

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 LOCATED 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. THE 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 EASEMENTS, 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, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8" LONG PER CDOT S-627-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY 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.

BENCHMARKS:

- 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 POOCO ROAD APPROXIMATELY 50 FEET SOUTH OF THE CENTERLINE OF POOCO ROAD. ELEVATION = 7211.95
- 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 SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN, BEING MONUMENTED 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.

STERLING RANCH EAST FILING NO. 1

COUNTY OF EL PASO, STATE OF COLORADO

CONSTRUCTION PLANS

AUGUST 2022

(SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST)

CONSTRUCTION PLAN: SHEET INDEX

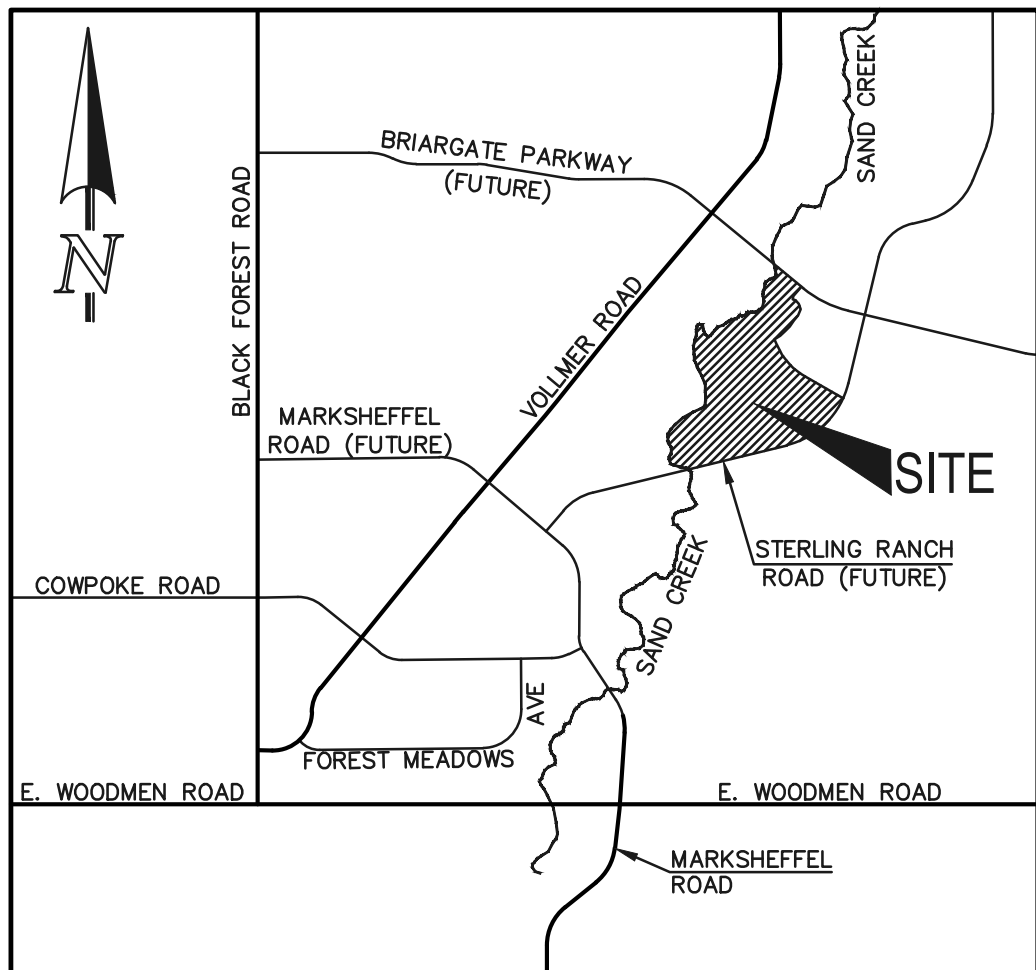
- | | |
|-------------------|--|
| SHEET 1 OF 53 | TITLE SHEET |
| SHEET 2-7 OF 53 | GRADING AND EROSION CONTROL PLAN |
| SHEET 8 OF 53 | GRADING AND EROSION CONTROL PLAN NOTES & DETAIL SHEET |
| SHEET 9 OF 53 | GRADING AND EROSION CONTROL PLAN DETAIL SHEET |
| SHEET 10 OF 53 | KEY MAP WITH TYPICAL STREET SECTIONS |
| SHEET 11 OF 53 | STREET IMPROVEMENT PLAN (CLEARLAKE WAY/WESTMONT DR. STA: 1+00-94+00) |
| SHEET 12 OF 53 | STREET IMPROVEMENT PLAN (WESTMONT DR. STA: 94+00-END) |
| SHEET 13 OF 53 | STREET IMPROVEMENT PLAN (SAN DIEGO WAY STA: 1+00-14+00/KNUCKLE) |
| SHEET 14 OF 53 | STREET IMPROVEMENT PLAN (SAN DIEGO WAY STA: 14+00-END/SANTA CLARA PLACE) |
| SHEET 15 OF 53 | STREET IMPROVEMENT PLAN (LONG BEACH TERRACE STA: 1+00-13+50) |
| SHEET 16 OF 53 | STREET IMPROVEMENT PLAN (LONG BEACH TERRACE STA: 13+50-END/NEWPORT BEACH DR. STA: 1+00-6+50) |
| SHEET 17 OF 53 | STREET IMPROVEMENT PLAN (NEWPORT BEACH DR. STA: 6+50-END) |
| SHEET 18 OF 53 | STREET IMPROVEMENT PLAN (LAKE TAHOE DR./PALO ALTO TRAIL) |
| SHEET 19 OF 53 | STREET IMPROVEMENT PLAN (POCATELLO TRAIL/CUL-DE-SAC) |
| SHEET 20-25 OF 53 | PEDESTRIAN RAMP DETAILED GRADING |
| SHEET 26 OF 53 | STREET LIGHT POLE LOCATION PLAN |
| SHEET 27-42 OF 53 | STORM SEWER PLAN & PROFILE |
| SHEET 43 OF 53 | POND '14A' FULL SPECTRUM DETENTION |
| SHEET 44 OF 53 | 72" IMPACT STRUCTURE & FOREBAY |
| SHEET 45 OF 53 | 54" IMPACT STRUCTURE & FOREBAY |
| SHEET 46 OF 53 | 48" IMPACT STRUCTURE & RIPRAP |
| SHEET 47 OF 53 | POND OUTLET BOX - PROFILE VIEW |
| SHEET 48 OF 53 | POND OUTLET BOX AND MICROPOL DETAILS |
| SHEET 49 OF 53 | POND OUTLET BOX DETAILS |
| SHEET 50 OF 53 | SPILLWAY DETAILS |
| SHEET 51-53 OF 53 | DETAILS SHEETS |

UTILITY CONSTRUCTION PLAN: SHEET INDEX

- | |
|--|
| TITLE SHEET |
| SANITARY SEWER PLAN - WESTMONT DR. STA: 1+00.00 - 16+00.00 |
| SANITARY SEWER PLAN - WESTMONT DR. STA: 16+00.00-END/SANTA CLARA PL. STA: 1+00.00-END |
| SANITARY SEWER PLAN - PALO ALTO TRL. STA: 1+00.00-END |
| SANITARY SEWER PLAN - SAN DIEGO WAY STA: 1+00.00 - 17+00.00 |
| SANITARY SEWER PLAN - SAN DIEGO WAY STA: 17+00.00-END/POCATELLO TRAIL STA: 1+00.00-END |
| SANITARY SEWER PLAN - LONG BEACH TERR. STA: 1+00.00 - 17+00.00 |
| SANITARY SEWER PLAN - LONG BEACH TERR. STA: 17+00.00-END/NEWPORT BEACH DR. STA: 1+00.00-11+00.00 |
| SANITARY SEWER PLAN - NEWPORT BEACH DR. STA: 11+00.00 - END |
| PUBLIC 8" PVC WATER SYSTEM PLAN |
| UTILITY SERVICE PLAN |
| UTILITY SERVICE PLAN/DETAILS |

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.



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 TEACOUT 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
KYLE R. CAMPBELL, P.E. #29794
FOR AND ON THE BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS

02/28/24
DATE

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.

Loren J. Moreland
LOREN J. MORELAND

01/30/24
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.

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.

07/02/2024
DATE

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

DATE

PCD FILE #SF-22-035

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW	NO. REVISION	DATE
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:	02/28/24 DATE
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC	
<i>Kyle R. Campbell</i> KYLE R. CAMPBELL, P.E. #29794	

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

STERLING RANCH EAST FILING NO. 1 CONSTRUCTION PLANS TITLE SHEET			
DESIGNED BY	MES	SCALE	DATE
DRAWN BY	MES	(H) 1"= 50'	08/31/22
CHECKED BY	(V)	1"= N/A	SHEET 1 OF 53 JOB NO. 1183.30

LEGEND

- (7700) EXISTING CONTOUR
- 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 INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM PHASE)
- X 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 INTERIM AND 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)
- ECB EROSION CONTROL BLANKET (INSTALL DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)

HOMESTEAD AT STERLING RANCH FILING NO. 2

EXISTING 100YR FLOODPLAIN

STERLING 2

TRACT A

TRACT B

TRACT J

TRACT K

BARGEWAY

PACATELLO TRAIL

LOT 236 "A"

LOT 237 "A"

LOT 238 "A"

LOT 239 "A"

LOT 240 "A"

LOT 241 "A"

LOT 242 "A"

LOT 243 "A"

LOT 244 "A"

LOT 245 "A"

LOT 246 "A"

LOT 247 "A"

LOT 248 "A"

LOT 249 "A"

LOT 250 "A"

LOT 251 "A"

LOT 252 "A"

LOT 253 "A"

LOT 254 "A"

LOT 255 "A"

LOT 256 "A"

LOT 257 "A"

LOT 258 "A"

LOT 259 "A"

LOT 260 "A"

LOT 261 "A"

LOT 262 "A"

HP

SCL

IP

VTC

ECB

PROPOSED LIMITS OF DISTURBANCE

CUT

FILL

3.0%

1.5%

1.0%

0.5%

0.0%

PROPOSED 10' TYPE II ALUMINUM INLET W/ 18" RCP STORM

5' ATTACHED SIDEWALK W/ TYPE C C&C

MATCHLINE (SEE SHEET 3)

MATCHLINE (SEE SHEET 4)

PCD FILE #SE 20

ATCHLINE (SEE SHEET 3)

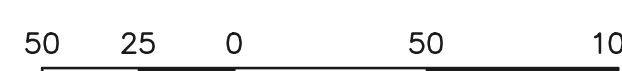
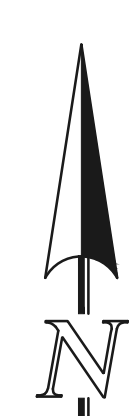
TRAC
A

262

MATCHLINE (SEE SHEET

MATCHLINE (SEE SHEET 4)

PCD FILE #SE 22 03M



SCALE: 1" = 50'

NOTES:
SEE SHEETS 8-9 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

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.

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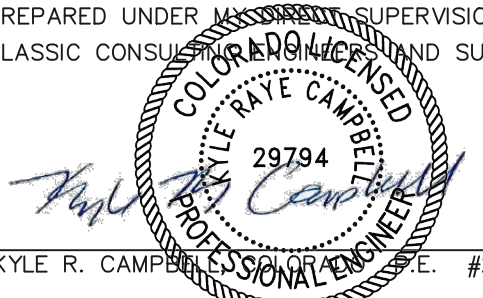
REVIEW:

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

COLORADO REGISTERED
ENGINEER
29794
Kyle R. Campbell

KYLE R. CAMPBELL, P.E. #29794

02/28/24
DATE



02/28/24
DATE



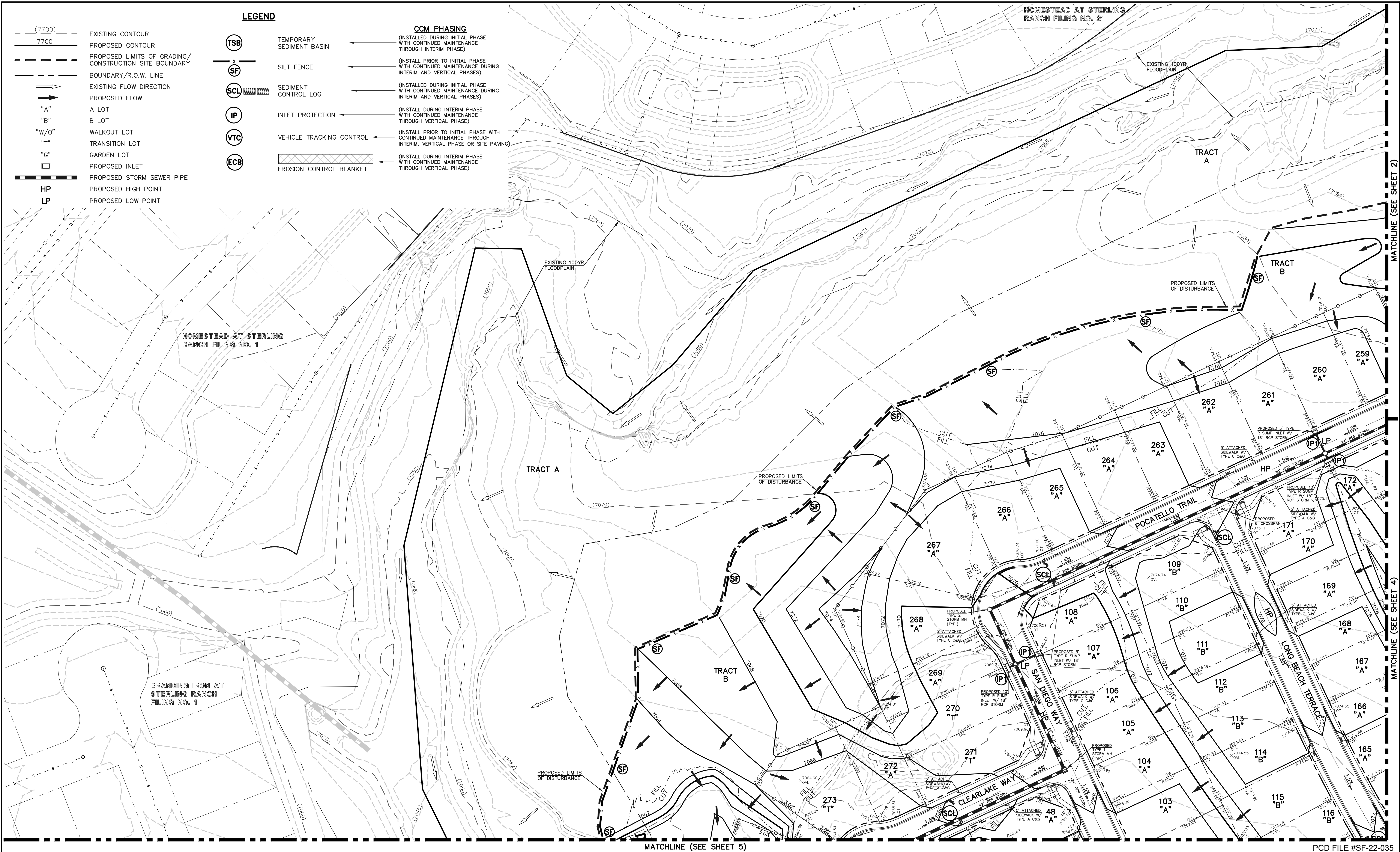
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(Fax)


STERLING RANCH EAST FILING NO. 1
CONSTRUCTION PLANS

DESIGNED BY	MES	SCALE	DATE	08/31/22
DRAWN BY	MES	(H) 1" = 50'	SHEET	2 OF 53
CHECKED BY		(V) 1" = N/A	JOB NO.	1183.30

CLASSICSM
CONSULTING

N:\118303\DRAWINGS\CONSTRUCTION\GRAVING-EROSION\03-118303-GR-02.dwg, 2/26/2024, 10:04:57 AM, 1:1





50 25 0 50 100

SCALE: 1" = 50'

NOTES:
SEE SHEETS 8-9 FOR LOT TEMPLATES
AND EROSION CONTROL DETAILS.

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

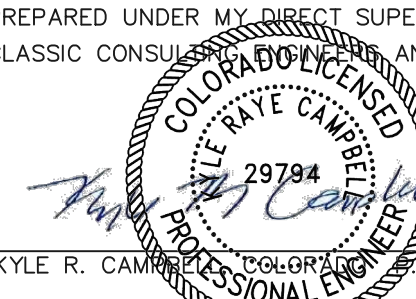
48 HOURS BEFORE YOU DIG,
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811
UTILITY NOTIFICATION CENTER OF COLORADO
IT'S THE LAW.

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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 AND SURVEYORS, LLC



KYLE R. CAMACHO, PROFESSIONAL ENGINEER, #29794

02/28/24
DATE



CLASSIC
CONSULTING

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

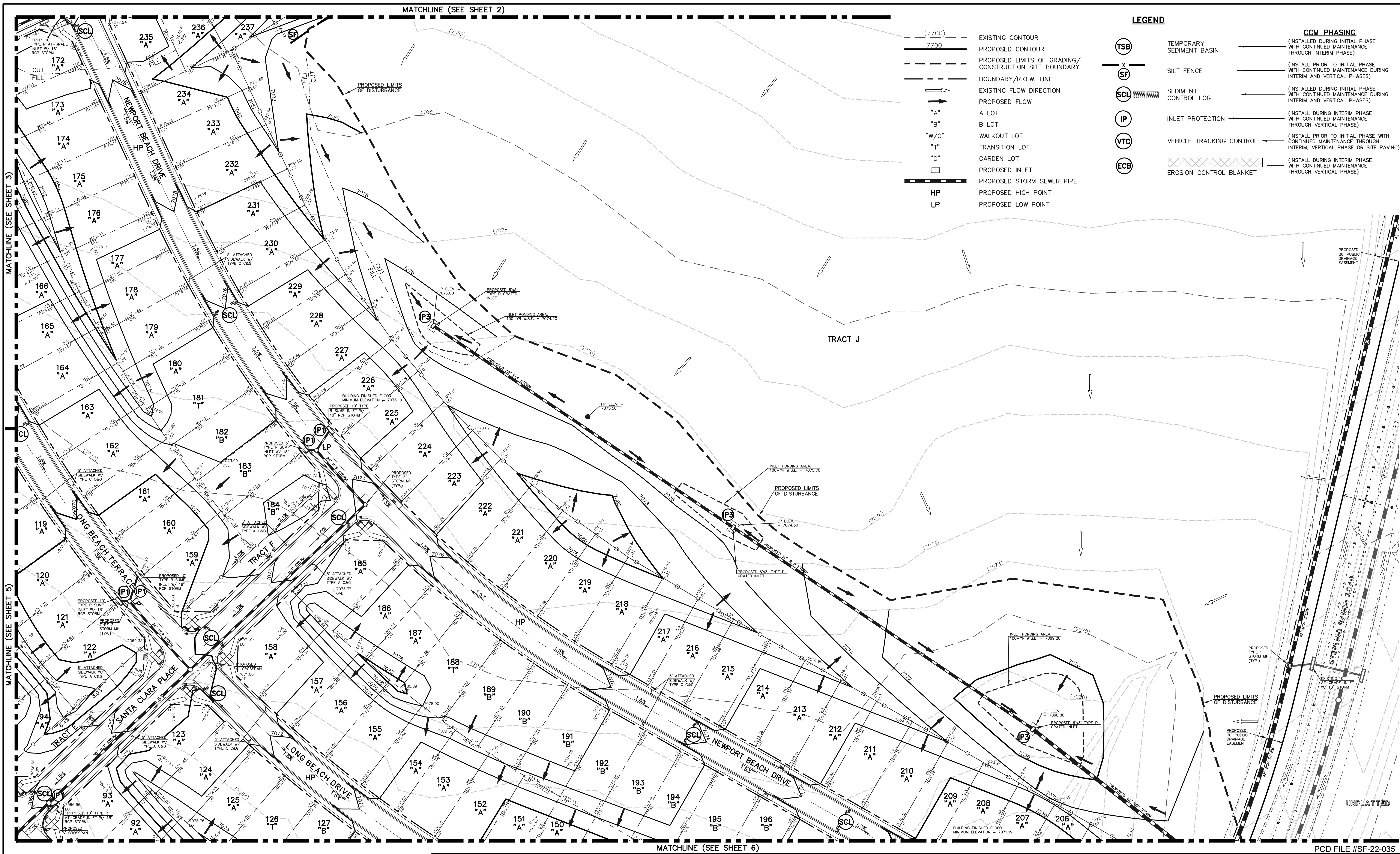
(719) 785-0790
(719) 785-0799 (Fax)

**STERLING RANCH EAST FILING NO. 1
CONSTRUCTION PLANS**

GRADING AND EROSION CONTROL PLAN

DESIGNED BY	MES	SCALE	DATE	08/31/22
DRAWN BY	MES	(H) 1"= 50'	SHEET	3 OF 53
CHECKED BY	(V) 1"= N/A	JOB NO.	1183.30	

PCD FILE #SF-22-035



LEGEND

(7700)	EXISTING CONTOUR
7700	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 INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM PHASE)
(SF)	SILT FENCE	(INSTALL PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE DURING INTERIM AND VERTICAL PHASES)
(SCL)	SEDIMENT CONTROL LOG	(INSTALL DURING INITIAL PHASE WITH CONTINUED MAINTENANCE DURING INTERIM AND 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)
(ECB)	EROSION CONTROL BLANKET	(INSTALL DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)

NOTES:

SEE SHEETS 8-9 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

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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

KYLE R. CAMPBELL, PROFESSIONAL ENGINEER, #29794

02/28/24

DATE

STERLING RANCH EAST FILING NO. 1

CONSTRUCTION PLANS

GRADING AND EROSION CONTROL PLAN

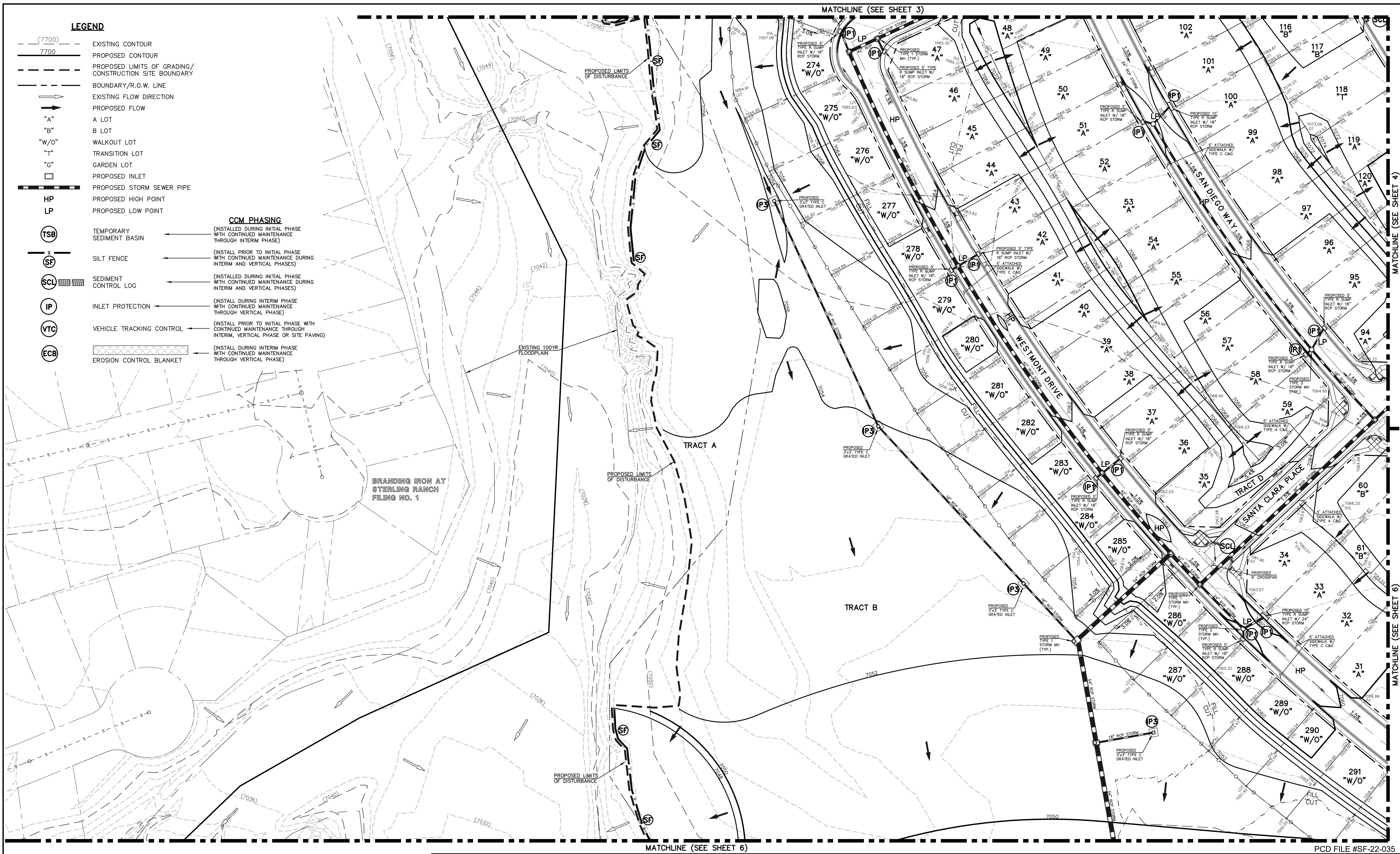
DESIGNED BY	MES	SCALE	DATE	08/31/22
DRAWN BY	MES	(H) 1"= 50'	SHEET	4 OF 53
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.30

CLASSIC CONSULTING

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

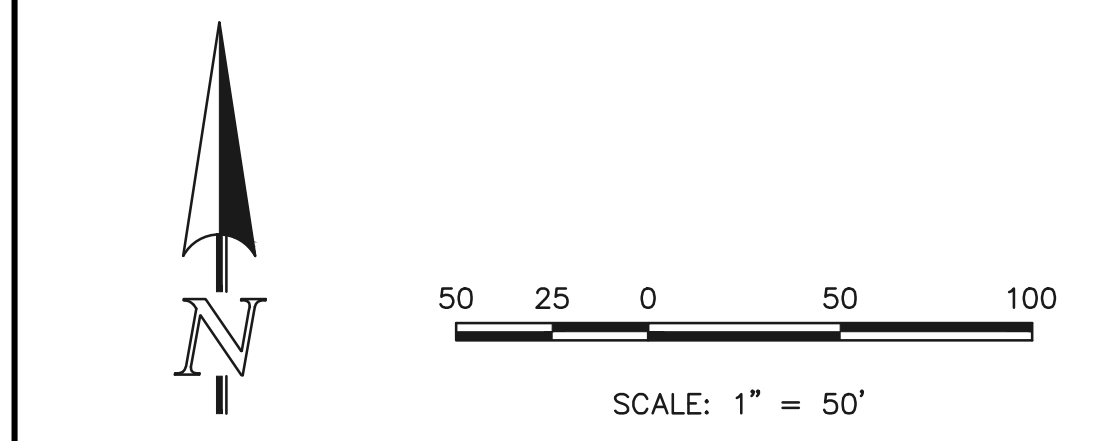
(719) 785-0790
(719) 785-0799 (fax)

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LEGEND

- (7700) --- EXISTING CONTOUR
 - 7700 --- PROPOSED CONTOUR
 - PROPOSED LIMITS OF GRADING/ CONSTRUCTION SITE BOUNDARY
 - BOUNDARY/R.O.W. LINE
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 - (TSB) TEMPORARY SEDIMENT BASIN
 - (SF) SILT FENCE
 - (SCL) SEDIMENT CONTROL LOG
 - (IP) INLET PROTECTION
 - (VTC) VEHICLE TRACKING CONTROL
 - (ECB) EROSION CONTROL BLANKET
- CCM PHASING**
- (INSTALL DURING INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM PHASE)
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02/28/24
DATE

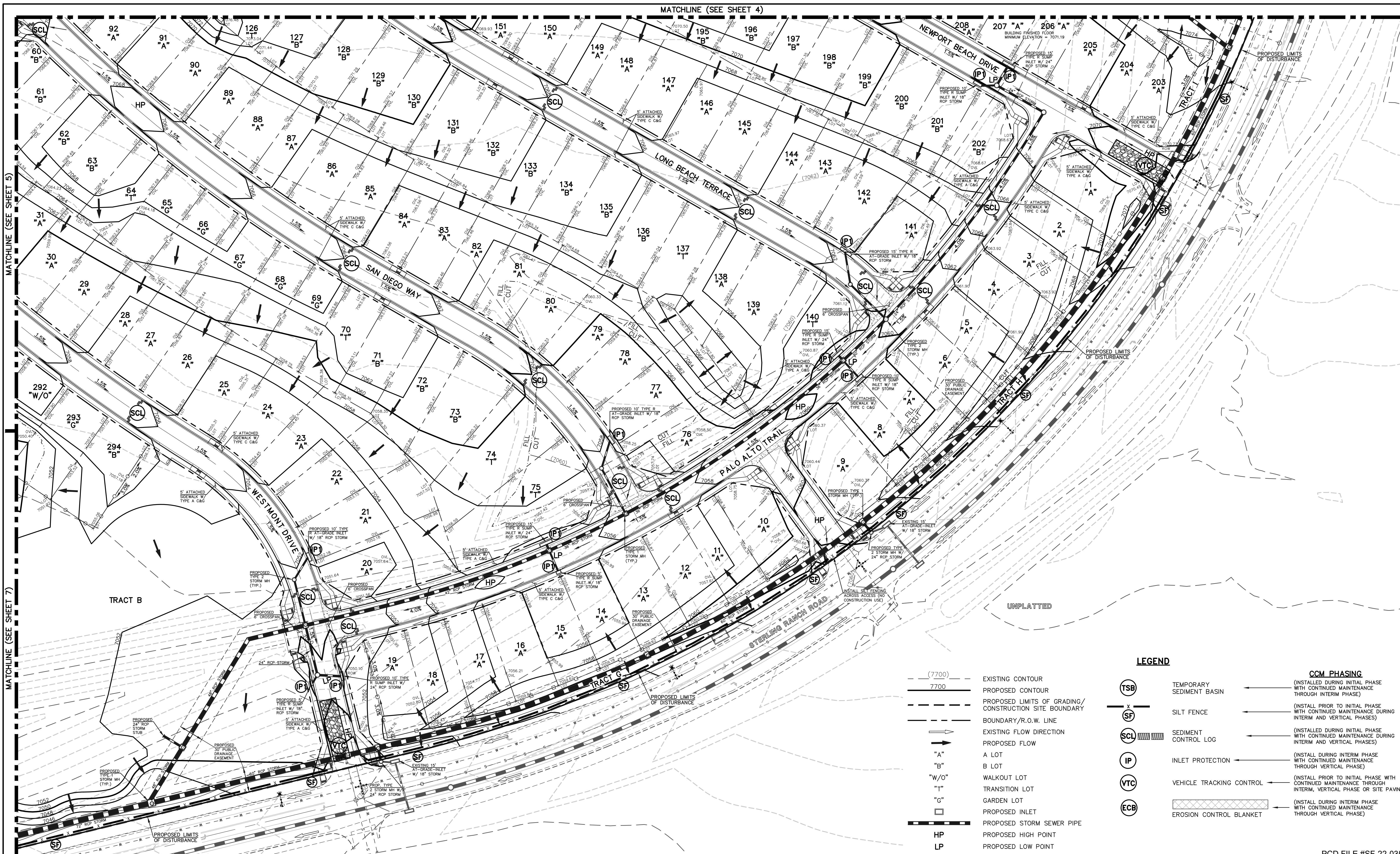
CLASSIC CONSULTING

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(719) 785-0799 (Fax)

STERLING RANCH EAST FILING NO. 1 CONSTRUCTION PLANS GRADING AND EROSION CONTROL PLAN			
DESIGNED BY	MES	SCALE	DATE
DRAWN BY	MES	(H) 1" = 50'	SHEET 5 OF 53
CHECKED BY		(V) 1" = N/A	JOB NO. 1183.30

CLASSIC CONSULTING



LEGEND

(7700)	EXISTING CONTOUR
7700	PROPOSED CONTOUR
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---	BOUNDARY/R.O.W. LINE
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50 25 0 50 100

SCALE: 1" = 50'

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NO. REVISION

DATE

REVIEW:

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

KYLE R. CAMPBELL, LICENSED PROFESSIONAL ENGINEER
29794

02/28/24
DATE

CLASSIC CONSULTING

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

STERLING RANCH EAST FILING NO. 1
CONSTRUCTION PLANS
GRADING AND EROSION CONTROL PLAN

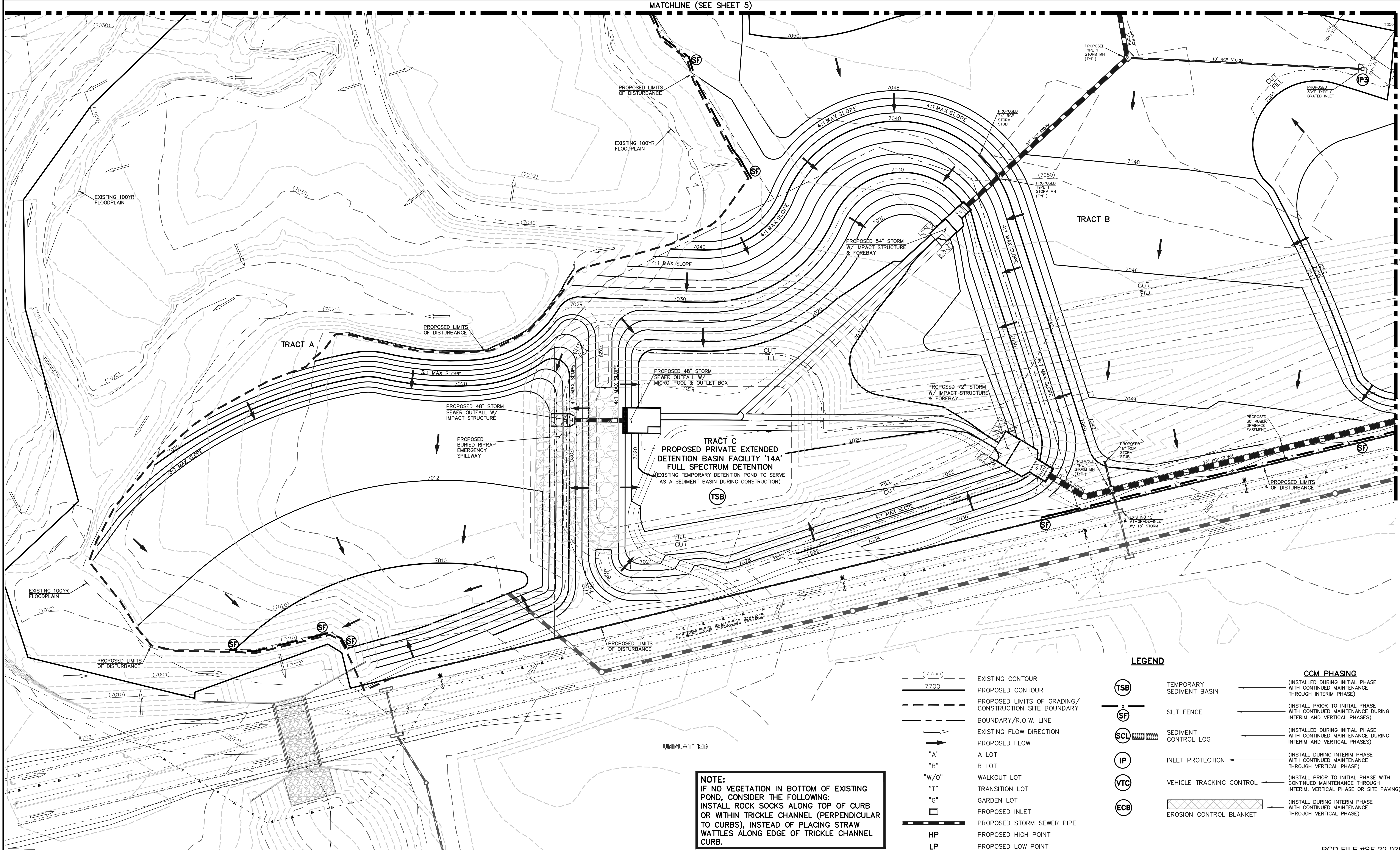
DESIGNED BY	MES	SCALE	DATE	08/31/22
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CHECKED BY		(V) 1" = N/A	JOB NO.	1183.30

PCD FILE #SF-22-035

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MATCHLINE (SEE SHEET 5)

MATCHLINE (SEE SHEET 6)



NOTE:
IF NO VEGETATION IN BOTTOM OF EXISTING POND, CONSIDER THE FOLLOWING:
INSTALL ROCK SOCKS ALONG TOP OF CURB OR WITHIN TRICKLE CHANNEL (PERPENDICULAR TO CURBS), INSTEAD OF PLACING STRAW WATTLES ALONG EDGE OF TRICKLE CHANNEL CURB.

— (7700) — EXISTING CONTOUR

— 7700 — PROPOSED CONTOUR

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(IP) INLET PROTECTION

(VTC) VEHICLE TRACKING CONTROL

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CCM PHASING

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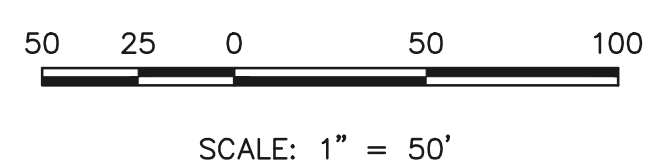
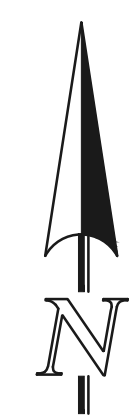
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CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC

Kyle R. Campbell
KYLE R. CAMPBELL, LICENSED PROFESSIONAL ENGINEER
29794
02/28/24
DATE

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

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

STERLING RANCH EAST FILING NO. 1 CONSTRUCTION PLANS GRADING AND EROSION CONTROL PLAN			
DESIGNED BY	MES	SCALE	DATE 08/31/22
DRAWN BY	MES	(H) 1"= 50'	SHEET 7 OF 53
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.30



EL PASO COUNTY GRADING AND EROSION CONTROL NOTES:

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES 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.
11. 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).
12. 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.
13. 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.
14. 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.
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
16. 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, TRASH, RUSH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
17. 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.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
19. 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.
20. 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.
21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE 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.
22. 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 ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. 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.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. 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.
28. 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.
29. 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:

1. 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.
2. THE PROPOSED GRADING/EROSION CONTROL PLAN (SHEETS 2-7) SHOW AND CALL-OUT THE 'INITIAL' AND 'INTERIM' STAGE OF CONSTRUCTION CONTROL MEASURES.
3. 'FINAL' CONSTRUCTION CONTROL MEASURES ARE STABILIZED/DEVELOPED LOTS, CONSTRUCTED ROADS, RE-SEEDED 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.

- 1.) 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.
- 2.) 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.
- 3.) 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.
- 4.) MULCHING REQUIREMENT AND APPLICATION: 1.5 TONS PER ACRE NATIVE HAY MECHANICALLY CRIMPED INTO SOIL.
- 5.) 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.
- 6.) 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 MS4 PERMITTEE MAY ALLOW ANOTHER APPROPRIATE BMP TO BE IN PLACE THAT PREVENTS SEDIMENT FROM LEAVING THE SITE. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.
- 7.) ALL FACILITIES, VEGETATION AND OTHER ITEMS REQUIRED BY THE APPROVED FINAL GRADING/EROSION CONTROL AND RECLAMATION 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.
- 8.) ALL SILT FENCES ARE TO BE REGULARLY INSPECTED AND REPAIRED AS NEEDED.
- 9.) 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.
- 10.) EROSION CONTROL MEASURES SHALL BE CHECKED AFTER EACH STORM EVENT AND REPAIRED WHEN NECESSARY.
- 11.) 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.
- 12.) ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- 13.) 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.
- 14.) MAXIMUM ACREAGE OPEN AT ANY GIVEN TIME IS TO BE 30 ACRES.

SEEDING GUIDELINES:

1. SEEDBED PREPARATION

THE SEEDBED SHOULD BE WELL-SETTLED AND FIRM, BUT FRIABLE 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.

2. 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.

3. 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.

4. MULCHING

SEEDED 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.

5. 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:

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DENVER, CO 80246-1530
ATTN: PERMITS UNIT

PORTIONS OF THE STERLING RANCH EAST FILING NO. 1 ARE LOCATED WITHIN A FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) MAP NUMBERS 08041C 0535G, EFFECTIVE DATE, DECEMBER 7, 2018 AND A LOMR 08-08-0541P WITH AN EFFECTIVE DATE OF JULY 23, 2009. THE PORTION WITHIN THE FLOODPLAIN IS ENTIRELY WITHIN TRACT A - SAND CREEK REACH SC-B CHANNEL IMPROVEMENTS AND NOT WITHIN THE DEVELOPMENT AREA OF FILING NO. 1.

THE AVERAGE SOIL CONDITION REFLECTS HYDROLOGIC SOIL GROUP "A", BLAKELAND LOAMY SAND AND COLUMBINE GRAVELLY SANDY LOAM 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.

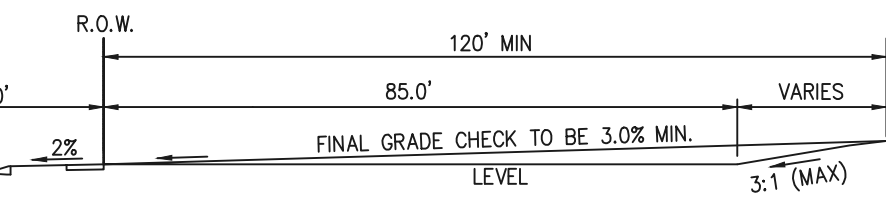
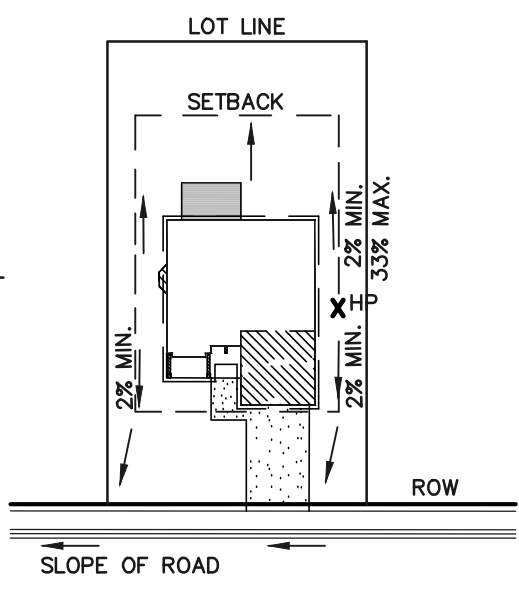
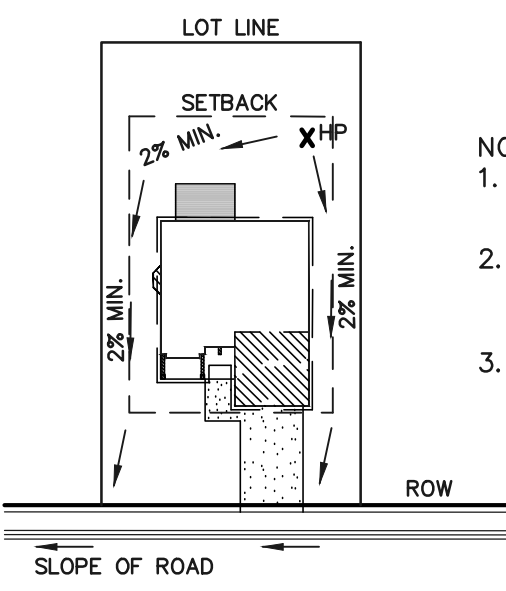
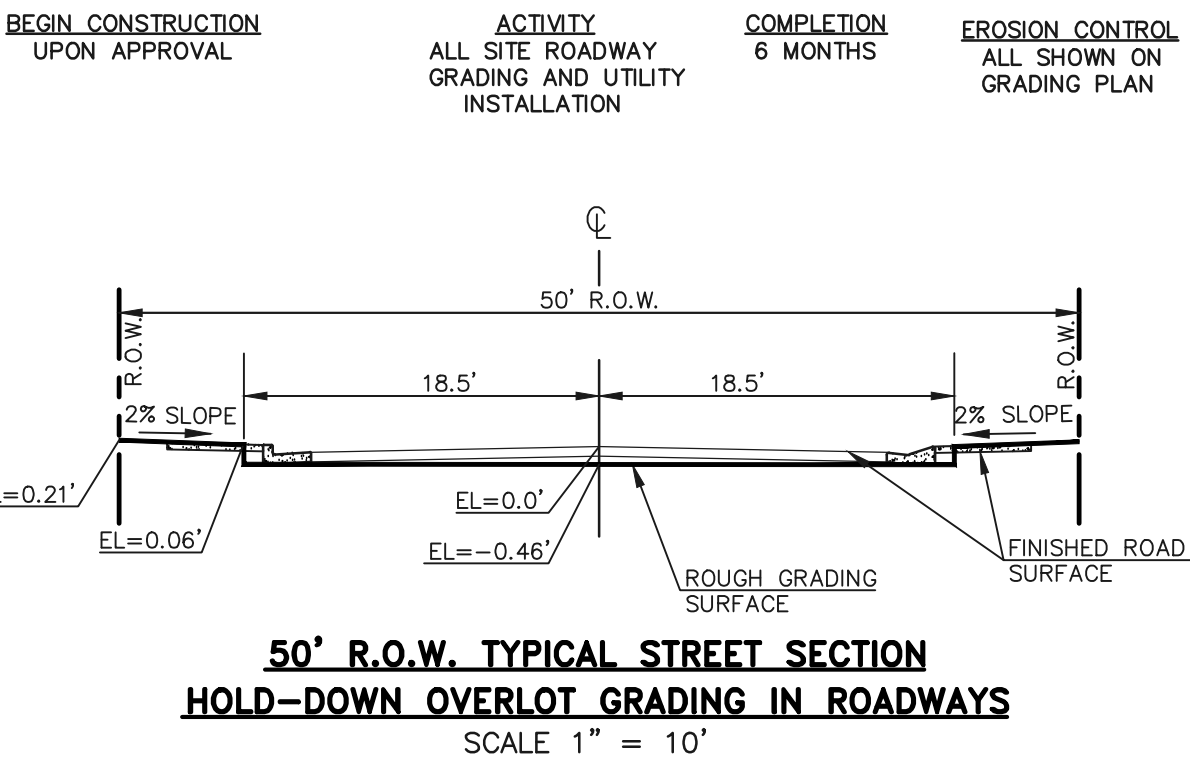
LOCATION OF THE CONCRETE WASHOUT, STORAGE FOR MAINTENANCE EQUIPMENT AND TEMPORARY DISPOSAL AREAS WILL BE ADDED TO THIS PLAN BY SWMP ADMINISTRATOR UPON COORDINATION WITH SELECTED CONTRACTOR.

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.

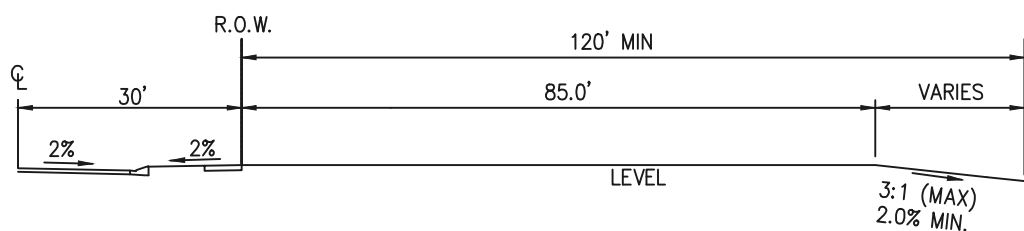
ALL TEST HOLES TO BE MONITORED IN SPRING/SUMMER TO DETERMINE SUBSURFACE WATER LEVELS. ADDITIONAL REPORTS TO BE PROVIDED TO THE COUNTY ONCE ACCEPTABLE.

SCHEDULE OF ANTICIPATED CONSTRUCTION ACTIVITY:

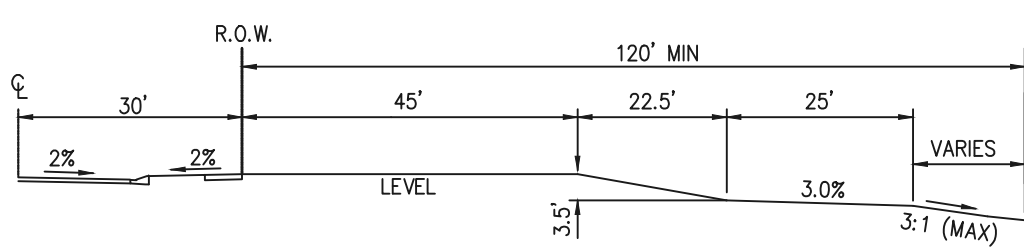
1. INSTALL INITIAL BMP'S
2. INSPECTION OF INTIAL BMP'S BY COUNTY STAFF
3. PRECONSTRUCTION MEETING WITH COUNTY STAFF



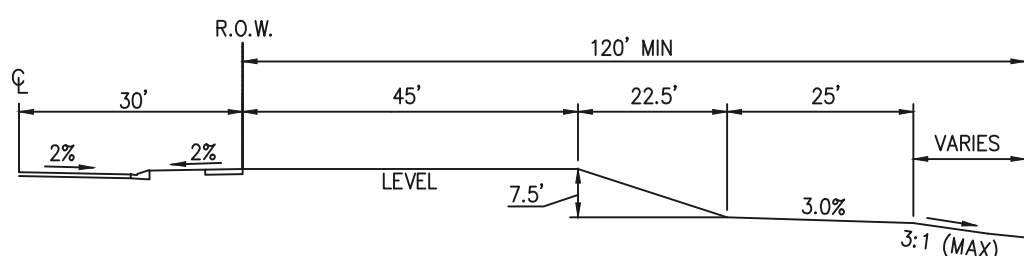
TYPICAL A LOT DRAINAGE PATTERN
N.T.S.



TYPICAL B LOT DRAINAGE PATTERN
N.T.S.



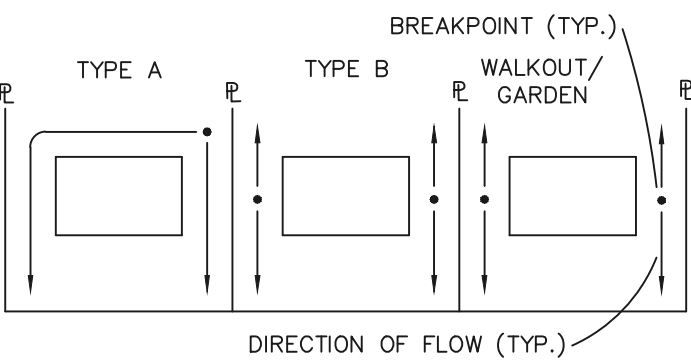
TYPICAL GARDEN (G) LOT DRAINAGE PATTERN
N.T.S.



TYPICAL WALKOUT (W/O) LOT DRAINAGE PATTERN
N.T.S.

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.



LOT DRAINAGE TYPES

NOTE:

SIDE LOT LINE SWALES ARE REQUIRED FOR ALL LOTS.

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

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

TYPICAL "B", "C," "W/O" LOT DRAINAGE PATTERN
N.T.S.

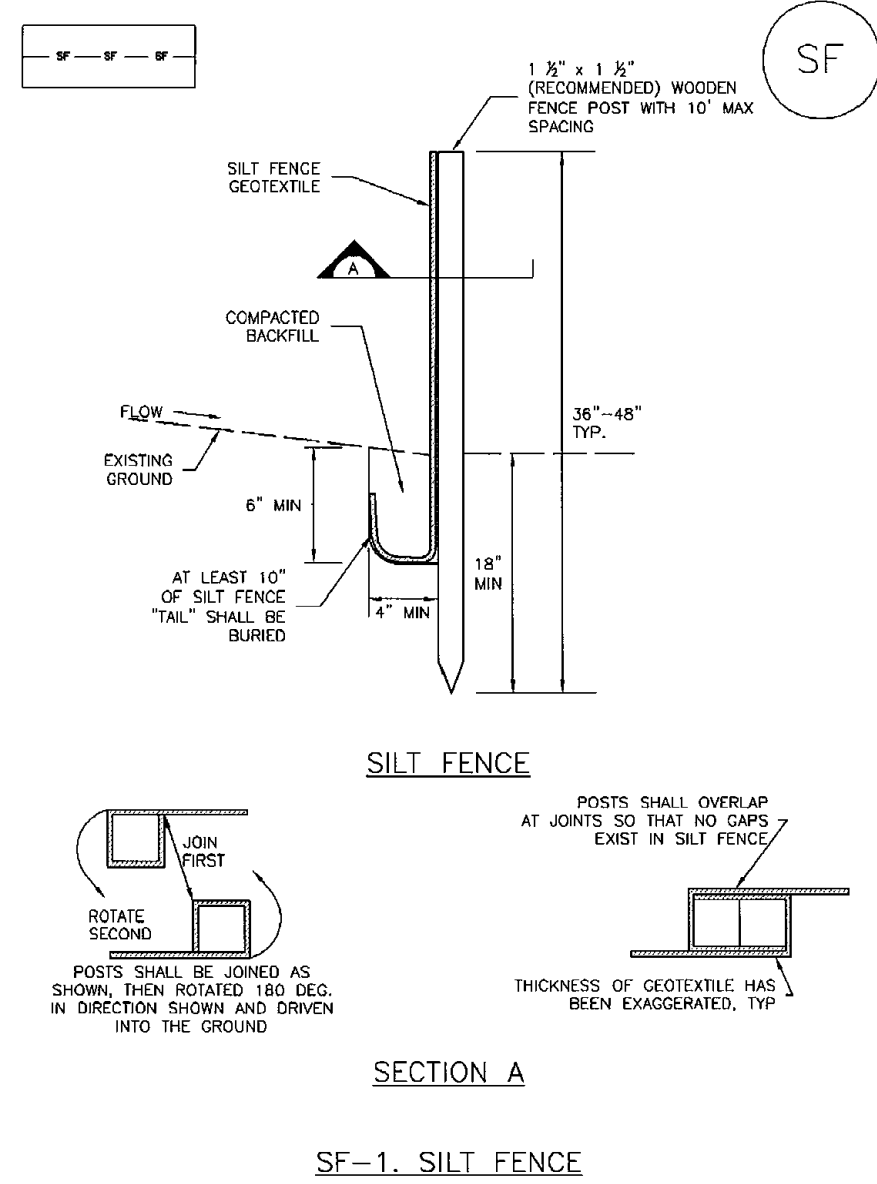
TYPICAL "A" LOT DRAINAGE PATTERN
N.T.S.

PCD FILE #SF-22-035

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, SURVEYORS, LLC KYLE R. CAMPBELL #29794 02/28/24 DATE	CLASSIC CONSULTING 619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785-0790 (719)785-0799(Fax)	STERLING RANCH EAST FILING NO. 1 CONSTRUCTION PLANS GRADING AND EROSION CONTROL PLAN NOTES & DETAIL SHEET DESIGNED BY MES SCALE DATE 08/31/22 DRAWN BY MES (H) 1"= N/A SHEET 8 OF 53 CHECKED BY (V) 1"= N/A JOB NO. 1183.30
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Silt Fence (SF)

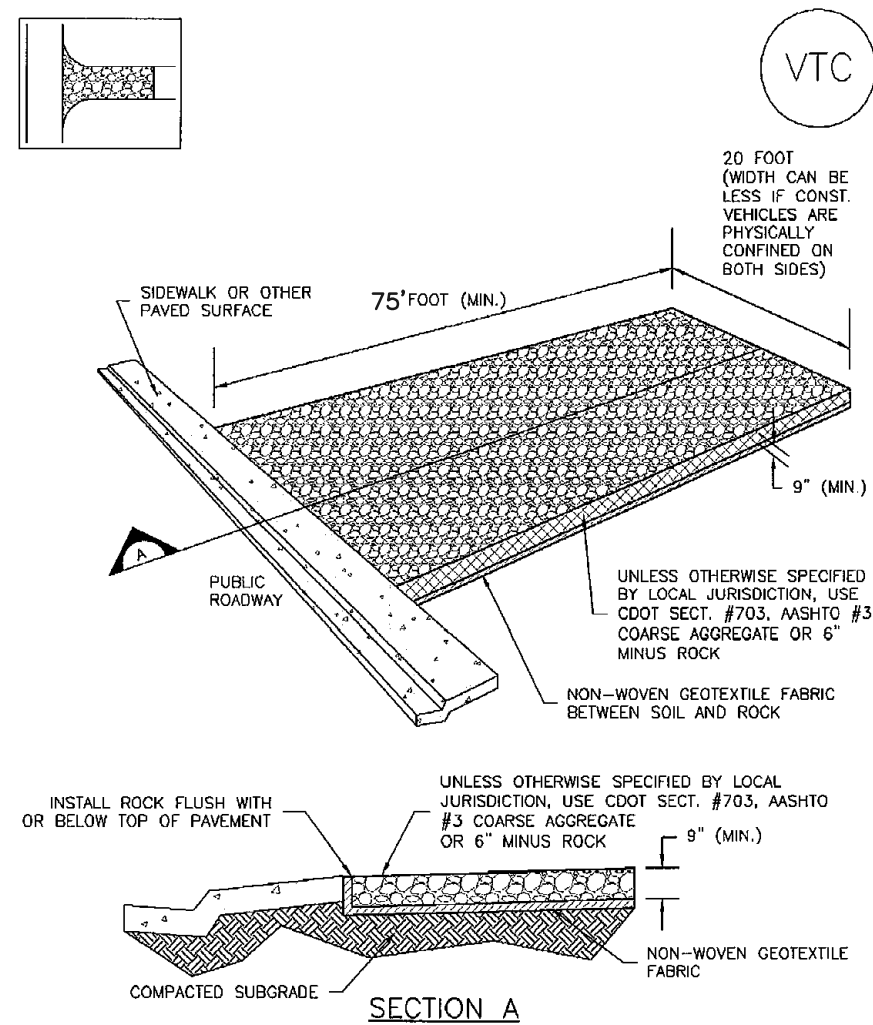
SC-1



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

Vehicle Tracking Control (VTC)

SM-4

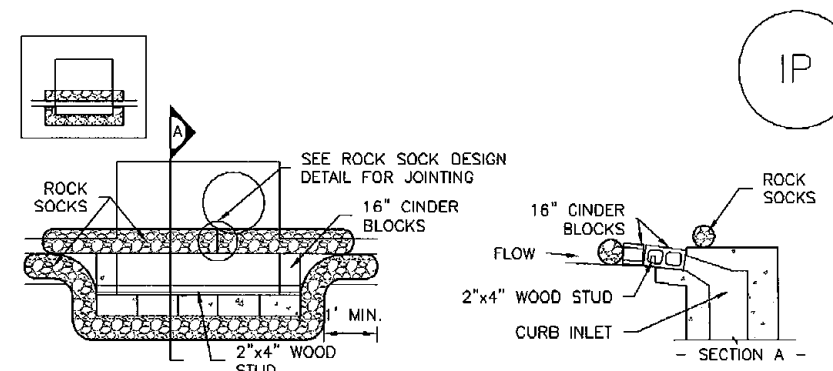


VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

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

SC-6

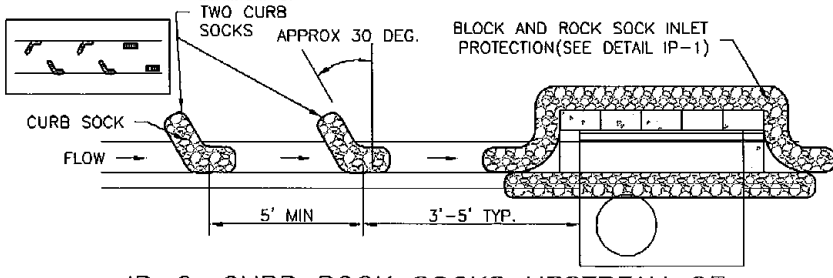
Inlet Protection (IP)



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

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. CONCRETE "ONDER" BLOCKS SHALL BE LAD ON THEIR SIDES AROUND THE INLET 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.



IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

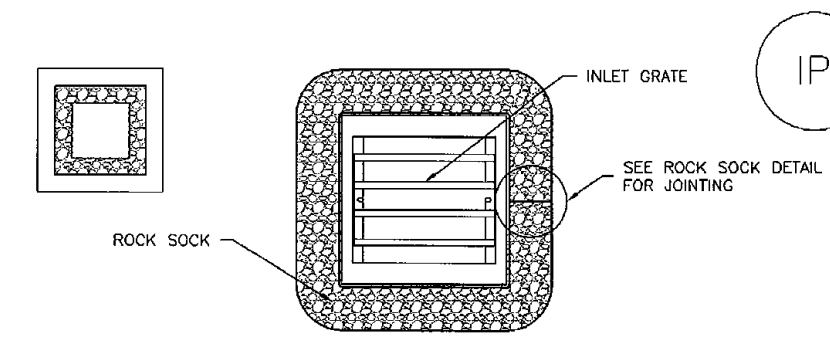
CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. 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.

IP-4 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 August 2013

Inlet Protection (IP)

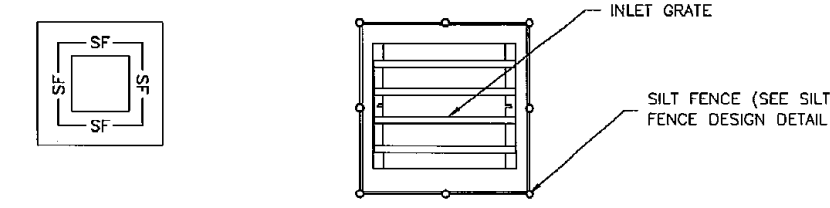
SC-6



IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION

ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



IP-4. SILT FENCE FOR SUMP INLET PROTECTION

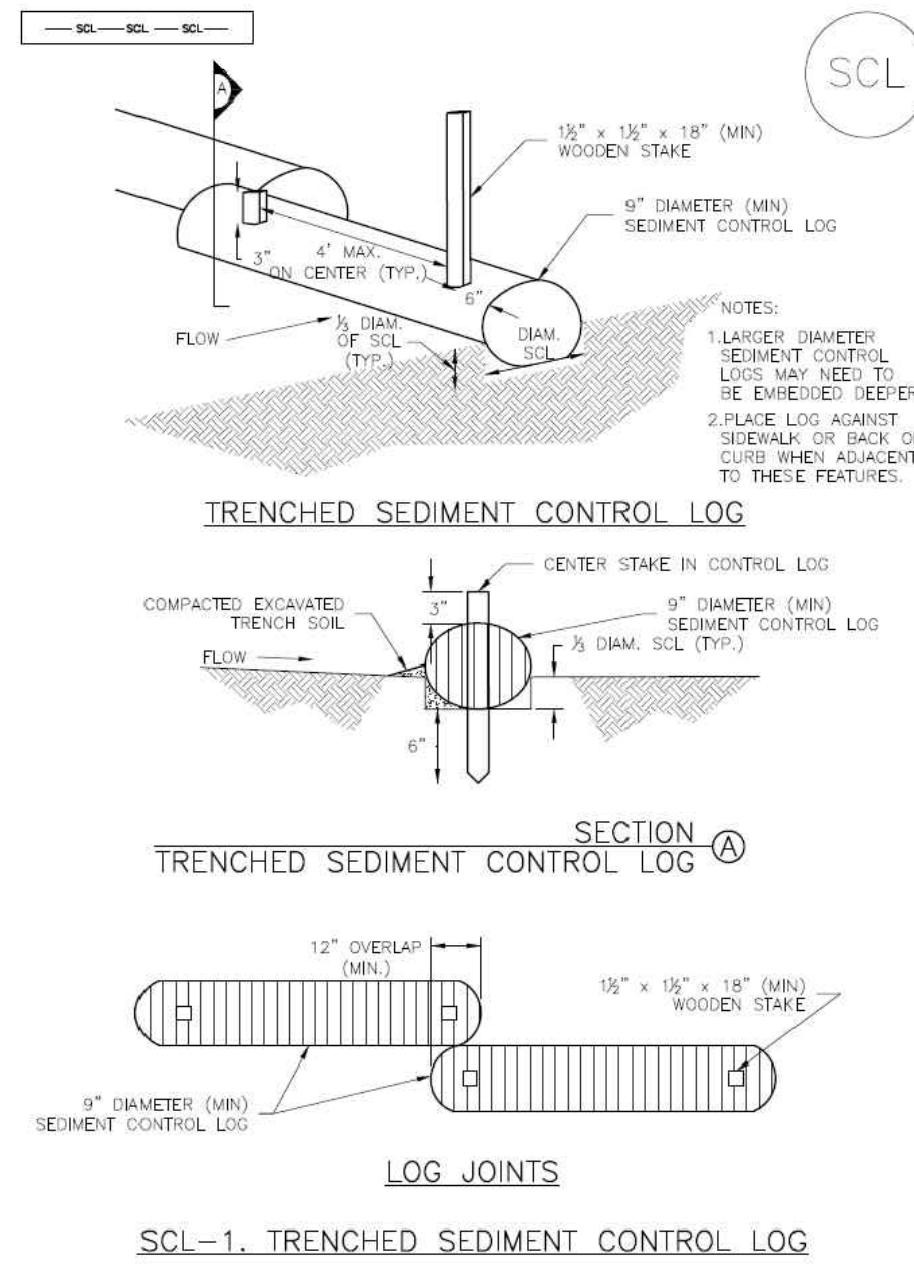
SILT FENCE INLET PROTECTION INSTALLATION NOTES

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
Urban Storm Drainage Criteria Manual Volume 3 IP-5

Sediment Control Log (SCL)

SC-2

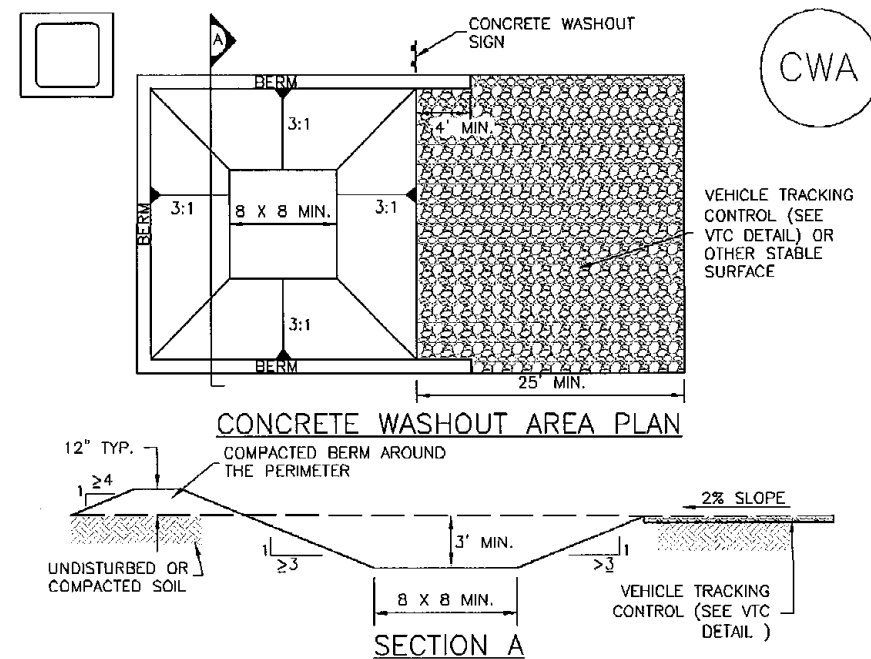


SCL-1. TRENCHED SEDIMENT CONTROL LOG

November 2015 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 SCL-3

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 INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (18 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A UNLINED ABOVE GROUND STORAGE ARE 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. BOTTOM 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 ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP TRUCKS.
8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

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

MM-1

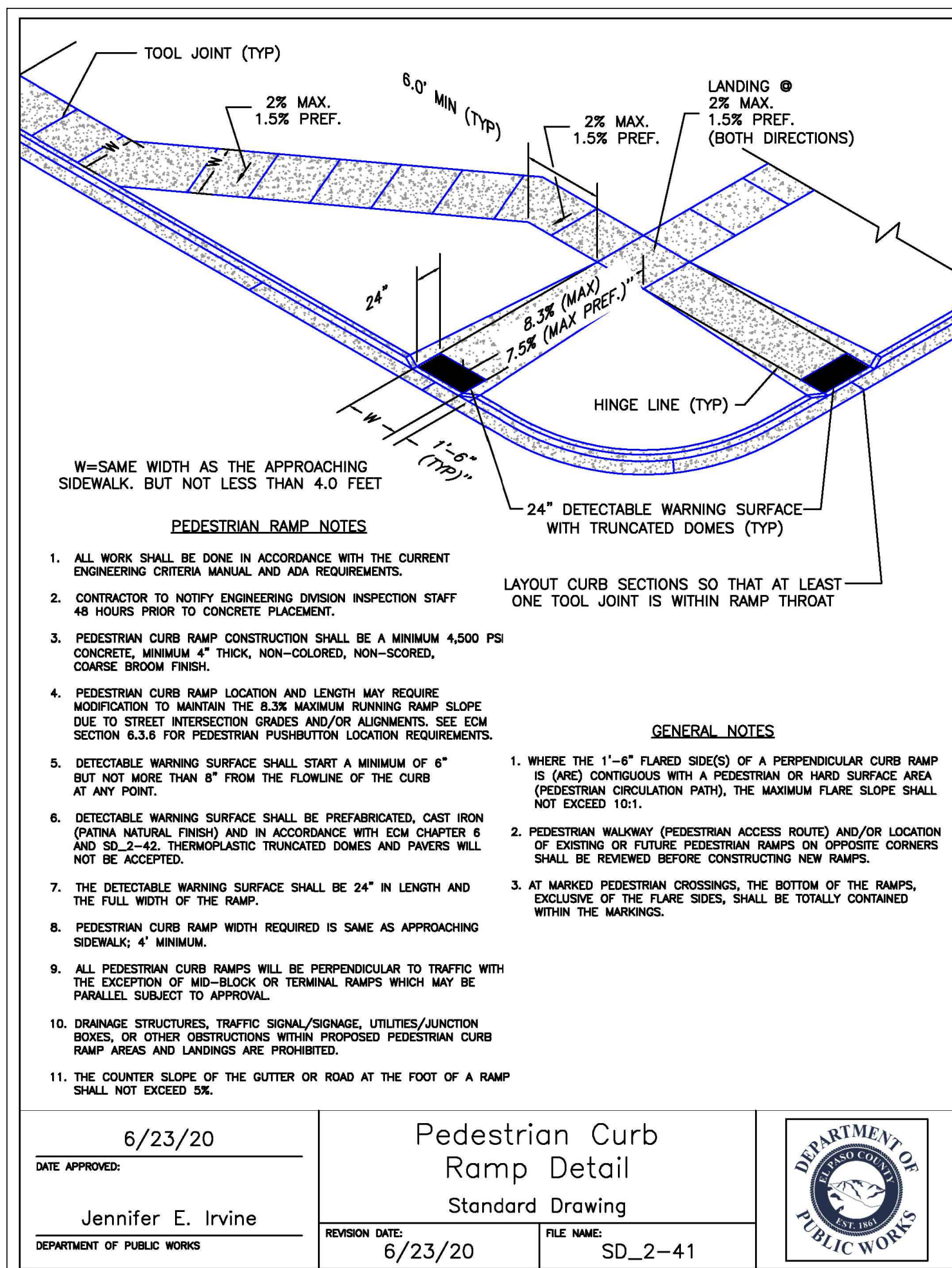
Concrete Washout Area (CWA)

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.

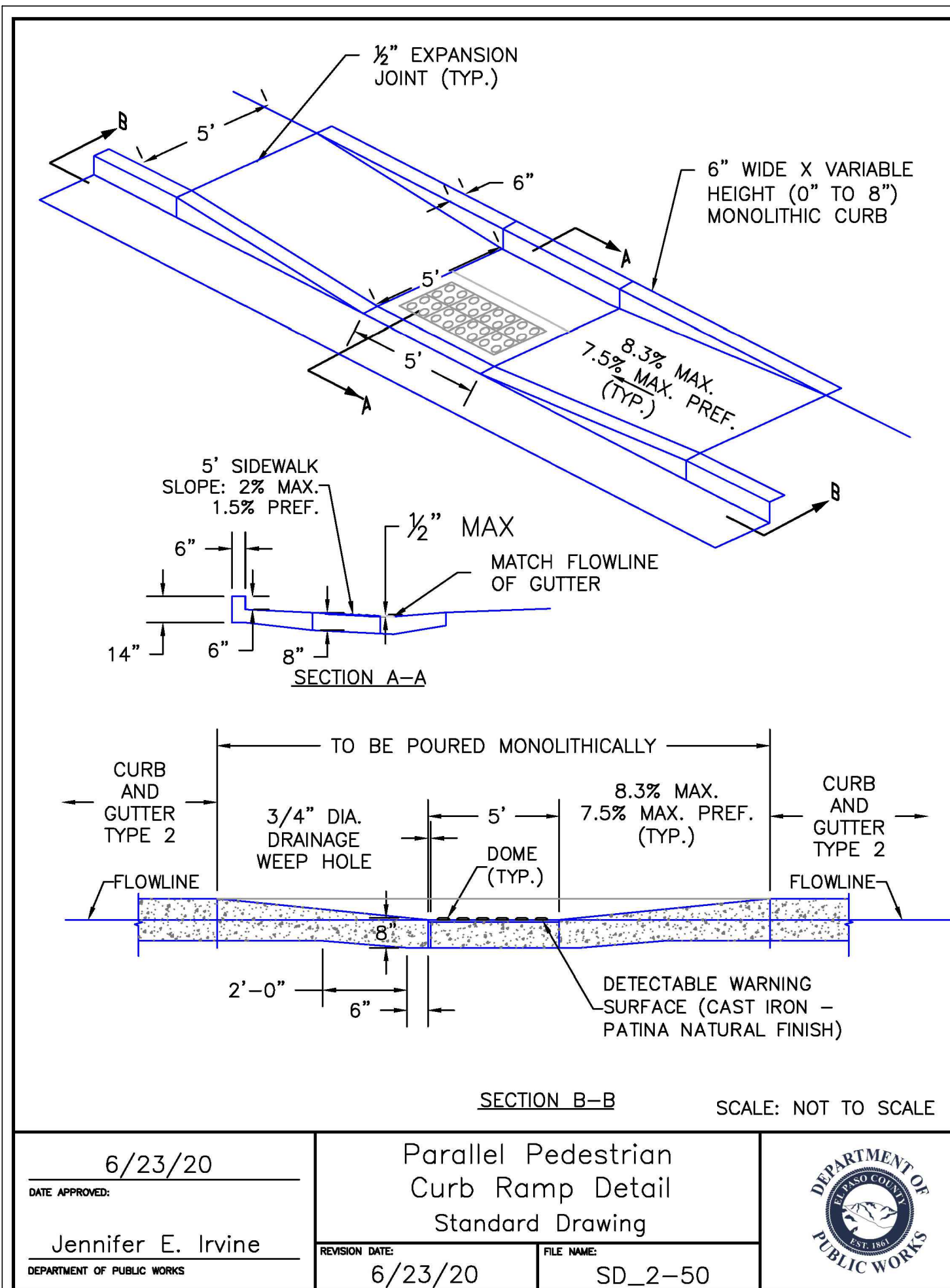
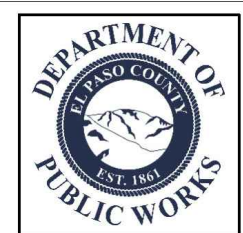
(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD.)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM ILLUSTRATED STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

Pedestrian Curb Ramp Detail
Standard Drawing

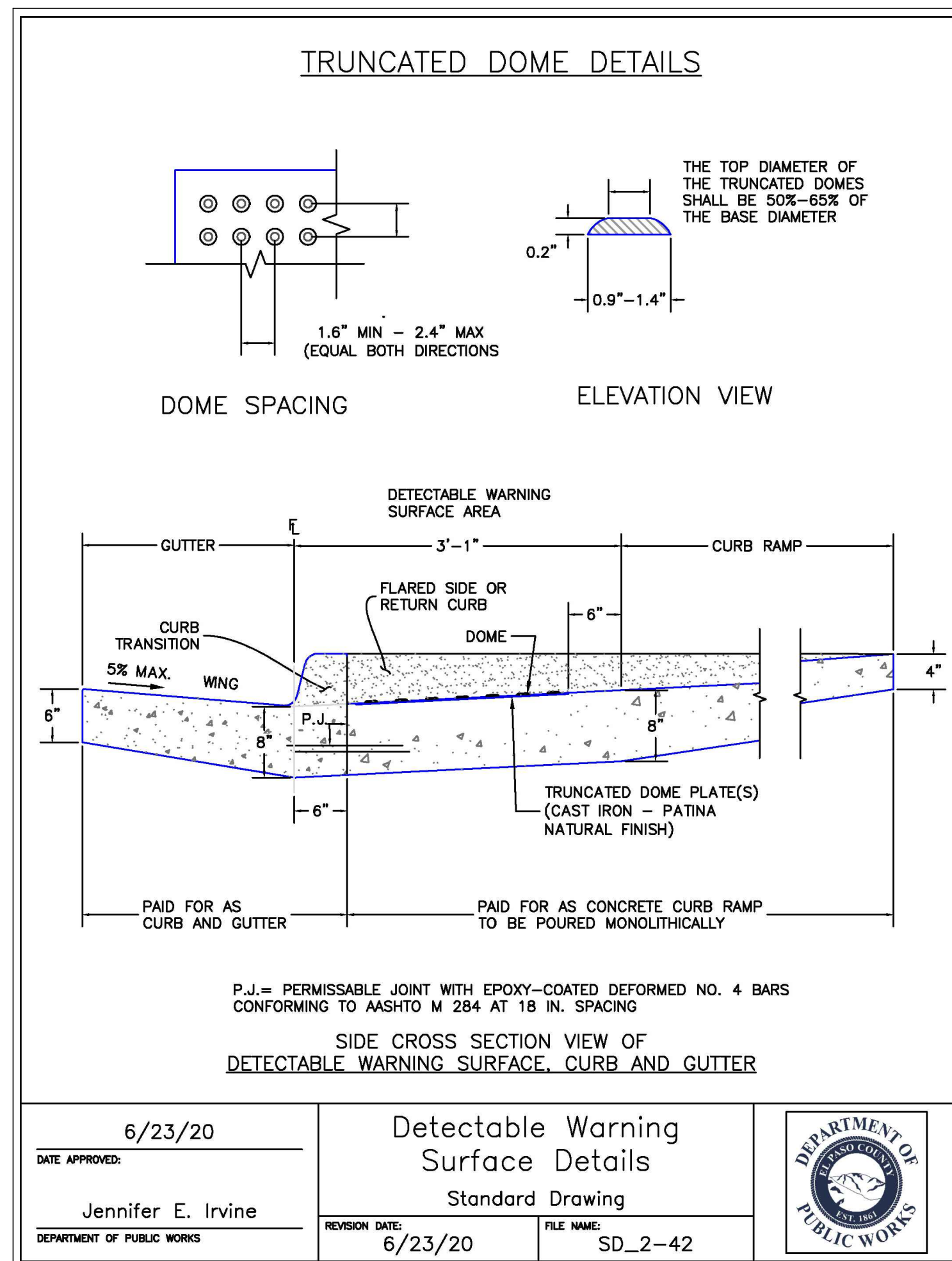
6/23/20
DATE APPROVED:
Jennifer E. Irvine
DEPARTMENT OF PUBLIC WORKS

REVISION DATE: 6/23/20
FILE NAME: SD_2-41

Parallel Pedestrian Curb Ramp Detail
Standard Drawing

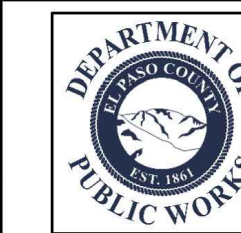
6/23/20
DATE APPROVED:
Jennifer E. Irvine
DEPARTMENT OF PUBLIC WORKS

REVISION DATE: 6/23/20
FILE NAME: SD_2-50

Truncated Dome Details
Standard Drawing

6/23/20
DATE APPROVED:
Jennifer E. Irvine
DEPARTMENT OF PUBLIC WORKS

REVISION DATE: 6/23/20
FILE NAME: SD_2-42

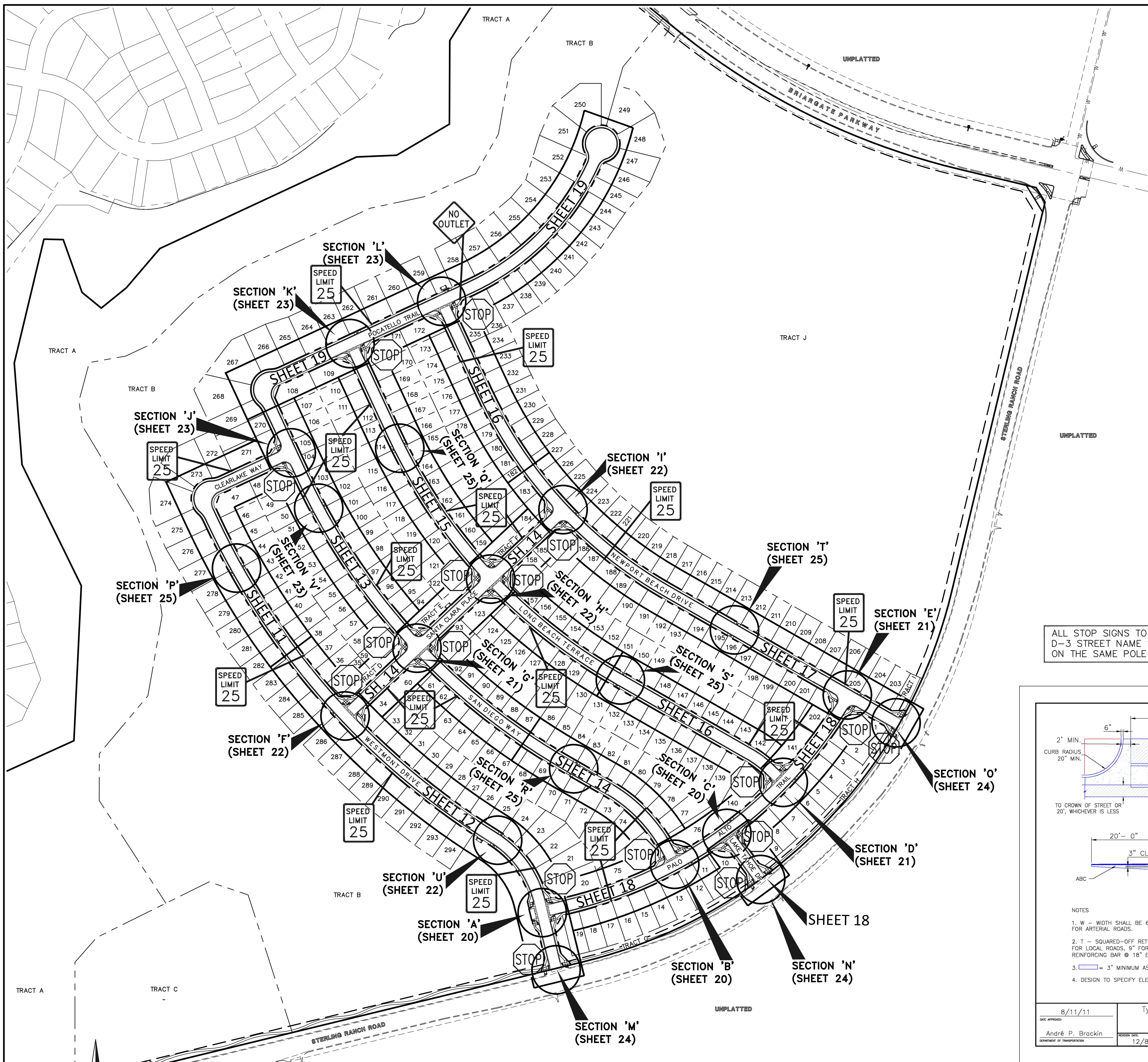


PCD FILE #SF-22-035



STERLING RANCH EAST FILING NO. 1 CONSTRUCTION PLANS GRADING AND EROSION CONTROL PLAN DETAIL SHEET			
DESIGNED BY	MES	SCALE	DATE 08/31/22
DRAWN BY	MES	(H) 1"= N/A	SHEET 9 OF 53
CHECKED BY	(V) 1"= N/A	JOB NO.	1183.30





CLASS III SIGNS, PANEL GROUND CLEARANCE

WARNING SIGN PLACEMENT

CLASS III SIGN PLACEMENT

REGULATORY SIGN PLACEMENT

ROUTE MARKER ASSEMBLY PLACEMENT

ACUTE ANGLE INTERSECTION

CHANNELIZED INTERSECTION

WIDE THROAT INTERSECTION

MINOR CROSSROAD

URBAN INTERSECTION

DIVISIONAL ISLAND

TYPICAL LOCATIONS-STOP SIGNS AND YIELD SIGNS

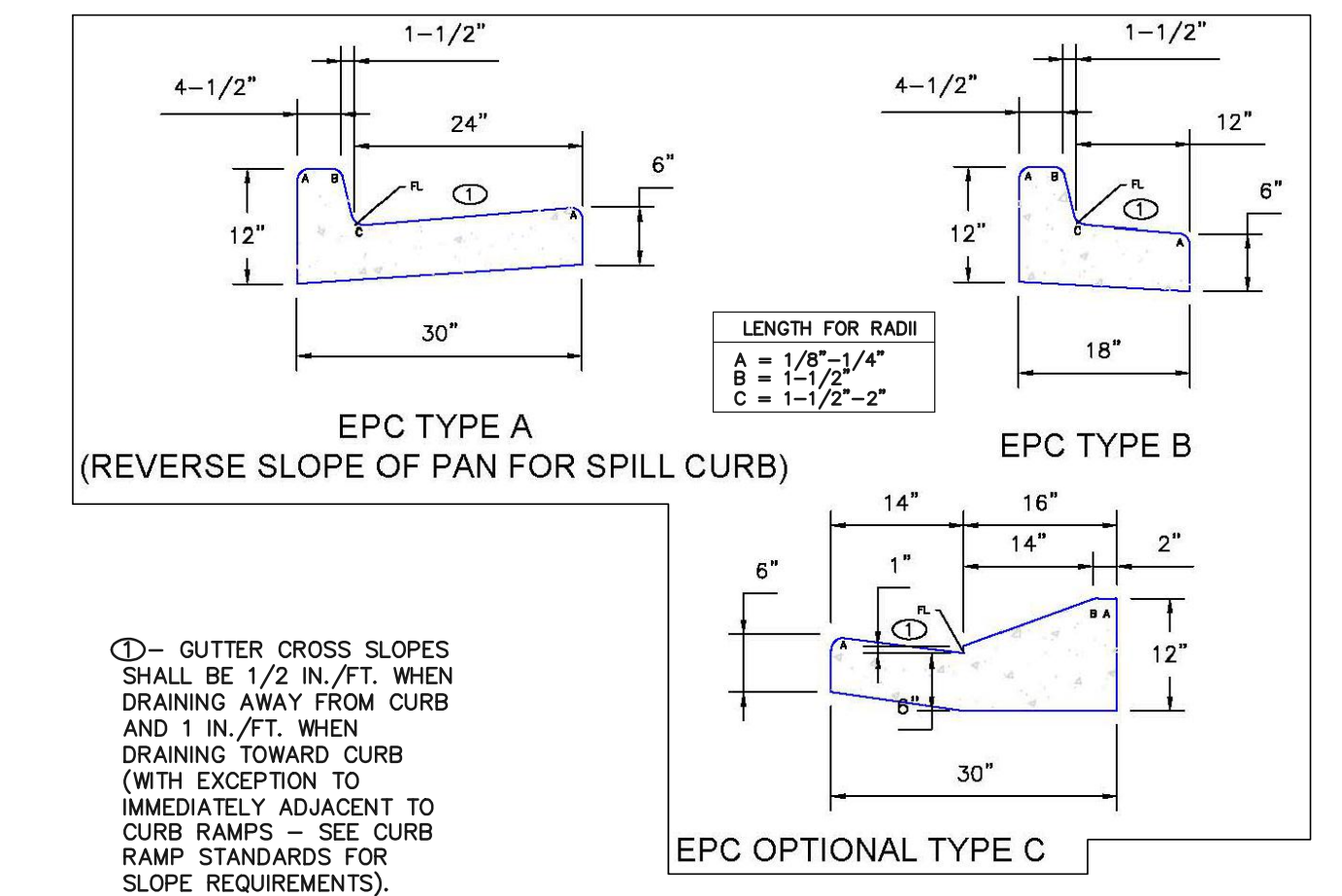
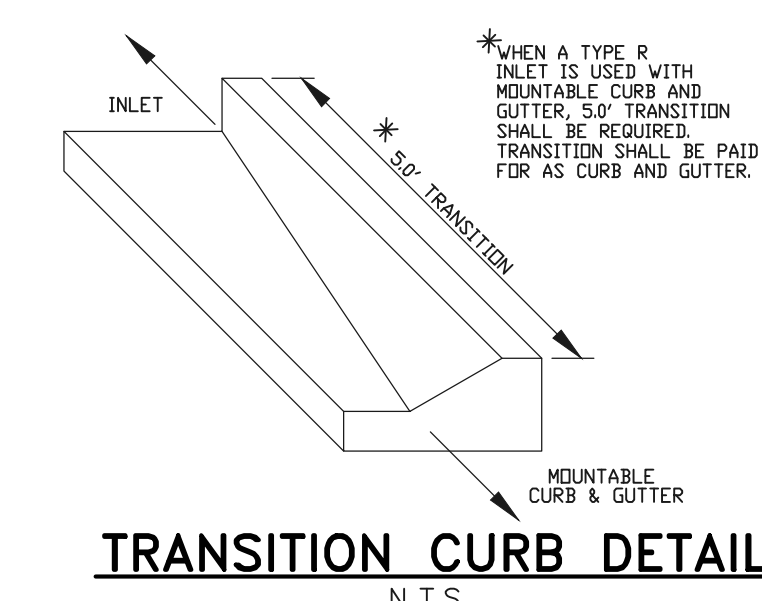
GENERAL NOTES

1. THE ENGINEER SHALL ESTABLISH GRADES AND LOCATIONS FOR ALL SIGN POSTS
2. SPECIAL CASES SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF ROAD AHEAD
3. MINIMUM POST ELEVATION SHALL BE 3' FOR U-2 POSTS AND 4' FOR T-2 POSTS
4. MINIMUM LATERAL PLACEMENT IS MEASURED FROM FACE OF CURB OR FROM ANY CURB PREVIOUSLY FOR NORMAL OR UNUSUAL THROAT OF INTERSECTION
5. NORMAL LATERAL PLACEMENT IS MEASURED FROM THE EDGE OF TRAVEL LANE
6. IN URBAN AREAS A LATERAL CLEARANCE OF 1' FROM THE CURB FACE IS POSSIBLE WHERE SIDEWALK WIDTH IS LIMITED OR WHERE EXISTING
7. POSTS ARE TO BE PLACED TO THE CURB OR SHOULDER
8. A 10' MINIMUM POST ELEVATION SHALL BE MAINTAINED FROM THE BOTTOM OF SIGN PANEL TO THE GROUND OR TOP OF THE FOOTING UNLESS OTHERWISE INDICATED ON THE PLAN
9. EDUCATIONAL PLACEMENT FOR SIGNS SHALL NOT BE CONSIDERED WHEN
10. DETERMINING VERTICAL PLACEMENT OF SIGNS FOR SIGNS WITH A SUPPLEMENTAL PANEL, VERTICAL PLACEMENT A MAY BE REDUCED TO 5' WHEN LATERAL PLACEMENT IS 30' OR MORE FOR SIGNS WITH A SUPPLEMENTAL PANEL, VERTICAL PLACEMENT E DOES NOT APPLY - USE ONLY VERTICAL PLACEMENT
11. NORMAL ANGULAR PLACEMENT IS 90° - SIGNS CLOSER THAN 30' SHOULD BE TURNED SLIGHTLY AWAY TO MINIMIZE SPECULAR REFLECTION, SIGNS PLACED 30' OR MORE SHOULD BE TURNED TOWARD THE ROAD
12. SIGNS SHOULD BE MOUNTED ON THE RIGHT HAND SIDE FOR RIGHT HAND EXITS AND THE LEFT SIDE FOR LEFT HAND EXITS
13. POST SHALL BE RETAINED CLEAR, VERTICAL CLEARANCE SHALL NOT EXCEED 1/2" IN 10'

PLACEMENT TABLES

LATERAL PLACEMENT		VERTICAL PLACEMENT (MINIMUM) (5' MAXIMUM)	
KEY	MINIMUM	KEY	MINIMUM
ALL CLASSES OF STREETS AND HIGHWAYS	MINIMUM	ALL CLASSES OF STREETS AND HIGHWAYS	MINIMUM
U.S. 101	10'-0"	U.S. 101	10'-0"
U.S. 160	12'-0"	U.S. 160	12'-0"
U.S. 160	12'-0"	U.S. 160	12'-0"
U.S. 160	12'-0"	U.S. 160	12'-0"
U.S. 160	12'-0"	U.S. 160	12'-0"

TYPICAL GROUND SIGN PLACEMENT



ALL STOP SIGNS TO HAVE D-3 STREET NAME SIGNS ON THE SAME POLE

CURB AND GUTTER DETAILS

NOTE:
ALL INTERNAL SIGNS SHALL BE 4" FONT LETTER SIZE.

NO OUTLET

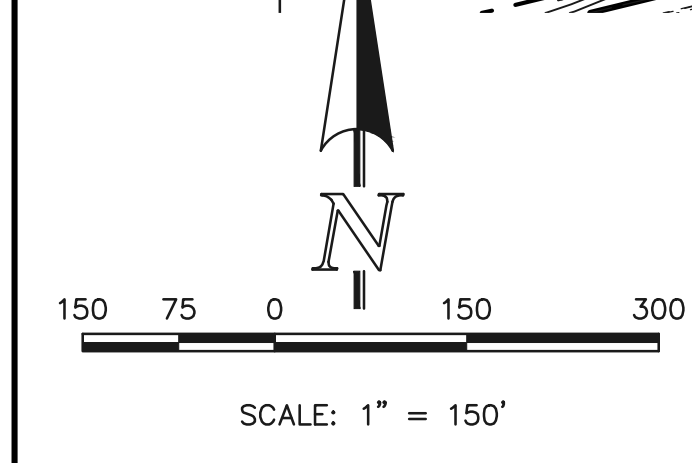
STREET NAME

STOP

SPEED LIMIT 25

50' R.O.W. TYPICAL STREET/UTILITY SECTION - URBAN LOCAL ROADWAY

SCALE 1" = 10'



48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS
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NO. REVISION

DATE

REVIEW:

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

KYLE R. CAMPBELL

02/28/24

DATE

CLASSIC CONSULTING

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

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

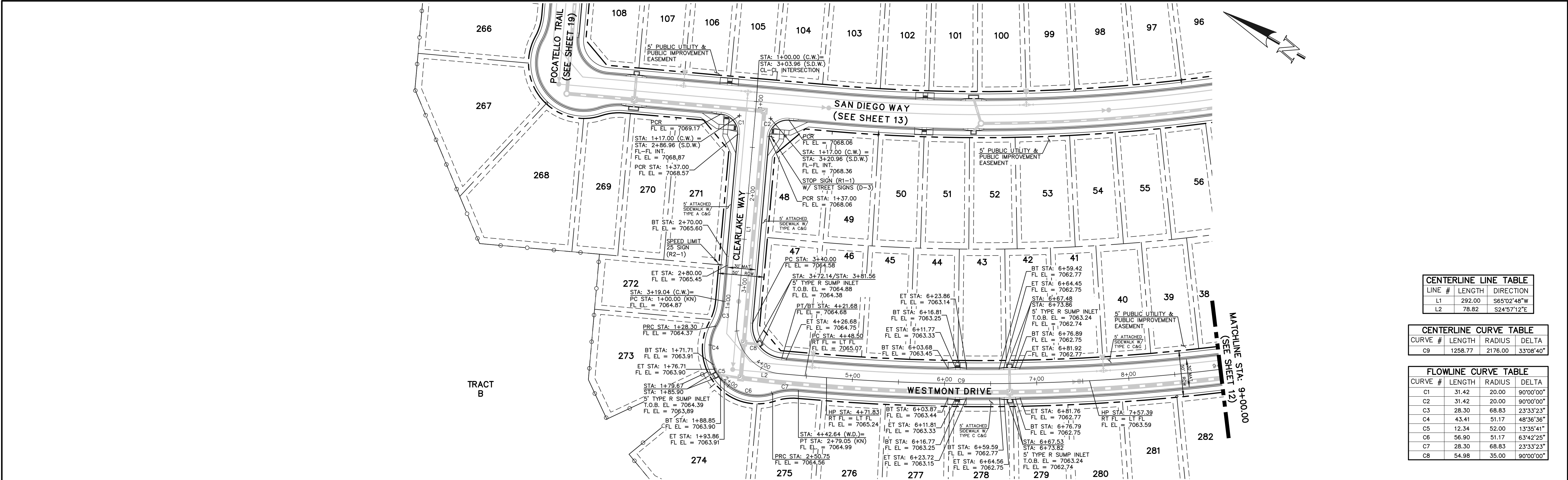
STERLING RANCH EAST FILING NO. 1
CONSTRUCTION PLANS
KEY MAP WITH TYPICAL STREET SECTIONS

DESIGNED BY MES SCALE DATE 08/31/22

DRAWN BY MES (H) 1"= N/A SHEET 10 OF 53

CHECKED BY (V) 1"= N/A JOB NO. 1183.30

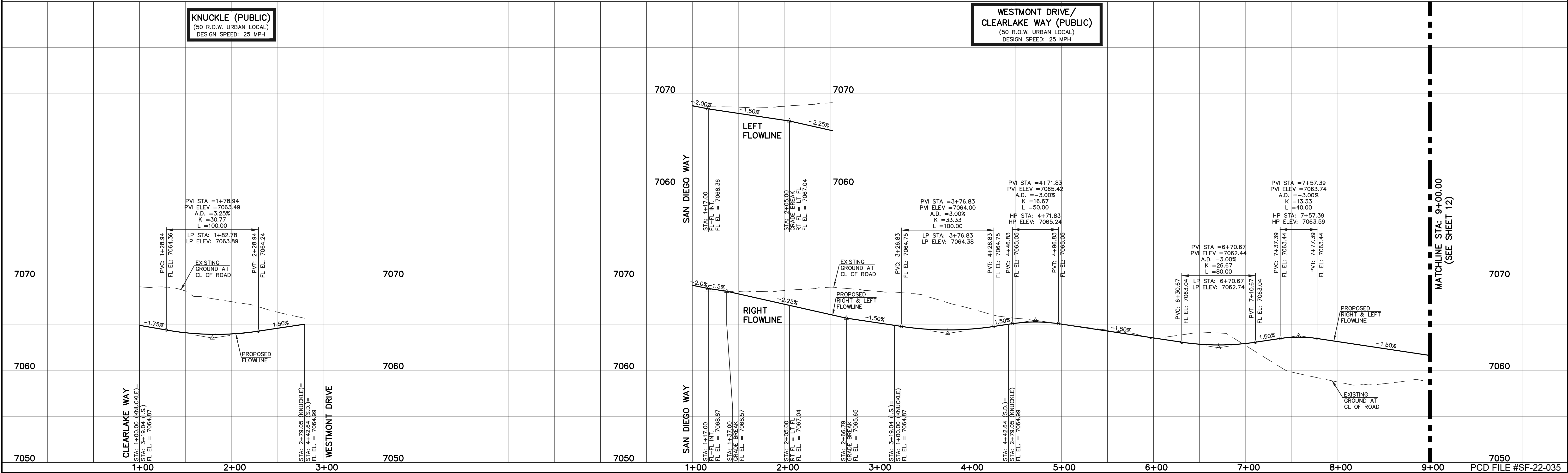
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CENTERLINE LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	292.00	S65°02'48"W
L2	78.82	S24°57'12"E

CENTERLINE CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C9	1258.77	2176.00	33°08'40"

FLOWLINE CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	31.42	20.00	90°00'00"
C2	31.42	20.00	90°00'00"
C3	28.30	68.83	23°33'23"
C4	43.41	51.17	48°36'36"
C5	12.34	52.00	13°35'41"
C6	56.90	51.17	63°42'25"
C7	28.30	68.83	23°33'23"
C8	54.98	35.00	90°00'00"



LEGEND

BOUNDARY LINE ---

ROW LINE ---

LOT LINE ---

CURB & GUTTER ===

PED RAMP [Symbol]

LIGHT POLE [Symbol]

SIGN [Symbol]

TYPE R INLET [Symbol]

STREET ABBREVIATION INDEX

WESTMONT DRIVE	W.D.
CLEARLAKE WAY	C.W.
LAKE TAHOE DRIVE	L.T.D.
LONG BEACH TERRACE	L.B.T.
NEWPORT BEACH DRIVE	N.B.D.
PALO ALTO TRAIL	P.A.T.
POCATELLO TRAIL	P.T.
SAN DIEGO WAY	S.D.W.
SANTA CLARA PLACE	S.C.P.
STERLING RANCH ROAD	S.R.R.

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DATE

REVIEW:

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

[Signature] 29784

KYLE R. CAMPBELL, PROFESSIONAL ENGINEER #29784

02/28/24

DATE

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

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

STERLING RANCH EAST FILING NO. 1

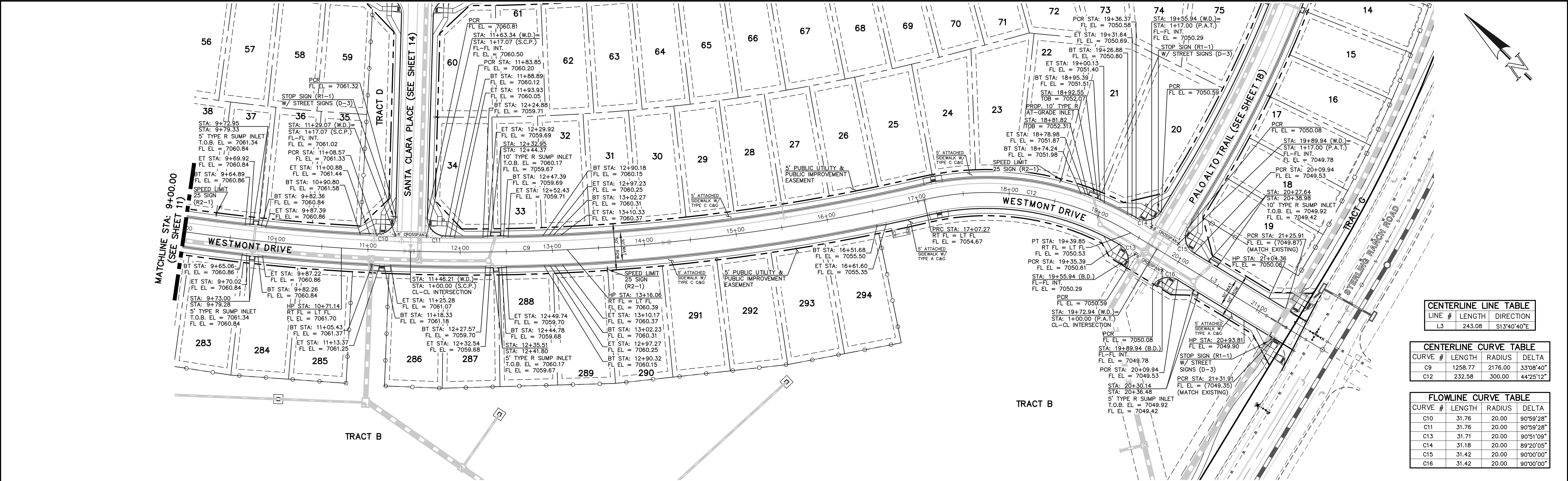
CONSTRUCTION PLANS

PUBLIC STREET IMPROVEMENT PLAN

CLEARLAKE WAY/WESTMONT DR STA: 1+00-9+00

DESIGNED BY	MES	SCALE	DATE	08/31/22
DRAWN BY	MES	(H) 1"= 50'	SHEET	11 OF 53
CHECKED BY		(V) 1"= 5'	JOB NO.	1183.30

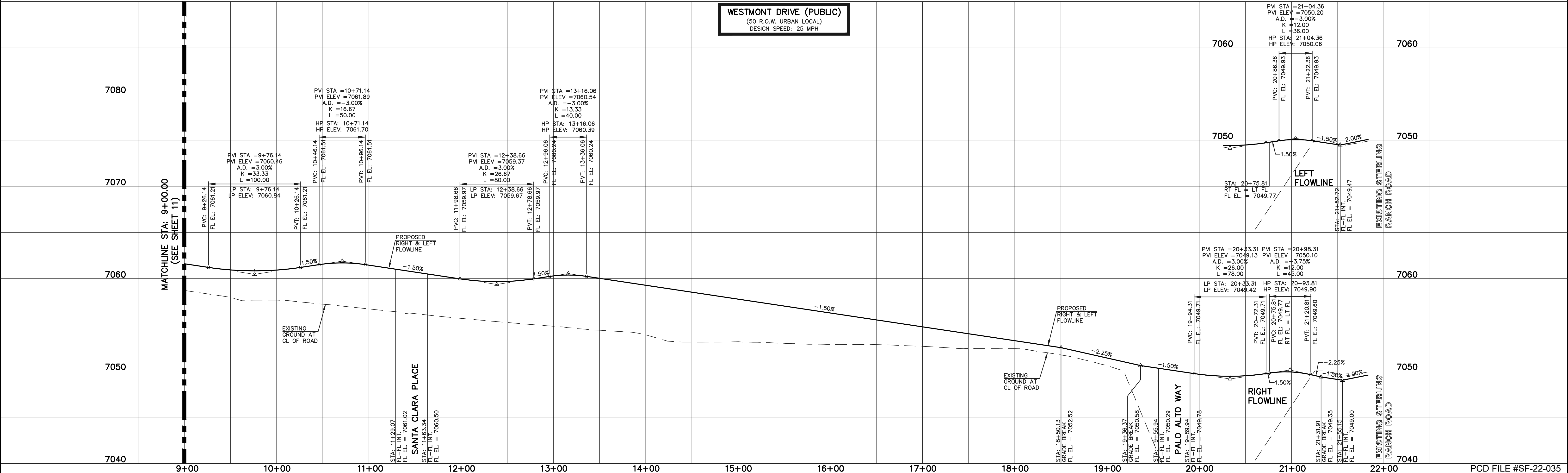
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CENTERLINE LINE TABLE		
LINE #	LENGTH	DIRECTION
L3	243.08	S13°40'40"E

CENTERLINE CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C9	1258.77	2176.00	33°08'40"
C12	232.58	300.00	44°25'12"

FLOWLINE CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C10	31.76	20.00	90°59'28"
C11	31.76	20.00	90°59'28"
C13	31.71	20.00	90°51'09"
C14	31.18	20.00	89°20'05"
C15	31.42	20.00	90°00'00"
C16	31.42	20.00	90°00'00"



LEGEND

BOUNDARY LINE ---

ROW LINE ---

LOT LINE ---

CURB & GUTTER ---

PED RAMP

LIGHT POLE

SIGN

TYPE R INLET

STREET ABBREVIATION INDEX

WESTMONT DRIVE W.D.

CLEARLAKE WAY C.W.

LAKE TAHOE DRIVE L.T.D.

LONG BEACH TERRACE L.B.T.

NEWPORT BEACH DRIVE N.B.D.

PALO ALTO TRAIL P.A.T.

POCATELLO TRAIL P.T.

SAN DIEGO WAY S.D.W.

SANTA CLARA PLACE S.C.P.

STERLING RANCH ROAD S.R.R.

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NO. REVISION

DATE

REVIEW:

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

KYLE R. CAMPBELL
PROFESSIONAL ENGINEER
#29794

02/28/24
DATE

CLASSIC CONSULTING

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

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

STERLING RANCH EAST FILING NO. 1

CONSTRUCTION PLANS

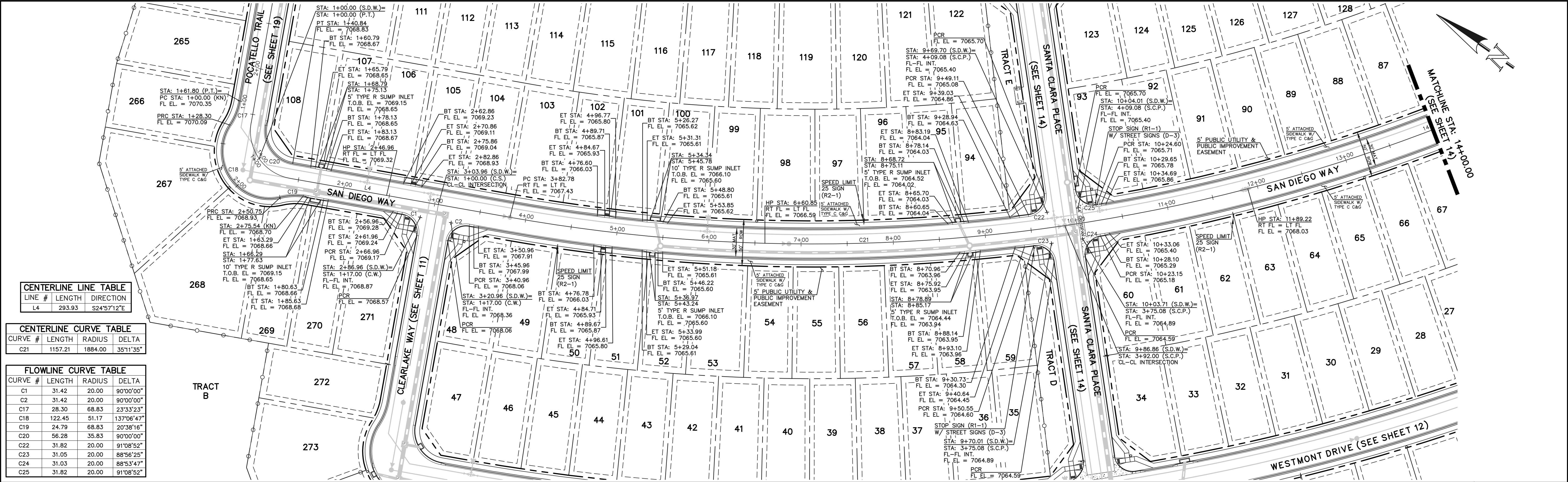
PUBLIC STREET IMPROVEMENT PLAN

WESTMONT DRIVE STA: 9+00 - END

DESIGNED BY MES SCALE DATE 08/31/22

DRAWN BY MES (H) 1"= 50' SHEET 12 OF 53

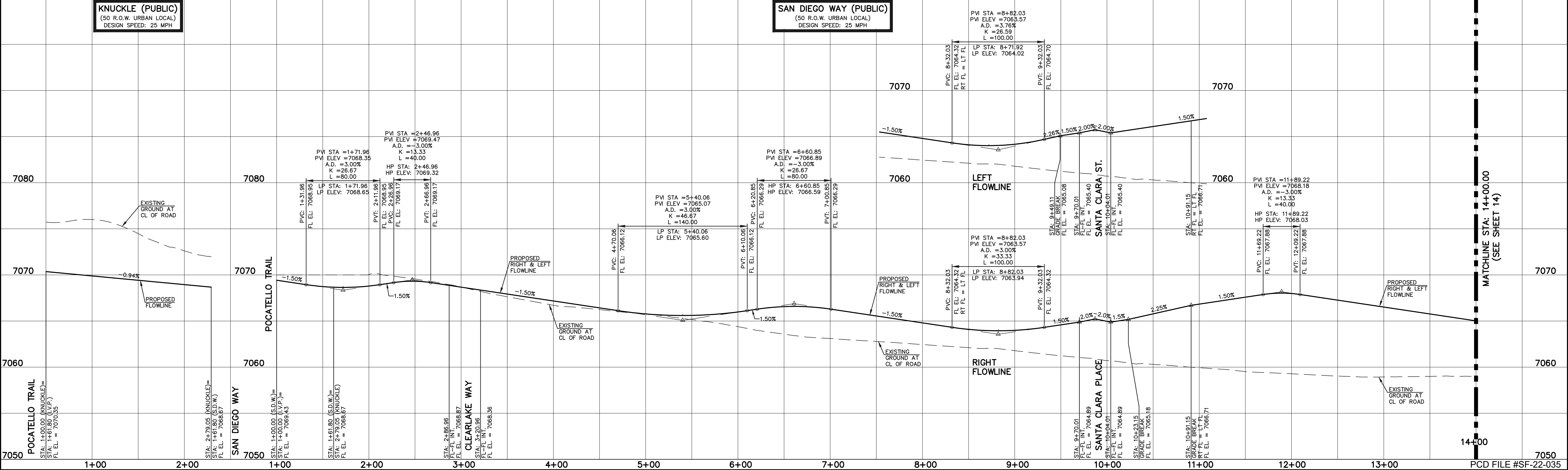
CHECKED BY (V) 1"= 5' JOB NO. 1183.30



CENTERLINE LINE TABLE		
LINE #	LENGTH	DIRECTION
L4	293.93	S24°57'12"E

CENTERLINE CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C21	1157.21	1884.00	35°11'35"

FLOWLINE CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	
C1	31.42	20.00	90°00'00"	
C2	31.42	20.00	90°00'00"	
C17	28.30	68.83	23°33'23"	
C18	122.45	51.17	137°06'47"	
C19	24.79	68.83	20°38'16"	
C20	56.28	35.83	90°00'00"	
C22	31.82	20.00	91°08'52"	
C23	31.05	20.00	88°56'25"	
C24	31.03	20.00	88°53'47"	
C25	31.82	20.00	91°08'52"	



LEGEND

BOUNDARY LINE

ROW LINE

LOT LINE

CURB & GUTTER

PED RAMP

LIGHT POLE

SIGN

TYPE R INLET

50

25

0

50

100

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

STREET ABBREVIATION INDEX	
WESTMONT DRIVE	W.D.
CLEARLAKE WAY	C.W.
LAKE TAHOE DRIVE	L.T.D.
LONG BEACH TERRACE	L.B.T.
NEWPORT BEACH DRIVE	N.B.D.
PALO ALTO TRAIL	P.A.T.
POCATELLO TRAIL	P.T.
SAN DIEGO WAY	S.D.W.
SANTA CLARA PLACE	S.C.P.
STERLING RANCH ROAD	S.R.R.

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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
KYLE R. CAMPBELL, LICENSED PROFESSIONAL ENGINEER #29794

02/28/24
DATE

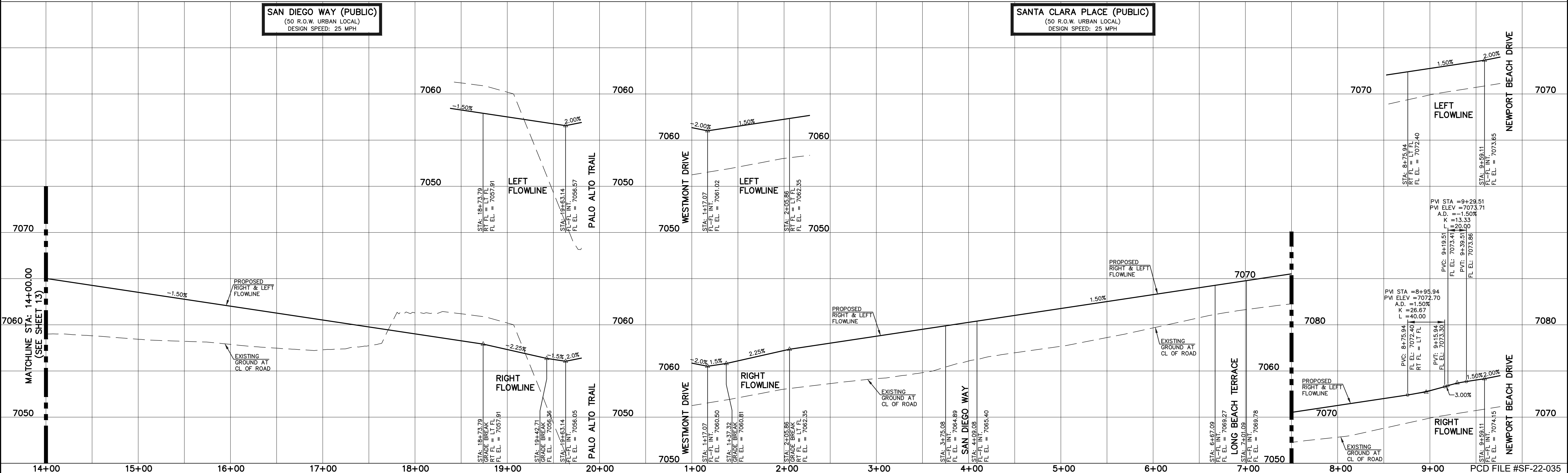
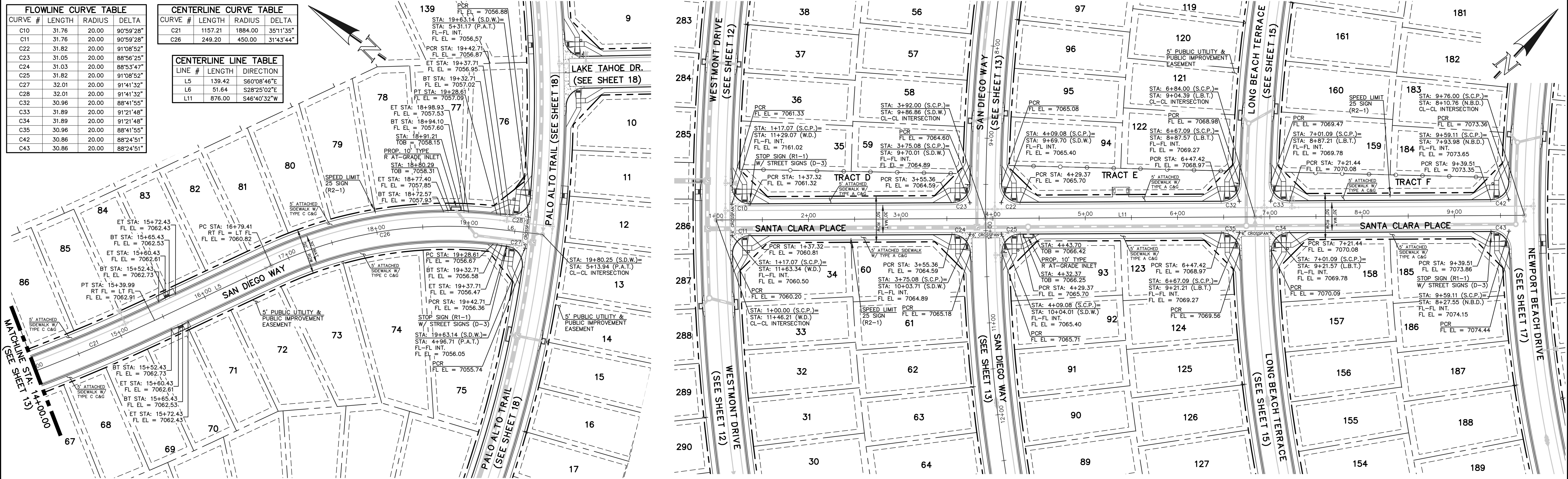
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Colorado Springs, Colorado 80903

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

STERLING RANCH EAST FILING NO. 1			
CONSTRUCTION PLANS			
PUBLIC STREET IMPROVEMENT PLAN			
SAN DIEGO WAY STA: 1+00-14+00/KNUCKLE			
DESIGNED BY	MES	SCALE	DATE 08/31/22
DRAWN BY	MES	(H) 1"= 50'	SHEET 13 OF 53
CHECKED BY		(V) 1"= 5'	JOB NO. 1183.30

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N:\116330\DRAWINGS\CONSTRUCTION\STREET\14-116330-SI-05.dwg, 2/26/2024 10:20:27 AM, 1:1



LEGEND

BOUNDARY LINE ---

ROW LINE ---

LOT LINE ---

CURB & GUTTER ---

PED RAMP

LIGHT POLE

SIGN

TYPE R INLET

STREET ABBREVIATION INDEX

WESTMONT DRIVE C.W.

LAKE TAHOE DRIVE L.T.D.

LONG BEACH TERRACE L.B.T.

NEWPORT BEACH DRIVE N.B.D.

PALO ALTO TRAIL P.A.T.

POCATELLO TRAIL P.T.

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COLORADO LICENSED PROFESSIONAL ENGINEER
#29794

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CONSTRUCTION PLANS

PUBLIC STREET IMPROVEMENT PLAN

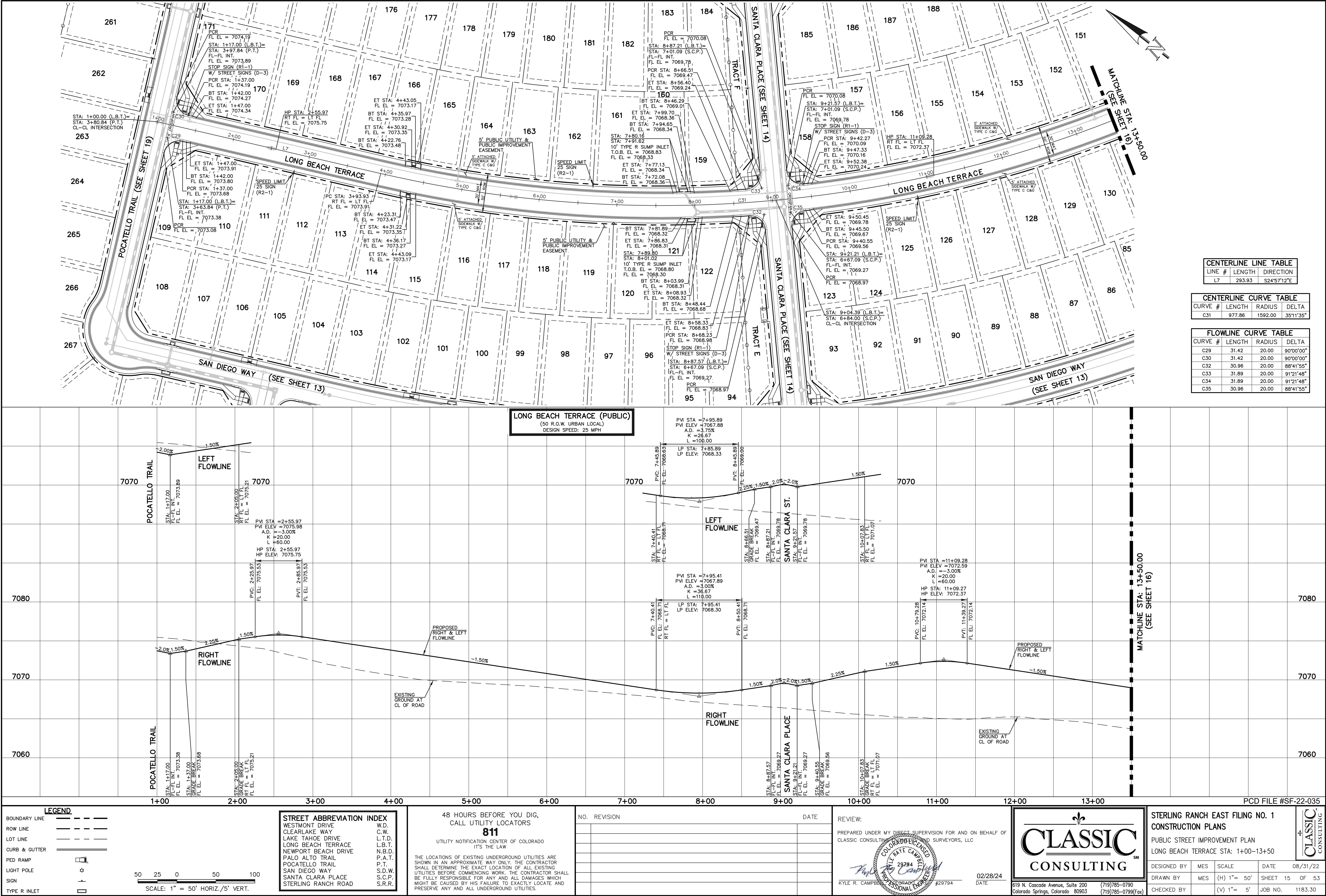
SAN DIEGO WAY STA:14+00-END/SANTA CLARA PL

DESIGNED BY MES SCALE DATE 08/31/22

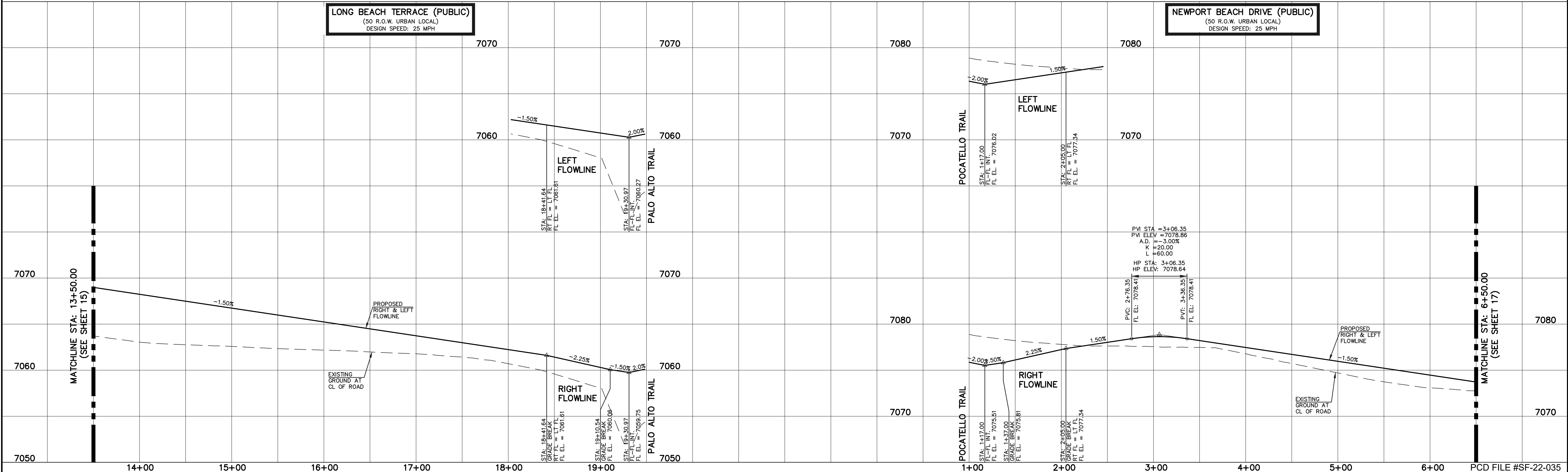
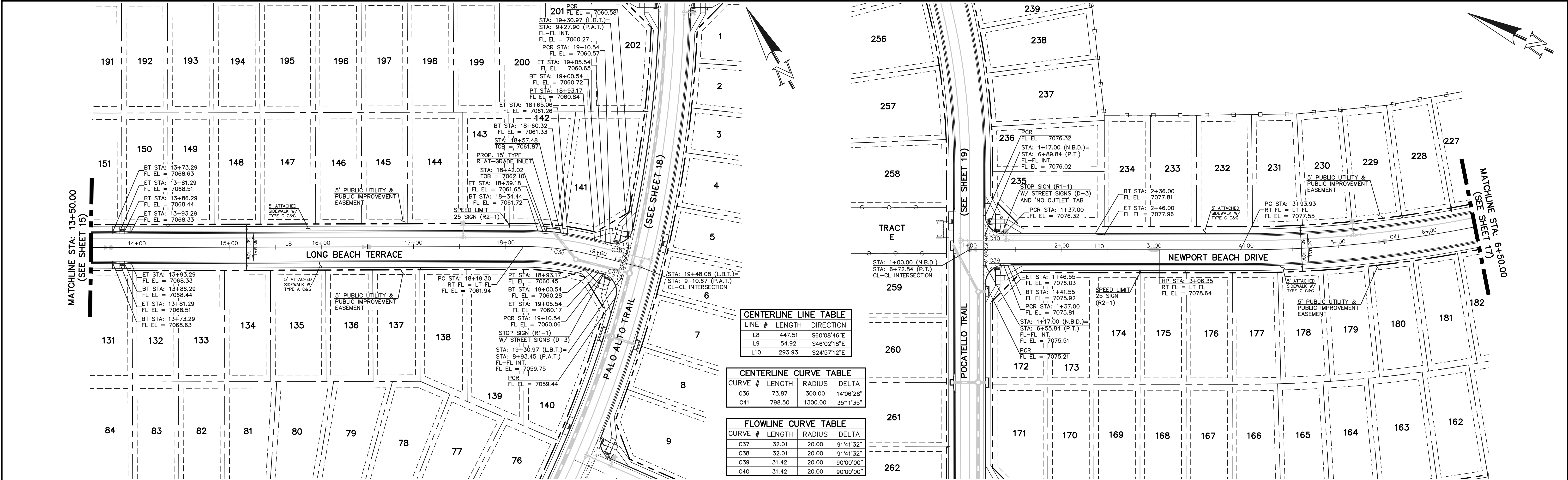
DRAWN BY MES (H) 1"= 50' SHEET 14 OF 53

CHECKED BY (V) 1"= 5' JOB NO. 1183.30

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LEGEND

BOUNDARY LINE ---

ROW LINE ---

LOT LINE ---

CURB & GUTTER ---

PED RAMP [Symbol]

LIGHT POLE [Symbol]

SIGN [Symbol]

TYPE R INLET [Symbol]

STREET ABBREVIATION INDEX

WESTMONT DRIVE	W.D.
CLEARLAKE WAY	C.W.
LAKE TAHOE DRIVE	L.T.D.
LONG BEACH TERRACE	L.B.T.
NEWPORT BEACH DRIVE	N.B.D.
PALO ALTO TRAIL	P.A.T.
POCATELLO TRAIL	P.T.
SAN DIEGO WAY	S.D.W.
SANTA CLARA PLACE	S.C.P.
STERLING RANCH ROAD	S.R.R.

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CLASSIC CONSULTING, INC., SURVEYORS, LLC

[Signature]
KYLE R. CAMPBELL
#29794

02/28/24
DATE

CLASSIC CONSULTING

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

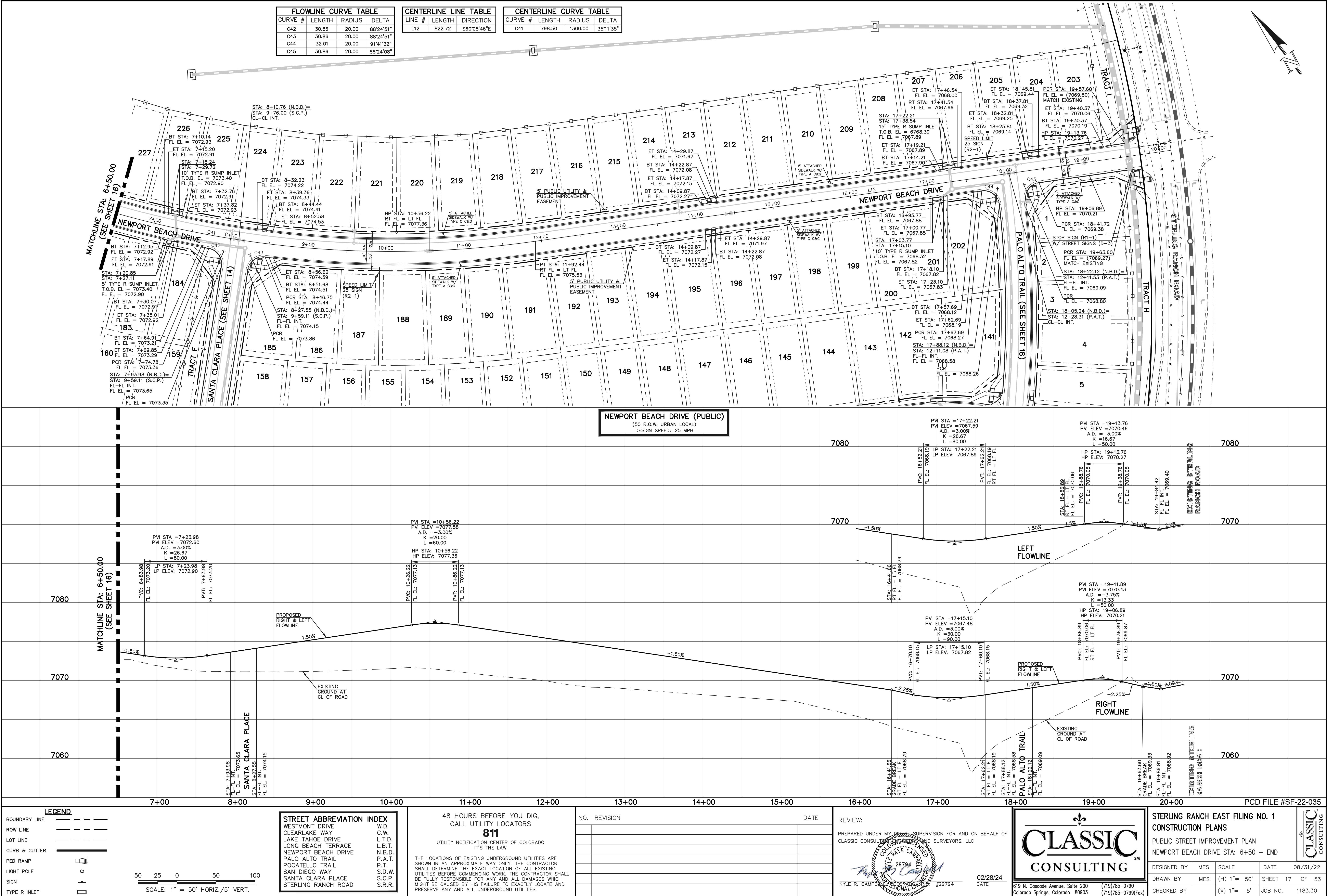
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(719)785-0799(Fax)

STERLING RANCH EAST FILING NO. 1
CONSTRUCTION PLANS
PUBLIC STREET IMPROVEMENT PLAN
LONG BEACH STA:13+50-00/NEWPORT BEACH STA:1+00-00-6+50

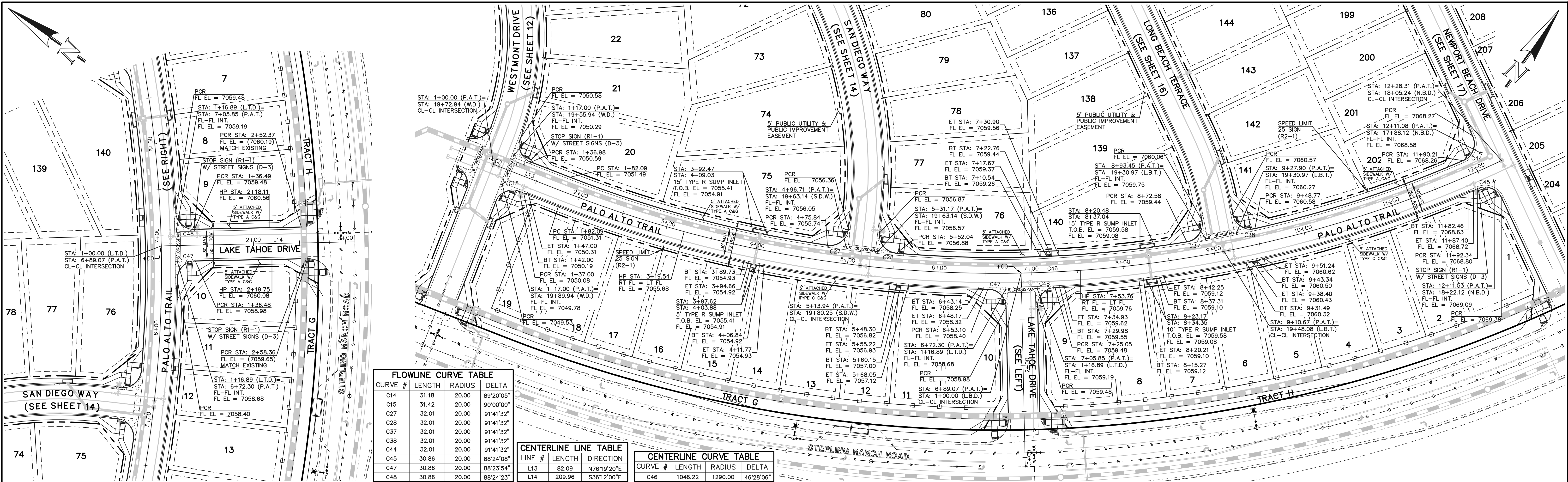
DESIGNED BY	MES	SCALE	DATE	08/31/22
DRAWN BY	MES	(H) 1"= 50'	SHEET 16	OF 53
CHECKED BY		(V) 1"= 5'	JOB NO.	1183.30

PCD FILE #SF-22-035

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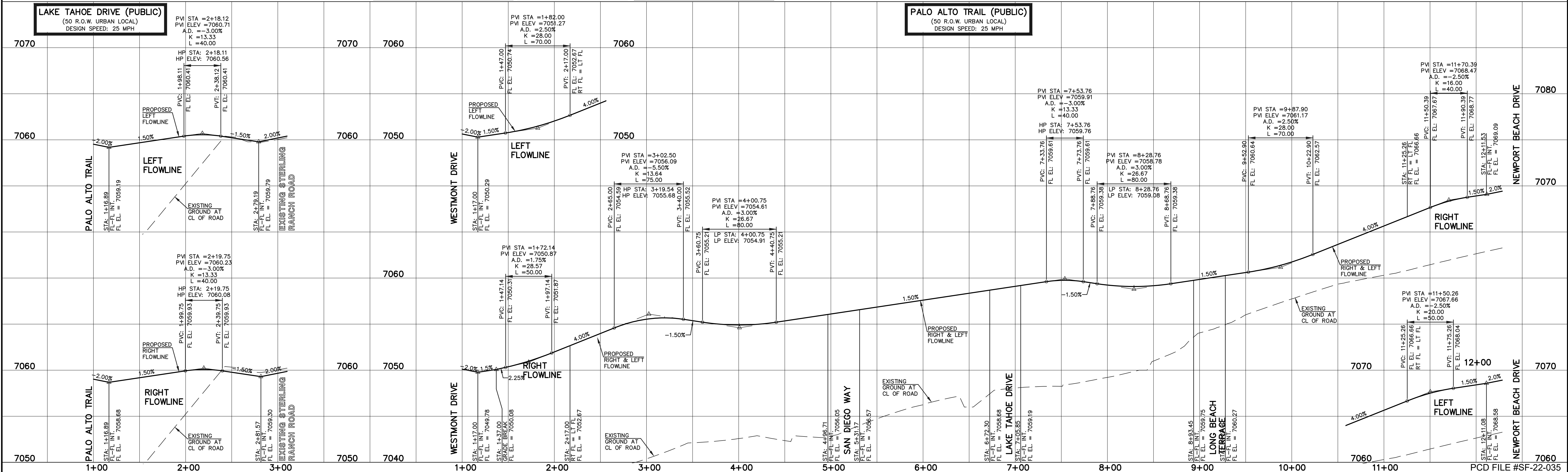
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FLOWLINE CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C14	31.18	20.00	89°20'05"
C15	31.42	20.00	90°00'00"
C27	32.01	20.00	91°41'32"
C28	32.01	20.00	91°41'32"
C37	32.01	20.00	91°41'32"
C38	32.01	20.00	91°41'32"
C44	32.01	20.00	91°41'32"
C45	30.86	20.00	88°24'08"
C47	30.86	20.00	88°23'54"
C48	30.86	20.00	88°24'23"

CENTERLINE LINE TABLE		
LINE #	LENGTH	DIRECTION
L13	82.09	N76°19'20"E
L14	209.96	S36°12'00"E

CENTERLINE CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C46	1046.22	1290.00	46°28'06"



LEGEND

BOUNDARY LINE ---

ROW LINE ---

LOT LINE ---

CURB & GUTTER ---

PED RAMP

LIGHT POLE

SIGN

TYPE R INLET

STREET ABBREVIATION INDEX

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LAKE TAHOE DRIVE L.T.D.

LONG BEACH TERRACE L.B.T.

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PALO ALTO TRAIL P.A.T.

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KYLE R. CAMPBELL
29794
PROFESSIONAL ENGINEER

02/28/24
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(719)785-0799(Fax)

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CONSTRUCTION PLANS

PUBLIC STREET IMPROVEMENT PLAN

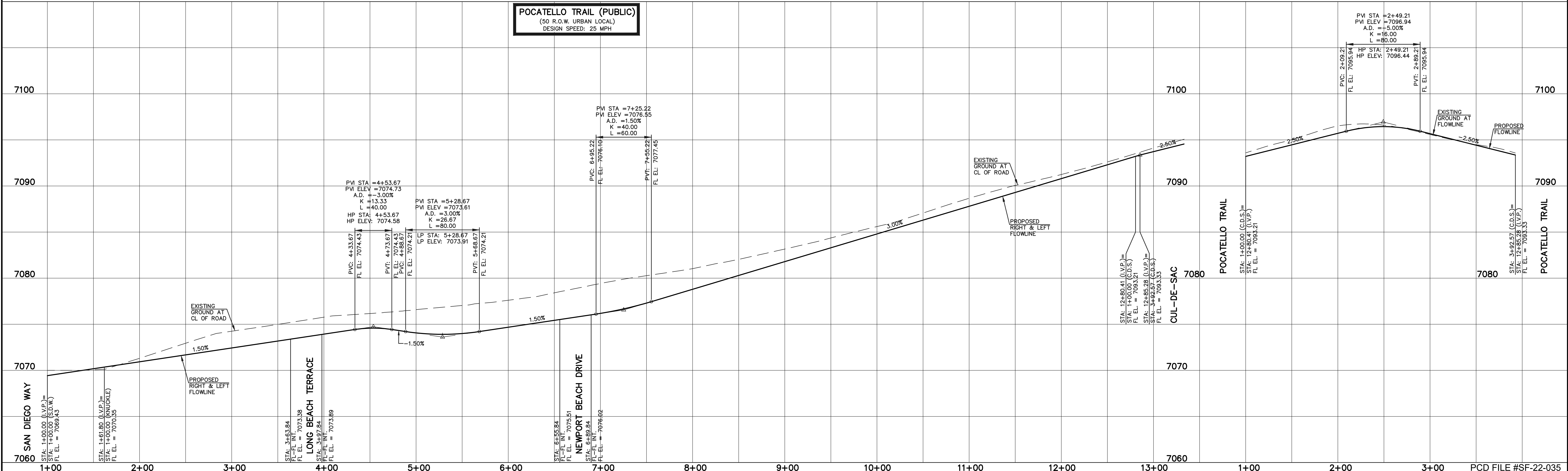
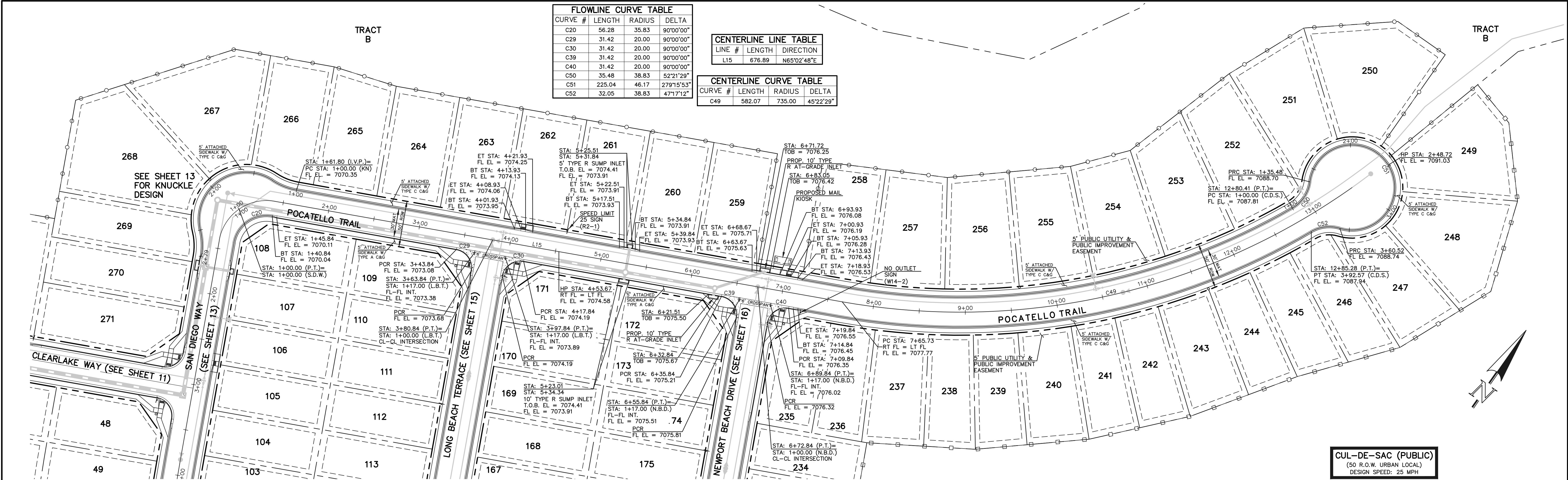
LAKE TAHOE DRIVE/ PALO ALTO TRAIL

DESIGNED BY MES SCALE DATE 08/31/22

DRAWN BY MES (H) 1"= 50' SHEET 18 OF 53

CHECKED BY (V) 1"= 5' JOB NO. 1183.30

N:\118330\DRAWINGS\CONSTRUCTION\STREET\19-118330-SI-10.dwg, 2/28/2024 10:26:03 AM, 1:1



LEGEND

BOUNDARY LINE ---

ROW LINE ---

LOT LINE ---

CURB & GUTTER ---

PED RAMP

LIGHT POLE

SIGN

TYPE R INLET

STREET ABBREVIATION INDEX

WESTMONT DRIVE	C.W.
CLEARLAKE WAY	L.T.D.
LAKE TAHOE DRIVE	L.B.T.
LONG BEACH TERRACE	N.B.D.
NEWPORT BEACH DRIVE	P.A.T.
PALO ALTO TRAIL	P.T.
POCATELLO TRAIL	S.D.W.
SAN DIEGO WAY	S.C.P.
SANTA CLARA PLACE	S.R.R.
STERLING RANCH ROAD	

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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, SURVEYORS, LLC

KYLE R. CAMPBELL
29794
PROFESSIONAL ENGINEER

02/28/24
DATE

CLASSIC CONSULTING

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

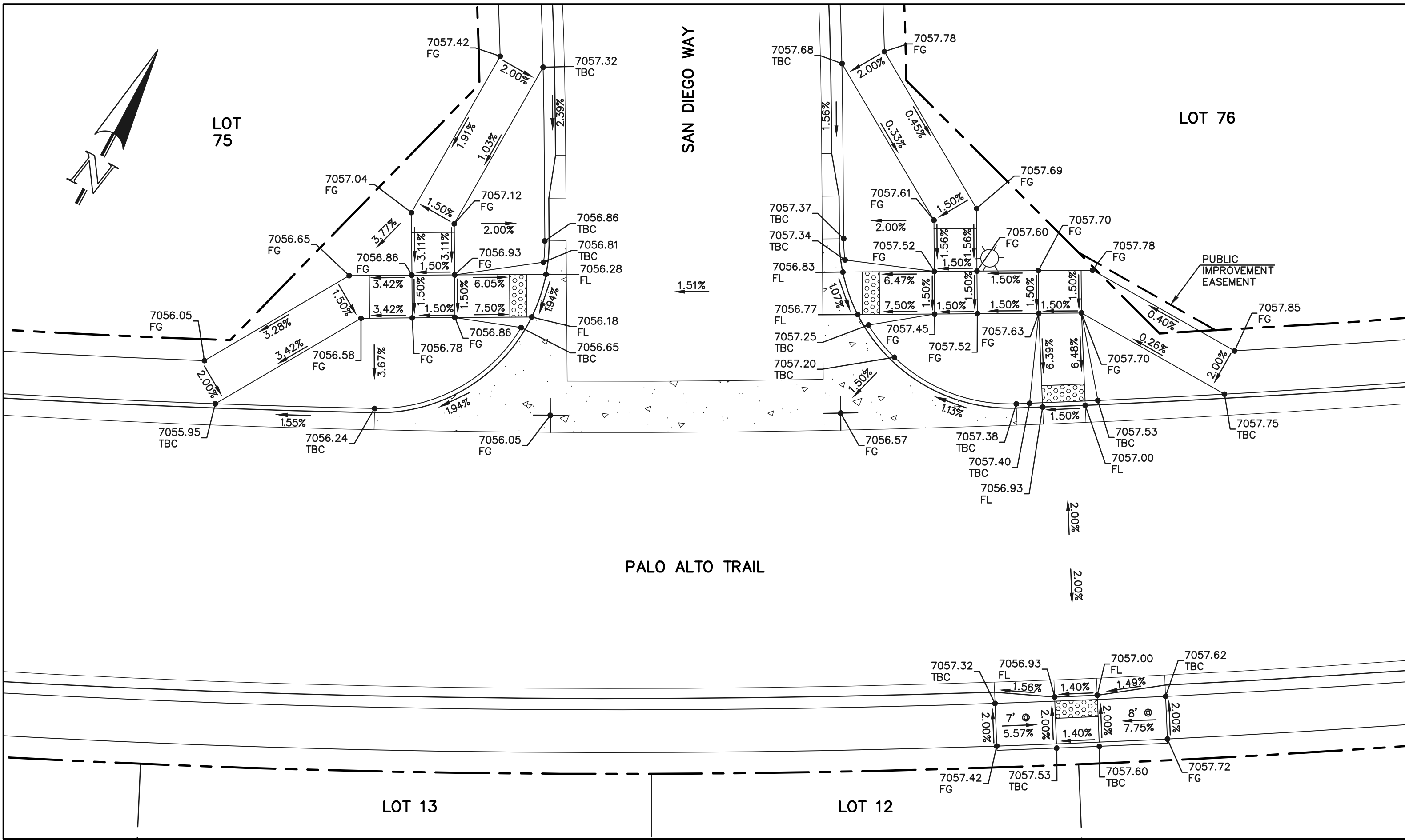
(719)785-0790
(719)785-0799(Fax)

STERLING RANCH EAST FILING NO. 1
CONSTRUCTION PLANS
PUBLIC STREET IMPROVEMENT PLAN
POCATELLO TRAIL / CUL-DE-SAC

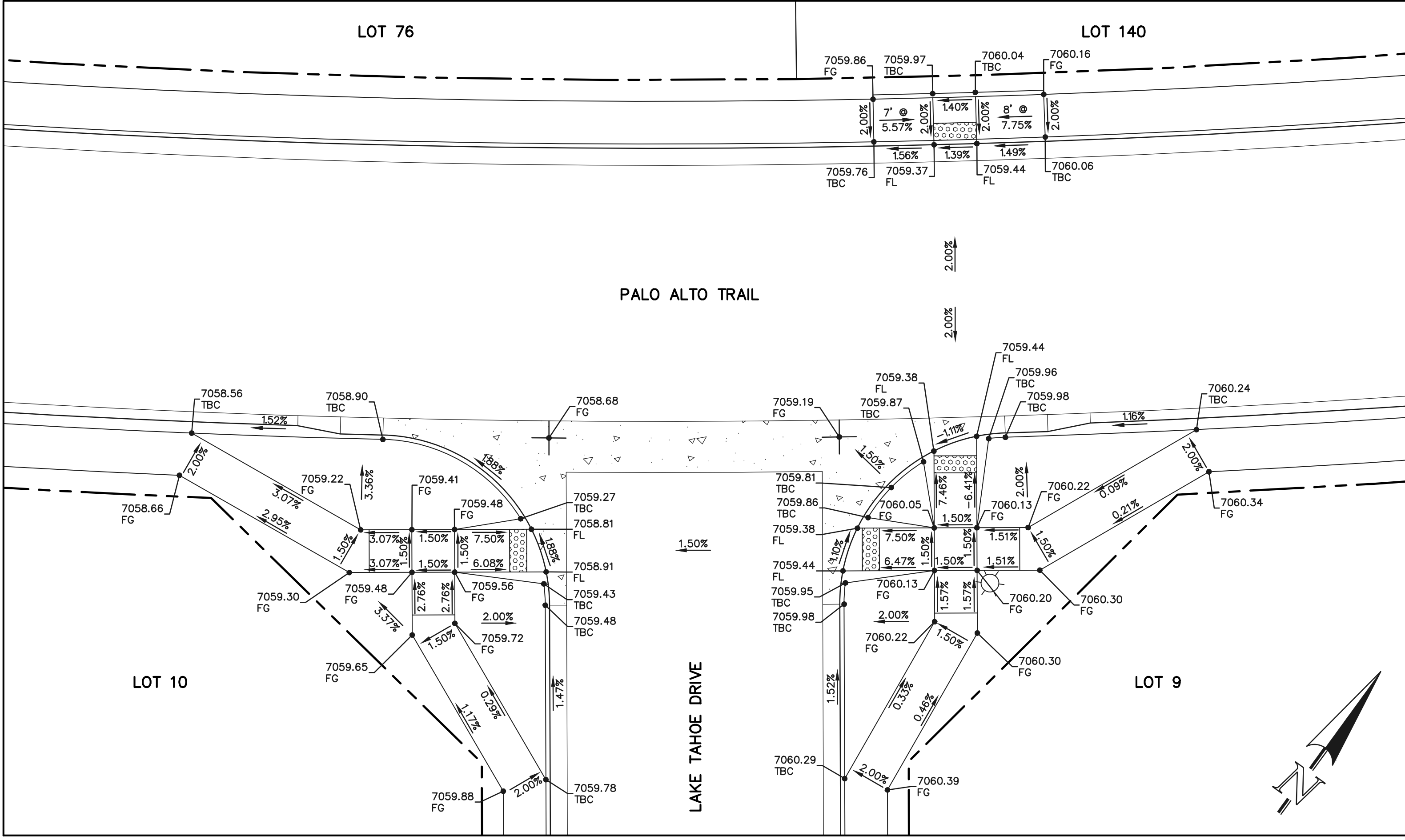
DESIGNED BY	MES	SCALE	DATE
		(H) 1" = 50'	08/31/22

DRAWN BY	MES	SCALE	SHEET
		(V) 1" = 5'	19 OF 53

CHECKED BY	MES	SCALE	JOB NO.
		(V) 1" = 5'	1183.30






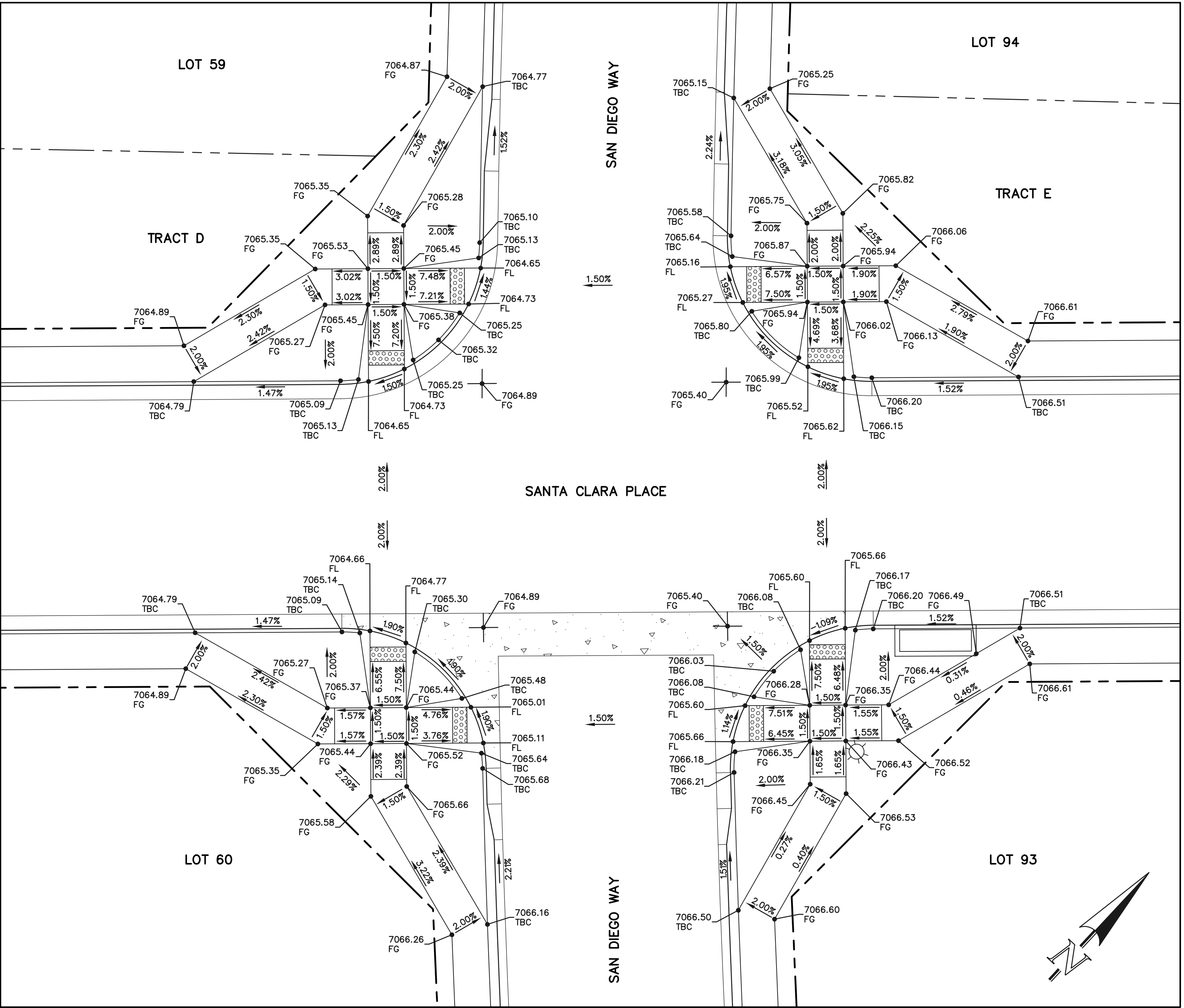
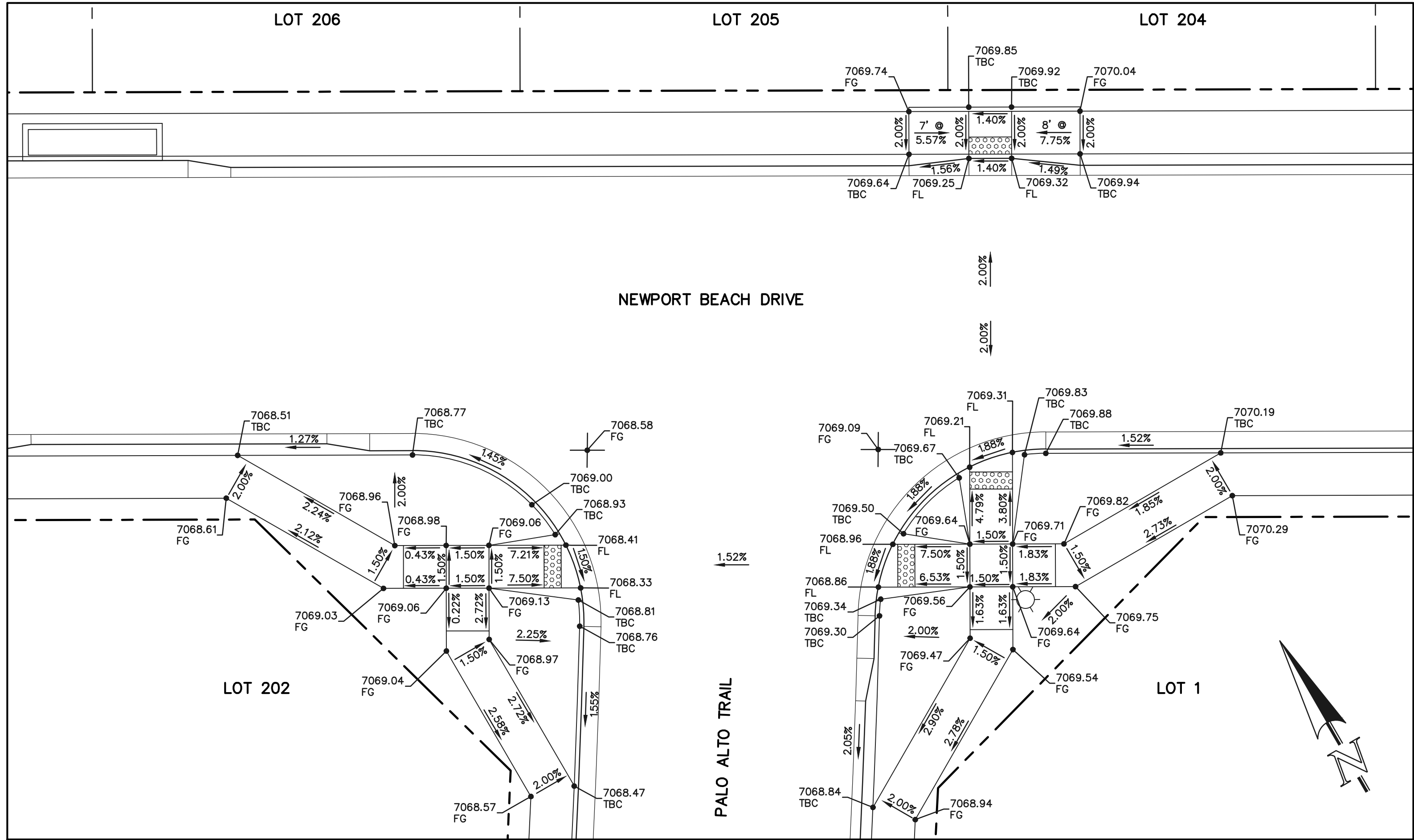
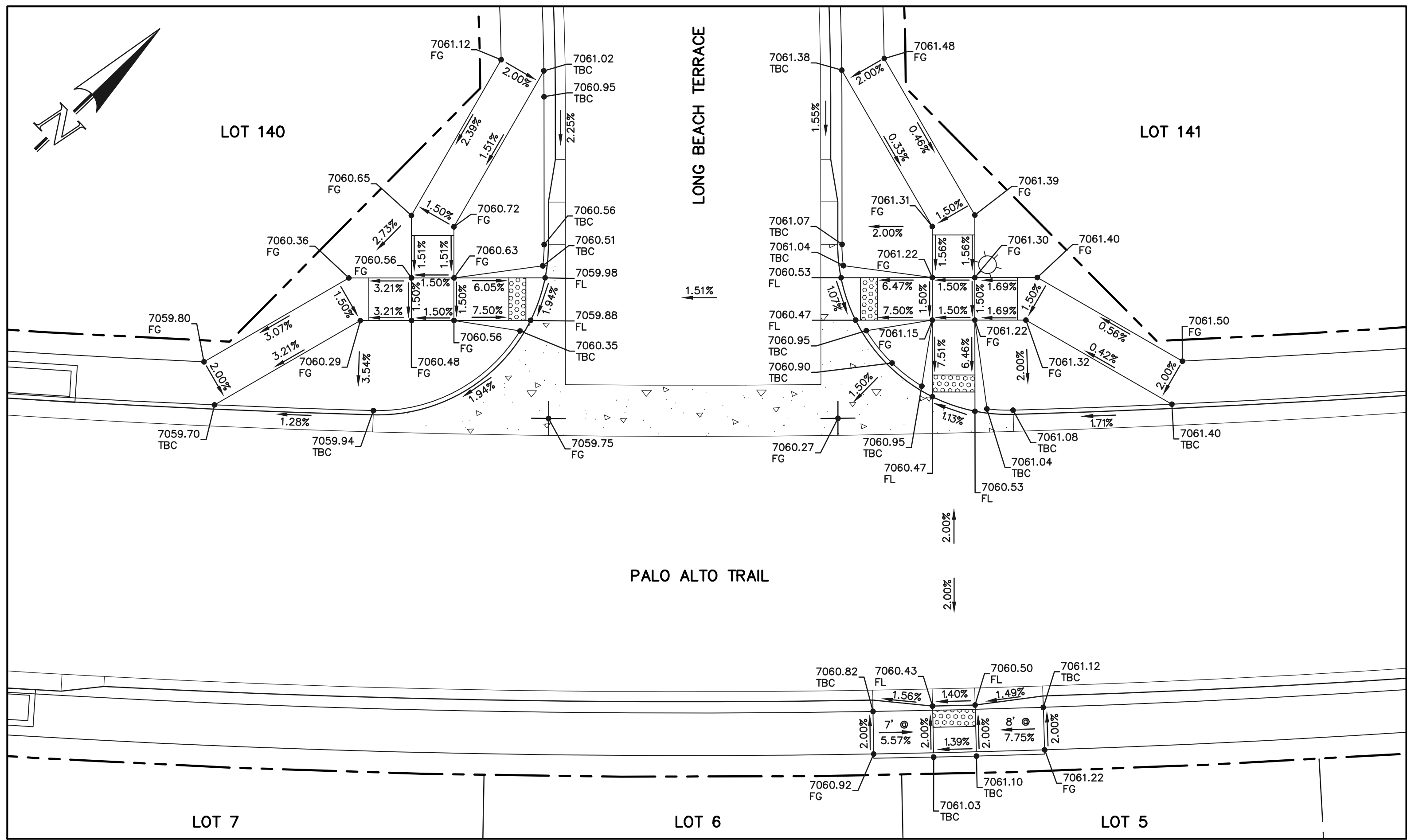
LOT 12



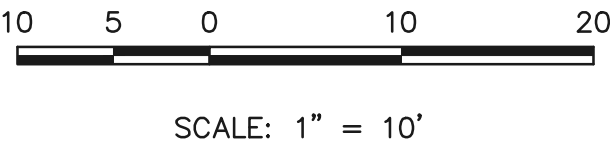
PCD FILE #SF-22-035

SCALE: 1" = 10'

<div>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</div> <div>811</div> <div>UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</div> <div>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.</div>	<table><tr><th>NO.</th><th>REVISION</th><th>DATE</th></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	NO.	REVISION	DATE																			<div>REVIEW:</div> <div>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</div> <div><div><div>29794</div></div><div>KYLE R. CAMPBELL, P.E. COLORADO SPRINGS, COLORADO 80903 (719) 785-0790 (Fax) (719) 785-0799 (Fax)</div></div> <div>02/28/24 DATE</div>	<div><div><div>CLASSICSM CONSULTING</div></div><div>619 N. Cascade Avenue, Suite 200 (719) 785-0790 Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)</div></div>	<div>STERLING RANCH EAST FILING NO. 1 CONSTRUCTION PLANS</div> <div>PUBLIC STREET IMPROVEMENT PLAN</div> <div>PEDESTRIAN RAMP DESIGN</div> <table><tr><td>DESIGNED BY</td><td>MES</td><td>SCALE</td><td>DATE</td></tr><tr><td>DRAWN BY</td><td>MES</td><td>(H) 1"= 10'</td><td>08/31/22</td></tr><tr><td>CHECKED BY</td><td>(V) 1"= N/A</td><td>SHEET 20 OF 53</td><td>JOB NO. 1183.30</td></tr></table>	DESIGNED BY	MES	SCALE	DATE	DRAWN BY	MES	(H) 1"= 10'	08/31/22	CHECKED BY	(V) 1"= N/A	SHEET 20 OF 53	JOB NO. 1183.30	<div><div>CLASSICSM CONSULTING</div></div>
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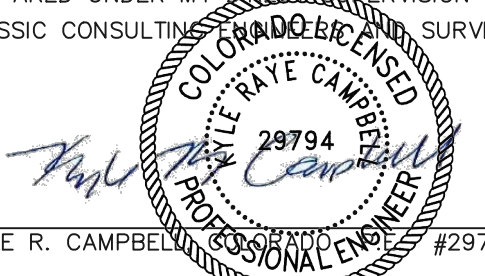


NOTE:
ANY SIDEWALK BUILT ADJACENT TO OR OVER AN INLET
WILL BE COMPACTED PER COUNTY SPECIFICATIONS TO
ENSURE PREVENTION OF DIFFERENTIAL SETTLEMENT IS
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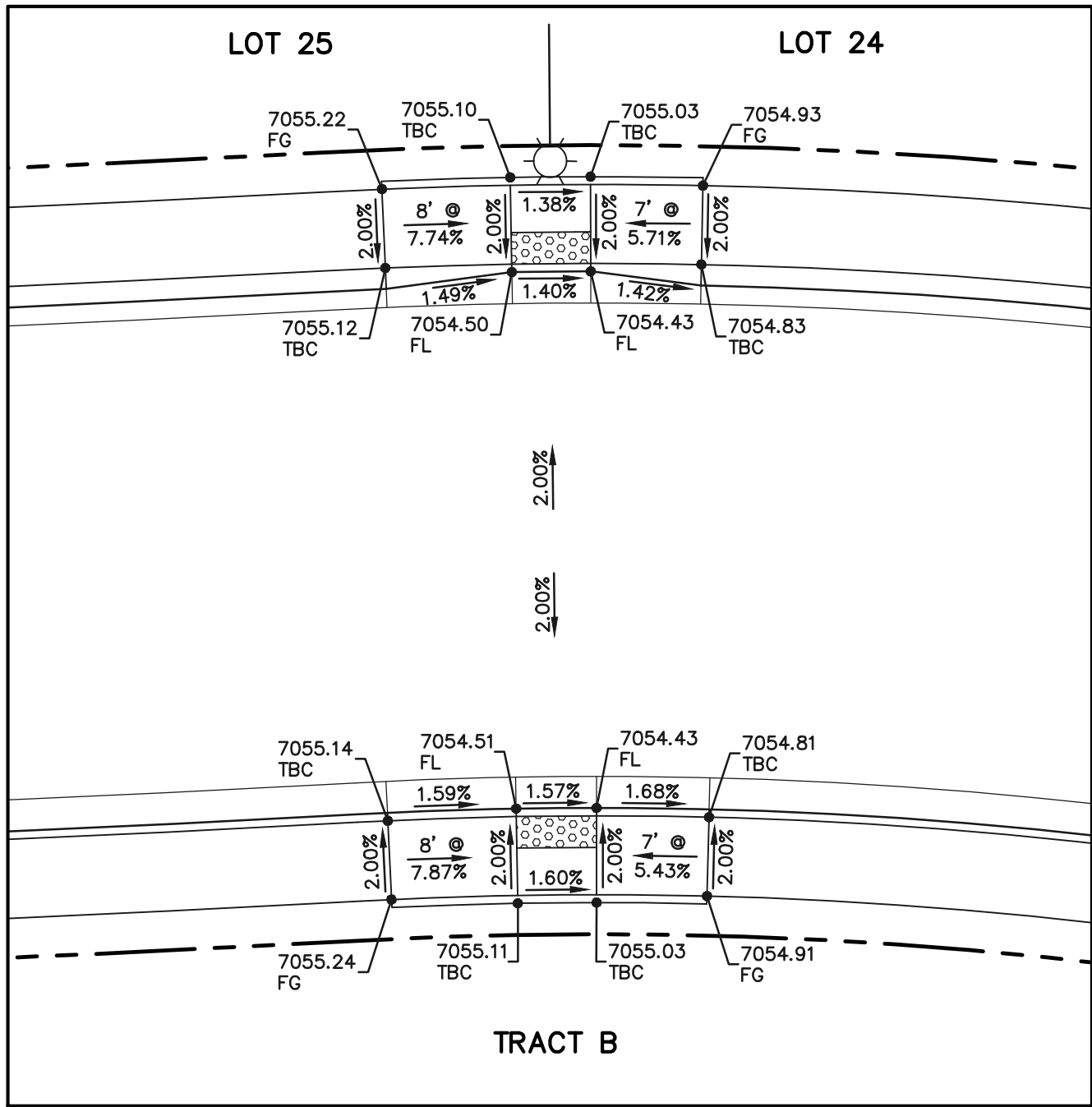
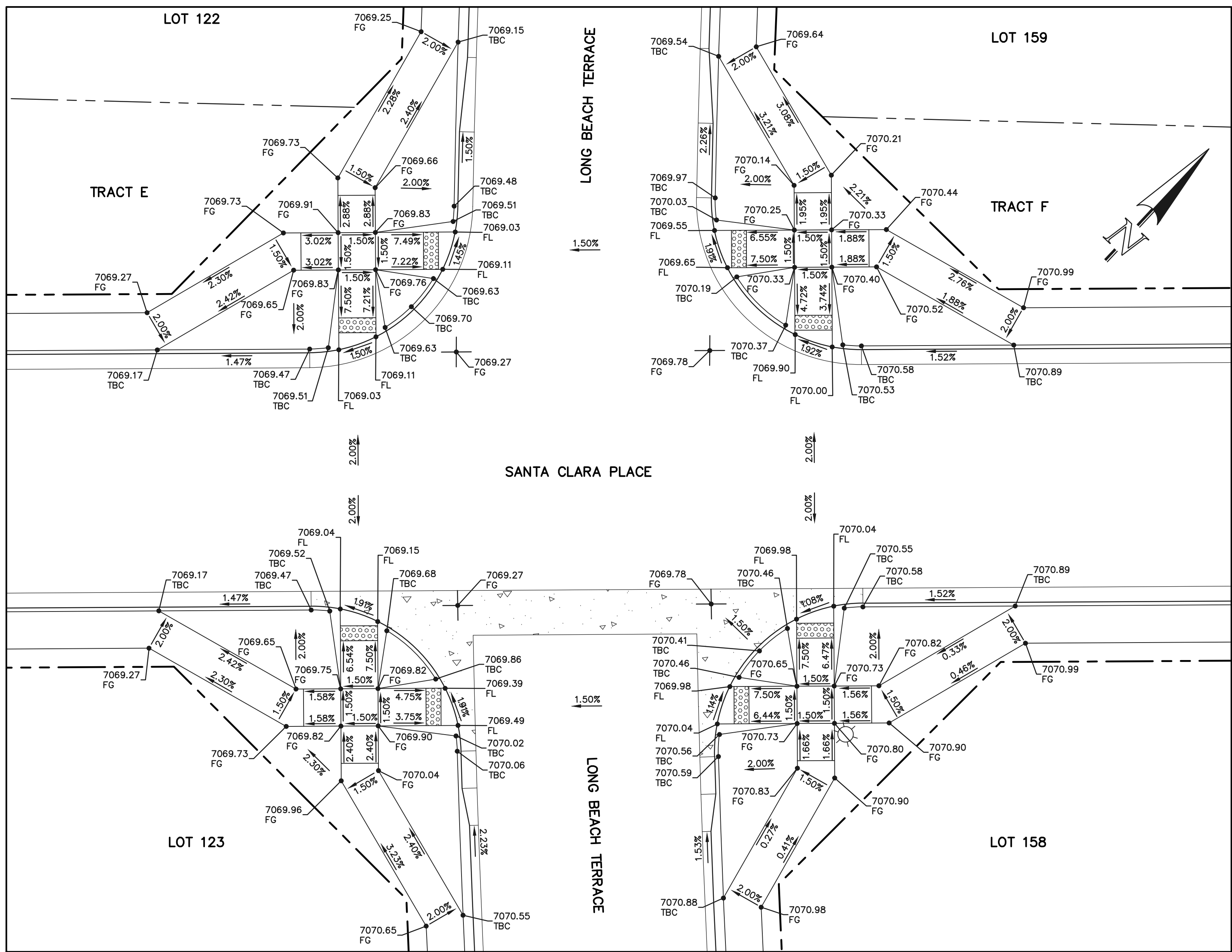
REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING SURVEYORS, LLC

KYLE R. CAMPBELL
#28794
02/28/24
DATE


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

STERLING RANCH EAST FILING NO. 1			
CONSTRUCTION PLANS			
PUBLIC STREET IMPROVEMENT PLAN			
PEDESTRIAN RAMP DESIGN			
DESIGNED BY	MES	SCALE	DATE 08/31/22
DRAWN BY	MES	(H) 1"= 10'	SHEET 21 OF 53
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.30

PCD FILE #SF-22-035

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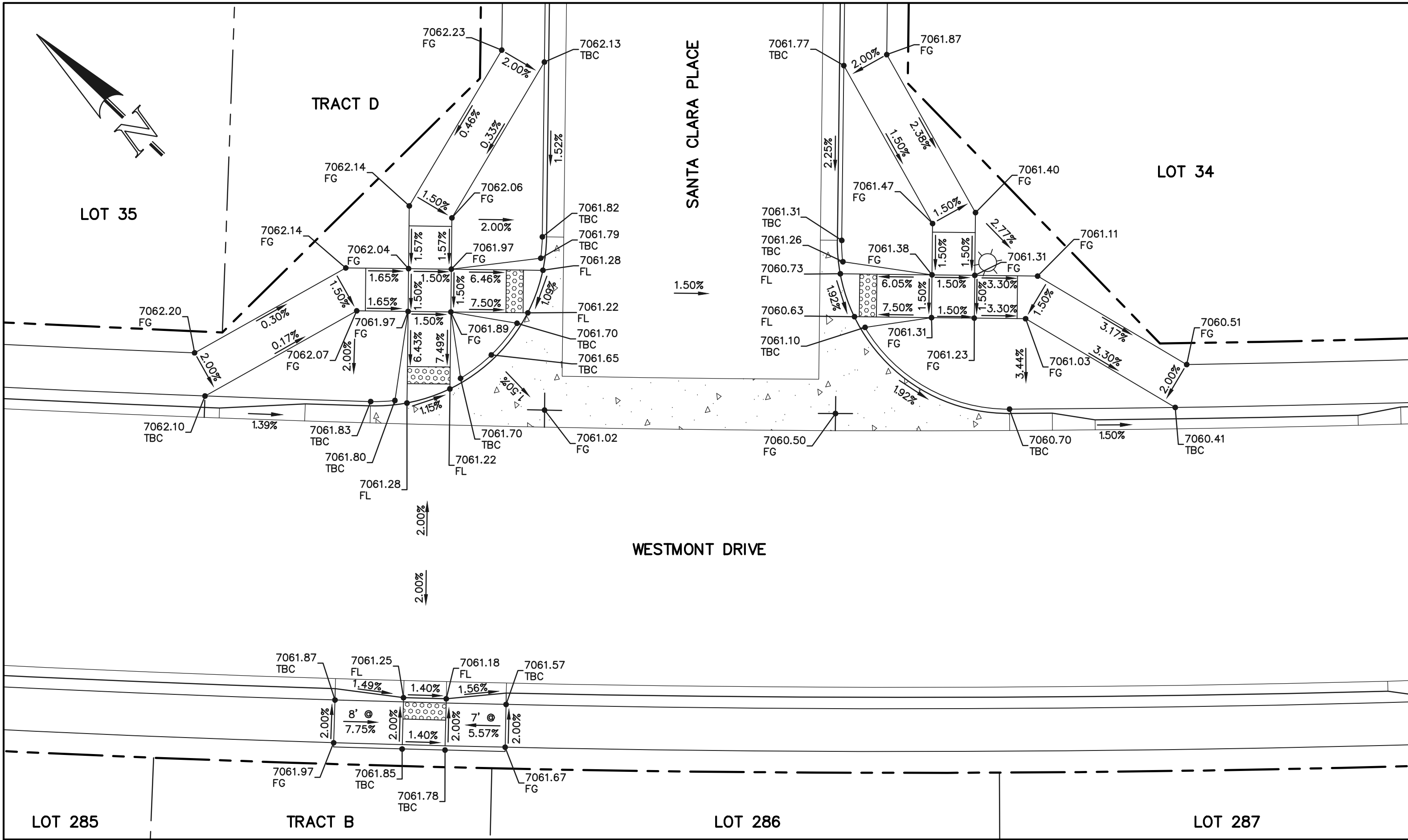
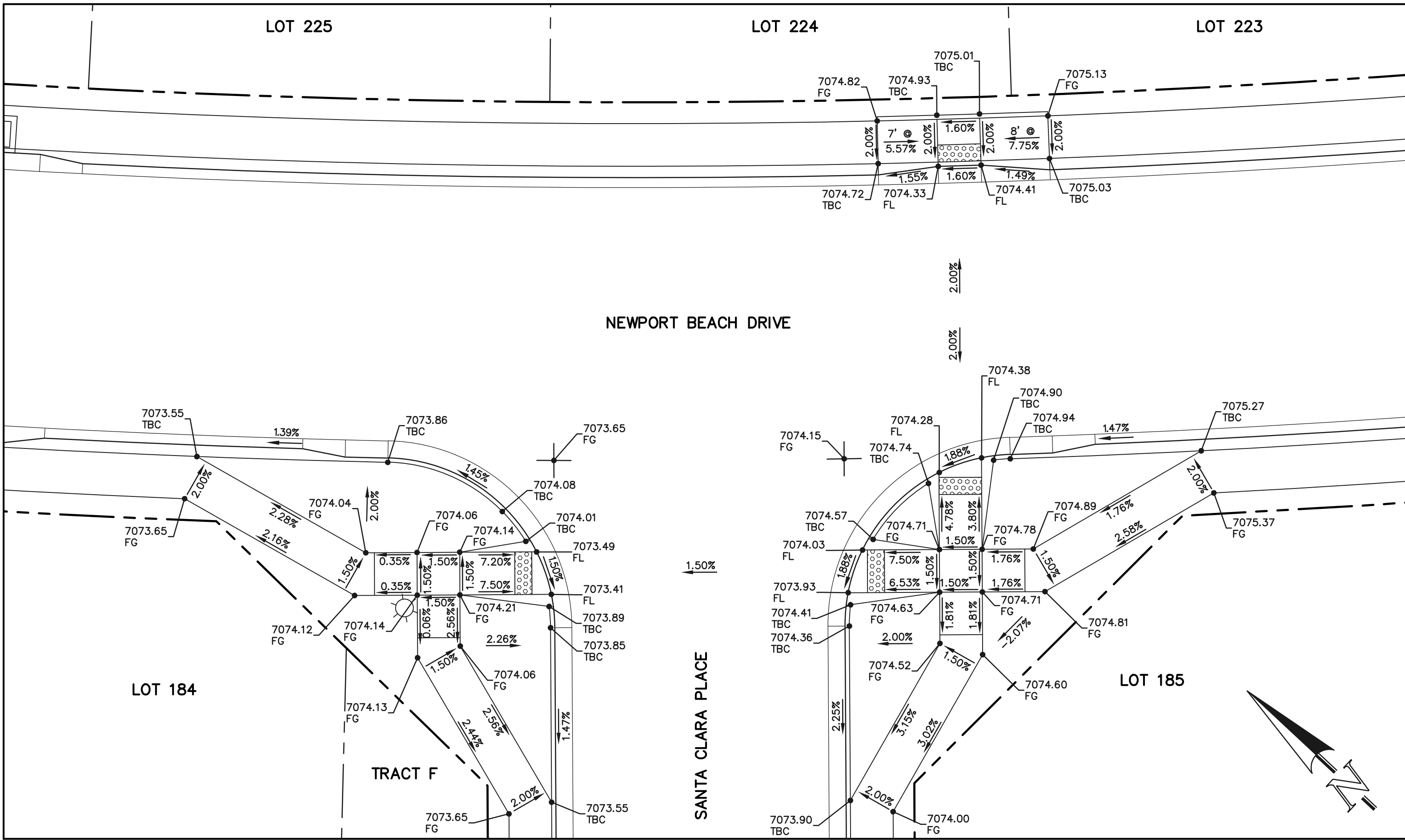


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CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

KYLE R. CAMPBELL
PROFESSIONAL ENGINEER
P.E. #29794

02/28/24

DATE

CLASSIC
CONSULTING

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

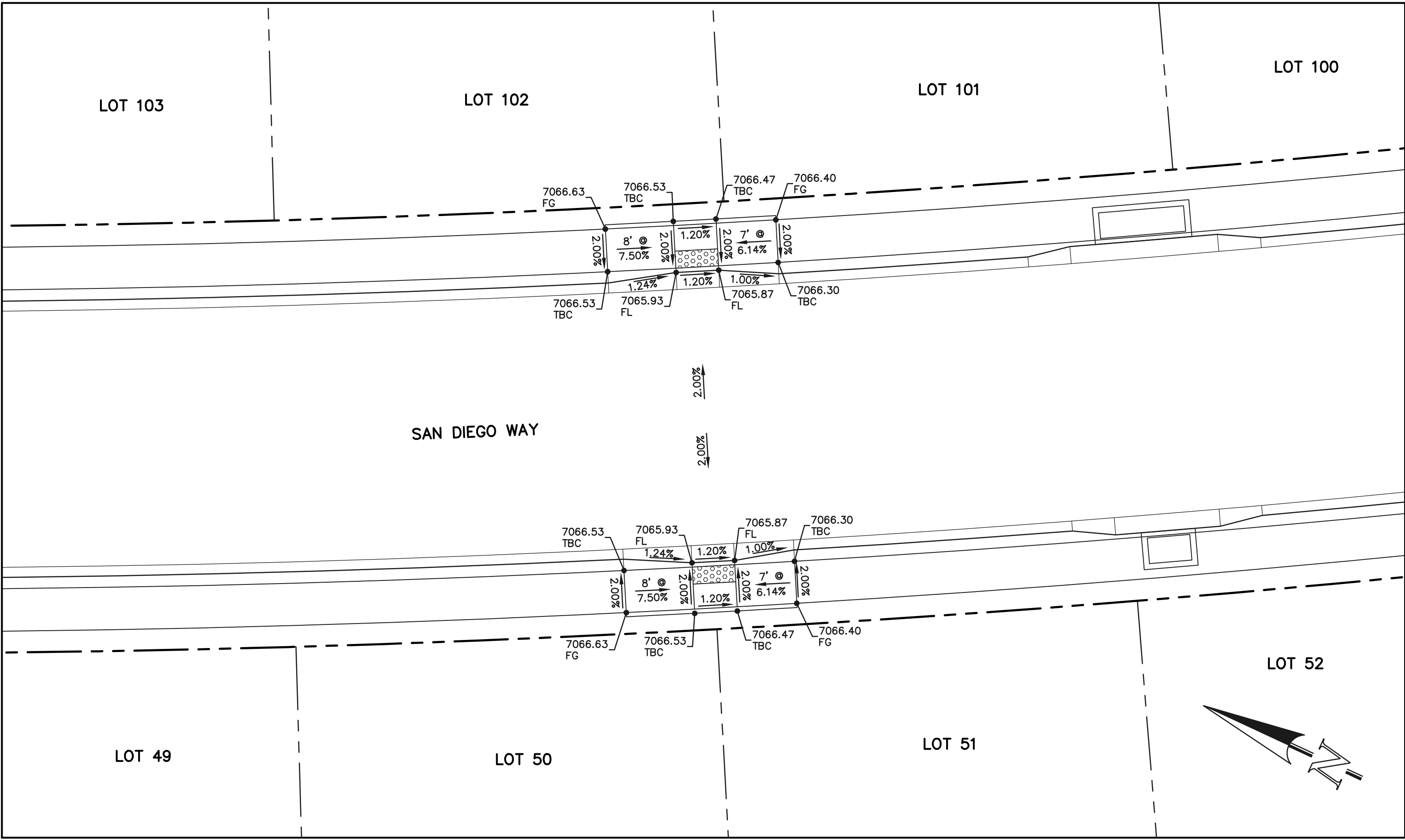
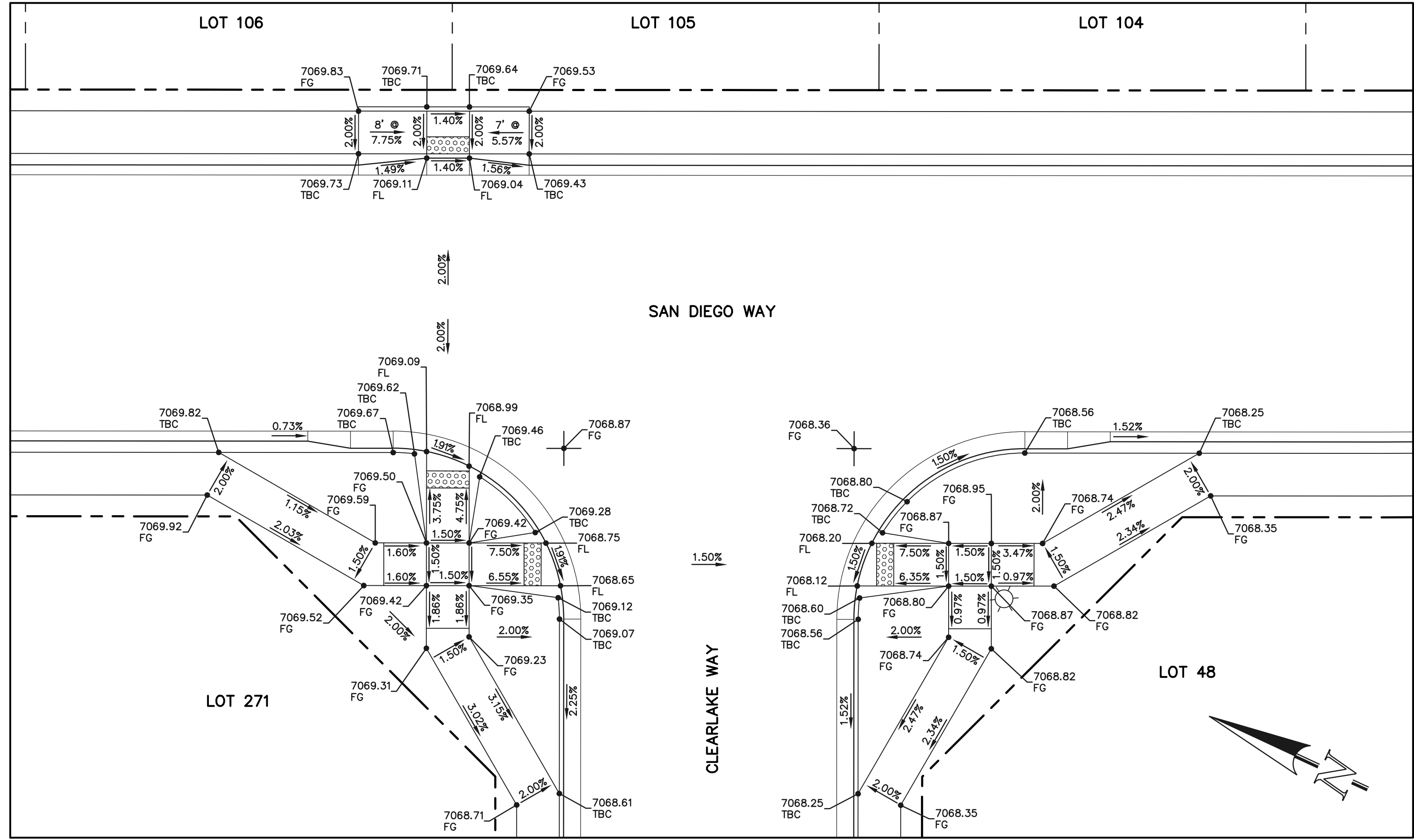
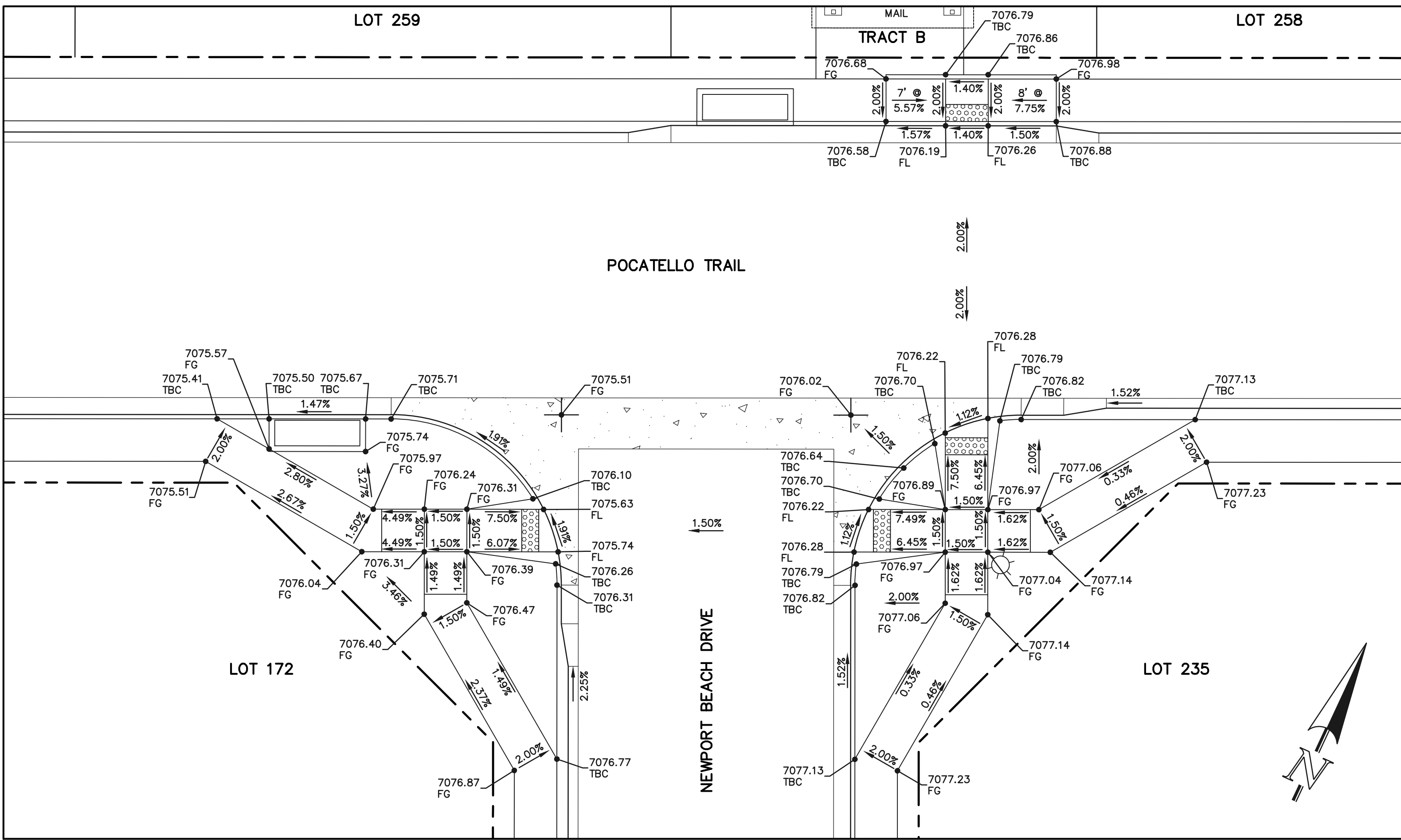
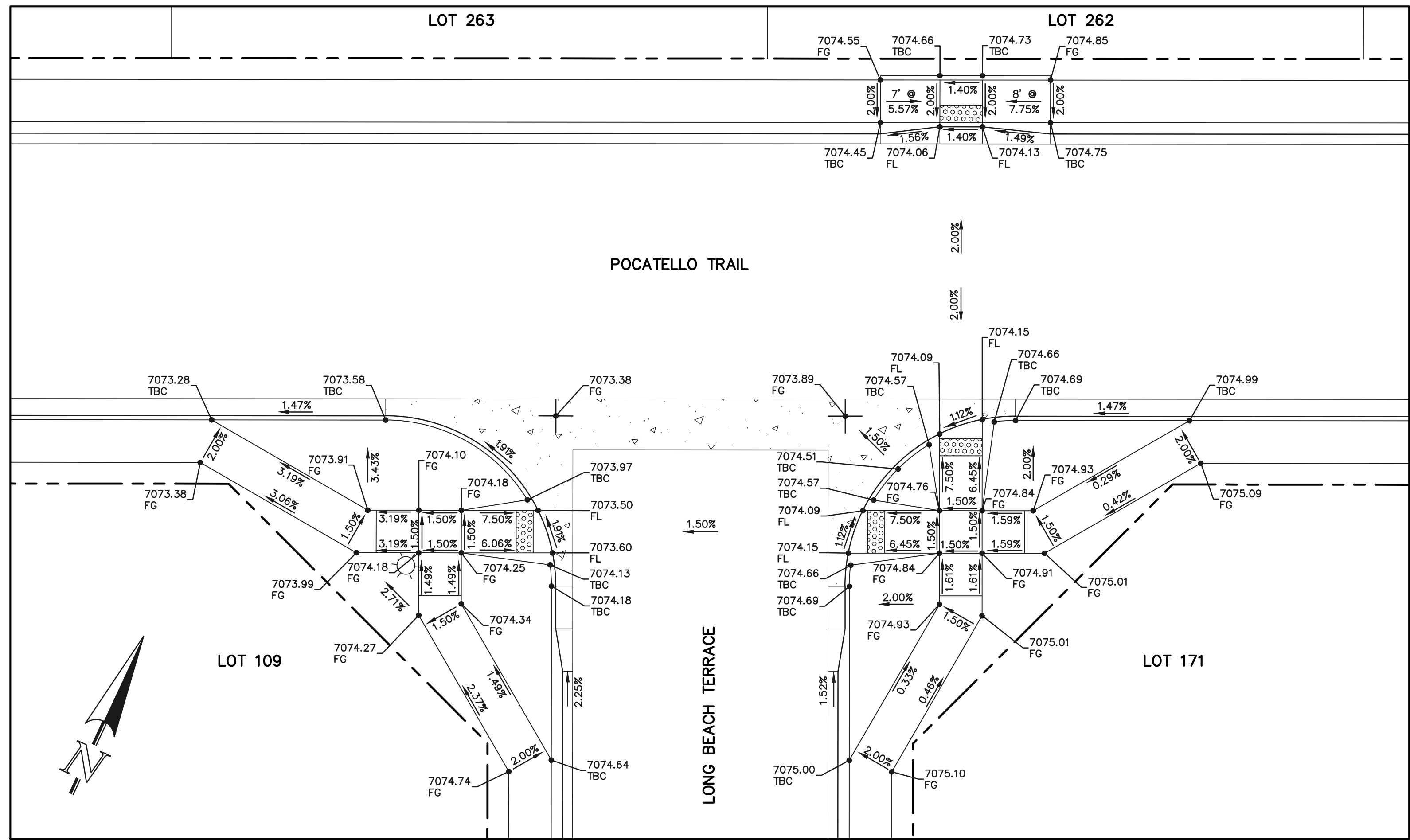
(719) 785-0790
(719) 785-0799 (Fax)

STERLING RANCH EAST FILING NO. 1
CONSTRUCTION PLANS

PUBLIC STREET IMPROVEMENT PLAN
PEDESTRIAN RAMP DESIGN

DESIGNED BY	MES	SCALE	DATE	08/31/22
DRAWN BY	MES	(H) 1" = 10'	SHEET	22 OF 53
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.30	

PCD FILE #SF-22-035



SCALE: 1" = 10'

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KYLE R. CANN, P.E. #29794
DATE 02/28/24



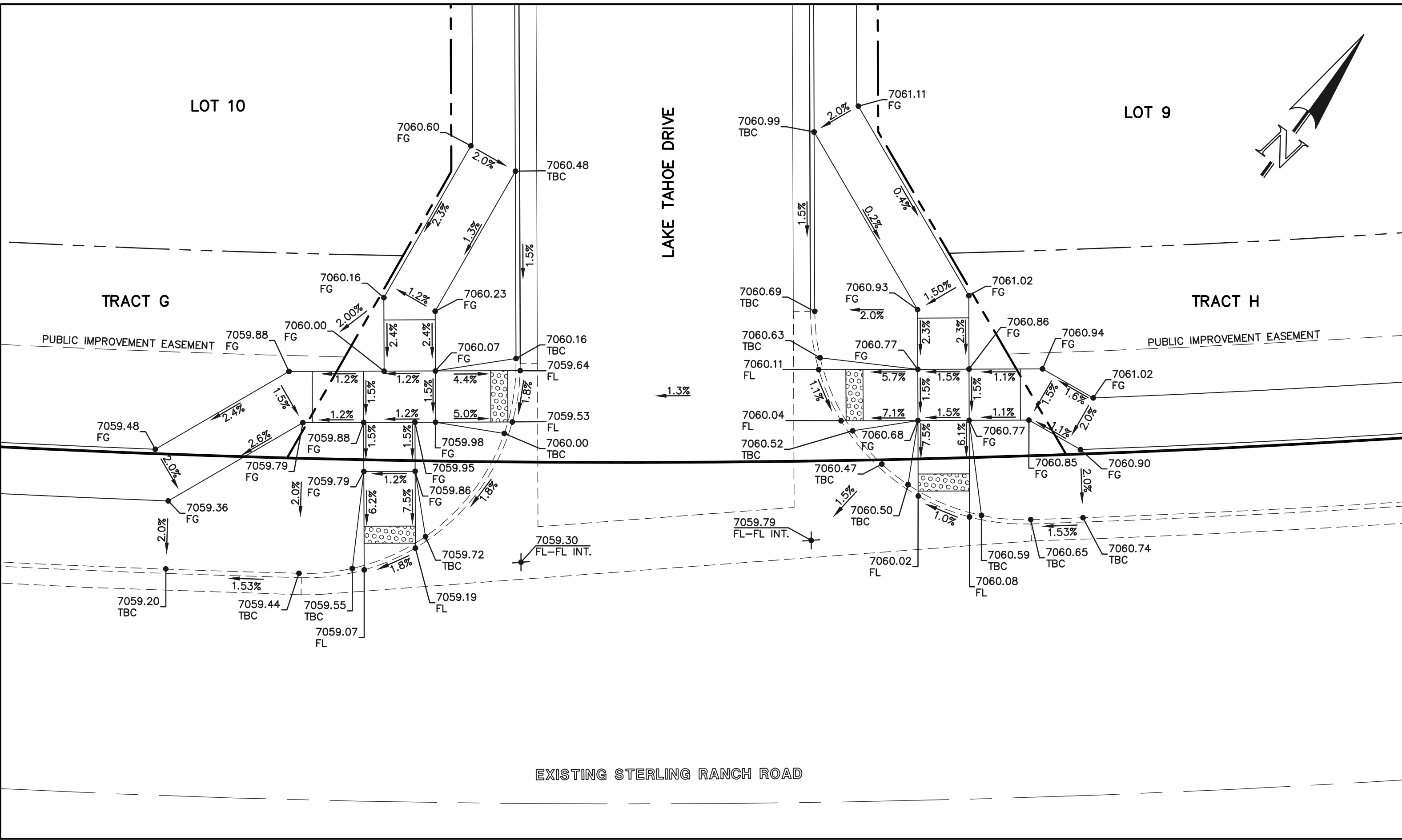
619 N. Cascade Avenue, Suite 200
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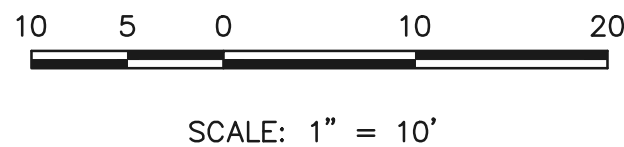
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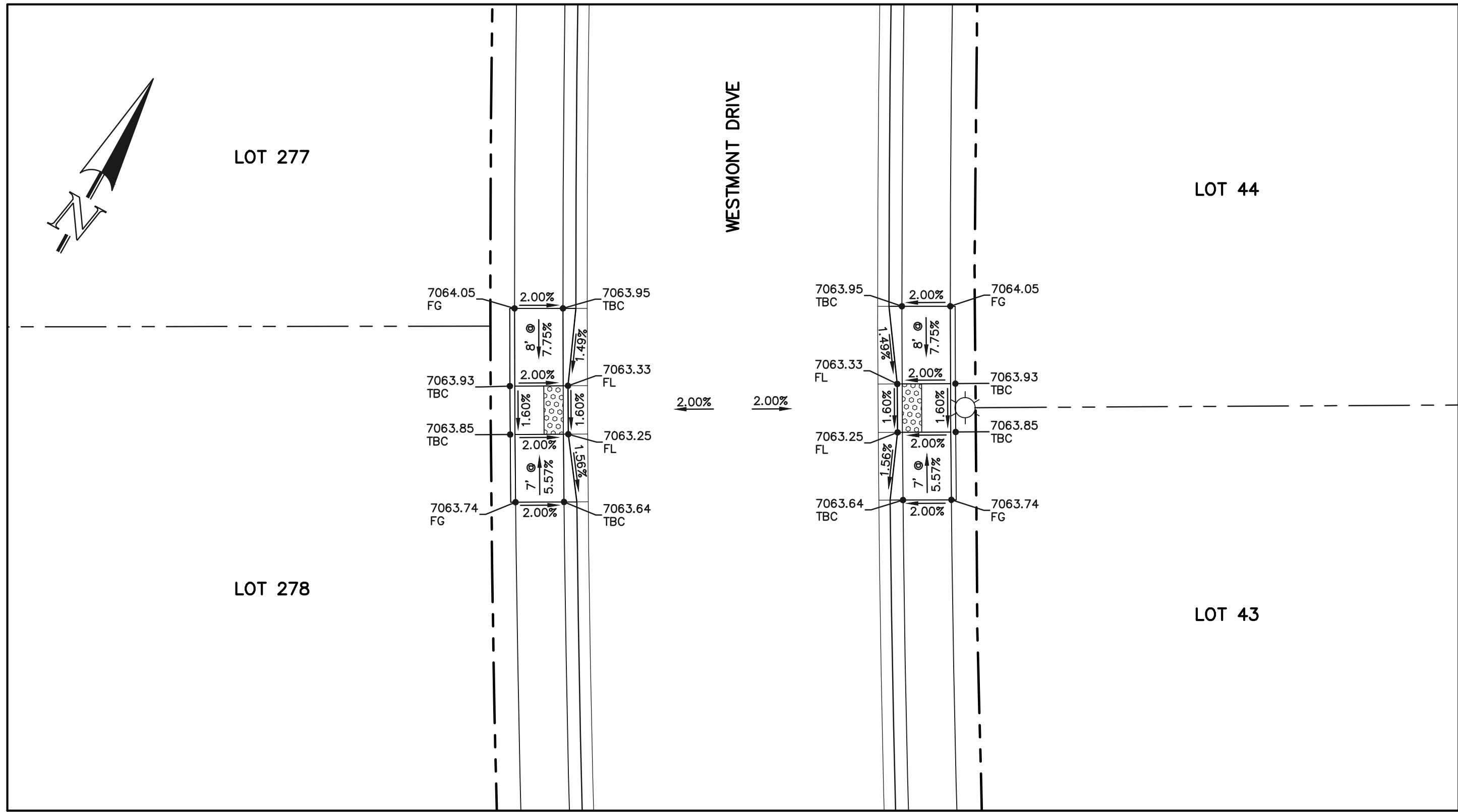
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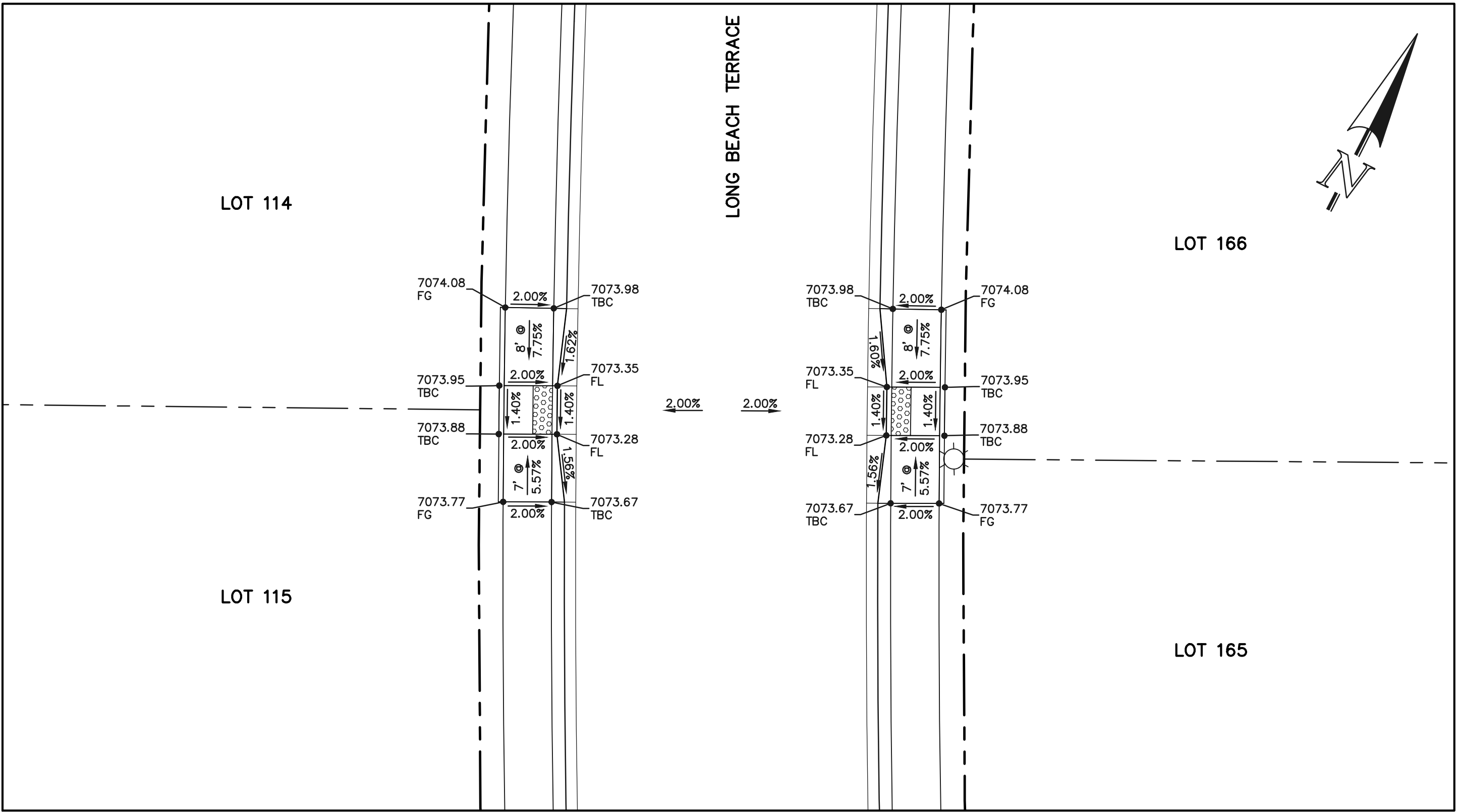
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STERLING RANCH EAST FILING NO. 1					
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PUBLIC STREET IMPROVEMENT PLAN					
PEDESTRIAN RAMP DESIGN					
DESIGNED BY	MES	(SCALE)	DATE		08/31/22
DRAWN BY	MES	(V) 1" = 10'	SHEET	24	OF 53
CHECKED BY		(V) 1" = N/A	JOB NO.	1183.30	

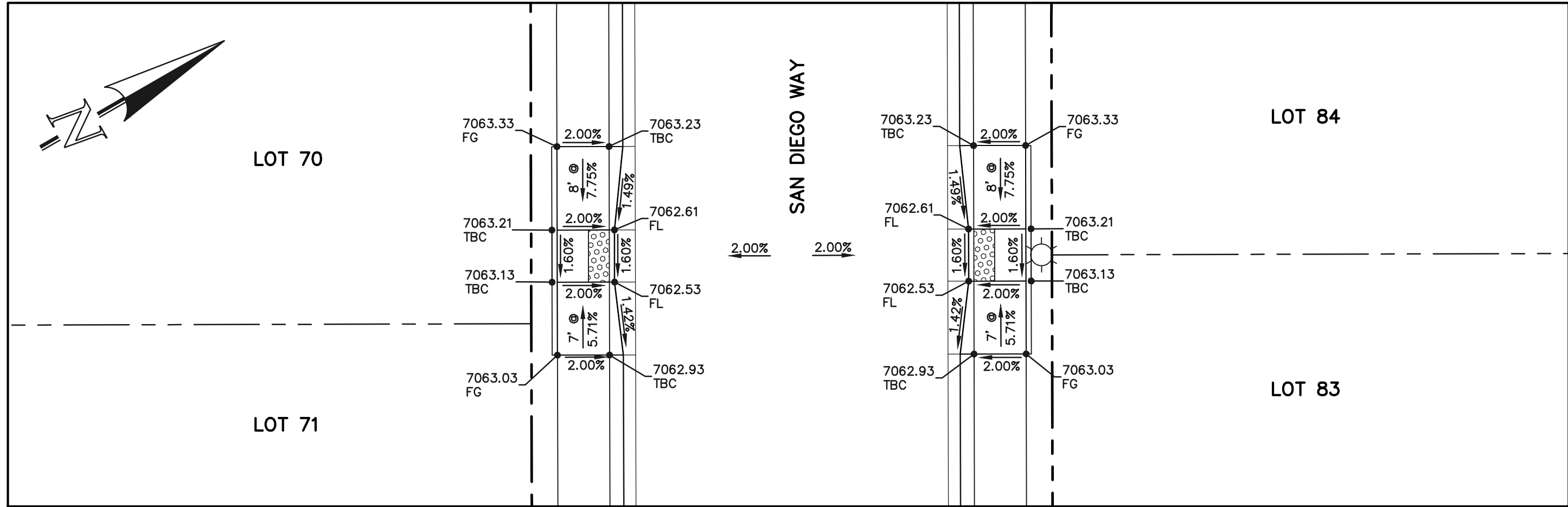




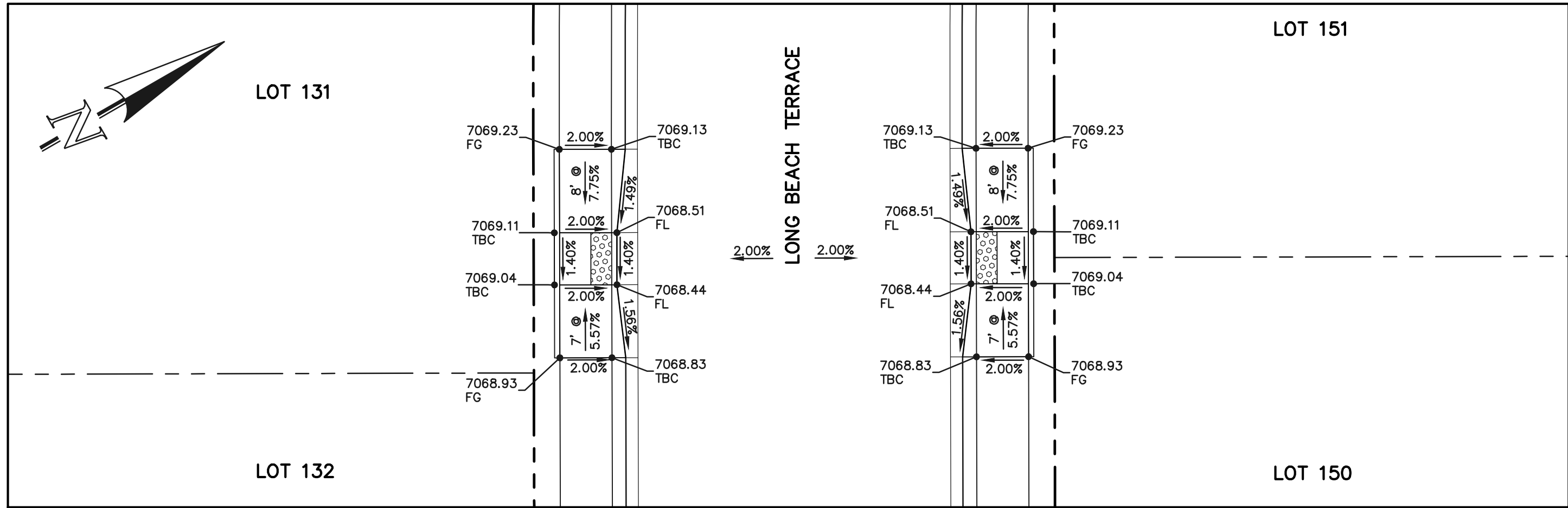
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SECTION 'Q'

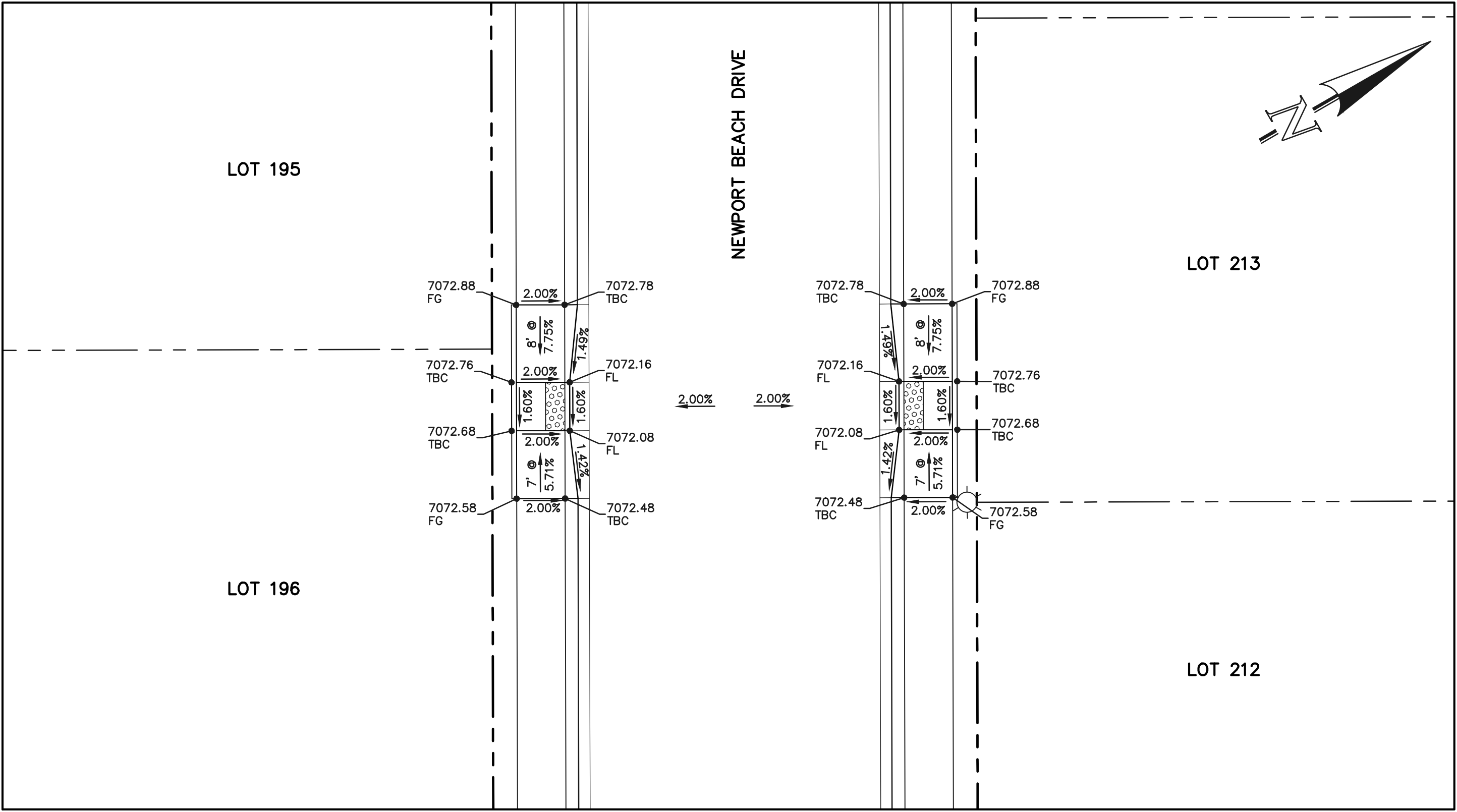


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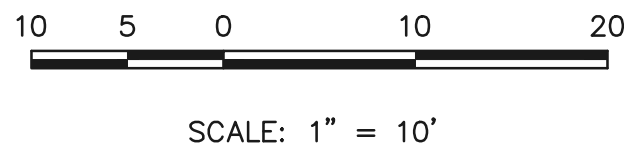


SECTION 'S'

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CLASSIC CONSULTING AND SURVEYORS, LLC

Kyle R. Campbell
KYLE R. CAMPBELL, PROFESSIONAL ENGINEER, #29794

02/28/24
DATE

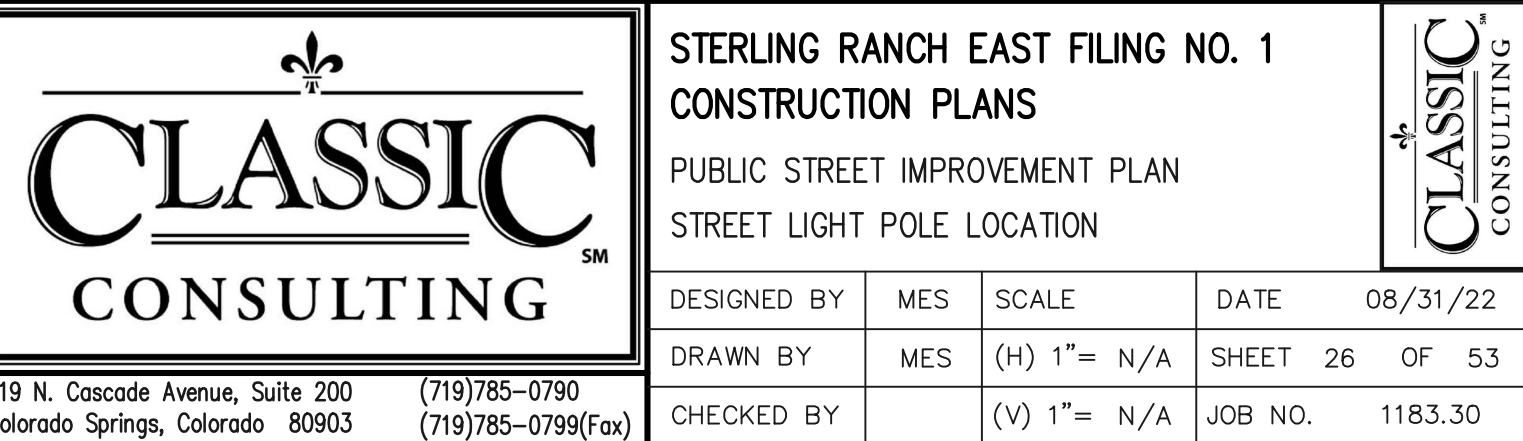
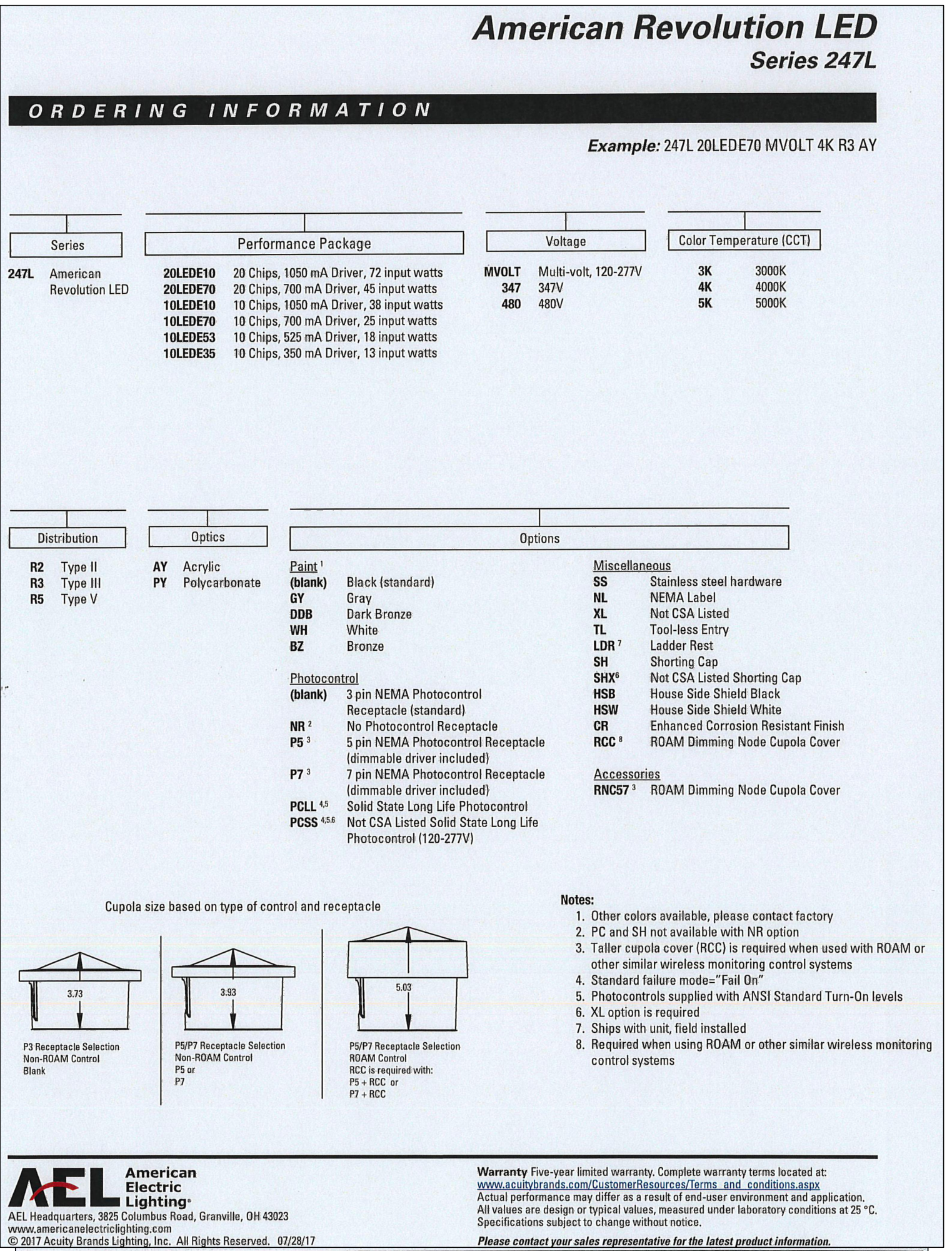


619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

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

STERLING RANCH EAST FILING NO. 1 CONSTRUCTION PLANS PUBLIC STREET IMPROVEMENT PLAN PEDESTRIAN RAMP DESIGN			
DESIGNED BY	MES	SCALE	DATE 08/31/22
DRAWN BY	MES	(H) 1"= 10'	SHEET 25 OF 53
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.30

PCD FILE #SF-22-035



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 4.3.5.0.2

URBAN LOCAL CLEAR ZONE = 12'

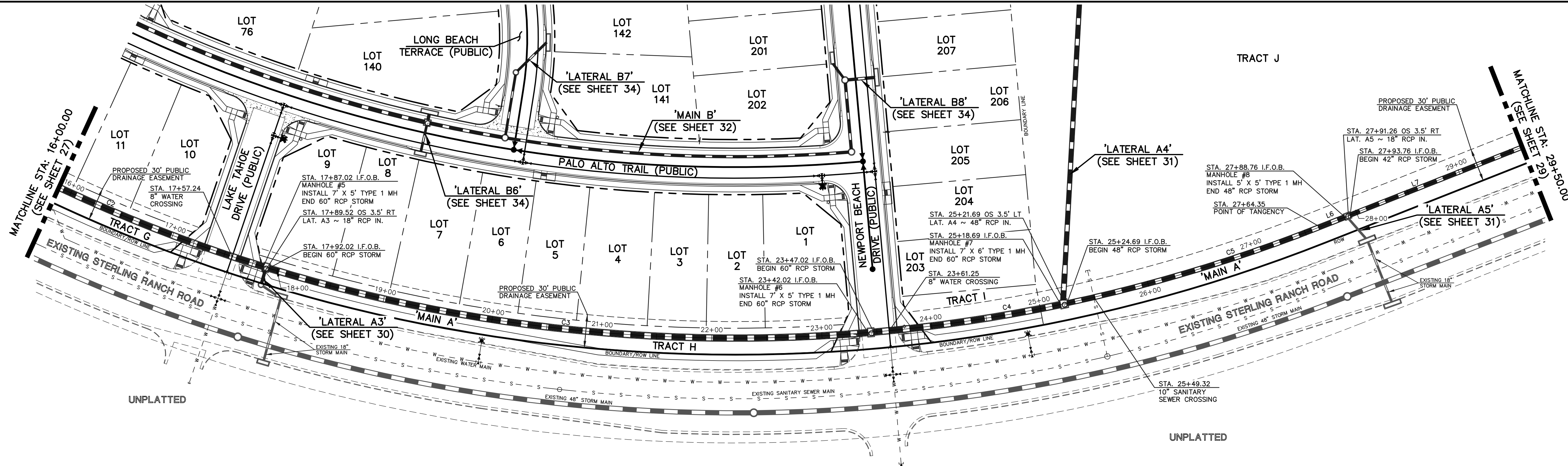
POLE LOCATION = 6.5' MIN. FROM TBC AND 1.0' INSIDE 50' ROW

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

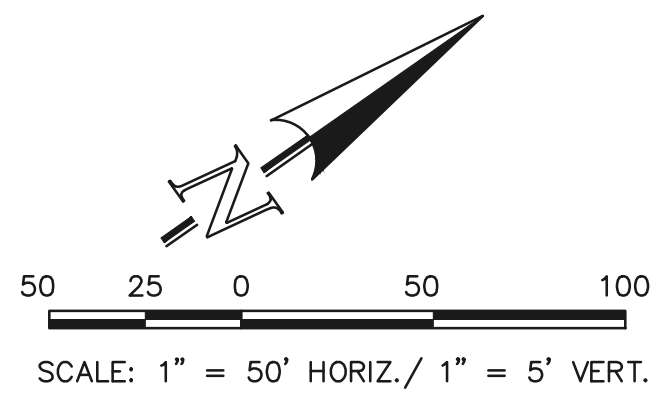
			NO.	REVISION	DATE	REVIEW:			
LEGEND PROPOSED FIRE HYDRANT PROPOSED WATER MAIN PROPOSED SANITARY SEWER MAIN PROPOSED STORM SEWER PROPOSED STORM INLET ROW/BOUNDARY LINE	 EXISTING FIRE HYDRANT EXISTING WATER MAIN EXISTING SANITARY SEWER MAIN EXISTING STORM SEWER EXISTING STORM INLET EXISTING GAS MAIN EXISTING ELECTRIC	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.				<p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <p>KYLE R. CAMPBELL #29794 DATE 02/28/24</p> <p>COLORADO STATE BOARD OF PROFESSIONAL ENGINEERING & SURVEYING No. 29794</p>	<p>CLASSICSM CONSULTING</p> <p>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785-0790 (719)785-0799(Fax)</p>	STERLING RANCH EAST FILING NO. 1 CONSTRUCTION PLANS	
			DESIGNED BY	MAL	SCALE			DATE	08/31/22
			DRAWN BY	MES	(H) 1" = 50'			SHEET	27 OF 53
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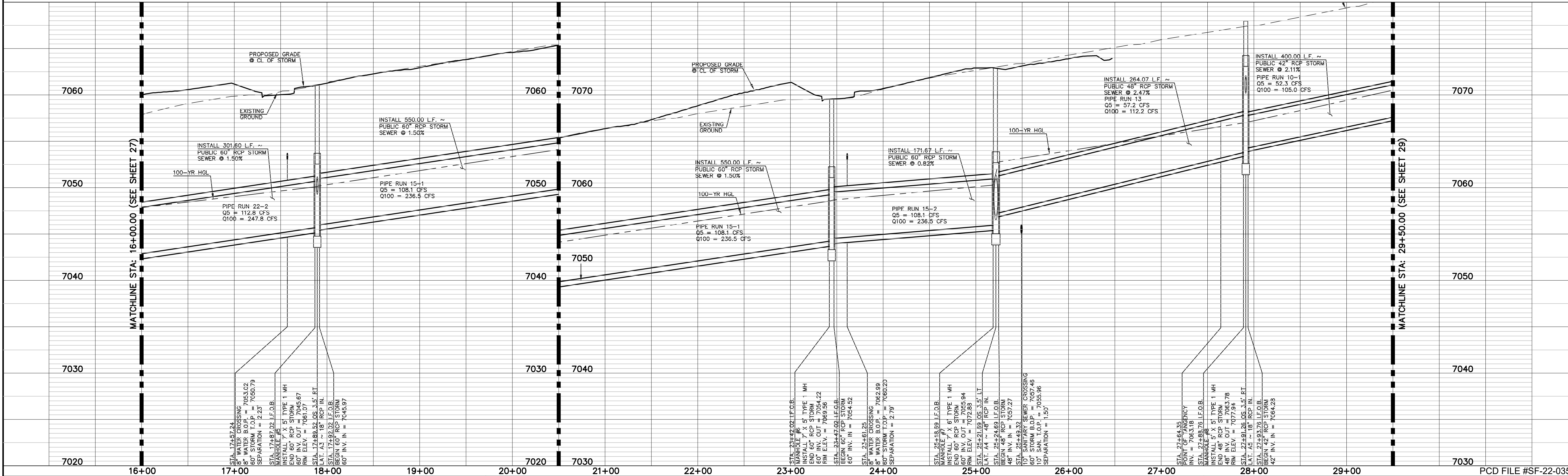
NOTES:
ALL STORM FACILITIES WITHIN R.O.W. ARE "PUBLIC", UNLESS OTHERWISE NOTED.
ALL "PRIVATE" FACILITIES ARE OWNED AND MAINTAINED BY THE STERLING RANCH METROPOLITAN DISTRICT.
ALL STORM SEWER WITH 100-YR HGL ABOVE THE TOP OF PIPE SHALL BE INSTALLED WITH PRESSURE PIPE AND WATER-TIGHT JOINTS WITH A 100-YEAR SERVICE LIFE.
ALL STORM SEWER PIPES TO BE CLASS 3.
STORM MANHOLE AND INLET DETAILS ARE LOCATED ON SHEETS 51-53.

STORM LINE TABLE		
Line #	Length	Direction
L6	24.41	N13°28'29"E
L7	400.00	N13°28'29"E

STORM CURVE TABLE			
Curve #	Delta	Length	Radius
C2	11°57'31"	301.60	1445.00
C3	21°48'29"	550.00	1445.00
C4	6°48'24"	171.67	1445.00
C5	9°30'10"	239.66	1445.00



PUBLIC 42"/48"/60" RCP STORM - 'MAIN A'



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
KYLE R. CAMPBELL, P.E.
COLORADO LICENSED PROFESSIONAL ENGINEER #29794

02/28/24
DATE

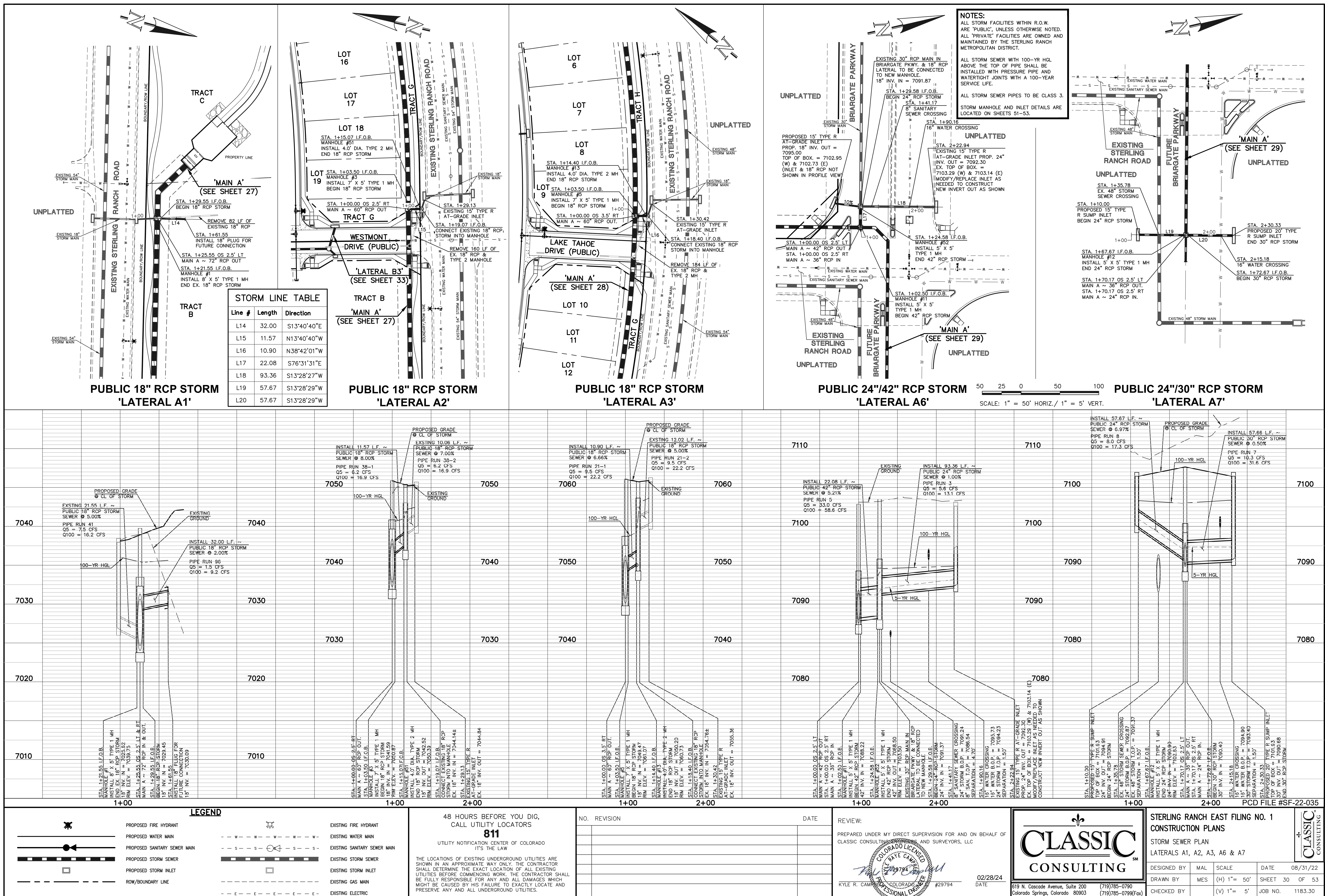
CLASSIC CONSULTING

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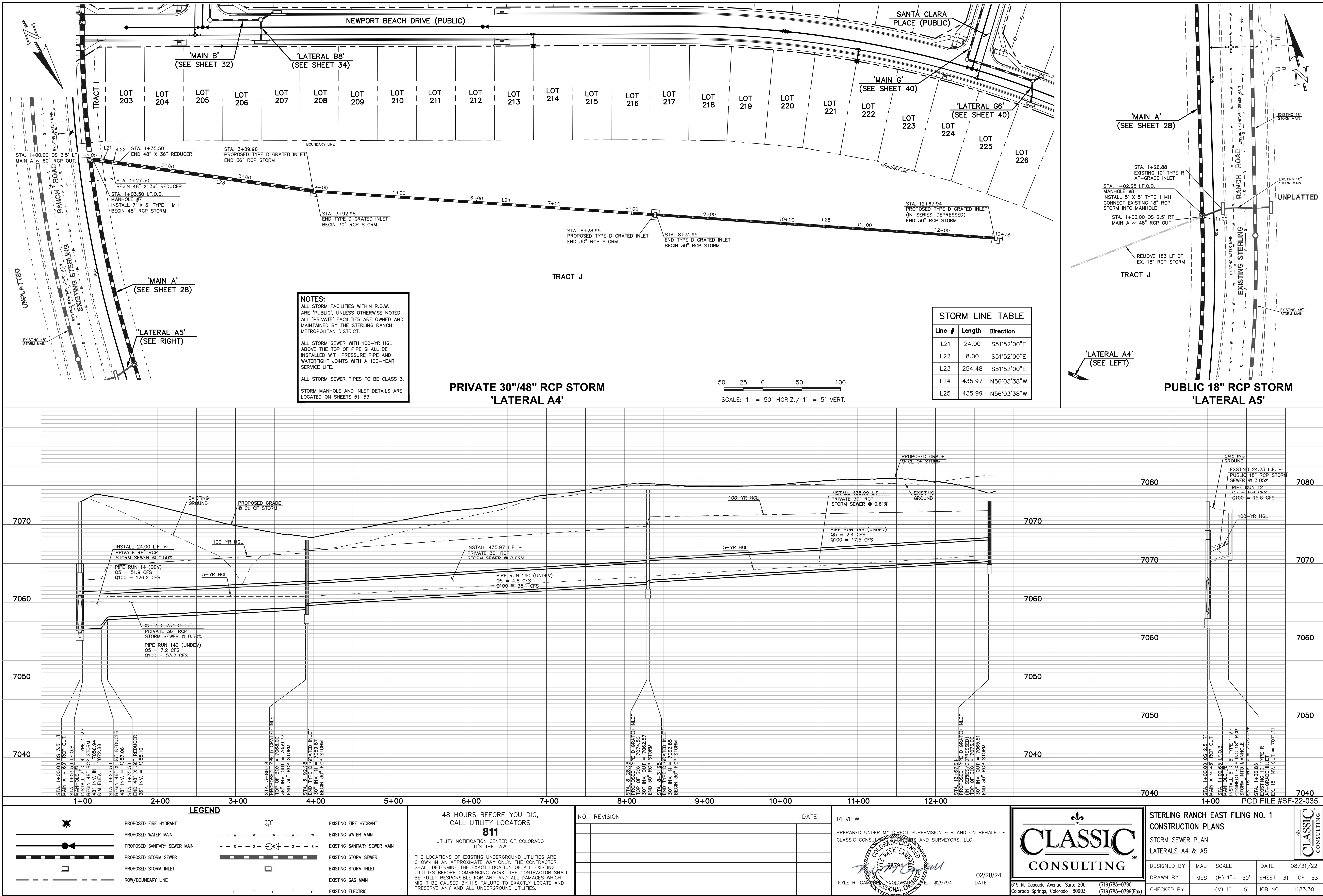
(719) 785-0790
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CONSTRUCTION PLANS
STORM SEWER PLANS
"MAIN A" STA: 16+00 - STA: 29+50

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DRAWN BY	MES	(H) 1" = 50'	SHEET	28 OF 53
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.30	



N:\118330\DRAWINGS\CONSTRUCTION\STORM\31-118330-STW-05.dwg, 2/28/2024, 10:48:40 AM, 1:1



NOTES:
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ARE "PUBLIC", UNLESS OTHERWISE NOTED.
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MAINTAINED BY THE STERLING RANCH
METROPOLITAN DISTRICT.

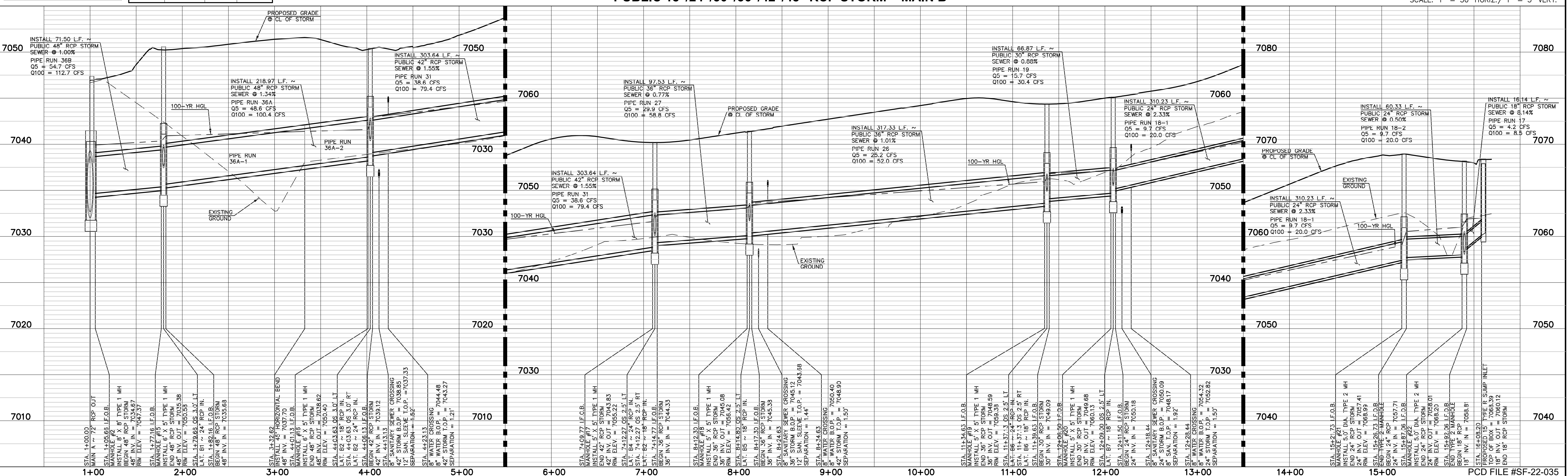
ALL STORM SEWER WITH 100-YR HGL
ABOVE THE TOP OF PIPE SHALL BE
INSTALLED WITH PRESSURE PIPE AND
WATERTIGHT JOINTS WITH A 100-YEAR
SERVICE LIFE.

ALL STORM SEWER PIPES TO BE CLASS 3.

STORM MANHOLE AND INLET DETAILS ARE
LOCATED ON SHEETS 51-53.

Line #	Length	Direction
L26	71.50	N31°19'20"E
L27	150.46	N31°19'20"E
L28	68.51	N76°19'20"E
L29	89.09	N76°19'20"E
L30	60.33	N60°08'46"W
L31	16.14	S88°37'08"W

Curve #	Delta	Length	Radius
C6	9°36'01"	214.55	1280.50
C7	4°21'51"	97.53	1280.50
C8	14°11'55"	317.32	1280.50
C9	2°59'32"	66.87	1280.50
C10	13°52'53"	310.23	1280.50



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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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
KYLE R. CAMPBELL, PROFESSIONAL ENGINEER #29794

02/28/24
DATE

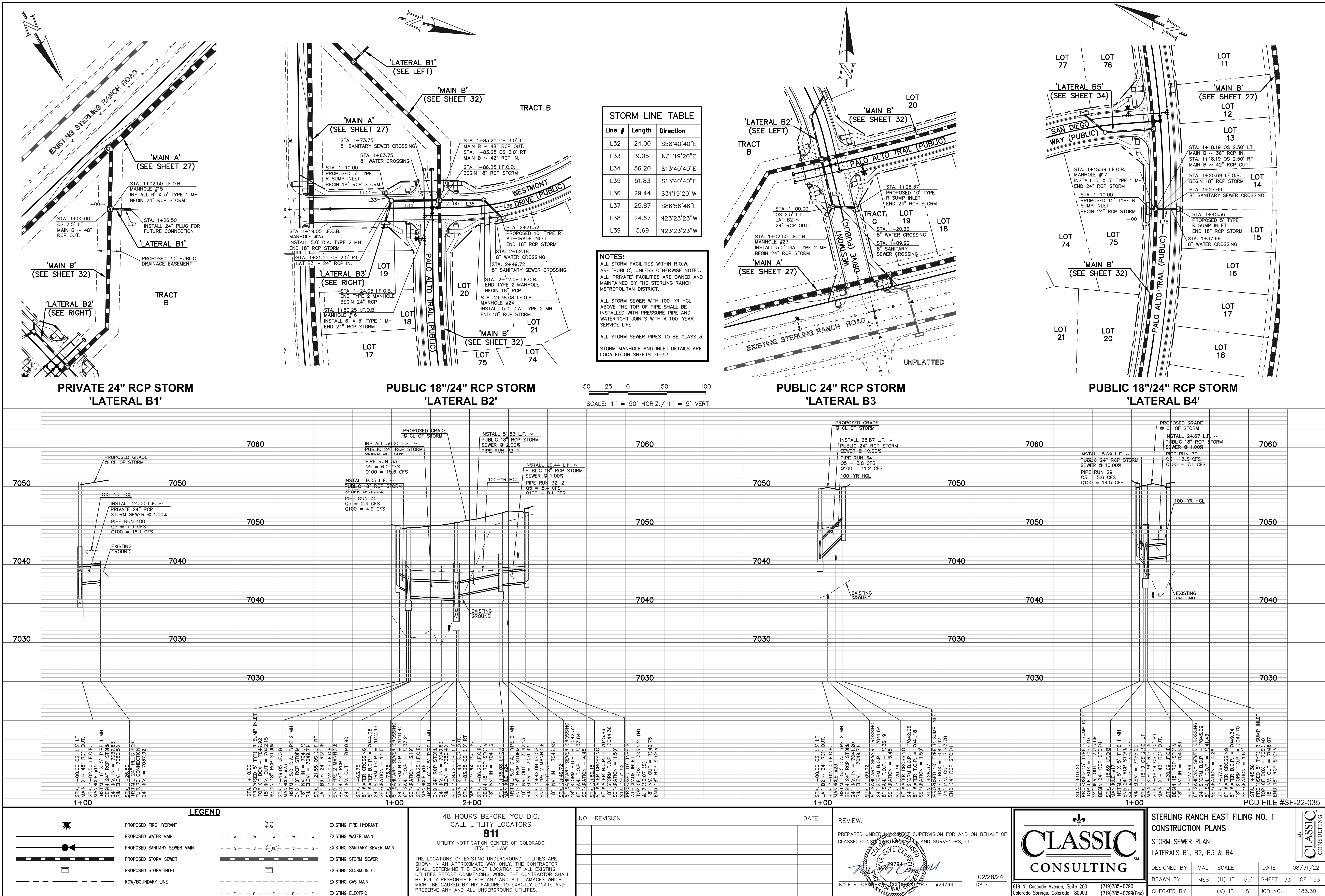
CLASSIC CONSULTING

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

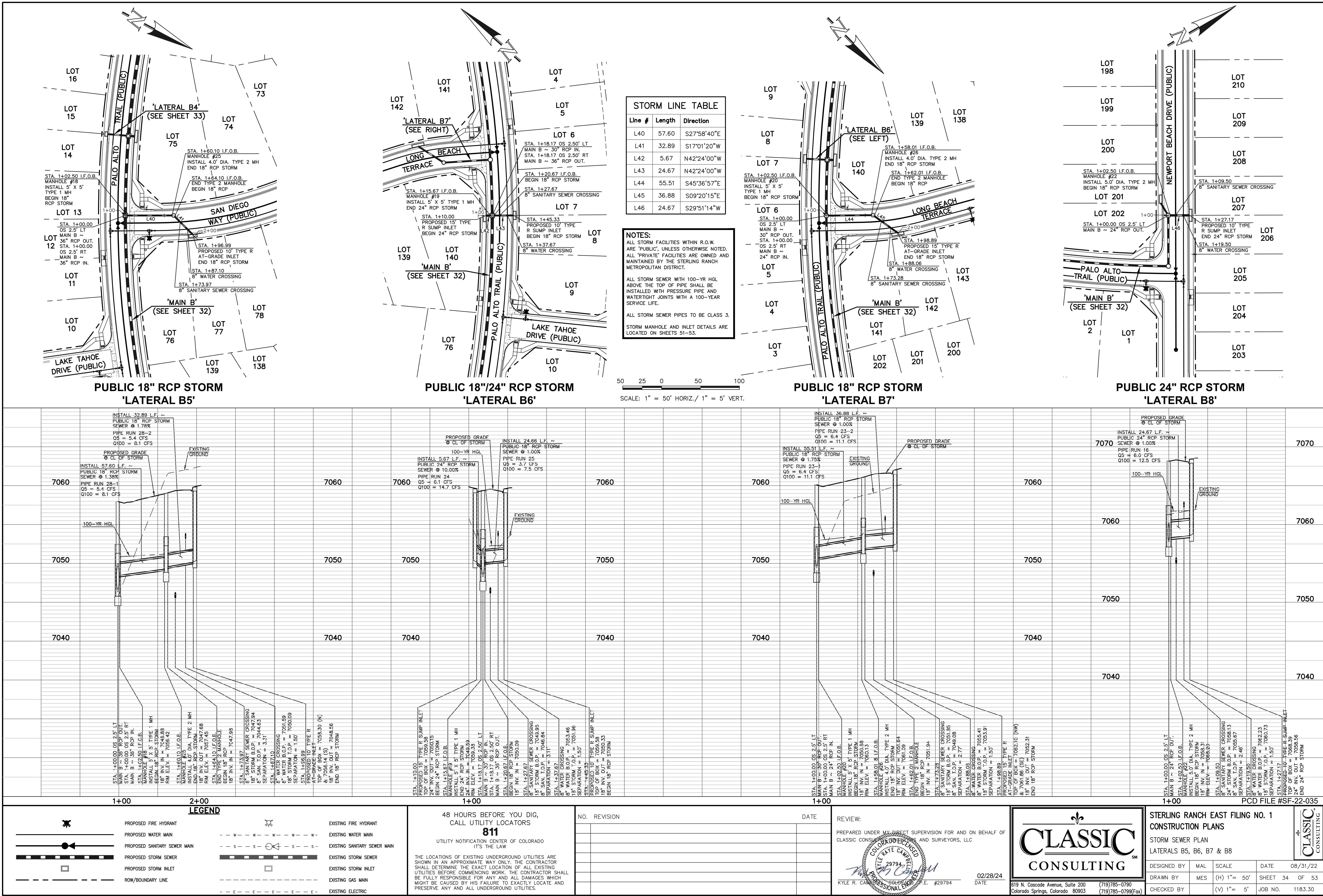
(719)785-0790
(719)785-0799(fax)

STERLING RANCH EAST FILING NO. 1
CONSTRUCTION PLANS
STORM SEWER PLANS
"MAIN B" STA: 1+00 - END

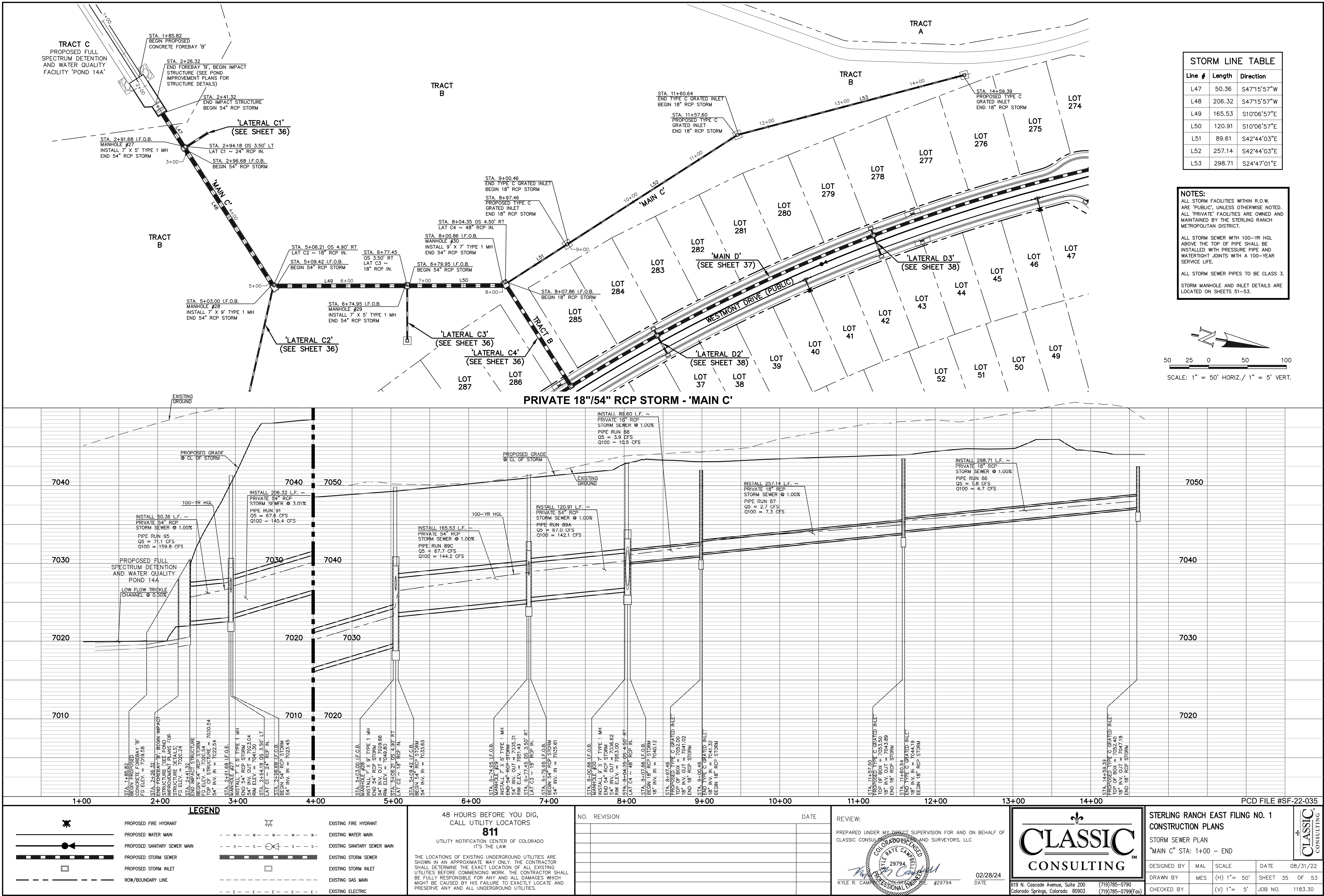
DESIGNED BY	MAL	SCALE	DATE
DRAWN BY	MES	(H) 1" = 50'	08/31/22
CHECKED BY	(V) 1" = 5'	SHEET 32 OF 53	JOB NO. 1183.30

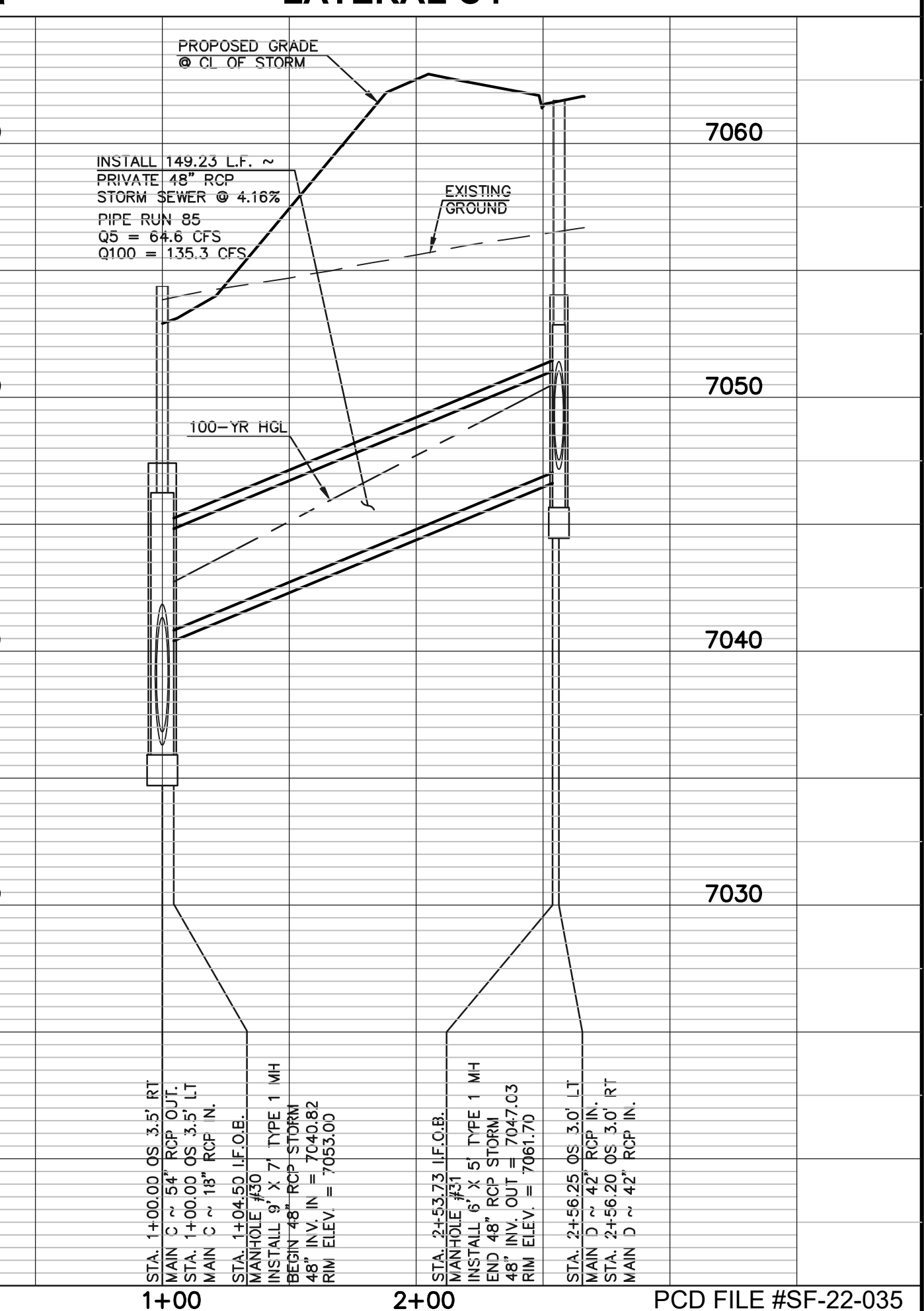
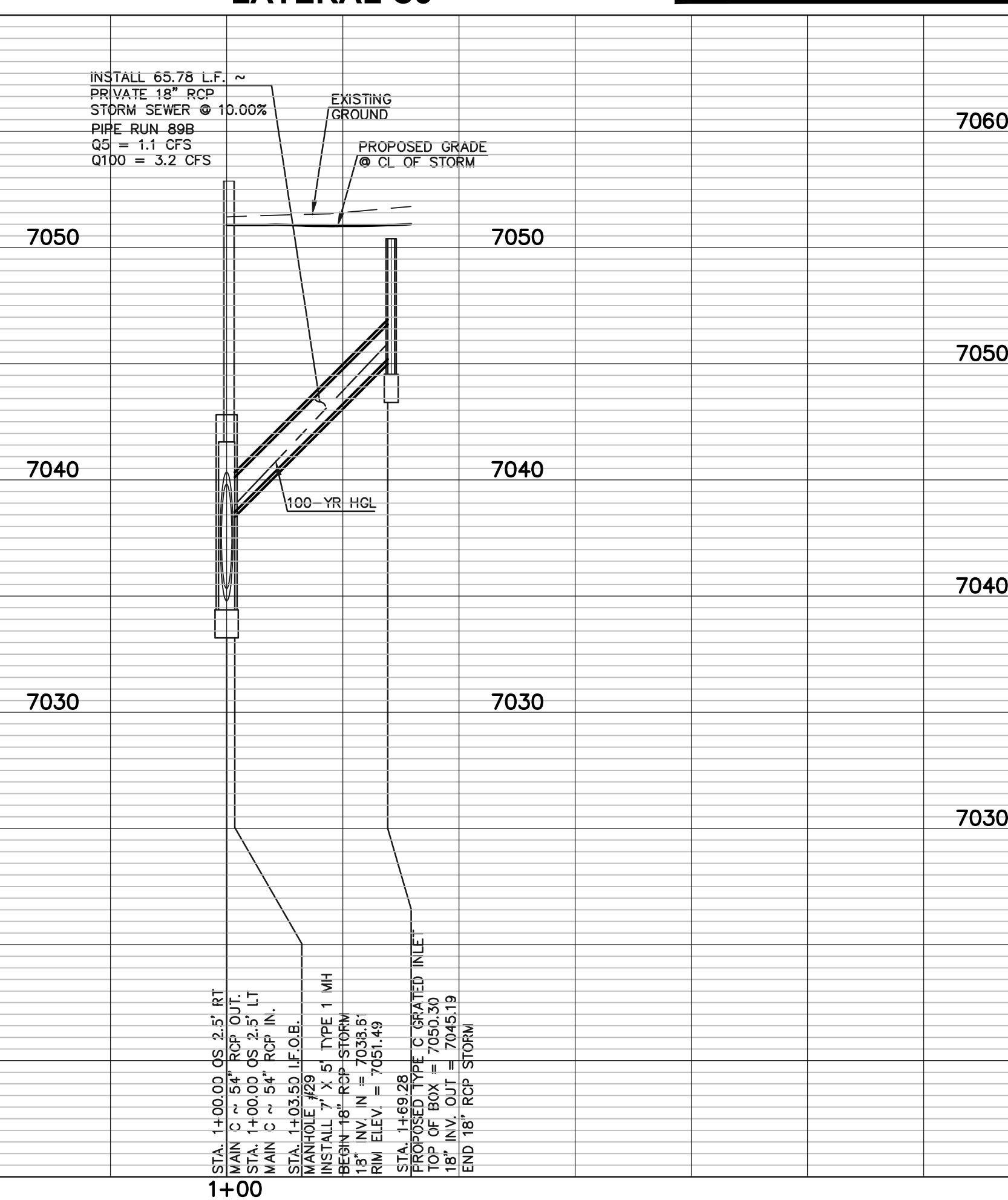
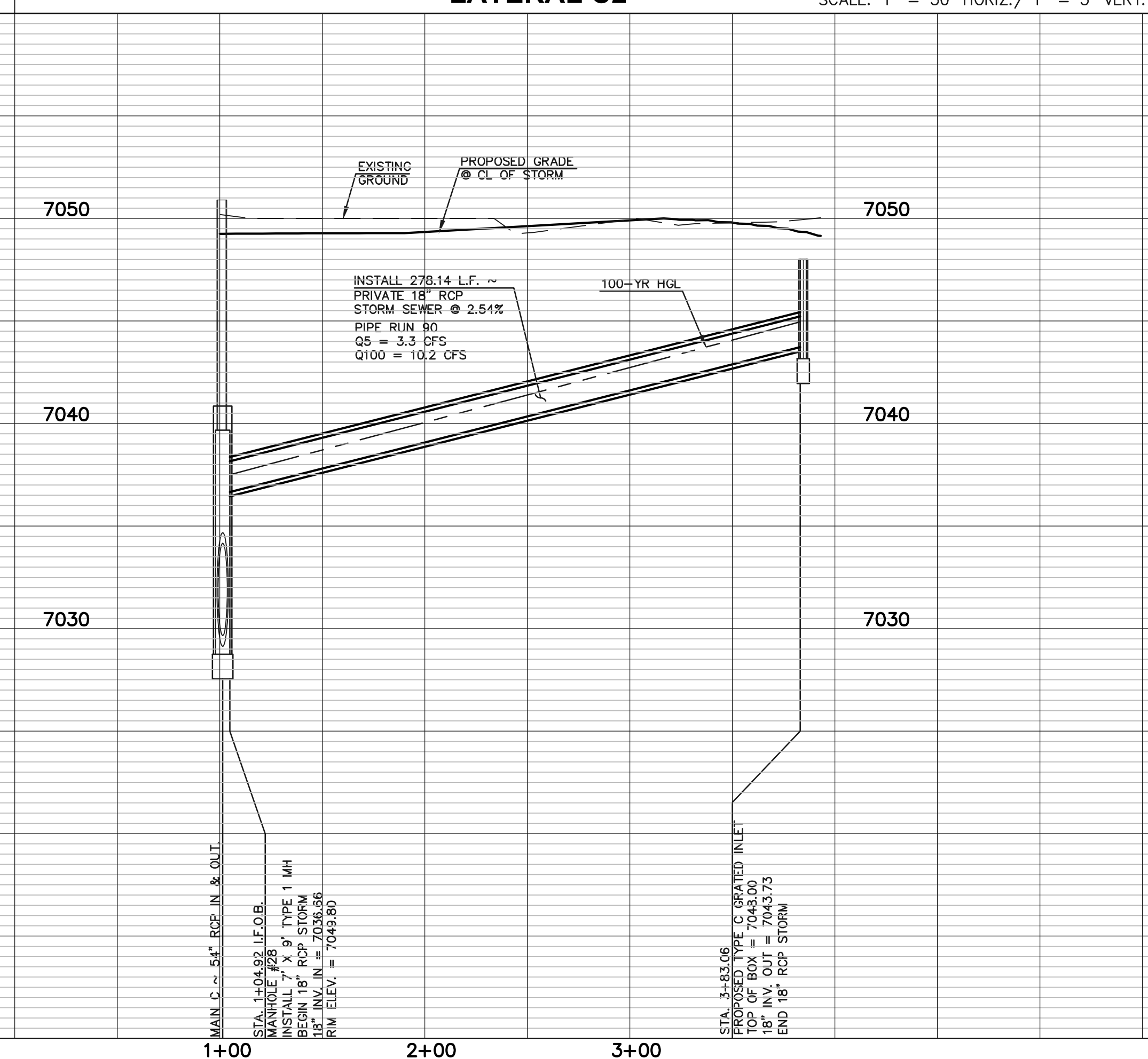
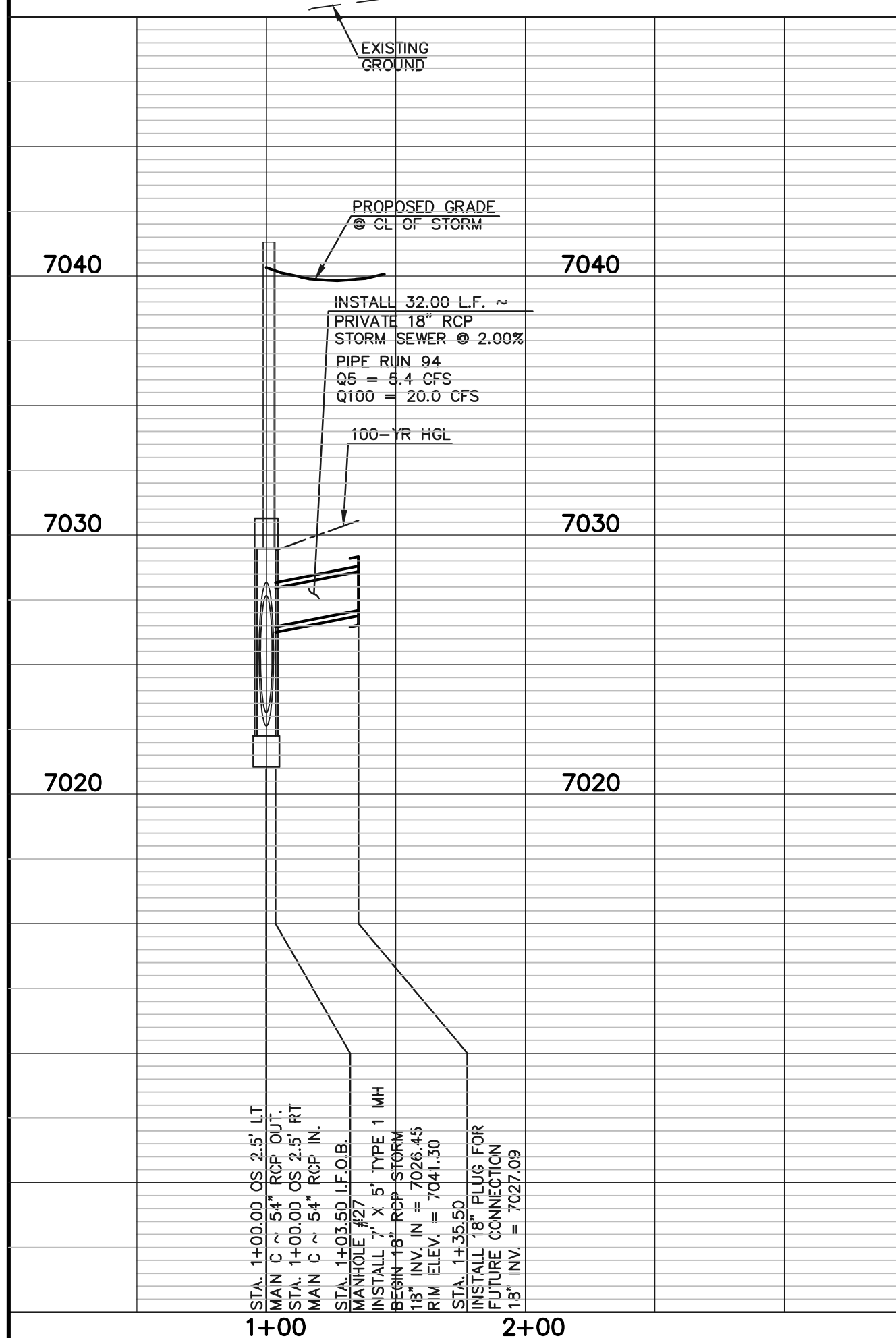


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N:\1830\DRAWINGS\CONSTRUCTION\STORM\35-118330-STW-09.dwg, 2/28/2024, 10:54:32 AM, 1:1





STORM LINE TABLE		
Line #	Length	Direction
L54	32.00	N42°44'03"W
L55	278.13	S87°19'14"E
L56	65.78	S79°53'03"W
L57	149.23	N47°15'57"E

50 25 0 50 100

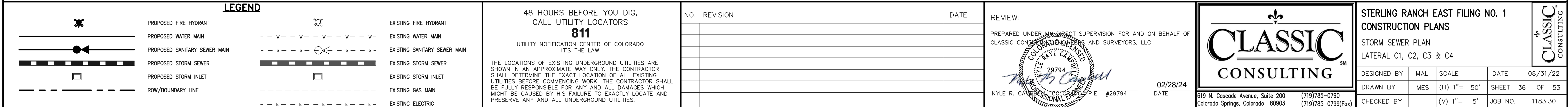
SCALE: 1" = 50' HORIZ./ 1" = 5' VERT.

NOTES:
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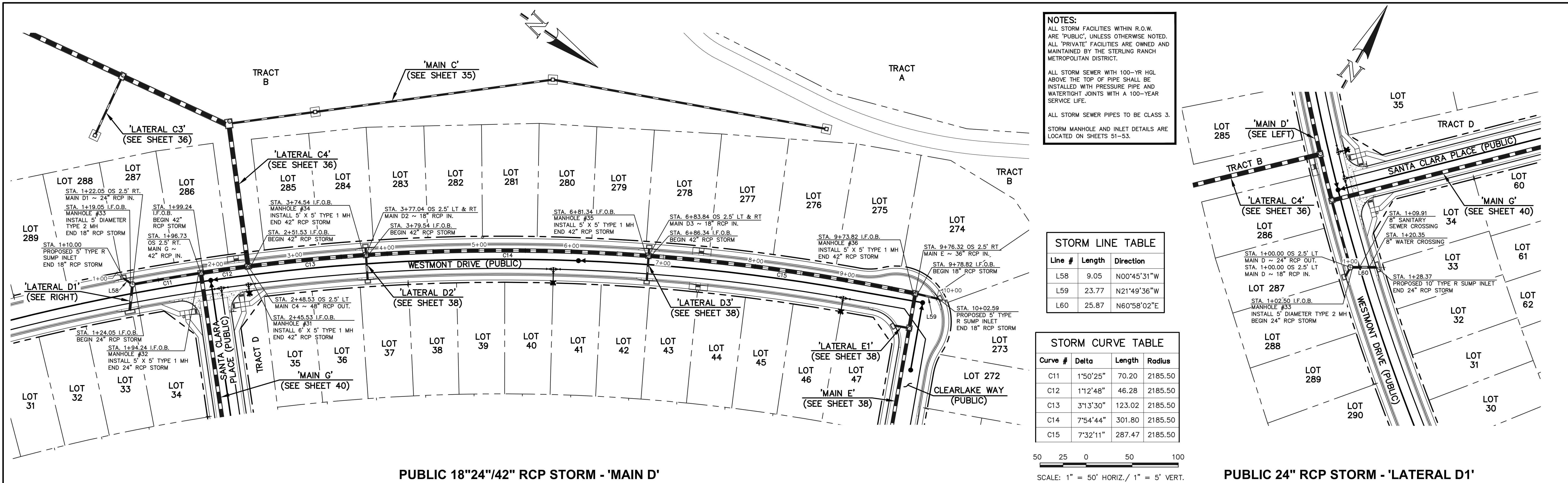
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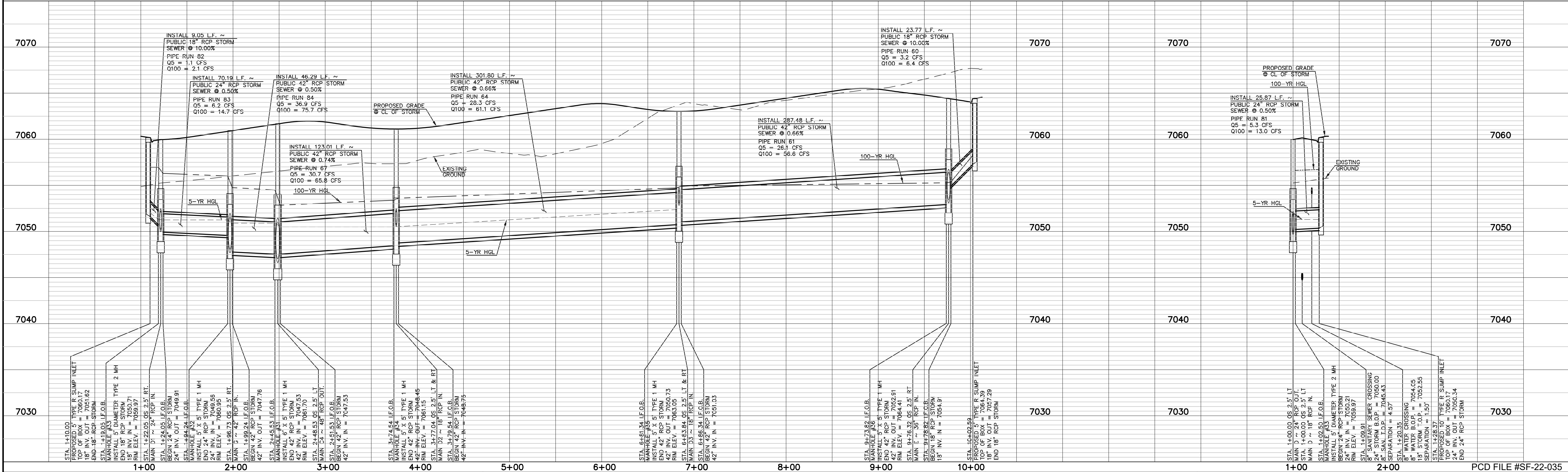


N:\118330\DRAWINGS\CONSTRUCTION\STORM\37-118330-STW-11.dwg, 2/26/2024, 10:57:12 AM, 1:1



PUBLIC 18"24"/42" RCP STORM - 'MAIN D'

PUBLIC 24" RCP STORM - 'LATERAL D1'



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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NO. REVISION

DATE

REVIEW:

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

KYLE R. CAMPBELL, P.E. #29794

02/28/24

DATE

STERLING RANCH EAST FILING NO. 1
CONSTRUCTION PLANS
STORM SEWER PLANS
"MAIN D" STA: 1+00 - END / LATERAL D1

DESIGNED BY MAL

DRAWN BY MES

CHECKED BY

SCALE (H) 1"= 50'

SCALE (V) 1"= 5'

DATE 08/31/22

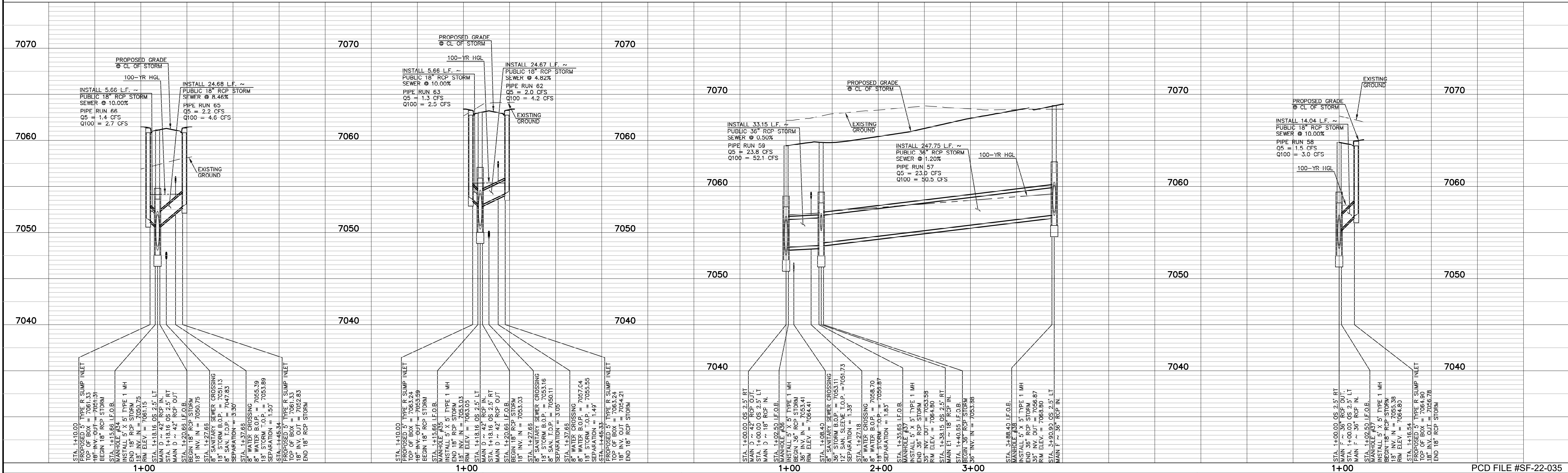
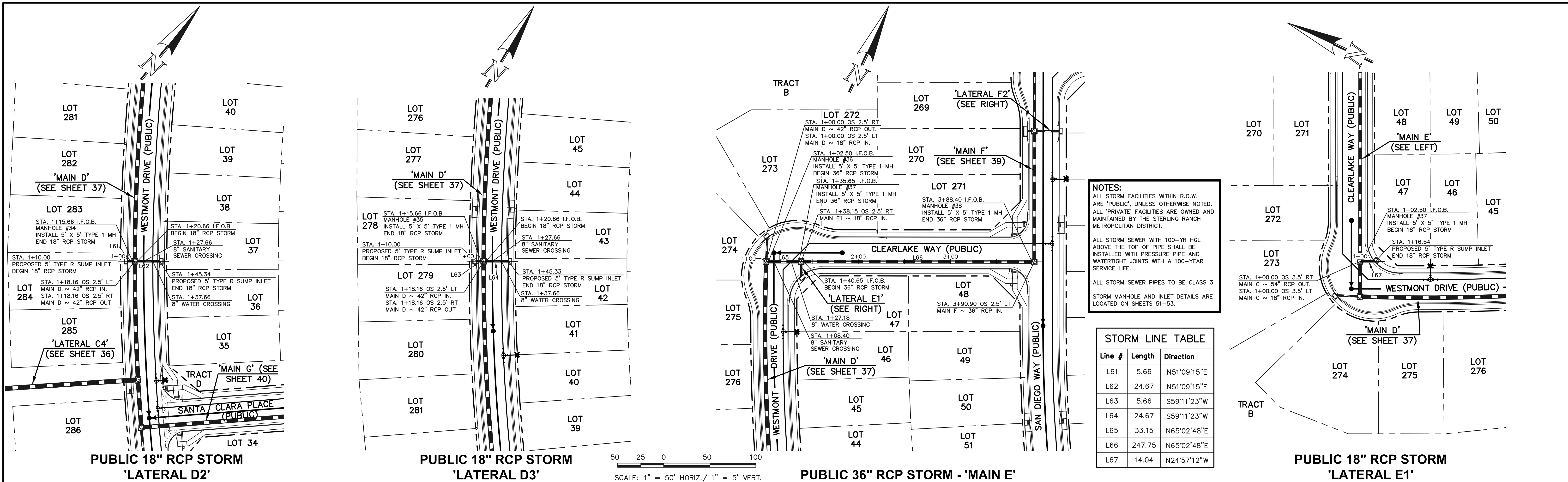
SHEET 37 OF 53

JOB NO. 1183.30

CLASSIC CONSULTING

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

(719)785-0790
(719)785-0799(fax)



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NO. REVISION

NO.	REVISION

DATE

DATE

REVIEW:

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KYLE R. CAMPBELL, LICENSED PROFESSIONAL ENGINEER, #29794

02/28/24

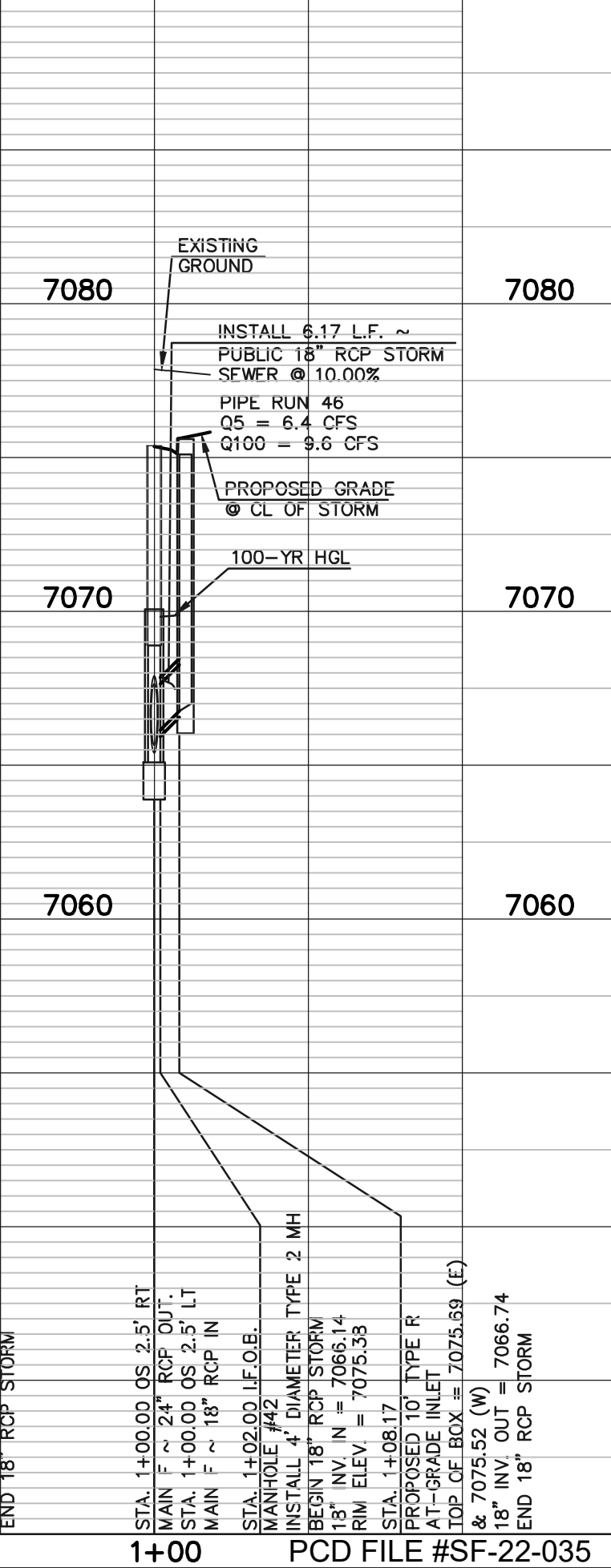
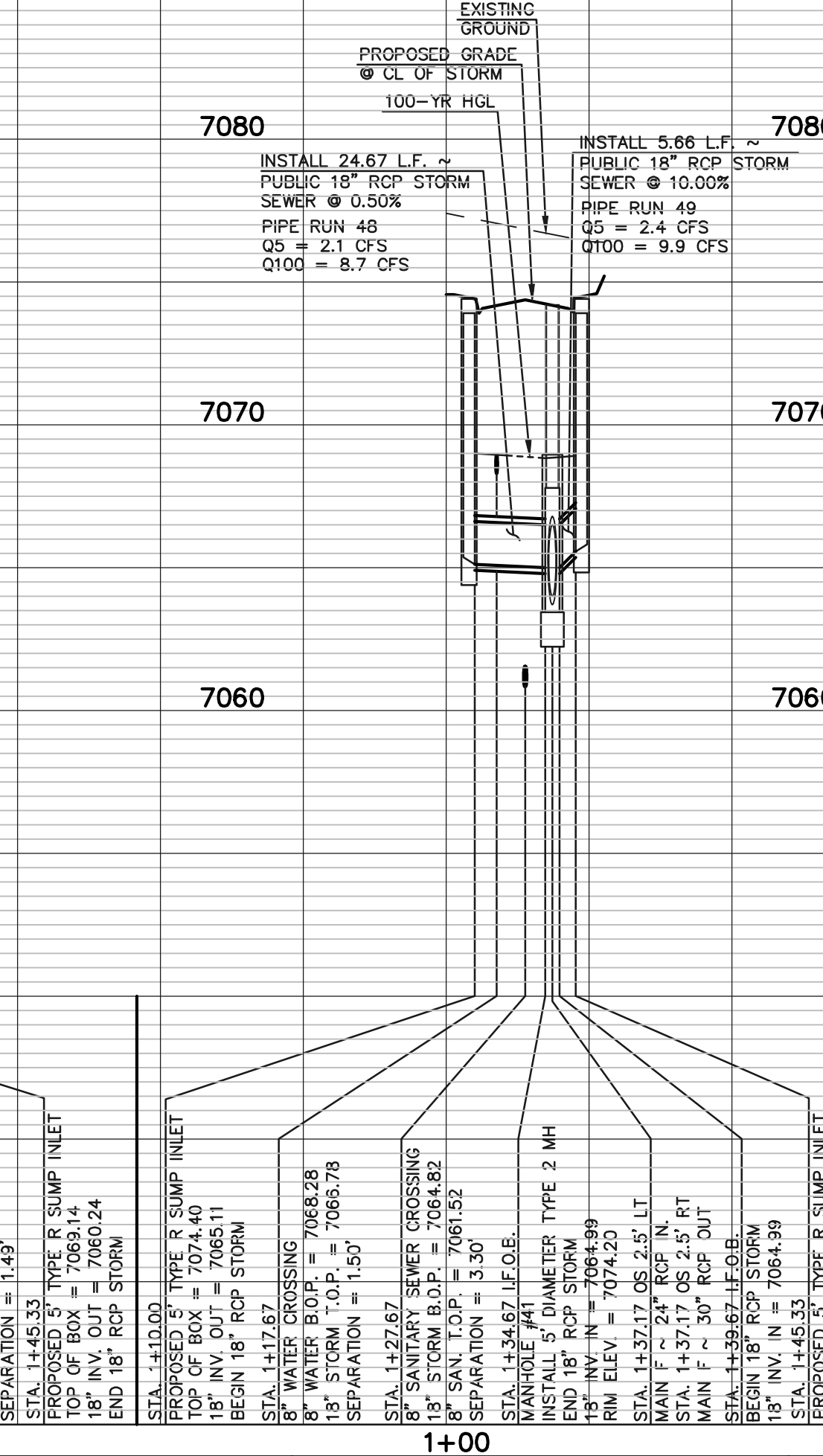
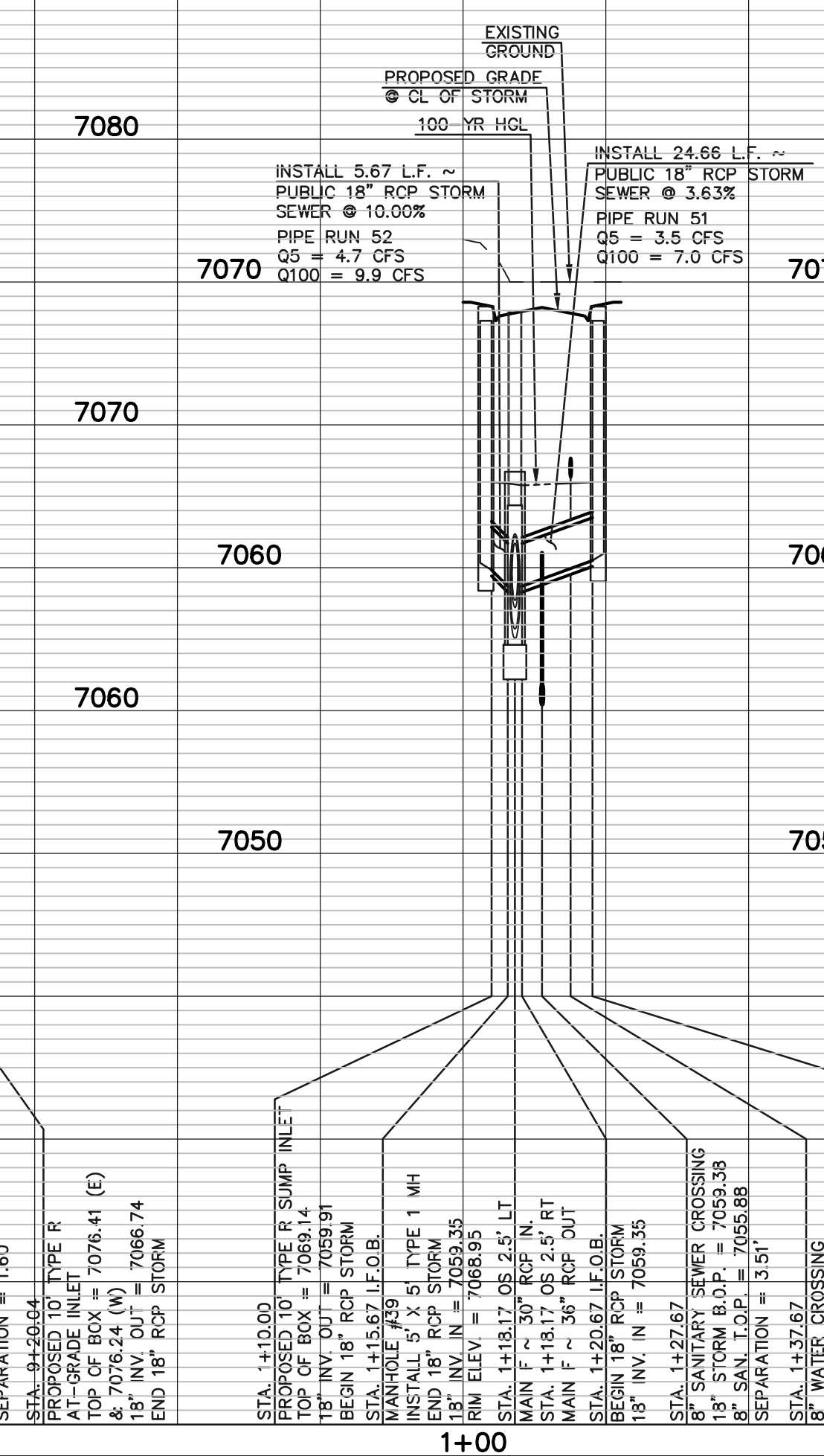
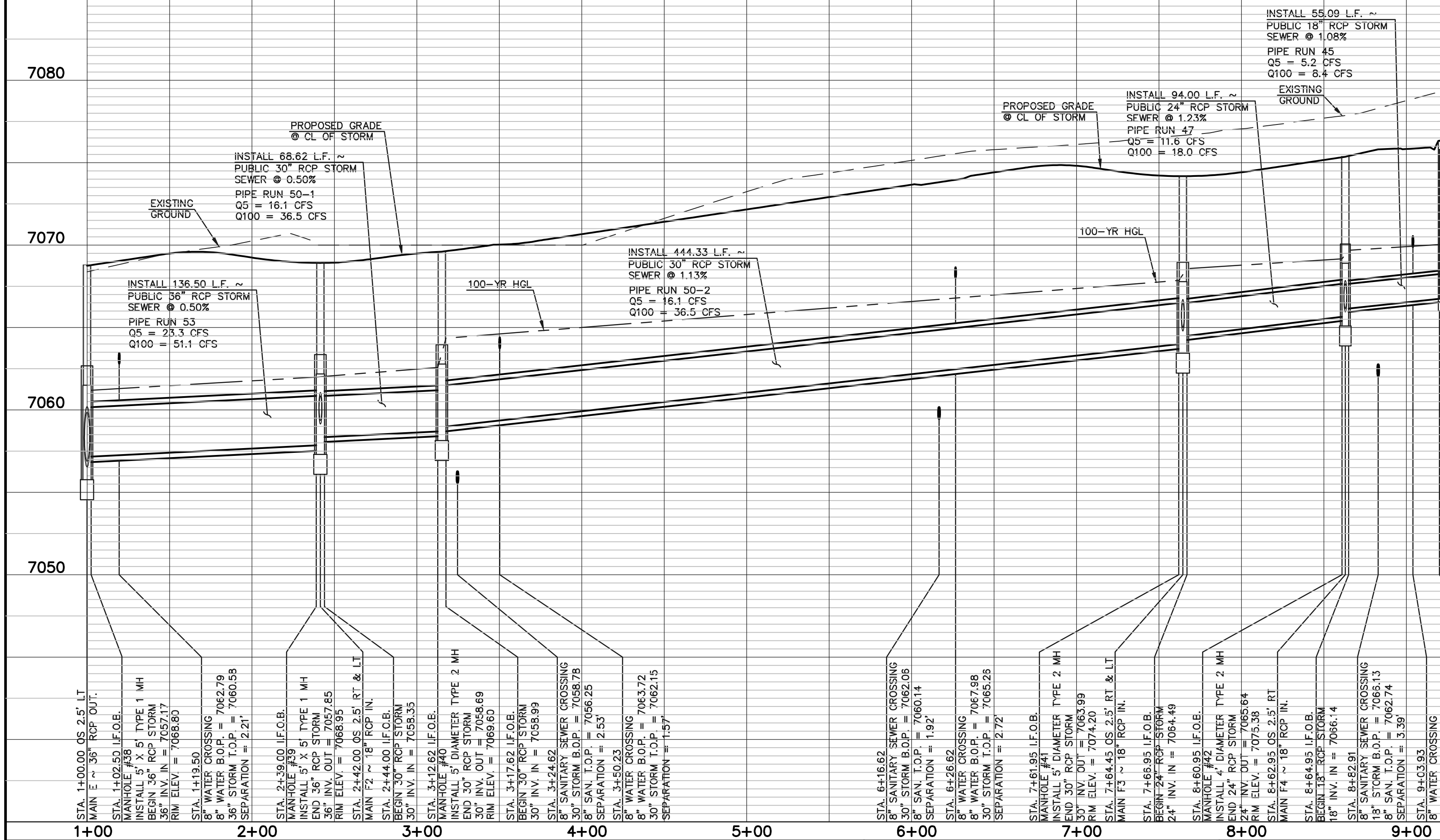
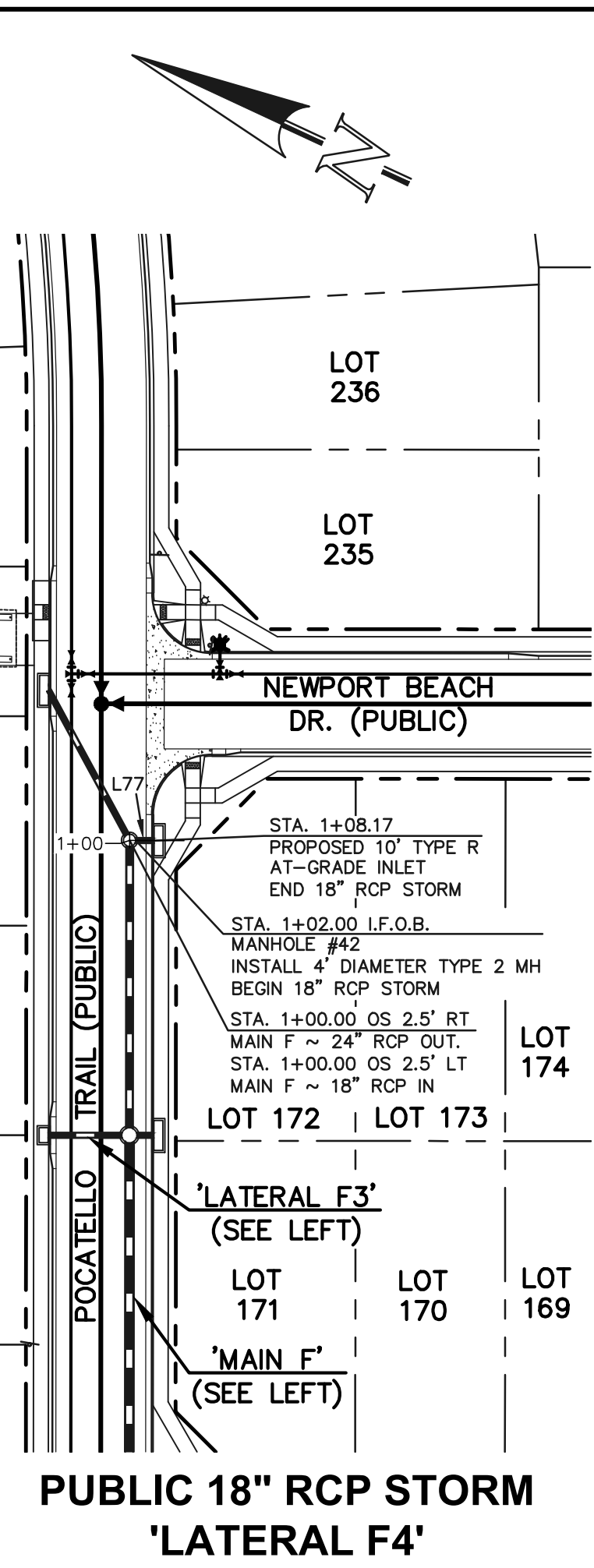
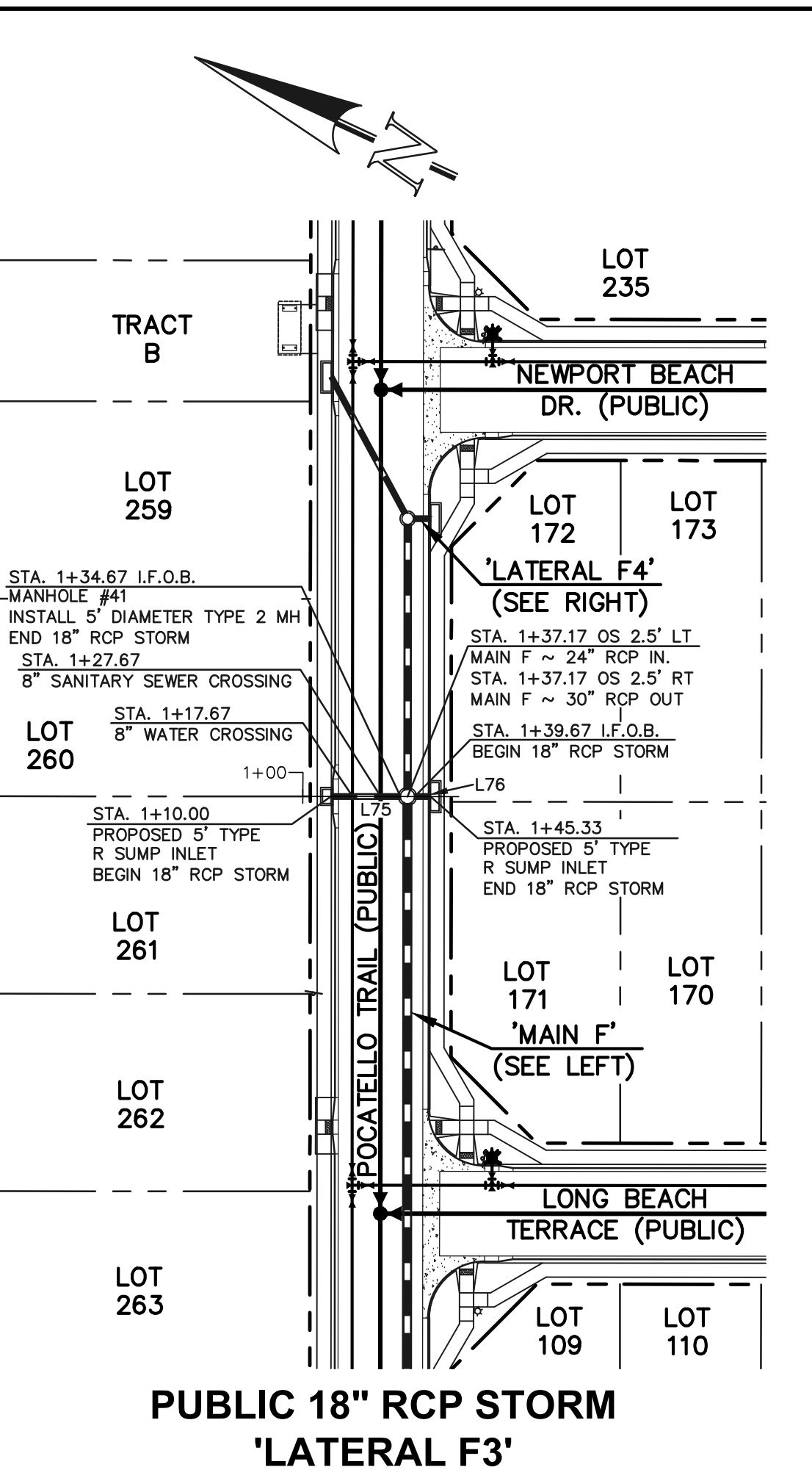
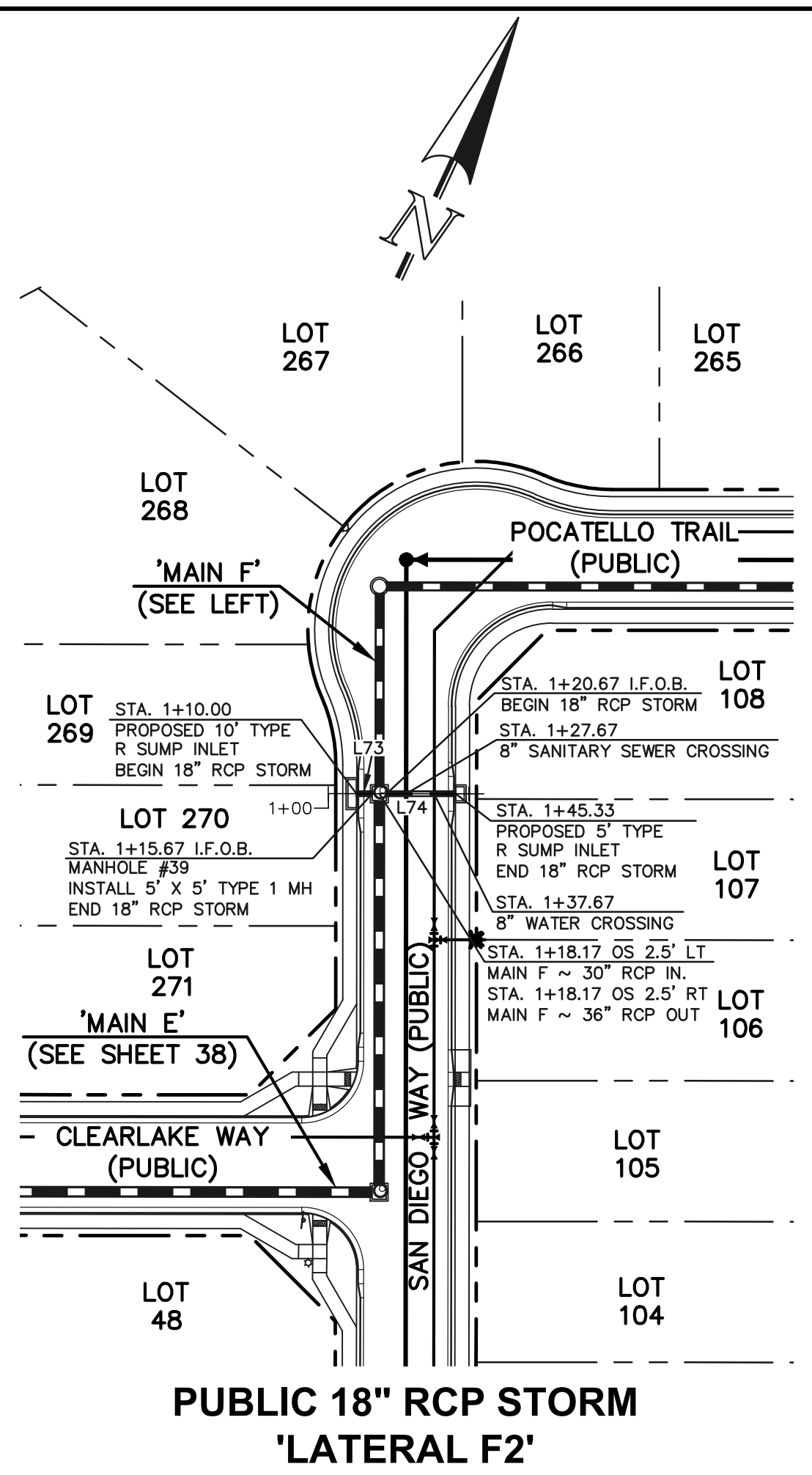
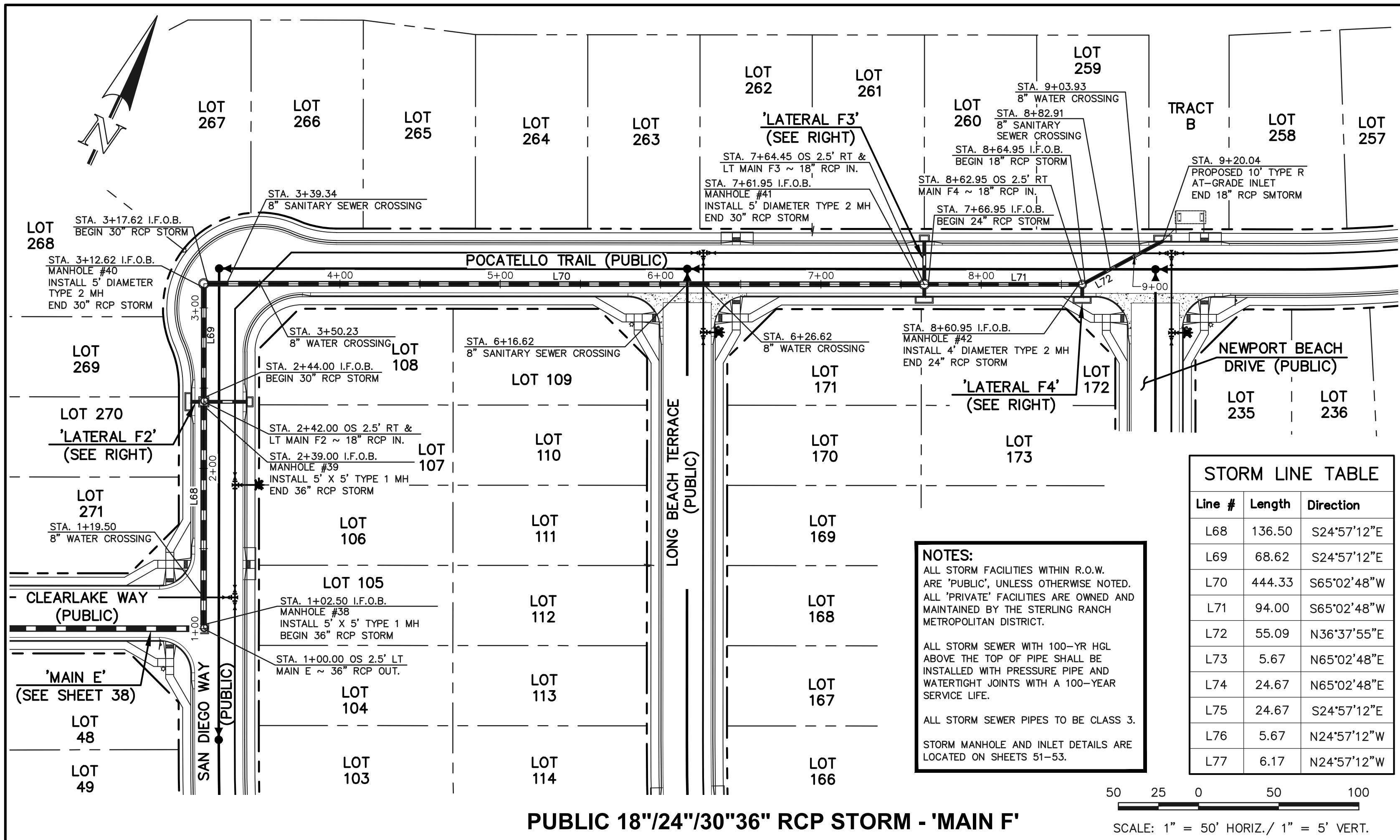
STERLING RANCH EAST FILING NO. 1
CONSTRUCTION PLANS
STORM SEWER PLANS
"MAIN E" STA: 1+00-END/LATERAL D2, D3 & E1

DESIGNED BY	MAL	SCALE	DATE	08/31/22
DRAWN BY	MES	(H) 1"= 50'	SHEET 38 OF 53	
CHECKED BY	(V) 1"= 5'	JOB NO.	1183.30	

CLASSIC CONSULTING

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Colorado Springs, Colorado 80903

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(719)785-0799(fax)



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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02/28/24

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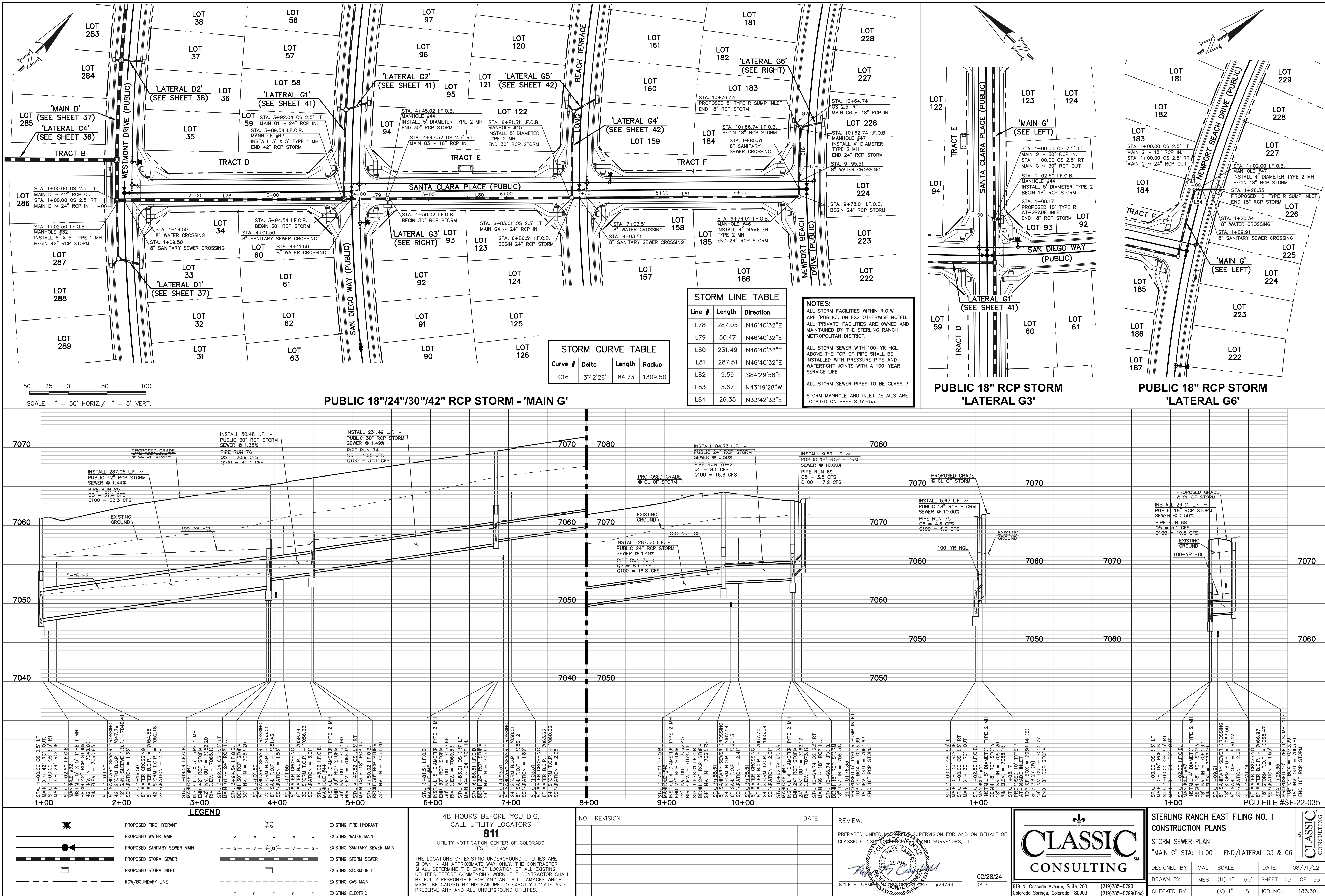
CONSTRUCTION PLANS

"MAIN F" STA: 1+00-END/LATERAL F2, F3 & F4

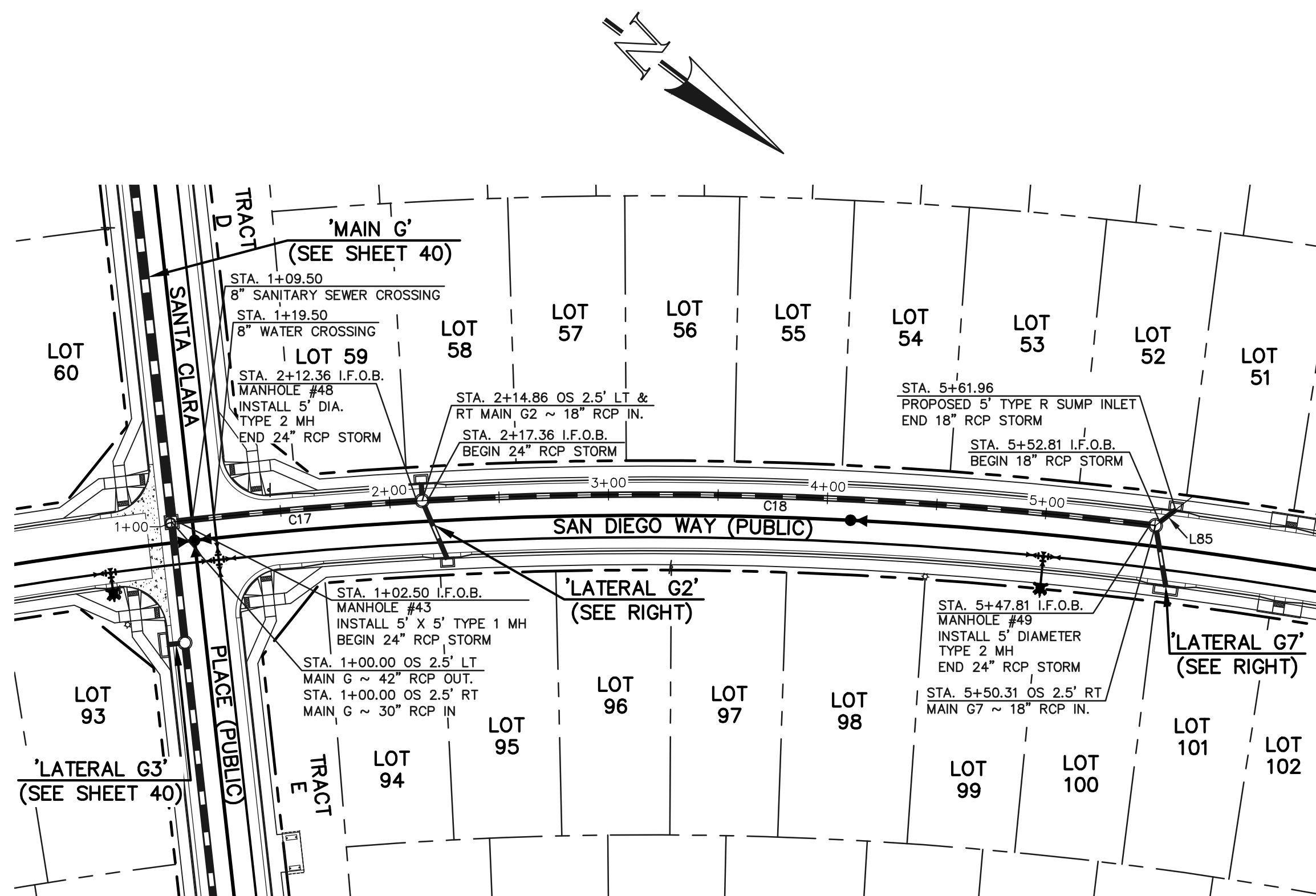
DESIGNED BY	MAL	SCALE	DATE	08/31/22
DRAWN BY	MES	(H) 1" = 50'	SHEET	39 OF 53
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.30	

CLASSIC CONSULTING

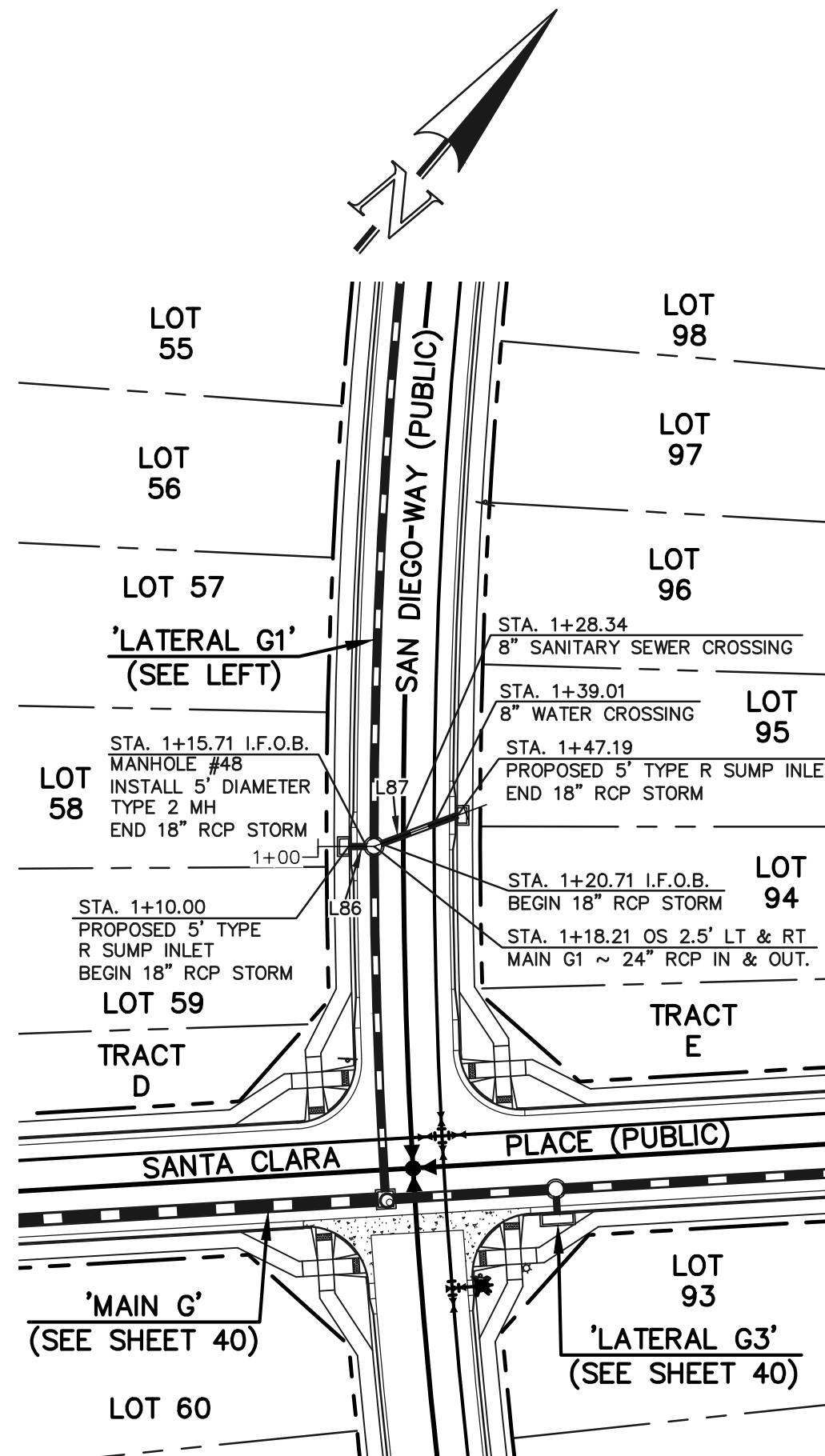
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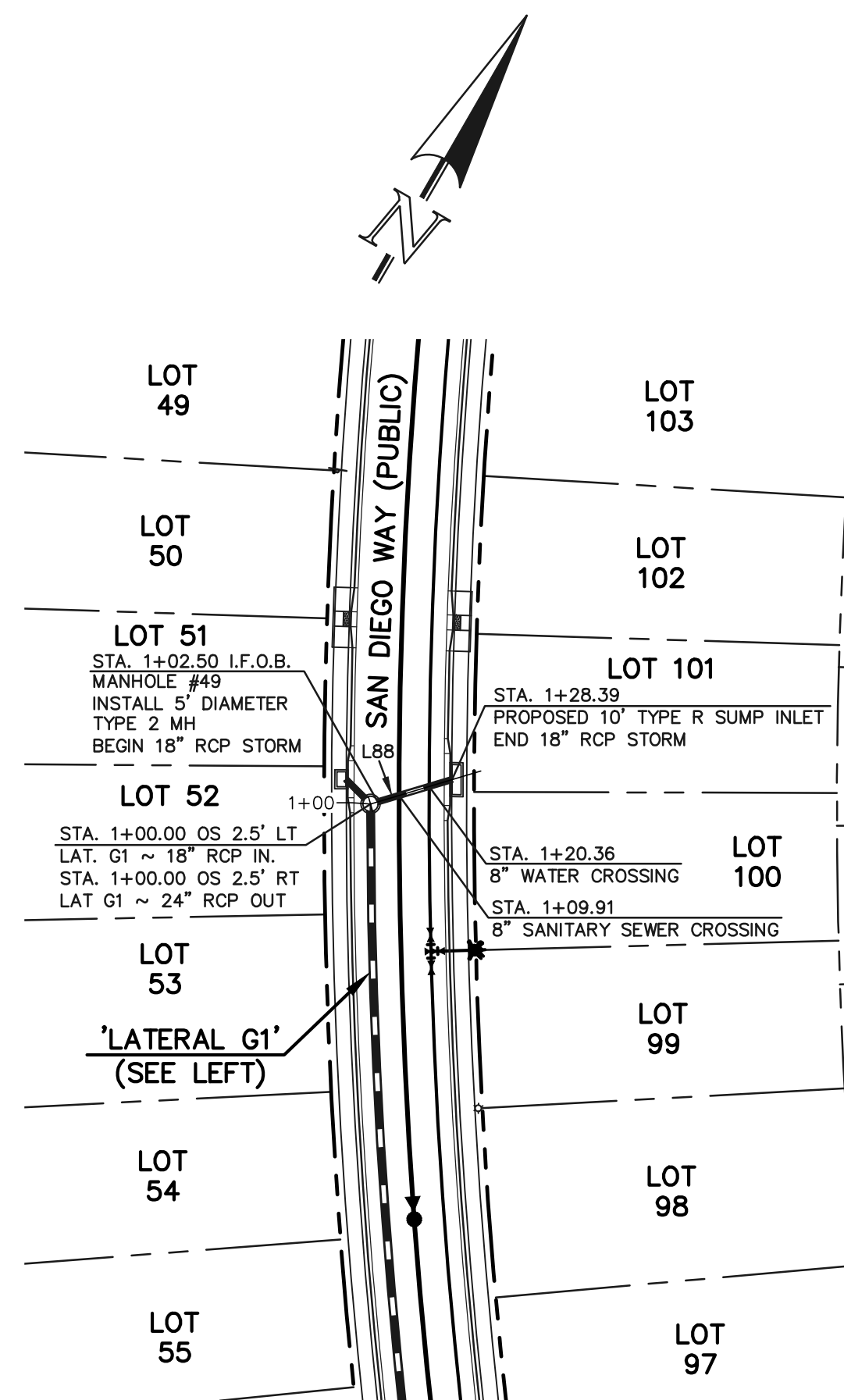
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PUBLIC 18"/24" RCP STORM - 'LATERAL G1'



PUBLIC 18" RCP STORM
'LATERAL G2'



PUBLIC 18" RCP STORM
'LATERAL G7'

50 25 0 50 100
SCALE: 1" = 50' HORIZ./ 1" = 5' VERT.

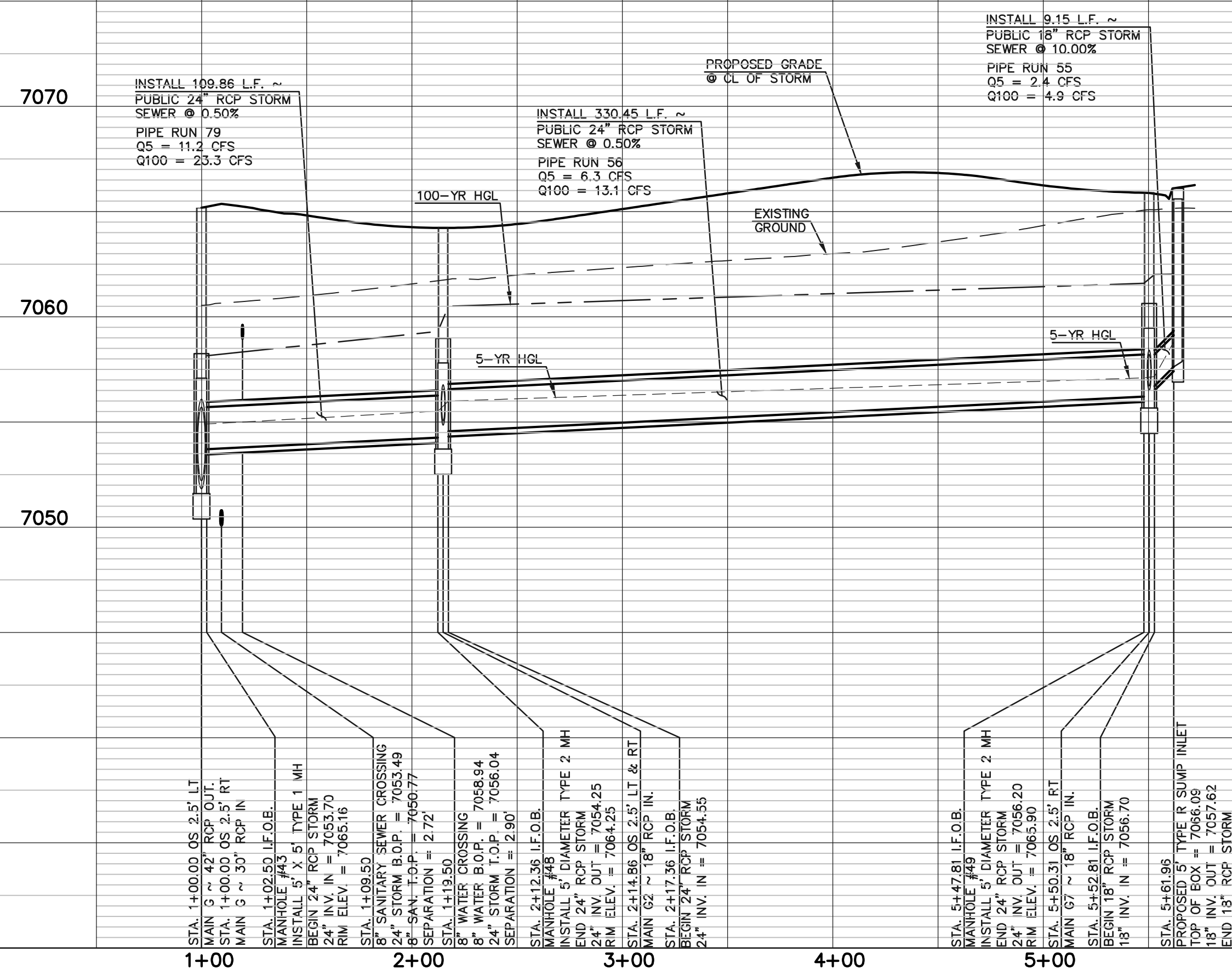
STORM LINE TABLE		
Line #	Length	Direction
L85	9.14	S75°02'13"E
L86	5.71	N49°51'49"E
L87	26.48	N29°38'45"E
L88	25.89	N43°23'41"E

STORM CURVE TABLE			
Curve #	Delta	Length	Radius
C17	3°19'27"	109.86	1893.50
C18	9°59'58"	330.46	1893.50

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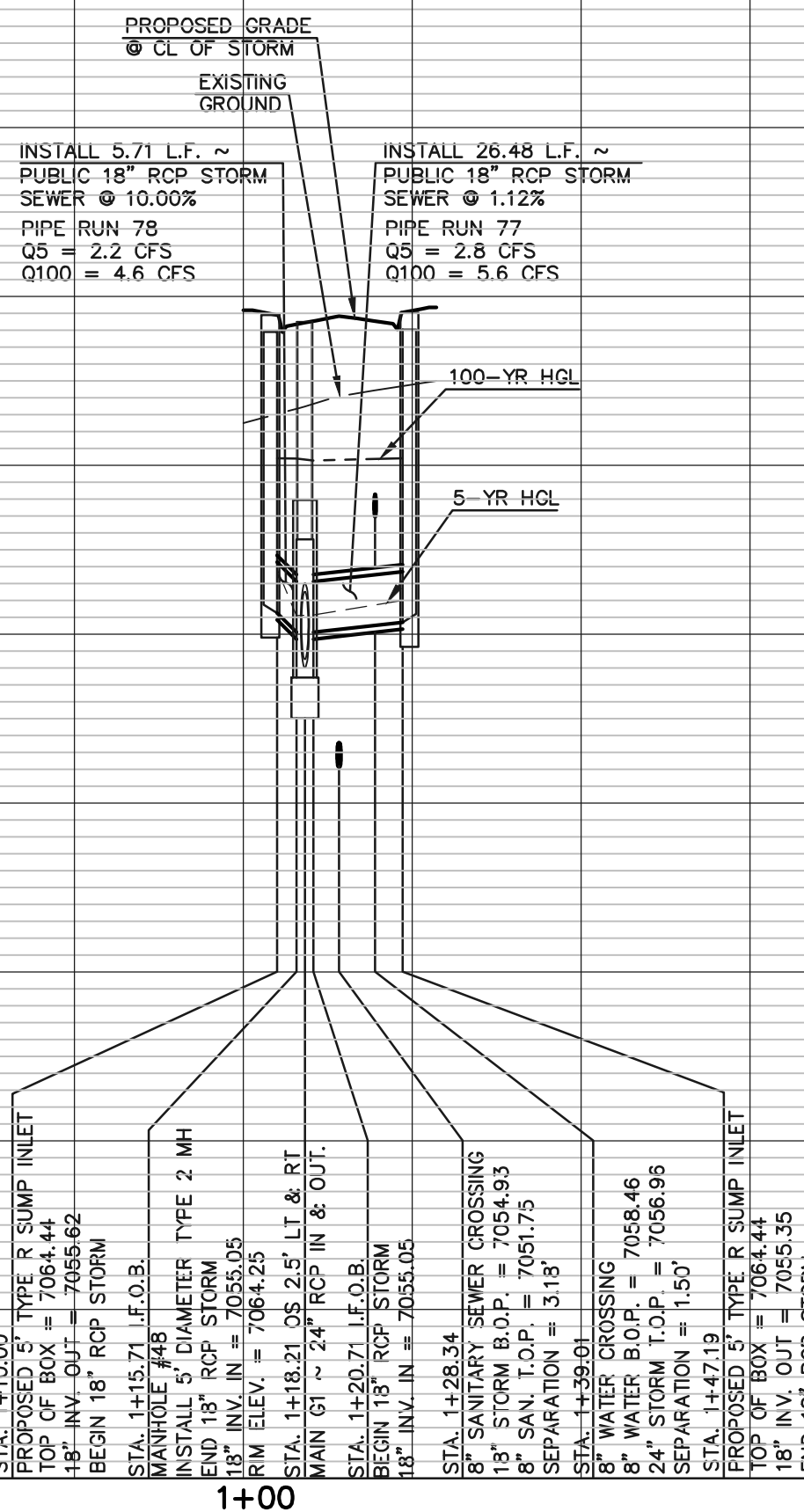


7070

7060

7050

4+00

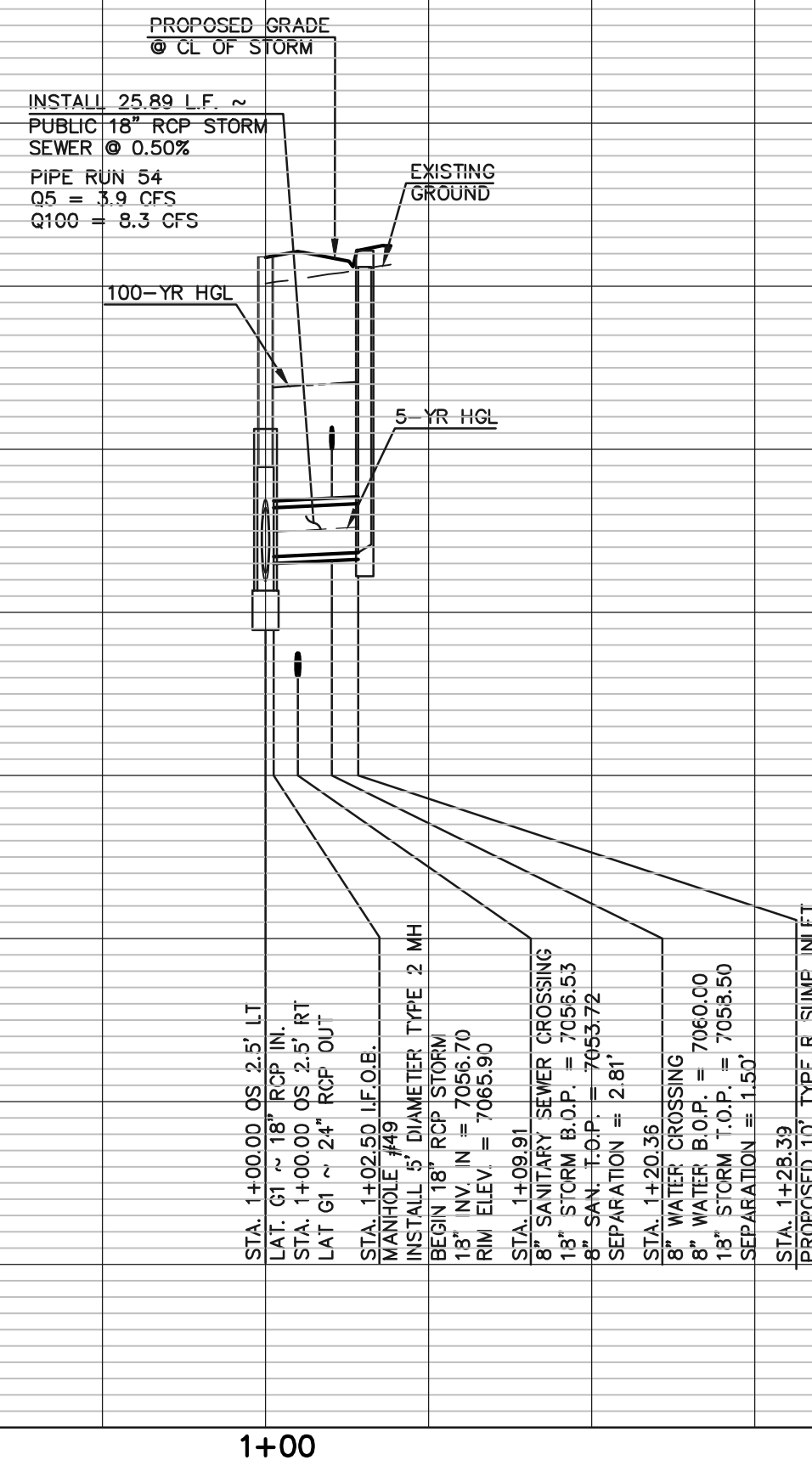


7070

7060

7050

1+00



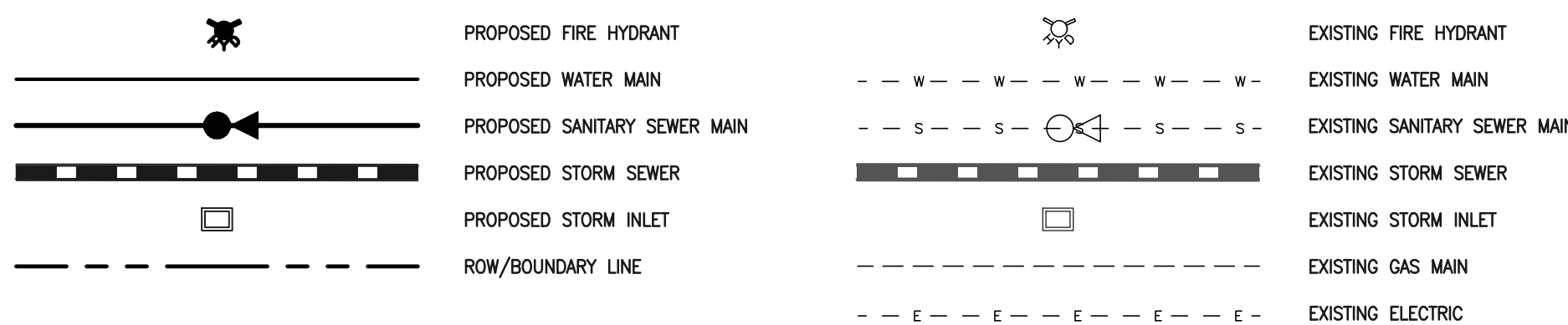
7070

7060

7050

1+00

PCD FILE #SF-22-035



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NO.	REVISION	DATE

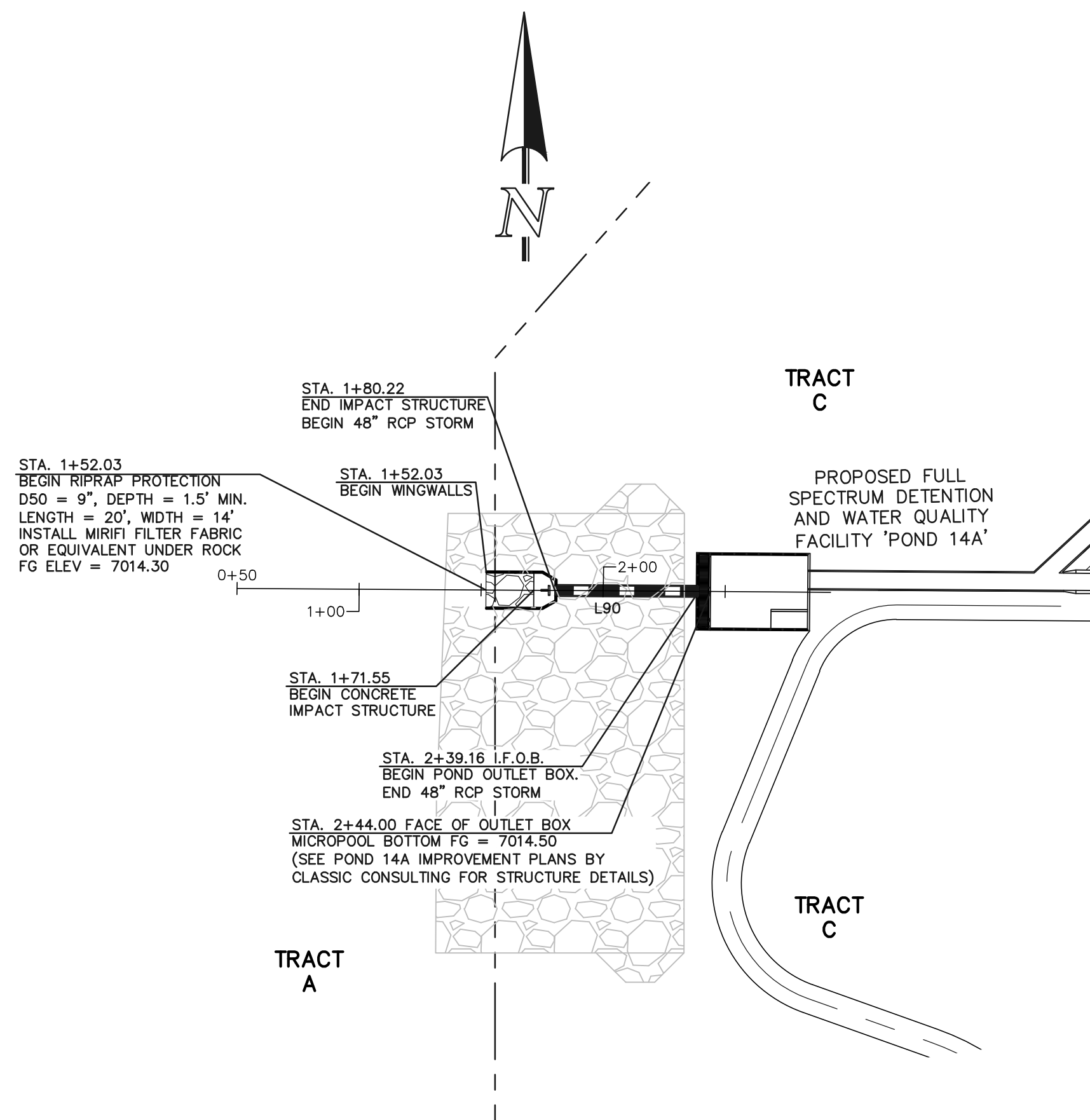
REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

KYLE R. CAMPBELL, COLORADO PROFESSIONAL ENGINEER, #29794

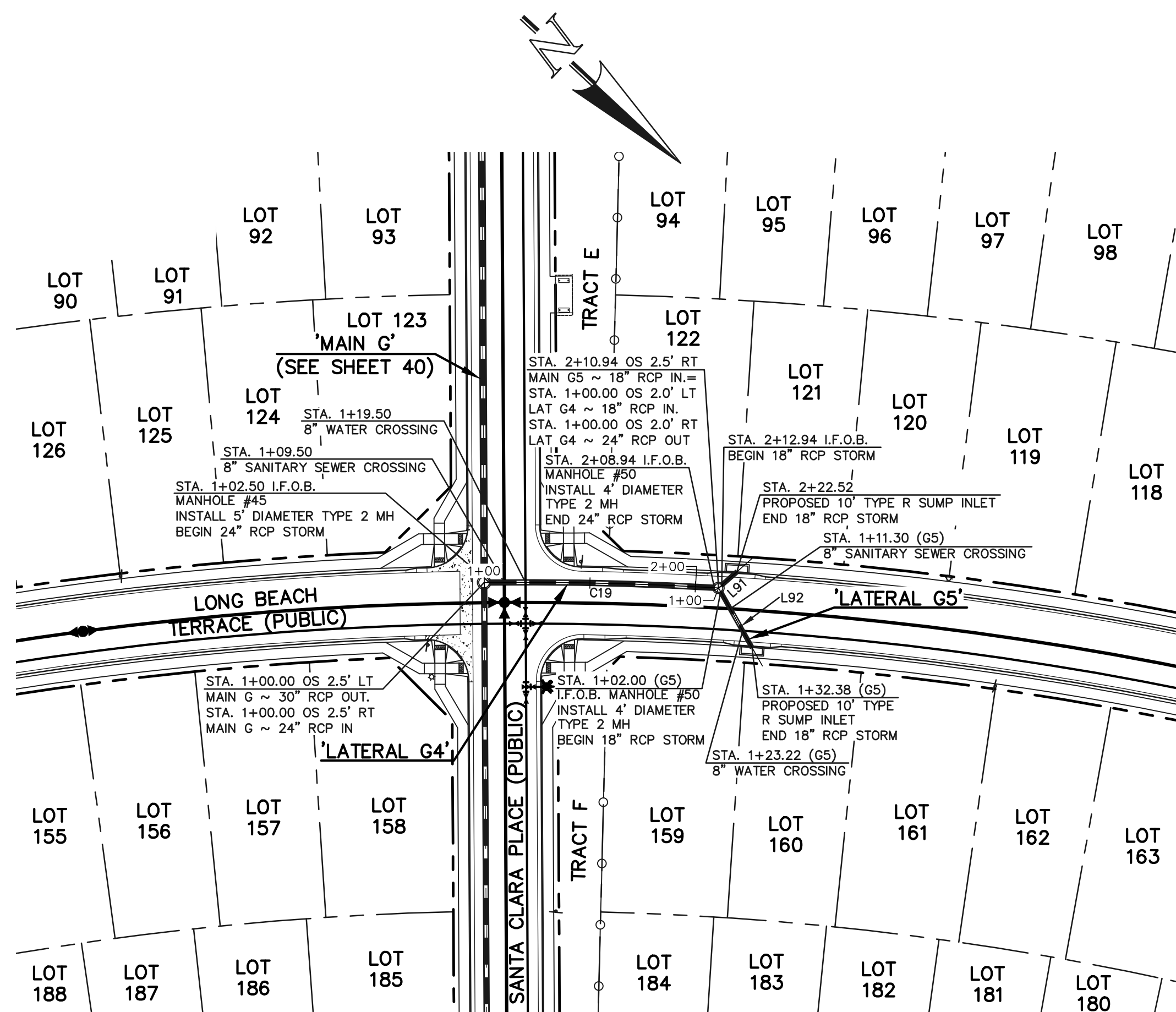
02/28/24
DATE



STERLING RANCH EAST FILING NO. 1 CONSTRUCTION PLANS STORM SEWER PLANS 'MAIN G'/LATERAL G2 & G7			
DESIGNED BY	MAL	SCALE	DATE 08/31/22
DRAWN BY	MES	(H) 1"= 50'	SHEET 41 OF 53
CHECKED BY	(V) 1"= 5'	JOB NO.	1183.30



PRIVATE 48" RCP STORM - 'POND 14A OUTFALL'

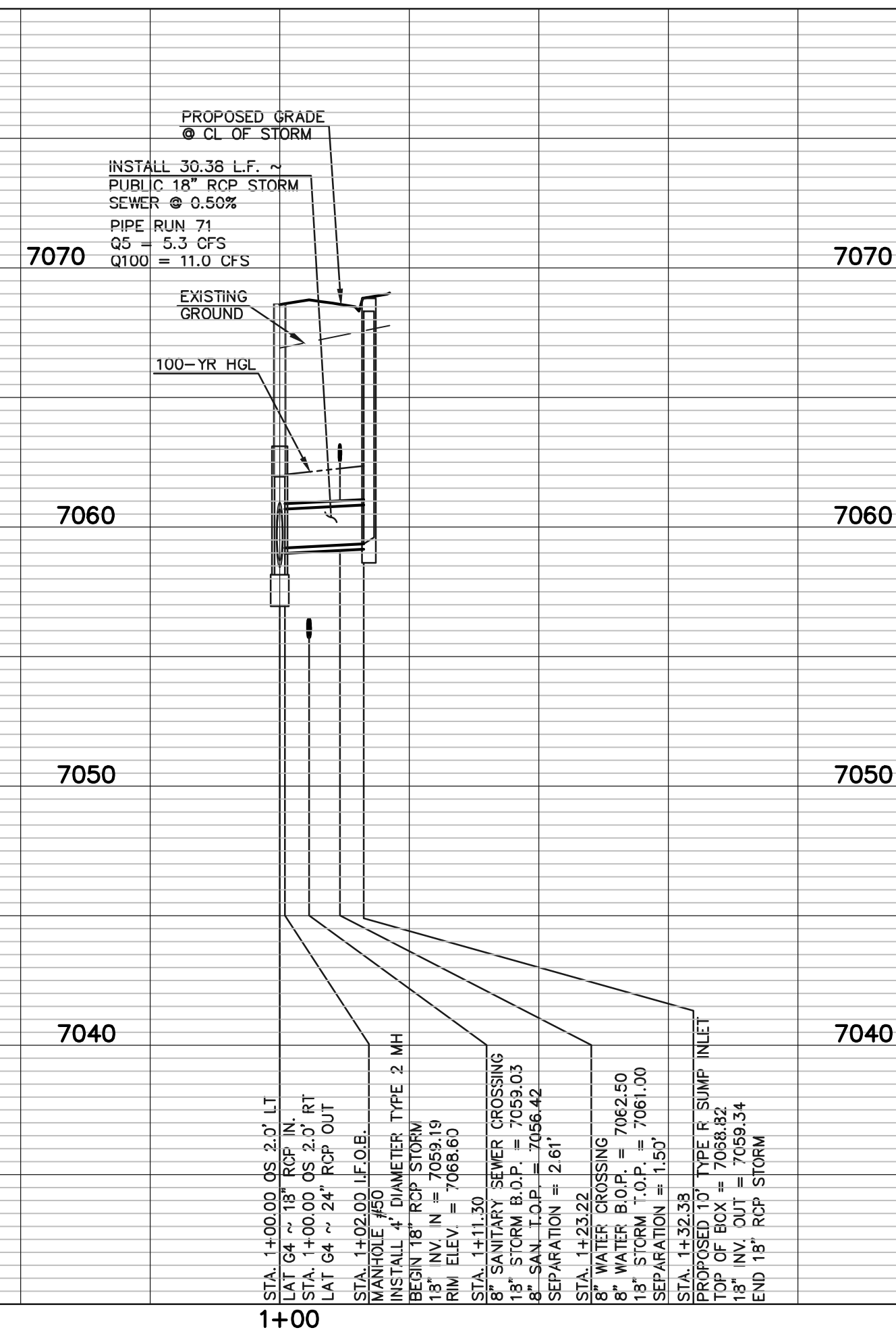
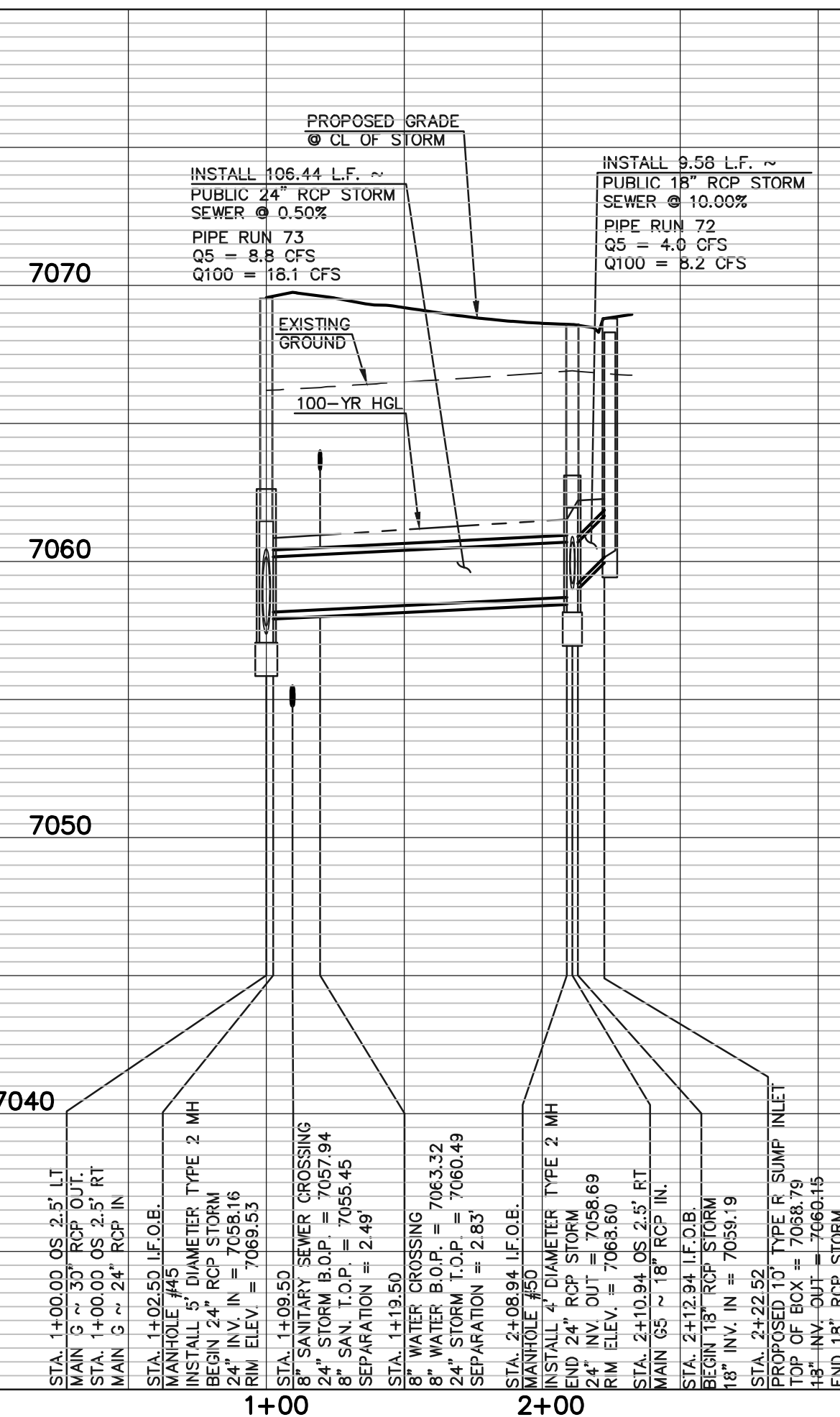
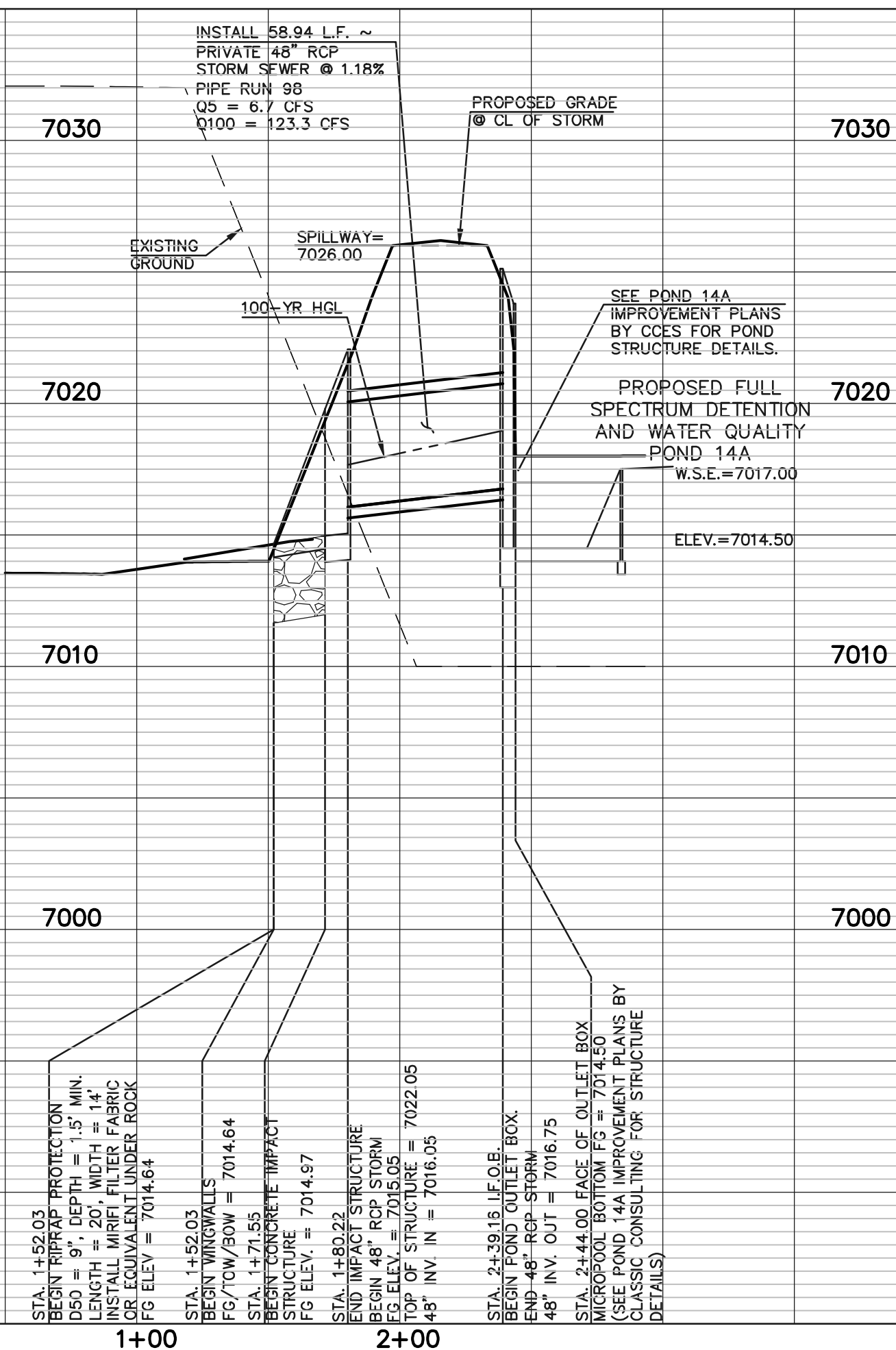
PUBLIC 18"/24" RCP STORM
'LATERAL G4'PUBLIC 18" RCP STORM
'LATERAL G5'

50 25 0 50 100
SCALE: 1" = 50' HORIZ./ 1" = 5' VERT.

STORM LINE TABLE		
Line #	Length	Direction
L90	58.94	S89°37'48"E
L91	9.58	S84°24'08"E
L92	30.38	N17°40'01"E

STORM CURVE TABLE			
Curve #	Delta	Length	Radius
C19	3°48'29"	106.44	1601.50

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STORM MANHOLE AND INLET DETAILS ARE LOCATED ON SHEETS 51-53.

**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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DATE

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CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

KYLE R. CAMPBELL, P.E. #29794
02/28/24
DATE

CLASSIC
CONSULTING

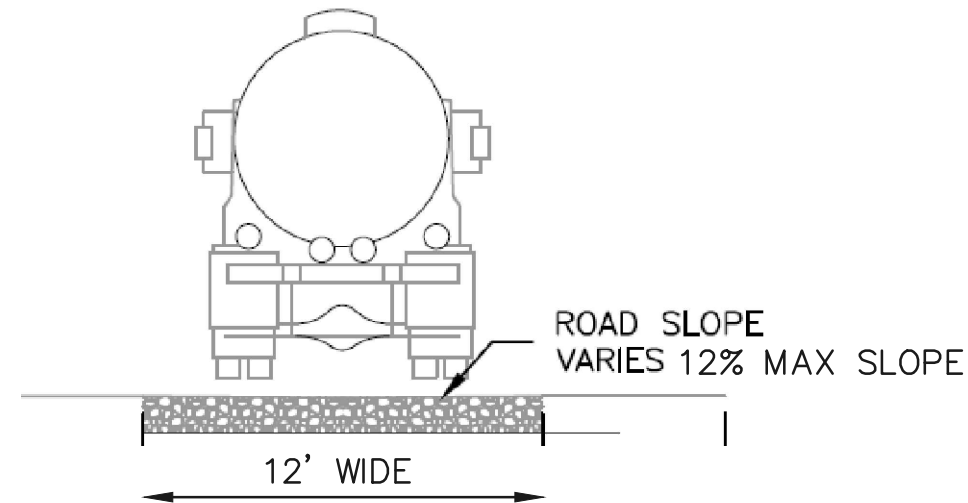
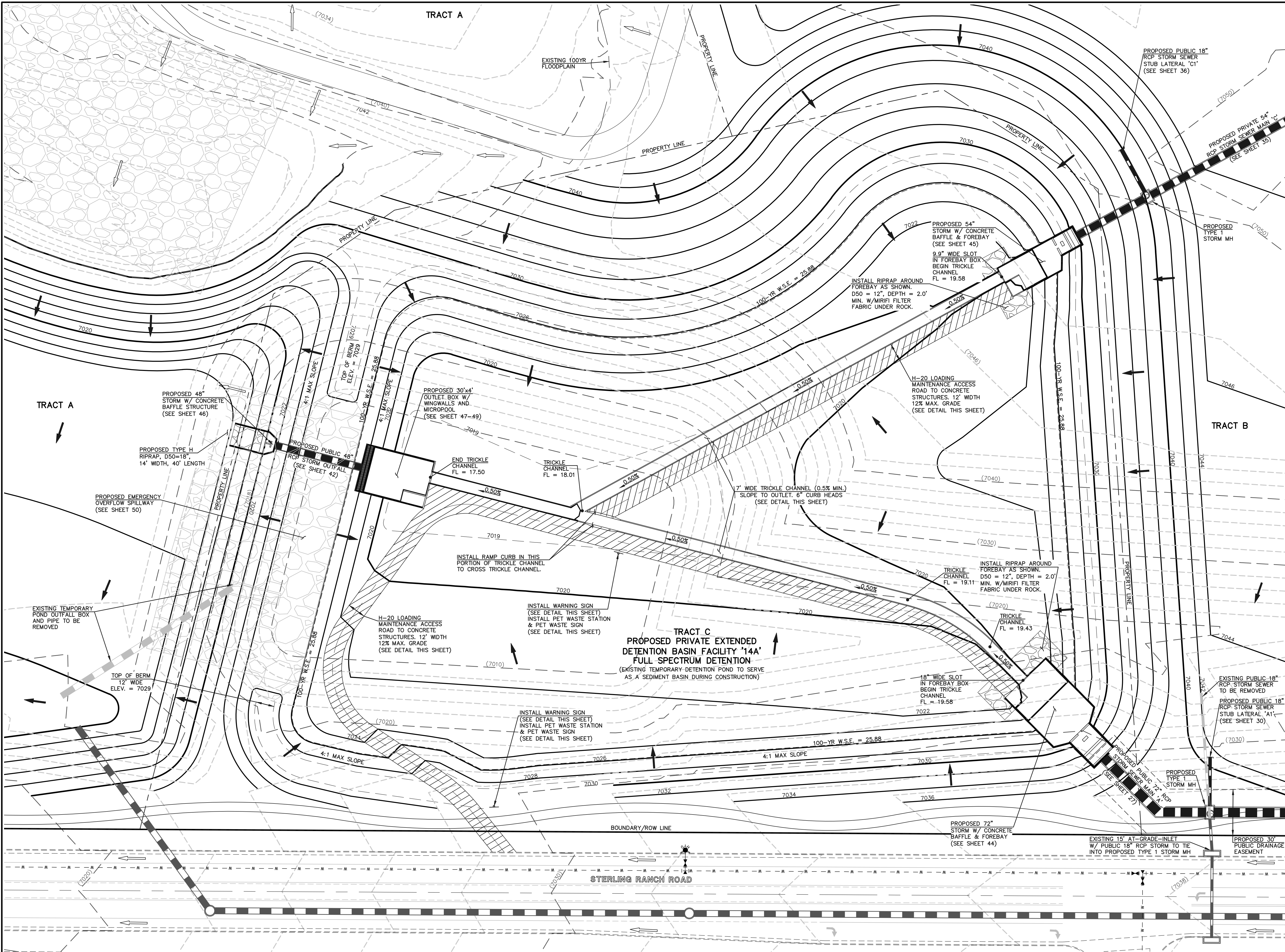
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (fax)

STERLING RANCH EAST FILING NO. 1
CONSTRUCTION PLANS

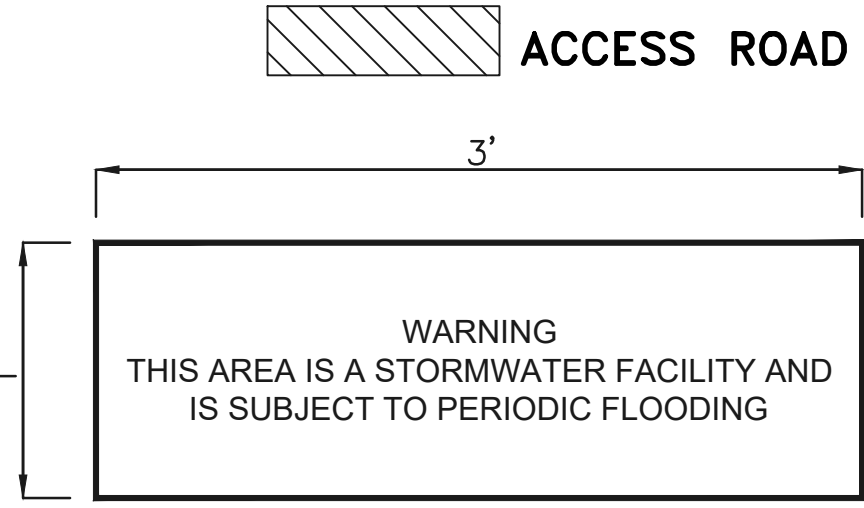
STORM SEWER PLAN
"POND OUTFALL"/LATERAL G4 & G5

DESIGNED BY	MAL	SCALE	DATE	08/31/22
DRAWN BY	MES	(H) 1"= 50'	SHEET	42 OF 53
CHECKED BY		(V) 1"= 5'	JOB NO.	1183.30

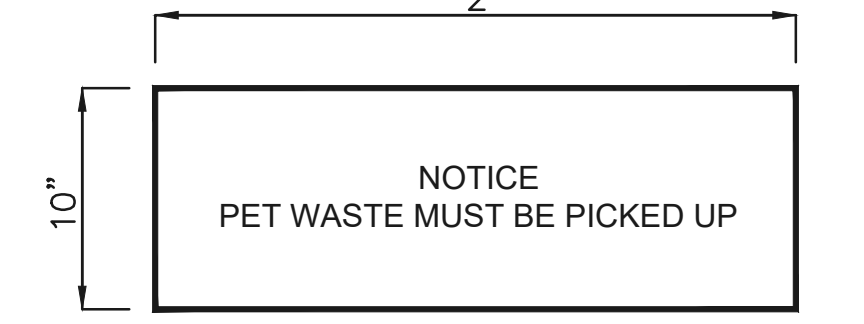
PCD FILE #SF-22-035



12" LAYER OF AGGREGATE
BASE COURSE OR CRUSHED GRAVEL OVER COMPACTED
SUBGRADE TO ELEVATION 7019.14 (EURV ELEVATION)
8" LAYER OF AGGREGATE BASE COURSE OR CRUSHED
GRAVEL ABOVE 7019.14.

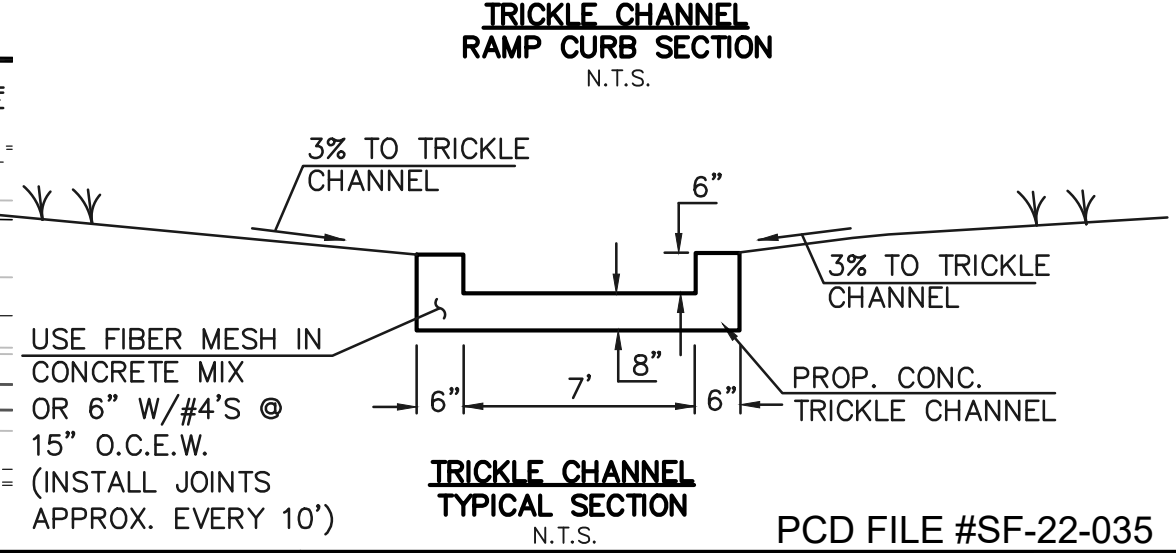
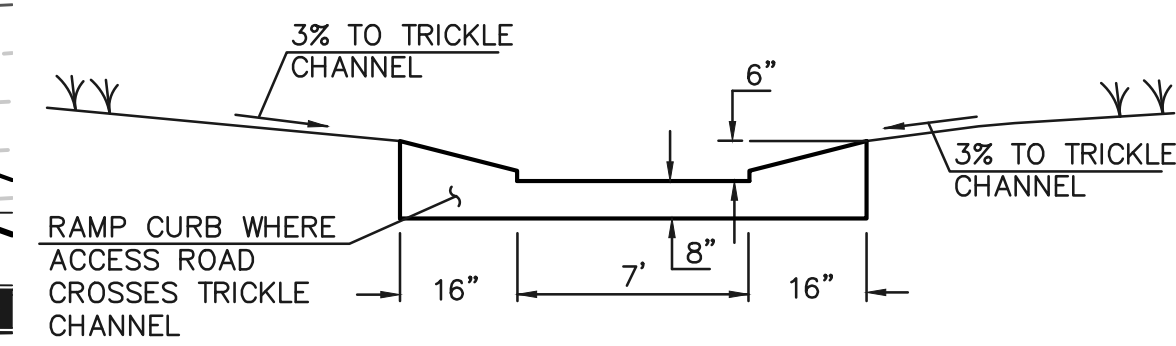
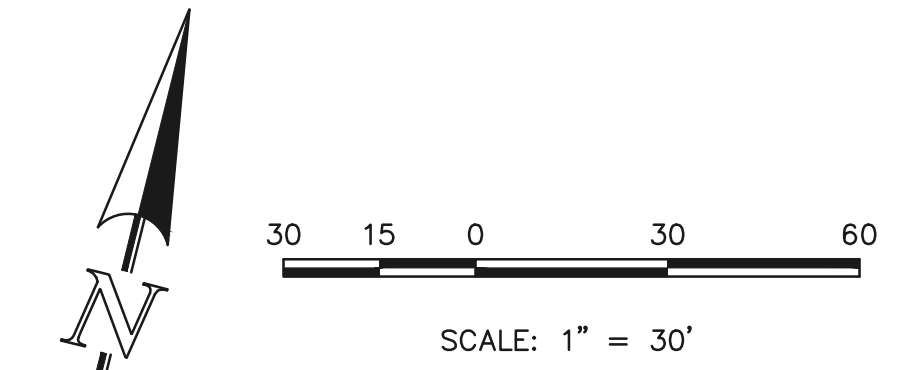




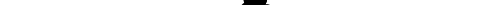






NOTES:
PROPOSED SIGNS SHALL BE FABRICATED OF
DURABLE MATERIALS, SUCH AS METAL OR PLASTIC,
USING RED LETTERING ON A WHITE BACKGROUND



PER MHFD T-5, SOIL RIPRAP SHOULD BE PROVIDED ON
THE DOWNSTREAM SIDE OF THE FOREBAY IF THE
DOWNSTREAM GRADE IS LOWER THAN THE TOP OF WALL.
THE FOREBAY WILL OVERTOP FREQUENTLY SO THIS
PROTECTION IS NECESSARY FOR EROSION CONTROL.
ALL SOIL RIPRAP IN THE AREA OF THE FOREBAY SHOULD
BE SEEDED AND EROSION CONTROL FABRIC SHOULD BE
PLACED TO RETAIN THE SEED IN THIS HIGH FLOW AREA.

NOTE:
POND BOTTOM TO SLOPE TOWARD TRICKLE
CHANNEL AT 3% TO EDGE OF POND BOTTOM



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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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 AND SURVEYORS, LLC

KYLE R. CAMPBELL, PROFESSIONAL ENGINEER, #29794

02/28/24
DATE

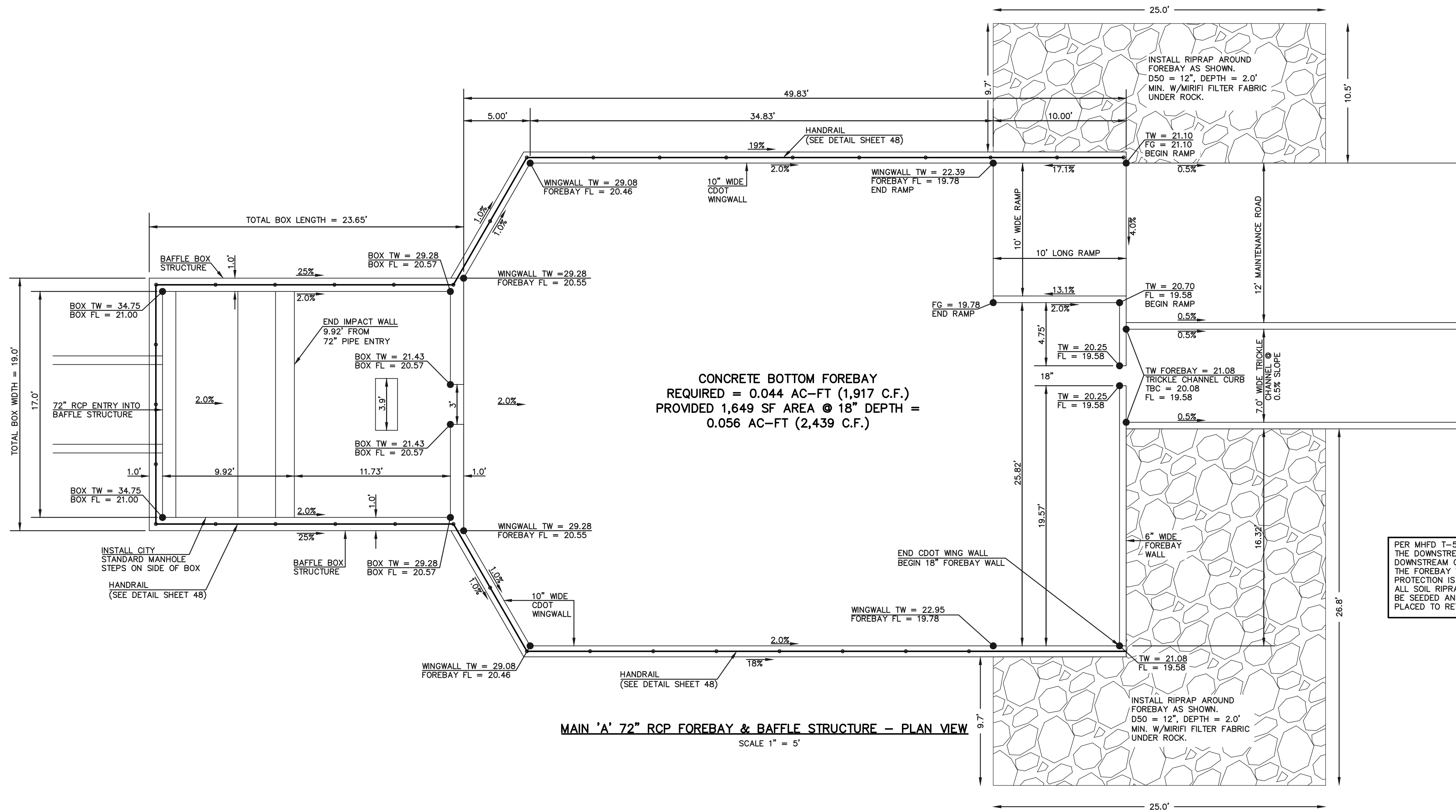
CLASSIC
CONSULTING

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

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

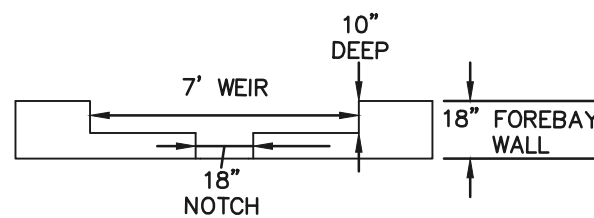
STERLING RANCH EAST FILING NO. 1 CONSTRUCTION PLANS			
POND '14A' EDB - FULL SPECTRUM DETENTION			
DESIGNED BY	MAL	SCALE	DATE 08/31/22
DRAWN BY	MES	(H) 1" = 30'	SHEET 43 OF 53
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.30

PCD FILE #SF-22-035



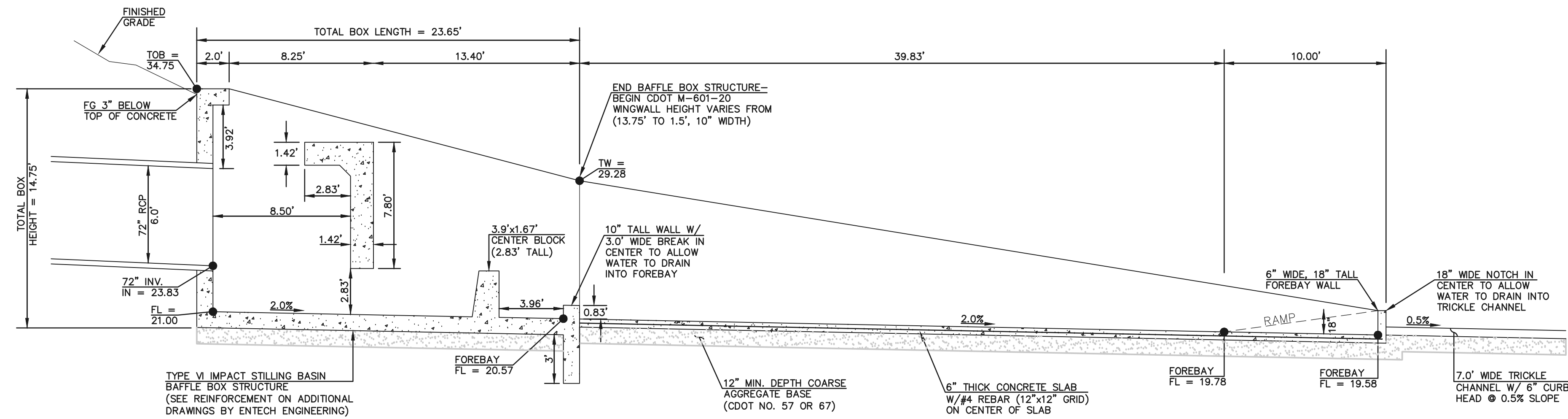
MAIN 'A' 72" RCP FOREBAY & BAFFLE STRUCTURE -- PLAN VIEW

SCALE 1" = 5'



FOREBAY WEIR DETAIL

SCALE 1" = 5'



MAIN 'A' 72" RCP FOREBAY & BAFFLE STRUCTURE -- PROFILE VIEW

SCALE 1" = 5'

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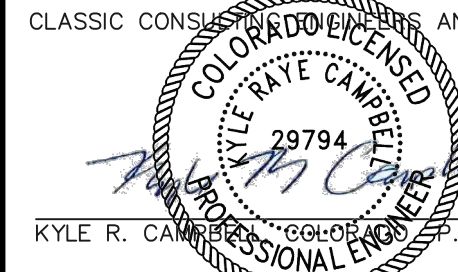
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE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

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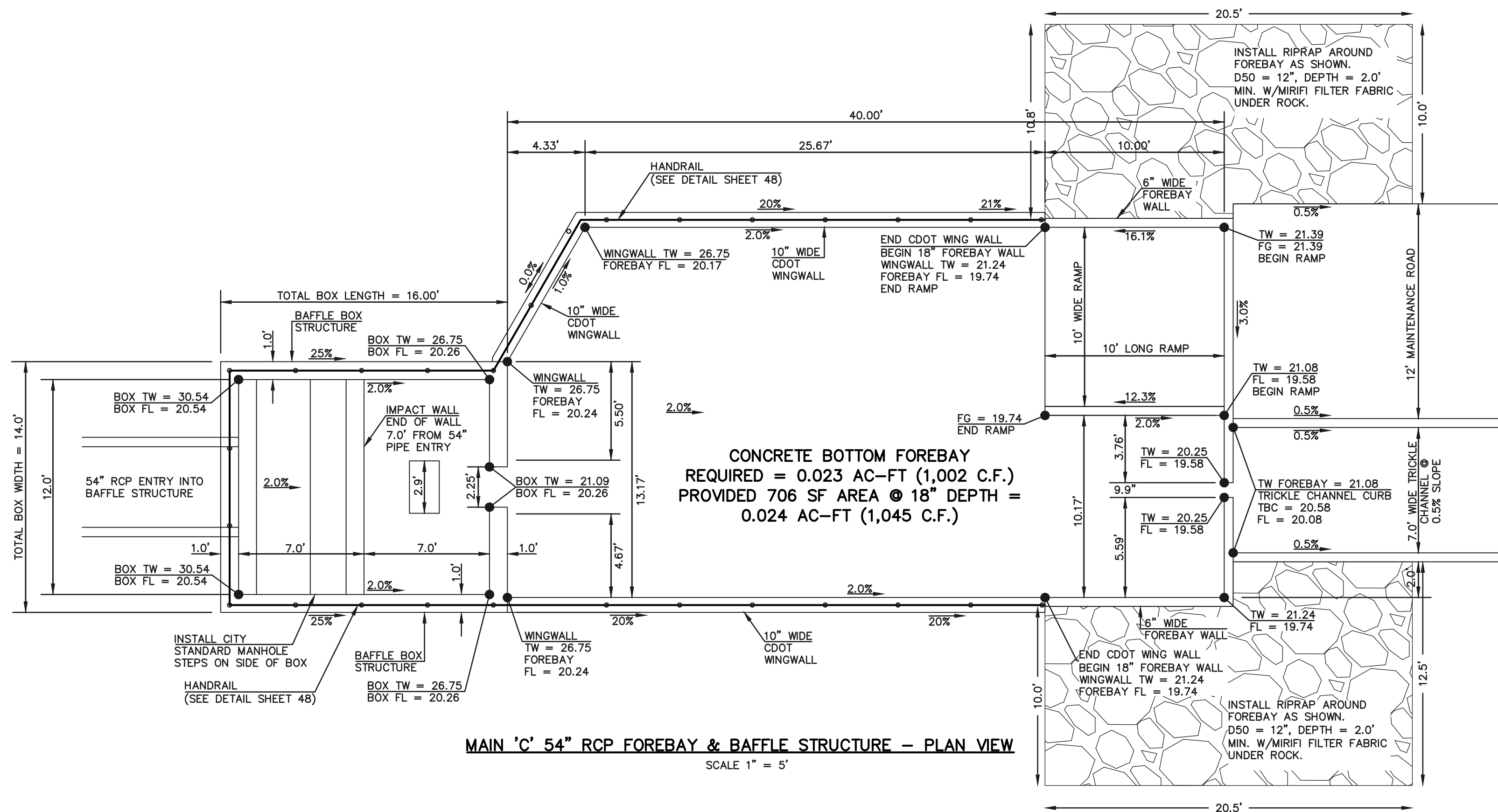
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

STERLING RANCH EAST FILING NO. 1
CONSTRUCTION PLANS

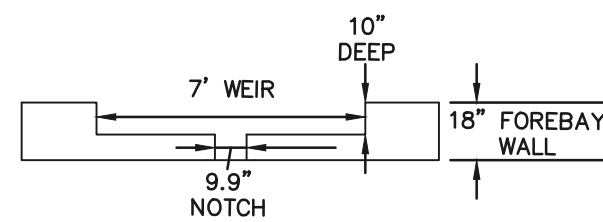
POND '14A'
MAIN 'A' - 72" IMPACT STRUCTURE & FOREBAY

DESIGNED BY	MAL	SCALE	DATE	08/31/22
DRAWN BY	MES	(H) 1"= 5'	SHEET 44	OF 53
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.30

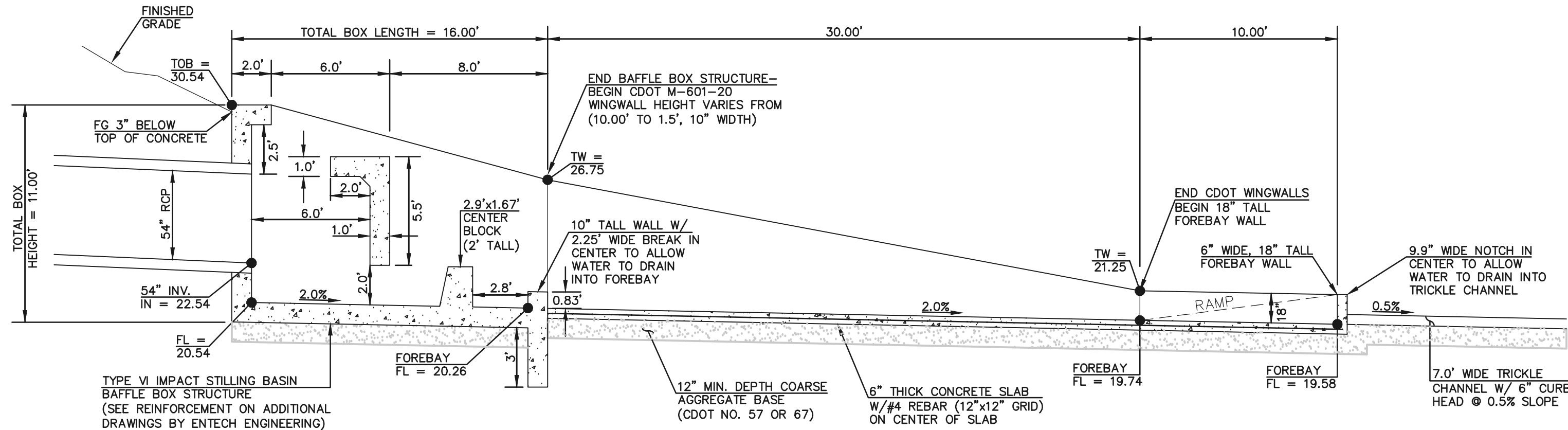
PCD FILE #SF-22-035



PER MHFD T-5, SOIL RIPRAP SHOULD BE PROVIDED ON THE DOWNSTREAM SIDE OF THE FOREBAY IF THE DOWNSTREAM GRADE IS LOWER THAN THE TOP OF WALL. THE FOREBAY WILL OVERTOP FREQUENTLY SO THIS PROTECTION IS NECESSARY FOR EROSION CONTROL. ALL SOIL RIPRAP IN THE AREA OF THE FOREBAY SHOULD BE SEEDED AND EROSION CONTROL FABRIC SHOULD BE PLACED TO RETAIN THE SEED IN THIS HIGH FLOW AREA.



FOREBAY WEIR DETAIL
SCALE 1" = 5'



MAIN 'C' 54" RCP FOREBAY & BAFFLE STRUCTURE - PROFILE VIEW
SCALE 1" = 5'

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NO. REVISION

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CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

KYLE R. CAMPBELL, COLORADO LICENSE #29794

02/28/24
DATE

CLASSIC
CONSULTING

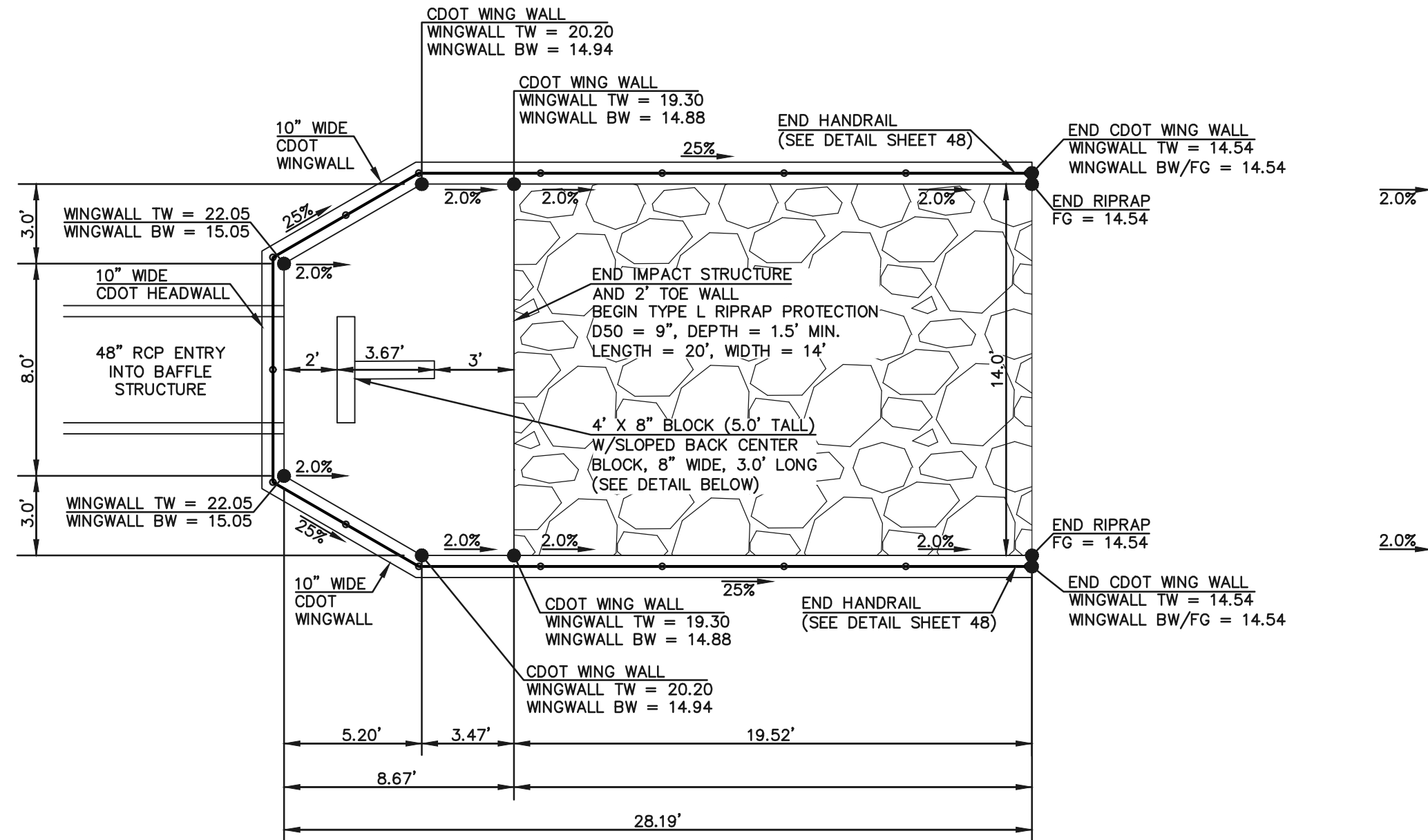
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
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STERLING RANCH EAST FILING NO. 1
CONSTRUCTION PLANS

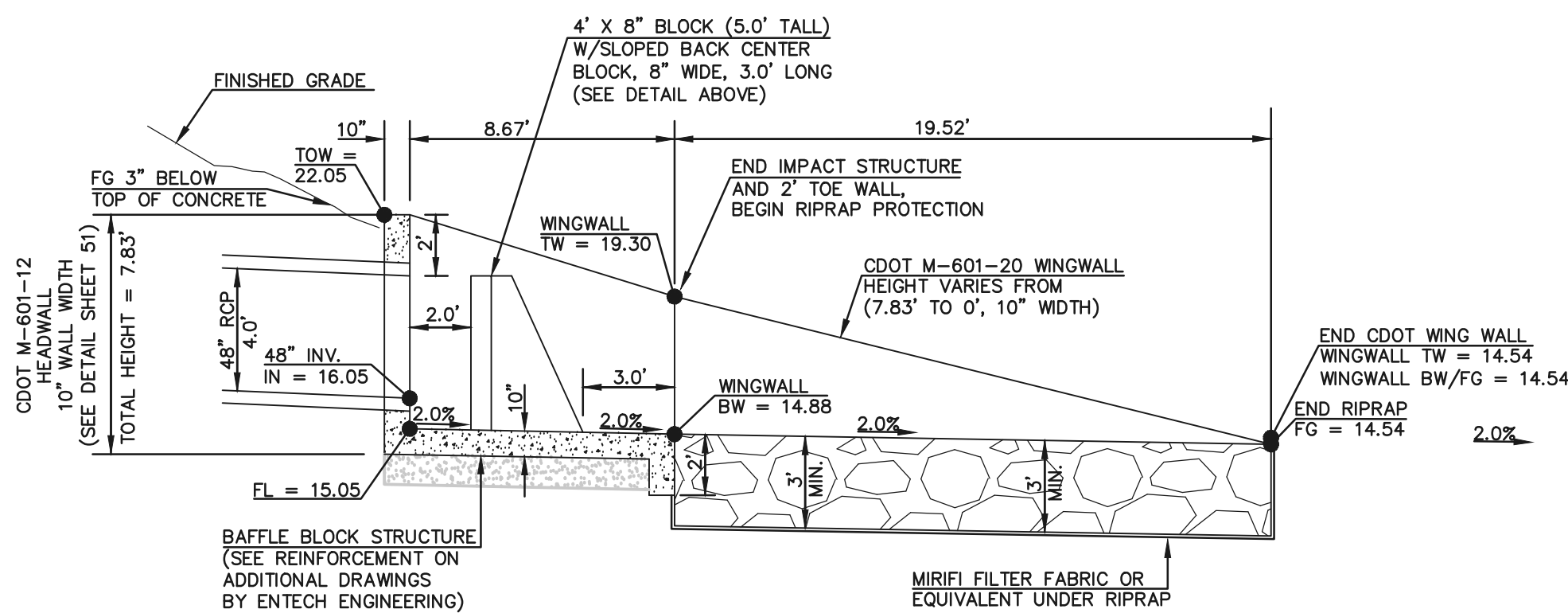
POND '14A'
MAIN 'C' - 54" IMPACT STRUCTURE & FOREBAY

DESIGNED BY	MAL	SCALE	DATE	08/31/22
DRAWN BY	MES	(H) 1"= 5'	SHEET 45 OF 53	
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.30

PCD FILE #SF-22-035



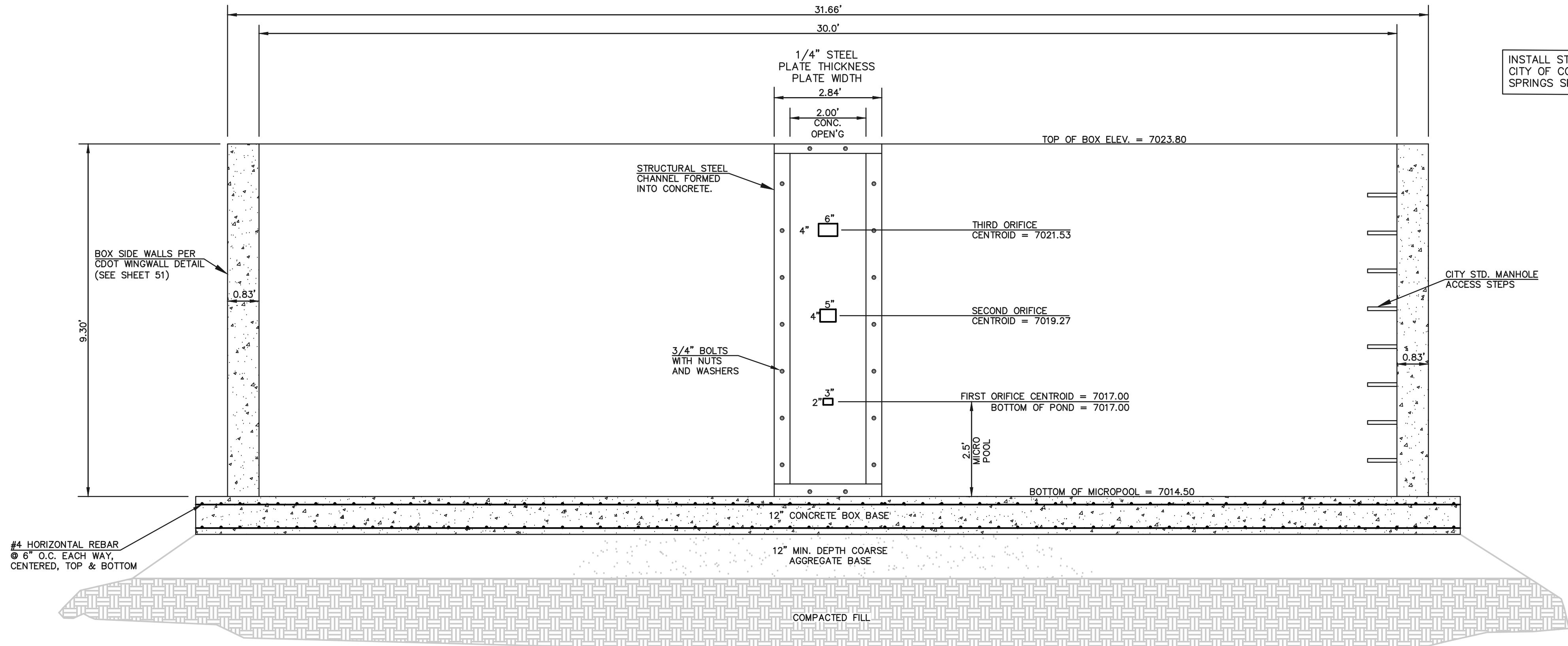
'POND OUTFALL' 48" RCP BAFFLE STRUCTURE & RIP RAP — PLAN VIEW
SCALE 1" = 5'



'POND OUTFALL' 48" RCP BAFFLE STRUCTURE & RIP RAP — PROFILE VIEW
SCALE 1" = 5'

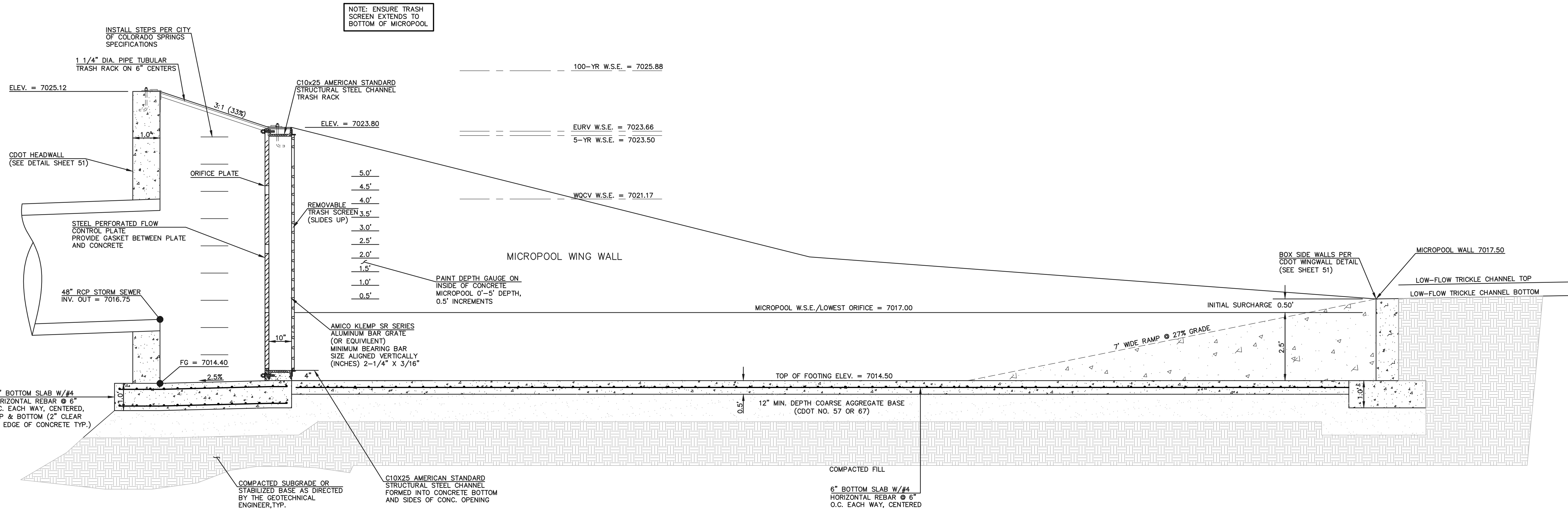
PCD FILE #SF-22-035

<div>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</div> <div>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.</div>	NO. REVISION	DATE	REVIEW:	<div><div>CLASSIC CONSULTING</div><div>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903</div><div>(719)785-0790 (719)785-0799(Fax)</div></div>	STERLING RANCH EAST FILING NO. 1 CONSTRUCTION PLANS
			PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC		POND '14A'
			<div><div>COLORED LICENCED KYLE R. JOHNSON #29794 PROFESSIONAL ENGINEER</div><div>02/28/24 DATE</div></div>		'POND OUTFALL' — 48" IMPACT STRUCTURE
					DESIGNED BY MAL SCALE DATE 08/31/22
			DRAWN BY MES (H) 1"= 5' SHEET 46 OF 53		
			CHECKED BY (V) 1"= N/A JOB NO. 1183.30		



30'x4' OUTLET BOX ORIFICE PLATE

SCALE 1" = 2'



30'x4' OUTLET BOX MICRO POOL

SCALE 1" = 2'

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NO. REVISION

DATE

REVIEW:

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

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

02/28/24
DATE



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Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

STERLING RANCH EAST FILING NO. 1
CONSTRUCTION PLANS

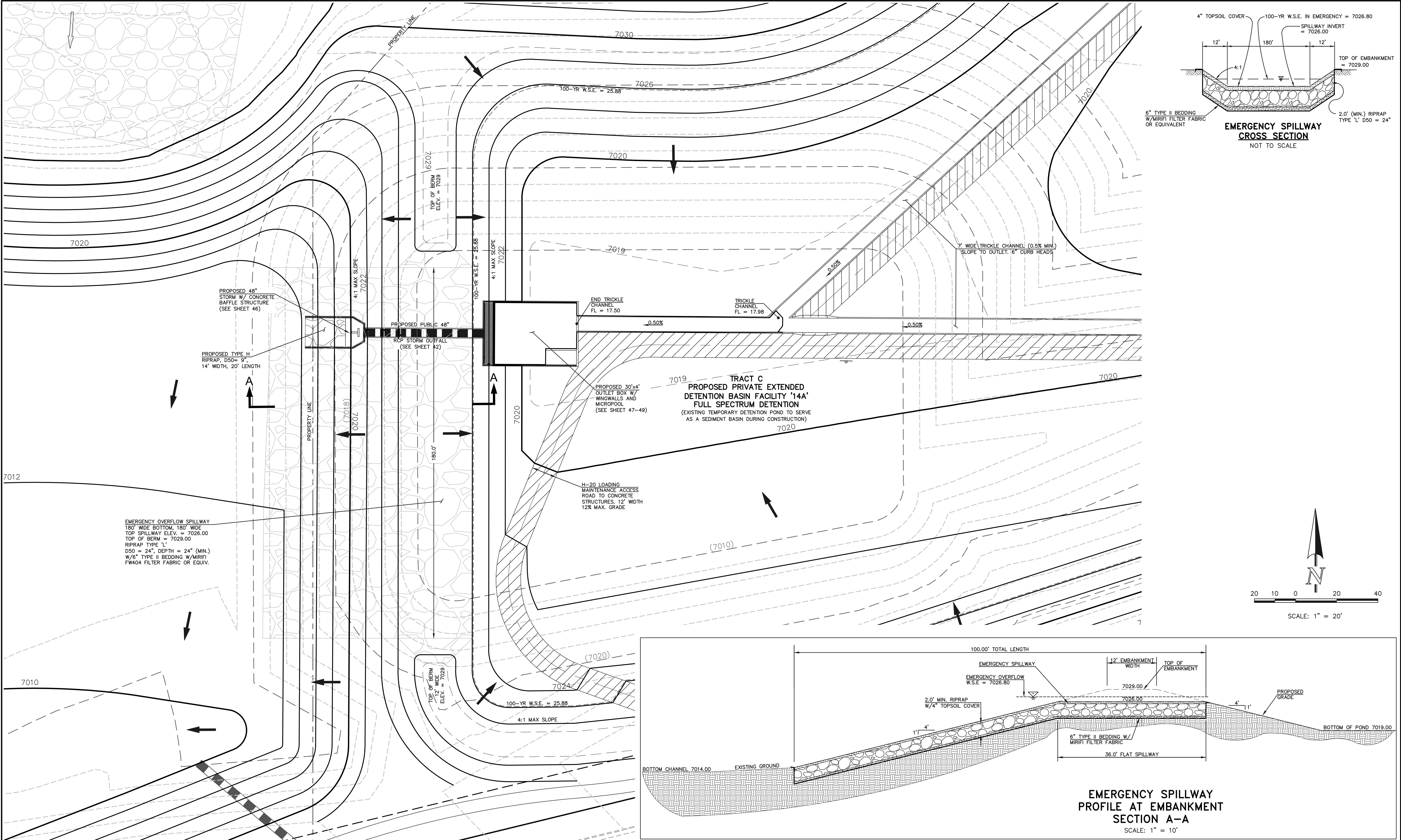
POND '14A'
POND OUTLET BOX - PROFILE VIEW

DESIGNED BY	MAL	SCALE	DATE	08/31/22
DRAWN BY	MES	(H) 1"= 2'	SHEET 47 OF 53	
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.30

PCD FILE #SF-22-035



N:\118330\DRAWINGS\CONSTRUCTION\STORM\50-118330-STW-24-spillway.dwg, 2/28/2024 11:13:12 AM, 1:1



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

48 HOURS BEFORE YOU DIG,
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NO.	REVISION	DATE

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CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

KYLE R. CAMPBELL - COLORADO LICENSE #29794

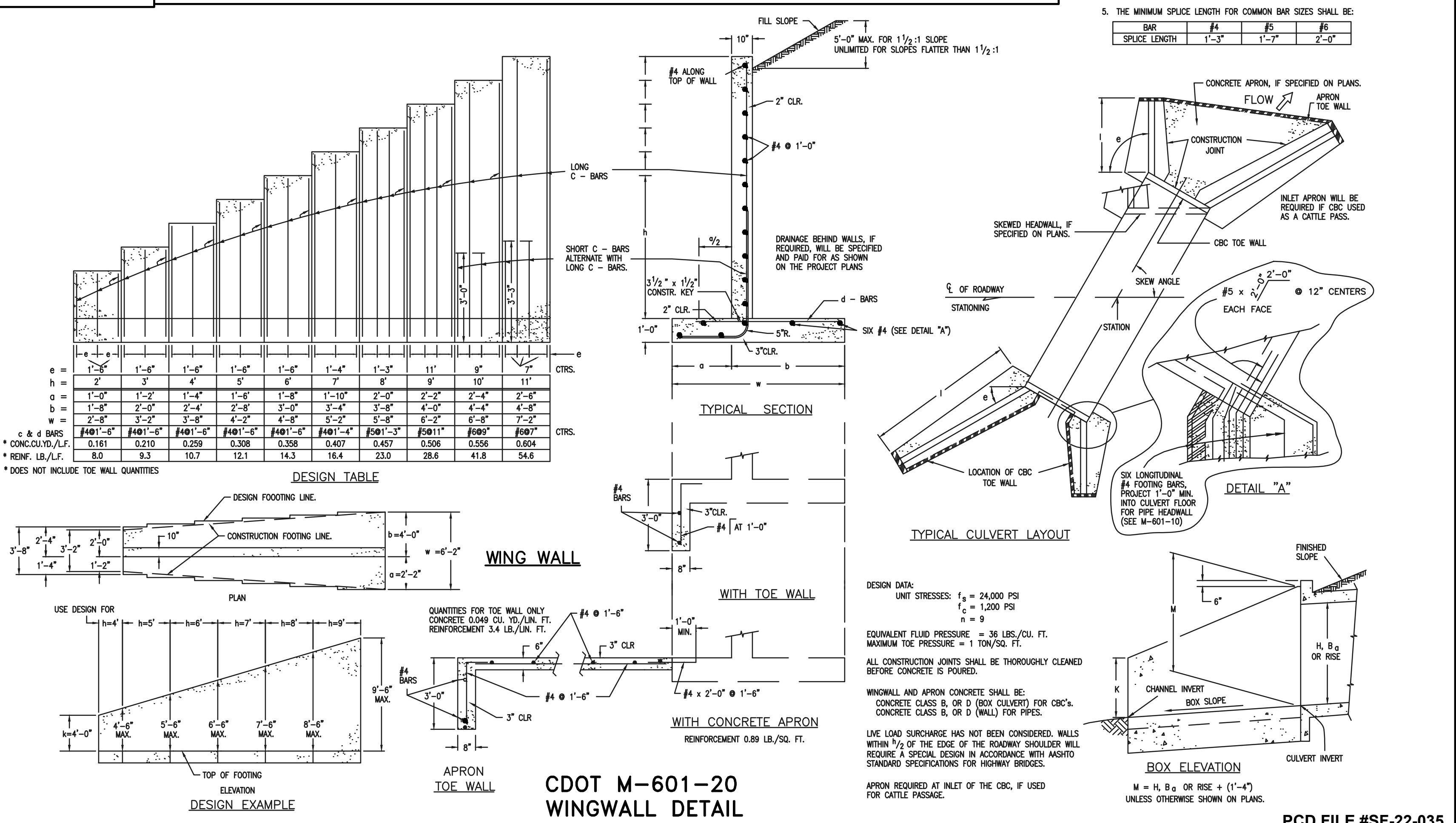
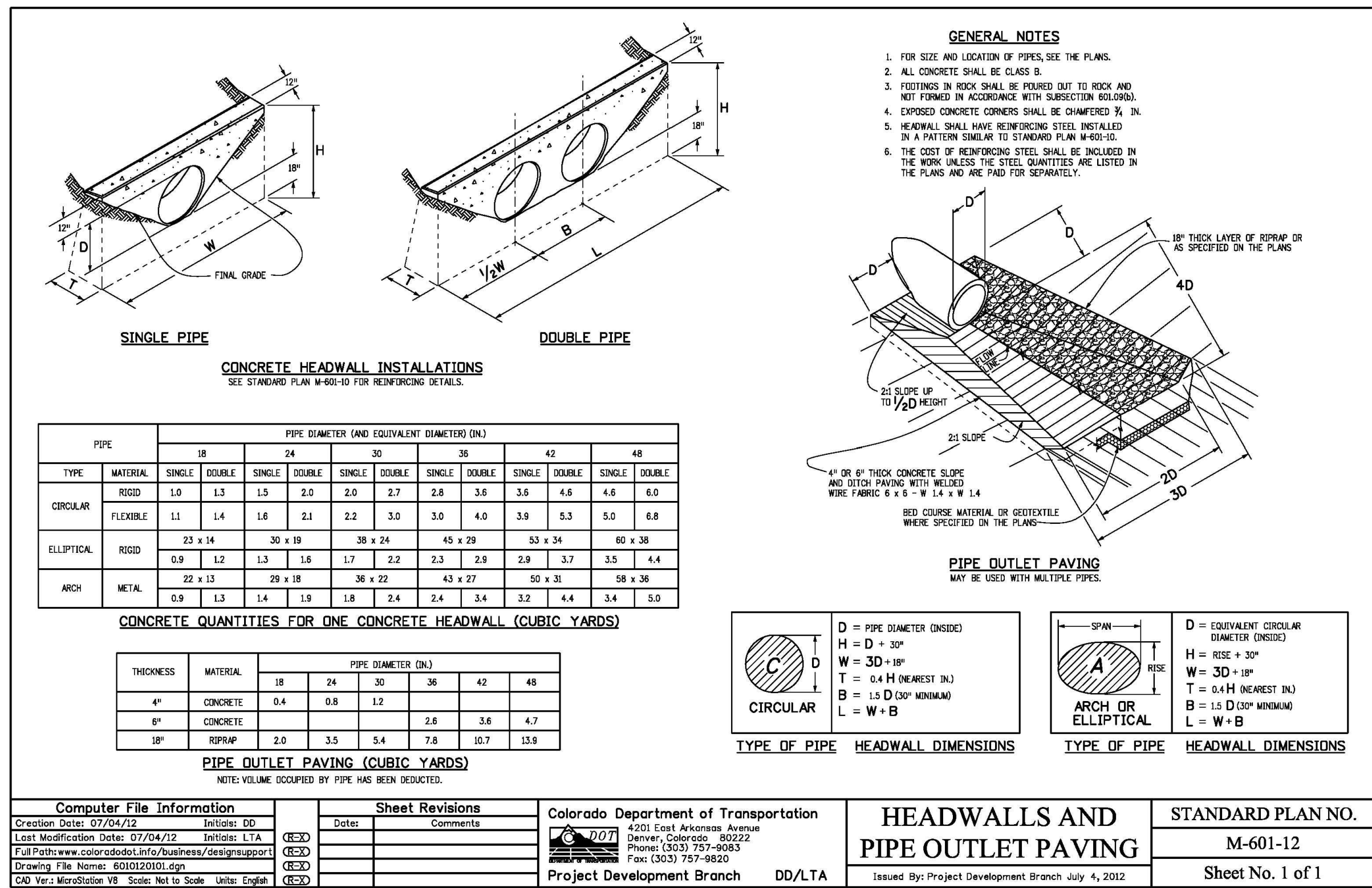
02/28/24
DATE

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

(719) 785-0790
(719) 785-0799 (fax)


STERLING RANCH EAST FILING NO. 1 CONSTRUCTION PLANS POND '14A' SPILLWAY DETAILS				
DESIGNED BY	MAL	SCALE	DATE	08/31/22
DRAWN BY	MES	(H) 1"= 30'	SHEET	50 OF 53
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.30

PCD FILE #SF-22-035

[illegible]

REVIEW: _____

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CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC




KYLE R. CAMPBELL, P.E. #29794

DATE 02/28/24


CLASSIC
CONSULTINGSM

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

(719) 785-0790
(719) 785-0790 (fax)

STERLING RANCH EAST FILING NO. 1 CONSTRUCTION PLANS			
DETAILS SHEET			
DESIGNED BY		SCALE	
DRAWN BY	MES	(H) 1"= N/A	SHEET 51 OF 53
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.30

