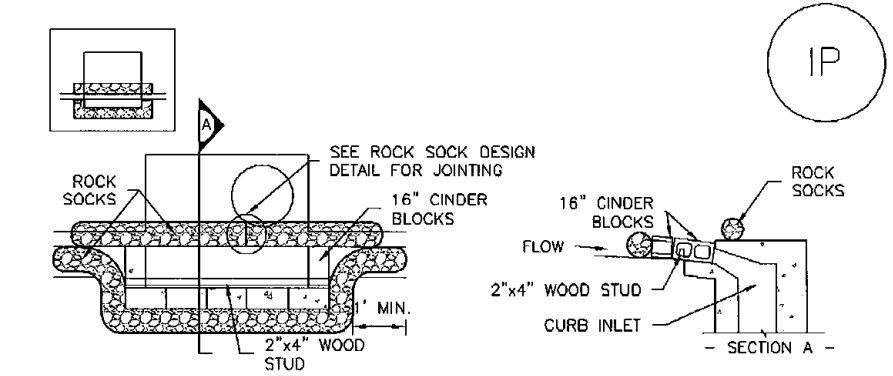
Earth Dikes and Drainage Swales (ED/DS) EC-10

EARTH DIKE AND DRAINAGE SWALE MAINTENANCE NOTES

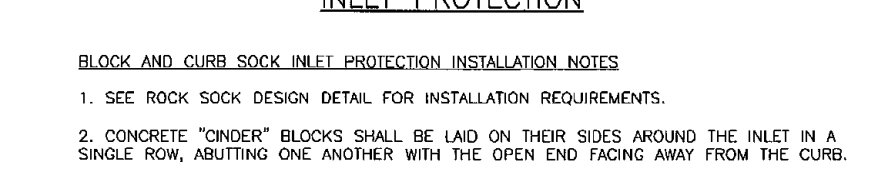
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 4. SWALES SHALL REMAIN IN PLACE UNTIL THE END OF CONSTRUCTION, IF APPROVED BY LOCAL JURISDICTION. SWALES MAY BE LEFT IN PLACE.
 5. WHEN A SWALE IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOPSOIL, SEEDS AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.
- (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF COLORADO SPRINGS, COLORADO, NOT AVAILABLE IN AUTOCAD)

November 2010 Urban Drainage and Flood Control District ED/DS-5
Urban Storm Drainage Criteria Manual Volume 3

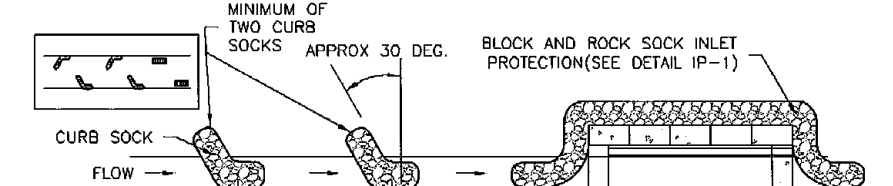
SC-6 Inlet Protection (IP)



IP-1. BLOCK AND ROCK SOCK SUMP OR ON-GRADE INLET PROTECTION



IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

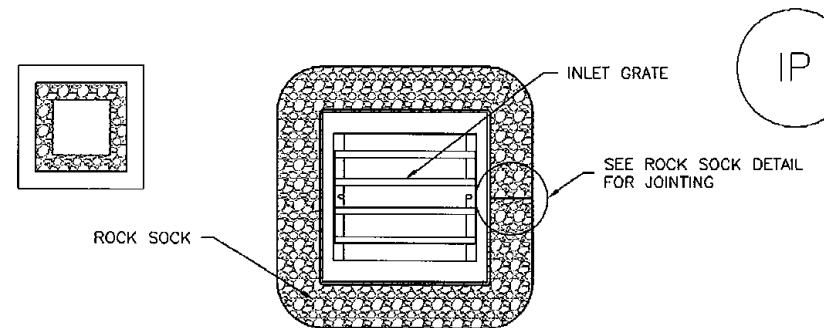


CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

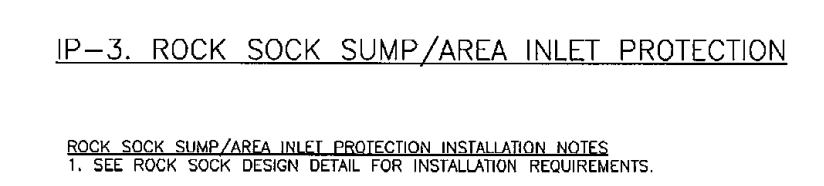
1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
 2. CONCRETE "ONDER" BLOCKS SHALL BE LAID ON THEIR SIDES AGAINST THE CURB IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.
 3. GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.
- CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES**
1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
 2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.
 3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.
 4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.

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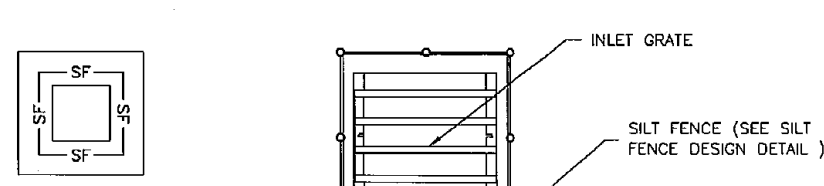
Inlet Protection (IP) SC-6



IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION



IP-4. SILT FENCE FOR SUMP INLET PROTECTION

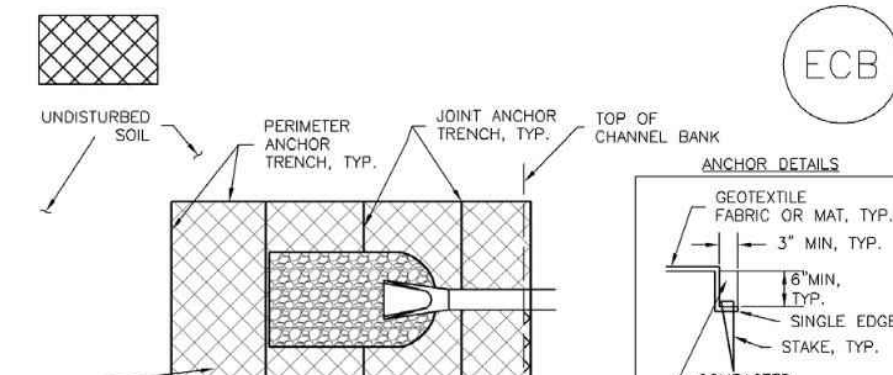


SILT FENCE INLET PROTECTION INSTALLATION NOTES

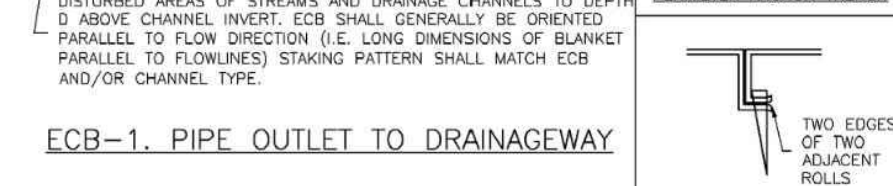
1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.
3. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

August 2013 Urban Drainage and Flood Control District IP-5
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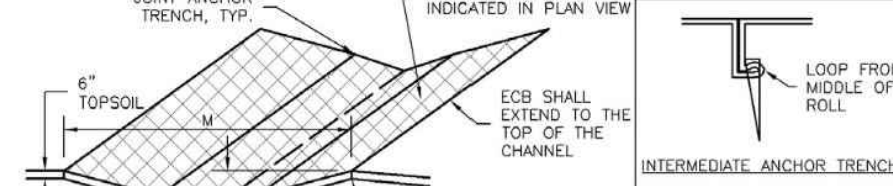
EC-6 Rolled Erosion Control Products (RECP)



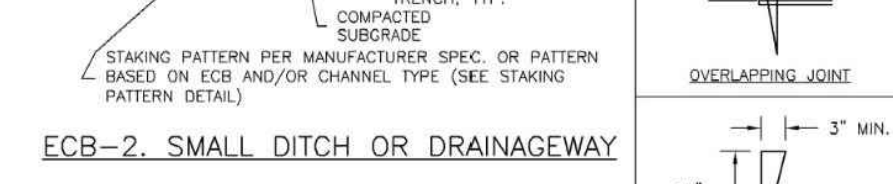
ECB-1. PIPE OUTLET TO DRAINAGEWAY



ECB-2. SMALL DITCH OR DRAINAGEWAY



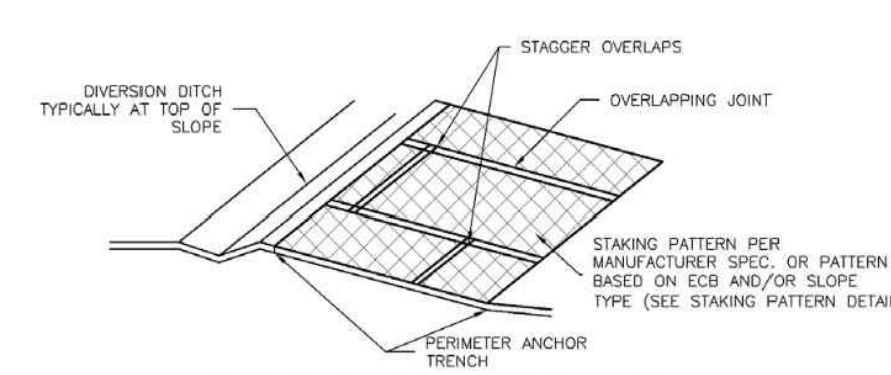
STAKING PATTERNS BY ECB TYPE



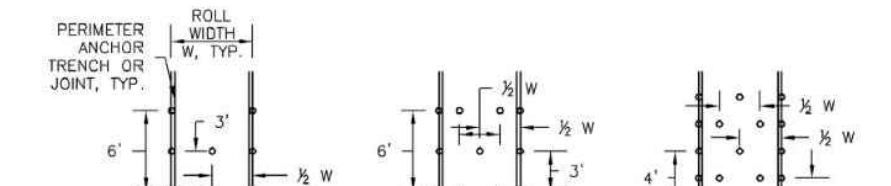
STAKING PATTERNS BY SLOPE OR CHANNEL TYPE

November 2010 Urban Drainage and Flood Control District RECP-6
Urban Storm Drainage Criteria Manual Volume 3

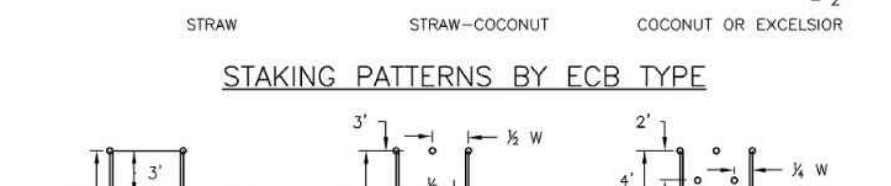
EC-6 Rolled Erosion Control Products (RECP)



ECB-3. OUTSIDE DRAINAGEWAY



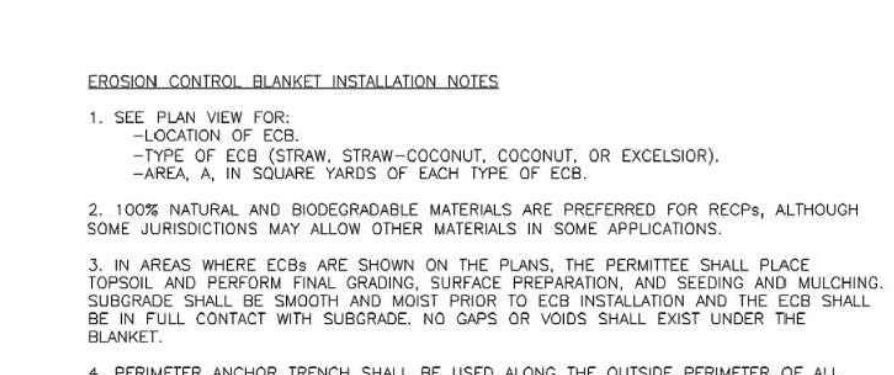
STAKING PATTERNS BY ECB TYPE



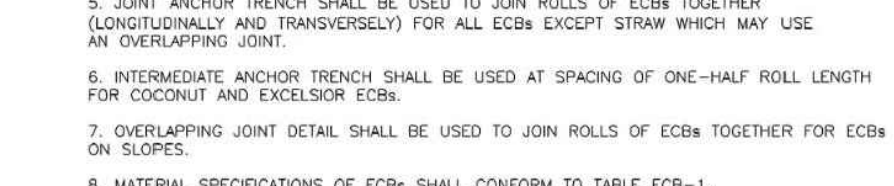
STAKING PATTERNS BY SLOPE OR CHANNEL TYPE

November 2010 Urban Drainage and Flood Control District RECP-7
Urban Storm Drainage Criteria Manual Volume 3

EC-6 Rolled Erosion Control Products (RECP)



STAKING PATTERNS BY ECB TYPE



STAKING PATTERNS BY SLOPE OR CHANNEL TYPE

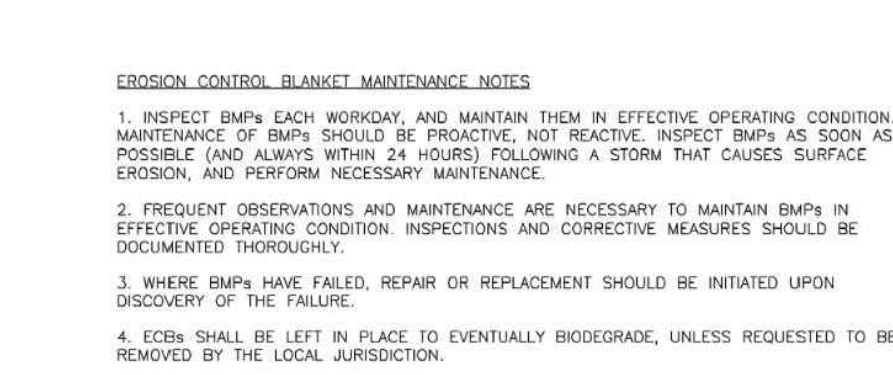
TABLE ECB-1. ECB MATERIAL SPECIFICATIONS

TYPE	COCONUT CONTENT	STRAW CONTENT	EXCLESOR CONTENT	RECOMMENDED NETTING*
STRAW	-	100%	-	DOUBLE/NATURAL
STRAW-COCONUT	30% MIN	70% MAX	-	DOUBLE/NATURAL
COCONUT	100%	-	-	DOUBLE/NATURAL
EXCLESOR	-	-	100%	DOUBLE/NATURAL

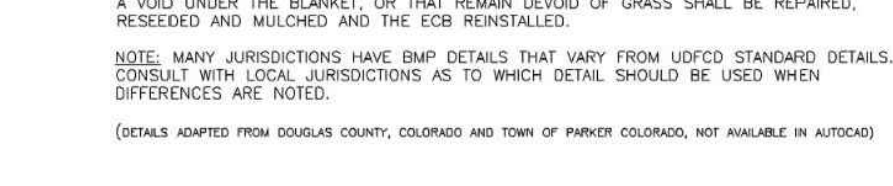
*DOUBLE NETTING MAY BE ACCEPTABLE IN SOME JURISDICTIONS

November 2010 Urban Drainage and Flood Control District RECP-8
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EC-6 Rolled Erosion Control Products (RECP)



STAKING PATTERNS BY ECB TYPE



STAKING PATTERNS BY SLOPE OR CHANNEL TYPE

EROSION CONTROL BLANKET MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
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 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 4. ECB SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE, UNLESS REQUESTED TO BE REMOVED BY THE LOCAL JURISDICTION.
 5. ANY ECB PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REINSTALLED. ANY SUBGRADE AREAS BELOW THE GEOTEXTILE THAT HAVE ERODED TO EXPOSED A VOID UNDER THE BLANKET, OR THAT REMAIN OPEN, SHALL BE REPAIRED, RESEDED AND MULCHED, AND THE ECB REINSTALLED.
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO AND TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

November 2010 Urban Drainage and Flood Control District RECP-9
Urban Storm Drainage Criteria Manual Volume 3

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.

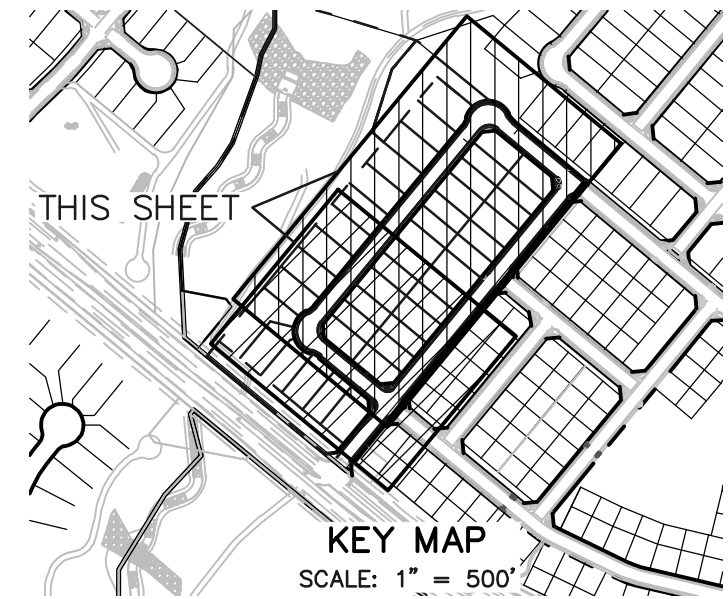
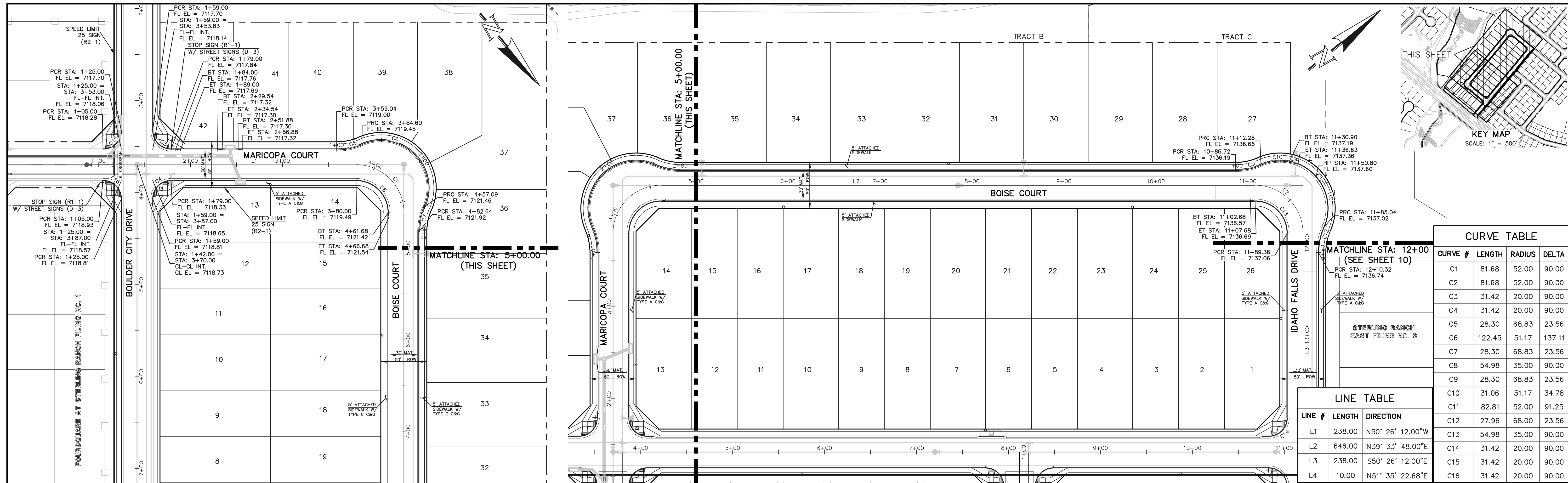
NO.	REVISION	DATE

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



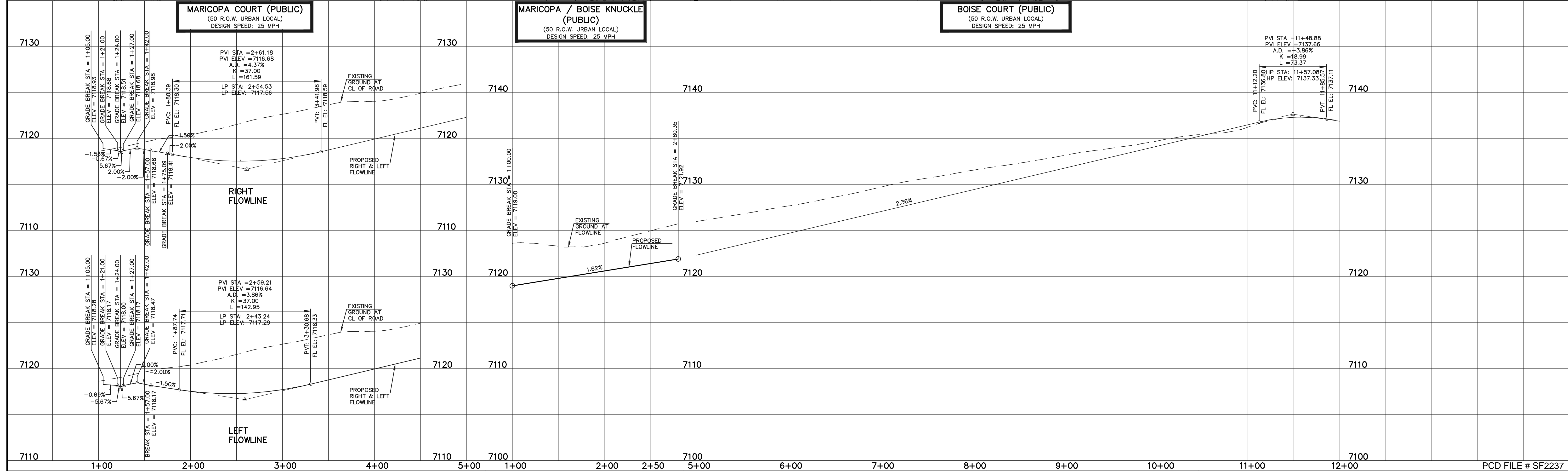
STERLING RANCH EAST FILING NO. 2
CONSTRUCTION PLANS
GRADING AND EROSION CONTROL PLAN
DETAIL SHEET
DESIGNED BY JDP SCALE DATE 11/13/23
DRAWN BY JDP (H) 1"= N/A SHEET 6 OF 15
CHECKED BY KRC (V) 1"= N/A JOB NO. 1183.31

PCD FILE # SF2237

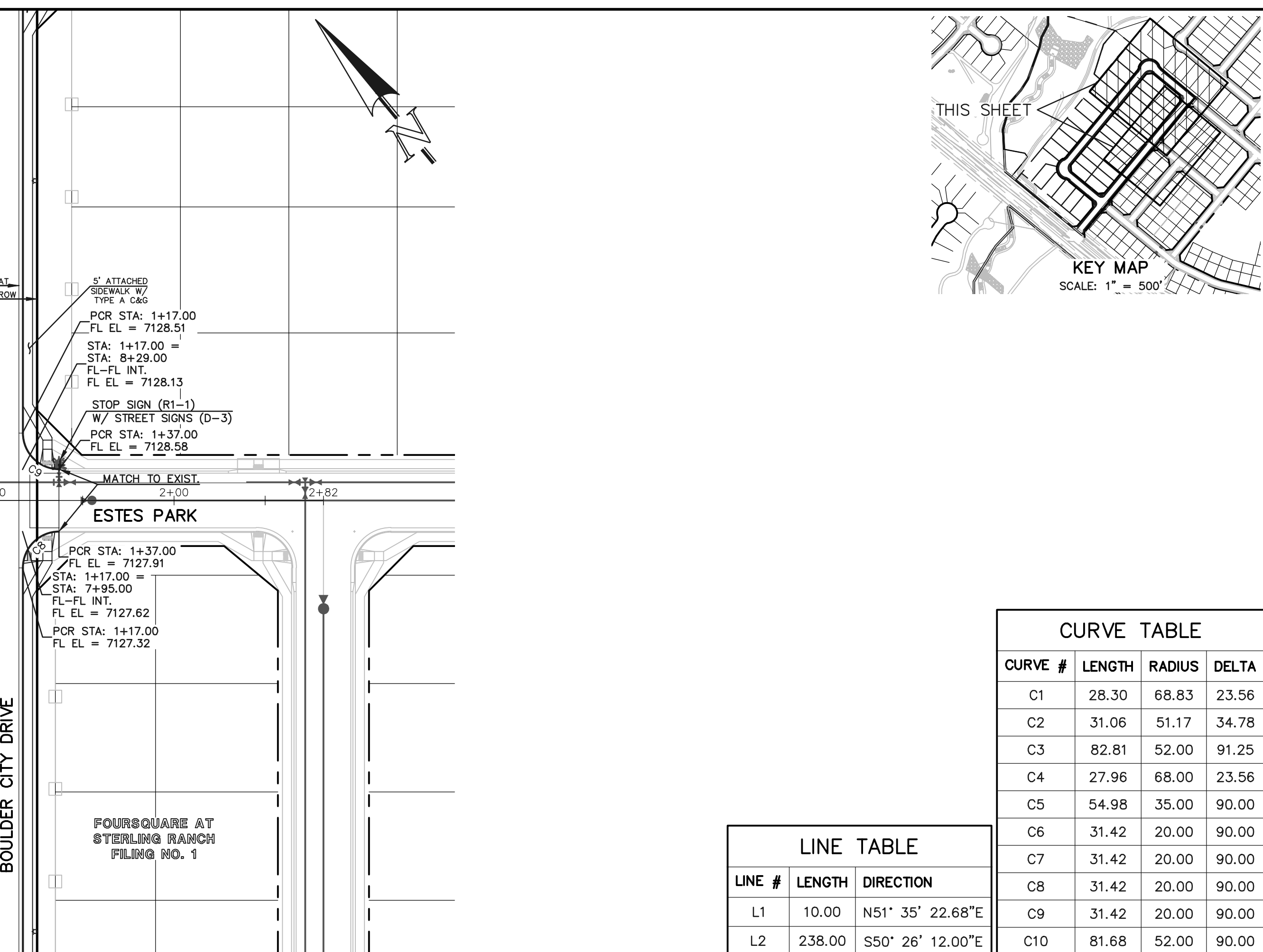
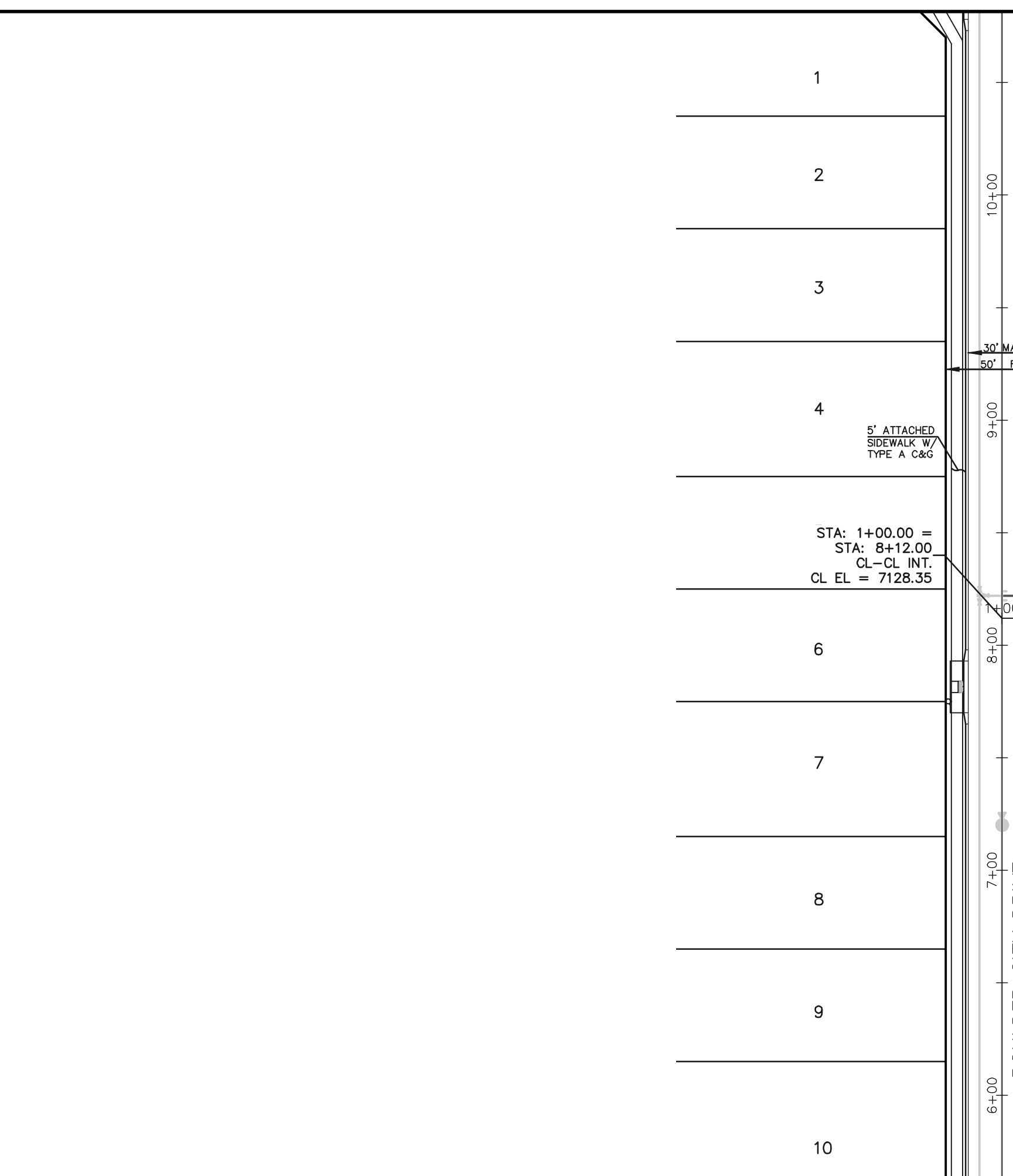
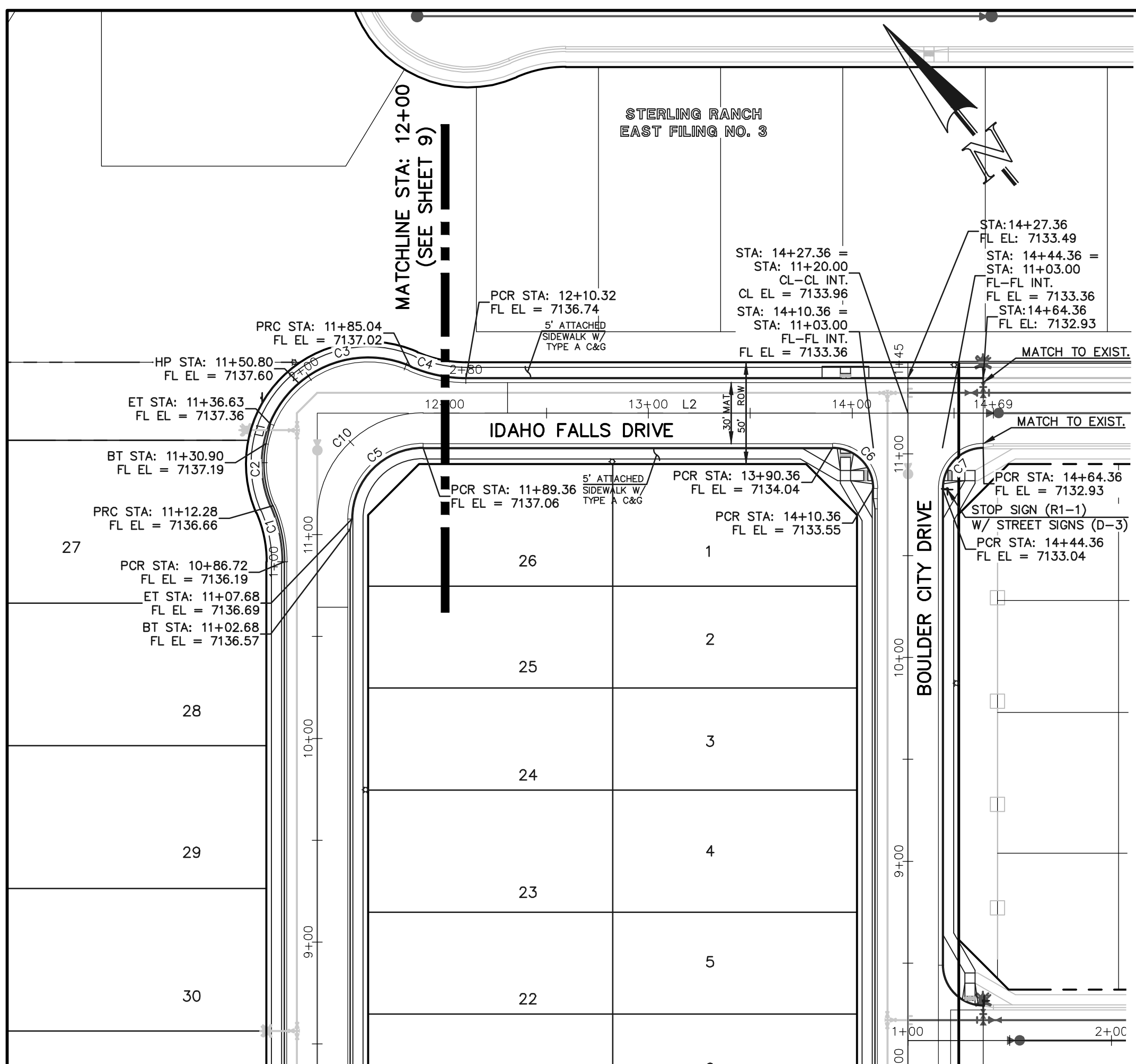
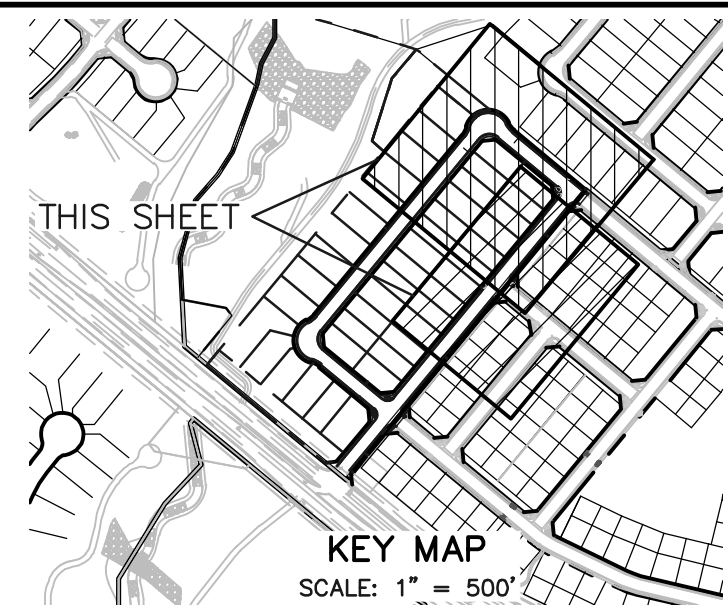


CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	81.68	52.00	90.00
C2	81.68	52.00	90.00
C3	31.42	20.00	90.00
C4	31.42	20.00	90.00
C5	28.30	68.83	23.56
C6	122.45	51.17	137.11
C7	28.30	68.83	23.56
C8	54.98	35.00	90.00
C9	28.30	68.83	23.56
C10	31.06	51.17	34.78
C11	82.81	52.00	91.25
C12	27.96	68.00	23.56
C13	54.98	35.00	90.00
C14	31.42	20.00	90.00
C15	31.42	20.00	90.00
C16	31.42	20.00	90.00

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	238.00	N50° 26' 12.00"W
L2	646.00	N39° 33' 48.00"E
L3	238.00	S50° 26' 12.00"E
L4	10.00	N51° 35' 22.68"E

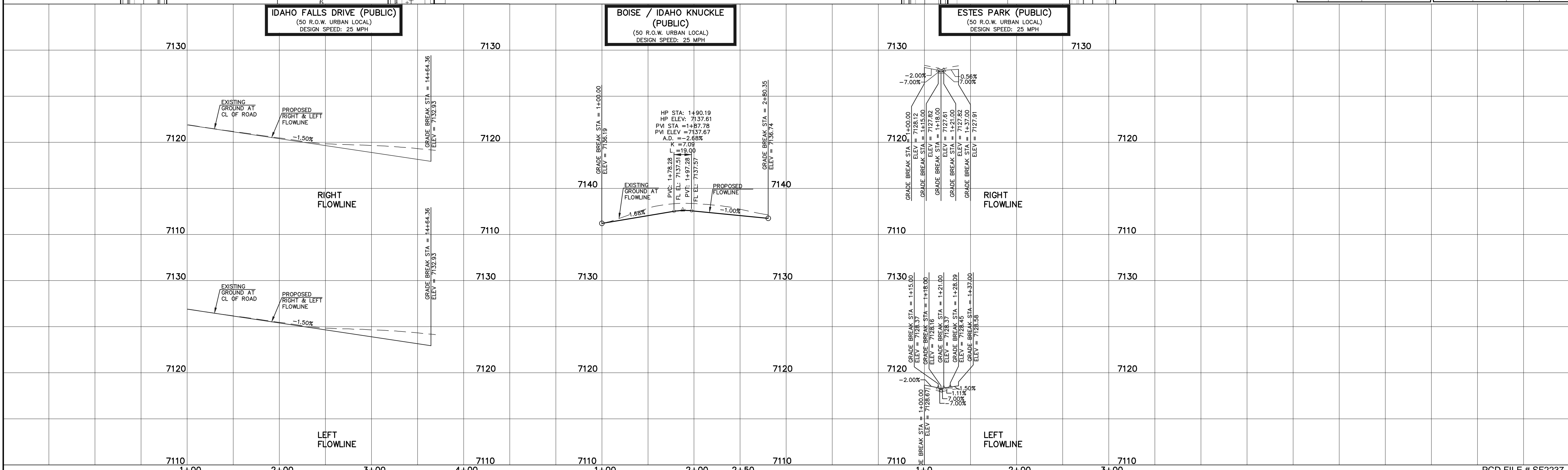


LEGEND BOUNDARY LINE --- ROW LINE --- LOT LINE --- CURB & GUTTER --- PED RAMP [Symbol] LIGHT POLE [Symbol] SIGN [Symbol] TYPE R INLET [Symbol]	STREET ABBREVIATION INDEX B.C. BOISE COURT B.C.D. BOULDER CITY DRIVE M.C. MARICOPA COURT E.P. ESTES PARK I.F.D. IDAHO FALLS DRIVE	811 UTILITY NOTIFICATION CENTER 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		STERLING RANCH EAST FILING NO. 2 CONSTRUCTION PLANS PUBLIC STREET IMPROVEMENT PLAN DESIGNED BY JDP SCALE DATE 11/13/23 DRAWN BY JDP (H) 1" = 50' SHEET 9 OF 15 CHECKED BY KRC (V) 1" = 5' JOB NO. 1183.31
			SCALE: 1" = 50' HORIZ./5' VERT.		619 N. Cascade Avenue, Suite 200 (719) 785-0790 Colorado Springs, Colorado 80903 (719) 785-0799(Fax)		



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	28.30	68.83	23.56
C2	31.06	51.17	34.78
C3	82.81	52.00	91.25
C4	27.96	68.00	23.56
C5	54.98	35.00	90.00
C6	31.42	20.00	90.00
C7	31.42	20.00	90.00
C8	31.42	20.00	90.00
C9	31.42	20.00	90.00
C10	81.68	52.00	90.00

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.00	N51° 35' 22.68"E
L2	238.00	S50° 26' 12.00"E



LEGEND

- BOUNDARY LINE: - - - - -
- ROW LINE: - - - - -
- LOT LINE: - - - - -
- CURB & GUTTER: [Symbol]
- PED RAMP: [Symbol]
- LIGHT POLE: [Symbol]
- SIGN: [Symbol]
- TYPE R INLET: [Symbol]

SCALE: 1" = 50' HORIZ./5' VERT.

STREET ABBREVIATION INDEX

B.C.	BOISE COURT
B.C.D.	BOULDER CITY DRIVE
M.C.	MARICOPA COURT
E.P.	ESTES PARK
I.F.D.	IDAHO FALLS DRIVE

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NO.	REVISION	DATE

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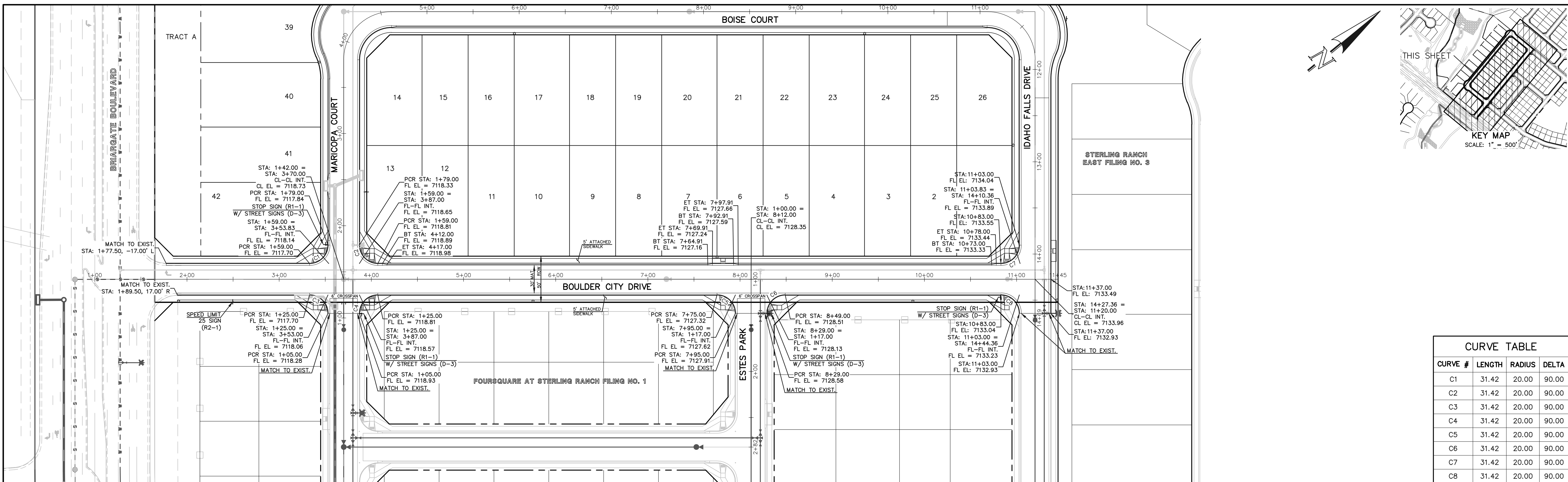
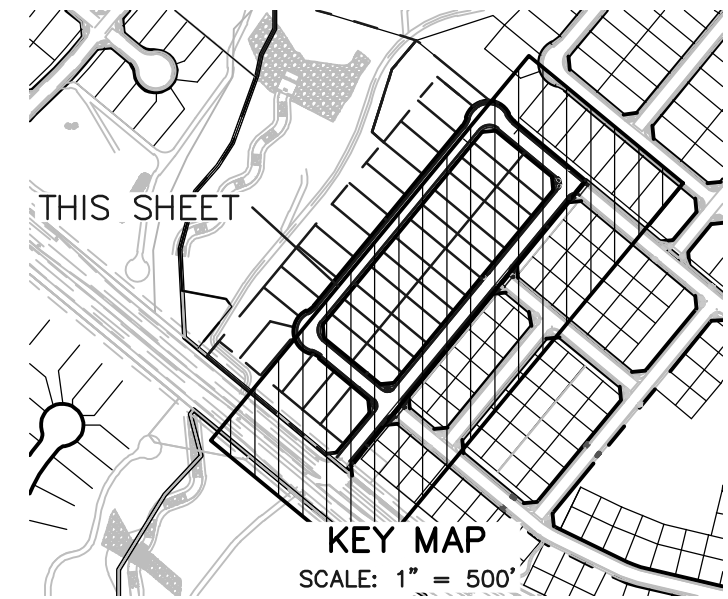
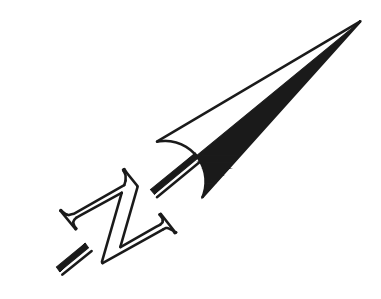
KYLE R. CAMPBELL, COLORADO P.E. #29794



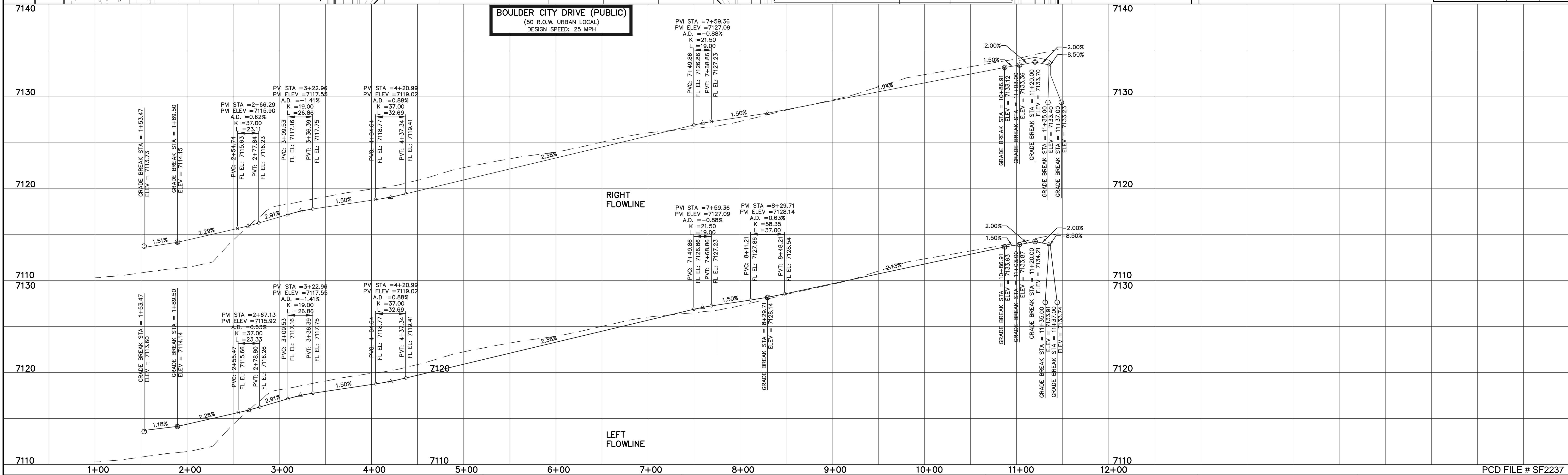
STERLING RANCH EAST FILING NO. 2
CONSTRUCTION PLANS
PUBLIC STREET IMPROVEMENT PLAN

DESIGNED BY: JDP SCALE: DATE: 11/13/23
DRAWN BY: JDP (H) 1" = 50' SHEET 10 OF 15
CHECKED BY: KRC (V) 1" = 5' JOB NO. 1183.31

PCD FILE # SF2237



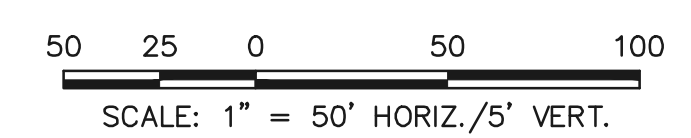
CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	31.42	20.00	90.00
C2	31.42	20.00	90.00
C3	31.42	20.00	90.00
C4	31.42	20.00	90.00
C5	31.42	20.00	90.00
C6	31.42	20.00	90.00
C7	31.42	20.00	90.00
C8	31.42	20.00	90.00



BOULDER CITY DRIVE (PUBLIC)
 (50 R.O.W. URBAN LOCAL)
 DESIGN SPEED: 25 MPH

LEGEND

BOUNDARY LINE	---
ROW LINE	---
LOT LINE	---
CURB & GUTTER	---
PED RAMP	▭
LIGHT POLE	☆
SIGN	▲
TYPE R INLET	▭



STREET ABBREVIATION INDEX

B.C.	BOISE COURT
B.C.D.	BOULDER CITY DRIVE
M.C.	MARICOPA COURT
E.P.	ESTES PARK
I.F.D.	IDAHO FALLS DRIVE

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REVIEW:

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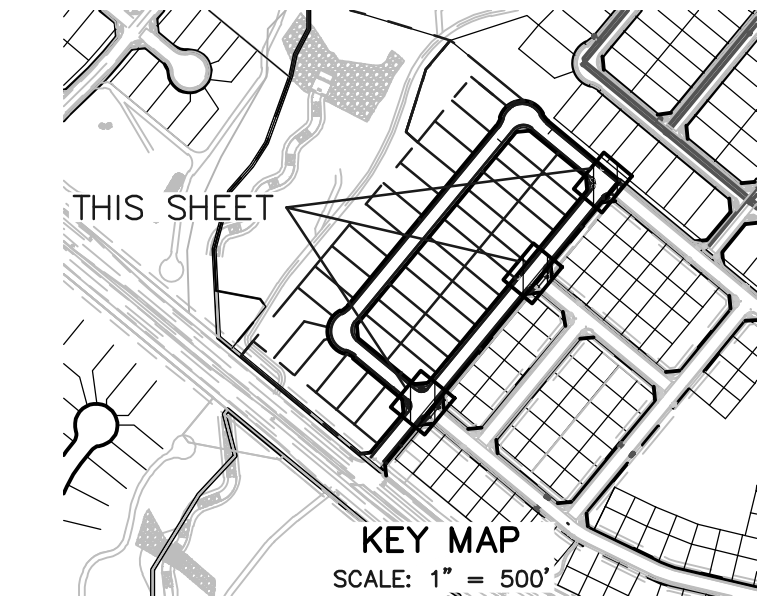
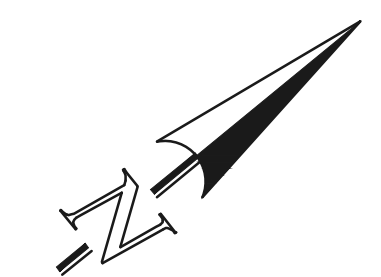
KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE



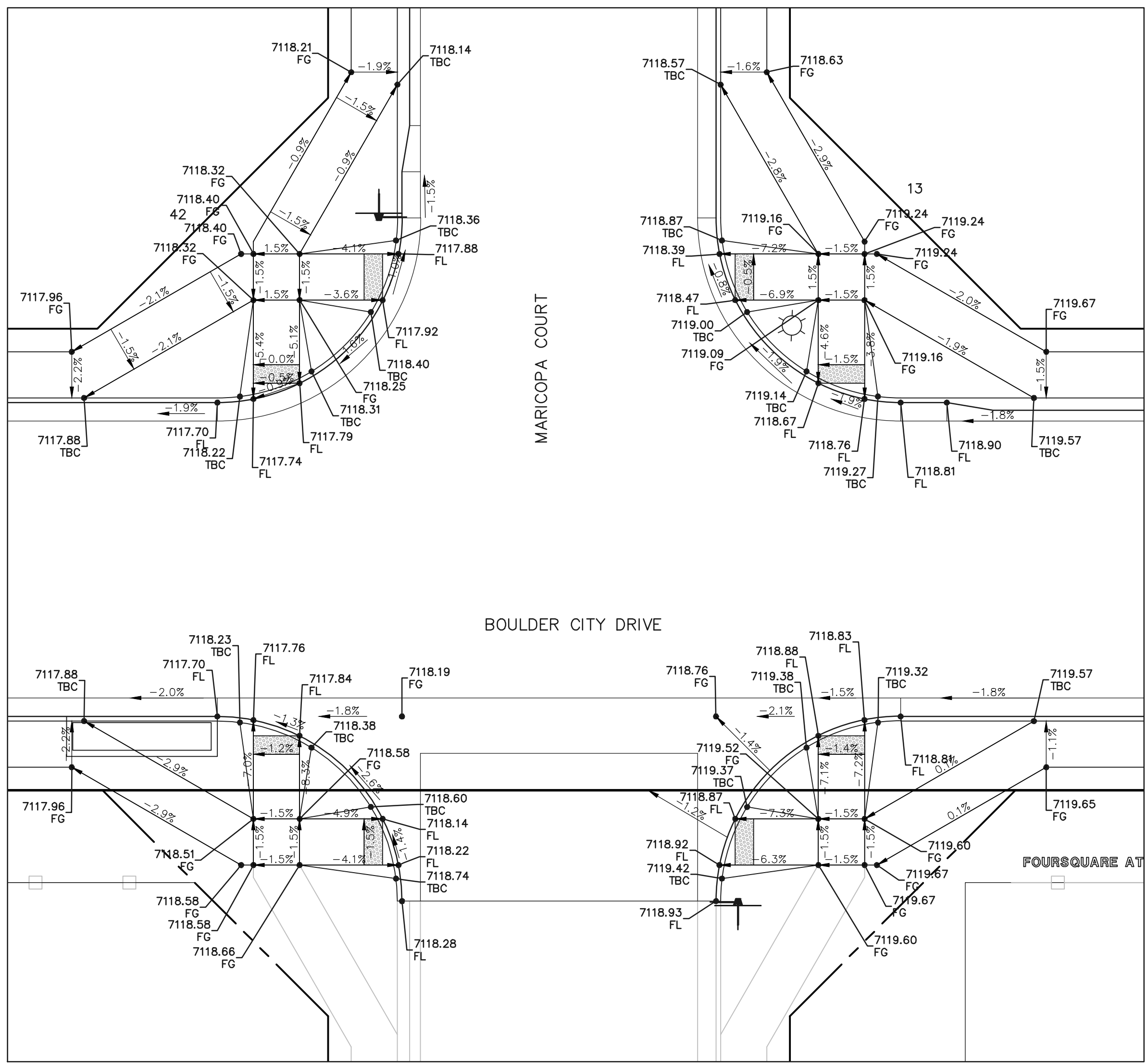
STERLING RANCH EAST FILING NO. 2
 CONSTRUCTION PLANS
 PUBLIC STREET IMPROVEMENT PLAN

DESIGNED BY	JDP	SCALE	DATE	11/13/23
DRAWN BY	JDP	(H) 1" = 50'	SHEET	11 OF 15
CHECKED BY	KRC	(V) 1" = 5'	JOB NO.	1183.31

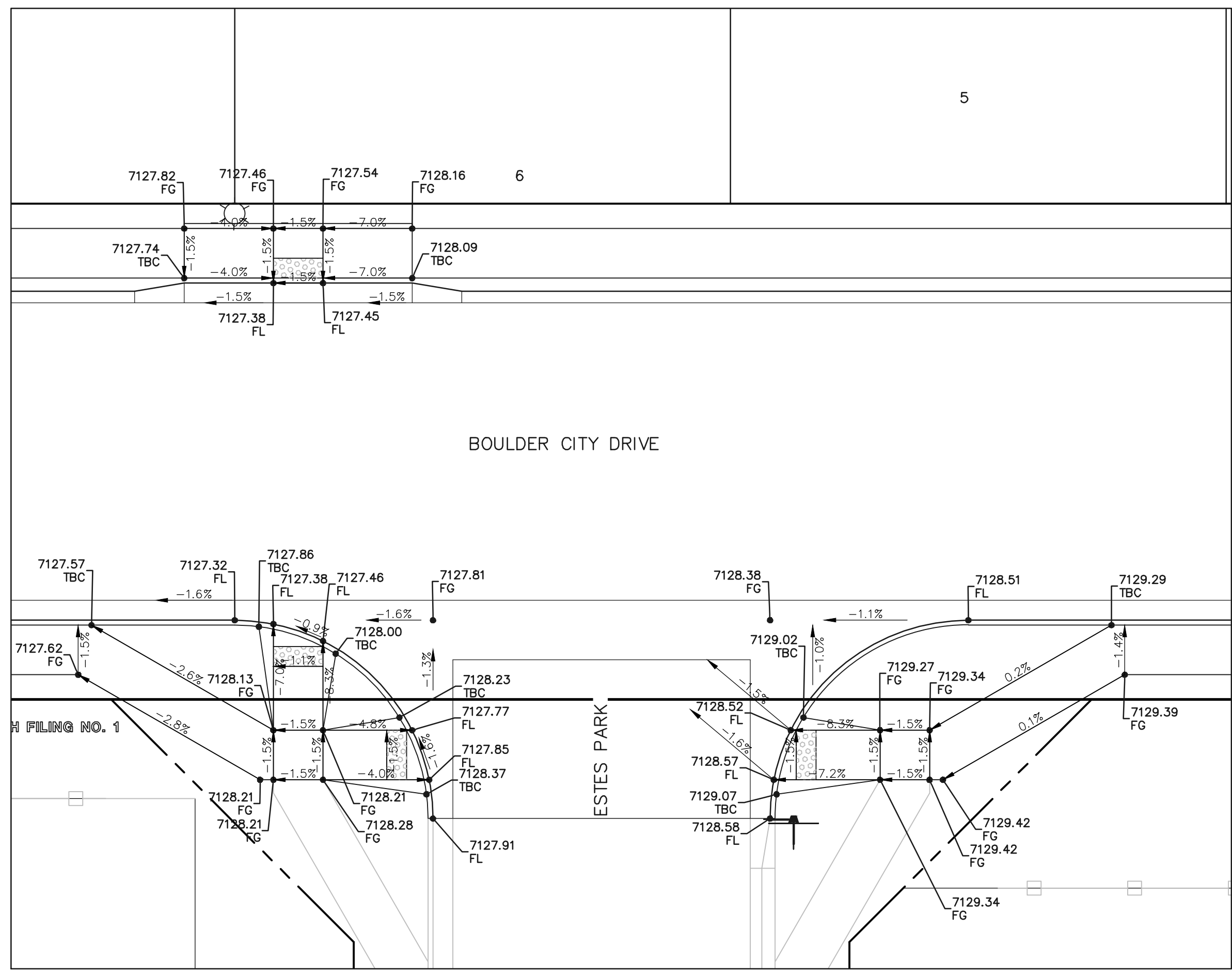
11/13/23 10:00 AM C:\PROJECTS\STERLING RANCH EAST FILING NO. 2\DWG\PLAN\BOULDER CITY DRIVE (PUBLIC).DWG PLOTTED BY: JDP



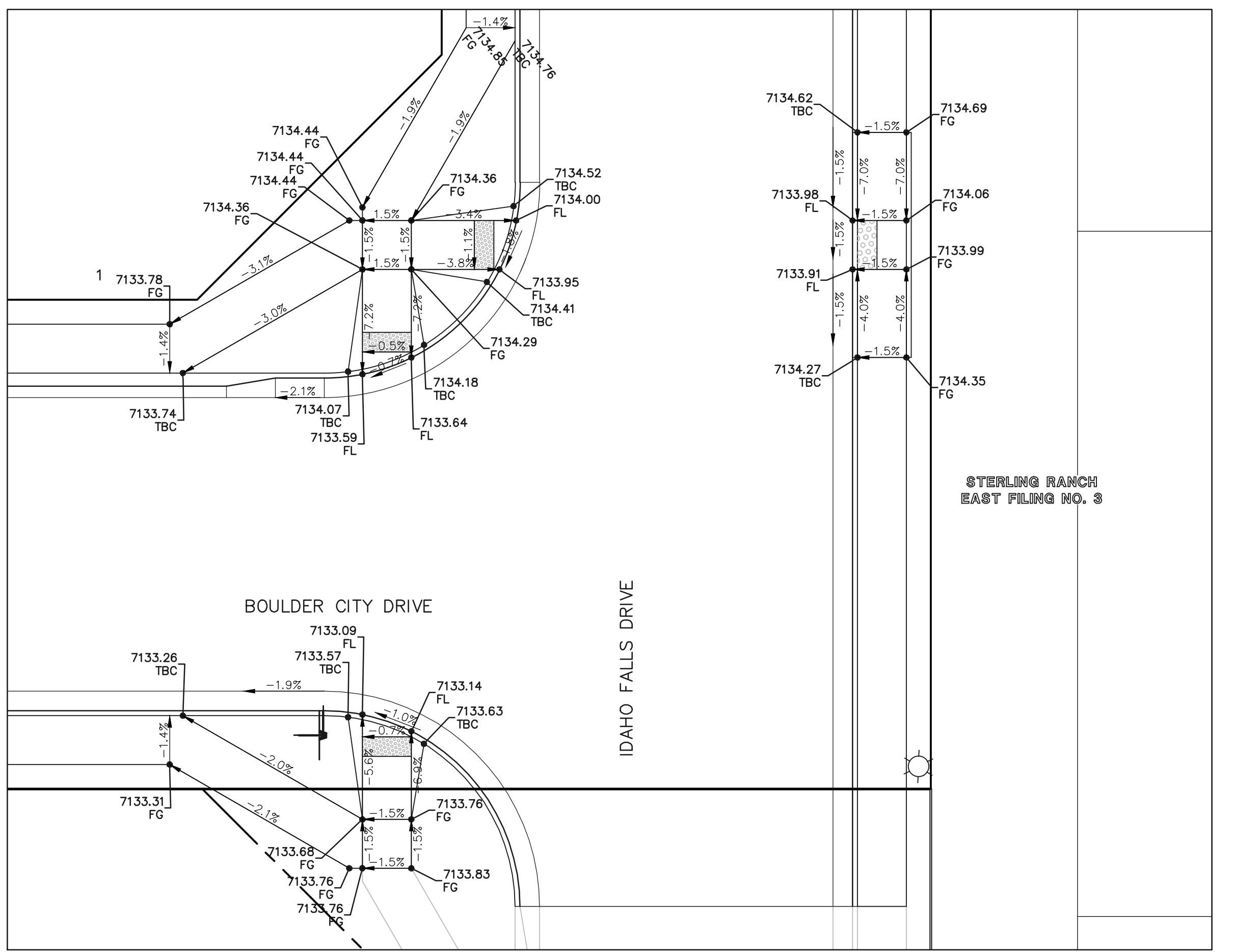
KEY MAP
SCALE: 1" = 500'



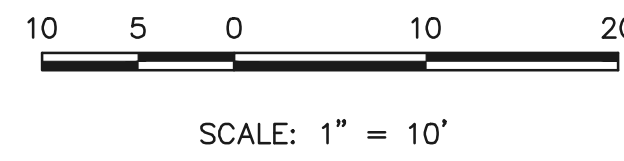
SECTION 'A'



SECTION 'B'



SECTION 'C'



SCALE: 1" = 10'

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PCD FILE # SF2237

STERLING RANCH EAST FILING NO. 2 CONSTRUCTION PLANS PUBLIC STREET IMPROVEMENT PLAN PEDESTRIAN RAMP DESIGN			
DESIGNED BY	JDP	SCALE	DATE 11/13/23
DRAWN BY	JDP	(H) 1" = 10'	SHEET 12 OF 15
CHECKED BY	KRC	(V) 1" = N/A	JOB NO. 1183.31

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American Revolution LED Series 247L

PRODUCT OVERVIEW



Features:

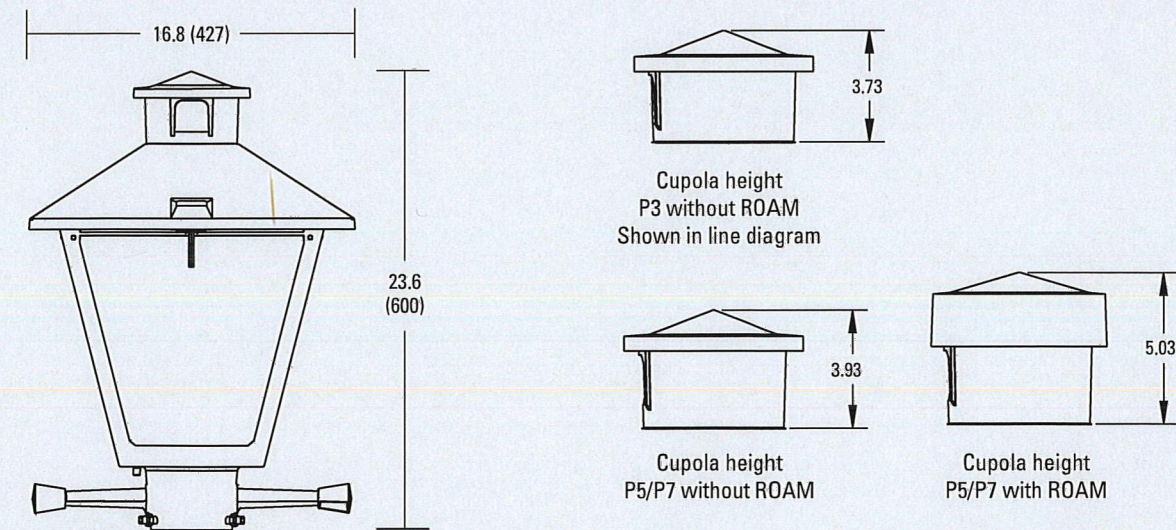
- Die-cast aluminum housing and hood for long-life performance
- Die-cast trigger latch (TL) and captive thumb screws option available for easy access to internal components
- Optical assembly designed for maximum performance, available in Type II, Type III and Type V
- Hinged hood and captive thumb screws provision afford quick, easy access to electrical and optical area for servicing
- Slipfitter with three set screws allows secure installation to pole sizes 2-3/8" 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



Effective Projected Area (EPA)
The EPA for the American Revolution Series 247 is 1.6 sq. ft.
P5 or P7 cupola total height is 26.9 (683).
Approx. Wt. = 36 lbs.

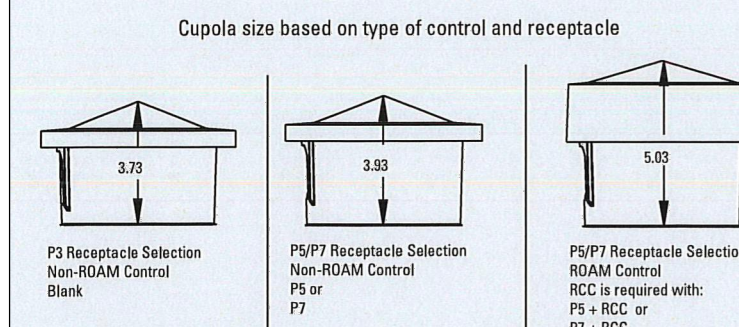
All dimensions are inches (millimeters) unless otherwise noted.

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, 350 mA Driver, 13 input watts	MVOLT Multi-volt, 120-277V 347 347V 480 480V	3K 3000K 4K 4000K 5K 5000K

Distribution	Optics	Options
R2 Type II R3 Type III R5 Type V	AY Acrylic PY Polycarbonate	Painting Black (standard) Gray Dark Bronze White Bronze
	Photocontrol (blank) NR ? P5 ? P7 ? PCLL ¹⁴ PCLL ^{14A}	Miscellaneous 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
		Accessories RNC5 ? ROAM Dimming Node Cupola Cover

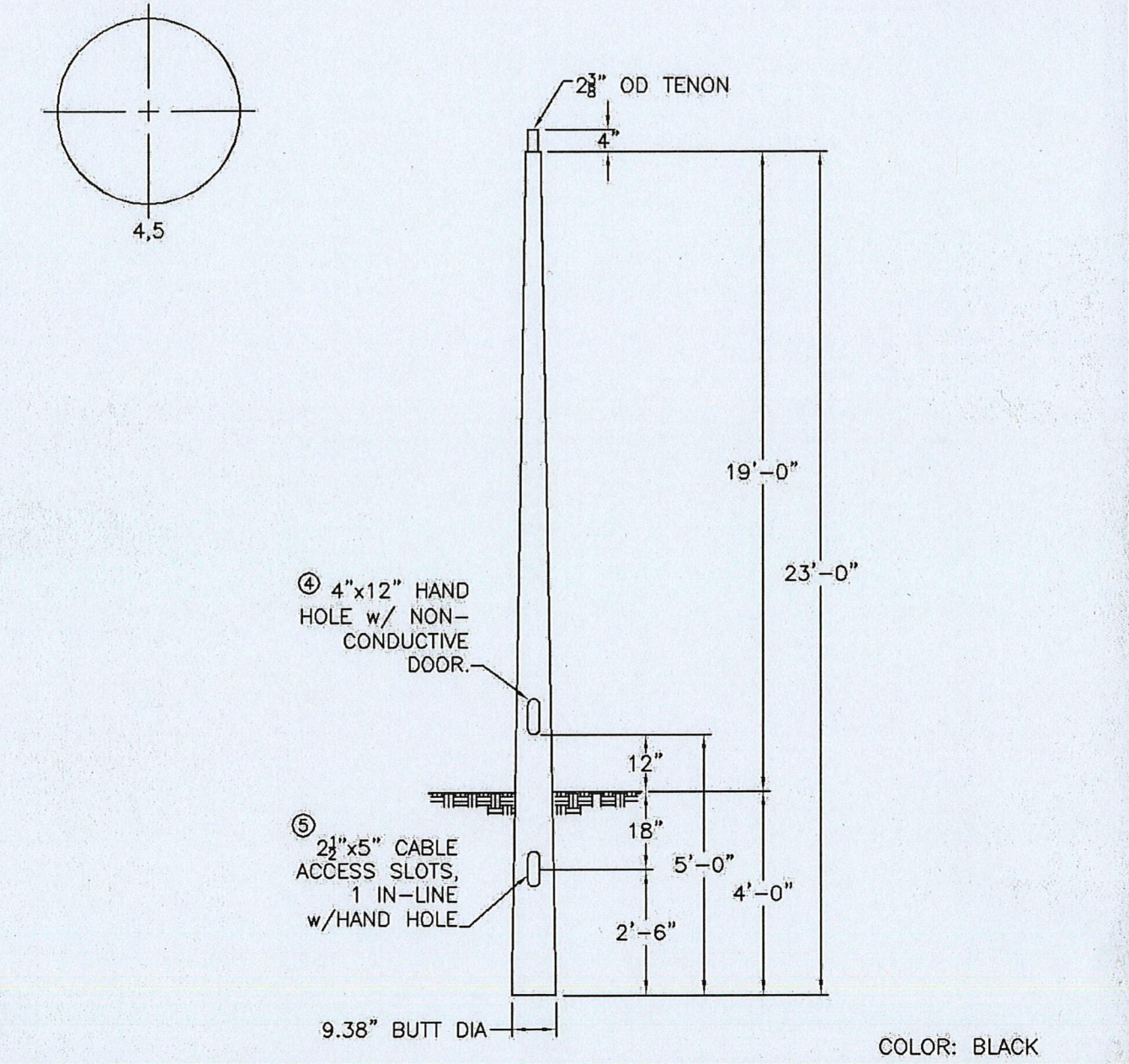


- Notes:
- Other colors available, please contact factory
 - PC and SH not available with NR option
 - Taller cupola cover (RCC) is required when used with ROAM or other similar wireless monitoring control systems
 - Standard failure mode: "Fail On"
 - Photocontrols supplied with ANSI Standard Turn-On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

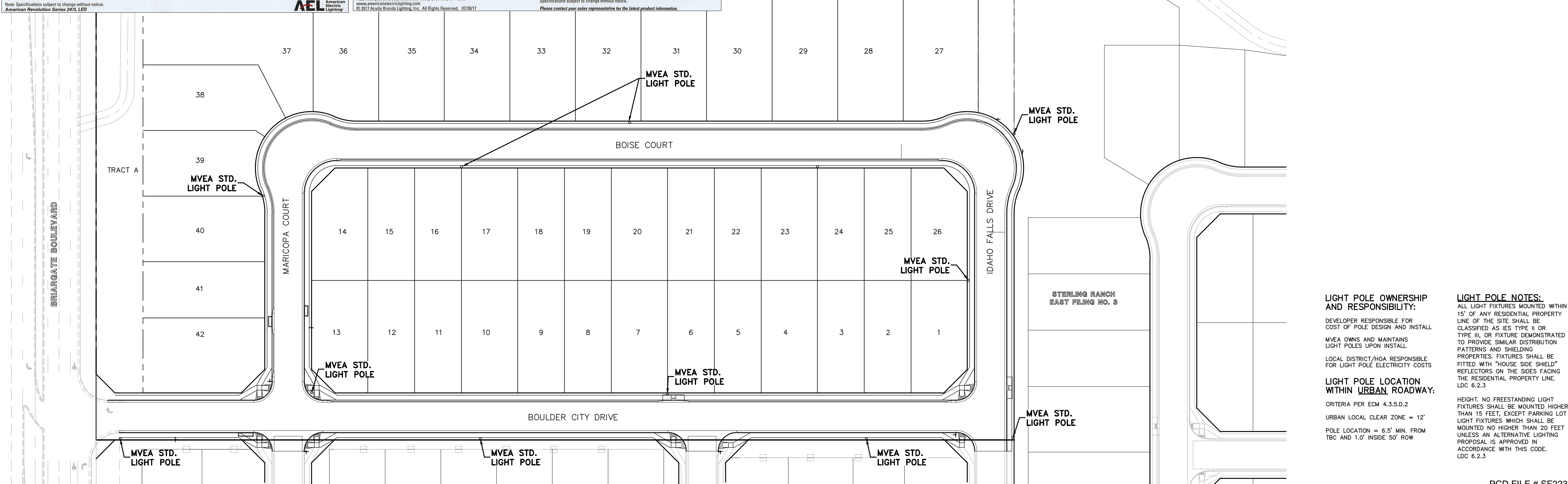
AEL American Electric Lighting
AEL Headquarters, 3825 Columbus Road, Granville, OH 43023
www.americanelectricalighting.com
© 2017 Acuity Brands Lighting, Inc. All Rights Reserved. 07/2017

Warranty Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/Customerservice/Forms_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



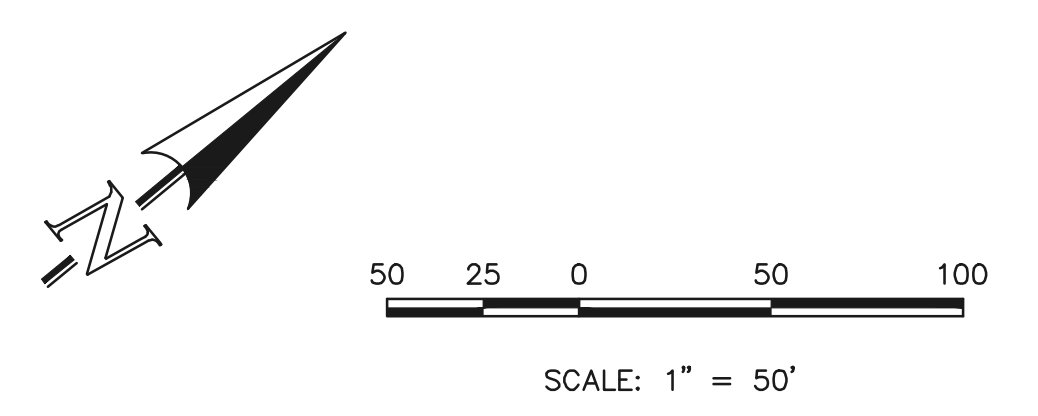
CMT		MOUNTAIN VIEW	
QUANTITY:	JOB NUMBER:	CAT. NO.:	TB23-D-50-3-H-T238
P.O. NUMBER:	APPD BY:	SPECS:	WIND VEL.: 100@1.3
REV. DATE BY	REMARKS	TOT. LENGTH:	23'-0"
QUOTE:		EMBED. DEPTH:	4'-0"
		TIP WIDTH:	4.41"
		WEIGHT:	50 lbs.
		DRAWN BY:	PLF
		DATE:	01/16/2017



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



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			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

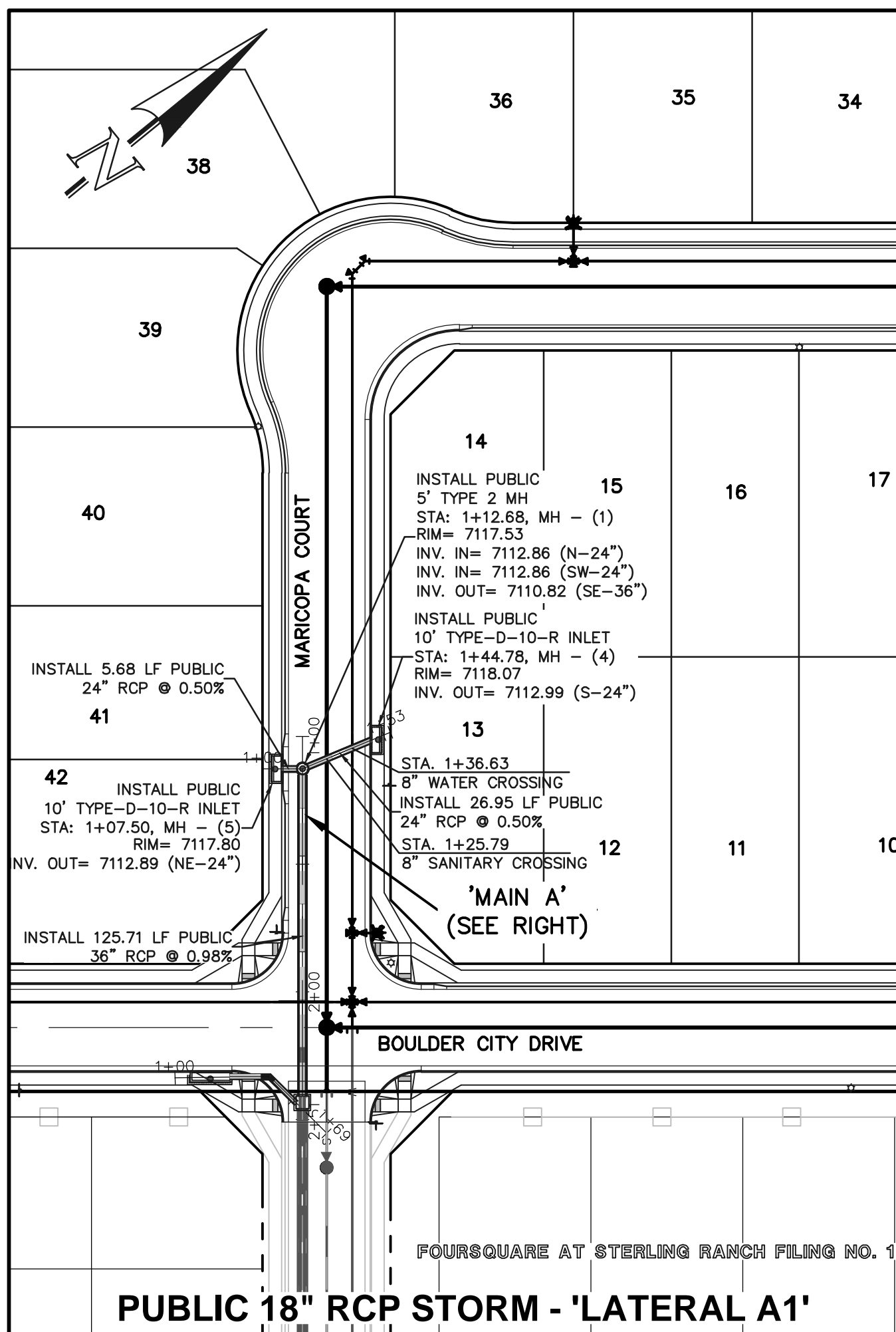
PCD FILE # SF2237

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

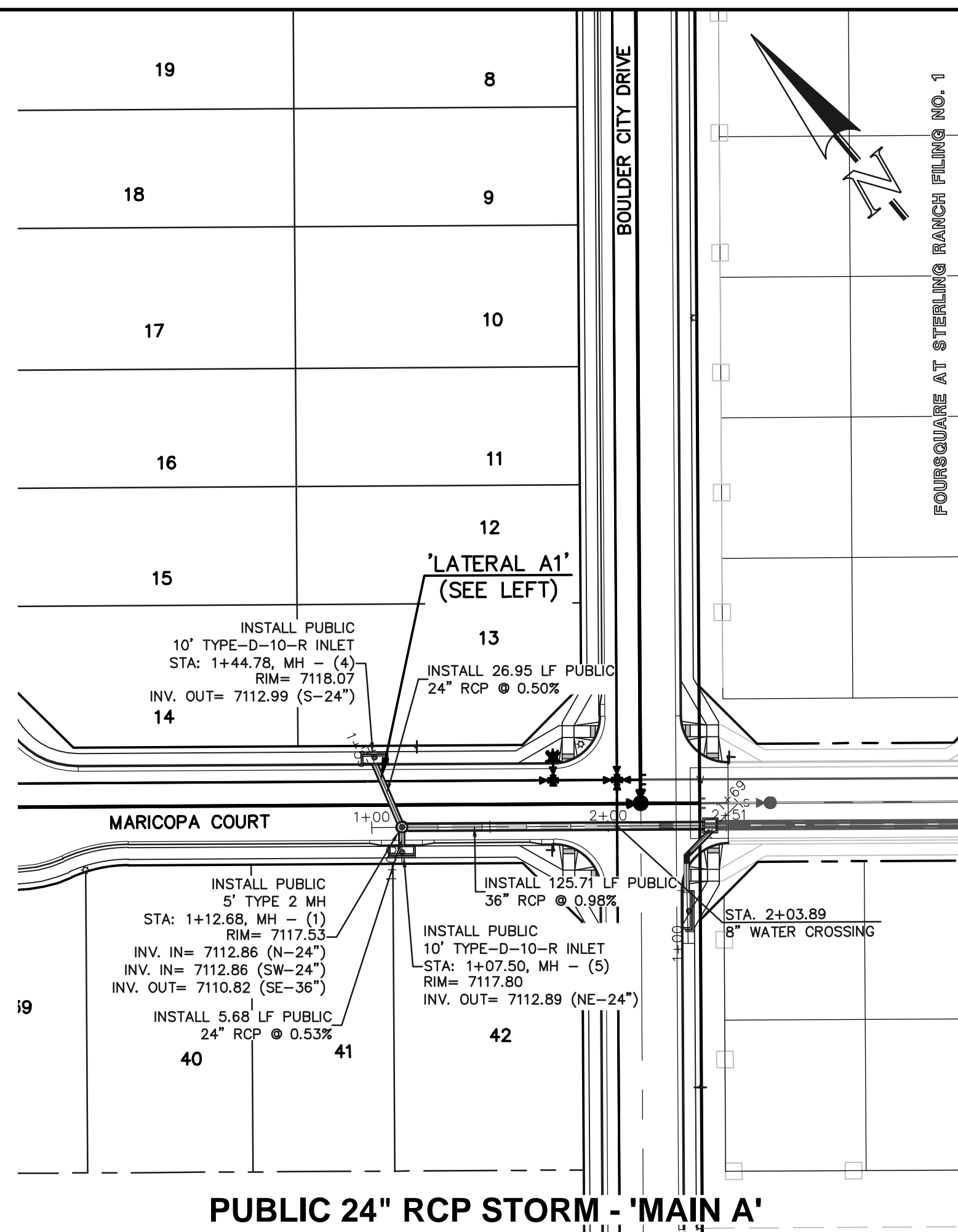
CLASSIC CONSULTING

DESIGNED BY: JDP SCALE: DATE: 11/13/23
DRAWN BY: JDP (H) 1" = 50' SHEET 13 OF 15
CHECKED BY: KRC (V) 1" = N/A JOB NO. 1183.31

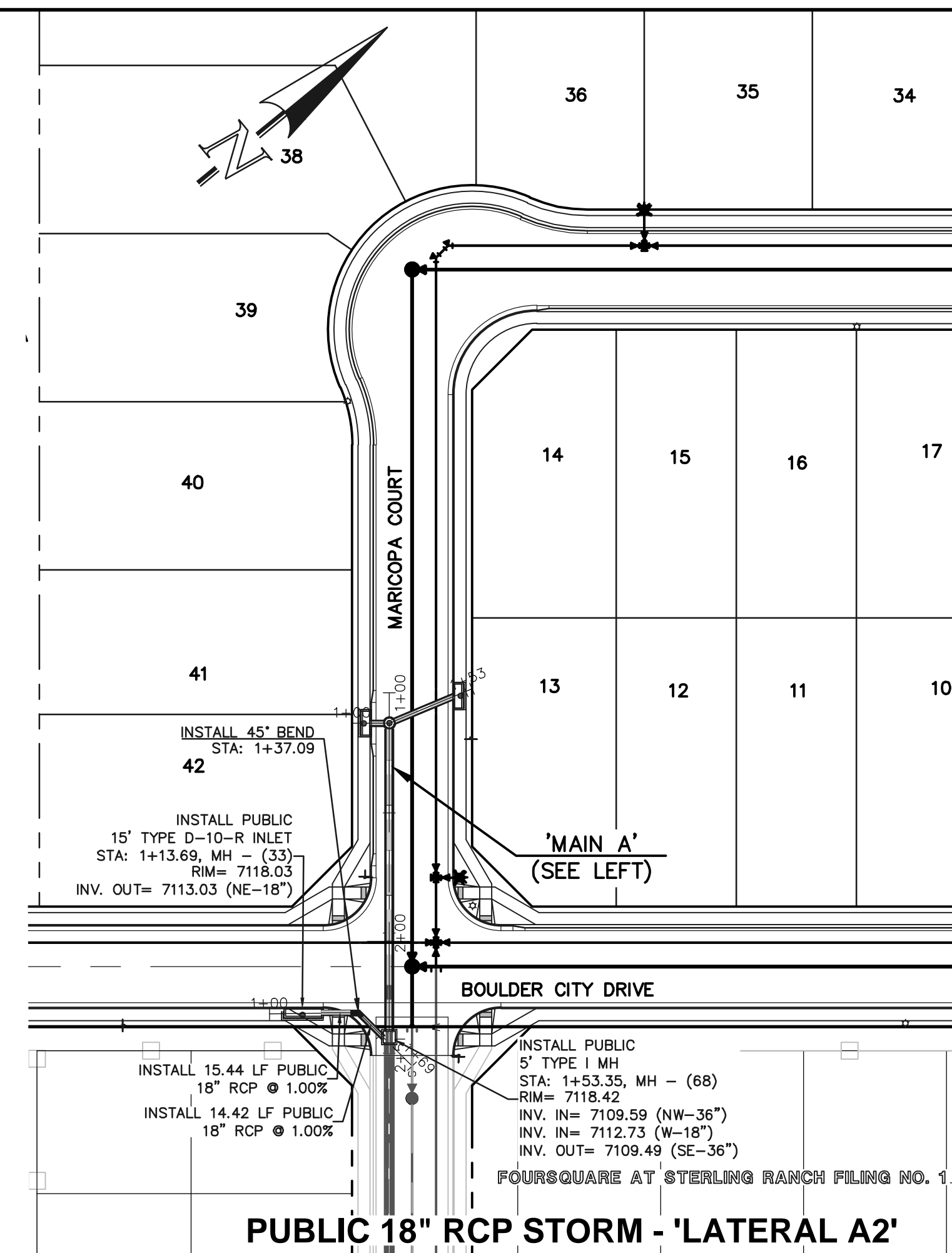
619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719) 785-0790 (719) 785-0799 (Fax)



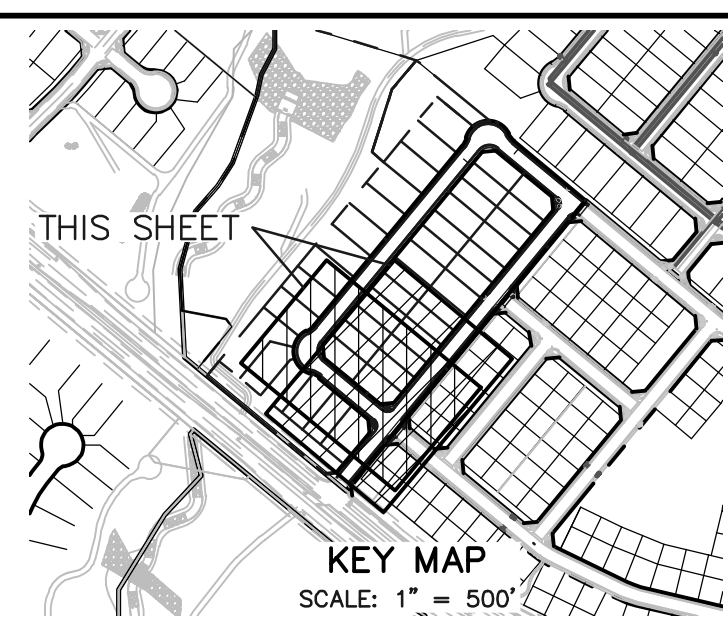
PUBLIC 18" RCP STORM - 'LATERAL A1'



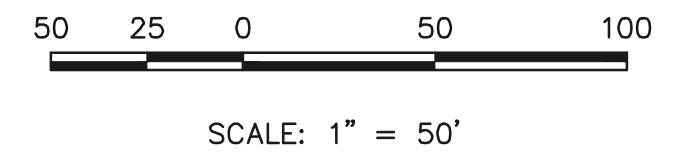
PUBLIC 24" RCP STORM - 'MAIN A'



PUBLIC 18" RCP STORM - 'LATERAL A2'



NOTES:
 ALL STORM FACILITIES WITHIN R.O.W. ARE PUBLIC, UNLESS OTHERWISE NOTED.
 ALL STORM SEWER WITH 100-YR HGL ABOVE THE TOP OF PIPE SHALL BE INSTALLED WITH PRESSURE PIPE AND WATERTIGHT JOINTS WITH A 100-YEAR SERVICE LIFE.
 ALL STORM SEWER PIPES TO BE CLASS 3.
 STORM MANHOLE AND INLET DETAILS ARE LOCATED ON SHEET 15.



7130	7130	7130	7130	7130	7130
7120	7120	7120	7120	7120	7120
7110	7110	7110	7110	7110	7110
7100	7100	7100	7100	7100	7100
7090	7090	7090	7090	7090	7090
1+00	2+00	1+00	2+00	3+00	1+00

LEGEND

	PROPOSED FIRE HYDRANT		EXISTING FIRE HYDRANT
	PROPOSED WATER MAIN		EXISTING WATER MAIN
	PROPOSED SANITARY SEWER MAIN		EXISTING SANITARY SEWER MAIN
	PROPOSED STORM SEWER		EXISTING STORM SEWER
	PROPOSED STORM INLET		EXISTING STORM INLET
	ROW/BOUNDARY LINE		EXISTING GAS MAIN
			EXISTING ELECTRIC

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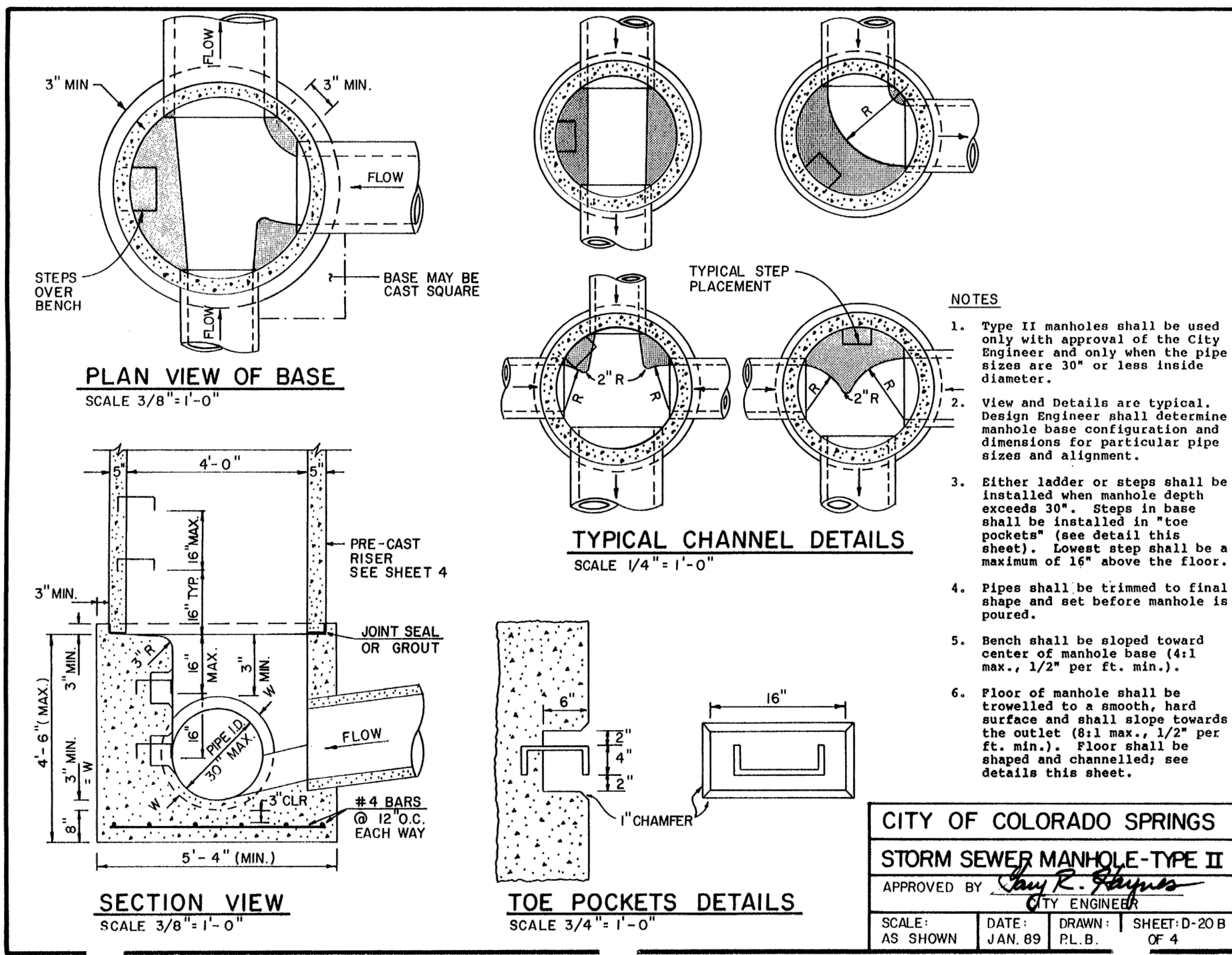
KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE

619 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903

(719) 785-0790
 (719) 785-0799 (Fax)

STERLING RANCH EAST FILING NO. 2
 CONSTRUCTION PLANS
 PUBLIC STORM SEWER PLAN
 "MAIN A" STA: 1+00 - STA:

DESIGNED BY	JDP	SCALE	DATE	11/13/23
DRAWN BY	JDP	(H) 1" = 50'	SHEET	14 OF 15
CHECKED BY	KRC	(V) 1" = 5'	JOB NO.	1183.31



CITY OF COLORADO SPRINGS
STORM SEWER MANHOLE-TYPE II
APPROVED BY *Ray R. Stephens*
CITY ENGINEER

SCALE: AS SHOWN DATE: JAN. 89 DRAWN: PL.B. SHEET-D-20 B OF 4

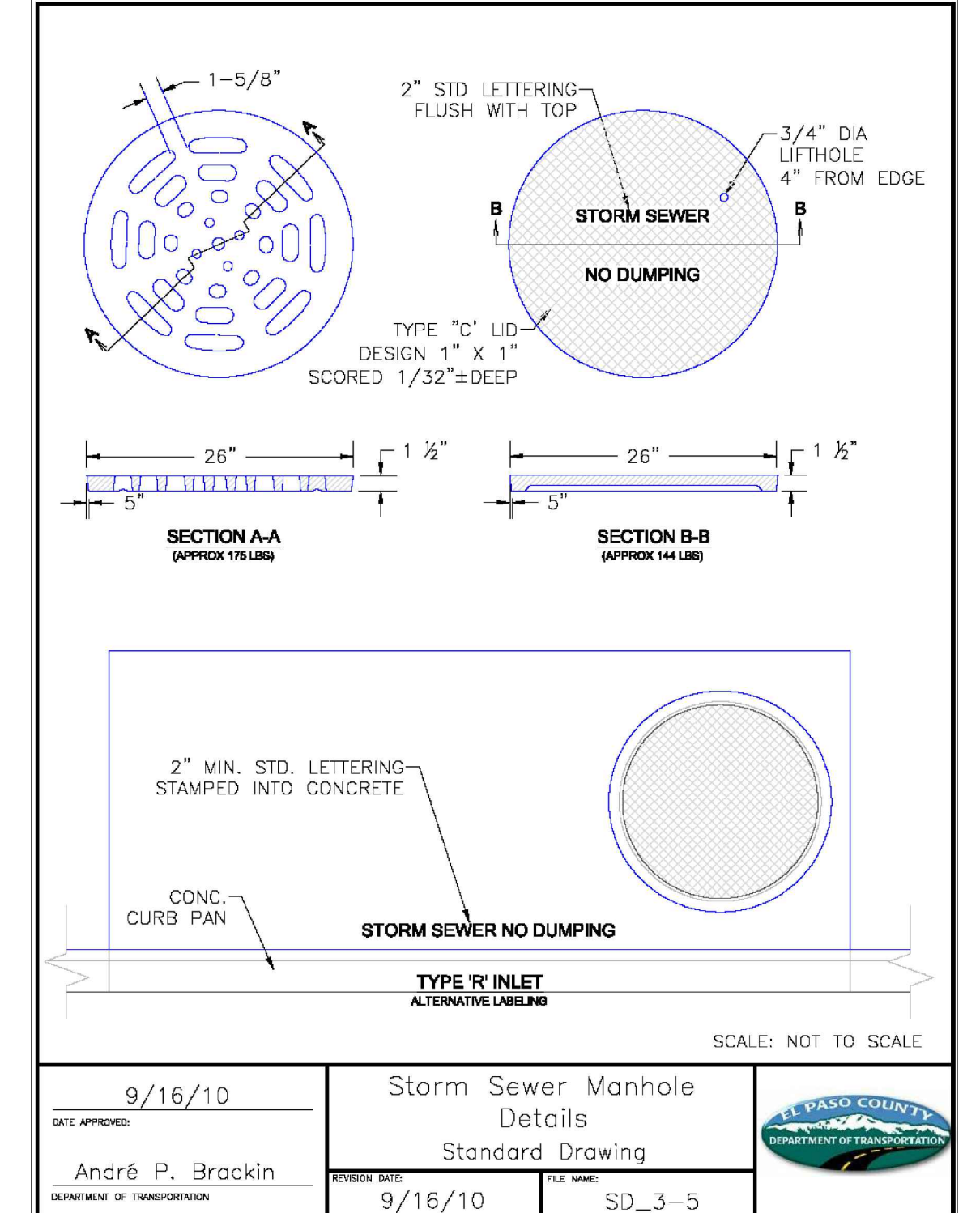
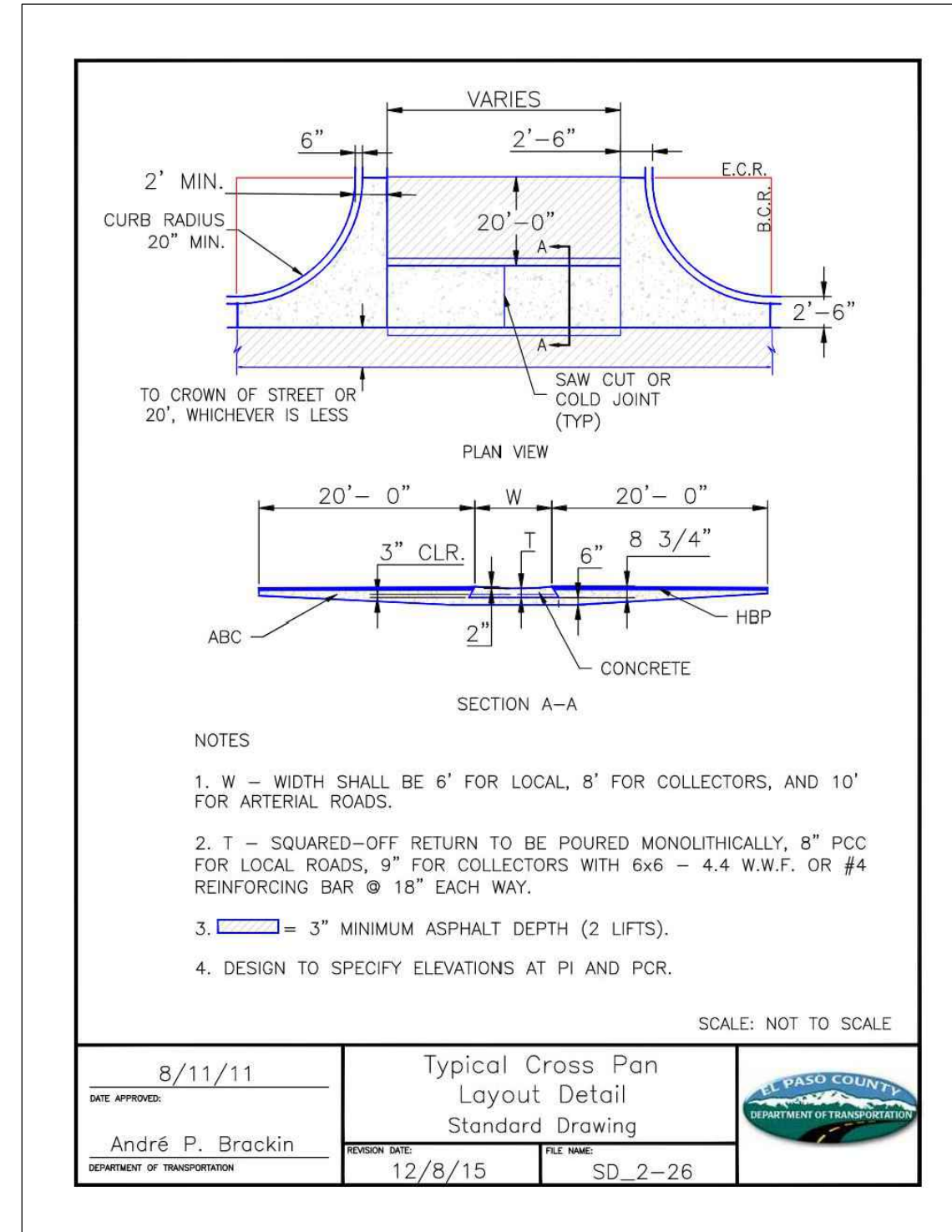


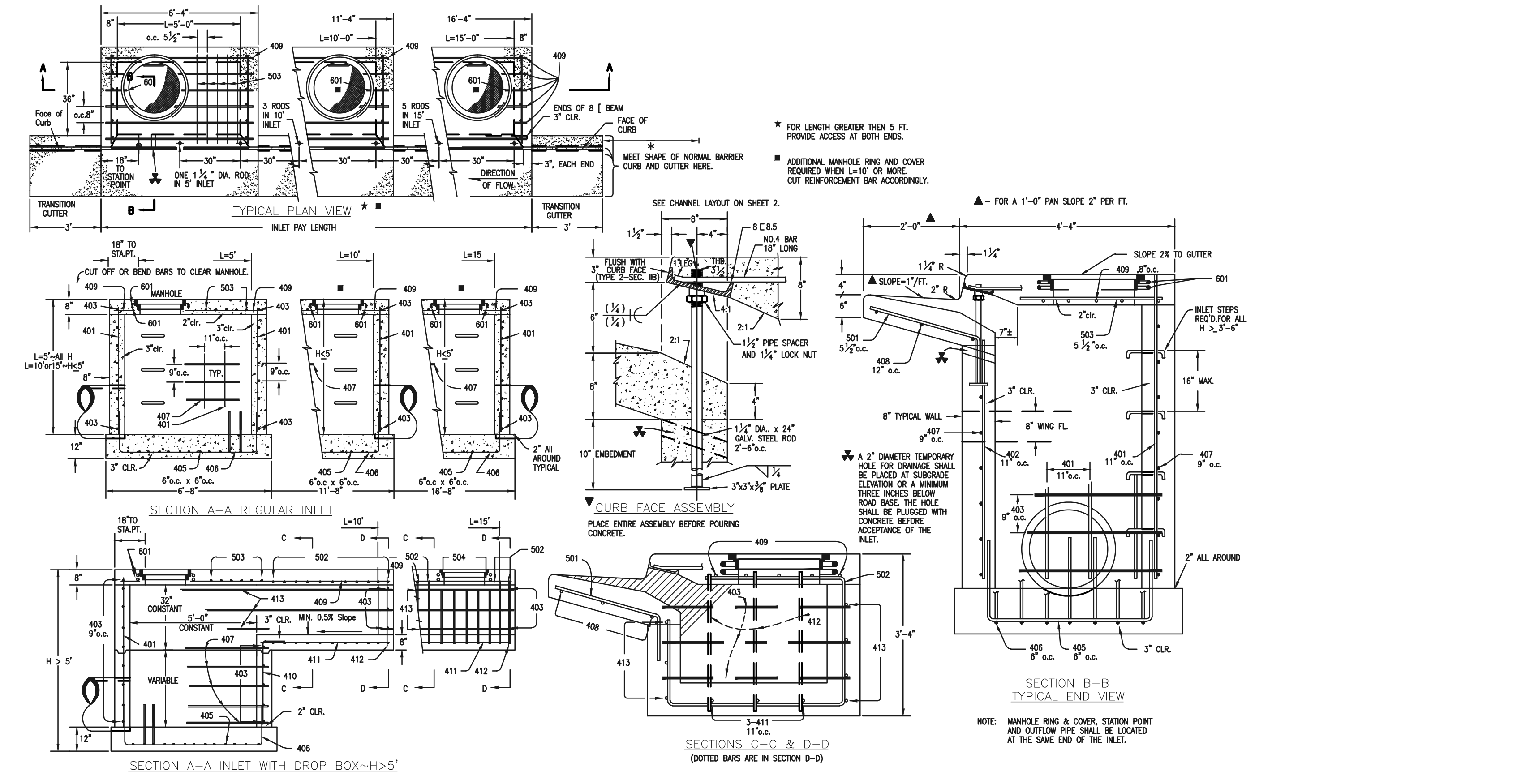
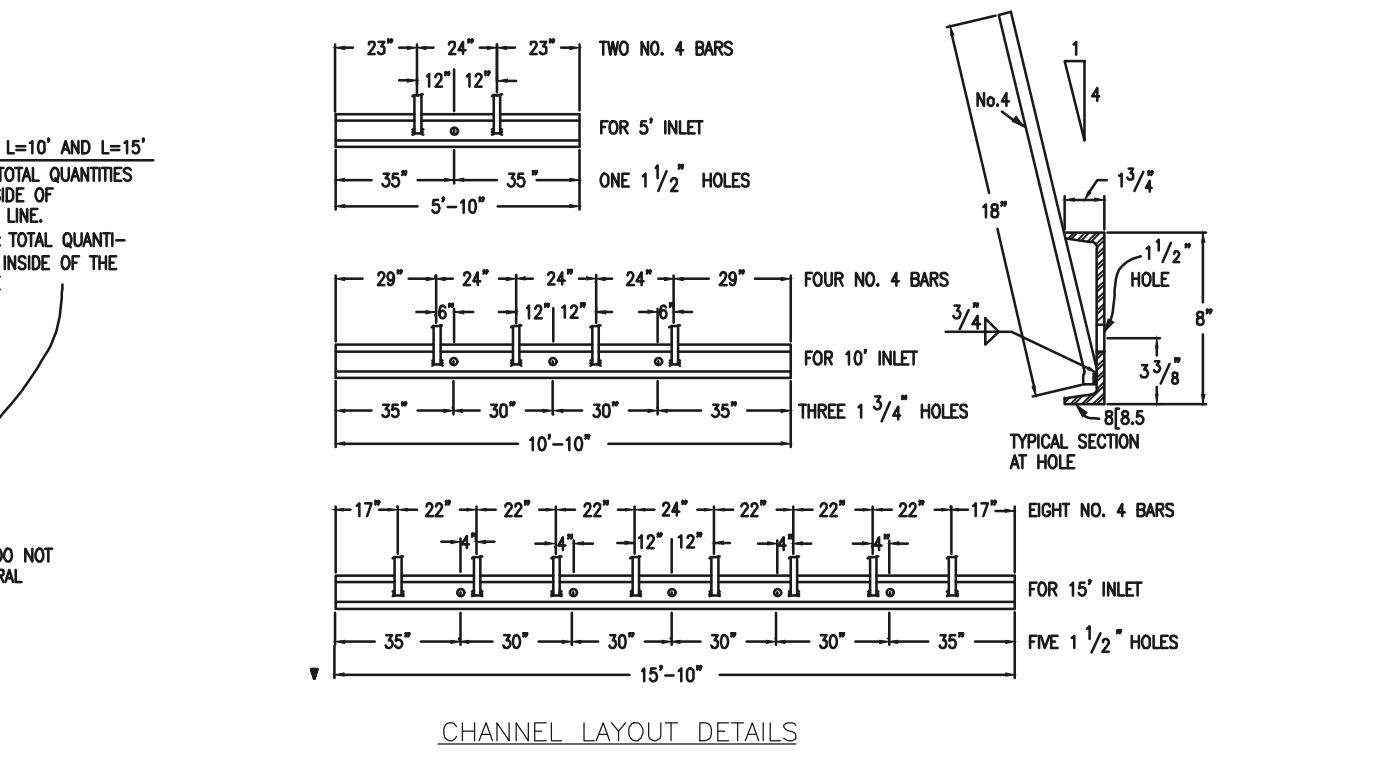
TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

MARK	DIA. IN.	O.C. SPACING	TYPE	ALL INLETS				INLETS, H = 5'			
				L=5'	L=10'	L=15'	L=10'	L=15'	L=10'	L=15'	
401	11"	II	15	21	28	11	11	11	11	11	11
402	11"	II	7	13	18	7	7	7	7	7	7
403	9"	II	4	7	10	4	4	4	4	4	4
405	6"	VI	11	18	24	11	11	11	11	11	11
406	6"	VIII	7	13	18	7	7	7	7	7	7
407	9"	III	3	5	7	3	3	3	3	3	3
408	12"	II	3	5	7	3	3	3	3	3	3
409	8"	II	6	10	14	6	6	6	6	6	6
410	11"	VII	3	5	7	3	3	3	3	3	3
411	11"	II	3	5	7	3	3	3	3	3	3
412	11"	II	3	5	7	3	3	3	3	3	3
413	9"	II	7	12	17	7	7	7	7	7	7
501	5 1/2"	IV	11	18	24	11	11	11	11	11	11
502	5 1/2"	III	7	12	17	7	7	7	7	7	7
503	5 1/2"	II	5	8	11	5	5	5	5	5	5
504	5 1/2"	IX	3	5	7	3	3	3	3	3	3
601	2 1/2"	V	2	3	4	2	2	2	2	2	2
REG. INLETS			2BARS, 1 ROD	4BARS, 3 RODS	6BARS, 3 RODS	4BARS, 3 RODS	4BARS, 3 RODS	4BARS, 3 RODS	4BARS, 3 RODS	4BARS, 3 RODS	4BARS, 3 RODS

- GENERAL NOTES**
- ALL CONCRETE SHALL BE CLASS B.
 - CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 IN. THICK.
 - INLET STEPS SHALL BE IN ACCORDANCE WITH AASHTO M 199.
 - CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.
 - 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.
 - REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE EPOXY COATED.
 - DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
 - MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON CONFORMING TO 712.06.
 - 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.
 - STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL CONFORM TO THE REQUIREMENTS OF 712.06.

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

H'	LENGTH	REGULAR		DROP BOX		L=5'		L=10'		L=15'	
		NO. REQ'D.	LB. STEEL	NO. REQ'D.	LB. STEEL	NO. REQ'D.	LB. STEEL	NO. REQ'D.	LB. STEEL	NO. REQ'D.	LB. STEEL
3'-0"	2'-8"	1	3.2	1	2.85	5	5.3	4	4.97	7	7.4
3'-6"	3'-2"	1	10	1	7	3	3.4	5	5.7	5	5.28
4'-0"	3'-8"	1	12	1	9	3	3.7	6	6.0	5	5.59
4'-6"	4'-2"	1	12	1	9	3	3.9	6	6.4	5	5.71
5'-0"	4'-8"	1	14	1	11	4	4.1	7	7.7	6	6.07
5'-6"	5'-2"	1	16	1	13	5	4.4	8	8.3	7	7.4
6'-0"	5'-8"	1	16	1	13	6	4.6	8	8.6	7	7.8
6'-6"	6'-2"	1	18	1	15	8	4.8	9	9.4	8	8.37
7'-0"	6'-8"	1	20	1	17	10	5.0	10	10.6	9	9.07
7'-6"	7'-2"	1	20	1	17	10	5.3	10	10.9	8	8.3
8'-0"	7'-8"	1	22	1	19	12	5.5	11	11.6	9	9.07
8'-6"	8'-2"	1	24	1	21	14	5.7	12	12.3	10	10.07
9'-0"	8'-8"	1	24	1	21	14	6.0	12	12.6	10	10.07
9'-6"	9'-2"	1	26	1	23	16	6.2	13	13.3	11	11.07
10'-0"	9'-8"	1	28	1	25	18	6.4	14	14.0	12	12.07
10'-6"	10'-2"	1	28	1	25	18	6.7	15	15.0	12	12.07
11'-0"	10'-8"	1	30	1	27	20	6.9	16	16.0	13	13.07



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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

DETAIL SHEET

DESIGNED BY: JDP SCALE: DATE: 11/13/23

DRAWN BY: JDP (H) 1"= N/A SHEET 15 OF 15

CHECKED BY: KRC (V) 1"= N/A JOB NO. 1183.31

CLASSIC CONSULTING

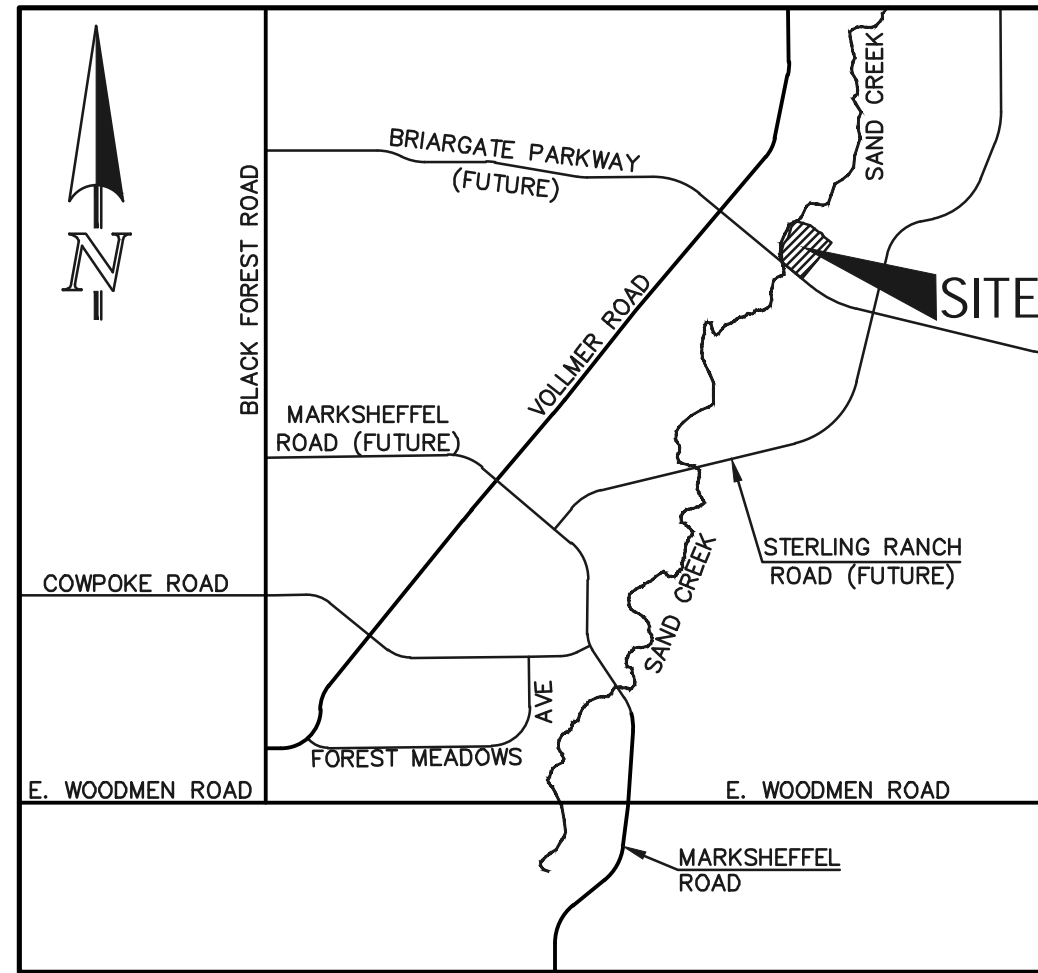
619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

NOTES:

- 1. ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT FALCON AREA WATER AND WASTEWATER AUTHORITY (FAWAA), THE AUTHORITY SPECIFICATIONS.
2. ALL PLANS ON THE JOB SITE SHALL BE SIGNED BY THE AUTHORITY AND THE AUTHORITY'S ENGINEER. ANY REVISION TO THE PLANS SHALL BE SO NOTED WITH THE OLD DRAWING MARKED NOT VALID.
3. ALL STATIONING IS CENTER LINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE CENTER LINE UNLESS OTHERWISE NOTED.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE AUTHORITY. THE AUTHORITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS
5. ALL OVER-LOT GRADING MUST BE COMPLETED TO WITHIN ONE (1) FOOT OF FINAL GRADE PRIOR TO INSTALLATION OF WATER AND WASTEWATER INFRASTRUCTURE.
6. ALL WATER AND SEWER SERVICE LOCATIONS SHALL BE CLEARLY MARKED ON WITHER THE CURB HEAD OR THE FACE OF THE CURB, WITH AN "S" FOR SEWER AND A "W" FOR WATER.
7. DUCTILE IRON AND CARBON STEEL 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.
8. ALL DUCTILE IRON AND CARBON STEEL 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 AND CARBON STEEL PIPE 12 INCHES AND GREATER AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO NO. 8 WIRES WITH 17 LB. MAGNESIUM ANODES EVERY 300 FEET AND 9 LB. MAGNESIUM ANODES AT EACH FITTING.
9. 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.
10. COMPACTION TESTS SHALL BE 95% STANDARD PROCTOR AS DETERMINED BY ASTM D698, UNLESS OTHERWISE APPROVED BY THE AUTHORITY OR HIGHER STANDARD AS IMPOSED BY ANOTHER AGENCY 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 AUTHORITY FOR REVIEW AND APPROVAL.
11. 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 AUTHORITY SHALL BE NOTIFIED OF ANY DEVIATIONS TO THE LINE AND/OR GRADE AS DEPICTED ON THE PLANS. CONTRACTOR SHALL SUBMIT TO THE AUTHORITY AND THE ENGINEER OF RECORD A REPORT OF THE FIELD VERIFIED INFORMATION PRIOR TO THE START OF CONSTRUCTION.
12. ALL BENDS SHALL BE FIELD STAKED PRIOR TO THE START OF CONSTRUCTION.
13. 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 SURE LOCATION OF PIPE LINE CONSTRUCTION.
14. 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.
15. ALL UNUSED SALVAGED WATER UTILITY MATERIAL SHALL BE RETURNED TO THE AUTHORITY AS REQUESTED.
16. AT THE CONTRACTORS 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 CONTRACTORS'S OPERATION, IT SHALL BE REPLACED IMMEDIATELY BY THE CONTRACTOR OR BY THE AUTHORITY AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR/DEVELOPER.
17. PUMPING OR BYPASS OPERATIONS SHALL BE REVIEWED AND APPROVED BY BOTH THE AUTHORITY AND THE AUTHORITY ENGINEER PRIOR TO EXECUTION.
18. 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.
19. ALL CONTRACTORS WORKING ON OR NEAR A WATER OR SEWER FACILITY (TO INCLUDE SERVICE LINES) SHALL HAVE LIABILITY INSURANCE NAMING THE AUTHORITY AS AN ADDITIONAL INSURED AND SHALL PROVIDE A CURRENT COPY OF WORKERS COMPENSATION INSURANCE ON FILE WITH THE AUTHORITY NO WORK CAN PROCEED WITHOUT CURRENT CERTIFICATES ON FILE AT THE AUTHORITY'S OFFICE.
20. THE CONTRACTOR SHALL NOTIFY THE AUTHORITY 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, AUTHORITY ENGINEER AND ALL OTHER PARTIES AS DEEMED NECESSARY BY THE DISTRICT.
21. COMMENCEMENT OF CONSTRUCTION OF WATER/SEWER SYSTEMS WITHIN FAWAA:
A) 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 AUTHORITY 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 AUTHORITY.
B) THE CONTRACTOR IS REQUIRED TO NOTIFY THE AUTHORITY 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.
22. TESTING OF FACILITIES:
A) THE CONTRACTOR SHALL NOTIFY THE AUTHORITY A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF ANY TESTING.
B) 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).
C) 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 AUTHORITY 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 AUTHORITY FOR REVIEW AND APPROVAL.
23. PRELIMINARY ACCEPTANCE SHALL BE DEFINED AS THE POINT IN THE TIME THAT AUTHORITY 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 AUTHORITY, AT THEIR DISCRETION, MAY ELECT TO COMPLETE THE IMPROVEMENTS AT THE CONTRACTORS COST.
24. FINAL ACCEPTANCE BY THE AUTHORITY 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.
25. ACCEPTANCE:
A) THE AUTHORITY MAY GIVE PRELIMINARY ACCEPTANCE ONCE ALL OF THE TESTS ON ALL THE LINES HAVE BEEN COMPLETED AND A WALK-THRU HAS OCCURRED.
B) 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 AUTHORITY MAY REQUIRE CLEANING AND RE-VIDEO OF THE SYSTEM, DEPENDING ON THE SEVERITY OF THE CONTAMINATION).
26. ALL WATER AND SEWER MAINS, INCLUDING SERVICES LINES, SHALL HAVE "AS-BUILT" DRAWINGS PREPARED AND APPROVED PRIOR TO PRELIMINARY ACCEPTANCE BY THE AUTHORITY.
27. 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.
28. 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.
WATER SYSTEM INSTALLATION NOTES:
29. 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.
30. 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.
31. THE DEVELOPER OR HIS ENGINEER SHALL LOCATE ALL FIRE HYDRANTS AND SERVICE STUBS OUT FOR FUTURE DEVELOPMENTS. 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.
32. 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 KENNEDY GUARDIAN (K81D, K81A, AND K81AM). EACH FIRE HYDRANT LOCATION SHALL ALSO BE USED AS TEST STATION.
33. 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).
34. CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER LINE WITHOUT SHUTDOWN, OR ELSE NOTIFY THE AUTHORITY OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
35. IRRIGATION SERVICES SHALL HAVE A STOP AND WASTE CURB STOP VALVE INSTALLED ALONG WITH TRACER WIRE EXTENDING BACK TO THE MAIN LINE.
36. COMMENCEMENT OF USE OF WATER LINES AND/OR SYSTEMS:
A) 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 AUTHORITY.
B) 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.
C) ALL EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE AUTHORITY AND RECORDED.
WASTEWATER SYSTEM INSTALLATION NOTES:
38. SANITARY SEWER LENGTHS ARE MH CENTER-MH CENTER. ALL SANITARY SEWER PIPES SHALL BE SDR 35 PVC OR EQUAL. SEWER LINES MAY NOT EXCEED 7% GRADE FOR ANY SIZE WITHOUT PRIOR APPROVAL OF THE AUTHORITY. ALL NEWLY CONSTRUCTED RESIDENTIAL SANITARY SEWER TAPS SHALL USE PRE-MANUFACTURED IN-LINE PVC PUSH-ON WYES. TAPPING SADDLES MAY ONLY BE USED FOR TAPPING PRE-EXISTING MAINS.
39. ALL SANITARY SEWER MANHOLES SHALL BE WRAPPED WITH RU116 - RUBR-NEK JOINT WRAP OR EQUIVALENT AND COATED.
40. COMMENCEMENT OF USE OF SEWER LINES AND/OR SYSTEMS:
A) NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL THE COMPLETION OF ALL JET CLEANING, PRESSURE TESTING, VACUUM TESTING, CCTV INSPECTION, COMPACTION TESTING, AND AS-BUILT DRAWINGS ARE SUBMITTED AND APPROVED BY THE AUTHORITY.
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C) ALL NECESSARY EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE AUTHORITY, AND RECORDED.
D) DOWNSTREAM PLUG CAN BE REMOVED ONCE FIRST LIFT OF ASPHALT IS DOWN AND THE ABOVE REQUIREMENTS ARE MET.
THE ABOVE GUIDELINES ARE SUBJECT TO CHANGE AT ANY TIME.

STERLING RANCH EAST FILING NO. 2
COUNTY OF EL PASO, STATE OF COLORADO
UTILITY CONSTRUCTION PLANS

SPRING 2023
(SECTIONS 28 & 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST)



TITLE SHEET
SANITARY SEWER PLAN - BOISE COURT & MARICOPA COURT STA: 1+00.00 - 12+02.00
SANITARY SEWER PLAN - BOULDER CITY DRIVE STA: 1+00.00 - STA: 8+67.00
PUBLIC 8" PVC WATER SYSTEM PLAN
UTILITY SERVICE PLAN

SHEET 1 OF 5
SHEET 2 OF 5
SHEET 3 OF 5
SHEET 4 OF 5
SHEET 5 OF 5

AGENCIES:
DEVELOPER: CLASSIC SRJ LAND, LLC
CIVIL ENGINEER: CLASSIC CONSULTING ENGINEERS & SURVEYORS
COUNTY ENGINEERING: EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT
WATER & SANITATION DISTRICT: STERLING RANCH METROPOLITAN DISTRICT
FIRE DISTRICT: BLACK FOREST FIRE PROTECTION DISTRICT
GAS COMPANY: BLACK HILLS ENERGY
ELECTRIC COMPANY: MOUNTAIN VIEW ELECTRIC
TELEPHONE COMPANY: CENTURY LINK COMMUNICATIONS

DESIGN ENGINEER'S STATEMENT:
THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE WASTEWATER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS, OR OMISSIONS OVERY OR PART IN THE PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

Kyle R. Campbell, Colorado P.E. 44747
FOR AND ON THE BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS
DATE: 11/13/23

OWNER/DEVELOPER STATEMENT:
I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

LOREN J. MORELAND
CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DR.
COLORADO SPRINGS, CO 80921

STERLING RANCH METROPOLITAN DISTRICT:
THESE CONSTRUCTION DOCUMENTS HAVE BEEN REVIEWED AND APPROVED FOR WATER MAIN, SANITARY SEWER MAIN AND 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 THIS WATER INSTALLATION PLAN ARE CORRECT AND ADEQUATE TO SATISFY THE FIRE PROTECTION REQUIREMENTS AS SPECIFIED BY THE TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT.

FOR AND ON BEHALF OF BLACK FOREST FIRE PROTECTION DISTRICT DATE

EL PASO COUNTY:
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

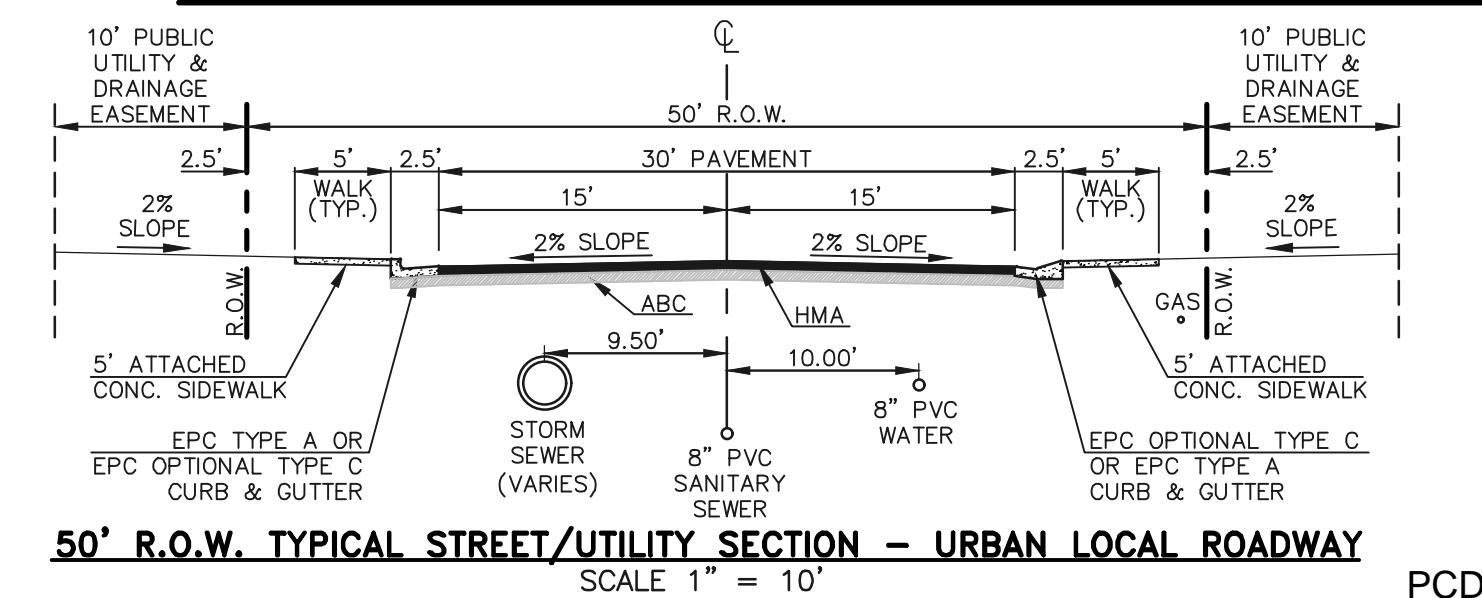
JOSHUA PALMER, P.E. COUNTY ENGINEER / ECM ADMINISTRATOR DATE

ENGINEERING APPROVALS
THE FALCON AREA WATER AND WASTEWATER AUTHORITY RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN AND HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

FALCON AREA WATER AND WASTEWATER AUTHORITY
WATER AND WASTEWATER DESIGN APPROVAL

DATE: BY:
PROJECT NO.:

IN CASE OF ERRORS OR OMISSIONS WITH THE WATER AND/OR WASTEWATER DESIGN AS SHOWN ON THIS DOCUMENT THE STANDARDS AS DEFINED IN THE "GENERAL NOTES" SHALL RULE.



WATER SYSTEM INSTALLATION NOTES:

- 29. 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.
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THE ABOVE GUIDELINES ARE SUBJECT TO CHANGE AT ANY TIME.

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS
811
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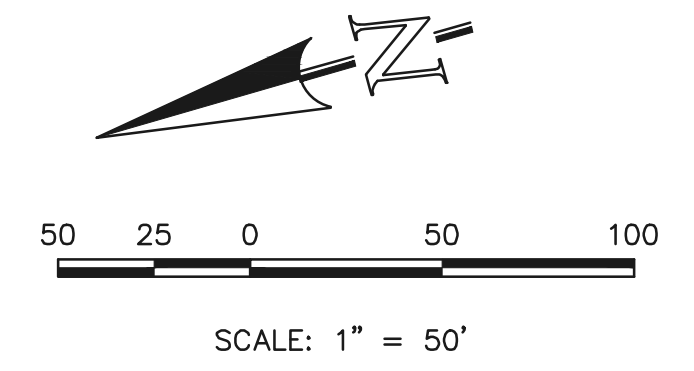
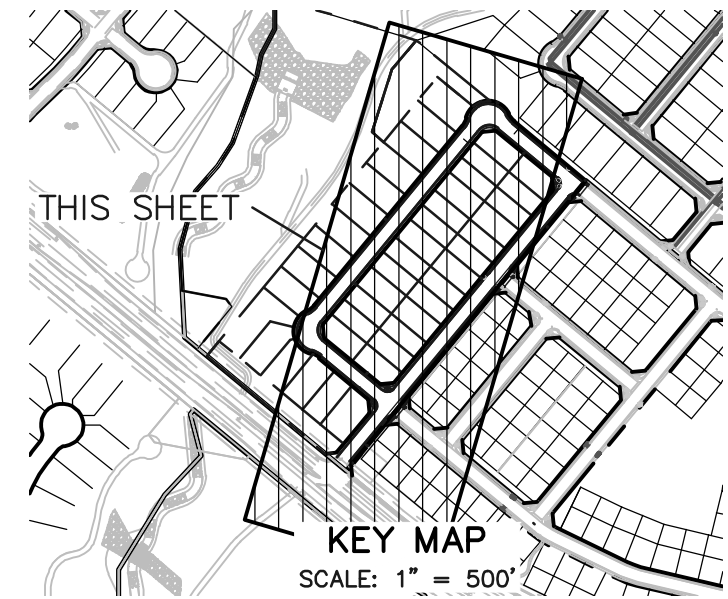
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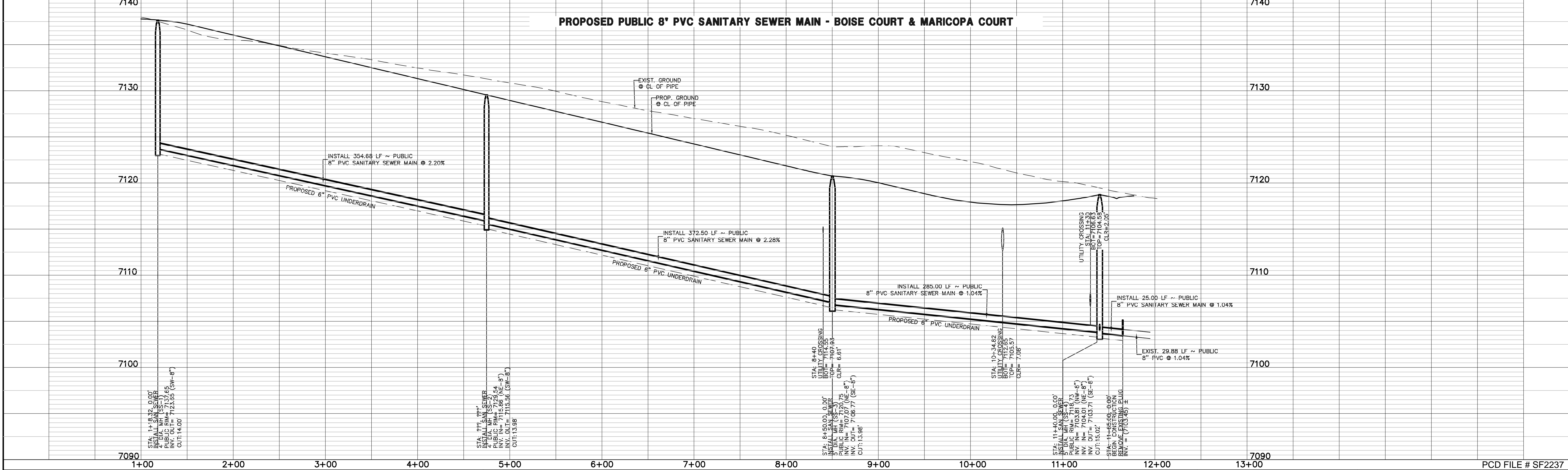
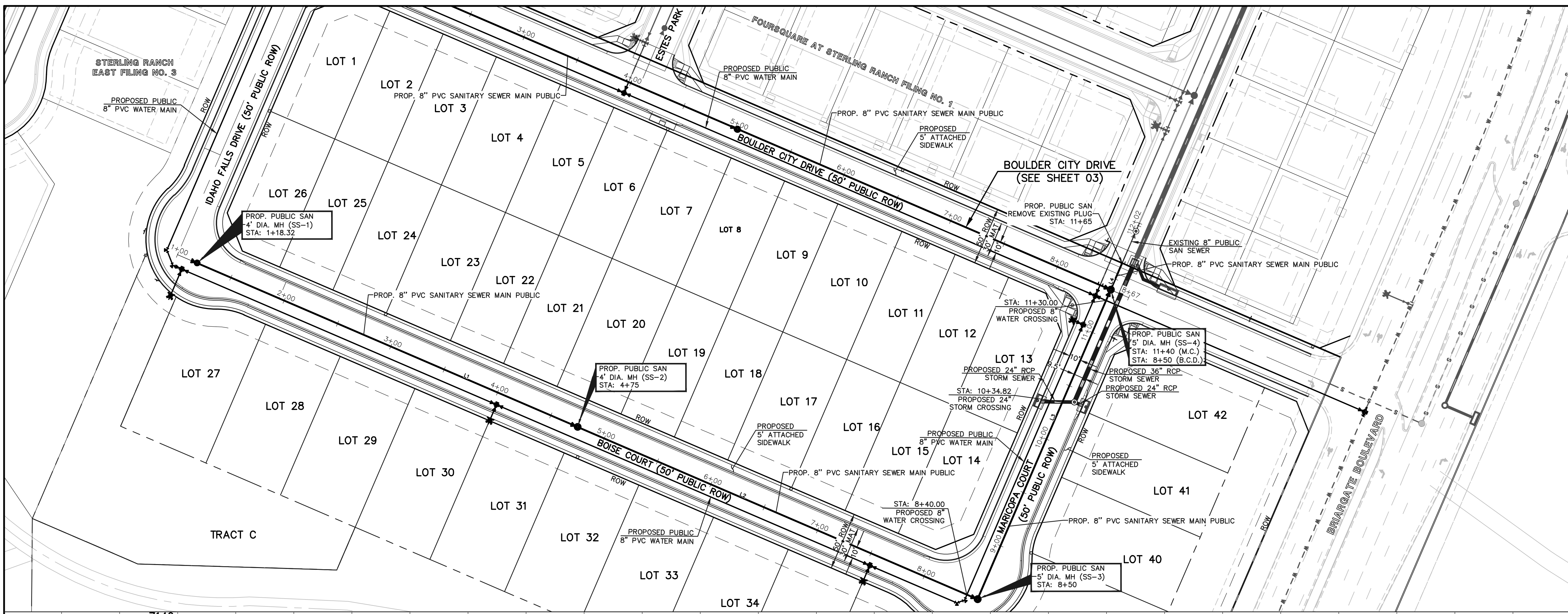
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Line #	Length	Direction
L1	356.68	S39° 33' 48.00"W
L2	375.00	S39° 33' 48.00"W
L3	290.00	S50° 26' 12.00"E
L4	25.00	S50° 26' 12.00"E



STREET ABBREVIATION INDEX	
B.C.	BOISE COURT
B.C.D.	BOULDER CITY DRIVE
M.C.	MARICOPA COURT
E.P.	ESTES PARK
I.F.D.	IDAHO FALLS DRIVE

NOTE:
EXISTING UTILITIES AND STORM SEWER SHOWN IN AN APPROXIMATE WAY ONLY. ALL EXISTING UTILITIES AND STORM SEWER TO BE POTHOLED AND VERIFIED BOTH HORIZONTALLY & VERTICALLY PRIOR TO CONSTRUCTION & CONFLICTS REPORTED TO ENGINEER.



LEGEND	
	PROPOSED FIRE HYDRANT
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER MAIN
	PROPOSED STORM SEWER
	PROPOSED STORM INLET
	ROW/BOUNDARY LINE
	EXISTING FIRE HYDRANT
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER MAIN
	EXISTING STORM SEWER
	EXISTING STORM INLET
	EXISTING GAS MAIN
	EXISTING ELECTRIC

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IT'S THE LAW

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NO.	REVISION	DATE

REVIEW:

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

Kyle R. Campbell
11/13/23

KYLE R. CAMPBELL, REGISTERED PROFESSIONAL ENGINEER #29794

DATE 11/13/23

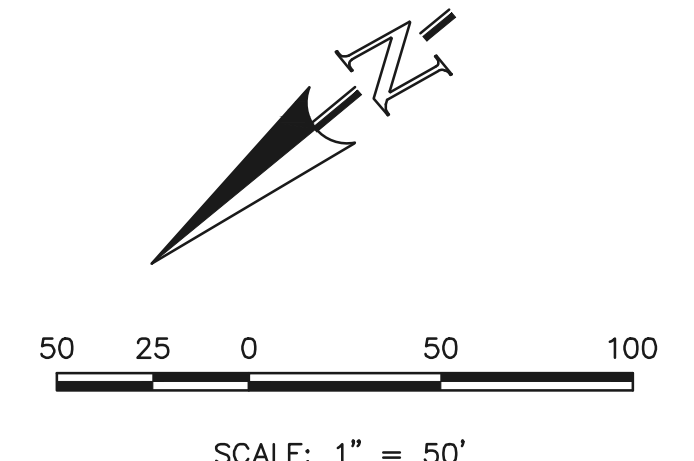
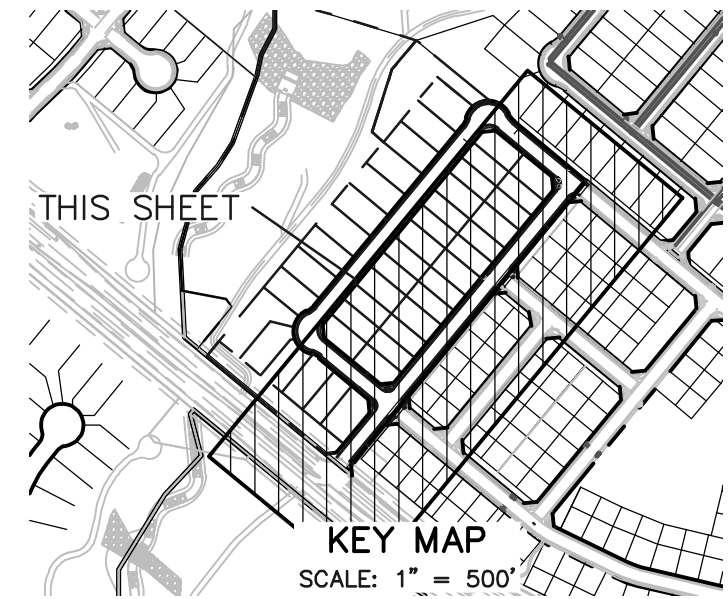


STERLING RANCH EAST FILING NO. 2
PUBLIC 8" PVC SANITARY SEWER PLAN
BOISE COURT & MARICOPA COURT -
STA: 1+00 - END

DESIGNED BY	JDP	SCALE	DATE	11/13/23
DRAWN BY	JDP	(H) 1" = 50'	SHEET	2 OF 5
CHECKED BY	KRC	(V) 1" = 5'	JOB NO.	1183.31

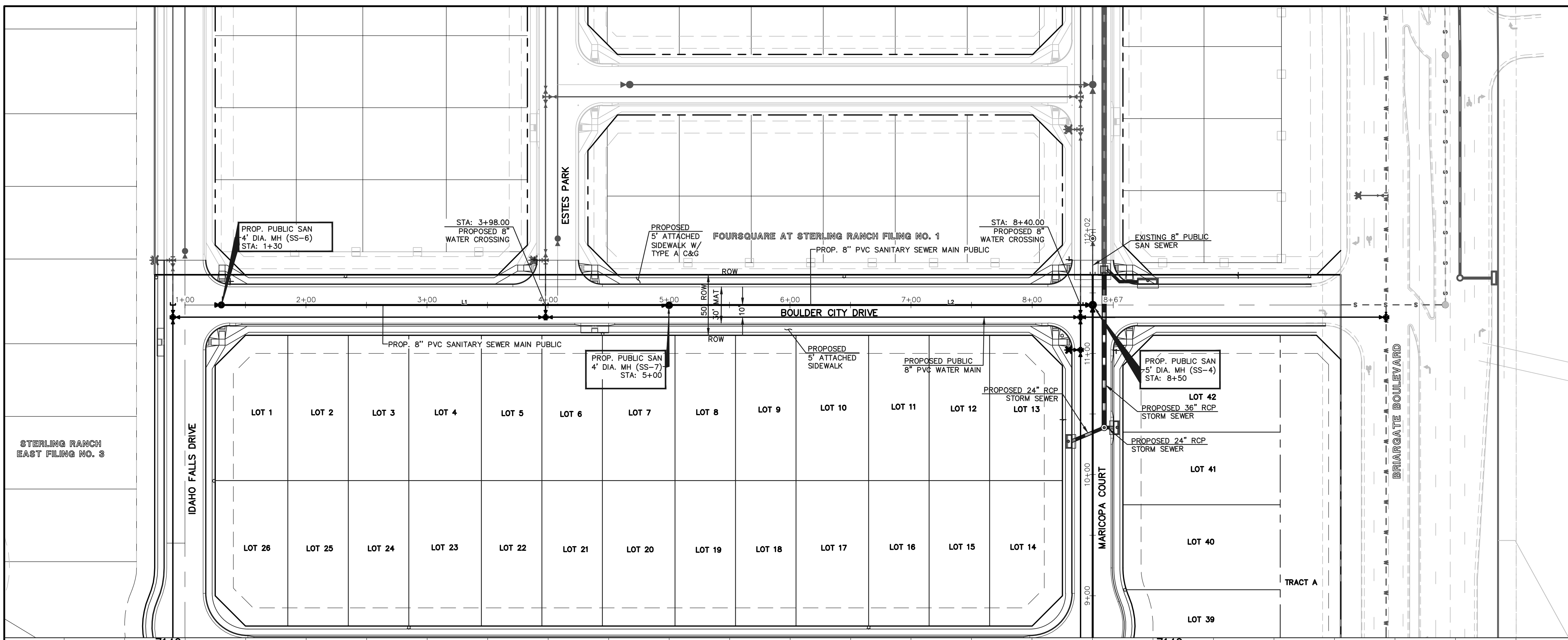
PCD FILE # SF2237

Line #	Length	Direction
L1	370.00	S39° 33' 48.00"W
L2	350.00	S39° 33' 48.00"W

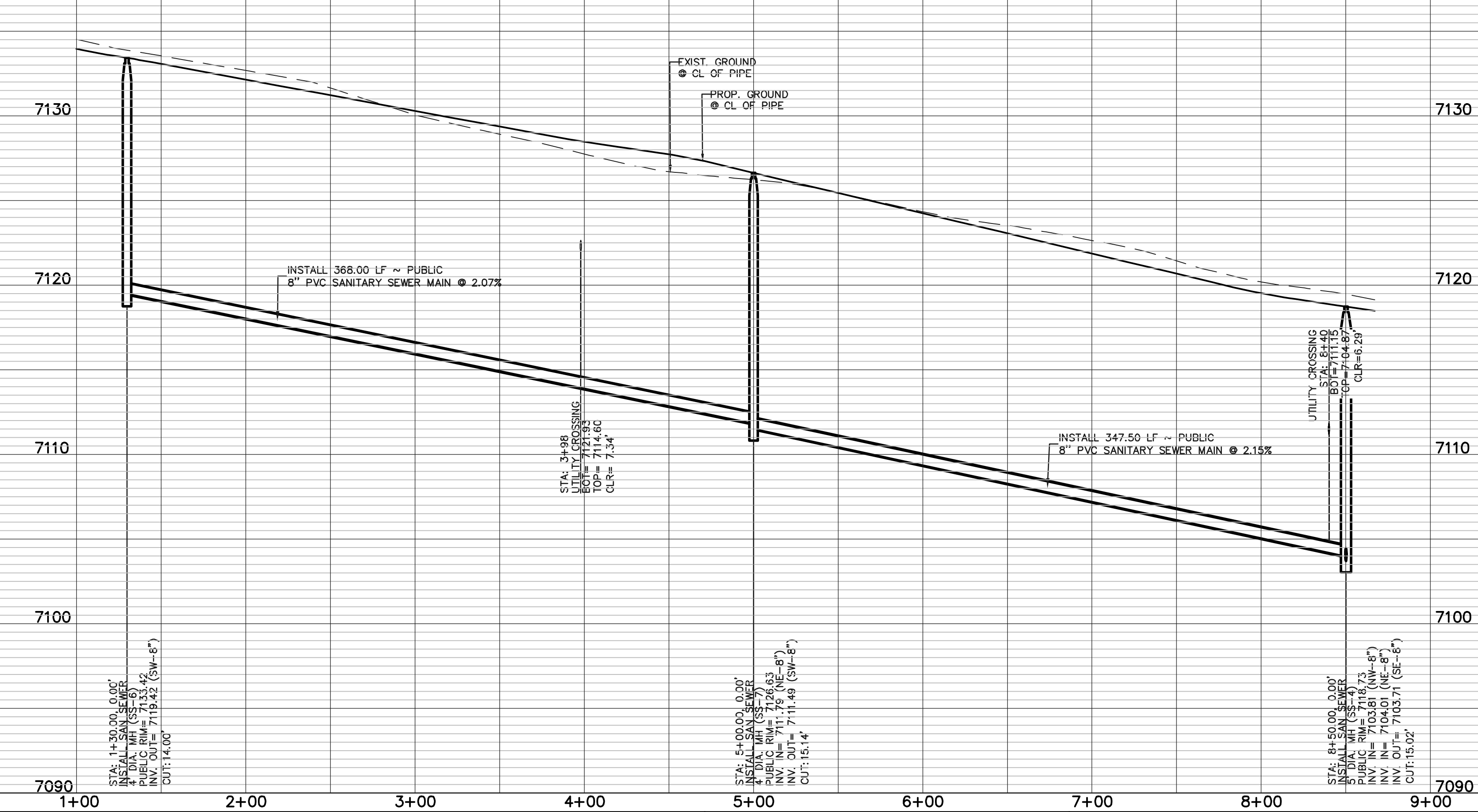


STREET ABBREVIATION INDEX	
B.C.	BOISE COURT
B.C.D.	BOULDER CITY DRIVE
M.C.	MARICOPA COURT
E.P.	ESTES PARK
I.F.D.	IDAHO FALLS DRIVE

NOTE:
EXISTING UTILITIES AND STORM SEWER SHOWN IN AN APPROXIMATE WAY ONLY. ALL EXISTING UTILITIES AND STORM SEWER TO BE POTHOLED AND VERIFIED BOTH HORIZONTALLY & VERTICALLY PRIOR TO CONSTRUCTION & CONFLICTS REPORTED TO ENGINEER.



PROPOSED PUBLIC 8" PVC SANITARY SEWER MAIN - BOULDER CITY DRIVE



LEGEND	
	PROPOSED FIRE HYDRANT
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER MAIN
	PROPOSED STORM SEWER
	PROPOSED STORM INLET
	ROW/BOUNDARY LINE
	EXISTING FIRE HYDRANT
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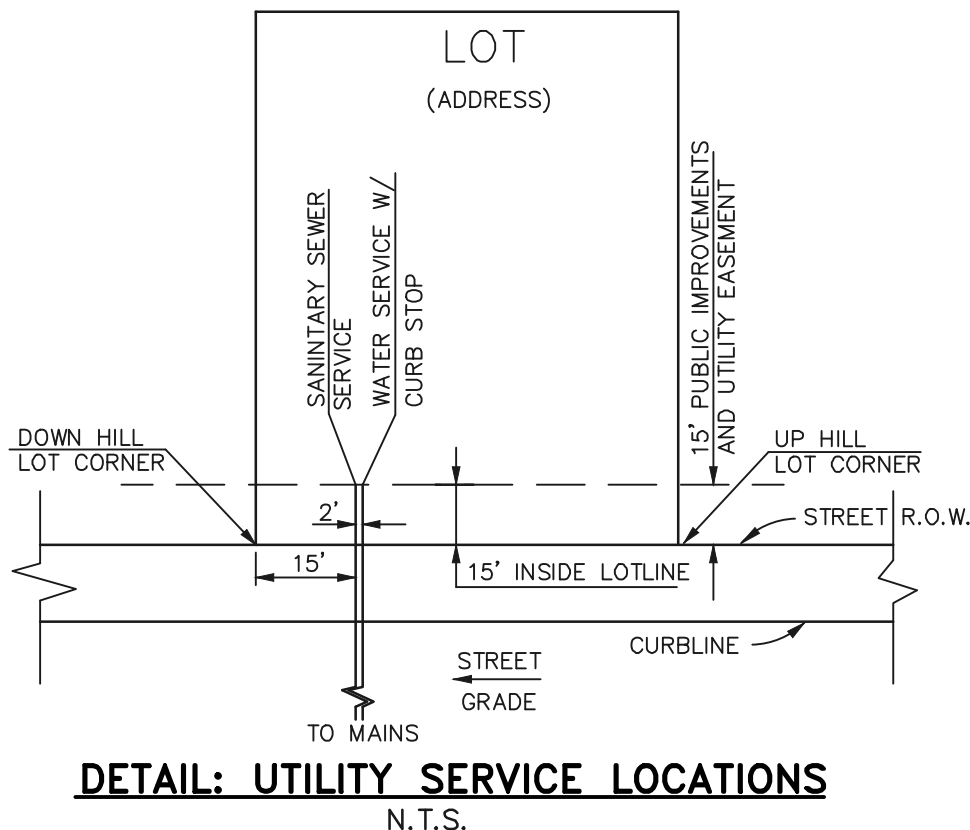
Kyle R. Campbell
11/13/23
KYLE R. CAMPBELL, P.E., P.S.
#29794

11/13/23
DATE

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

STERLING RANCH EAST FILING NO. 2 PUBLIC 8" PVC SANITARY SEWER PLAN			
BOULDER CITY DRIVE - STA: 1+00 - END			
DESIGNED BY	JDP	SCALE	DATE 11/13/23
DRAWN BY	JDP	(H) 1" = 50'	SHEET 3 OF 5
CHECKED BY	KRC	(V) 1" = 5'	JOB NO. 1183.31

PCD FILE # SF2237

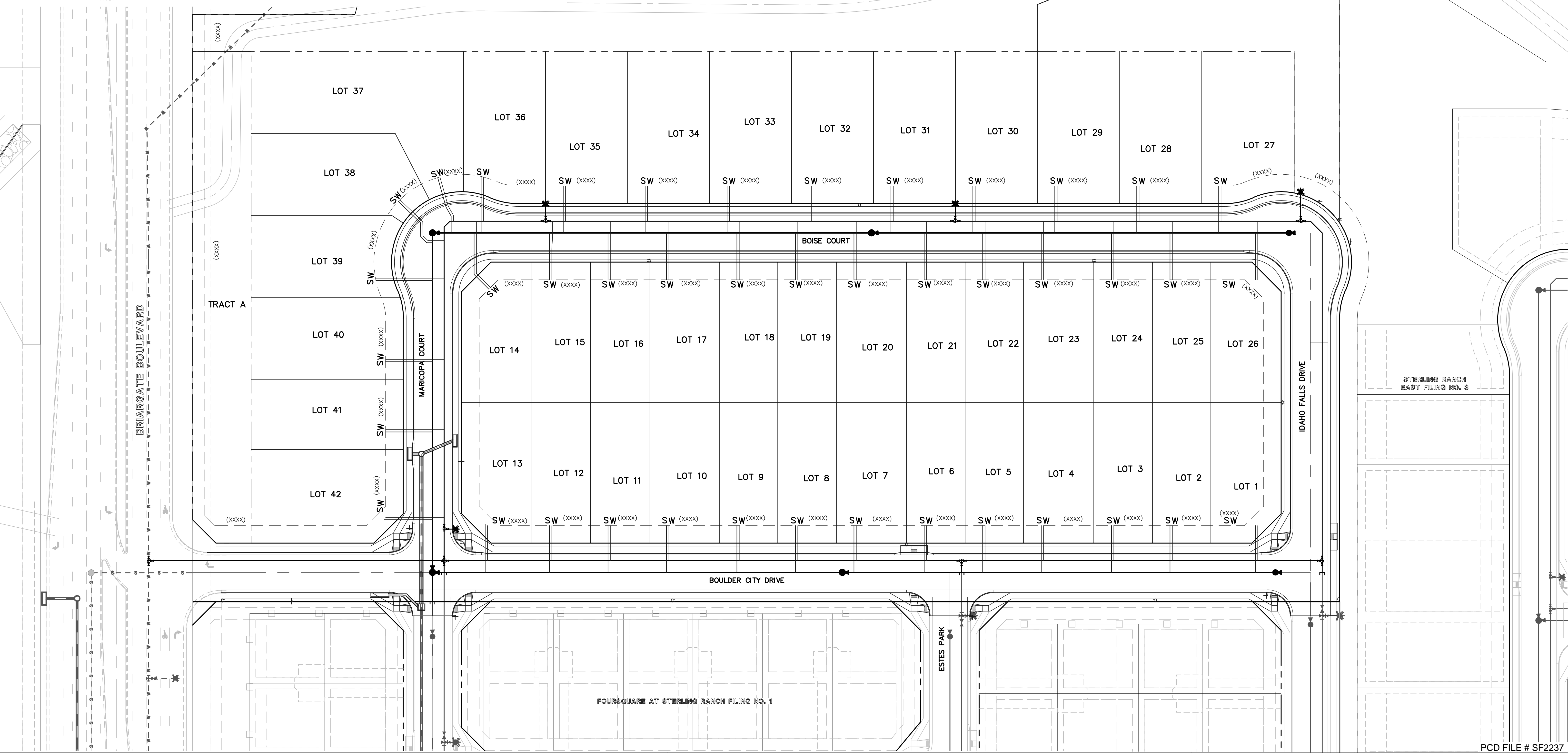
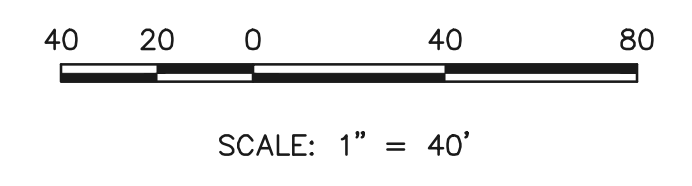
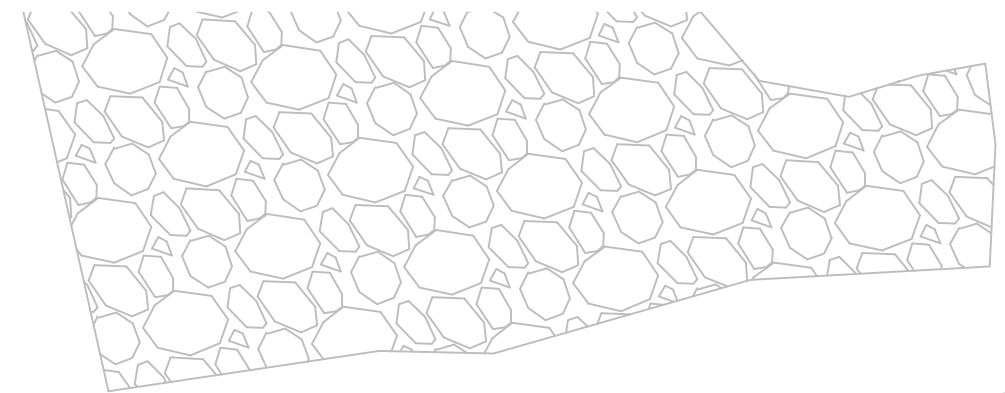


- NOTES:
- 1.) DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
 - 2.) SEE DISTRICT SPECS. FOR TAPPING SADDLE DETAIL.
 - 3.) FINAL LOCATION OF ALL SEWER, WATER AND GAS SERVICES TO BE APPROVED IN THE FIELD BY THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
 - 4.) PROPERTY END OF ALL SEWER SERVICES TO BE MARKED WITH A 12"x2"x4" POST EXTENDING VERTICALLY OUT OF GROUND 36 INCHES FROM FLOWLINE.
 - 5.) WATER SERVICES NOT INSTALLED IN THE SAME TRENCH WITH SEWER SERVICE TO BE MARKED WITH A 6"x2"x4" POST EXTENDING 4' BELOW FINISH GRADE.
 - 6.) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DISTRICT AND COORDINATE ANY INTERRUPTION TO EXISTING WATER SERVICE.
 - 7.) RE-USE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE DISTRICT.
 - 8.) ALL WATER MAIN FITTINGS SHALL BE STAKED PRIOR TO CONSTRUCTION.
 - 9.) ALL FIRE HYDRANTS TO BE 6.5' BURY DEPTH UNLESS OTHERWISE NOTED.
 - 10.) ALL SEWER SERVICES TO BE INSTALLED AT MINIMUM PERMISSIBLE GRADE UNLESS OTHERWISE APPROVED BY THE CONSTRUCTION MANAGER.
 - 11.) HOMEOWNER'S SHALL DETERMINE THE SEWER SERVICE ELEVATION PRIOR TO BASEMENT EXCAVATION AND SETTING OF FINISHED FLOOR FOR HOUSE.
 - 12.) MODIFY WATER AND SEWER SERVICE TAP LOCATIONS TO AVOID DRIVEWAYS
 - 13.) ALL WATER SERVICES ARE TYPK K COPPER WITH 3/4" x 8" TAPS BY DEVELOPER UNLESS OTHERWISE NOTED ON PLANS.
 - 14.) ALL SANITARY SERVICES ARE 4" PVC WITH TAPS BY DEVELOPER UNLESS OTHERWISE NOTED ON PLANS.

CONTRACTOR TO TAKE CAUTION WHEN CROSSING UTILITY MAINS W/ SERVICES

MINIMUM SLOPES FOR WASTEWATER SERVICE LINES

4" PVC	2.08% OR 1/4" PER FOOT
4" DUCTILE IRON PIPE	1.04% OR 1/8" PER FOOT
6" PIPE	1.04% OR 1/8" PER FOOT



PCD FILE # SF2237

LEGEND

	PROPOSED FIRE HYDRANT		EXISTING FIRE HYDRANT
	PROPOSED WATER MAIN		EXISTING WATER MAIN
	PROPOSED SANITARY SEWER MAIN		EXISTING SANITARY SEWER MAIN
	PROPOSED STORM SEWER		EXISTING STORM SEWER
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KYLE R. CAMPBELL, LICENSED PROFESSIONAL ENGINEER #29794

DATE 11/13/23

CLASSIC CONSULTING

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
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STERLING RANCH EAST FILING NO. 2
UTILITY SERVICE PLAN

DESIGNED BY	JDP	SCALE	DATE	11/13/23
DRAWN BY	JDP	(H) 1" = 40'	SHEET	5 OF 5
CHECKED BY	KRC	(V) 1" = N/A	JOB NO.	1183.31

UTILITY SERVICES CONSTRUCTION PER 1183.31-1183.32-1183.33-1183.34-1183.35-1183.36-1183.37-1183.38-1183.39-1183.40-1183.41-1183.42-1183.43-1183.44-1183.45-1183.46-1183.47-1183.48-1183.49-1183.50-1183.51-1183.52-1183.53-1183.54-1183.55-1183.56-1183.57-1183.58-1183.59-1183.60-1183.61-1183.62-1183.63-1183.64-1183.65-1183.66-1183.67-1183.68-1183.69-1183.70-1183.71-1183.72-1183.73-1183.74-1183.75-1183.76-1183.77-1183.78-1183.79-1183.80-1183.81-1183.82-1183.83-1183.84-1183.85-1183.86-1183.87-1183.88-1183.89-1183.90-1183.91-1183.92-1183.93-1183.94-1183.95-1183.96-1183.97-1183.98-1183.99-1183.100-1183.101-1183.102-1183.103-1183.104-1183.105-1183.106-1183.107-1183.108-1183.109-1183.110-1183.111-1183.112-1183.113-1183.114-1183.115-1183.116-1183.117-1183.118-1183.119-1183.120-1183.121-1183.122-1183.123-1183.124-1183.125-1183.126-1183.127-1183.128-1183.129-1183.130-1183.131-1183.132-1183.133-1183.134-1183.135-1183.136-1183.137-1183.138-1183.139-1183.140-1183.141-1183.142-1183.143-1183.144-1183.145-1183.146-1183.147-1183.148-1183.149-1183.150-1183.151-1183.152-1183.153-1183.154-1183.155-1183.156-1183.157-1183.158-1183.159-1183.160-1183.161-1183.162-1183.163-1183.164-1183.165-1183.166-1183.167-1183.168-1183.169-1183.170-1183.171-1183.172-1183.173-1183.174-1183.175-1183.176-1183.177-1183.178-1183.179-1183.180-1183.181-1183.182-1183.183-1183.184-1183.185-1183.186-1183.187-1183.188-1183.189-1183.190-1183.191-1183.192-1183.193-1183.194-1183.195-1183.196-1183.197-1183.198-1183.199-1183.200-1183.201-1183.202-1183.203-1183.204-1183.205-1183.206-1183.207-1183.208-1183.209-1183.210-1183.211-1183.212-1183.213-1183.214-1183.215-1183.216-1183.217-1183.218-1183.219-1183.220-1183.221-1183.222-1183.223-1183.224-1183.225-1183.226-1183.227-1183.228-1183.229-1183.230-1183.231-1183.232-1183.233-1183.234-1183.235-1183.236-1183.237-1183.238-1183.239-1183.240-1183.241-1183.242-1183.243-1183.244-1183.245-1183.246-1183.247-1183.248-1183.249-1183.250-1183.251-1183.252-1183.253-1183.254-1183.255-1183.256-1183.257-1183.258-1183.259-1183.260-1183.261-1183.262-1183.263-1183.264-1183.265-1183.266-1183.267-1183.268-1183.269-1183.270-1183.271-1183.272-1183.273-1183.274-1183.275-1183.276-1183.277-1183.278-1183.279-1183.280-1183.281-1183.282-1183.283-1183.284-1183.285-1183.286-1183.287-1183.288-1183.289-1183.290-1183.291-1183.292-1183.293-1183.294-1183.295-1183.296-1183.297-1183.298-1183.299-1183.300-1183.301-1183.302-1183.303-1183.304-1183.305-1183.306-1183.307-1183.308-1183.309-1183.310-1183.311-1183.312-1183.313-1183.314-1183.315-1183.316-1183.317-1183.318-1183.319-1183.320-1183.321-1183.322-1183.323-1183.324-1183.325-1183.326-1183.327-1183.328-1183.329-1183.330-1183.331-1183.332-1183.333-1183.334-1183.335-1183.336-1183.337-1183.338-1183.339-1183.340-1183.341-1183.342-1183.343-1183.344-1183.345-1183.346-1183.347-1183.348-1183.349-1183.350-1183.351-1183.352-1183.353-1183.354-1183.355-1183.356-1183.357-1183.358-1183.359-1183.360-1183.361-1183.362-1183.363-1183.364-1183.365-1183.366-1183.367-1183.368-1183.369-1183.370-1183.371-1183.372-1183.373-1183.374-1183.375-1183.376-1183.377-1183.378-1183.379-1183.380-1183.381-1183.382-1183.383-1183.384-1183.385-1183.386-1183.387-1183.388-1183.389-1183.390-1183.391-1183.392-1183.393-1183.394-1183.395-1183.396-1183.397-1183.398-1183.399-1183.400-1183.401-1183.402-1183.403-1183.404-1183.405-1183.406-1183.407-1183.408-1183.409-1183.410-1183.411-1183.412-1183.413-1183.414-1183.415-1183.416-1183.417-1183.418-1183.419-1183.420-1183.421-1183.422-1183.423-1183.424-1183.425-1183.426-1183.427-1183.428-1183.429-1183.430-1183.431-1183.432-1183.433-1183.434-1183.435-1183.436-1183.437-1183.438-1183.439-1183.440-1183.441-1183.442-1183.443-1183.444-1183.445-1183.446-1183.447-1183.448-1183.449-1183.450-1183.451-1183.452-1183.453-1183.454-1183.455-1183.456-1183.457-1183.458-1183.459-1183.460-1183.461-1183.462-1183.463-1183.464-1183.465-1183.466-1183.467-1183.468-1183.469-1183.470-1183.471-1183.472-1183.473-1183.474-1183.475-1183.476-1183.477-1183.478-1183.479-1183.480-1183.481-1183.482-1183.483-1183.484-1183.485-1183.486-1183.487-1183.488-1183.489-1183.490-1183.491-1183.492-1183.493-1183.494-1183.495-1183.496-1183.497-1183.498-1183.499-1183.500-1183.501-1183.502-1183.503-1183.504-1183.505-1183.506-1183.507-1183.508-1183.509-1183.510-1183.511-1183.512-1183.513-1183.514-1183.515-1183.516-1183.517-1183.518-1183.519-1183.520-1183.521-1183.522-1183.523-1183.524-1183.525-1183.526-1183.527-1183.528-1183.529-1183.530-1183.531-1183.532-1183.533-1183.534-1183.535-1183.536-1183.537-1183.538-1183.539-1183.540-1183.541-1183.542-1183.543-1183.544-1183.545-1183.546-1183.547-1183.548-1183.549-1183.550-1183.551-1183.552-1183.553-1183.554-1183.555-1183.556-1183.557-1183.558-1183.559-1183.560-1183.561-1183.562-1183.563-1183.564-1183.565-1183.566-1183.567-1183.568-1183.569-1183.570-1183.571-1183.572-1183.573-1183.574-1183.575-1183.576-1183.577-1183.578-1183.579-1183.580-1183.581-1183.582-1183.583-1183.584-1183.585-1183.586-1183.587-1183.588-1183.589-1183.590-1183.591-1183.592-1183.593-1183.594-1183.595-1183.596-1183.597-1183.598-1183.599-1183.600-1183.601-1183.602-1183.603-1183.604-1183.605-1183.606-1183.607-1183.608-1183.609-1183.610-1183.611-1183.612-1183.613-1183.614-1183.615-1183.616-1183.617-1183.618-1183.619-1183.620-1183.621-1183.622-1183.623-1183.624-1183.625-1183.626-1183.627-1183.628-1183.629-1183.630-1183.631-1183.632-1183.633-1183.634-1183.635-1183.636-1183.637-1183.638-1183.639-1183.640-1183.641-1183.642-1183.643-1183.644-1183.645-1183.646-1183.647-1183.648-1183.649-1183.650-1183.651-1183.652-1183.653-1183.654-1183.655-1183.656-1183.657-1183.658-1183.659-1183.660-1183.661-1183.662-1183.663-1183.664-1183.665-1183.666-1183.667-1183.668-1183.669-1183.670-1183.671-1183.672-1183.673-1183.674-1183.675-1183.676-1183.677-1183.678-1183.679-1183.680-1183.681-1183.682-1183.683-1183.684-1183.685-1183.686-1183.687-1183.688-1183.689-1183.690-1183.691-1183.692-1183.693-1183.694-1183.695-1183.696-1183.697-1183.698-1183.699-1183.700-1183.701-1183.702-1183.703-1183.704-1183.705-1183.706-1183.707-1183.708-1183.709-1183.710-1183.711-1183.712-1183.713-1183.714-1183.715-1183.716-1183.717-1183.718-1183.719-1183.720-1183.721-1183.722-1183.723-1183.724-1183.725-1183.726-1183.727-1183.728-1183.729-1183.730-1183.731-1183.732-1183.733-1183.734-1183.735-1183.736-1183.737-1183.738-1183.739-1183.740-1183.741-1183.742-1183.743-1183.744-1183.745-1183.746-1183.747-1183.748-1183.749-1183.750-1183.751-1183.752-1183.753-1183.754-1183.755-1183.756-1183.757-1183.758-1183.759-1183.760-1183.761-1183.762-1183.763-1183.764-1183.765-1183.766-1183.767-1183.768-1183.769-1183.770-1183.771-1183.772-1183.773-1183.774-1183.775-1183.776-1183.777-1183.778-1183.779-1183.780-1183.781-1183.782-1183.783-1183.784-1183.785-1183.786-1183.787-1183.788-1183.789-1183.790-1183.791-1183.792-1183.793-1183.794-1183.795-1183.796-1183.797-1183.798-1183.799-1183.800-1183.801-1183.802-1183.803-1183.804-1183.805-1183.806-1183.807-1183.808-1183.809-1183.810-1183.811-1183.812-1183.813-1183.814-1183.815-1183.816-1183.817-1183.818-1183.819-1183.820-1183.821-1183.822-1183.823-1183.824-1183.825-1183.826-1183.827-1183.828-1183.829-1183.830-1183.831-1183.832-1183.833-1183.834-1183.835-1183.836-1183.837-1183.838-1183.839-1183.840-1183.841-1183.842-1183.843-1183.844-1183.845-1183.846-1183.847-1183.848-1183.849-1183.850-1183.851-1183.852-1183.853-1183.854-1183.855-1183.856-1183.857-1183.858-1183.859-1183.860-1183.861-1183.862-1183.863-1183.864-1183.865-1183.866-1183.867-1183.868-1183.869-1183.870-1183.871-1183.872-1183.873-1183.874-1183.875-1183.876-1183.877-1183.878-1183.879-1183.880-1183.881-1183.882-1183.883-1183.884-1183.885-1183.886-1183.887-1183.888-1183.889-1183.890-1183.891-1183.892-1183.893-1183.894-1183.895-1183.896-1183.897-1183.898-1183.899-1183.900-1183.901-1183.902-1183.903-1183.904-1183.905-1183.906-1183.907-1183.908-1183.909-1183.910-1183.911-1183.912-1183.913-1183.914-1183.915-1183.916-1183.917-1183.918-1183.919-1183.920-1183.921-1183.922-1183.923-1183.924-1183.925-1183.926-1183.927-1183.928-1183.929-1183.930-1183.931-1183.932-1183.933-1183.934-1183.935-1183.936-1183.937-1183.938-1183.939-1183.940-1183.941-1183.942-1183.943-1183.944-1183.945-1183.946-1183.947-1183.948-1183.949-1183.950-1183.951-1183.952-1183.953-1183.954-1183.955-1183.956-1183.957-1183.958-1183.959-1183.960-1183.961-1183.962-1183.963-1183.964-1183.965-1183.966-1183.967-1183.968-1183.969-1183.970-1183.971-1183.972-1183.973-1183.974-1183.975-1183.976-1183.977-1183.978-1183.979-1183.980-1183.981-1183.982-1183.983-1183.984-1183.985-1183.986-1183.987-1183.988-1183.989-1183.990-1183.991-1183.992-1183.993-1183.994-1183.995-1183.996-1183.997-1183.998-1183.999-1184.000-1184.001-1184.002-1184.003-1184.004-1184.005-1184.006-1184.007-1184.008-1184.009-1184.010-1184.011-1184.012-1184.013-1184.014-1184.015-1184.016-1184.017-1184.018-1184.019-1184.020-1184.021-1184.022-1184.023-1184.024-1184.025-1184.026-1184.027-1184.028-1184.029-1184.030-1184.031-1184.032-1184.033-1184.034-1184.035-1184.036-1184.037-1184.038-1184.039-1184.040-1184.041-1184.042-1184.043-1184.044-1184.045-1184.046-1184.047-1184.048-1184.049-1184.050-1184.051-1184.052-1184.053-1184.054-1184.055-1184.056-1184.057-1184.058-1184.059-1184.060-1184.061-1184.062-1184.063-1184.064-1184.065-1184.066-1184.067-1184.068-1184.069-1184.070-1184.071-1184.072-1184.073-1184.074-1184.075-1184.076-1184.077-1184.078-1184.079-1184.080-1184.081-1184.082-1184.083-1184.084-1184.085-1184.086-1184.087-1184.088-1184.089-1184.090-1184.091-1184.092-1184.093-1184.094-1184.095-1184.096-1184.097-1184.098-1184.099-1184.100-1184.101-1184.102-1184.103-1184.104-1184.105-1184.106-1184.107-1184.108-1184.109-1184.110-1184.111-1184.112-1184.113-1184.114-1184.115-1184.116-1184.117-1184.118-1184.119-1184.120-1184.121-1184.122-1184.123-1184.124-1184.125-1184.126-1184.127-1184.128-1184.129-1184.130-1184.131-1184.132-1184.133-1184.134-1184.135-1184.136-1184.137-