VILLAGES AT STERLING RANCH

COUNTY OF EL PASO, STATE OF COLORADO

CONSTRUCTION PLANS

NOVEMBER 2024

(SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST)

GENERAL CONSTRUCTION NOTES:

1. 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.
2. BEFORE COMMENCING ANY EXCAVATION, CALL **1-800-922-1987** FOR EXISTING UTILITY LOCATIONS.
3. 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.
4. 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).
5. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE INDICATED.
6. 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.
7. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K – 1.2C.
8. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
9. BUILDING CONTRACTORS WILL BE RESPONSIBLE FOR CONSTRUCTING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
10. 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.
11. 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.
12. 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
13. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS.
14. 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:

1. 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.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. 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:
   a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
   b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
   c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
   d. CDOT M & S STANDARDS
4. 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.
5. 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.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. 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.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND DPW. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY DPW.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DPW PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. 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.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
14. 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.
15. 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.
16. SIDEWALK TO BE 6" AT DRIVEWAY LOCATIONS.

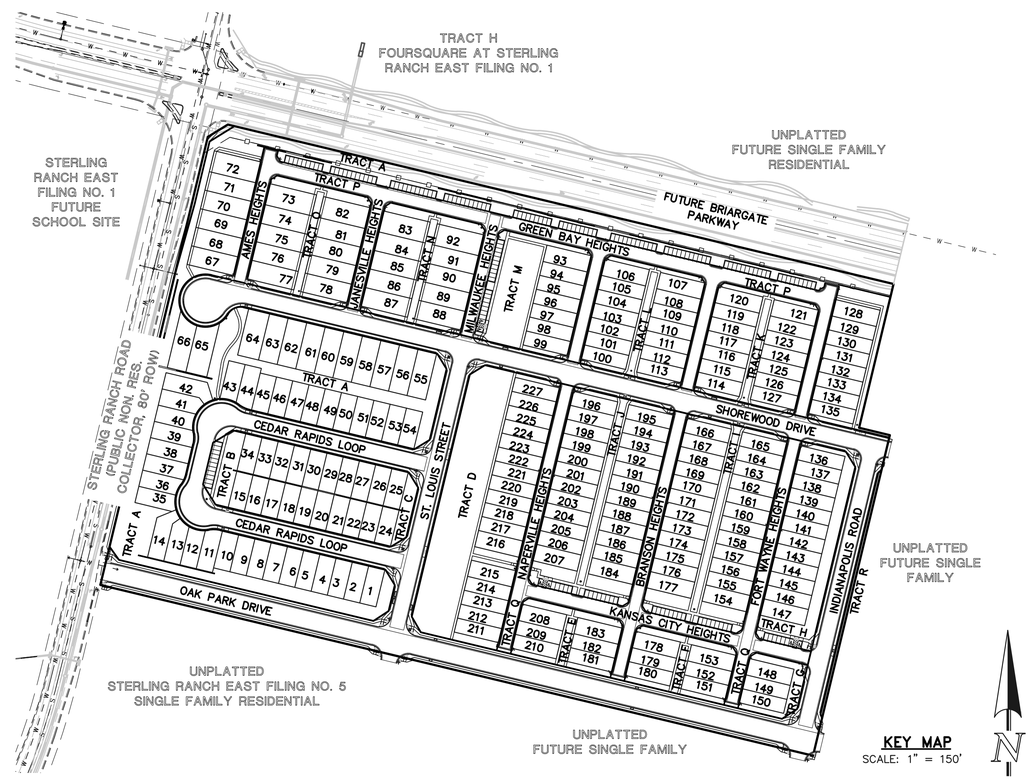
SIGNING AND STRIPING NOTES:

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. 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.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS.
4. 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.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. 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."
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. 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.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. 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.
12. ALL WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE.
13. 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.
14. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
15. 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:

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

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



KEY MAP
SCALE: 1" = 150'

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SIDEWALK CONSTRUCTION NOTE:

FOR ALL ATTACHED SIDEWALK ADJACENT TO STORM INLETS, CONTRACTOR TO INSTALL EXPANSION JOINTS BETWEEN SIDEWALK AND INLET TO MINIMIZE DIFFERENTIAL SETTLEMENT AND PROVIDE SMOOTH TRANSITION ACROSS INLET WITH 1.5% SLOPE OR LESS.

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 MS. CATHY TESSIN, P.E. (719) 785-0790
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 MR. JEFF RICE, (719) 520-7877
WATER & SANITATION DISTRICT:	STERLING RANCH METROPOLITAN DISTRICT
FIRE DISTRICT:	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK, (719) 495-4300
GAS COMPANY:	BLACK HILLS ENERGY 37 WIDEFIELD BOULEVARD WIDEFIELD, COLORADO 80911 MR. GEORGE M. PETERSON, (719) 392-3491
ELECTRIC COMPANY:	MOUNTAIN VIEW ELECTRIC P.O. BOX 1600 LIMON, COLORADO 80828 MR. LES ULFERS, (719) 495-2283
TELEPHONE COMPANY:	CENTURY LINK COMMUNICATIONS (LOCATORS) (800)-922-1987 A.T.&T. (LOCATORS) (719) 635-3674

APPROVALS:

DESIGN ENGINEER'S STATEMENT:

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

COLORADO LICENSED PROFESSIONAL ENGINEER CATHERINE MARIE TESSIN 45004 ORIGINAL

05/29/25

CATHERINE M. TESSIN, COLORADO P.E. #45004 — DATE
FOR AND ON THE BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS

OWNER/DEVELOPER'S STATEMENT:

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

VP

LOREN J. MORELAND, VICE PRESIDENT/PROJECT MANAGER, CLASSIC HOMES — DATE 5/8/2025
FOR AND ON BEHALF OF ELITE PROPERTIES OF AMERICA, INC.
CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DR.
COLORADO SPRINGS, CO 80921

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 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.

Gilbert LaForce, P.E.
Digitally signed by Gilbert LaForce, P.E.
Reason: Authorized signatory as County Engineer designee
Date: 2025.06.19 08:19:55-06'00'

6/19/2025

COUNTY ENGINEER / ECM ADMINISTRATOR — DATE

EDARP FILE # SF2439

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

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

NO.	REVISION	DATE

REVIEW:

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

COLORADO LICENSED PROFESSIONAL ENGINEER CATHERINE MARIE TESSIN 45004 ORIGINAL

05/29/25

CATHERINE M. TESSIN, COLORADO P.E. #45004 — DATE

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

VILLAGES AT STERLING RANCH
CONSTRUCTION PLANS
TITLE SHEET

DESIGNED BY	EAS	SCALE	DATE	11/01/2024	
DRAWN BY	EAS	(H) 1"= 150'	SHEET	1	OF 35
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.26	

N:\1183.26\DRAWINGS\CONSTRUCTION\STREETS\183.26 S-01.dwg, 5/8/2025 2:40:31 PM, 1:1

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 (SMWP) 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 DESIGN OR 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 LOOSENED 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, TREE SLASH, 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
WQCD - 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 THAT 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 THAT 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 SORIL 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 FOL-LOWING 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 DEFI-CIENT 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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WATER QUALITY CONTROL DIVISION
WQCD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

NO PORTIONS OF VILLAGES AT STERLING RANCH ARE LOCATED WITHIN A FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) MAP NUMBERS 08041C 053G, EFFECTIVE DATE, DECEMBER 7, 2018

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.

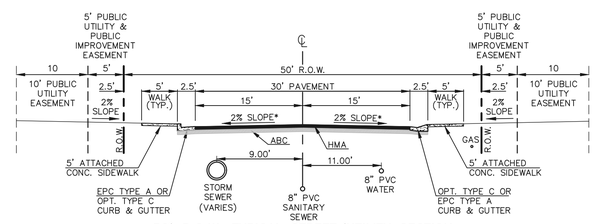
LOCATION OF THE CONCRETE WASHOUT, STORAGE FOR MAINTENANCE EQUIPMENT AND TEMPORARY DISPOSAL AREAS WILL BE ADDED TO THIS PLAN BY SWMP ADMINISTRATOR UPON COORDINATION WITH SELECTED CONTRACTOR.

ALL AREAS ARE TO BE RESEEDED OUTSIDE OF THE VILLAGES AT STERLING RANCH AREA. RESEED ALL AREAS AS NEEDED TO PREVENT EROSION AND SEDIMENT RUNOFF ONTO CONSTRUCTION ACTIVITIES.

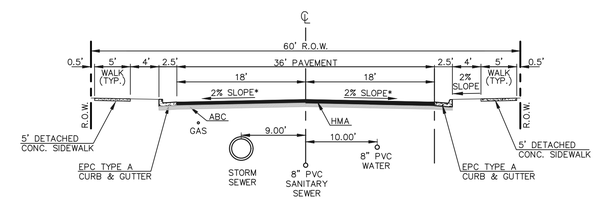
SCHEDULE OF ANTICIPATED CONSTRUCTION ACTIVITY:

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

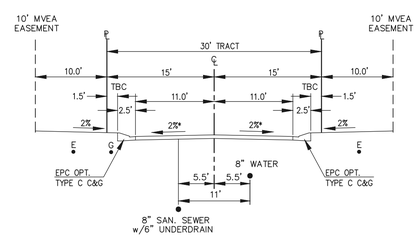
BEGIN CONSTRUCTION	ACTIVITY	COMPLETION	EROSION CONTROL
UPON APPROVAL	ALL SITE ROADWAY GRADING AND UTILITY INSTALLATION	6 MONTHS	ALL SHOWN ON GRADING PLAN



50' R.O.W. TYPICAL STREET/UTILITY SECTION
URBAN LOCAL ROADWAY
N.T.S.



60' R.O.W. TYPICAL STREET/UTILITY SECTION
URBAN RESIDENTIAL COLLECTOR
N.T.S.



PRIVATE ROAD (30' WIDE TRACT)
OWNED & MAINTAINED BY THE STERLING RANCH METRO. DISTRICT
N.T.S.
NO PARKING ALLOWED

***STREET CROSS SECTION PAVING NOTE**
TYPICAL CROWN IS 2%, UNLESS AT INTERSECTIONS
PLAN GRADES AND STREET CROSS SLOPES WILL VARY SEE INDIVIDUAL SHEETS FOR INTERSECTION DESIGN.

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

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

NO.	REVISION	DATE

REVIEW:

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

COLORADO LICENSED PROFESSIONAL ENGINEER CATHERINE MARIE FOX 45004

05/29/25

CATHERINE FOX, COLORADO LICENSED P.E. #45004 — DATE

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

VILLAGES AT STERLING RANCH

GRADING & EROSION CONTROL PLAN
GENERAL NOTES

DESIGNED BY	EAS	SCALE		DATE	11/01/2025
DRAWN BY	EAS	(H) 1"= 50'		SHEET 2	OF 35
CHECKED BY		(V) 1"= 5'		JOB NO.	1183.26

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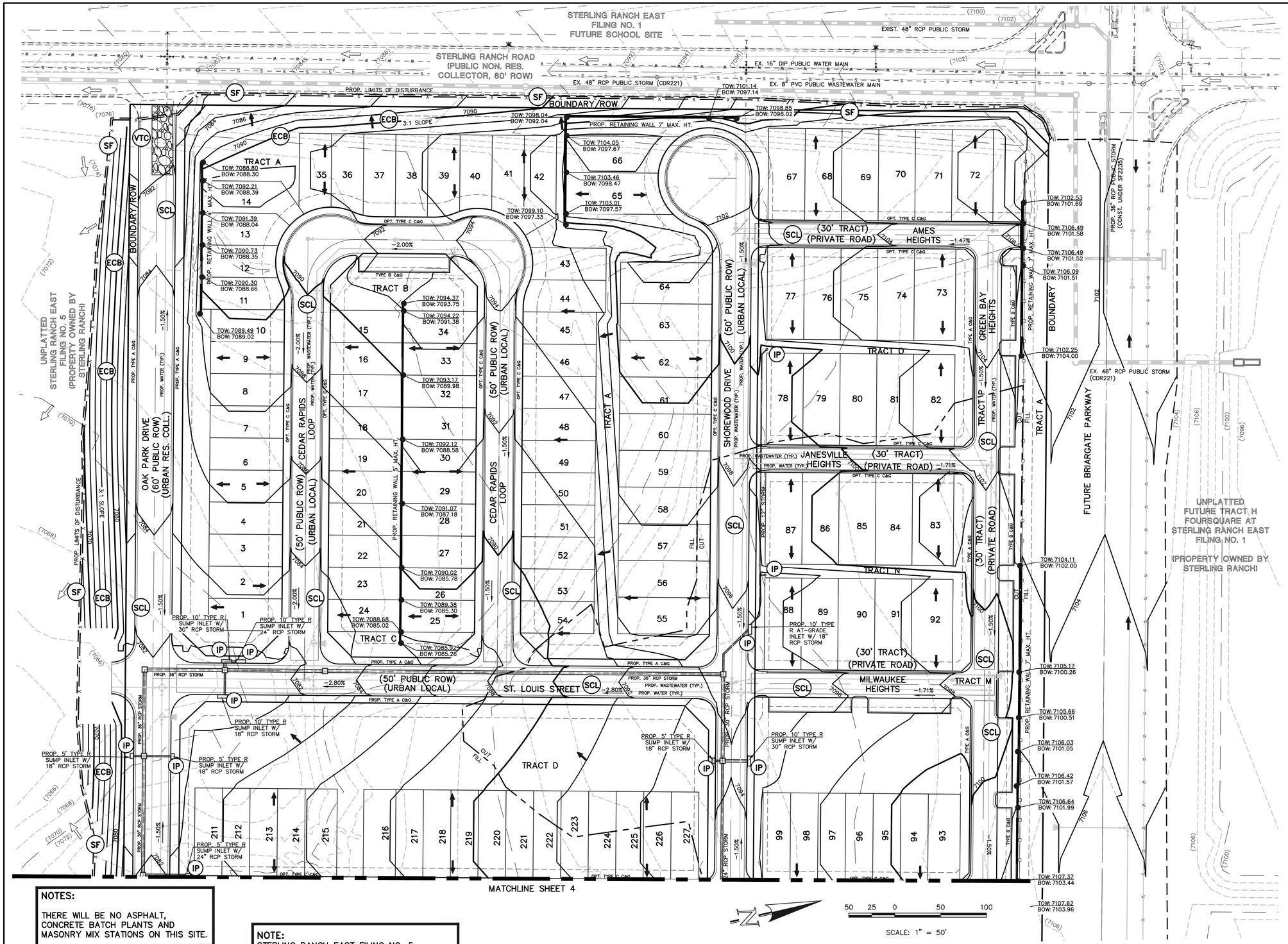

BMP PHASING

- (SF) (INSTALLED PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE DURING INTERIM AND VERTICAL PHASES)
- (VTC) (INSTALLED PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM AND VERTICAL PHASES)
- (SCL) (INSTALLED DURING INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM AND VERTICAL PHASES)
- (IP) (INSTALLED DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)
- (ECB) (INSTALLED DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)
- (TSB) (EXIST. TEMPORARY SEDIMENT BASIN TO REMAIN DURING INTERIM PHASE, THEN CONVERTED TO PERMANENT EDB WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE.

LEGEND

LIMITS OF CONSTRUCTION/DISTURBANCE	
PROPOSED CONTOUR-10	7090
PROPOSED CONTOUR-2	
EXISTING CONTOUR-10	(7090)
EXISTING CONTOUR-2	
CUT/FILL LINE	
SILT FENCE	(SF) —x—
EROSION CONTROL BLANKET	(ECB)
VEHICLE TRACKING CONTROL	(VTC)
SEDIMENT CONTROL LOGS	(SCL)
INLET PROTECTION	(IP)
EXIST. DIRECTION OF FLOW	
DIRECTION OF FLOW	%
HIGH POINT	H.P.
LOW POINT	L.P

EROSION CONTROL BLANKET (NORTH AMERICAN GREEN – SC150 OR EQUIVALENT) TO BE INSTALLED ON ALL 3:1 SLOPES OR GREATER

SEEDING AND MULCHING SHALL BE INSTALLED INSIDE ENTIRE LIMITS OF GRADING EXCLUDING ROADWAY SURFACES, SIDEWALK AREAS AND RIP-RAP AREAS.

INSTALL VTC, CONSTRUCTION FENCING, BARRICADES AND SIGNAGE AS APPROPRIATE AT ACCESS POINT.

WALL NOTE: ALL RETAINING WALL GRADES ARE FINISHED GRADE AT TOP OF WALL AND FINISHED GRADE AT BOTTOM OF WALL. FOR WALLS GREATER THAN 4' IN HEIGHT, SPECIFIC DIMENSIONS OF WALL (INCLUDING CAP, FOOTING, STRUCTURAL DETAILS, BASE MATERIAL, ETC.) TO BE PROVIDED BY OTHERS UPON WALL MATERIAL & MANUFACTURER SELECTION. WALL DESIGN/PERMITTING BY OTHERS. SEE SHEET 29 FOR ADDITIONAL DETAILS

NOTES:

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

NOTES:

THE SITE HAS BEEN PREVIOUSLY DISTURBED WITH MASS GRADING OPERATIONS AND VEGETATION IS SPARSE AND OF NATURAL GRASSLAND CONSISTENCY (NO TREES OR SHRUBS).

NOTE:
STERLING RANCH EAST FILING NO. 5 (SF2430) SOUTH OF THIS PROJECT PROVIDES A PUBLIC STORM SYSTEM OUTFALL AND PRIVATE FSD POND 14B THAT HANDLES SWQ FOR THIS SITE. SEE SHEETS 5-7 FOR OFF-SITE DISTURBANCE AREAS.

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NO.	REVISION	DATE

REVIEW:

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

COLORADO LICENSED PROFESSIONAL ENGINEER CATHERINE MARIE TIMBLIN 45004

CATHERINE M. TIMBLIN, COLORADO P.E. #45004 — DATE 05/29/25

CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
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VILLAGES AT STERLING RANCH

GRADING & EROSION CONTROL PLAN

DESIGNED BY	EAS	SCALE		DATE	11/01/2025
DRAWN BY	EAS	(H) 1"= 50'		SHEET 3	OF 35
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.26

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LEGEND

- LIMITS OF CONSTRUCTION/DISTURBANCE
- PROPOSED CONTOUR–10 (7090)
- PROPOSED CONTOUR–2
- EXISTING CONTOUR–10 (7090)
- EXISTING CONTOUR–2
- CUT/FILL LINE
- SILT FENCE (SF)
- EROSION CONTROL BLANKET (ECB)
- VEHICLE TRACKING CONTROL (VTC)
- SEDIMENT CONTROL LOGS (SCL)
- INLET PROTECTION (IP)
- EXIST. DIRECTION OF FLOW
- DIRECTION OF FLOW %
- HIGH POINT H.P.
- LOW POINT L.P

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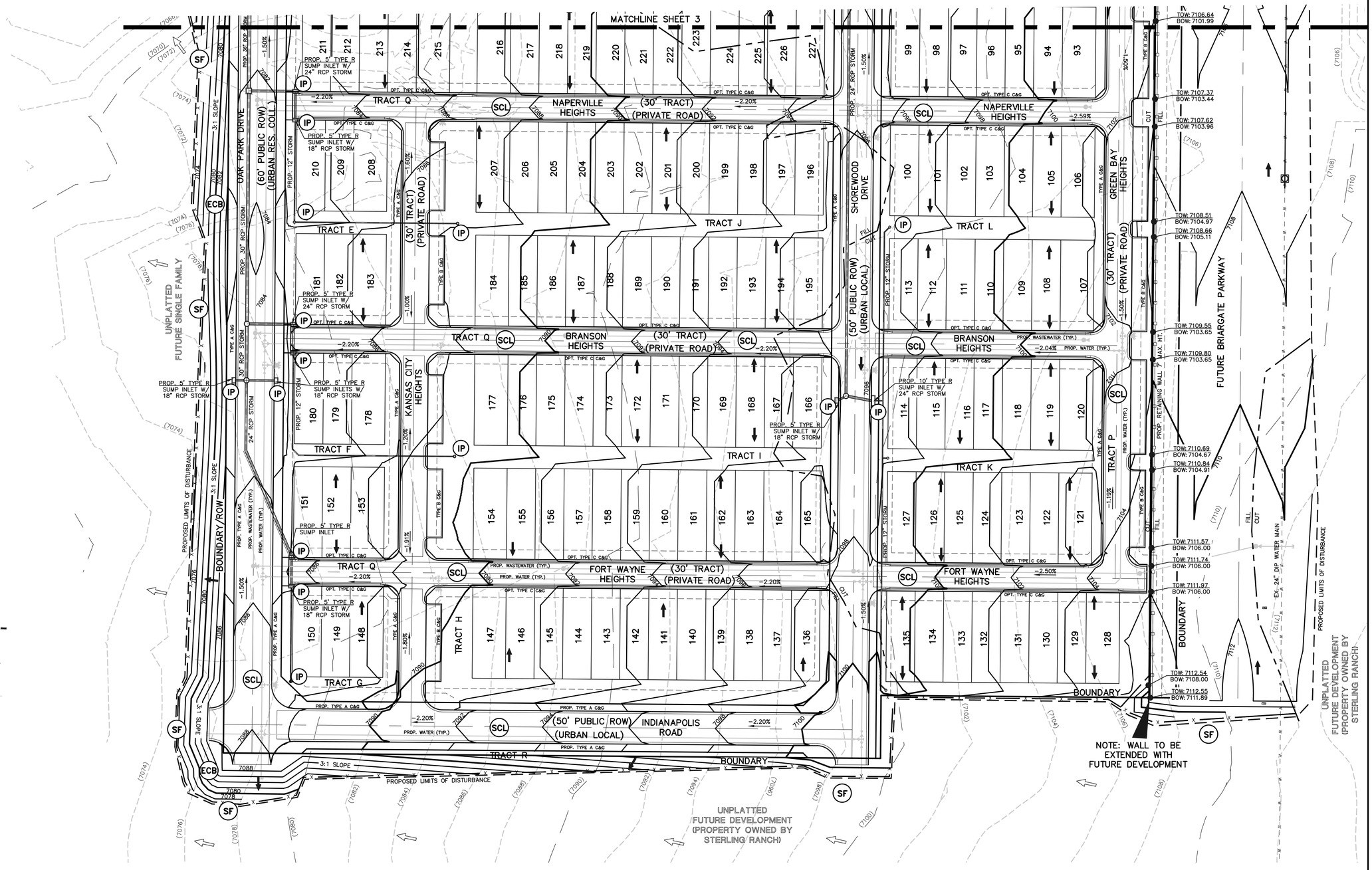
INSTALL VTC, CONSTRUCTION FENCING, BARRICADES AND SIGNAGE AS APPROPRIATE AT ACCESS POINT.



WALL NOTE: ALL RETAINING WALL GRADES ARE FINISHED GRADE AT TOP OF WALL AND FINISHED GRADE AT BOTTOM OF WALL. FOR WALLS GREATER THAN 4' IN HEIGHT, SPECIFIC DIMENSIONS OF WALL (INCLUDING CAP, FOOTING, STRUCTURAL DETAILS, BASE MATERIAL, ETC.) TO BE PROVIDED BY OTHERS UPON WALL MATERIAL & MANUFACTURER SELECTION. WALL DESIGN/PERMITTING BY OTHERS. SEE SHEET 29 FOR ADDITIONAL DETAILS

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS
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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.

NO.	REVISION	DATE

REVIEW:

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

COLORADO LICENSED PROFESSIONAL ENGINEER CATHERINE MARIE CLASSIN 45004

CATHERINE M. CLASSIN, COLORADO P.E. #45004 — DATE 05/29/25

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

VILLAGES AT STERLING RANCH

GRADING & EROSION CONTROL PLAN

DESIGNED BY	EAS	SCALE	DATE	11/01/2025
DRAWN BY	EAS	(H) 1"= 50'	SHEET 4 OF 35	
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.26	

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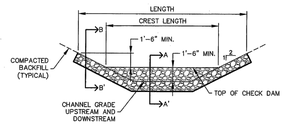
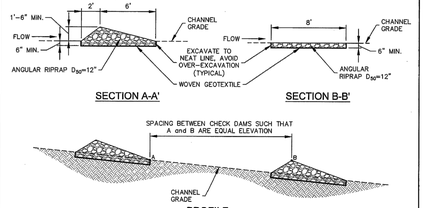


CHECK DAM ELEVATION VIEW



SECTION A-A' SECTION B-B'

PROFILE

INSTALLATION NOTES

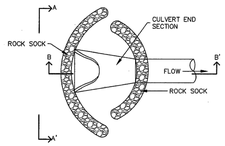
1. CHECK DAMS SHOULD BE INSTALLED BEFORE UPSTREAM LAND DISTURBING ACTIVITES.
2. RIPRAP PAD SHOULD BE TRENCHED INTO GROUND BY A MINIMUM OF 6".

MAINTENANCE NOTES

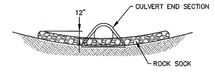
1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ THE HEIGHT OF THE CHECK DAM CREST.
3. CHECK DAMS MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA AFTER CHECK DAMS ARE REMOVED IF REMOVAL IS REQUIRED.

CD

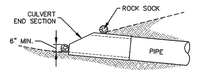
STORMWATER ENTERPRISE | CHECK DAM | APPROVED: ENGINEER MANAGER | ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO. 900-CD



CULVERT INLET PROTECTION PLAN



SECTION A-A'



SECTION B-B'

INSTALLATION NOTES

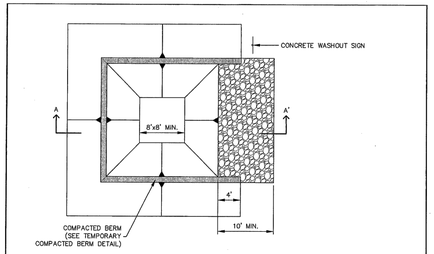
1. SEE ROCK SOCK DETAIL.

MAINTENANCE NOTES

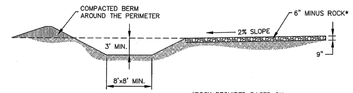
1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS ½ HEIGHT OF THE ROCK SOCK.
3. CULVERT INLET PROTECTION SHALL REMAIN UNTIL THE UPSTREAM AREA IS PERMANENTLY STABILIZED.

CIP

STORMWATER ENTERPRISE | CULVERT INLET PROTECTION | APPROVED: ENGINEER MANAGER | ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO. 900-CIP



CONCRETE WASHOUT AREA PLAN

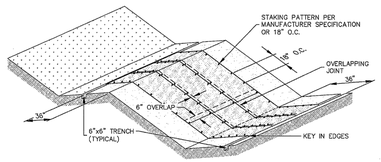


SECTION A-A'

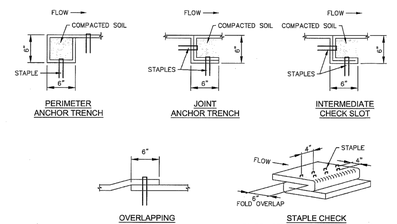
*ROCK REQUIRED BASED ON SITE CONDITIONS AT THE DISCRETION OF THE GEC INSPECTOR

CWA

STORMWATER ENTERPRISE | CONCRETE WASHOUT AREA | APPROVED: ENGINEER MANAGER | ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO. 900-CWA-1



EROSION CONTROL BLANKET



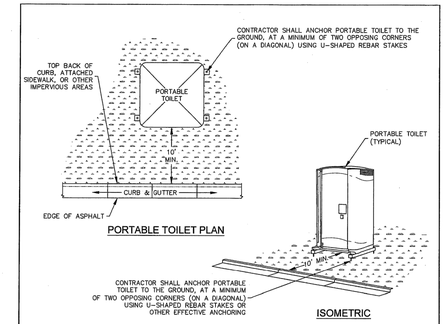
PERIMETER ANCHOR TRENCH | JOINT ANCHOR TRENCH | INTERMEDIATE CHECK SLOT

OVERLAPPING JOINT

STAPLE CHECK
TO BE USED ON SLOPE EVERY 15 FEET

ECB

STORMWATER ENTERPRISE | EROSION CONTROL BLANKET | APPROVED: ENGINEER MANAGER | ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO. 900-ECB-1



PORTABLE TOILET PLAN

ISOMETRIC

INSTALLATION NOTES

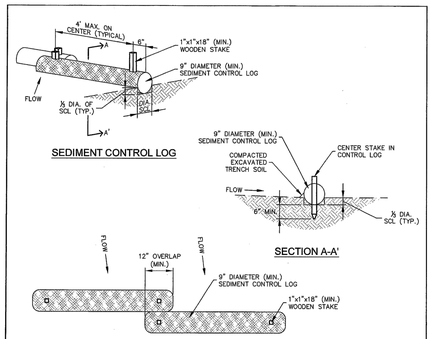
1. PORTABLE TOILETS SHALL BE PLACED A MINIMUM OF 10 FEET BEHIND ALL CURBS, SIDEWALKS, AND OTHER IMPERVIOUS AREAS; 50 FEET FROM STORM INLETS, AND 100 FEET FROM WATERWAYS.
2. PORTABLE TOILETS IN THE RIGHT-OF-WAY ARE REQUIRED TO BE PLACED ON MOBILE TRAILERS AND MUST BE ANCHORED OR WEIGHTED DOWN. PORTABLE TOILETS MAY BE INSTALLED IN ACCORDANCE WITH NOTE #1 IN STAGING AREAS/YARDS.
3. PORTABLE TOILETS SHALL BE SECURELY ANCHORED TO THE GROUND USING U-SHAPED REBAR STAKES, OR OTHER EFFECTIVE ANCHORING.
4. ANCHORING SHALL BE POSITIONED ON AT LEAST TWO OPPOSING (DIAGONAL) CORNERS.
5. TOILET CONTAINMENT PANS MAY BE USED IN PLACE OF A TRAILER AT THE GEC INSPECTOR'S DISCRETION. TOILET CONTAINMENT PANS MUST BE ANCHORED IN PLACE AND MUST NOT BE USED WITHIN THE CITY R.O.W.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. PORTABLE TOILETS SHALL BE SERVICED AT THE NECESSARY INTERVALS TO ELIMINATE THE POSSIBILITY OF OVERFLOW.
3. WHEN THE PORTABLE TOILETS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE TOILETS MUST BE PERMANENTLY STABILIZED.

PT

PORTABLE TOILET | APPROVED: ENGINEER MANAGER | ISSUED: 2/10/19 | REVISED: 8/19/2020 | DRAWING NO. 900-PTM



SEDIMENT CONTROL LOG

SECTION A-A'

SEDIMENT CONTROL LOG JOINTS

INSTALLATION NOTES

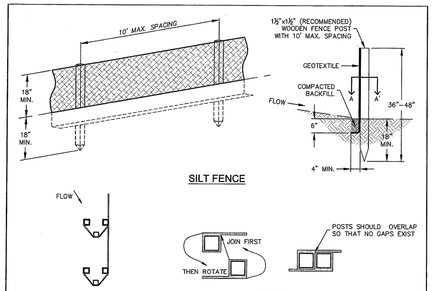
1. ALL SEDIMENT CONTROL LOGS MUST BE EMBEDDED TO ⅓ OF THE HEIGHT OF THE LOG.
2. LARGER DIAMETER SEDIMENT CONTROL LOGS NEED TO BE EMBEDDED DEEPER.
3. PLACE SEDIMENT CONTROL LOG AGAINST SIDEWALK OR BACK OF CURB WHEN ADJACENT TO THESE FEATURES.
4. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR OR COCONUT FIBER, AND SHALL BR FREE FROM ANY NOXIOUS WEED SEEDS OF DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
5. IF USING AS SLOPE PROTECTION, INSTALL SEDIMENT CONTROL LOGS ALONG THE CONTOUR.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
3. PERMANENTLY STABILIZE AREA AFTER SEDIMENT CONTROL LOGS HAVE BEEN REMOVED.

SCL

STORMWATER ENTERPRISE | SEDIMENT CONTROL LOGS | APPROVED: ENGINEER MANAGER | ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO. 900-SCL



SILT FENCE

J-HOOK INSTALLATION

SECTION A-A'

INSTALLATION NOTES

1. SILT FENCE MUST BE PLACED ON A FLAT SURFACE 2'-5' AWAY FROM TOE OF THE SLOPE TO ALLOW FOR PONDING AND DEPOSITION.
2. COMPACT THE TRENCH USING A JUMPING JACK OR WHEEL ROLLING TO THE POINT THAT THE FENCE RESISTS BEING PULLED OUT OF THE GROUND BY HAND.
3. SILT FENCE SHALL BE TAUT WITH NO SAGS AFTER IT HAS BEEN ANCHORED.
4. FABRIC SHALL BE ATTACHED TO POSTS WITH 1" HEAVY DUTY STAPLES OR 1" NAILS. THESE SHOULD BE PLACED VERTICALLY DOWN THE POST, 3" APART.
5. THE PREFERRED INSTALLATION METHOD USES A TRENCHER OR SILT FENCE INSTALLATION DEVICE.
6. INSTALL SILT FENCE ALONG THE CONTOUR OF THE SLOPES OR IN A MANNER TO AVOID CREATING CONCENTRATED FLOW (SUCH AS A "J-HOOK" INSTALLATION).

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE DESIGN HEIGHT OF THE SILT FENCE.
3. SILT FENCE MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA AFTER SILT FENCE IS REMOVED.

SF

STORMWATER ENTERPRISE | SILT FENCE | APPROVED: ENGINEER MANAGER | ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO. 900-SF

INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION OF CONCRETE WASHOUT AREA
2. LOCATE AT LEAST 50' AWAY FROM STATE WATERS MEASURED HORIZONTALLY.
3. AN IMPERMEABLE LINER (16 MIL. MINIMUM THICKNESS) IS REQUIRED IF CONCRETE WASH AREA IS LOCATED WITHIN 400' OF STATE WATERS OR 1000' OF WELLS OR DRINKING WATER SOURCES.
4. DO NOT LOCATE IN AREAS WHERE SHALLOW GROUNDWATER MAY BE PRESENT.
5. THE CONCRETE WASH AREA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
6. CONCRETE WASH AREA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8'.
7. BERM SURROUNDING SIDES AND BACK OF CONCRETE WASH AREA SHALL HAVE A MINIMUM HEIGHT OF 2 FEET.
8. CONCRETE WASH AREA ENTRANCE SHALL BE SLOPED 2% TOWARDS THE CONCRETE WASH AREA.
9. SIGNS SHALL BE PLACED AT THE CONCRETE WASH AREA.
10. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. THE CONCRETE WASH AREA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN THE PIT SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF ⅔ THE HEIGHT OF THE CONCRETE WASH AREA.
3. 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.
4. THE CONCRETE WASH AREA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
5. PERMANENTLY STABILIZE AREA AFTER CONCRETE WASH AREA IS REMOVED.

CWA

STORMWATER ENTERPRISE | CONCRETE WASHOUT AREA | APPROVED: ENGINEER MANAGER | ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO. 900-CWA-2

INSTALLATION NOTES

1. 100% NATURAL AND BIODEGRADABLE MATERIALS ARE REQUIRED FOR EROSION CONTROL BLANKETS. TRIM PRODUCTS MAY ME USED WHERE APPROPRIATE AS DESIGNATED BY THE ENGINEER.
2. IN AREAS WHERE EROSION CONTROL BLANKETS ARE SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO EROSION CONTROL BLANKET INSTALLATION, AND THE EROSION CONTROL BLANKET SHALL BE IN FULL CONTACT WITH THE SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.
3. PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.
4. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF EROSION CONTROL BLANKETS TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL EROSION CONTROL BLANKETS.
5. INTERMEDIATE CHECK SLOT OR STAPLE CHECK SHALL BE INSTALLED EVERY 15' DOWN SLOPES. IN DRAINAGEWAYS, INSTALL CHECK SLOTS EVERY 25' PERPENDICULAR TO FLOW DIRECTION.
6. OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF EROSION CONTROL BLANKETS TOGETHER FOR EROSION CONTROL BLANKETS ON SLOPES.
7. MATERIAL SPECIFICATIONS OF EROSION CONTROL BLANKETS SHALL CONFORM TO TABLE ECB-1.
8. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING EROSION CONTROL BLANKETS SHALL BE RESEEDED AND MULCHED.
9. STRAW EROSION CONTROL BLANKETS SHALL NOT BE USED WITHIN STREAMS AND DRAINAGE CHANNELS.
10. COMPACT ALL TRENCHES.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. EROSION CONTROL BLANKETS SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE. TRIM MUST BE REMOVED AT THE DISCRETION OF THE GEC INSPECTOR.
3. ANY EROSION CONTROL BLANKET PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REINSTALLED. ANY SUBGRADE AREAS BELOW GEOTEXTILE THAT HAVE ERODED TO CREATE A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE EROSION CONTROL BLANKET REINSTALLED.

TABLE ECB-1, EROSION CONTROL BLANKET MATERIAL SPECIFICATIONS

TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELSIOR CONTENT	RECOMMENDED NETTING
STRAW	–	100%	–	DOUBLE/ NATURAL
STRAW-COCONUT	30% MIN.	70% MAX.	–	DOUBLE/ NATURAL
COCONUT	100%	–	–	DOUBLE/ NATURAL
EXCELSIOR	–	–	100%	DOUBLE/ NATURAL

ECB

STORMWATER ENTERPRISE | EROSION CONTROL BLANKET | APPROVED: ENGINEER MANAGER | ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO. 900-ECB-2

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NO.	REVISION	DATE

REVIEW:

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

COLORADO LICENSED PROFESSIONAL ENGINEER CATHERINE MARIE WILSON 45004

05/29/25

CATHERINE M. WILSON, P.E. #45004 — DATE

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

VILLAGES AT STERLING RANCH

GRADING & EROSION CONTROL PLAN DETAILS

DESIGNED BY	EAS	SCALE		DATE	11/01/2025
DRAWN BY	EAS	(H) 1"= N/A		SHEET	5 OF 35
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.26

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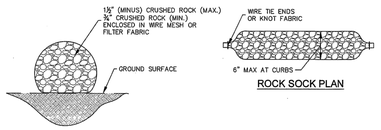
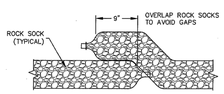


ROCK SOCK PLAN

ROCK SOCK SECTION



ROCK SOCK OVERLAP

GRADATION TABLE	
	MASS PERCENT PASSING SQUARE MESH SIEVES
	No. 4
2"	100
1½"	90–100
1"	20–55
¾"	0–15
⅜"	0–5

MATCHES SPECIFICATIONS FOR No. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M-43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES

INSTALLATION NOTES

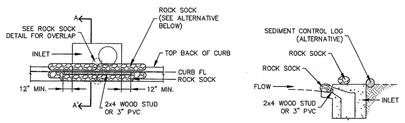
1. CRUSHED ROCK SHALL BE BETWEEN MAX. 1½" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET AND MIN. ¾" CRUSHED ROCK.
2. WIRE MESH SHALL HAVE OPENINGS SMALLER THAN THE SMALLEST SIZE ROCK.
3. WIRE MESH SHALL BE SECURED USING 'HOG RINGS' OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED BEYOND REPAIR.
3. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE DEPTH REACHES ½ OF THE HEIGHT OF THE ROCK SOCK.
4. ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL DISTURBED AREA IS STABILIZED.
5. PERMANENTLY STABILIZE AREA AFTER ROCK SOCKS HAVE BEEN REMOVED.

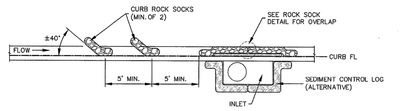
RS

STORMWATER ENTERPRISE — ROCK SOCK
APPROVED: ENGINEER MANAGER
ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO. 900-RS



CURB INLET PROTECTION PLAN

SECTION A-A'



CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

INSTALLATION NOTES

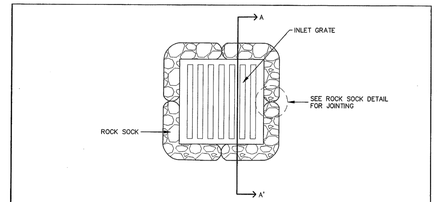
1. SEE ROCK SOCK DETAIL FOR INSTALLATION REQUIREMENTS.
2. PLACEMENT OF THE ROCK SOCK SHALL BE APPROXIMATELY 40 DEGREES FROM THE CURB.
3. ROCK SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5' APART.
4. AT LEAST TWO CURB ROCK SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADIENT INLETS.
5. ADDITIONAL ROCK SOCKS MAY BE REQUIRED AT GEC INSPECTOR'S DISCRETION.

MAINTENANCE NOTES

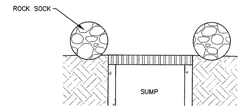
1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE DESIGN DEPTH OF THE INLET BARRIER.
3. ROCK SOCKS MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA BEHIND INLET AFTER ROCK SOCKS ARE REMOVED WHEN REMOVAL IS APPROPRIATE.

IP-1

STORMWATER ENTERPRISE — ON-GRADE INLET PROTECTION
APPROVED: ENGINEER MANAGER
ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO. 900-IP-1



ROCK SOCK SUMP INLET PROTECTION PLAN



SECTION A-A'

INSTALLATION NOTES

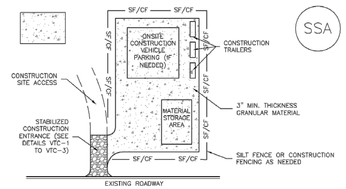
1. SEE ROCK SOCK DETAIL FOR INSTALLATION REQUIREMENTS.
2. SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.
3. CONTROL MEASURES MUST BE WRAPPED AROUND INLET AS TIGHTLY AS POSSIBLE.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE DESIGN DEPTH OF THE INLET BARRIER.
3. ROCK SOCKS MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA AROUND INLET AFTER ROCK SOCKS ARE REMOVED WHEN REMOVAL IS APPROPRIATE.

IP-2

STORMWATER ENTERPRISE — SUMP INLET PROTECTION
APPROVED: ENGINEER MANAGER
ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO. 900-IP-2



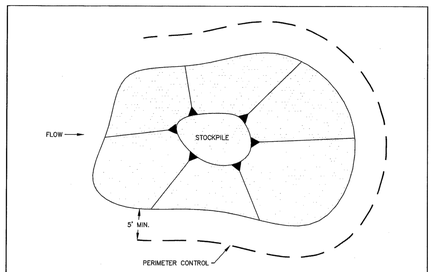
SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

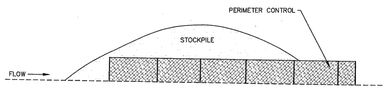
1. SEE PLAN VIEW FOR
   -LOCATION OF STAGING AREA(S).
   -CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE PUBLIC JURISDICTION.
2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA 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. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.



STOCKPILE PROTECTION PLAN



STOCKPILE PROTECTION ELEVATION

INSTALLATION NOTES

1. INSTALL PERIMETER CONTROL AROUND STOCKPILE ON DOWNGRADIENT SIDE. PERIMETER CONTROL MUST BE SUITABLE TO SITE CONDITIONS AND INSTALLED ACCORDING TO THE RELEVANT DETAIL.
2. FOR STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS INCLUDING PERIMETER CONTROL ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. IF PERIMETER CONTROLS MUST BE MOVED TO ACCESS STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORK DAY.
3. ACCUMULATED SEDIMENT MUST BE REMOVED ACCORDING TO PERIMETER CONTROL DETAIL.

SP

STORMWATER ENTERPRISE — STOCKPILE PROTECTION
APPROVED: ENGINEER MANAGER
ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO. 900-SP

SEEDING & MULCHING

ALL SOIL TESTING, SOILS AMENDMENT AND FERTILIZER DOCUMENTATION, AND SEED LOAD AND BAG TICKETS MUST BE ADDED TO THE CSWMP.

SOIL PREPARATION

1. IN AREAS TO BE SEEDED, THE UPPER 6 INCHES OF THE SOIL MUST NOT BE HEAVILY COMPACTED, AND SHOULD BE IN FRIABLE CONDITION. LESS THAN 85% STANDARD PROCTOR DENSITY IS ACCEPTABLE. AREAS OF COMPACTION OR GENERAL CONSTRUCTION ACTIVITY MUST BE SCARIFIED TO A DEPTH OF 6 TO 12 INCHES PRIOR TO SPREADING TOPSOIL TO BREAK UP COMPACTED LAYERS AND PROVIDE A BLENDING ZONE BETWEEN DIFFERENT SOIL LAYERS.
2. AREAS TO BE PLANTED SHALL HAVE AT LEAST 4 INCHES OF TOPSOIL SUITABLE TO SUPPORT PLANT GROWTH.
3. THE CITY RECOMMENDS THAT EXISTING AND/OR IMPORTED TOPSOIL BE TESTED TO IDENTIFY SOIL DEFICIENCIES AND ANY SOIL AMENDMENTS NECESSARY TO ADDRESS THESE DEFICIENCIES. SOIL AMENDMENTS AND/OR FERTILIZERS SHOULD BE ADDED TO CORRECT TOPSOIL DEFICIENCIES BASED ON SOIL TESTING RESULTS.
4. TOPSOIL SHALL BE PROTECTED DURING THE CONSTRUCTION PERIOD TO RETAIN ITS STRUCTURE AVOID COMPACTION, AND TO PREVENT EROSION AND CONTAMINATION. STRIPPED TOPSOIL MUST BE STORED IN AN AREA AWAY FROM MACHINERY AND CONSTRUCTION OPERATIONS, AND CARE MUST BE TAKEN TO PROTECT THE TOPSOIL AS A VALUABLE COMMODITY. TOPSOIL MUST NOT BE STRIPPED DURING UNDESIRABLE WORKING CONDITIONS (E.G. DURING WET WEATHER OR WHEN SOILS ARE SATURATED). TOPSOIL SHALL NOT BE STORED IN SWALES OR IN AREAS WITH POOR DRAINAGE.

SEEDING

1. ALLOWABLE SEED MIXES ARE INCLUDED IN THE CITY OF COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL. ALTERNATIVE SEED MIXES ARE ACCEPTABLE IF INCLUDED IN AN APPROVED LANDSCAPING PLAN.
2. SEED SHOULD BE DRILL-SEEDED WHENEVER POSSIBLE
   - SEED DEPTH MUST BE ¼ TO ½ INCHES WHEN DRILL-SEEDING IS USED
3. BROADCAST SEEDING OR HYDRO-SEEDING WITH TACKIFIER MAY BE SUBSTITUTED ON SLOPES STEEPER THAN 3:1 OR ON OTHER AREAS NOT PRACTICAL TO DRILL SEED.
   - SEEDING RATES MUST BE DOUBLED FOR BROADCAST SEEDING OR INCREASED BY 50% IF USING A BRILLION DRILL OR HYDRO-SEEDING
   - BROADCAST SEEDING MUST BE LIGHTLY HAND-RAKED INTO THE SOIL

MULCHING

1. MULCHING SHOULD BE COMPLETED AS SOON AS PRACTICABLE AFTER SEEDING, HOWEVER PLANTED AREAS MUST BE MULCHED NO LATER THAN 14 DAYS AFTER PLANTING.
2. MULCHING REQUIREMENTS INCLUDE:
   - HAY OR STRAW MULCH
     - ONLY CERTIFIED WEED-FREE AND CERTIFIED SEED-FREE MULCH MAY BE USED. MULCH MUST BE APPLIED AT 2 TONS/ACRE AND ADEQUATELY SECURED BY CRIMPING AND/OR TACKIFIER.
     - CRIMPING MUST NOT BE USED ON SLOPES GREATER THAN 3:1 AND MULCH FIBERS MUST BE TUCKED INTO THE SOIL TO A DEPTH OF 3 TO 4 INCHES.
     - TACKIFIER MUST BE USED IN PLACE OF CRIMPING ON SLOPES STEEPER THAN 3:1.
   - HYDRAULIC MULCHING
     - HYDRAULIC MULCHING IS AN OPTION ON STEEP SLOPES OR WHERE ACCESS IS LIMITED.
     - IF HYDRO-SEEDING IS USED, MULCHING MUST BE APPLIED AS A SEPARATE, SECOND OPERATION.
     - WOOD CELLULOSE FIBERS MIXED WITH WATER MUST BE APPLIED AT A RATE OF 2,000 TO 2,500 POUNDS/ACRE, AND TACKIFIER MUST BE APPLIED AT A RATE OF 100 POUNDS/ACRE.
   - EROSION CONTROL BLANKET
     - EROSION CONTROL BLANKET MAY BE USED IN PLACE OF TRADITIONAL MULCHING METHODS.

SM

STORMWATER ENTERPRISE — SEEDING & MULCHING
APPROVED: ENGINEER MANAGER
ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO. 900-SM

Table 5-1. El Paso County Conservation District All-Purpose Mix for Upland, Transition and Permanent Control Measure Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS: • Irrigated broadcast • Irrigated hydroseeded 80 seeds/sq ft	Pounds PLS: • Non-irrigated broadcast • Non-irrigated hydroseeded • Irrigated drilled 40 seeds/sq ft	Pounds PLS: • Non-irrigated drilled 20 seeds/sq ft
Bluestem, big	*Andropogon gerardii*	Warm, sod	20	4.4	2.2	1.1
Grama, blue	*Bouteloua gracilis*	Warm, bunch	10	0.5	0.25	0.13
Green needlegrass[2]	*Nassella viridula*	Cool, bunch	10	2	1	0.5
Wheatgrass, western[3]	*Pascopyrum smithii*	Cool, sod	20	6.4	3.2	1.6
Grama, sideoats	*Bouteloua curtipendula*	Warm, bunch	10	2	1	0.5
Switchgrass[2]	*Panicum virgatum*	Warm, bunch/sod	10	0.8	0.4	0.2
Prairie sandreed	*Calimovilfa longifolia*	Warm, sod	10	1.2	0.6	0.3
Yellow indiangrass[2]	*Sorghastrum nutans*	Warm, sod	10	2	1	0.5
			Seed rate (lbs PLS/acre)	19.3	9.7	4.8

[1]For portions of facilities located near or on the bottom or where wet soil conditions occur. Planting of potted nursery stock wetland plants 2-foot on-center is recommended for sites with wetland hydrology.

[2]Species that will do well in the bottom of pond areas.

Table 5-2. El Paso County All-Purpose Low Grow Mix for Upland and Transition Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS: • Irrigated broadcast • Irrigated hydroseeded 80 seeds/sq ft	Pounds PLS: • Non-irrigated broadcast • Non-irrigated hydroseeded • Irrigated drilled 40 seeds/sq ft	Pounds PLS: • Non-irrigated drilled 20 seeds/sq ft
Buffalograss	*Buchloe dactyloides*	Warm, sod	25	9.6	4.8	2.4
Grama, blue	*Bouteloua gracilis*	Warm, bunch	20	10.8	5.4	2.7
Grama, sideoats	*Bouteloua curtipendula*	Warm, bunch	29	5.6	2.8	1.4
Green needlegrass	*Nassella viridula*	Cool, bunch	5	3.2	1.6	0.8
Wheatgrass, western	*Pascopyrum smithii*	Cool, sod	20	12	6	3
Dropseed, sand	*Sporobolus cryptandrus*	Warm, bunch	1	0.8	0.4	0.2
			Seed rate (lbs PLS/acre)	42	21	10.3

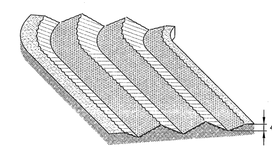
STABILIZED STAGING AREA MAINTENANCE NOTES

5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

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

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)



SURFACE ROUGHENING

INSTALLATION NOTES

1. SURFACE ROUGHENING MAY BE USED IN AREAS FLATTER THAN 3:1. INSTALL FURROWS ALONG CONTOUR TO INTERCEPT SHEET FLOW.
2. SURFACE ROUGHENING MAY BE ACCOMPLISHED BY FURROWING, SCARIFYING, RIPPING OR DISKING THE SOIL.
3. FURROWS MUST BE A MINIMUM OF 4" IN DEPTH.
4. SURFACE ROUGHENING SHALL NOT BE USED ON EXTREMELY SANDY OR ROCKY SOILS.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. VEHICLES AND EQUIPMENT SHALL NOT BE DRIVEN OVER AREAS THAT HAVE BEEN SURFACE ROUGHENED.

SR

STORMWATER ENTERPRISE — SURFACE ROUGHENING
APPROVED: ENGINEER MANAGER
ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO. 900-SR

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

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

NO.	REVISION	DATE

REVIEW:

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

COLORADO LICENSED PROFESSIONAL ENGINEER CATHERINE MARIE TASSIN 45004

05/29/25

CATHERINE M. TASSIN, COLORADO P.E. #45004 — DATE

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

VILLAGES AT STERLING RANCH

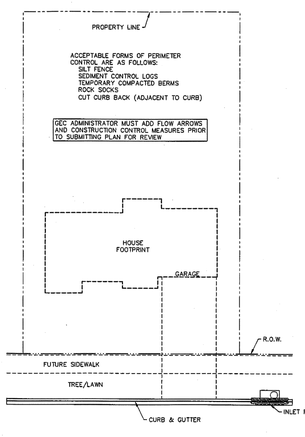
GRADING & EROSION CONTROL PLAN DETAILS

DESIGNED BY	EAS	SCALE	DATE	11/01/2025
DRAWN BY	EAS	(H) 1"= N/A	SHEET 6	OF 35
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.26

n:\1183.26\DRAWINGS\construction\OVERLOT\1183.26 GEC-FP4-06.dwg, 5/29/2025 1:58:52 PM, 1:1

EROSION CONTROL FOR INDIVIDUAL HOUSE SITES

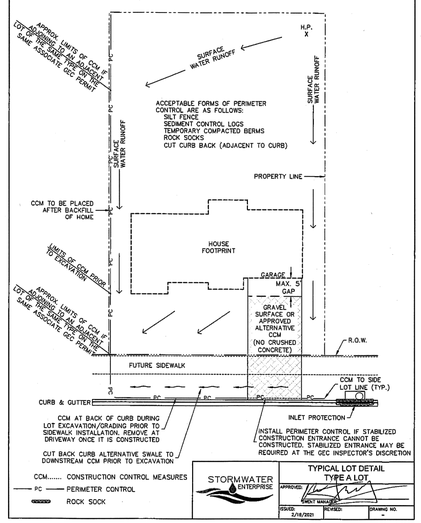
THIS DIAGRAM ILLUSTRATES THE KEY POINTS TO PROTECTING INDIVIDUAL BUILDING SITES



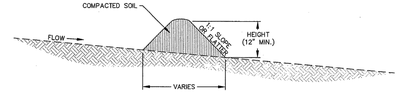
STORMWATER ENTERPRISE | ATYPICAL LOT DETAIL | APPROVED: ENGINEER MANAGER | ISSUED: 1/8/2021 | REVISED: | DRAWING NO. –

EROSION CONTROL FOR INDIVIDUAL HOUSE SITES

THIS DIAGRAM ILLUSTRATES THE KEY POINTS TO PROTECTING INDIVIDUAL BUILDING SITES



STORMWATER ENTERPRISE | TYPICAL LOT DETAIL TYPE A LOT | APPROVED: ENGINEER MANAGER | ISSUED: 2/18/2021 | REVISED: | DRAWING NO. –



TEMPORARY COMPACTED BERM

INSTALLATION NOTES

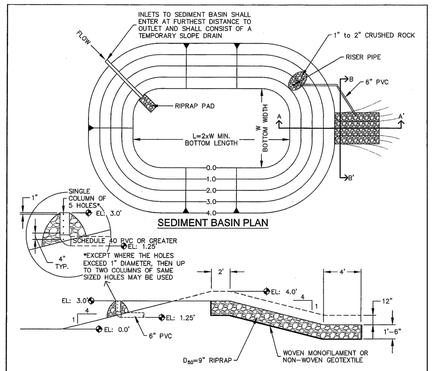
1. COMPACTED BERM MUST BE A MINIMUM HEIGHT OF ONE FOOT. BASE WIDTH IS DETERMINED BY HEIGHT.
2. COMPACTED BERMS MUST BE ADEQUATELY COMPACTED, NOT ALL SOILS ARE SUITABLE FOR COMPACTED BERMS.
3. INSTALL COMPACTED BERMS ALONG CONTOUR; DO NOT INSTALL PERPENDICULAR TO SLOPE.
4. THE MAXIMUM TRIBUTARY DRAINAGE AREA PER 100 LINEAR FEET OF COMPACTED BERMS SHALL BE ¾ ACRE.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE DESIGN DEPTH OF THE BERM.

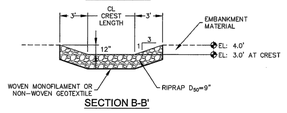
TCB

STORMWATER ENTERPRISE | TEMPORARY COMPACTED BERM | APPROVED: ENGINEER MANAGER | ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO. 900-TCB



SEDIMENT BASIN PLAN

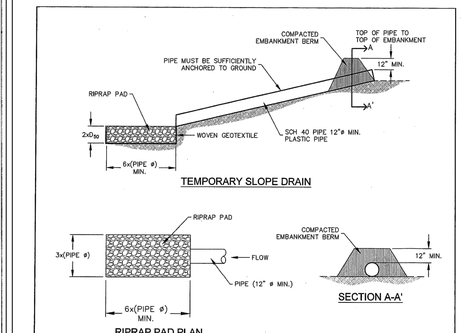
SECTION A-A'



SECTION B-B'

TSB

STORMWATER ENTERPRISE | TEMPORARY SEDIMENT BASIN | APPROVED: ENGINEER MANAGER | ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO. 900-TSB-1



TEMPORARY SLOPE DRAIN

SECTION A-A'

RIPRAP PAD PLAN

INSTALLATION NOTES

1. THE LISTED DIMENSIONS ARE CONSIDERED A MINIMUM; LARGER DRAINS CAN BE IMPLEMENTED BY THE CONTRACTOR.
2. DETAILS SHOW MINIMUM COVER; INCREASE COVER AS NECESSARY.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. INSPECT INLETS AND OUTLETS AFTER STORMS TO PREVENT EXCESS CLOGGING, BREACHES IN PIPES SHOULD BE REPAIRED AS SOON AS FEASIBLY POSSIBLE.
3. INSPECT RIPRAP PAD AT OUTLET FOR SIGNS OF EROSION. IF SIGNS OF EROSION EXIST, ADDITIONAL ARMORING MAY BE INSTALLED.
4. TEMPORARY SLOPE DRAINS SHOULD REMAIN UNTIL THEY ARE NOT NEEDED, BUT SHOULD BE REMOVED BEFORE THE END OF CONSTRUCTION.
5. PERMANENTLY STABILIZE AREA AFTER TEMPORARY SLOPE DRAINS ARE REMOVED.

TSD

STORMWATER ENTERPRISE | TEMPORARY SLOPE DRAIN | APPROVED: ENGINEER MANAGER | ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO. 900-TSD

EROSION CONTROL FOR INDIVIDUAL HOUSE SITES

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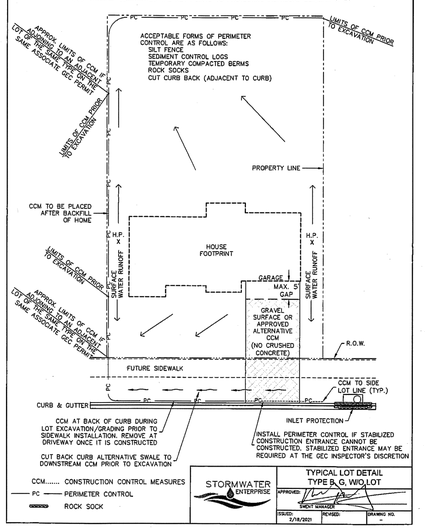


STORMWATER ENTERPRISE | TYPICAL LOT DETAIL TYPE B, G, W/O LOT | APPROVED: ENGINEER MANAGER | ISSUED: 2/18/2021 | REVISED: | DRAWING NO. –

TABLE SB-1, SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

UPSTREAM DRAINAGE AREA (ROUNDED TO NEAREST ACRE), (AC)	BASIN BOTTOM WIDTH (W), (FT)	SPILLWAY CREST LENGTH (CL), (FT)	HOLE DIAMETER (HD), (IN)
1	12½"	2	9/32
2	21	3	15/64
3	28	5	5/16
4	33½	6	3/8
5	38½	8	29/32
6	43	9	29/32
7	47¾	11	29/32
8	51	12	27/32
9	55	13	3/4
10	58¾	15	19/64
11	61	16	25/32
12	64	18	7
13	67½	19	1 1/64
14	70½	21	1 1/8
15	73¼	22	1 19/64

INSTALLATION NOTES

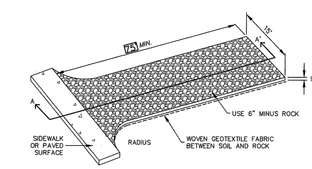
1. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
2. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES, AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE No. 200 SIEVE.
3. EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-698.
4. PIPE SCHEDULE 40 OR GREATER SHALL BE USED.
5. THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES. DESIGN CALCULATIONS MUST BE APPROVED PRIOR TO IMPLEMENTATION.

MAINTENANCE NOTES

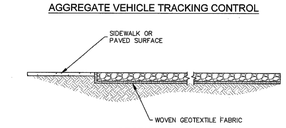
1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN CONTROL MEASURE EFFECTIVENESS, TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E. TWO FEET BELOW SPILLWAY CREST).
3. SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED.
4. PERMANENTLY STABILIZE AREA AFTER SEDIMENT BASIN REMOVAL.

TSB

STORMWATER ENTERPRISE | TEMPORARY SEDIMENT BASIN | APPROVED: ENGINEER MANAGER | ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO. 900-TSB-2



AGGREGATE VEHICLE TRACKING CONTROL



SECTION A-A'

INSTALLATION NOTES

1. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHOULD BE LOCATED AT ALL POINTS WHERE VEHICLES EXIT THE CONSTRUCTION SITE TO ADJACENT ROADWAY.
2. STABILIZED CONSTRUCTION ENTRANCE/EXITS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. RADIUS MUST BE ADEQUATE FOR INTENDED CONSTRUCTION VEHICLE TURNING.
4. ROCK SHOULD CONSIST OF 6" MINUS ROCK.
5. INSTALL CONSTRUCTION FENCE ON BOTH SIDES OF VEHICLE TRACKING CONTROL PAD WHEN NEEDED OR REQUIRED BY INSPECTOR.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. SEDIMENT TRACKED ONTO THE ADJACENT ROAD SHALL BE REMOVED DAILY, BY SWEEPING OR SHOVELING, AND NEVER WASHED DOWN STORM DRAINS.
3. ROUGHEN, REPLACE AND/OR ADD ROCK AS NEEDED TO MAINTAIN CONSISTENT DEPTH AND TO PREVENT SEDIMENT TRACKING ONTO ADJACENT STREET.
4. PERMANENTLY STABILIZE AREA AFTER VEHICLE TRACKING CONTROL IS REMOVED.

VTC

STORMWATER ENTERPRISE | VEHICLE TRACKING CONTROL | APPROVED: ENGINEER MANAGER | ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO. 900-VTC

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS

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IT'S THE LAW

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NO.	REVISION	DATE

REVIEW:

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

COLORADO LICENSED CATHERINE MARIE TESSIN 45004 PROFESSIONAL ENGINEER

CATHERINE M. TESSIN, COLORADO P.E. #45004 — DATE 05/29/25

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

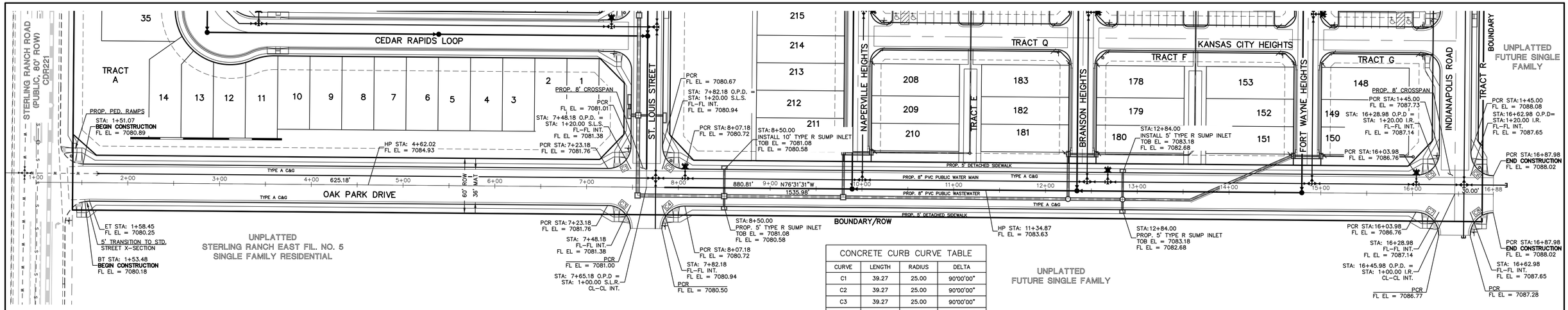
VILLAGES AT STERLING RANCH

GRADING & EROSION CONTROL PLAN
DETAILS

DESIGNED BY	EAS	SCALE		DATE	11/01/2025
DRAWN BY	EAS	(H) 1"= N/A		SHEET	7 OF 35
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.26

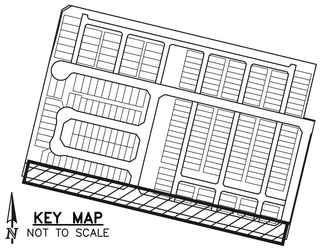
CLASSIC CONSULTING

n:\1183261\DRAWINGS\construction\OVERLOT\118326 GEC-FIN-07.dwg, 5/29/2025 1:59:02 PM, 1:1



CONCRETE CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	39.27	25.00	90°00'00"
C2	39.27	25.00	90°00'00"
C3	39.27	25.00	90°00'00"
C4	39.27	25.00	90°00'00"
C5	39.27	25.00	90°00'00"
C6	39.27	25.00	90°00'00"
C7	39.27	25.00	90°00'00"
C8	39.27	25.00	90°00'00"

OAK PARK DRIVE
(URBAN RESIDENTIAL COLLECTOR, 60' ROW)
DESIGN SPEED: 40 MPH; POSTED SPEED: 35 MPH

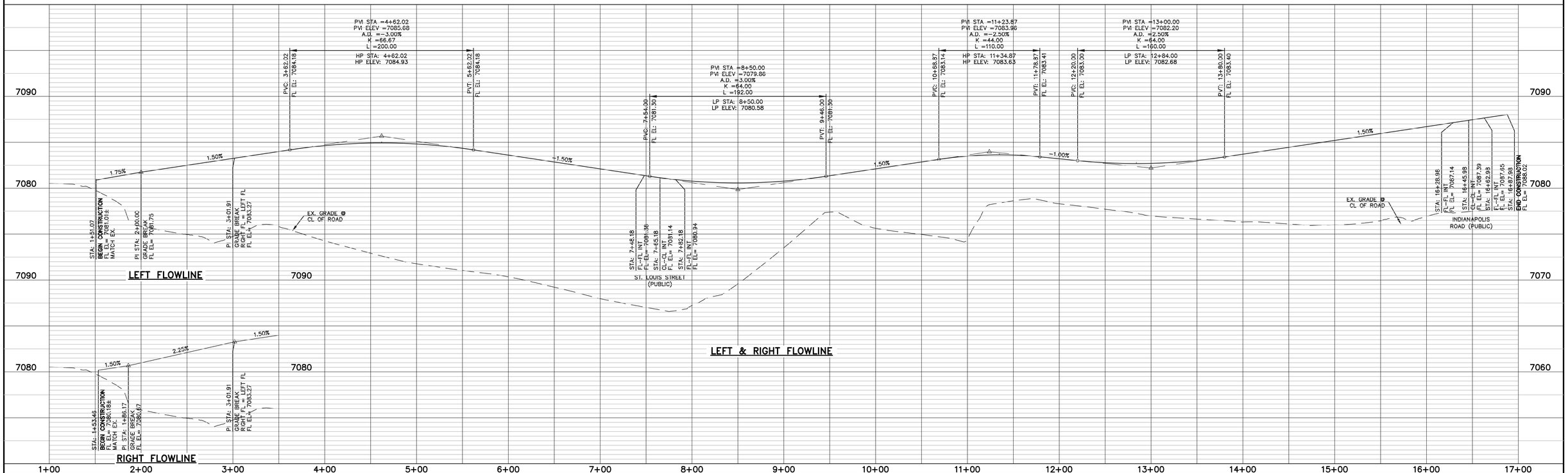


KEY MAP
NOT TO SCALE

N

50 25 0 50 100

SCALE: 1" = 50'



LEGEND

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

WALK CONSTRUCTION:

4" THICK SIDEWALK ALLOWED ALONG OPEN SPACE TRACTS & 'ESTATE LOT' FRONTAGE. 5" THICK SIDEWALK TYPICAL ALONG RESIDENTAL LOTS PER EL PASO COUNTY DIRECTION. 6" REQUIRED AT DRIVEWAY CONNECTIONS. WALK NOT INSTALLED AT 6" THICKNESS WILL BE RE-CONSTRUCTED WITH DRIVEWAY PERMIT AND INSTALLATION AS REQUIRED.

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NO.	REVISION	DATE

REVIEW:

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

COLORADO LICENSED PROFESSIONAL ENGINEER CATHERINE MARIE TASSIN 45004

05/29/25

CATHERINE M. TASSIN, COLORADO P.E. #45004 — DATE

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

VILLAGES AT STERLING RANCH

STREET IMPROVEMENT PLANS
OAK PARK DRIVE

DESIGNED BY	EAS	SCALE	DATE	11/01/2025
DRAWN BY	EAS	(H) 1"= 50'	SHEET 8	OF 35
CHECKED BY		(V) 1"= 5'	JOB NO.	1183.26

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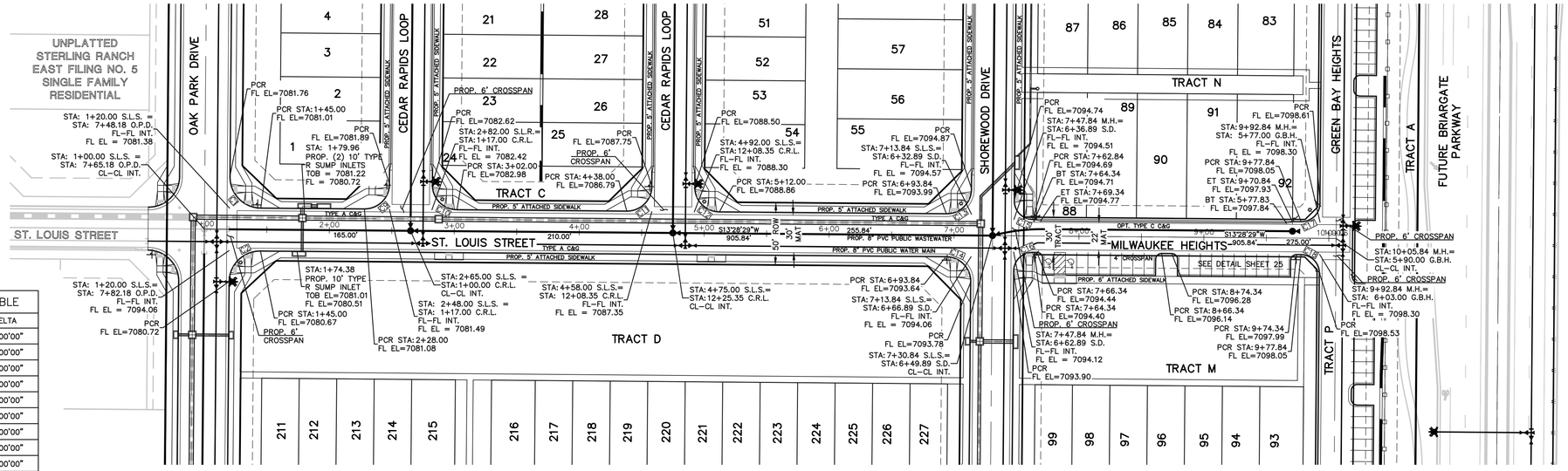
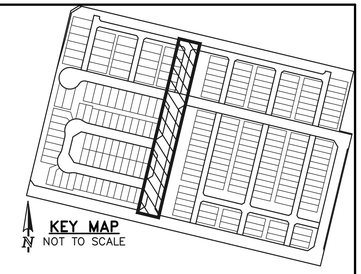


ST. LOUIS ROAD
(URBAN LOCAL, 50' ROW)
DESIGN & POSTED SPEED: 25 MPH

MILWAUKEE HEIGHTS
(PRIVATE ROAD, 30' TRACT)
DESIGN & POSTED SPEED: 15 MPH



SIDEWALK CONSTRUCTION NOTE:

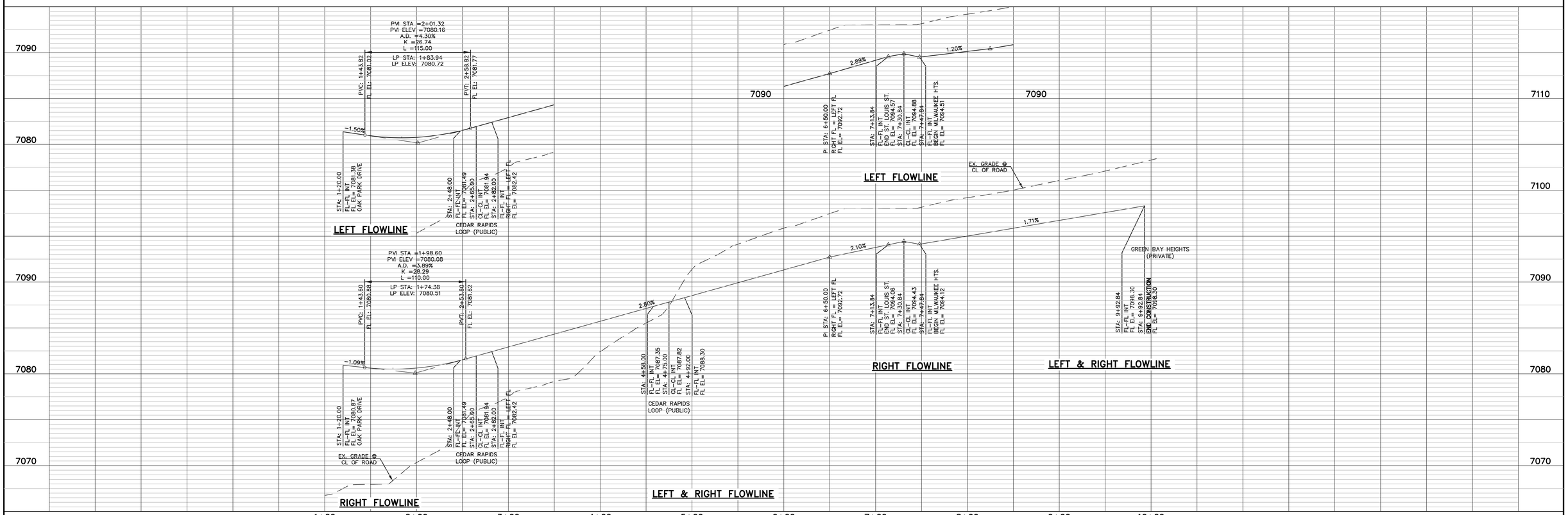
FOR ALL ATTACHED SIDEWALK ADJACENT TO STORM INLETS, CONTRACTOR TO INSTALL EXPANSION JOINTS BETWEEN SIDEWALK AND INLET TO MINIMIZE DIFFERENTIAL SETTLEMENT AND PROVIDE SMOOTH TRANSITION ACROSS INLET WITH 1.5% SLOPE OR LESS.

50 25 0 50 100

SCALE: 1" = 50'

CONCRETE CURB CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	39.27	25.00	90°00'00"
C2	39.27	25.00	90°00'00"
C9	31.42	20.00	90°00'00"
C10	31.42	20.00	90°00'00"
C11	31.42	20.00	90°00'00"
C12	31.42	20.00	90°00'00"
C13	31.42	20.00	90°00'00"
C14	31.42	20.00	90°00'00"
C15	23.56	15.00	90°00'00"
C16	23.56	15.00	90°00'00"
C17	23.56	15.00	90°00'00"
C18	23.56	15.00	90°00'00"



LEGEND

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

WALK CONSTRUCTION:

4" THICK SIDEWALK ALLOWED ALONG OPEN SPACE TRACTS & 'ESTATE LOT' FRONTAGE. 5" THICK SIDEWALK TYPICAL ALONG RESIDENTIAL LOTS PER EL PASO COUNTY DIRECTION. 6" REQUIRED AT DRIVEWAY CONNECTIONS. WALK NOT INSTALLED AT 6" THICKNESS WILL BE RE-CONSTRUCTED WITH DRIVEWAY PERMIT AND INSTALLATION AS REQUIRED.

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NO.	REVISION	DATE

REVIEW:

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

COLORADO LICENSED PROFESSIONAL ENGINEER CATHERINE MARIE TYLER 45004

05/29/25

CATHERINE TYLER, COLORADO P.E. #45004 — DATE

CLASSIC CONSULTING

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

VILLAGES AT STERLING RANCH

STREET IMPROVEMENT PLANS
ST LOUIS ROAD & MILWAUKEE HEIGHTS

DESIGNED BY	EAS	SCALE		DATE	11/01/2025
DRAWN BY	EAS	(H) 1"= 50'		SHEET 9	OF 35
CHECKED BY		(V) 1"= 5'		JOB NO.	1183.26

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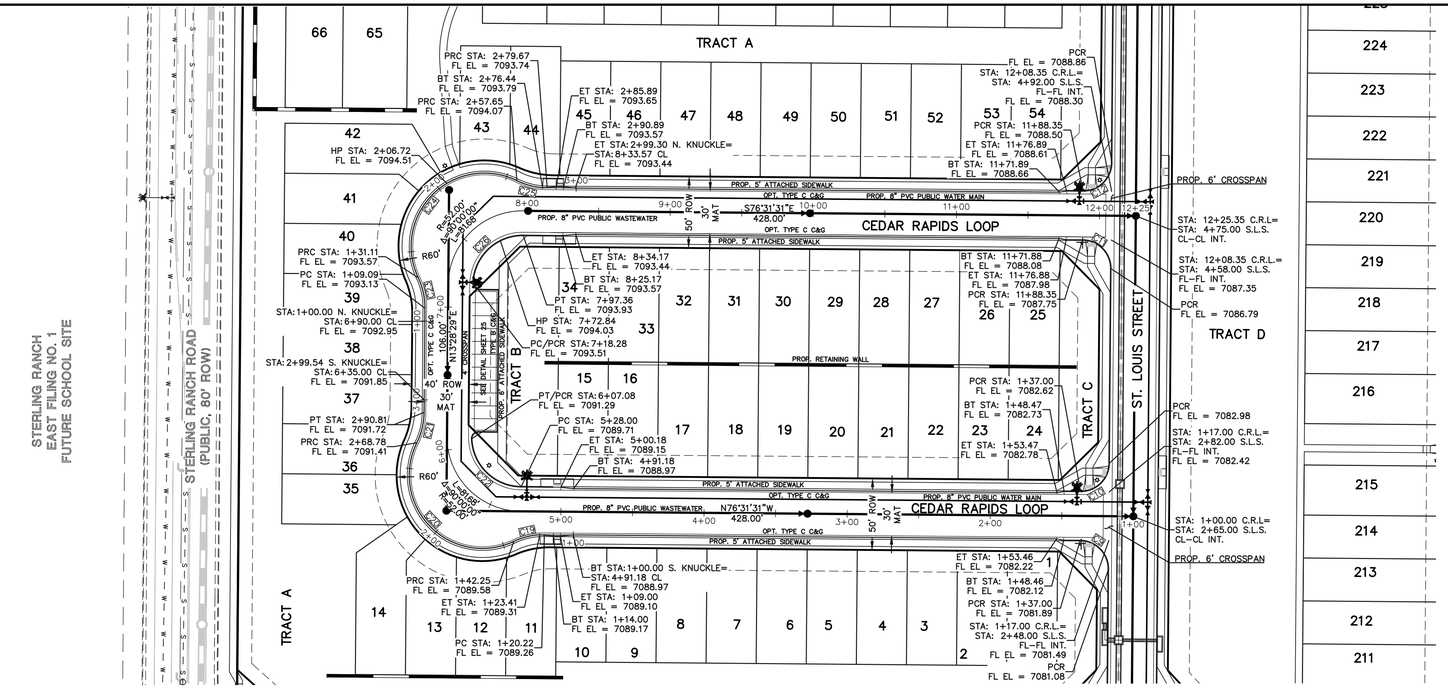
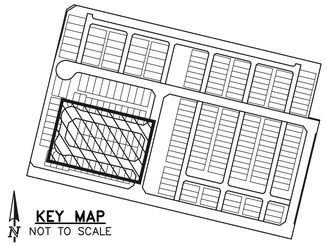
CONCRETE CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C9	31.42	20.00	90°00'00"
C10	31.42	20.00	90°00'00"
C11	31.42	20.00	90°00'00"
C12	31.42	20.00	90°00'00"
C19	22.02	48.83	25°50'31"
C20	126.54	51.17	141°41'02"
C21	22.02	48.83	25°50'31"
C22	53.23	35.00	87°08'02"
C23	22.02	48.83	25°50'31"
C24	126.54	51.17	141°41'02"
C25	22.02	48.83	25°50'31"
C26	53.23	35.00	87°08'02"





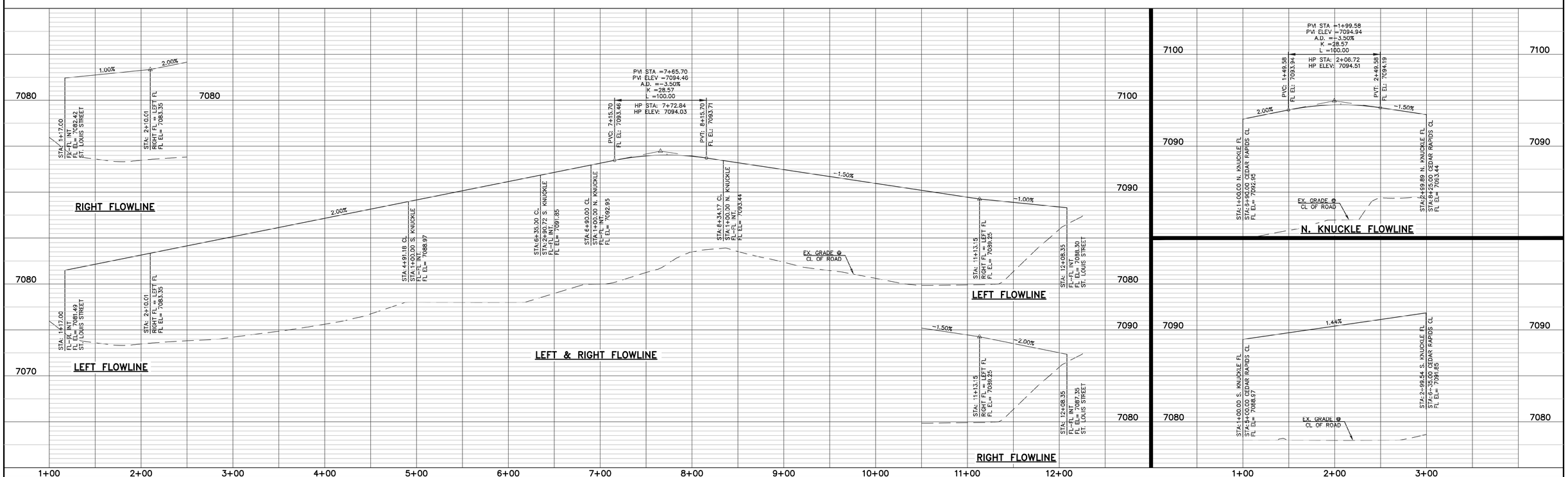
SIDEWALK CONSTRUCTION NOTE:

FOR ALL ATTACHED SIDEWALK ADJACENT TO STORM INLETS, CONTRACTOR TO INSTALL EXPANSION JOINTS BETWEEN SIDEWALK AND INLET TO MINIMIZE DIFFERENTIAL SETTLEMENT AND PROVIDE SMOOTH TRANSITION ACROSS INLET WITH 1.5% SLOPE OR LESS.

50 25 0 50 100

SCALE: 1" = 50'

CEDAR RAPIDS LOOP
(URBAN LOCAL, 50' ROW)
DESIGN & POSTED SPEED: 25 MPH



LEGEND

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

WALK CONSTRUCTION:

4" THICK SIDEWALK ALLOWED ALONG OPEN SPACE TRACTS & 'ESTATE LOT' FRONTAGE. 5" THICK SIDEWALK TYPICAL ALONG RESIDENTAL LOTS PER EL PASO COUNTY DIRECTION. 6" REQUIRED AT DRIVEWAY CONNECTIONS. WALK NOT INSTALLED AT 6" THICKNESS WILL BE RE-CONSTRUCTED WITH DRIVEWAY PERMIT AND INSTALLATION AS REQUIRED.

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NO.	REVISION	DATE

REVIEW:

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

COLORADO LICENSED PROFESSIONAL ENGINEER CATHERINE MARIE TASSIN 45004

05/29/25

CATHERINE M. TASSIN, COLORADO P.E. #45004 — DATE

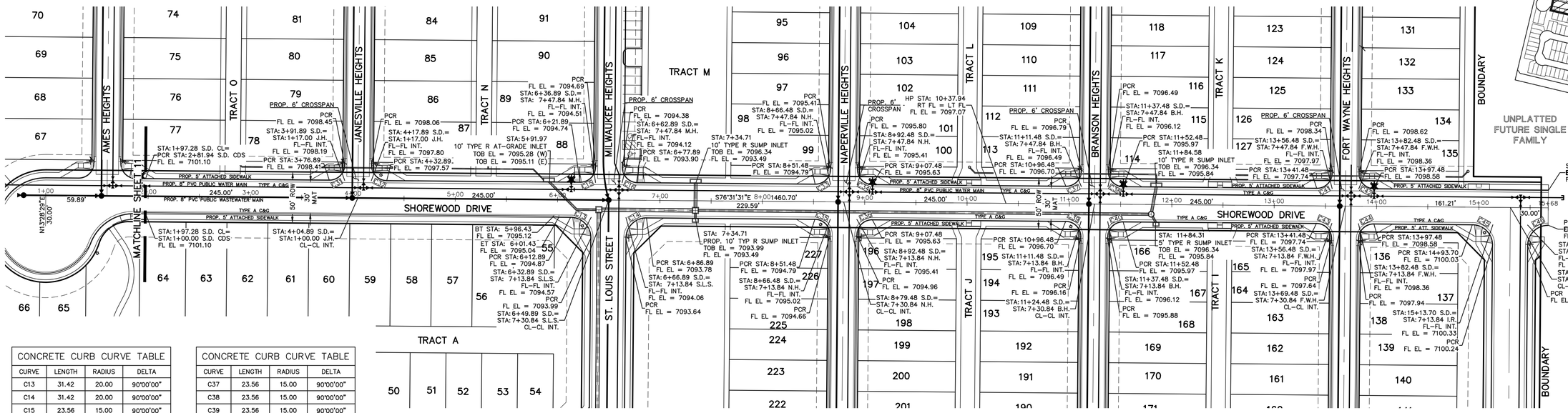
CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799(Fax)

VILLAGES AT STERLING RANCH

STREET IMPROVEMENT PLANS
CEDAR RAPIDS LOOP

DESIGNED BY	EAS	SCALE	DATE 11/01/2024
DRAWN BY	EAS	(H) 1"= 50'	SHEET 10 OF 35
CHECKED BY		(V) 1"= 5'	JOB NO. 1183.26

n:\1183\26\DRAWINGS\construction\STREET\118326 Sh-10.dwg, 5/29/2025 2:09:03 PM, 1:1



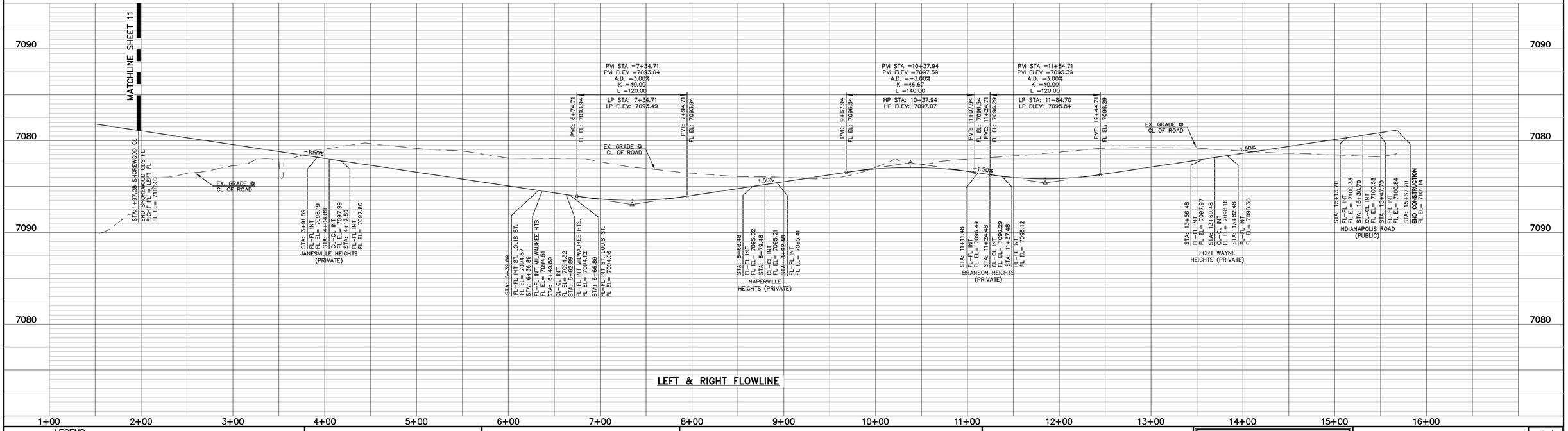
CONCRETE CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C13	31.42	20.00	90°00'00"
C14	31.42	20.00	90°00'00"
C15	23.56	15.00	90°00'00"
C16	23.56	15.00	90°00'00"
C31	23.56	15.00	90°00'00"
C32	23.56	15.00	90°00'00"
C33	23.56	15.00	90°00'00"
C34	23.56	15.00	90°00'00"
C35	23.56	15.00	90°00'00"
C36	23.56	15.00	90°00'00"

CONCRETE CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C37	23.56	15.00	90°00'00"
C38	23.56	15.00	90°00'00"
C39	23.56	15.00	90°00'00"
C40	23.56	15.00	90°00'00"
C41	23.56	15.00	90°00'00"
C42	23.56	15.00	90°00'00"
C43	23.56	15.00	90°00'00"
C44	23.56	15.00	90°00'00"
C45	31.42	20.00	90°00'00"
C46	31.42	20.00	90°00'00"

SHOREWOOD DRIVE
(URBAN LOCAL, 50' ROW)
DESIGN & POSTED SPEED: 25 MPH

SIDEWALK CONSTRUCTION NOTE:

FOR ALL ATTACHED SIDEWALK ADJACENT TO STORM INLETS, CONTRACTOR TO INSTALL EXPANSION JOINTS BETWEEN SIDEWALK AND INLET TO MINIMIZE DIFFERENTIAL SETTLEMENT AND PROVIDE SMOOTH TRANSITION ACROSS INLET WITH 1.5% SLOPE OR LESS.



LEFT & RIGHT FLOWLINE

LEGEND

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

WALK CONSTRUCTION:

4" THICK SIDEWALK ALLOWED ALONG OPEN SPACE TRACTS & 'ESTATE LOT' FRONTAGE. 5" THICK SIDEWALK TYPICAL ALONG RESIDENTAL LOTS PER EL PASO COUNTY DIRECTION. 6" REQUIRED AT DRIVEWAY CONNECTIONS. WALK NOT INSTALLED AT 6" THICKNESS WILL BE RE-CONSTRUCTED WITH DRIVEWAY PERMIT AND INSTALLATION AS REQUIRED.

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NO.	REVISION	DATE

REVIEW:

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COLORADO LICENSED CATHERINE MARIE TESSIN 45004 PROFESSIONAL ENGINEER

05/29/25

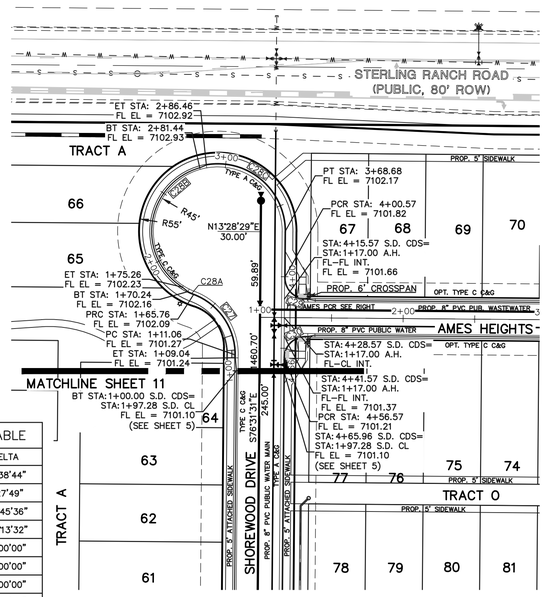
CATHERINE TESSIN, COLORADO LICENSED P.E. #45004 — DATE

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

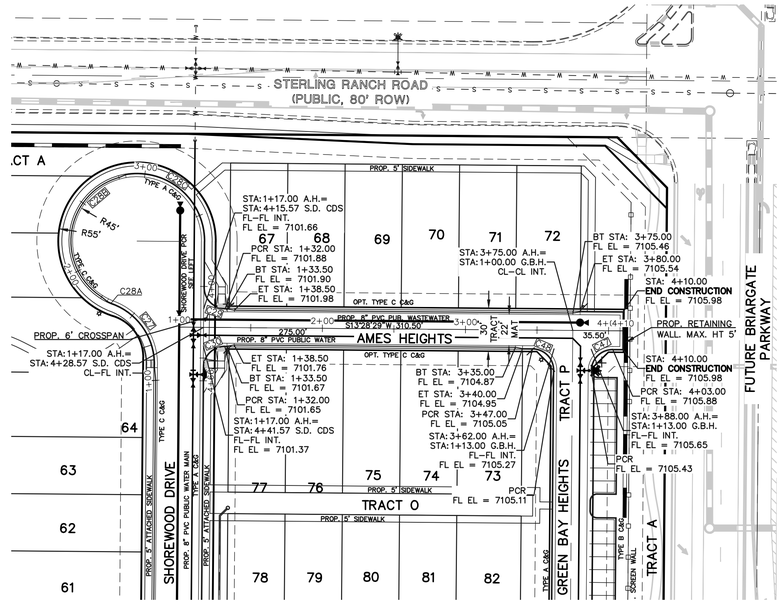
VILLAGES AT STERLING RANCH

STREET IMPROVEMENT PLANS
SHOREWOOD DRIVE

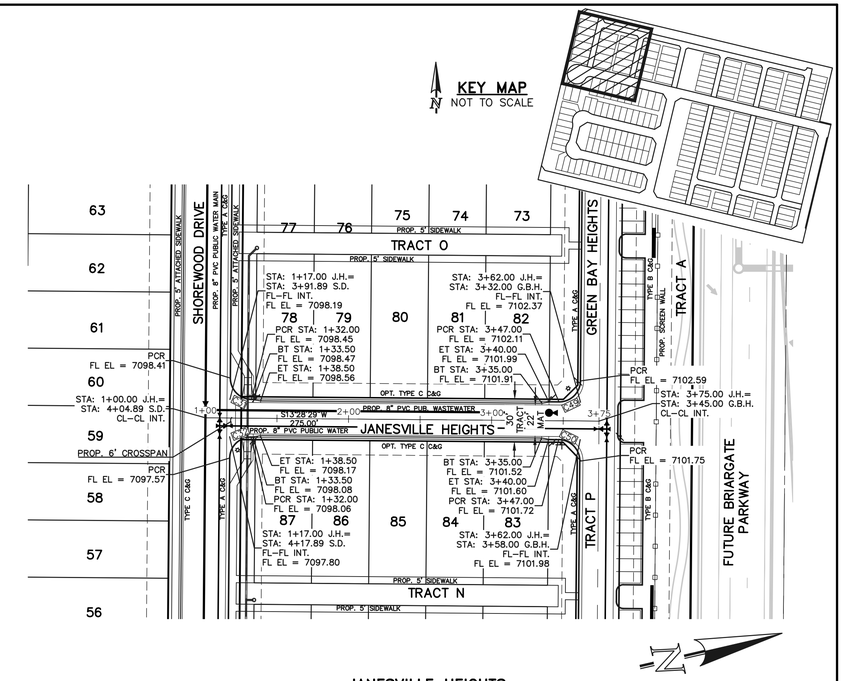
DESIGNED BY	EAS	SCALE		DATE	11/01/2024
DRAWN BY	EAS	(H) 1"= 50'		SHEET 11	OF 35
CHECKED BY		(V) 1"= 5'		JOB NO.	1183.26



SHOREWOOD DRIVE CDS
(URBAN LOCAL, 50' ROW)
DESIGN & POSTED SPEED: 25 MPH



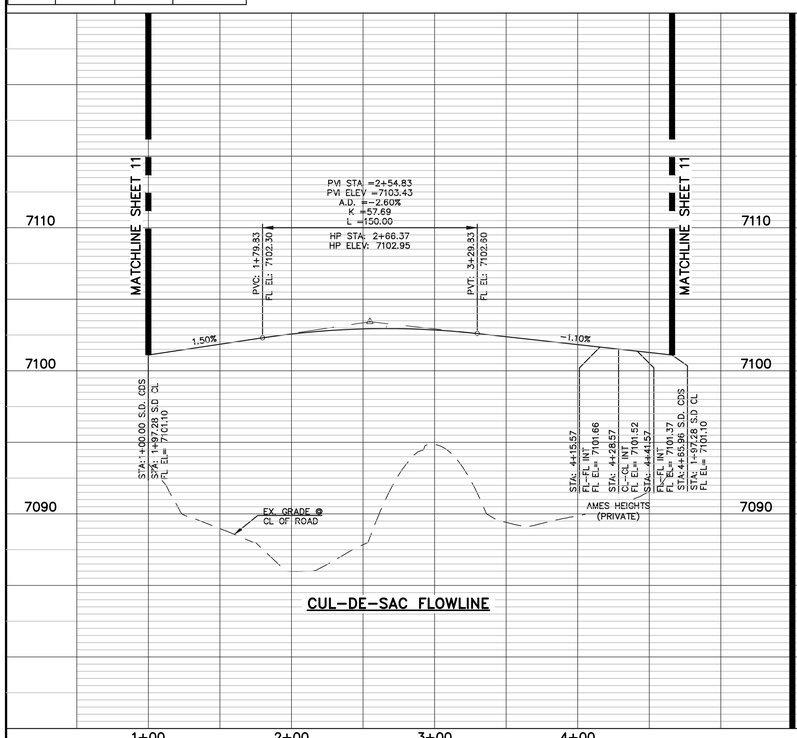
AMES HEIGHTS
(PRIVATE ROAD, 30' TRACT)
DESIGN & POSTED SPEED: 15 MPH

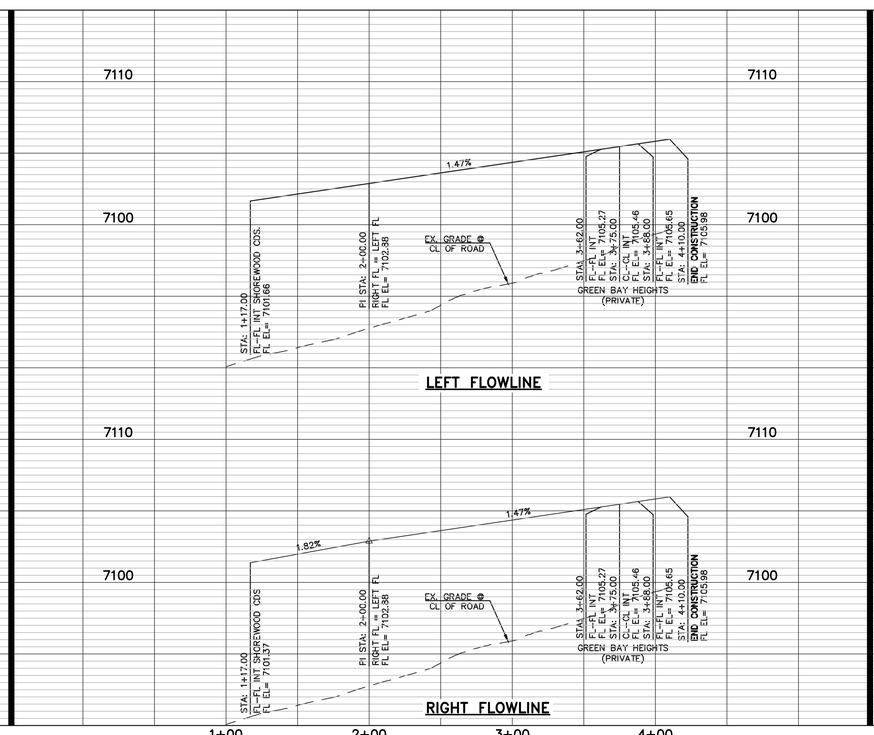


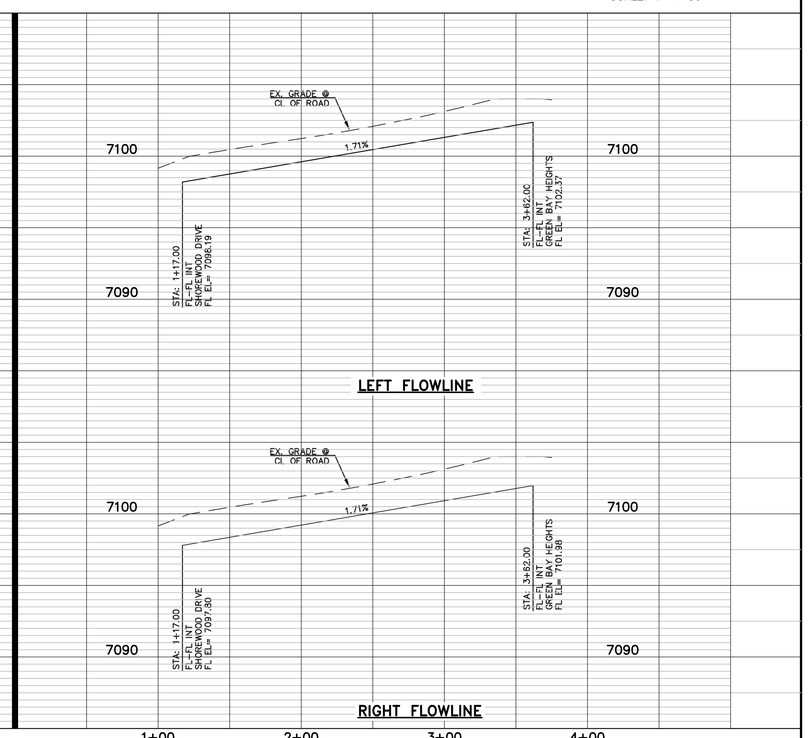
JANESVILLE HEIGHTS
(PRIVATE ROAD, 30' TRACT)
DESIGN & POSTED SPEED: 15 MPH

50 25 0 50 100
SCALE: 1" = 50'

CONCRETE CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C25	54.70	45.00	69°38'44"
C26	4.48	47.00	5°27'49"
C27	106.17	46.17	131°45'36"
C28	82.22	47.00	100°13'32"
C29	23.56	15.00	90°00'00"
C30	23.56	15.00	90°00'00"
C31	23.56	15.00	90°00'00"
C32	23.56	15.00	90°00'00"
C47	23.56	15.00	90°00'00"
C48	23.56	15.00	90°00'00"
C49	23.56	15.00	90°00'00"
C50	23.56	15.00	90°00'00"







1+00 2+00 3+00 4+00

LEGEND

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

WALK CONSTRUCTION:

4" THICK SIDEWALK ALLOWED ALONG OPEN SPACE TRACTS & 'ESTATE LOT' FRONTAGE. 5" THICK SIDEWALK TYPICAL ALONG RESIDENTAL LOTS PER EL PASO COUNTY DIRECTION. 6" REQUIRED AT DRIVEWAY CONNECTIONS. WALK NOT INSTALLED AT 6" THICKNESS WILL BE RE-CONSTRUCTED WITH DRIVEWAY PERMIT AND INSTALLATION AS REQUIRED.

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

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NO.	REVISION	DATE

REVIEW:

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

COLORADO LICENSED CATHERINE MARIE FIELD 45004 PROFESSIONAL ENGINEER

CATHERINE FIELD, P.E. #45004 — DATE 05/29/25

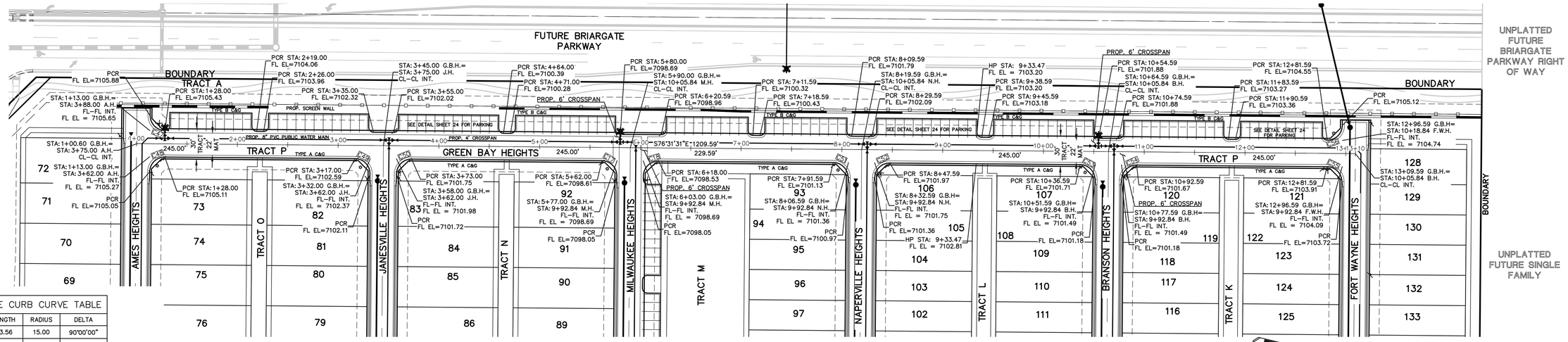
CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799(Fax)

VILLAGES AT STERLING RANCH

STREET IMPROVEMENT PLANS
SHOREWOOD CDS, AMES HTS, & JANESVILLE HTS

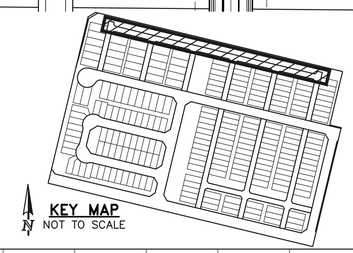
DESIGNED BY	EAS	SCALE	DATE	11/01/2024
DRAWN BY	EAS	(H) 1"= 50'	SHEET	12 OF 35
CHECKED BY		(V) 1"= 5'	JOB NO.	1183.26

n:\1183CR\DRAWINGS\construction\STREET\183CR S-12.dwg, 5/29/2025 2:00:47 PM, 1:1

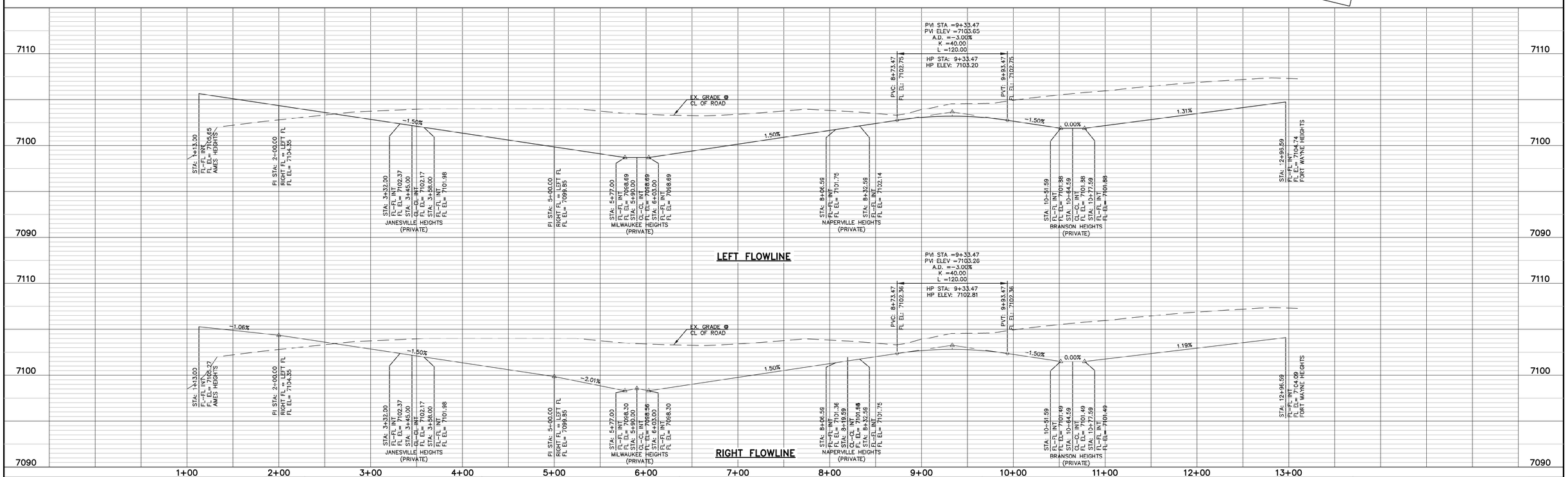


GREEN BAY HEIGHTS
(PRIVATE ROAD, 30' TRACT)
DESIGN & POSTED SPEED: 15 MPH

CONCRETE CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C17	23.56	15.00	90°00'00"
C18	23.56	15.00	90°00'00"
C47	23.56	15.00	90°00'00"
C48	23.56	15.00	90°00'00"
C49	23.56	15.00	90°00'00"
C50	23.56	15.00	90°00'00"
C51	23.56	15.00	90°00'00"
C52	23.56	15.00	90°00'00"
C53	23.56	15.00	90°00'00"
C54	23.56	15.00	90°00'00"
C55	23.56	15.00	90°00'00"
C56	23.56	15.00	90°00'00"



SCALE: 1" = 50'



LEGEND

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

WALK CONSTRUCTION:

4" THICK SIDEWALK ALLOWED ALONG OPEN SPACE TRACTS & 'ESTATE LOT' FRONTAGE. 5" THICK SIDEWALK TYPICAL ALONG RESIDENTAL LOTS PER EL PASO COUNTY DIRECTION. 6" REQUIRED AT DRIVEWAY CONNECTIONS. WALK NOT INSTALLED AT 6" THICKNESS WILL BE RE-CONSTRUCTED WITH DRIVEWAY PERMIT AND INSTALLATION AS REQUIRED.

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NO.	REVISION	DATE

REVIEW:

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

COLORADO LICENSED PROFESSIONAL ENGINEER CATHERINE MARIE FIELD 45004

CATHERINE M. FIELD, COLORADO P.E. #45004 — DATE 05/29/25

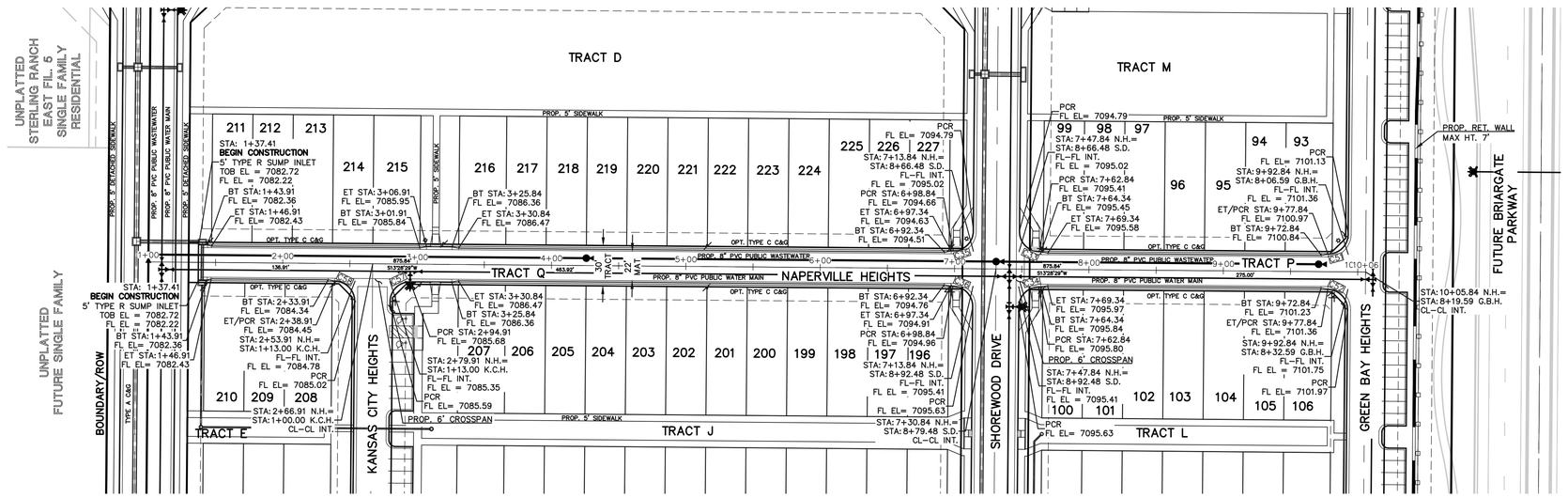
CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799(Fax)

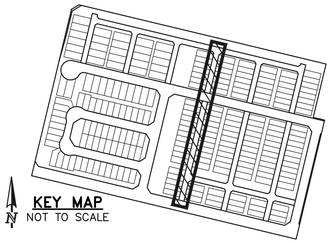
VILLAGES AT STERLING RANCH

STREET IMPROVEMENT PLANS
GREEN BAY HEIGHTS

DESIGNED BY	EAS	SCALE	DATE	11/01/2024
DRAWN BY	EAS	(H) 1"= 50'	SHEET	13 OF 35
CHECKED BY		(V) 1"= 5	JOB NO.	1183.26

n:\1183.26\DRAWINGS\construction\STREET\1183.26 Sh-13.dwg, 5/29/2025 2:01:07 PM, 1:1

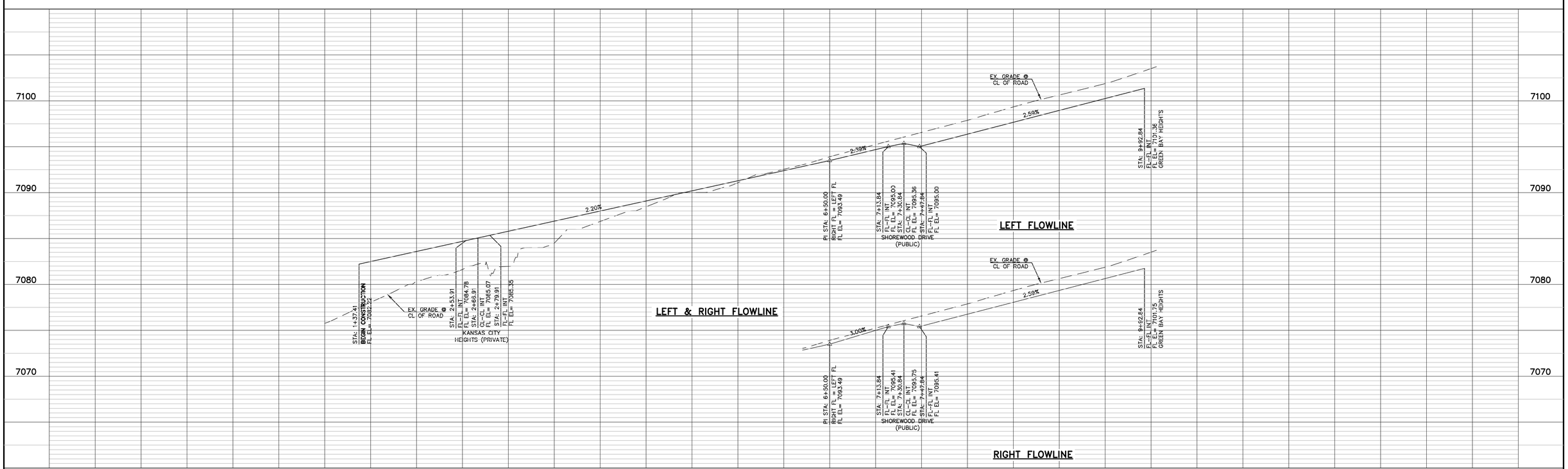




CONCRETE CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C33	23.56	15.00	90°00'00"
C34	23.56	15.00	90°00'00"
C35	23.56	15.00	90°00'00"
C36	23.56	15.00	90°00'00"
C51	23.56	15.00	90°00'00"
C52	23.56	15.00	90°00'00"
C57	23.56	15.00	90°00'00"
C58	23.56	15.00	90°00'00"

NAPERVILLE HEIGHTS
(PRIVATE ROAD, 30' TRACT)
DESIGN & POSTED SPEED: 15 MPH

50 25 0 50 100
SCALE: 1" = 50'



LEGEND

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

WALK CONSTRUCTION:

4" THICK SIDEWALK ALLOWED ALONG OPEN SPACE TRACTS & 'ESTATE LOT' FRONTAGE. 5" THICK SIDEWALK TYPICAL ALONG RESIDENTAL LOTS PER EL PASO COUNTY DIRECTION. 6" REQUIRED AT DRIVEWAY CONNECTIONS. WALK NOT INSTALLED AT 6" THICKNESS WILL BE RE-CONSTRUCTED WITH DRIVEWAY PERMIT AND INSTALLATION AS REQUIRED.

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NO.	REVISION	DATE

REVIEW:

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

COLORADO LICENSED PROFESSIONAL ENGINEER CATHERINE MARIE MILLER 45004

CATHERINE M. MILLER, COLORADO P.E. #45004 — DATE 05/29/25

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

VILLAGES AT STERLING RANCH

STREET IMPROVEMENT PLANS
NAPERVILLE HEIGHTS

DESIGNED BY	EAS	SCALE	DATE	11/01/2024
DRAWN BY	EAS	(H) 1"= 50'	SHEET 14	OF 35
CHECKED BY		(V) 1"= 5'	JOB NO.	1183.26

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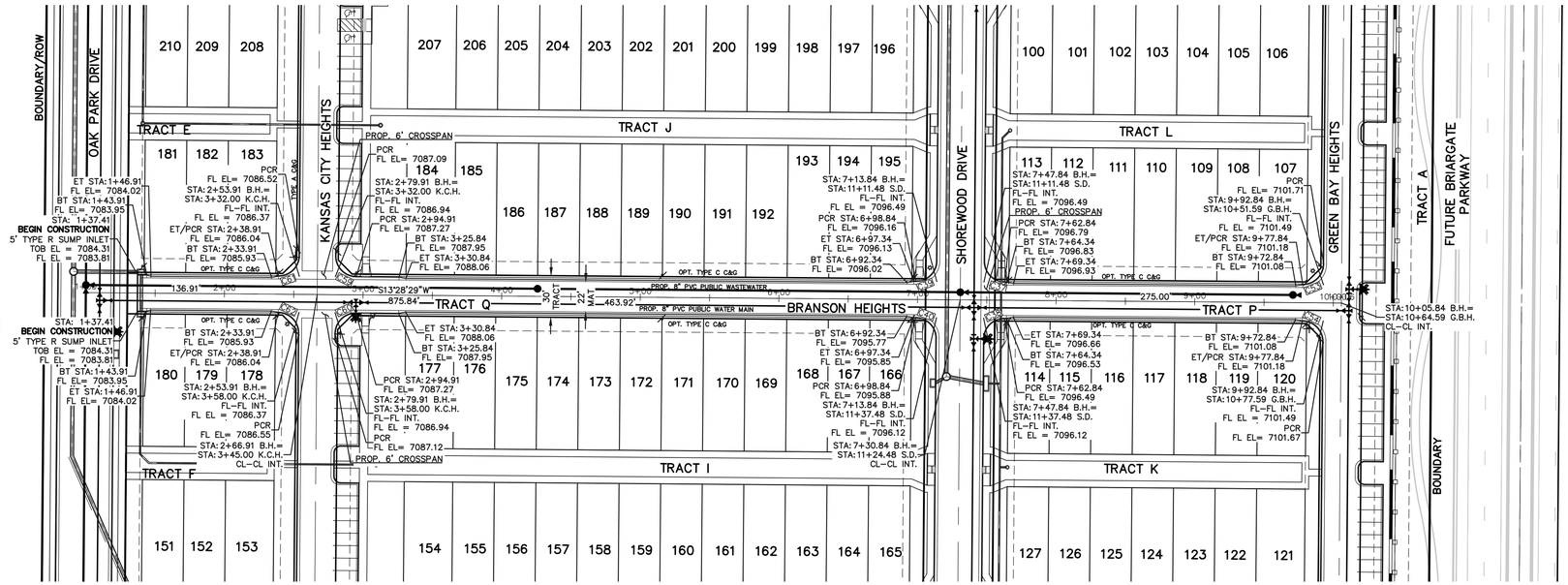
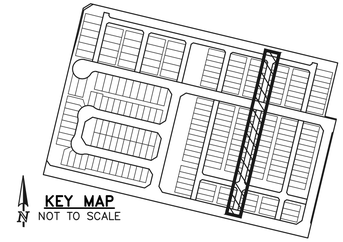
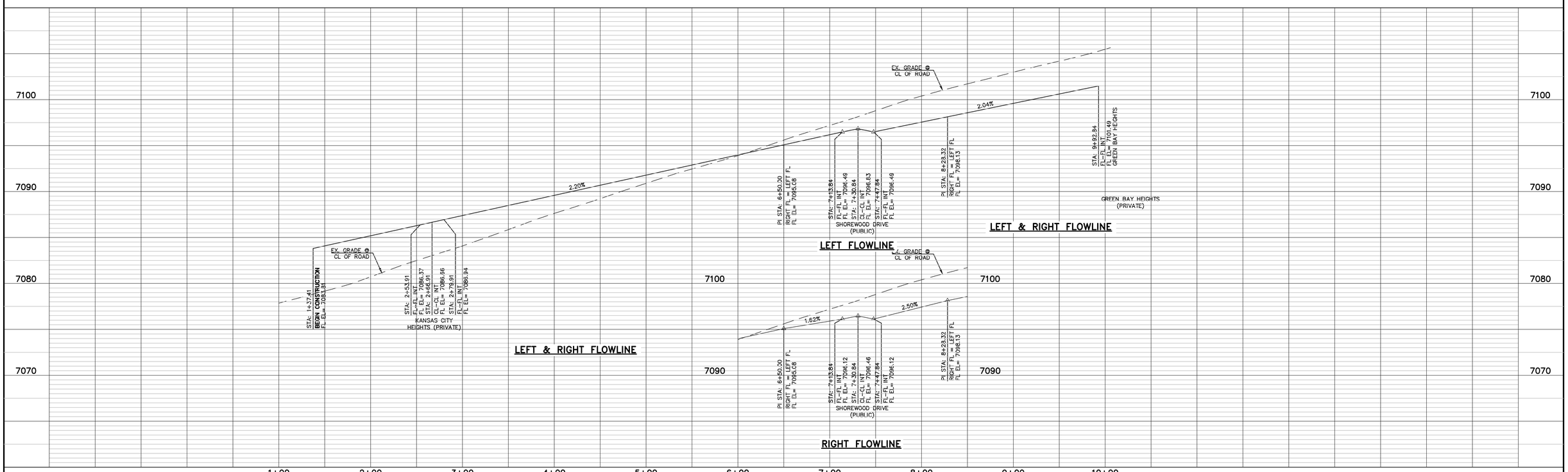




CONCRETE CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C37	23.56	15.00	90°00'00"
C38	23.56	15.00	90°00'00"
C39	23.56	15.00	90°00'00"
C40	23.56	15.00	90°00'00"
C53	23.56	15.00	90°00'00"
C54	23.56	15.00	90°00'00"
C59	23.56	15.00	89°59'50"
C60	23.56	15.00	90°00'00"
C61	23.56	15.00	90°00'00"
C62	23.56	15.00	90°00'00"

BRANSON HEIGHTS
(PRIVATE ROAD, 30' TRACT)
DESIGN & POSTED SPEED: 15 MPH

50 25 0 50 100
SCALE: 1" = 50'



LEGEND

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

WALK CONSTRUCTION:

4" THICK SIDEWALK ALLOWED ALONG OPEN SPACE TRACTS & 'ESTATE LOT' FRONTAGE. 5" THICK SIDEWALK TYPICAL ALONG RESIDENTAL LOTS PER EL PASO COUNTY DIRECTION. 6" REQUIRED AT DRIVEWAY CONNECTIONS. WALK NOT INSTALLED AT 6" THICKNESS WILL BE RE-CONSTRUCTED WITH DRIVEWAY PERMIT AND INSTALLATION AS REQUIRED.

48 HOURS BEFORE YOU DIG,
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NO.	REVISION	DATE

REVIEW:

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

COLORADO LICENSED PROFESSIONAL ENGINEER CATHERINE MARIE WILSON 45004

05/29/25

CATHERINE WILSON, COLORADO P.E. #45004 — DATE

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

VILLAGES AT STERLING RANCH

STREET IMPROVEMENT PLANS
BRANSON HEIGHTS

DESIGNED BY	EAS	SCALE		DATE	07/15/2021
DRAWN BY	EAS	(H) 1"=	50'	SHEET	15 OF 35
CHECKED BY		(V) 1"=	5'	JOB NO.	1183.26

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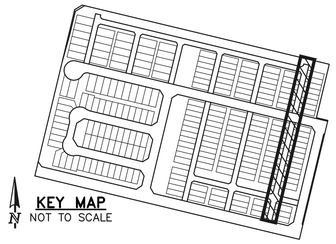
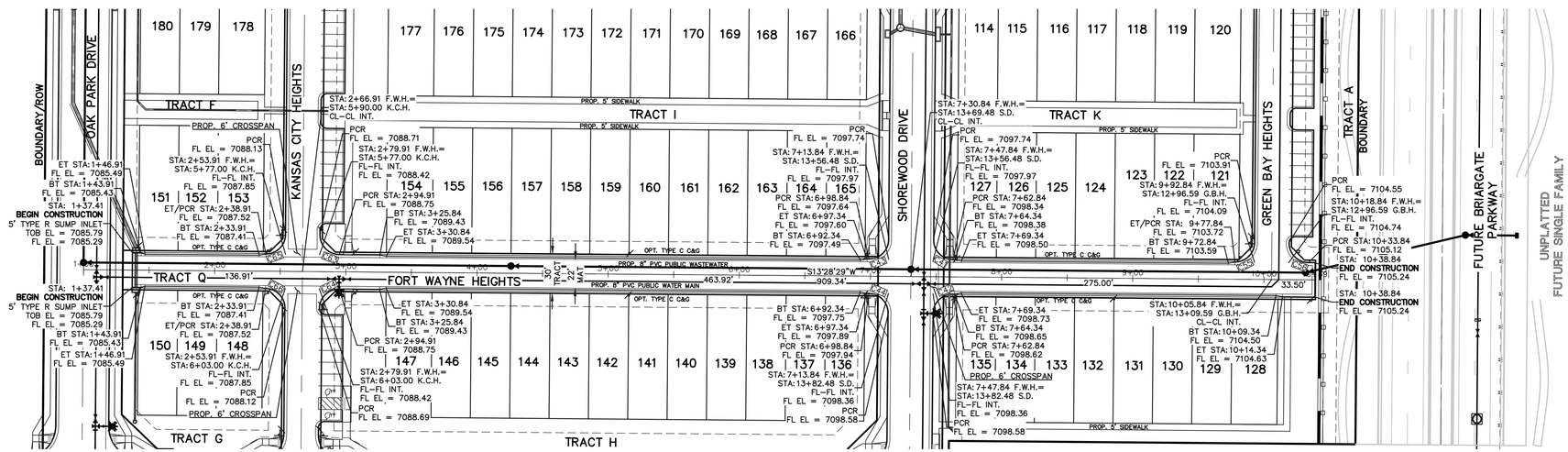
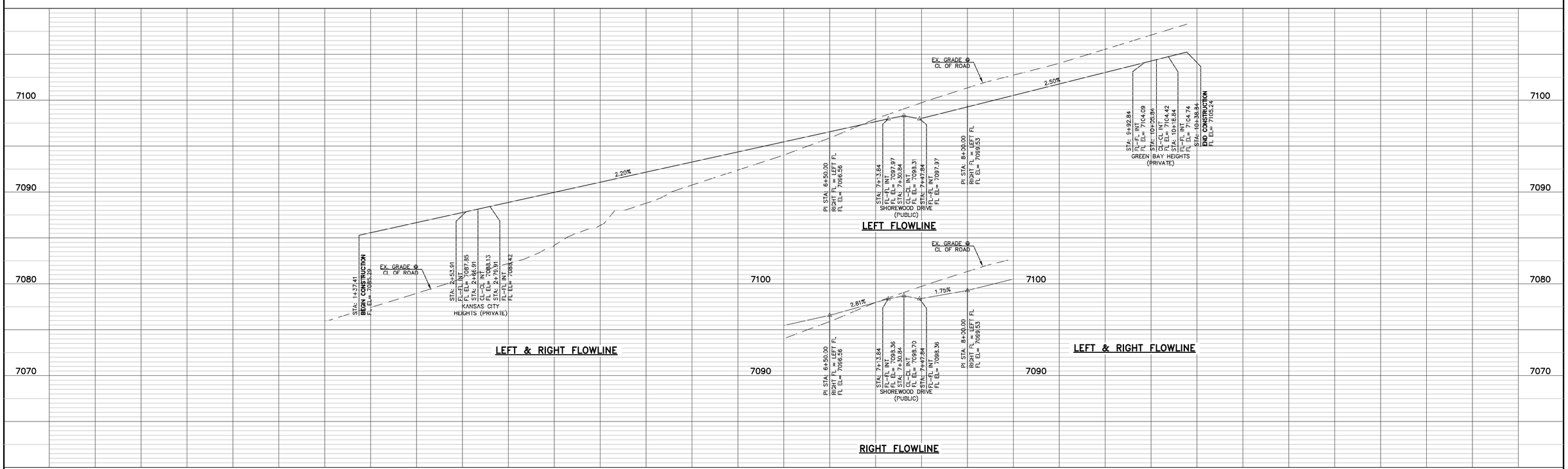


CONCRETE CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C41	23.56	15.00	90°00'00"
C42	23.56	15.00	90°00'00"
C43	23.56	15.00	90°00'00"
C44	23.56	15.00	90°00'00"
C55	23.56	15.00	90°00'00"
C56	23.56	15.00	90°00'00"
C63	23.56	15.00	90°00'00"
C64	23.56	15.00	90°00'00"
C65	23.56	15.00	90°00'00"
C66	23.56	15.00	90°00'00"



FORT WAYNE HEIGHTS
(PRIVATE ROAD, 30' TRACT)
DESIGN & POSTED SPEED: 15 MPH

50 25 0 50 100
SCALE: 1" = 50'



LEGEND

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

WALK CONSTRUCTION:

4" THICK SIDEWALK ALLOWED ALONG OPEN SPACE TRACTS & 'ESTATE LOT' FRONTAGE. 5" THICK SIDEWALK TYPICAL ALONG RESIDENTAL LOTS PER EL PASO COUNTY DIRECTION. 6" REQUIRED AT DRIVEWAY CONNECTIONS. WALK NOT INSTALLED AT 6" THICKNESS WILL BE RE-CONSTRUCTED WITH DRIVEWAY PERMIT AND INSTALLATION AS REQUIRED.

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NO.	REVISION	DATE

REVIEW:

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

COLORADO LICENSED PROFESSIONAL ENGINEER CATHERINE MARIE TESSIN 45004

05/29/25

CATHERINE M. TESSIN, COLORADO P.E. #45004 — DATE

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

VILLAGES AT STERLING RANCH

STREET IMPROVEMENT PLANS
FORT WAYNE HEIGHTS

DESIGNED BY	EAS	SCALE	DATE	11/01/2024
DRAWN BY	EAS	(H) 1"= 50'	SHEET 16	OF 35
CHECKED BY		(V) 1"= 5'	JOB NO.	1183.26

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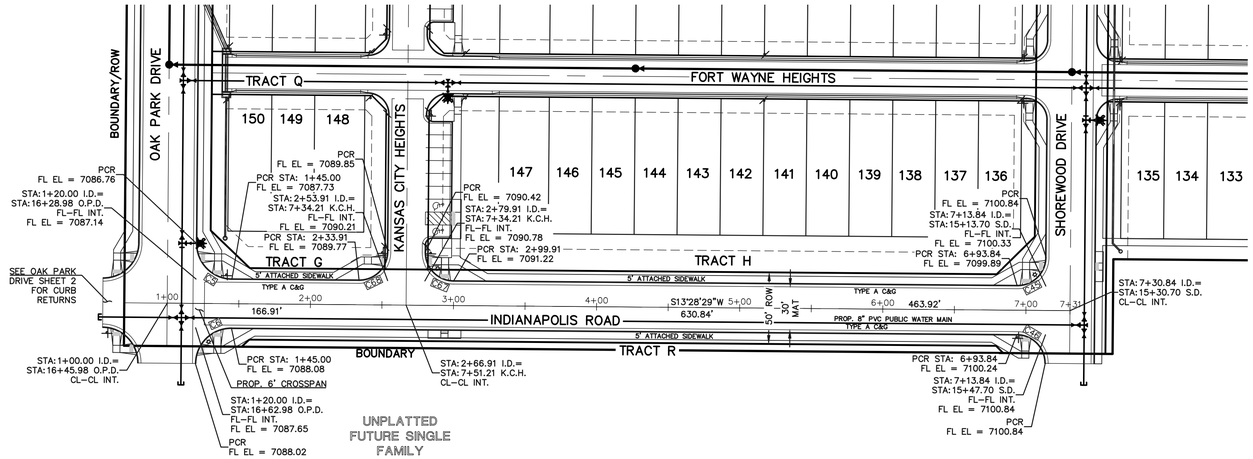
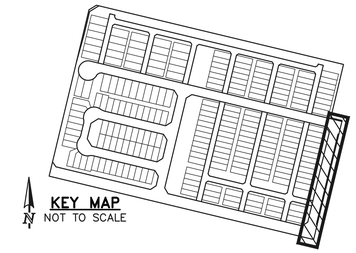
CONCRETE CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C5	39.27	25.00	90°00'00"
C6	39.27	25.00	90°00'00"
C45	31.42	20.00	90°00'00"
C46	31.42	20.00	90°00'00"
C67	31.42	20.00	90°00'00"
C68	31.42	20.00	90°00'00"





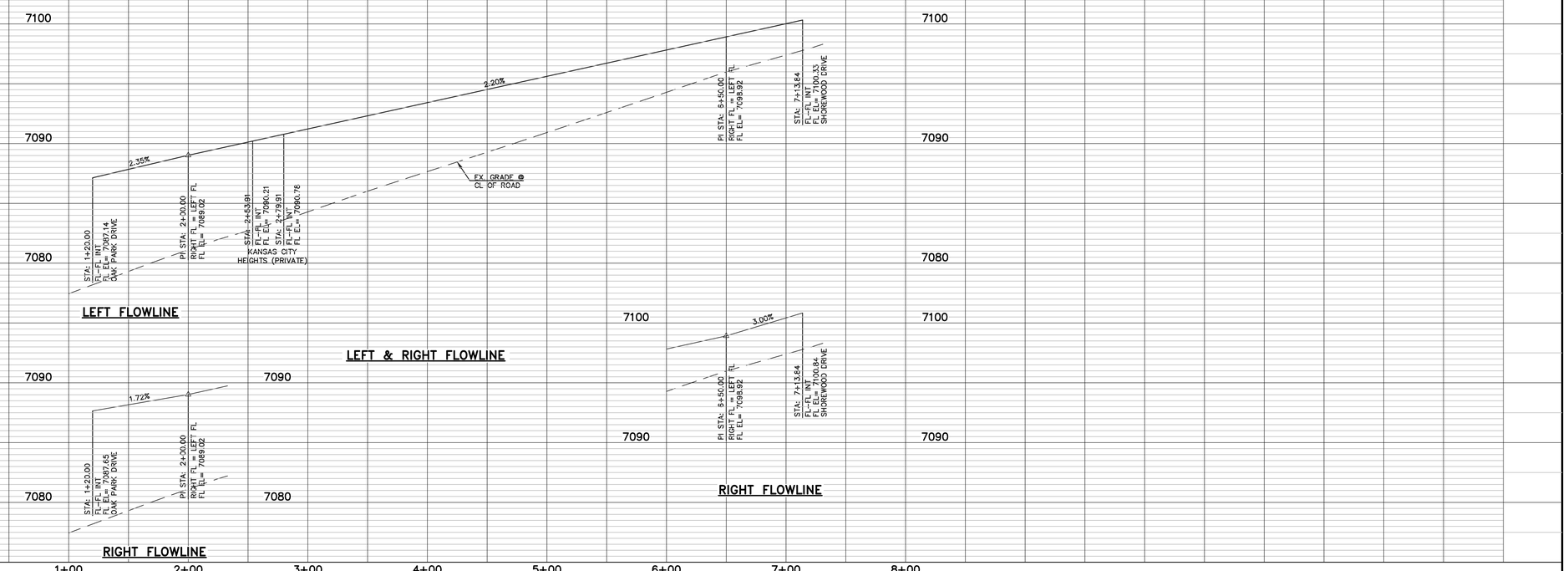
INDIANAPOLIS ROAD
(URBAN LOCAL, 50' ROW)
DESIGN & POSTED SPEED: 25 MPH

SIDEWALK CONSTRUCTION NOTE:

FOR ALL ATTACHED SIDEWALK ADJACENT TO STORM INLETS, CONTRACTOR TO INSTALL EXPANSION JOINTS BETWEEN SIDEWALK AND INLET TO MINIMIZE DIFFERENTIAL SETTLEMENT AND PROVIDE SMOOTH TRANSITION ACROSS INLET.

50 25 0 50 100

SCALE: 1" = 50'



LEGEND

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

WALK CONSTRUCTION:

4" THICK SIDEWALK ALLOWED ALONG OPEN SPACE TRACTS & 'ESTATE LOT' FRONTAGE. 5" THICK SIDEWALK TYPICAL ALONG RESIDENTAL LOTS PER EL PASO COUNTY DIRECTION. 6" REQUIRED AT DRIVEWAY CONNECTIONS. WALK NOT INSTALLED AT 6" THICKNESS WILL BE RE-CONSTRUCTED WITH DRIVEWAY PERMIT AND INSTALLATION AS REQUIRED.

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NO.	REVISION	DATE

REVIEW:

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

COLORADO LICENSED
CATHERINE MARIE FIELD
45004
PROFESSIONAL ENGINEER

05/29/25

CATHERINE FIELD, LICENSED P.E. #45004 — DATE

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

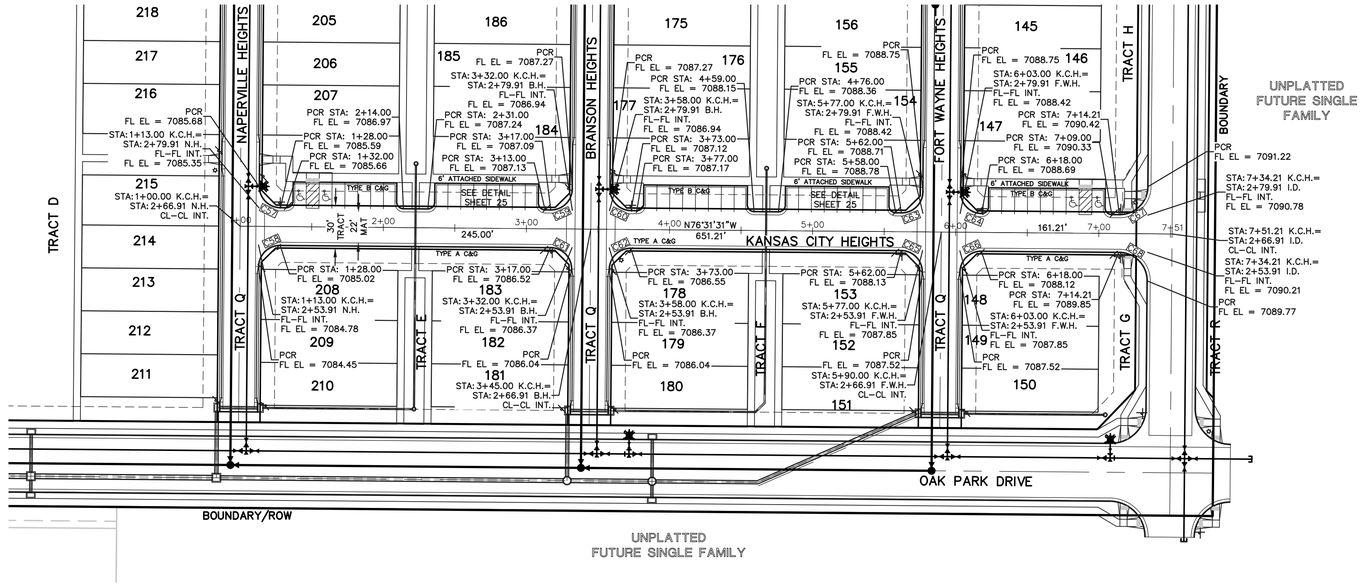
VILLAGES AT STERLING RANCH

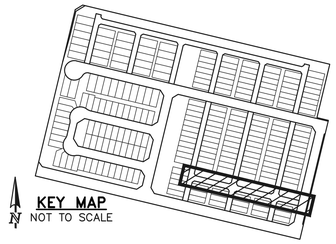
STREET IMPROVEMENT PLANS
INDIANAPOLIS ROAD

DESIGNED BY	EAS	SCALE	DATE	11/01/2024
DRAWN BY	EAS	(H) 1"= 50'	SHEET 17	OF 35
CHECKED BY		(V) 1"= 5'	JOB NO.	1183.26

n:\1183CR\DRAWINGS\construction\STREET\118326 S-17.dwg, 5/29/2025 2:02:18 PM, 1:1

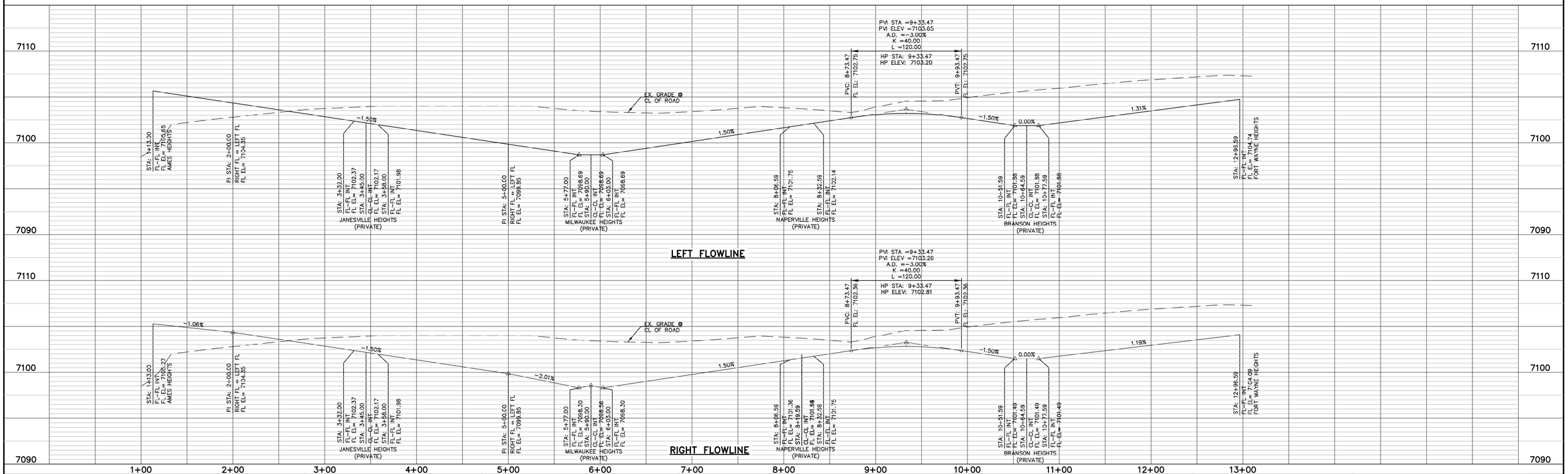
CONCRETE CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C57	23.56	15.00	90°00'00"
C58	23.56	15.00	90°00'00"
C59	23.56	15.00	89°59'50"
C60	23.56	15.00	90°00'00"
C61	23.56	15.00	90°00'00"
C62	23.56	15.00	90°00'00"
C63	23.56	15.00	90°00'00"
C64	23.56	15.00	90°00'00"
C65	23.56	15.00	90°00'00"
C66	23.56	15.00	90°00'00"
C67	31.42	20.00	90°00'00"
C68	31.42	20.00	90°00'00"





SCALE: 1" = 50'

KANSAS CITY HEIGHTS
(PRIVATE ROAD, 30' TRACT)
DESIGN & POSTED SPEED: 15 MPH



LEGEND

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

WALK CONSTRUCTION:

4" THICK SIDEWALK ALLOWED ALONG OPEN SPACE TRACTS & 'ESTATE LOT' FRONTAGE. 5" THICK SIDEWALK TYPICAL ALONG RESIDENTAL LOTS PER EL PASO COUNTY DIRECTION. 6" REQUIRED AT DRIVEWAY CONNECTIONS. WALK NOT INSTALLED AT 6" THICKNESS WILL BE RE-CONSTRUCTED WITH DRIVEWAY PERMIT AND INSTALLATION AS REQUIRED.

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

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NO.	REVISION	DATE

REVIEW:

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

COLORADO LICENSED PROFESSIONAL ENGINEER CATHERINE MARIE ... 45004

05/29/25

CATHERINE M. ... P.E. #45004 — DATE

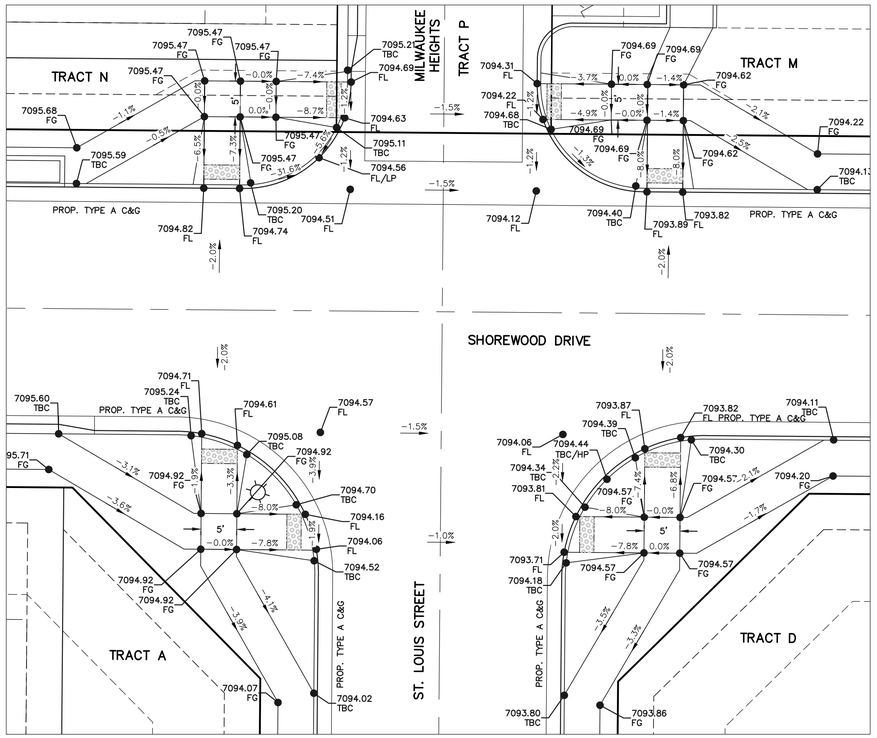
CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799(Fax)

VILLAGES AT STERLING RANCH

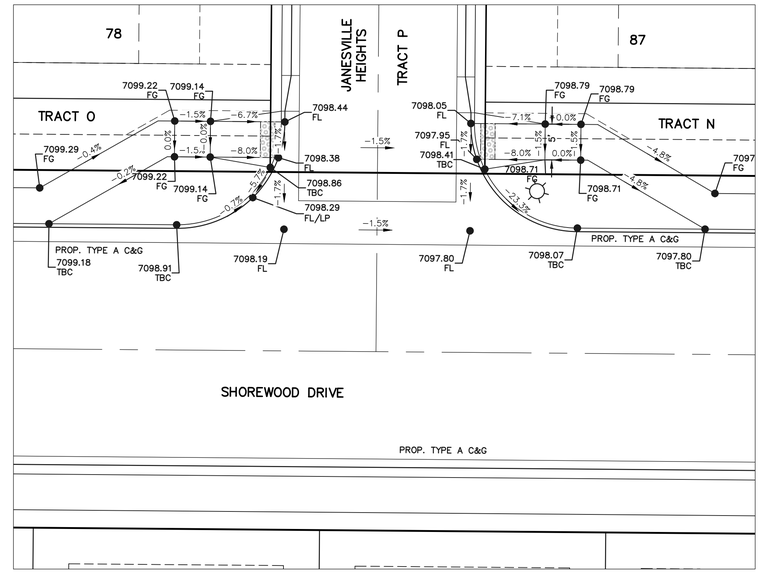
STREET IMPROVEMENT PLANS
KANSAS CIY HEIGHTS

DESIGNED BY	EAS	SCALE	DATE	11/01/2024
DRAWN BY	EAS	(H) 1"= 50'	SHEET	18 OF 35
CHECKED BY		(V) 1"= 5	JOB NO.	1183.26

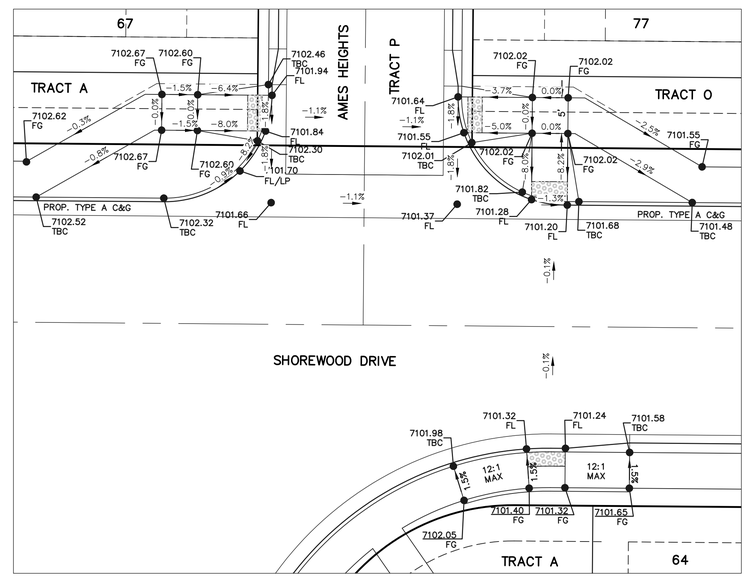
n:\1183.26\DRAWINGS\construction\STREET\1183.26 SI-18.dwg, 5/29/2025 2:02:40 PM, 1:1



INTERSECTION MILWAUKEE HEIGHTS/ST. LOUIS ROAD AND SHOREWOOD DRIVE



INTERSECTION JANESVILLE HEIGHTS AND SHOREWOOD DRIVE

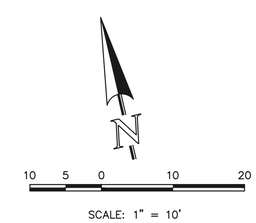


INTERSECTION AMES HEIGHTS AND SHOREWOOD DRIVE

SIDEWALK CONSTRUCTION NOTE:

FOR ALL ATTACHED SIDEWALK ADJACENT TO STORM INLETS, CONTRACTOR TO INSTALL EXPANSION JOINTS BETWEEN SIDEWALK AND INLET TO MINIMIZE DIFFERENTIAL SETTLEMENT AND PROVIDE SMOOTH TRANSITION ACROSS INLET.

***STREET CROSS SECTION PAVING NOTE**
TYPICAL CROWN IS 2%, UNLESS AT INTERSECTIONS PLAN GRADES AND STREET CROSS SLOPES WILL VARY SEE INDIVIDUAL SHEETS FOR INTERSECTION DESIGN.



ALL RAMP DETAILS AT SAME SCALE AND ROTATION

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COLORADO LICENSED PROFESSIONAL ENGINEER CATHERINE MARIE CASSIN 45004

05/29/25

CATHERINE M. CASSIN, COLORADO P.E. #45004 — DATE

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

VILLAGES AT STERLING RANCH

STREET IMPROVEMENT PLANS
PEDESTRIAN RAMP DETAILS

DESIGNED BY	EAS	SCALE		DATE	11/01/2024
DRAWN BY	EAS	(H) 1"=	10'	SHEET	19 OF 35
CHECKED BY		(V) 1"=	N/A	JOB NO.	1183.26

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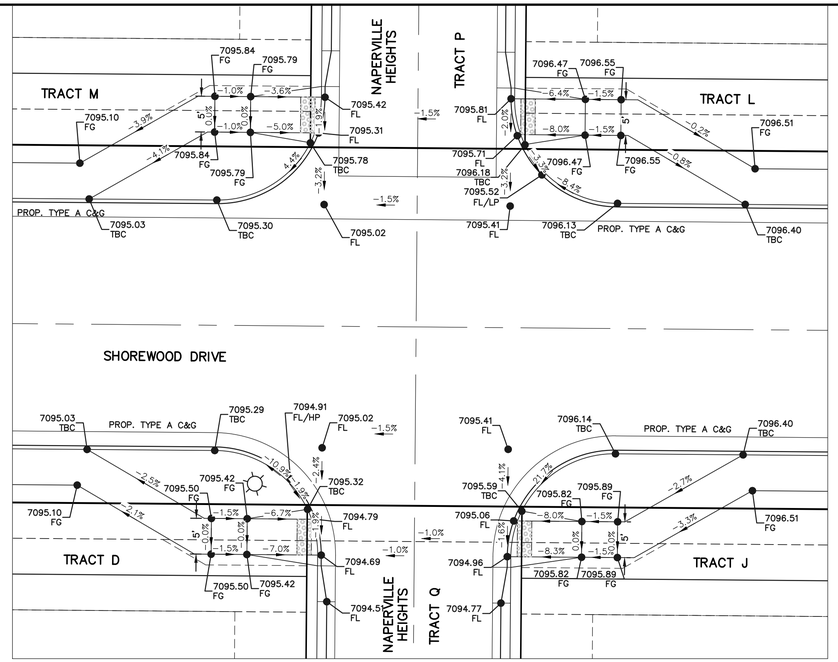
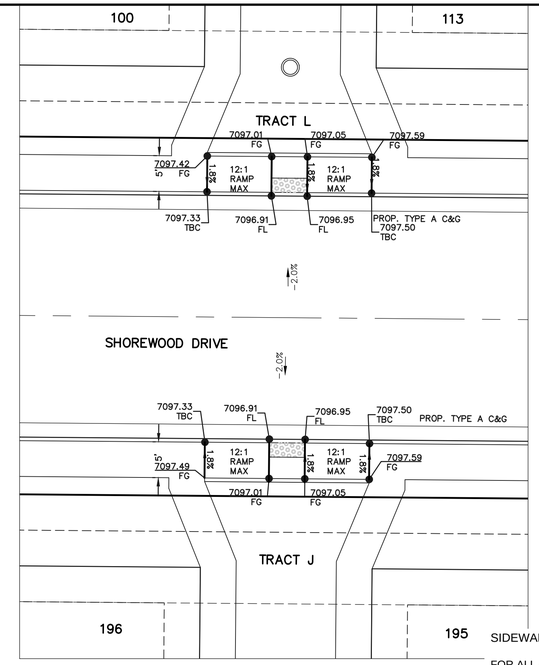


INTERSECTION
NAPERVILLE HEIGHTS AND
SHOREWOOD DRIVE



MID-BLOCK CROSSING
SHOREWOOD DRIVE
BTWN NAPERVILLE HTS.
& BRANSON HTS.

SIDEWALK CONSTRUCTION NOTE:

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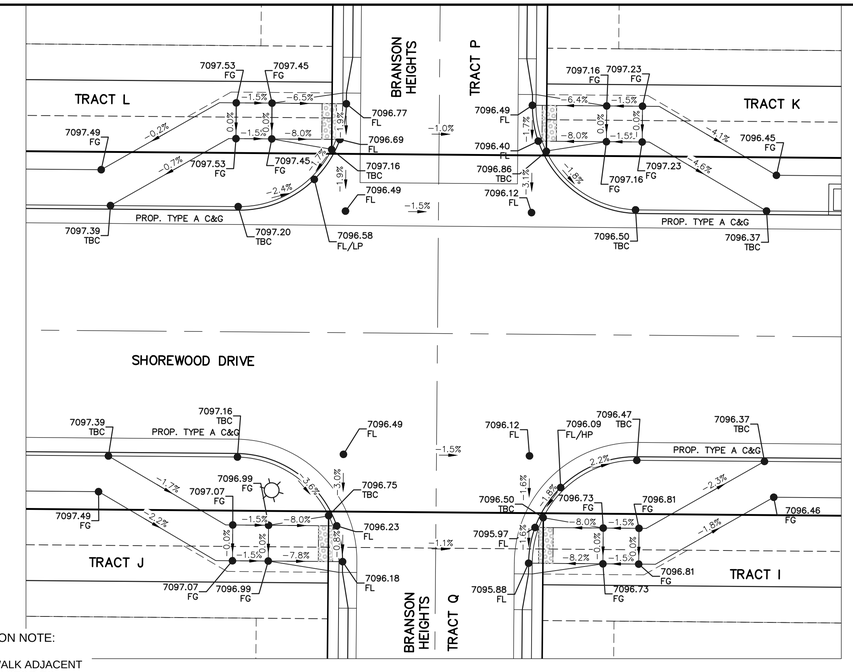
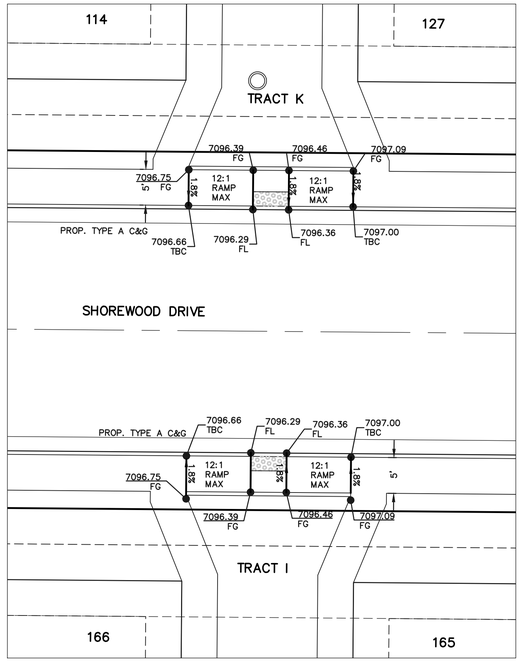
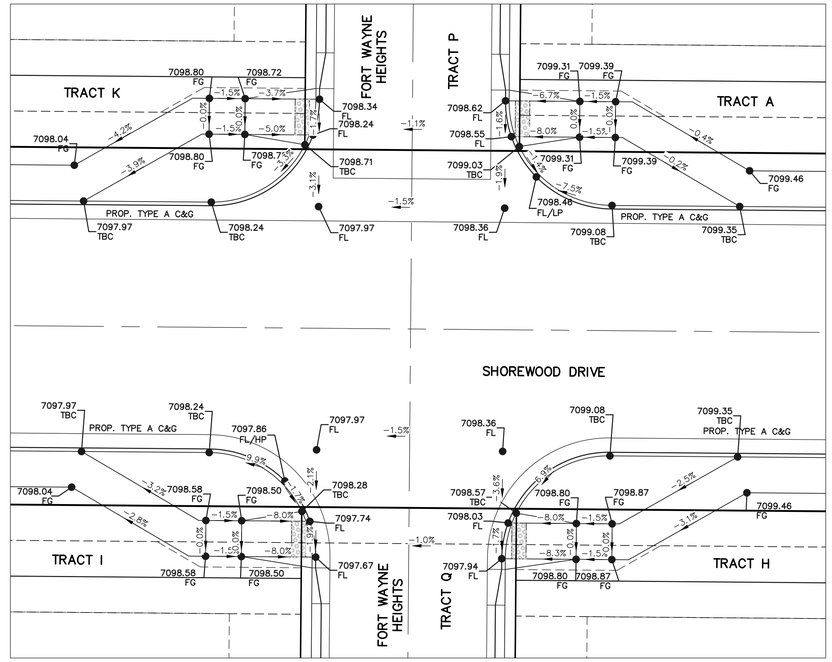


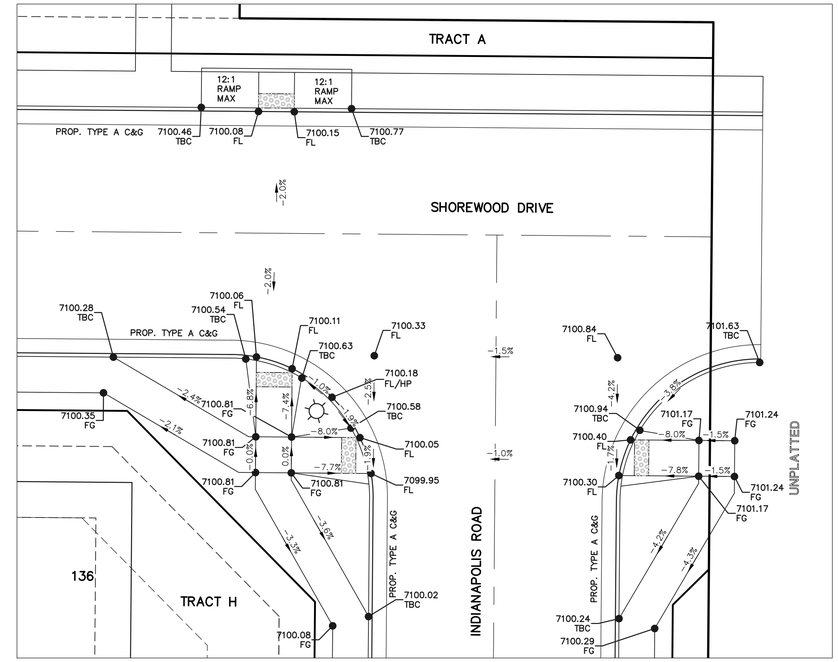
INTERSECTION
BRANSON HEIGHTS AND
SHOREWOOD DRIVE



MID-BLOCK CROSSING
SHOREWOOD DRIVE
BTWN BRANSON HTS. &
FORT WAYNE HEIGHTS



INTERSECTION
FORT WAYNE HEIGHTS &
SHOREWOOD DRIVE



INTERSECTION
INDIANAPOLIS ROAD &
SHOREWOOD DRIVE

***STREET CROSS SECTION PAVING NOTE**
TYPICAL CROWN IS 2%, UNLESS AT INTERSECTIONS
PLAN GRADES AND STREET CROSS SLOPES WILL VARY SEE INDIVIDUAL SHEETS FOR INTERSECTION DESIGN.

ALL RAMP DETAILS AT SAME
SCALE AND ROTATION

N

10 5 0 10 20

SCALE: 1" = 10'

48 HOURS BEFORE YOU DIG,
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811
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NO.	REVISION	DATE

REVIEW:

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

COLORADO LICENSED PROFESSIONAL ENGINEER CATHERINE MARIE TESSIN 45004

05/29/25

CATHERINE M. TESSIN, COLORADO P.E. #45004 — DATE

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

VILLAGES AT STERLING RANCH

STREET IMPROVEMENT PLANS
PEDESTRIAN RAMP DETAILS

DESIGNED BY	EAS	SCALE		DATE	11/01/2024
DRAWN BY	EAS	(H) 1"=	10'	SHEET	20 OF 35
CHECKED BY		(V) 1"=	N/A	JOB NO.	1183.26

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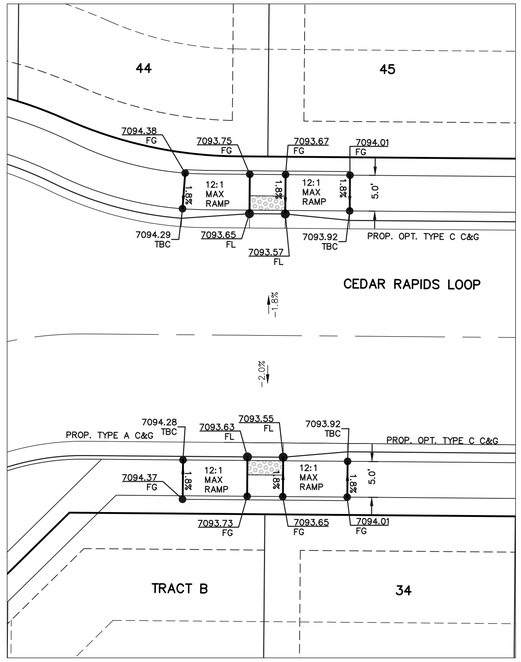
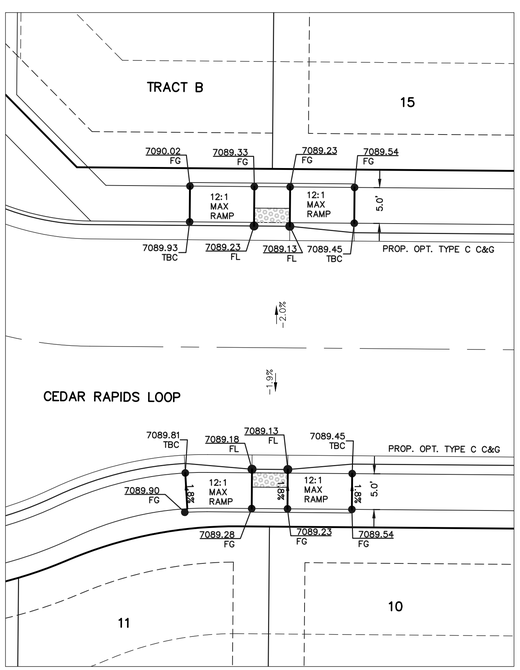
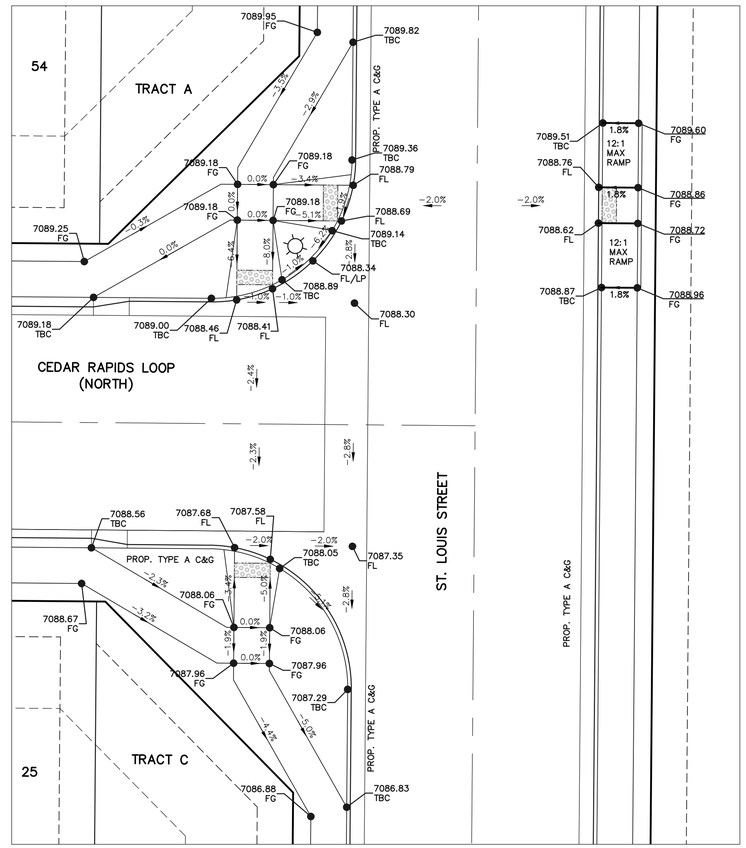


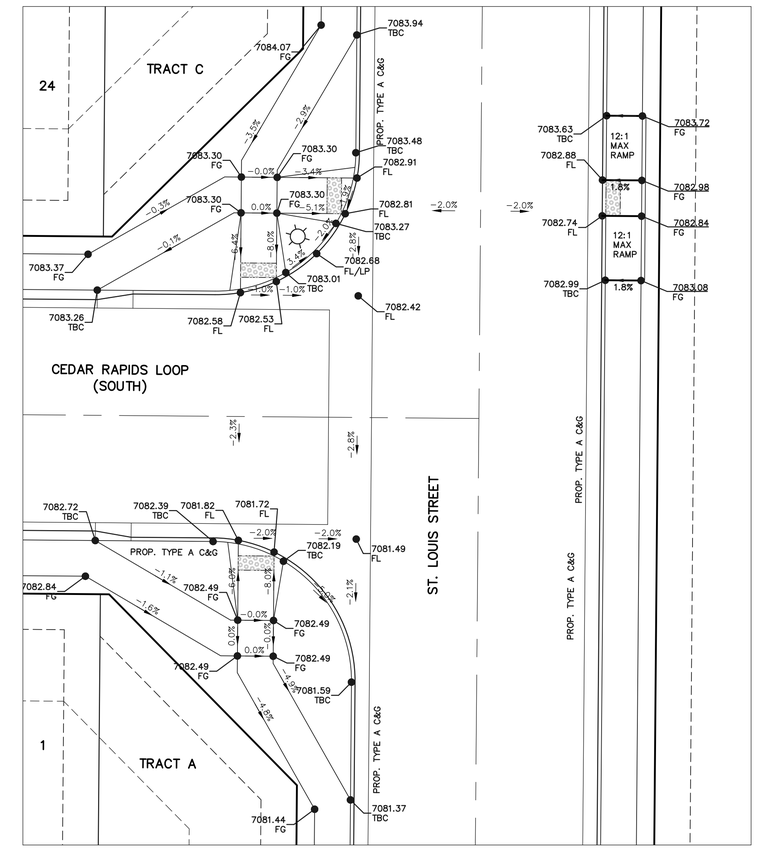
MID-BLOCK CROSSING
CEDAR RAPIDS LOOP
NORTH



MID-BLOCK CROSSING
CEDAR RAPIDS LOOP
SOUTH



INTERSECTION
CEDAR RAPIDS LOOP
(NORTH) & ST. LOUIS ROAD



INTERSECTION
CEDAR RAPIDS LOOP
(SOUTH) & ST. LOUIS ROAD

SIDEWALK CONSTRUCTION NOTE:

FOR ALL ATTACHED SIDEWALK ADJACENT TO STORM INLETS, CONTRACTOR TO INSTALL EXPANSION JOINTS BETWEEN SIDEWALK AND INLET TO MINIMIZE DIFFERENTIAL SETTLEMENT AND PROVIDE SMOOTH TRANSITION ACROSS INLET WITH 1.5% SLOPE OR LESS.

***STREET CROSS SECTION PAVING NOTE**
TYPICAL CROWN IS 2%, UNLESS AT INTERSECTIONS
PLAN GRADES AND STREET CROSS SLOPES WILL VARY SEE INDIVIDUAL SHEETS FOR INTERSECTION DESIGN.

N

10 5 0 10 20

SCALE: 1" = 10'

ALL RAMP DETAILS AT SAME SCALE AND ROTATION

48 HOURS BEFORE YOU DIG,
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UTILITY NOTIFICATION CENTER OF COLORADO
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REVIEW:

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

COLORADO LICENSED PROFESSIONAL ENGINEER CATHERINE MARIE TIMM 45004

CATHERINE M. TIMM, PRINCIPAL ENGINEER P.E. #45004 — 05/29/25 DATE

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

VILLAGES AT STERLING RANCH

STREET IMPROVEMENT PLANS
PEDESTRIAN RAMP DETAILS

DESIGNED BY	EAS	SCALE		DATE	11/01/2024
DRAWN BY	EAS	(H) 1"= 10'		SHEET 21	OF 35
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.26

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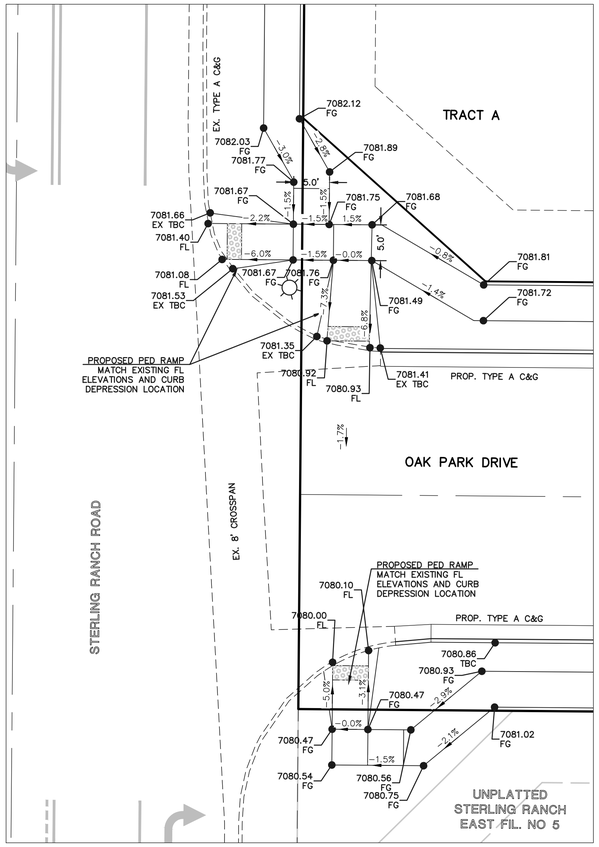
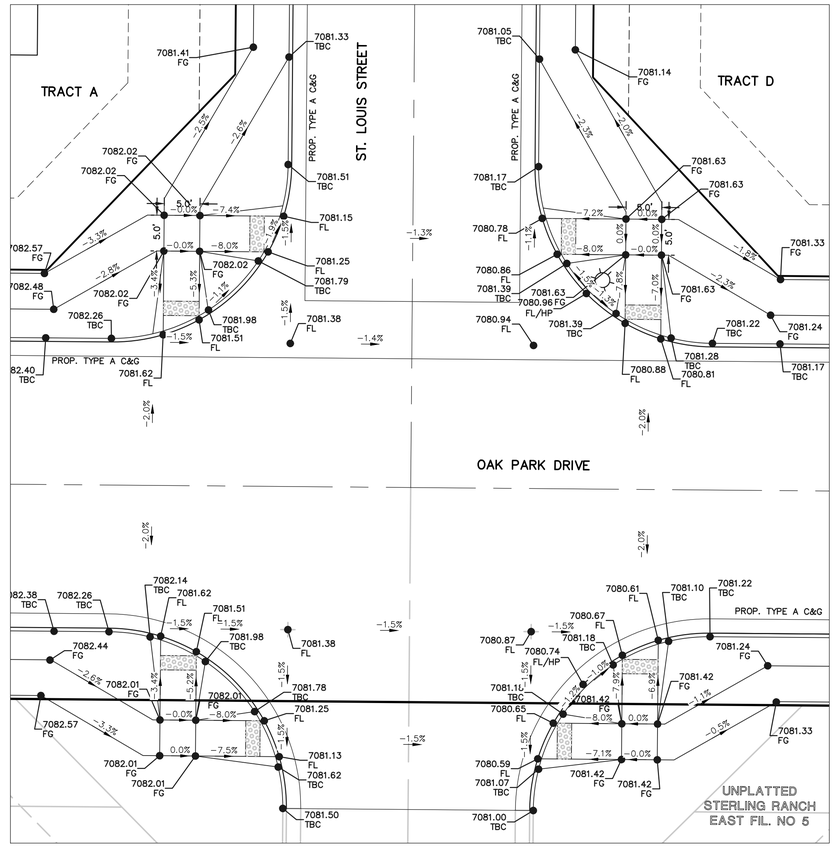
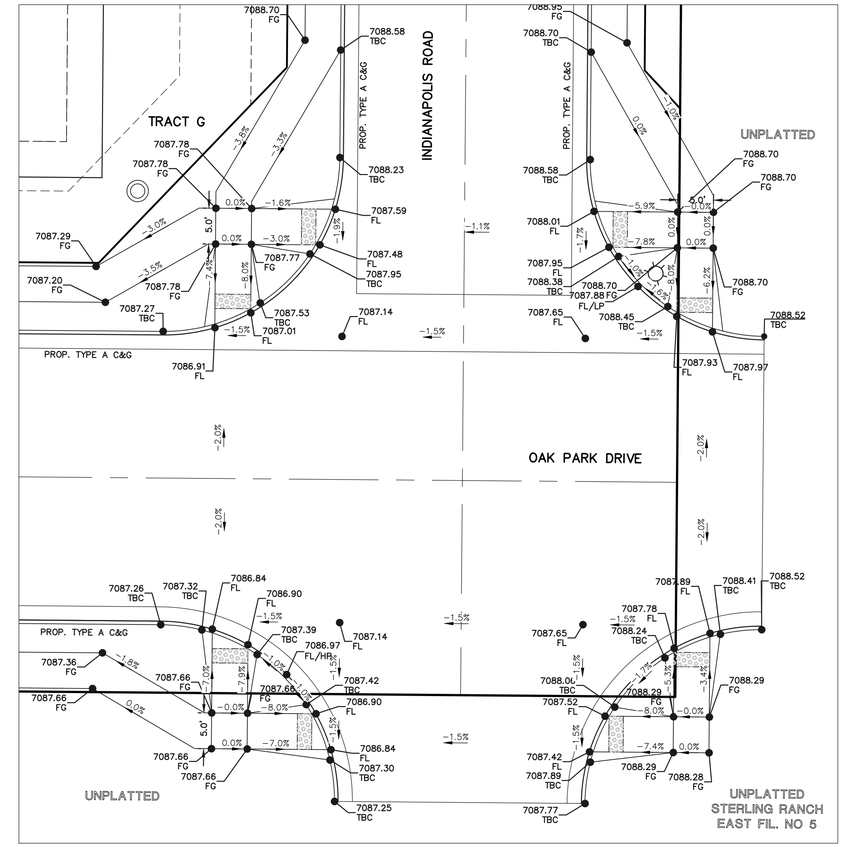


INTERSECTION
OAK PARK DRIVE &
STERLING RANCH ROAD



INTERSECTION
OAK PARK DRIVE &
ST. LOUIS STREET



INTERSECTION
OAK PARK DRIVE &
INDIANAPOLIS ROAD

SIDEWALK CONSTRUCTION NOTE:

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COLORADO LICENSED
CATHERINE MARIE TOSSIN
45004
PROFESSIONAL ENGINEER

05/29/25

CATHERINE M. TOSSIN, COLORADO P.E. #45004 — DATE

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619 N. Cascade Avenue, Suite 200
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VILLAGES AT STERLING RANCH

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PEDESTRIAN RAMP DETAILS

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CHECKED BY		(V) 1"= N/A		JOB NO.	1183.26

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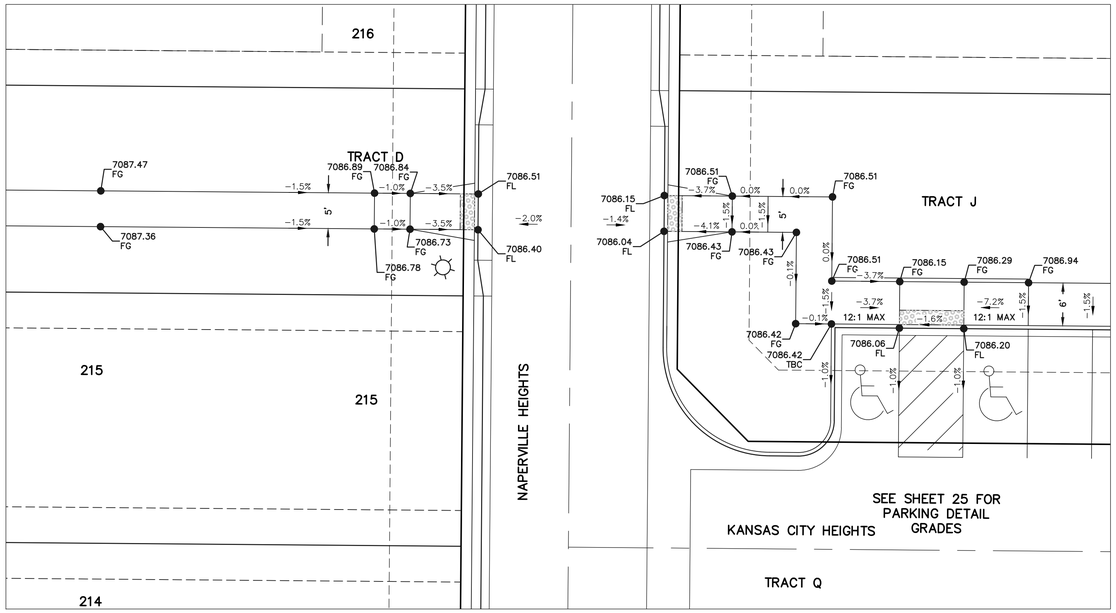
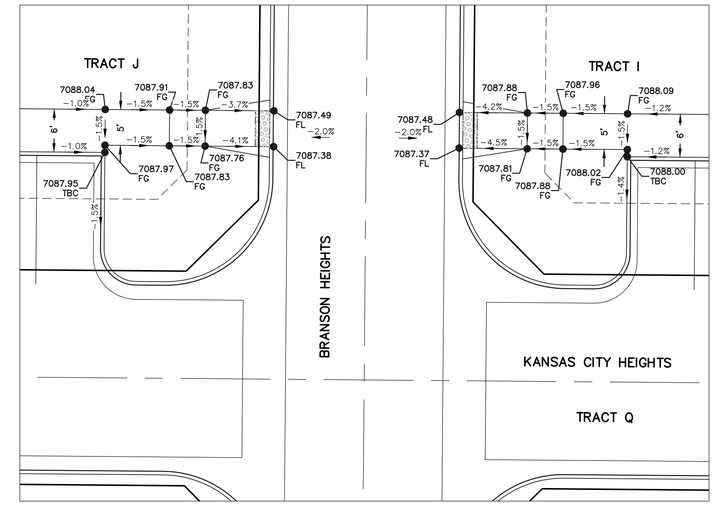
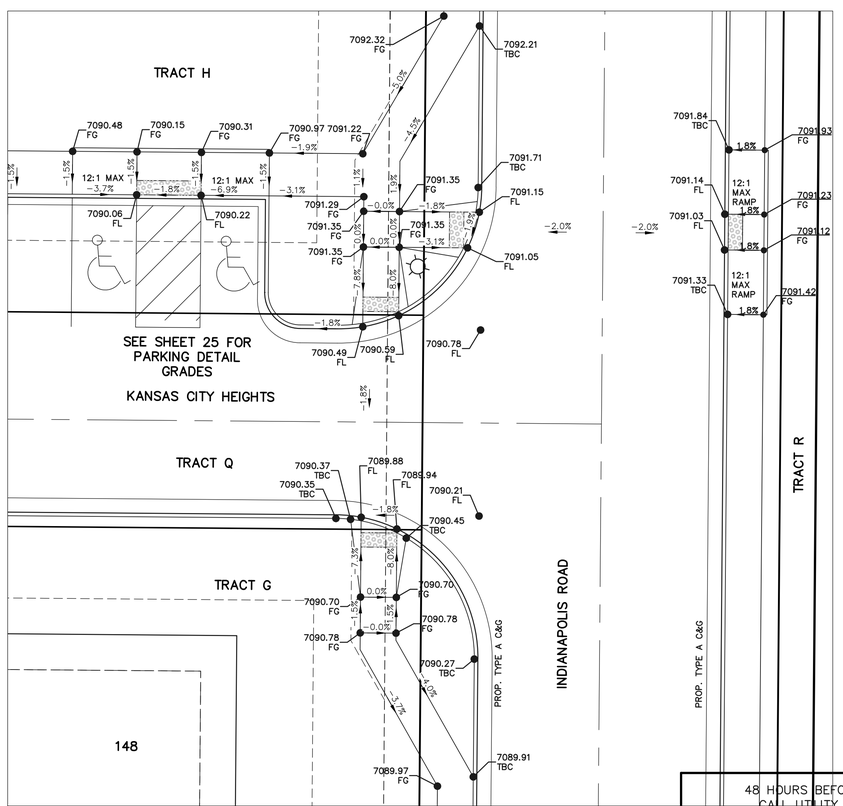


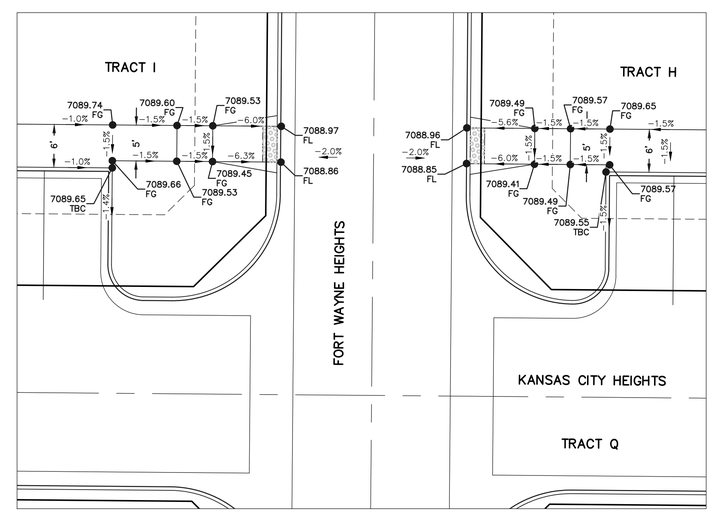
INTERSECTION
KANSAS CITY HEIGHTS &
NAPERVILLE HEIGHTS



INTERSECTION
KANSAS CITY HEIGHTS &
BRANSON HEIGHTS



INTERSECTION
KANSAS CITY HEIGHTS &
NAPERVILLE HEIGHTS



INTERSECTION
KANSAS CITY HEIGHTS &
FORT WAYNE HEIGHTS

SIDEWALK CONSTRUCTION NOTE:

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COLORADO LICENSED PROFESSIONAL ENGINEER CATHERINE MARIE TESSIN 45004

05/29/25

CATHERINE M. TESSIN, COLORADO P.E. #45004 — DATE

CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200
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VILLAGES AT STERLING RANCH

STREET IMPROVEMENT PLANS
PEDESTRIAN RAMP DETAILS

DESIGNED BY	EAS	SCALE	DATE	11/01/2024
DRAWN BY	EAS	(H) 1"= 10'	SHEET 23	OF 35
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.26

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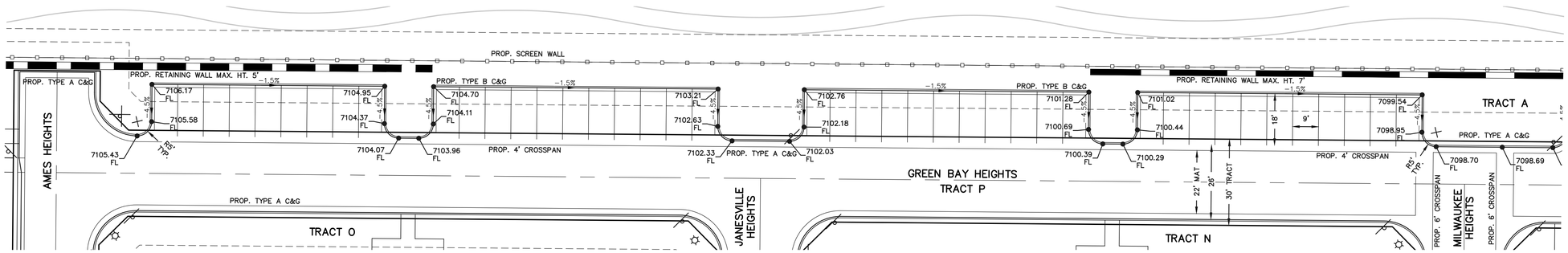
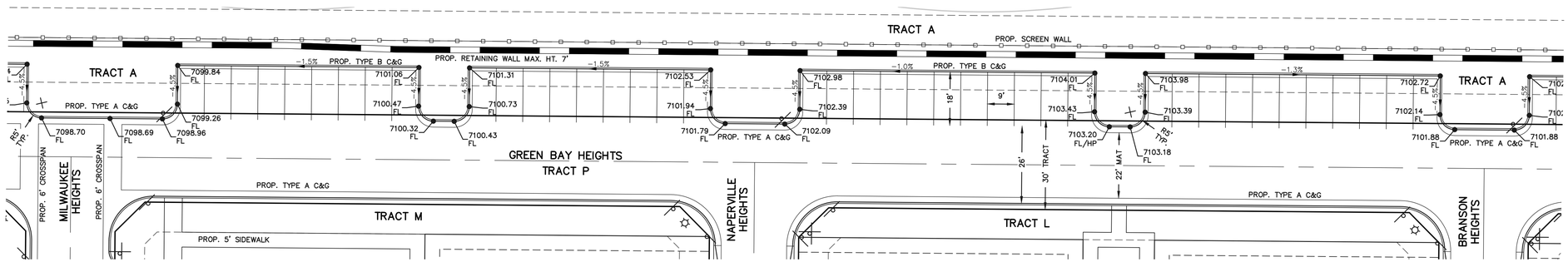
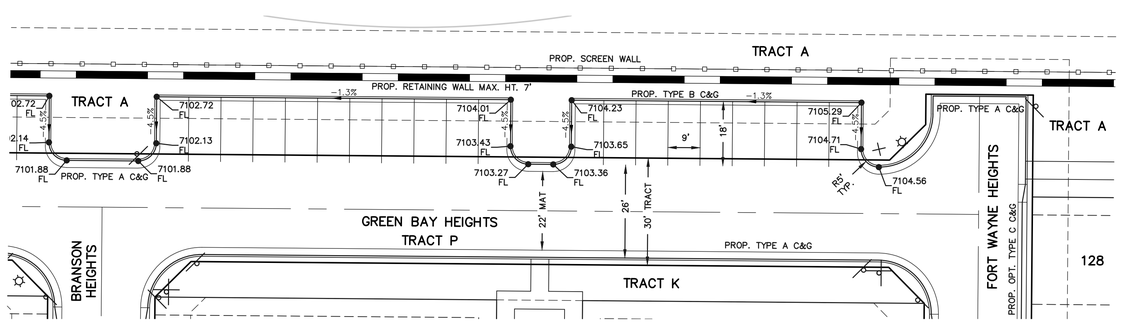


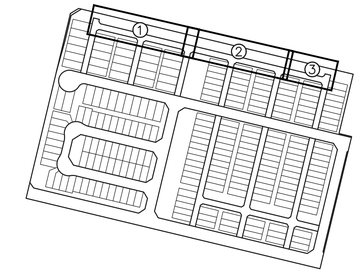
1 GREEN BAY HEIGHTS PARKING STALLS
AMES HEIGHTS TO MILWAUKEE HEIGHTS



2 GREEN BAY HEIGHTS PARKING STALLS
MILWAUKEE HEIGHTS TO
BRANSON HEIGHTS



3 GREEN BAY HEIGHTS PARKING STALLS
BRANSON HEIGHTS TO
FORT WAYNE HEIGHTS



N

20 10 0 20 40

SCALE: 1" = 20'

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

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NO.	REVISION	DATE

REVIEW:

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

COLORADO LICENSED
CATHERINE MARIE CASSIN
45004
PROFESSIONAL ENGINEER

05/29/25

CATHERINE M. CASSIN, COLORADO P.E. #45004 — DATE

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

VILLAGES AT STERLING RANCH

STREET IMPROVEMENT PLANS
PARKING STALL DETAILS

DESIGNED BY	EAS	SCALE	DATE	11/01/2024
DRAWN BY	EAS	(H) 1"= 20'	SHEET 24	OF 35
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.26

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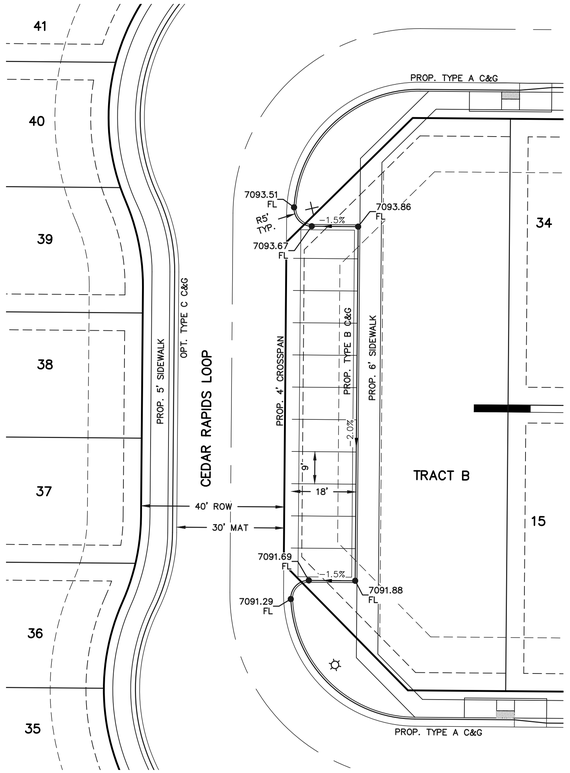
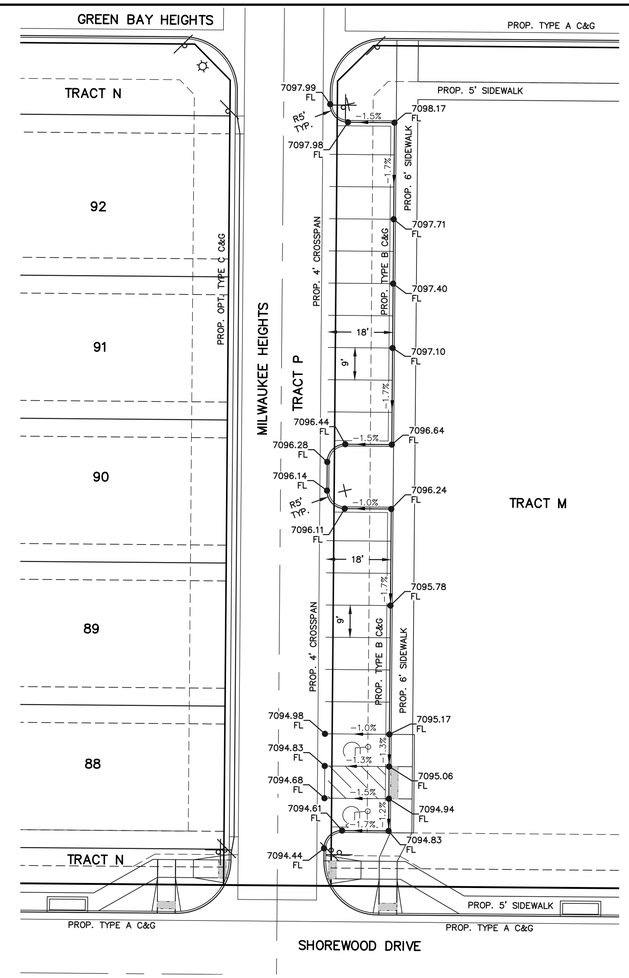
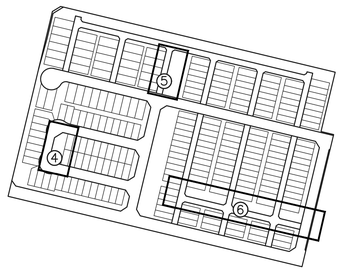


4 CEDAR RAPIDS LOOP PARKING STALLS



5 MILWAUKEE HEIGHTS PARKING STALLS



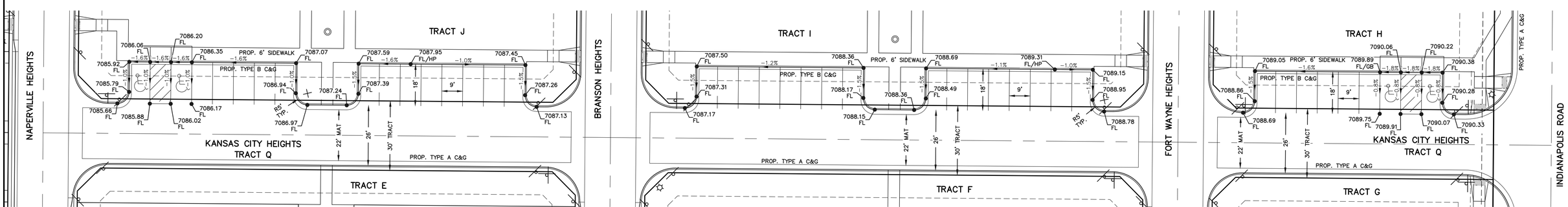
SIDEWALK CONSTRUCTION NOTE:

FOR ALL ATTACHED SIDEWALK ADJACENT TO STORM INLETS, CONTRACTOR TO INSTALL EXPANSION JOINTS BETWEEN SIDEWALK AND INLET TO MINIMIZE DIFFERENTIAL SETTLEMENT AND PROVIDE SMOOTH TRANSITION ACROSS INLET WITH 1.5% SLOPE OR LESS.

N

20 10 0 20 40

SCALE: 1" = 20'



6 KANSAS CITY HEIGHTS PARKING STALLS NAPERVILLEY HEIGHTS TO INDIANAPOLIS ROAD

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COLORADO LICENSED PROFESSIONAL ENGINEER CATHERINE MARIE FOSSIN 45004

CATHERINE M. FOSSIN, COLORADO P.E. #45004 — DATE 05/29/25

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

VILLAGES AT STERLING RANCH

STREET IMPROVEMENT PLANS
PARKING STALL DETAILS

DESIGNED BY	EAS	SCALE		DATE	11/01/2024
DRAWN BY	EAS	(H) 1"= 20'		SHEET	25 OF 35
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.26

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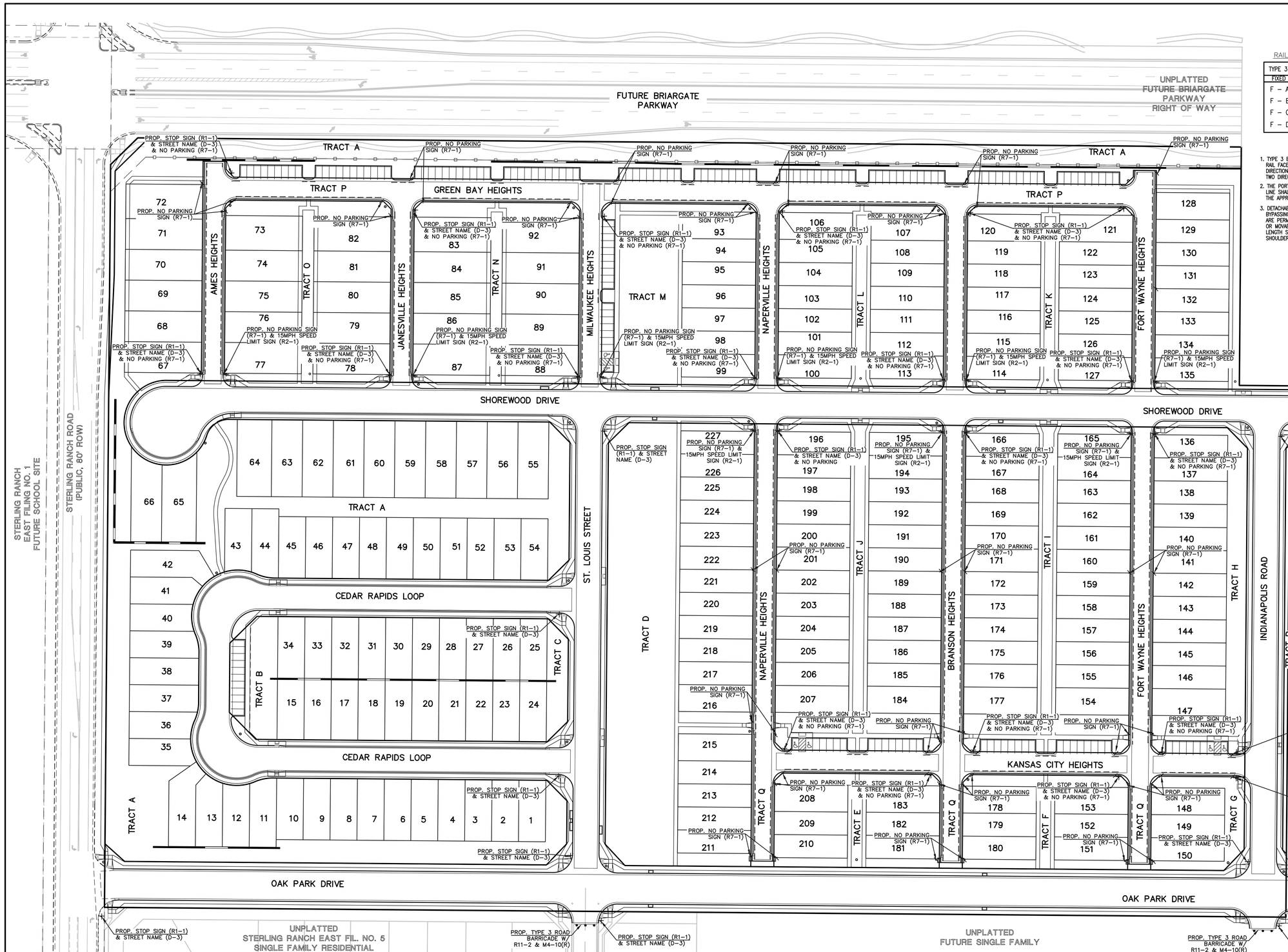
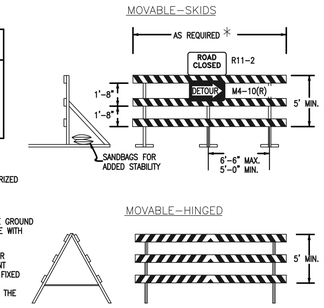


RAIL LENGTH TABLE *

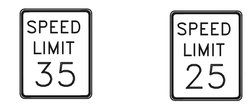
TYPE 3 BARRICADE		LENGTH
FIXED	MOVABLE	
F – A	M – A	8'– 14'
F – B	M – B	15'– 24'
F – C	M – C	25'– 35'
F – D	M – D	> 35'

NOTES

1. TYPE 3 BARRICADES HAVE 3 REFLECTORIZED RAIL FACES IF FACING TRAFFIC IN ONE DIRECTION AND 6 IF FACING TRAFFIC IN TWO DIRECTIONS.
2. THE PORTION OF THE POST ABOVE THE GROUND LINE SHALL BE PAINTED IN ACCORDANCE WITH THE APPROPRIATE GENERAL NOTE.
3. DETACHABLE EXTENSION WING RAILS FOR BYPASSING OF CONSTRUCTION EQUIPMENT ARE PERMITTED, WHEN NECESSARY, ON FIXED OR MOVABLE TYPE 3 BARRICADES. THE LENGTH SHALL BE ADEQUATE TO CLOSE THE SHOULDER AS REQUIRED.

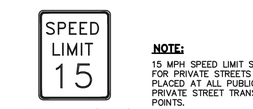


TYPICAL TYPE 3 BARRICADES



SPEED LIMIT (R2-1) 24"X30"

SPEED LIMIT (R2-1) 24"X30"



SPEED LIMIT (R2-1) 24"X30" (PRIVATE ROADS)

NOTE:
15 MPH SPEED LIMIT SIGN FOR PRIVATE STREETS TO BE PLACED AT ALL PUBLIC TO PRIVATE STREET TRANSITION POINTS.

STOP (R1-1) 30"X30"

STREET NAME (D-3) (PUBLIC)
* SEE SHEET 29 FOR PRIVATE ROAD STREET NAME SIGN DETAIL.

NOTE:
ALL INTERNAL SIGNS SHALL BE 4" FONT LETTER SIZE.
SIGNS AT STERLING RANCH ROAD INTERSECTION SHALL BE 6" FONT LETTER SIZE.

NO PARKING SIGN (R7-1)

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COLORADO LICENSED PROFESSIONAL ENGINEER CATHERINE MARIE CASSIN 45004

CATHERINE M. CASSIN, COLORADO P.E. #45004 — DATE 05/29/25

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

VILLAGES AT STERLING RANCH

STREET IMPROVEMENT PLANS
SIGNAGE & STRIPING PLAN

DESIGNED BY	EAS	SCALE	DATE	11/01/2024
DRAWN BY	EAS	(H) 1"= 60'	SHEET 26 OF 35	
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.26	

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American Revolution LED
Series 247L

PRODUCT OVERVIEW

Features:

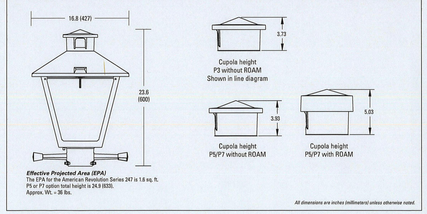
- Die-cast aluminum housing and hood for long-life performance
- Die-cast trigger latch (TL) and captive thumb screws option available for easy access to internal components
- Optical assembly designed for maximum performance, available in Type II, Type III and Type V
- Hinged hood and captive thumb screws provision afford quick, easy access to electrical and optical area for servicing
- Slipfitter with three set screws allows secure installation to pole sizes 2-3/8" or 3" O.D.
- Surge protection device (standard) exceeds ANSI C62.41 Category C1 criteria (surge tested at 10kV/5kA)
- Complies with ANSI: C136.2, C136.10, C136.15
- CSA listed and suitable for up to 30°C ambient
- Rated L70, LED life greater than 100,000 hours at 25°C
- Replaces up to 150W HPS light source incumbant models
- LED electronic 0V-10V dimmable driver
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Applications:

Streetscapes
Walkways
Pathways
Parks

MVEA SPEC • 247L 10LEDE10 MVOLT 4K R5 AY PCLL

DIMENSIONS

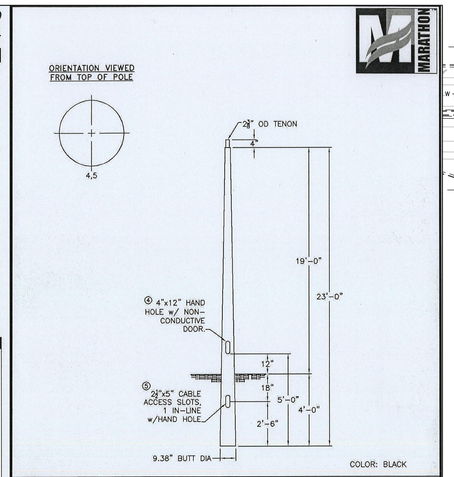


Effective Projected Area (EPA)
The EPA for the American Revolution Series 247 is 1.8 sq. ft.
P5 or P7 option total height is 24.9 (633).
Approx. Wt. = 36 lbs.

All dimensions are inches (millimeters) unless otherwise noted.

Note: Specifications subject to change without notice.
American Revolution Series 247L LED

AEL American Electric Lighting



CMT by valmont
CMT
145 Wood Street
Enfill, SC 29918
800-418-6278
www.cmtpoles.com

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

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

American Revolution LED
Series 247L

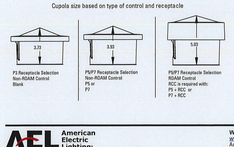
ORDERING INFORMATION

Example: 247L 20LEDE70 MVOLT 4K R3 AY

Series		Performance Package		Voltage		Color Temperature (CCT)	
247L	American Revolution LED	20LEDE10	20 Chips, 1050 mA Driver, 72 input watts	MVOLT	Multi-volt, 120-277V	3K	3000K
		20LEDE70	20 Chips, 700 mA Driver, 45 input watts	347	347V	4K	4000K
		10LEDE10	10 Chips, 1050 mA Driver, 38 input watts	480	480V	5K	5000K
		10LEDE70	10 Chips, 700 mA Driver, 25 input watts				
		10LEDE53	10 Chips, 525 mA Driver, 18 input watts				
		10LEDE35	10 Chips, 350 mA Driver, 13 input watts				

Distribution		Optics		Options			
R2	Type II	AY	Acrylic	Paint [1]		Miscellaneous	
R3	Type III	PY	Polycarbonate	(blank)	Black (standard)	SQ	Stainless steel hardware
R5	Type V			GY	Gray	NL	NEMA Label
				DDB	Dark Bronze	XL	Not CSA Listed
				WH	White	TL	Tool-less Entry
				BZ	Bronze	LDR [1]	Ladder Rest
						SH	Shorting Cap
				Photocontrol		SHCP	Not CSA Listed Shorting Cap
				(blank)	3 pin NEMA Photocontrol Receptacle (standard)	HSB	House Side Shield Black
						HSW	House Side Shield White
				NR [2]	No Photocontrol Receptacle	CR	Enhanced Corrosion Resistant Finish
				PS [2]	5 pin NEMA Photocontrol Receptacle (dimmable driver included)	RCC [3]	ROAM Dimming Node Cupola Cover
				P7 [2]	7 pin NEMA Photocontrol Receptacle (dimmable driver included)	Accessories	
				PCLL [4,5]	Solid State Long Life Photocontrol	RMCS7 [7]	ROAM Dimming Node Cupola Cover
				PCSS [4,6]	Not CSA Listed Solid State Long Life Photocontrol (120-277V)		

Cupola size based on type of control and receptacle

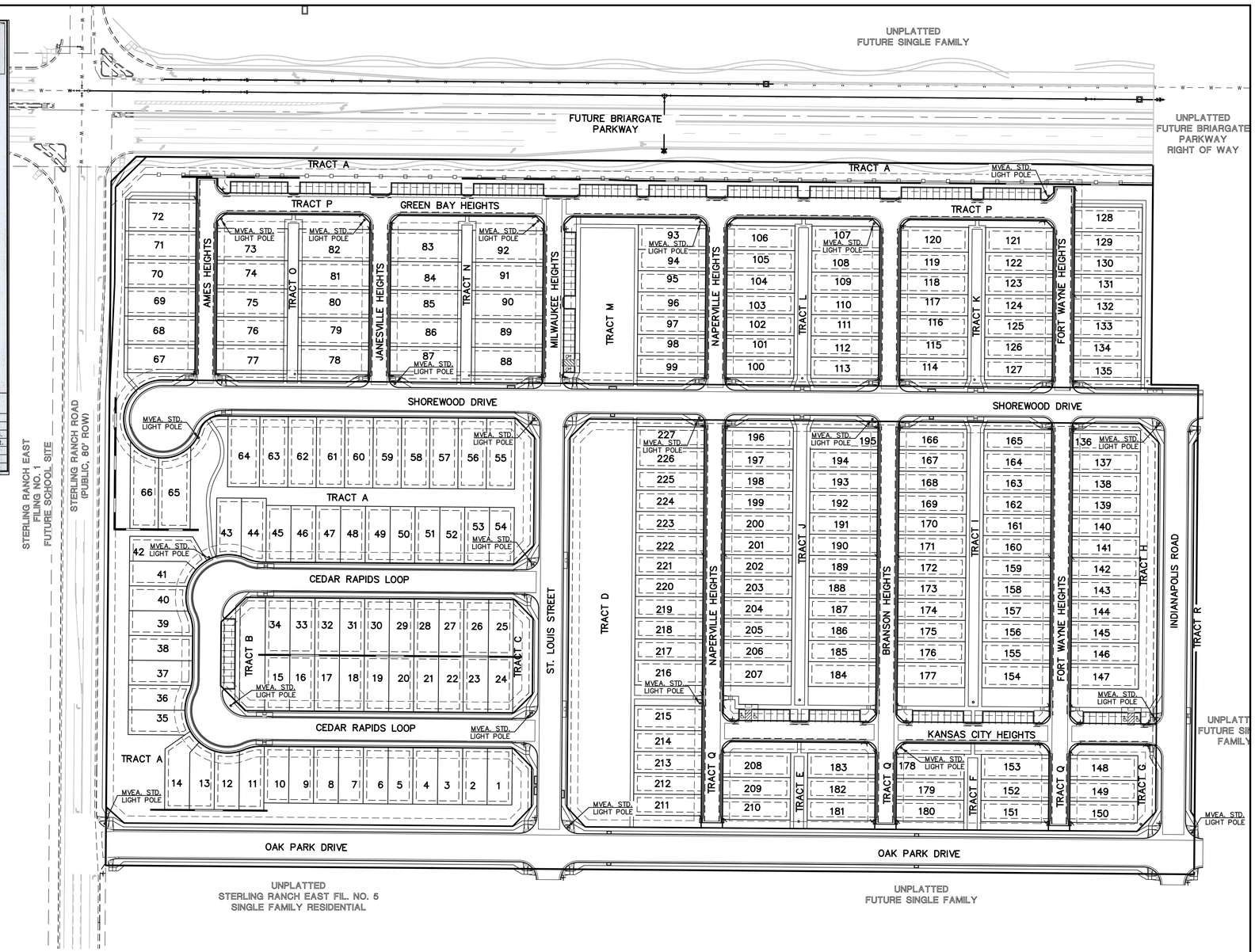


Notes:
1. Other colors available, please contact factory
2. PC and SH not available with NR option
3. Taller cupola cover (RCC) is required when used with ROAM or other similar wireless monitoring control systems
4. Standard failure mode="Fail On"
5. Photocontrols supplied with ANSI Standard Turn-On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

AEL American Electric Lighting
AEL Headquarters, 3825 Columbus Road, Granville, OH 43023
www.americanelectriclighting.com
© 2017 Acuity Brands Lighting, Inc. All Rights Reserved. 03/28/17

Warranty Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx
Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

Please contact your sales representative for the latest product information.



N

80 40 0 80 160

SCALE: 1" = 80'

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COLORADO LICENSED CATHERINE MARIE TESSIN 45004 PROFESSIONAL ENGINEER

05/29/25

CATHERINE TESSIN, COLORADO P.E. #45004 — DATE

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

VILLAGES AT STERLING RANCH

STREET IMPROVEMENT PLANS
STREET LIGHT POLE LOCATION PLAN

DESIGNED BY	EAS	SCALE		DATE	11/01/2024
DRAWN BY	EAS	(H) 1"=	80'	SHEET	27 OF 35
CHECKED BY		(V) 1"=	N/A	JOB NO.	1183.26

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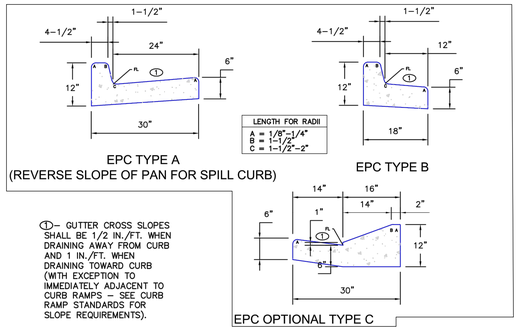
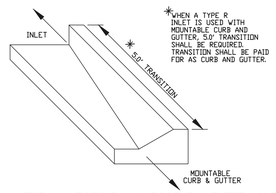


①– GUTTER CROSS SLOPES SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB (WITH EXCEPTION TO IMMEDIATELY ADJACENT TO CURB RAMPS – SEE CURB RAMP STANDARDS FOR SLOPE REQUIREMENTS).

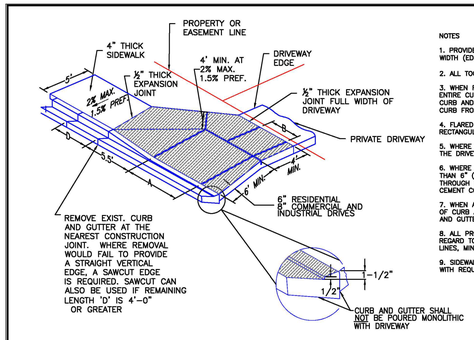
CURB AND GUTTER DETAILS



*WHEN A TYPE R INLET IS USED WITH MOUNTABLE CURB AND GUTTER, 5.0' TRANSITION SHALL BE REQUIRED. TRANSITION SHALL BE PAID FOR AS CURB AND GUTTER.

TRANSITION CURB DETAIL

N.T.S.



NOTES

1. PROVIDE CENTERLINE CONSTRUCTION OR TOOL JOINT WHEN DRIVEWAY WIDTH (EDGE TO EDGE) IS 14' OR GREATER.

2. ALL TOOL JOINTS SHALL BE A MINIMUM OF 1-½" DEEP.

3. WHEN REPLACING EXISTING CURB AND GUTTER WITH NEW DRIVEWAY, ENTIRE CURB AND GUTTER SECTION SHALL BE REMOVED AND REPLACED WITH CURB AND GUTTER (VARIABLE-CURB-HEIGHT) AS SHOWN. DO NOT BREAK CURB FROM GUTTER SECTION.

4. FLARED PORTION OF DRIVEWAY SHALL BE POURED MONOLITHIC WITH MAIN RECTANGULAR PORTION OF DRIVEWAY.

5. WHERE THERE IS MORE THAN ONE DRIVEWAY ON A LOT, THE SPACING OF THE DRIVEWAYS SHALL MEET REQUIREMENTS IN ECM.

6. WHERE AN EXISTING SIDEWALK IS IN PLACE, AND ITS THICKNESS IS LESS THAN 6" (RESIDENTIAL) OR 8" (COMMERCIAL AND INDUSTRIAL) THE SIDEWALK THROUGH THE DRIVEWAY SHALL BE REMOVED AND REPLACED WITH PORTLAND CEMENT CONCRETE AT THE REQUIRED THICKNESS.

7. WHEN A DRIVEWAY IS TO BE TAKEN OUT OF SERVICE, THE ENTIRE LENGTH OF CURB AND GUTTER SHALL BE REMOVED AND REPLACED WITH NEW CURB AND GUTTER MATCHING THE ABUTTING SECTIONS.

8. ALL PROVISIONS IN THE LAND DEVELOPMENT CODE SHALL BE MET, WITH REGARD TO MINIMUM SETBACK FROM INTERSECTION AND SIDE PROPERTY LINES, MINIMUM SPACING, MAXIMUM WIDTH, ETC.

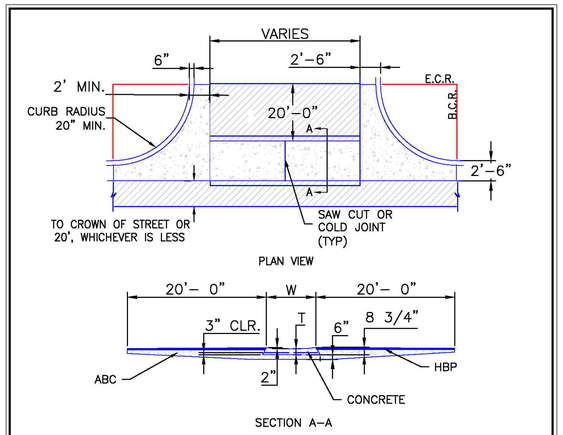
9. SIDEWALKS ACROSS DRIVEWAYS SHALL BE ACCESSIBLE AND COMPLIANT WITH REQUIREMENTS OF ECM CHAPTER 6.

TOOLS JOINT SPACING

DRIVEWAY WIDTH	A	B
12'	6'	3'
14'	7'	3'-6"
16'	8'	4'
18'	9'	4'-6"
20'	10'	5'
22'	11'	5'-6"
24'	8'	4'
26'	8'-8"	4'-4"
28'	9'-4"	4'-8"
30'	10'	5'

SCALE: NOT TO SCALE

6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Driveway Detail With Attached Sidewalk Standard Drawing REVISION DATE: 6/23/20 FILE NAME: SD_2-24	DEPARTMENT OF PUBLIC WORKS



NOTES

1. W – WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS. W = 4' FOR PRIVATE STREETS

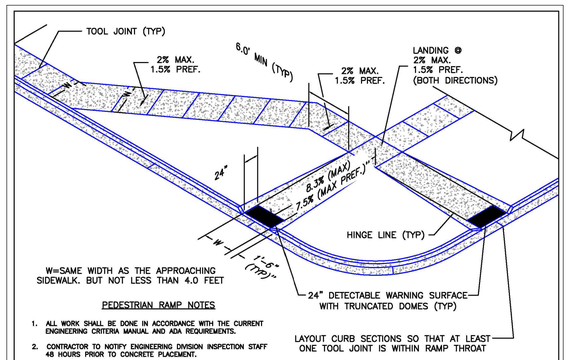
2. T – SQUARED-OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 – 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.

3. = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).

4. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

SCALE: NOT TO SCALE

8/11/11 DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Typical Cross Pan Layout Detail Standard Drawing REVISION DATE: 12/8/15 FILE NAME: SD_2-26	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION



W=SAME WIDTH AS THE APPROACHING SIDEWALK. BUT NOT LESS THAN 4.0 FEET

PEDESTRIAN RAMP NOTES

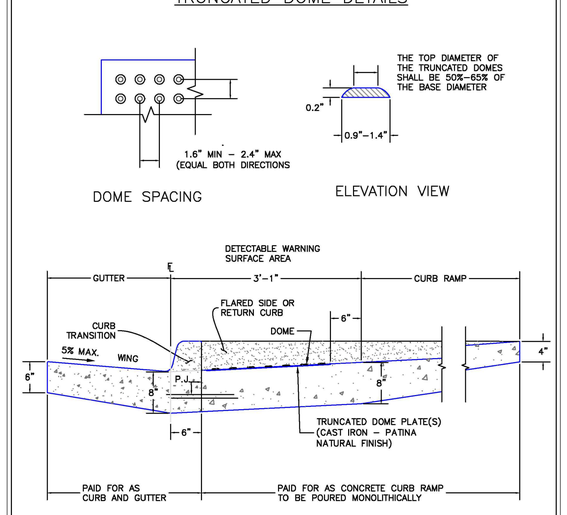
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
3. PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
4. PEDESTRIAN CURB RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 8.3% MAXIMUM RUNNING RAMP SLOPE DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS. SEE ECM SECTION 6.3.6 FOR PEDESTRIAN PUSHBUTTON LOCATION REQUIREMENTS.
5. DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
6. DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PATINA NATURAL FINISH) AND IN ACCORDANCE WITH ECM CHAPTER 6 AND SD_2-42. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.
7. THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
8. PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4' MINIMUM.
9. ALL PEDESTRIAN CURB RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL. SUBJECT TO APPROVAL.
10. DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.
11. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.

GENERAL NOTES

1. WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA (PEDESTRIAN CIRCULATION PATH), THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
2. PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
3. AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Pedestrian Curb Ramp Detail Standard Drawing REVISION DATE: 6/23/20 FILE NAME: SD_2-41	DEPARTMENT OF PUBLIC WORKS

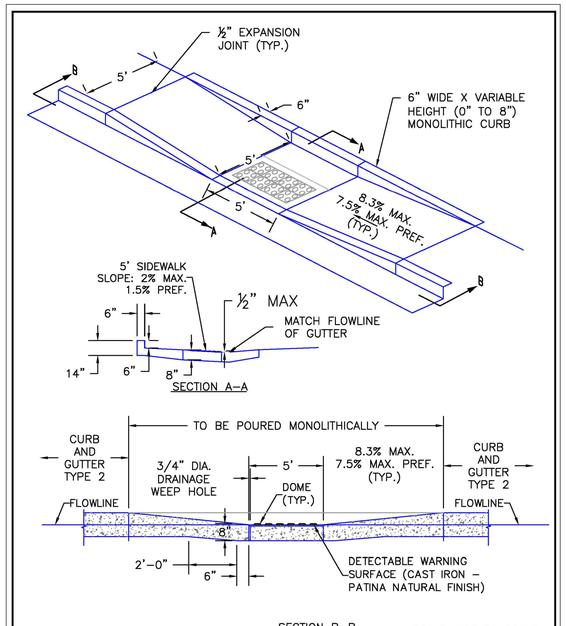
TRUNCATED DOME DETAILS



P.J.= PERMISSABLE JOINT WITH EPOXY-COATED DEFORMED NO. 4 BARS CONFORMING TO AASHTO M 284 AT 18 IN. SPACING

SIDE CROSS SECTION VIEW OF DETECTABLE WARNING SURFACE, CURB AND GUTTER

6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Detectable Warning Surface Details Standard Drawing REVISION DATE: 6/23/20 FILE NAME: SD_2-42	DEPARTMENT OF PUBLIC WORKS



SCALE: NOT TO SCALE

6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Parallel Pedestrian Curb Ramp Detail Standard Drawing REVISION DATE: 6/23/20 FILE NAME: SD_2-50	DEPARTMENT OF PUBLIC WORKS

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NO.	REVISION	DATE

REVIEW:

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

COLORADO LICENSED PROFESSIONAL ENGINEER CATHERINE MABIE TOWNSEND 45004

CATHERINE MABIE TOWNSEND, COLORADO LICENSED P.E. #45004 — DATE 05/29/25

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

VILLAGES AT STERLING RANCH

STREET IMPROVEMENT PLANS
DETAILS

DESIGNED BY	EAS	SCALE		DATE	11/01/2025
DRAWN BY	EAS	(H) 1"= N/A		SHEET 28	OF 35
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.26

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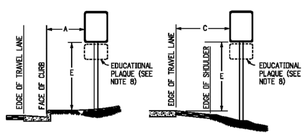
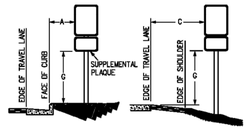
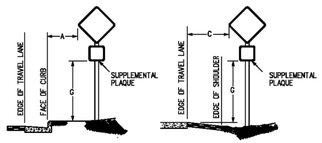
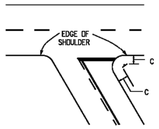




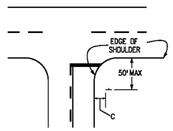
REGULATORY, RECREATIONAL AND CULTURAL INFORMATION SIGN PLACEMENT



WARNING SIGN PLACEMENT



ACUTE ANGLE INTERSECTION



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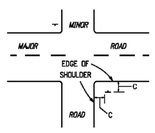
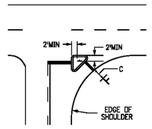
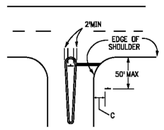


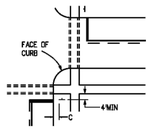
MINOR CROSSROAD



CHANNELIZED INTERSECTION



DIVISIONAL ISLAND



URBAN INTERSECTION

TYPICAL LOCATIONS-STOP SIGNS AND YIELD SIGNS

GENERAL NOTES

1. THE ENGINEER WILL ESTABLISH GRADES AND LOCATIONS FOR ALL SIGN POSTS IN ACCORDANCE WITH DETAILS SHOWN ON THE PLANS.
2. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
3. MINIMUM POST EMBEDMENT SHALL BE 3 FT. FOR U-2 POSTS AND 4-IN X 4-IN TIMBER POSTS, AND 5 FT FOR 6-IN X 6-IN TIMBER POSTS. SEE APPLICABLE STANDARDS FOR FOOTING DEPTH.
4. IF A SHOULDER IS WIDER THAN 6 FT., THE MINIMUM LATERAL OFFSET DISTANCE SHOULD BE 6 FT. FROM THE EDGE OF SHOULDER, EXCEPT FOR MILE MARKER SIGNS. SEE FIGURE 2A-2(B) OF THE 2009 MUTCD.
5. NORMAL LATERAL PLACEMENT IS MEASURED FROM THE EDGE OF THE TRAVEL LANE.
6. IN URBAN AREAS, A LATERAL CLEARANCE OF 1 FT FROM THE CURB FACE IS PERMISSIBLE WHERE SIDEWALK WIDTH IS LIMITED OR WHERE EXISTING POLES ARE CLOSE TO THE CURB.
7. TYPICAL POST MOUNTING HEIGHTS FROM GROUND TO BOTTOM OF SIGN PANEL ARE 7 OR 8 FT. OTHER HEIGHTS MAY BE REQUIRED WHEN SIGNS ARE MOUNTED ON STEEPER FILL OR CUT SLOPES.
8. "EDUCATIONAL PLAQUES" FOR SYMBOL SIGNS WILL NOT BE CONSIDERED WHEN DETERMINING VERTICAL PLACEMENT. FOR INFORMATION OF EDUCATIONAL PLAQUES, SEE PAGE 3 OF THE 2012 CDOT GUIDE SIGNING POLICIES & PROCEDURES, AND SECTION 2A.06 OF THE 2009 MUTCD.
9. WHEN LATERAL PLACEMENT IS 30 FT OR MORE FOR SIGNS WITHOUT A SUPPLEMENTAL PLAQUE, VERTICAL PLACEMENT D MAY BE REDUCED TO 5 FT WHEN LATERAL PLACEMENT IS 30 FT OR MORE FOR SIGNS WITH A SUPPLEMENTAL PANEL, VERTICAL PLACEMENT F DOES NOT DOES NOT APPLY - USE ONLY VERTICAL PLACEMENT H.
10. NORMAL ANGULAR PLACEMENT IS 0 DEG. SIGNS CLOSER THAN 30 FT. SHOULD BE TURNED SLIGHTLY AWAY TO MINIMIZE SPECULAR REFLECTION. SIGNS PLACED 30 FT. OR MORE SHOULD GENERALLY BE TURNED TOWARD THE ROAD.
11. THE EXIT PANEL IS MOUNTED ON THE RIGHT HAND SIDE FOR RIGHT HAND EXITS AND THE LEFT SIDE FOR LEFT HAND EXITS.
12. POST SHALL BE INSTALLED PLUMB, VERTICAL DEVIATION SHALL NOT EXCEED ½-IN. IN 10 FT.
13. ON ALL TWO-LANE, UNDIVIDED HIGHWAYS, THE MILE MARKER AND POST SHALL BE INSTALLED ON THE RIGHT SHOULDER IN THE ASCENDING DIRECTION WITH THE MILE MARKER PANELS DISPLAYED ON THE FRONT AND BACK SIDE OF THE POST.
14. ON ALL UNDIVIDED MULTI-LANE AND DIVIDED HIGHWAYS, AND INTERSTATES, THE MILE MARKER AND POST SHALL BE INSTALLED ON THE OUTSIDE SHOULDER (OR SIDEWALK IF APPLICABLE) IN BOTH DIRECTIONS OF TRAVEL.
15. VERTICAL SPACING BETWEEN SIGN PANELS SHALL BE 1 TO 1½ IN., TYPICAL.

PLACEMENT TABLES

LATERAL PLACEMENT		
KEY	ALL CLASSES OF STREETS AND HIGHWAYS	
	MINIMUM	NORMAL
A	2'-0"	15'-0"PLUS CURB
B	2'-0"	30'-0" OR MORE INCLUDES CURB
C	2'-0"	6'-0"PLUS EDGE OF 6'+ WIDE SHOULDER, IF NONE, 15'-0" FROM EDGE OF TRAVEL LANE

VERTICAL PLACEMENT						
KEY	FREEWAYS AND EXPRESSWAYS		CONVENTIONAL STREETS AND HIGHWAYS			
	MIN.	MAX.	URBAN		RURAL	
			MIN.	MAX.	MIN.	MAX.
D	7'-0" OR NOTE NO. 9	12'-0"	7'-0"	8'-0"	5'-0"	9'-0"
E	7'-0"	8'-0"	7'-0"	8'-0"	5'-0"	9'-0"
F	8'-0" OR NOTE NO. 9	12'-0"	8'-0"	9'-0"	5'-0"	9'-0"
G	6'-0"	7'-0"	6'-0"	7'-0"	4'-0"	7'-0"
H	5'-0"	10'-0"	5'-0"	7'-0"	4'-0"	7'-0"

Computer File Information	
Creation Date: 07/04/12	
Created By: KCM	
Last Modification Date: 07/31/19	
Last Modified By: AVU	
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	

Sheet Revisions	
Date:	Comments

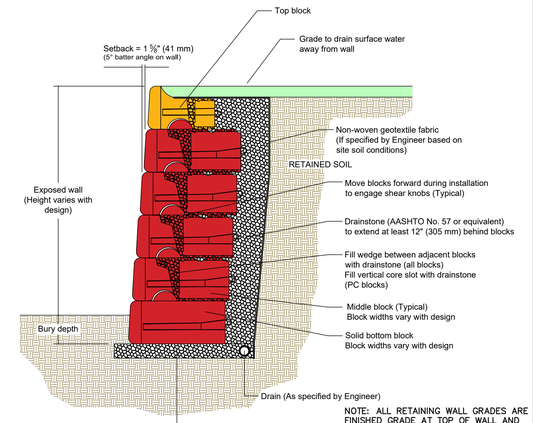
Colorado Department of Transportation
2829 W. Howard Pl.
Denver, CO 80204
Phone: 303-757-9436
FAX: 303-757-9219
Traffic & Safety Engineering
MKB

GROUND SIGN PLACEMENT

Issued By: Traffic & Safety Engineering Branch July 31, 2019

STANDARD PLAN NO.
S-614-1
Standard Sheet No. 1 of 2
Project Sheet Number:

Typical Gravity Wall Section



NOTE: ALL RETAINING WALL GRADES ARE FINISHED GRADE AT TOP OF WALL AND FINISHED GRADE AT BOTTOM OF WALL. FOR WALLS GREATER THAN 4' IN HEIGHT, SPECIFIC DIMENSIONS OF WALL (INCLUDING CAP, FOOTING, STRUCTURAL DETAILS, BASE MATERIAL, ETC.) TO BE PROVIDED BY OTHERS UPON WALL MATERIAL & MANUFACTURER SELECTION. WALL DESIGN/PERMITTING BY OTHERS.

This drawing is for reference only. Determination of the suitability and/or manner of use of any details contained in this document is the sole responsibility of the design engineer of record. Final project designs, including all construction details, shall be prepared by a licensed professional engineer using the actual conditions of the proposed site.

DRAWN BY:	JRJ	TITLE: Typical Gravity Wall Detail	REDI-ROCK 05481 US 31 SOUTH, CHARLEVOIX, MI 49720 (866) 222-8400 ext 3010 • engineering@redi-rock.com www.redi-rock.com
APPROVED BY:	JRJ		
DATE:	17MAR2016		
SHEET:	1 of 1	FILE: 1 Typical Gravity Wall Detail 031716.dwg	

SIGN DIMENSIONS											
	A	B	C	D	E	F	G	H	J	K	P	Q
	VAR	8	0.375	2	4 D	3 D	3	3 (MIN)	3	1	2.25	1.5
C	VAR	12	0.5	3	6 D	4 D	5	4.5 (MIN)	4.5	1.5	3	2

COLORS: LEGEND, BORDER —WHITE (RETROREFLECTIVE)
BACKGROUND —GREEN (RETROREFLECTIVE)

NOTES:
REFERENCE SUPPLEMENTAL SPECIFICATION

Sign Detail
Scale: NTS

FINAL 7/13/2021

Computer File Information		
Creation Date: 2/4/2021	Initials: DAN	EP
Last Modification Date: 7/13/2021	Initials: DAN	EP
Full Path: P:\Proj-Cx30-2020\		EP
Drawing File Name: PrivateRoadSignDetails.dwg		EP
Acad. Ver. Cx-30 2020 Scale: n/a	Units: Feet	EP

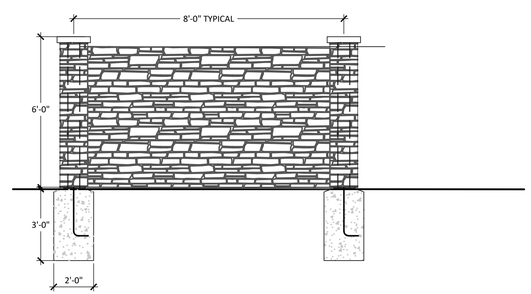
Index of Revisions		
7/13/2021	Approval Date	AB

El Paso County
Department of Public Works
3275 Akers Drive
Colorado Springs, Colorado 80922-1567
Ph: 719-520-6460 Fax: 719-520-6878
Division of Transportation

As Constructed		
No Revisions:		
Reviewed:	Designer: JP	Reviewed:
Date:	Drafter: DAN	Approved:
Field:	Sheet/Subset:	Sheet Number: 1
	Subset Sheets:	of

Private Road Detail

Project No./Code
EPC
Standard Drawing



6' PRECAST CONC. SCREEN WALL

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NO.	REVISION	DATE

REVIEW:

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

COLORADO LICENSED PROFESSIONAL ENGINEER CATHERINE MARIE TIPTON 45004

05/29/25

CATHERINE M. TIPTON, COLORADO P.E. #45004 DATE

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

VILLAGES AT STERLING RANCH

STREET IMPROVEMENT PLANS
DETAILS

DESIGNED BY	EAS	SCALE		DATE	11/01/2025
DRAWN BY	EAS	(H) 1"=	N/A	SHEET	29 OF 35
CHECKED BY		(V) 1"=	N/A	JOB NO.	1183.26

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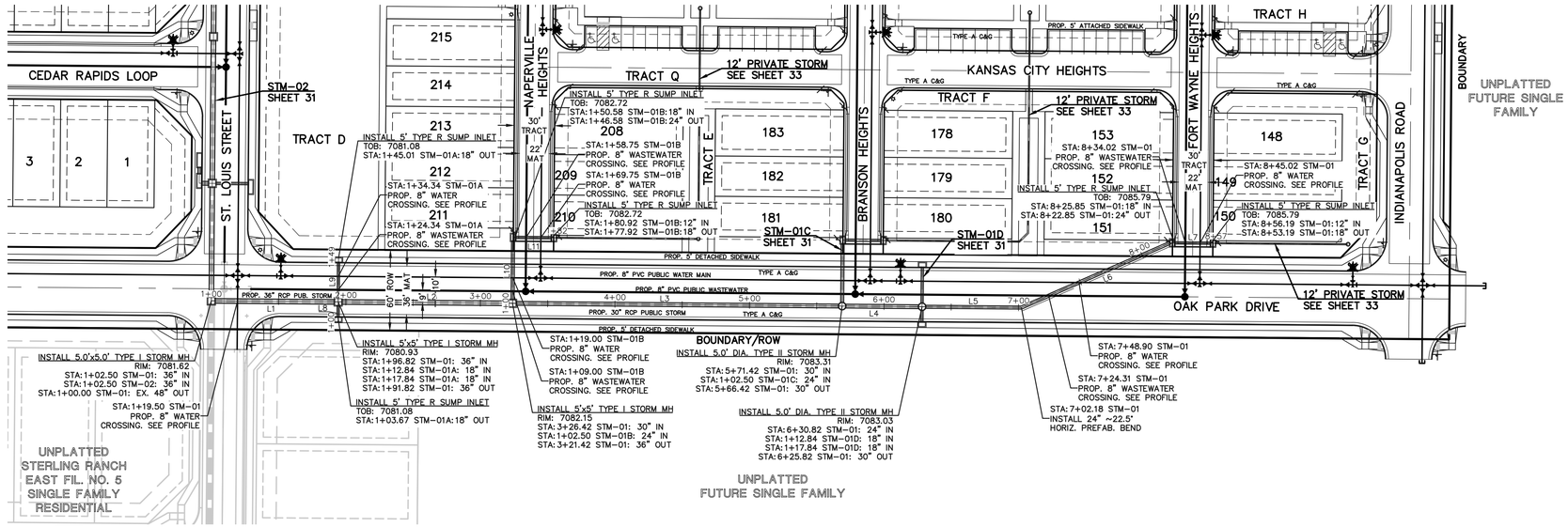
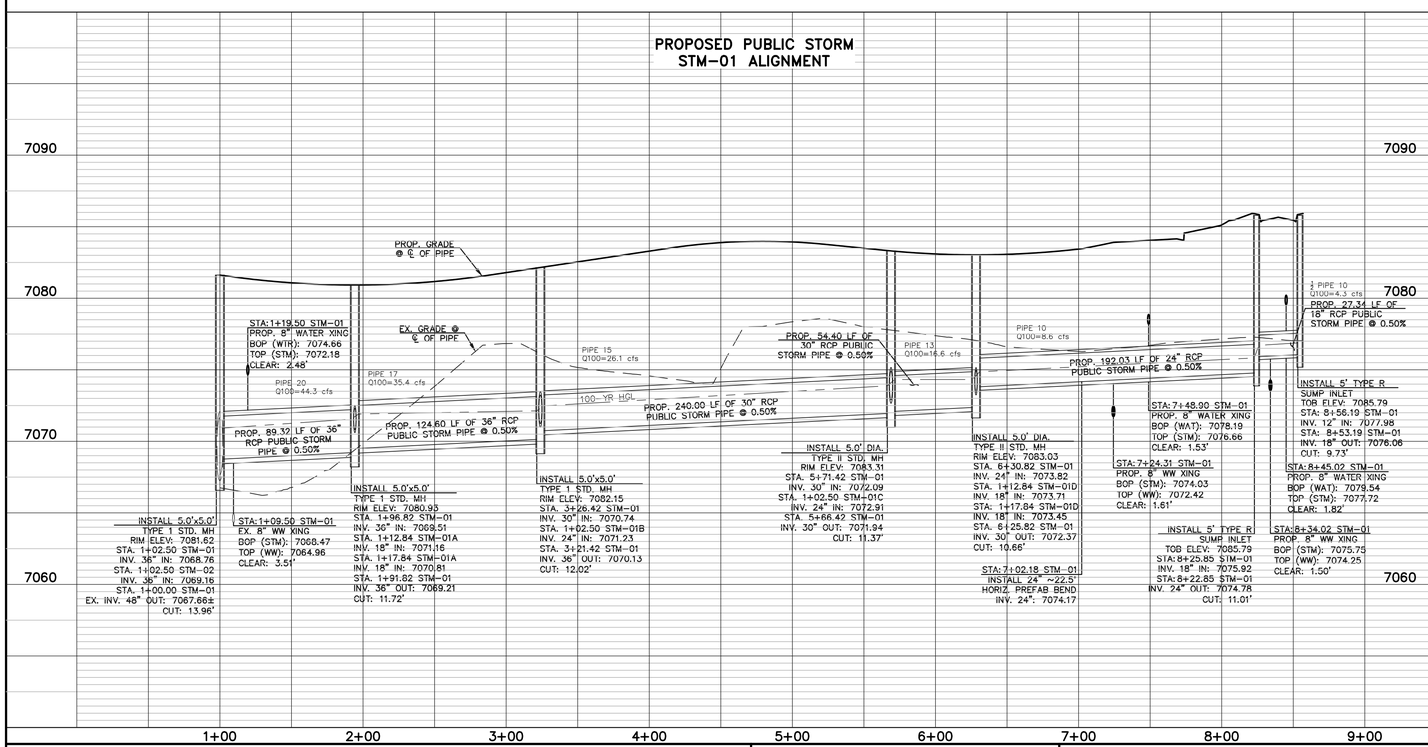
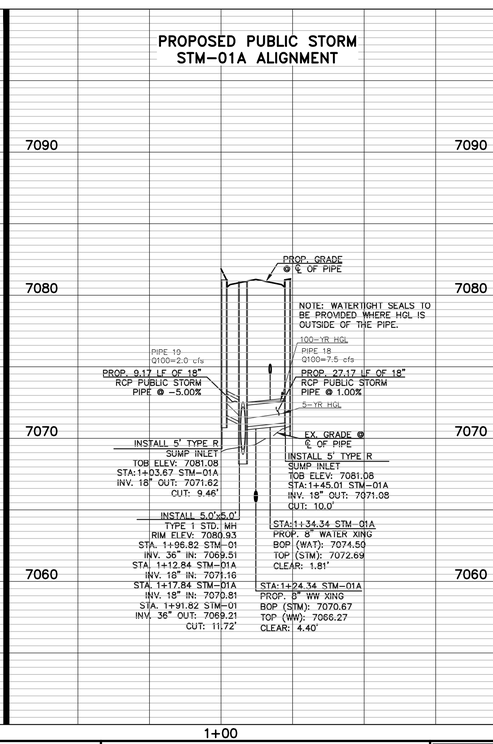
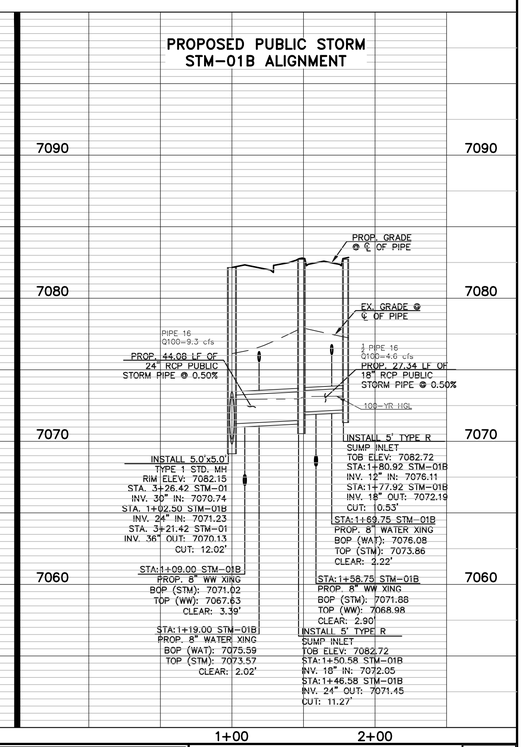
STORM CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
L1	88.82	S76°31'31"E
L2	124.60	S76°31'31"E
L3	240.00	S76°31'31"E
L4	54.40	S76°31'31"E
L5	71.36	S76°31'31"E
L6	120.67	N79°28'29"E
L7	27.34	S76°31'31"E
L8	9.17	N13°28'29"E
L9	27.17	N13°28'29"E
L10	44.08	N13°28'29"E
L11	27.34	S76°31'31"E









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COLORADO LICENSED CATHERINE MARIE PROFESSIONAL ENGINEER 45004

CATHERINE M. PERSSON, COLORADO P.E. #45004 — 05/29/25 DATE

CLASSIC CONSULTING

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

VILLAGES AT STERLING RANCH

PUBLIC STORM PLANS
OAK PARK DRIVE

DESIGNED BY	EAS	SCALE		DATE	11/01/2024
DRAWN BY	EAS	(H) 1"= 50'		SHEET 30	OF 35
CHECKED BY		(V) 1"= 5'		JOB NO.	1183.26

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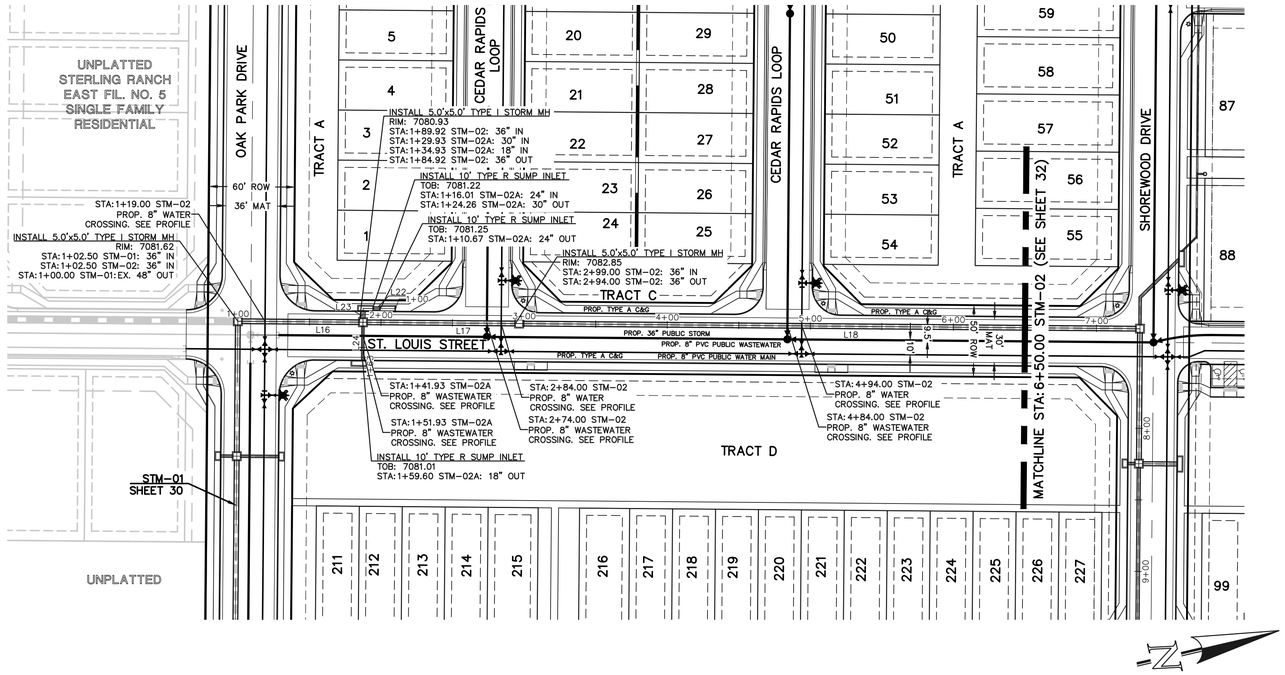
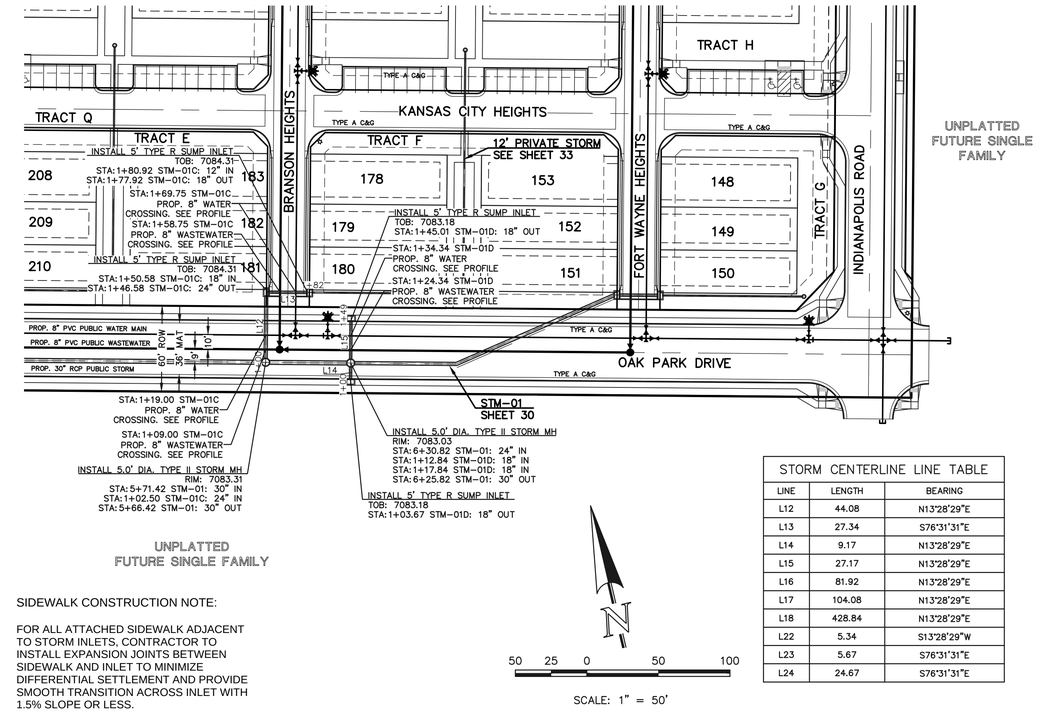




SIDEWALK CONSTRUCTION NOTE:

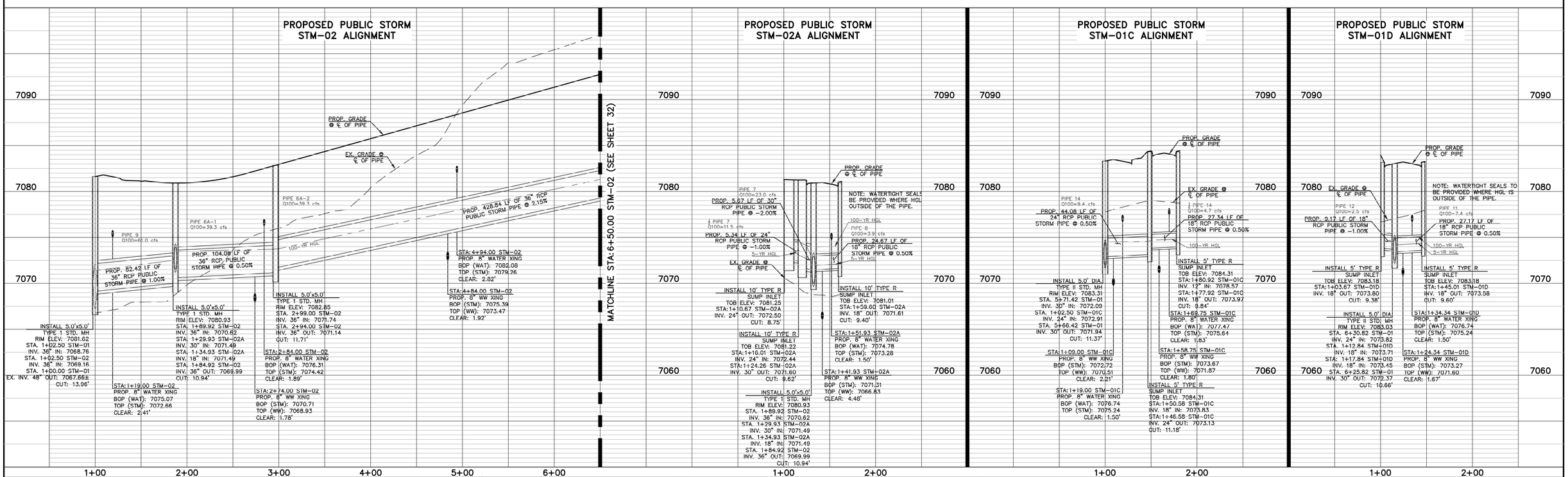
FOR ALL ATTACHED SIDEWALK ADJACENT TO STORM INLETS, CONTRACTOR TO INSTALL EXPANSION JOINTS BETWEEN SIDEWALK AND INLET TO MINIMIZE DIFFERENTIAL SETTLEMENT AND PROVIDE SMOOTH TRANSITION ACROSS INLET WITH 1.5% SLOPE OR LESS.

50 25 0 50 100

SCALE: 1" = 50'

STORM CENTERLINE LINE TABLE

LINE	LENGTH	BEARING
L12	44.08	N13°28'29"E
L13	27.34	S76°31'31"E
L14	9.17	N13°28'29"E
L15	27.17	N13°28'29"E
L16	81.92	N13°28'29"E
L17	104.08	N13°28'29"E
L18	428.84	N13°28'29"E
L22	5.34	S13°28'29"W
L23	5.67	S76°31'31"E
L24	24.67	S76°31'31"E



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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.

NO.	REVISION	DATE

REVIEW:

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

COLORADO LICENSED
CATHERINE MARIE WILSON
45004
PROFESSIONAL ENGINEER

CATHERINE M. WILSON, COLORADO P.E. #45004 — DATE 05/29/25

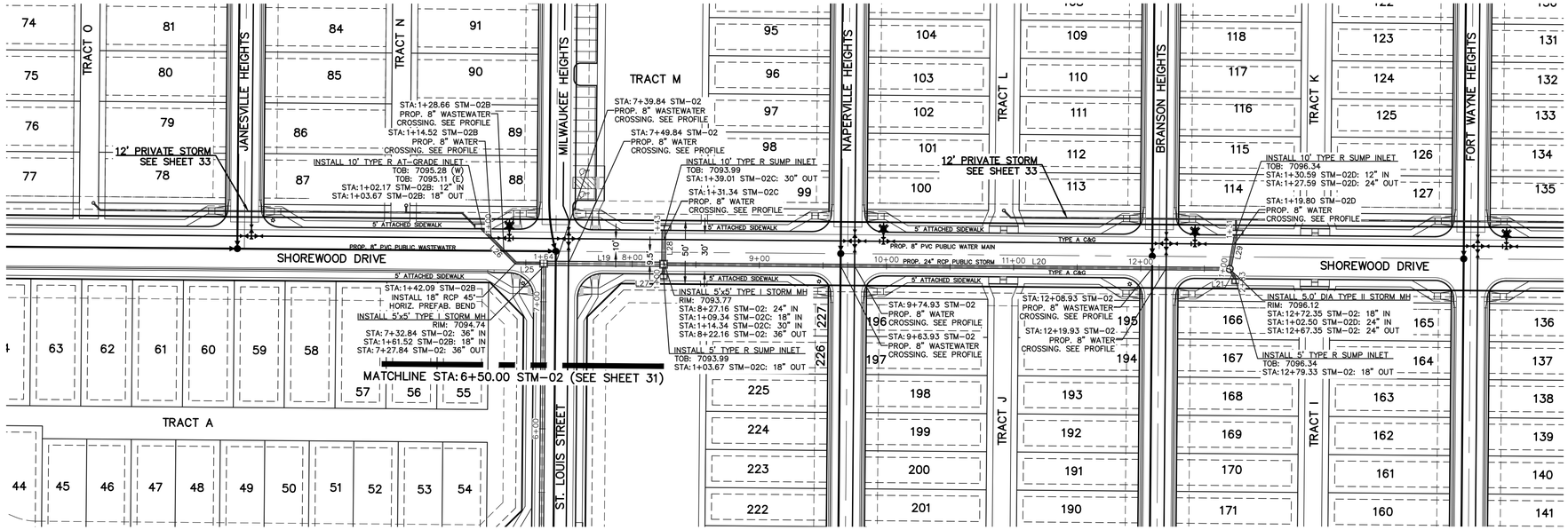
CLASSIC CONSULTING℠
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790

VILLAGES AT STERLING RANCH

PUBLIC STORM PLANS
OAK PARK DRIVE & ST. LOUIS STREET

DESIGNED BY	EAS	SCALE	DATE	11/01/2024
DRAWN BY	EAS	(H) 1"= 50'	SHEET	31 OF 35
CHECKED BY		(V) 1"= 5'	JOB NO.	1183.26

n:\1183.26\DRAWINGS\construction\STORM\118326 STM-31.dwg, 5/29/2025 2:05:35 PM, 1:1



STORM CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
L18	428.84	N13°28'29"E
L19	89.32	S76°31'31"E
L20	440.20	S76°31'31"E
L21	6.97	S16°54'44"E
L25	19.42	N76°31'31"W
L26	38.42	N31°31'31"W
L27	5.67	N13°28'29"E
L28	24.67	N13°28'29"E
L29	25.09	N23°28'29"E

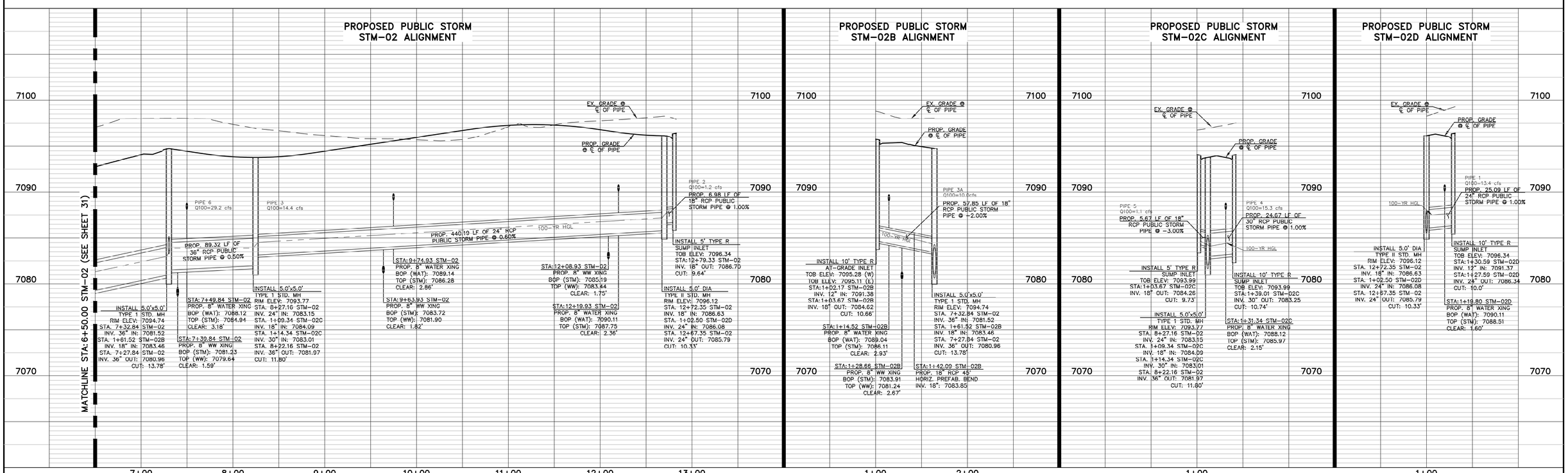
SIDEWALK CONSTRUCTION NOTE:

FOR ALL ATTACHED SIDEWALK ADJACENT TO STORM INLETS, CONTRACTOR TO INSTALL EXPANSION JOINTS BETWEEN SIDEWALK AND INLET TO MINIMIZE DIFFERENTIAL SETTLEMENT AND PROVIDE SMOOTH TRANSITION ACROSS INLET WITH 1.5% SLOPE OR LESS.

N

50 25 0 50 100

SCALE: 1" = 50'



48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS

811

UTILITY NOTIFICATION CENTER OF COLORADO
IT'S THE LAW

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NO.	REVISION	DATE

REVIEW:

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

COLORADO LICENSED PROFESSIONAL ENGINEER CATHERINE MARIE SIMMONS 45004

CATHERINE M. SIMMONS, COLORADO P.E. #45004 — DATE 05/29/25

CLASSIC CONSULTING

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

VILLAGES AT STERLING RANCH

PUBLIC STORM PLANS
SHOREWOOD DRIVE

DESIGNED BY	EAS	SCALE	DATE	11/01/2024
DRAWN BY	EAS	(H) 1"= 50'	SHEET 32	OF 35
CHECKED BY		(V) 1"= 5'	JOB NO.	1183.26

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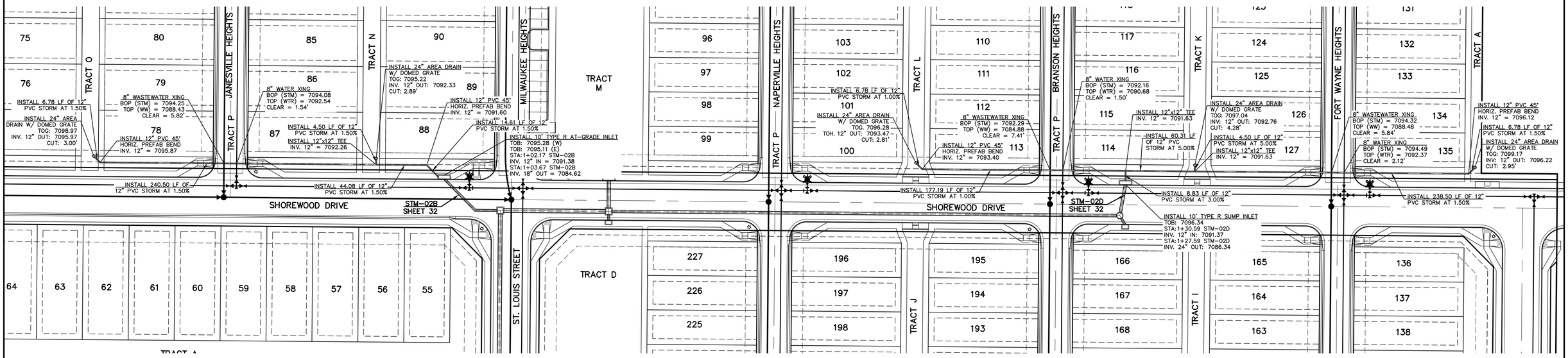

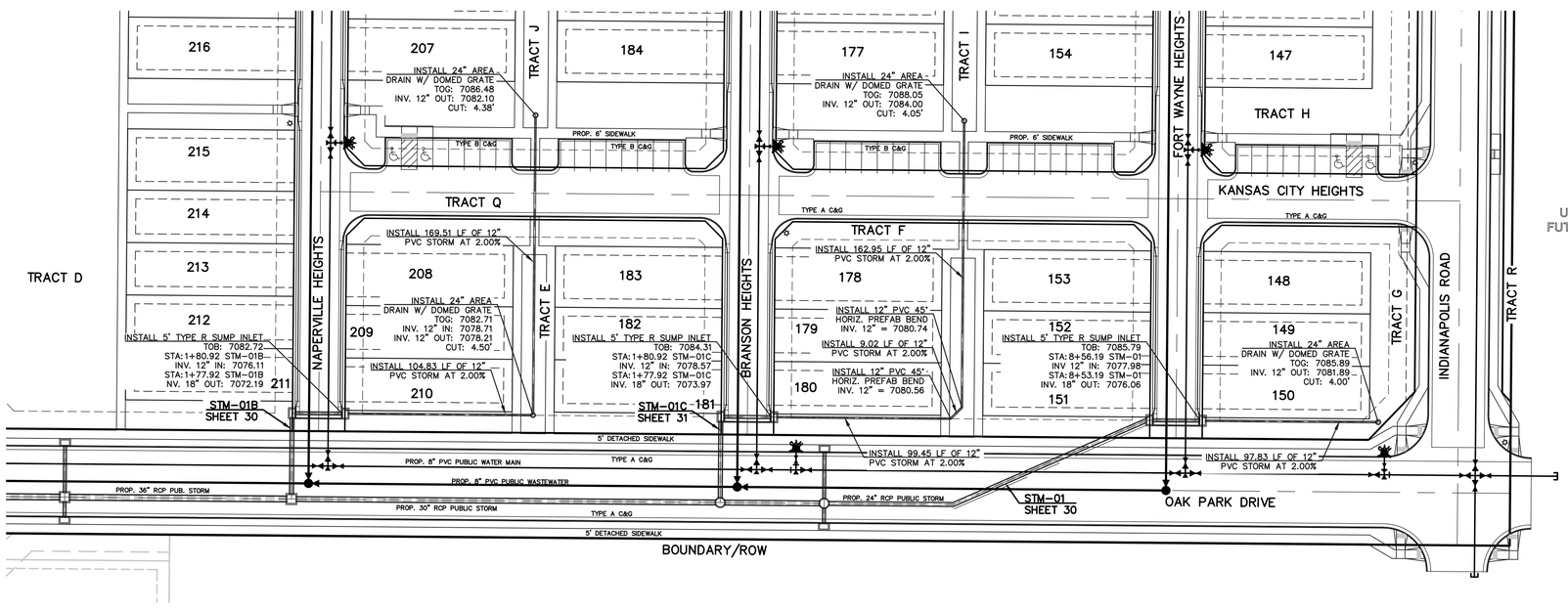

SIDEWALK CONSTRUCTION NOTE:

FOR ALL ATTACHED SIDEWALK ADJACENT TO STORM INLETS, CONTRACTOR TO INSTALL EXPANSION JOINTS BETWEEN SIDEWALK AND INLET TO MINIMIZE DIFFERENTIAL SETTLEMENT AND PROVIDE SMOOTH TRANSITION ACROSS INLET WITH 1.5% SLOPE OR LESS.

UNPLATTED FUTURE SINGLE FAMILY

NOTE:
ALL 12" STORM AND 24" AREA DRAINS ARE PRIVATE AND TO BE OWNED AND MAINTAINED BY PROPERTY OWNER

N

40 20 0 40 80

SCALE: 1" = 40'

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS
811
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NO.	REVISION	DATE

REVIEW:

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

COLORADO LICENSED PROFESSIONAL ENGINEER CATHERINE MARIE FOX 45004

CATHERINE M. FOX, COLORADO P.E. #45004 — DATE 05/29/25

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

VILLAGES AT STERLING RANCH

PRIVATE 12" STORM PLANS

DESIGNED BY	EAS	SCALE		DATE	11/01/2024
DRAWN BY	EAS	(H) 1"=	40'	SHEET	33 OF 35
CHECKED BY		(V) 1"=	N/A	JOB NO.	1183.26

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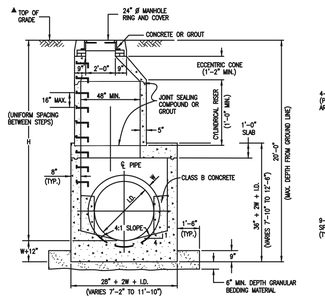
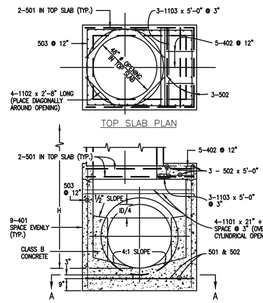


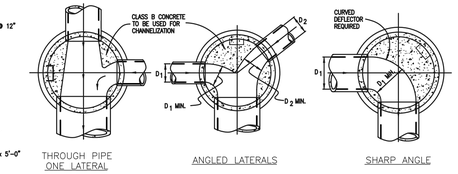
SECTION

MANHOLE BOX BASE

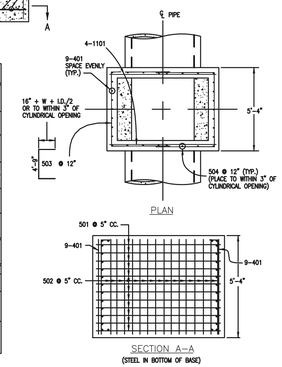


TOP SLAB PLAN

SECTION



TYPICAL CHANNELIZATION DETAILS



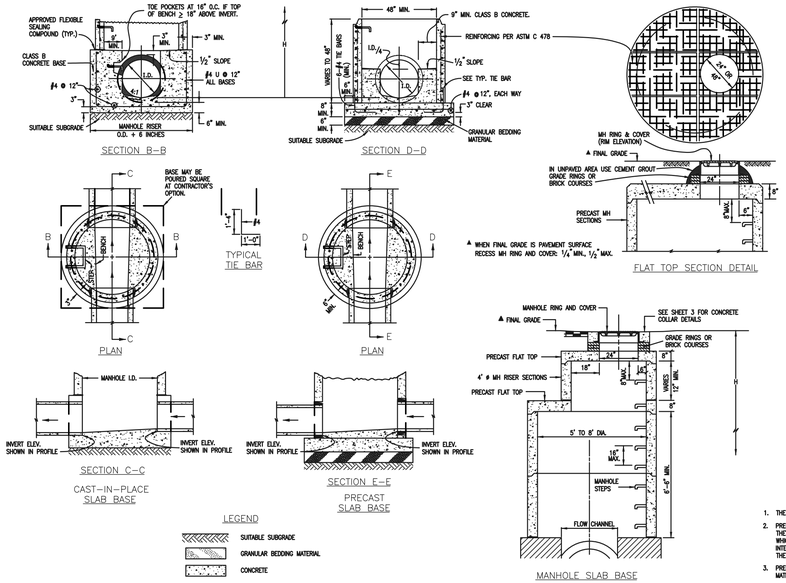
QUANTITIES FOR CONCRETE MANHOLE BOX BASE

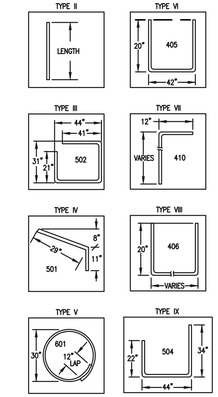
MARK	SIZE	TYPE	WT. #/FT.	BARS	I.D. 54"	I.D. 60"	I.D. 66"	I.D. 72"	I.D. 84"	I.D. 96"	FORMULAS
401	4	I	0.668	NO. REQ'D.	18	18	18	18	18	18	401
				LENGTH	8'-1"	8'-6"	9'-3"	9'-10"	11'-0"	12'-2"	BAR LENGTH = 32"+2W+I.D.
				WEIGHT #	97.2	104.2	111.2	118.2	132.3	146.3	
402	4	III	0.668	NO. REQ'D.	5	5	5	5	5	5	402
				LENGTH	5'-5"	6'-0"	6'-7"	7'-2"	8'-4"	9'-8"	BAR LENGTH = I.D. + 2W
				WEIGHT #	18.1	20.0	22.0	23.9	27.8	31.7	
501	5	I	1.043	NO. REQ'D.	17	17	17	17	17	17	501
				LENGTH	7'-5"	8'-0"	8'-7"	9'-2"	10'-4"	11'-6"	BAR LENGTH = 24" + I.D. + 2W
				WEIGHT #	131.5	141.8	152.2	162.5	183.2	203.9	
502	5	I	1.043	NO. REQ'D.	22	23	25	26	29	32	502
				LENGTH	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	NUMBER BARS REQ'D. = $3 + \left(\frac{24+I.D.+2W}{5} + 1\right)$
				WEIGHT #	114.7	119.9	130.4	135.6	151.2	166.9	
503	5	II	1.043	NO. REQ'D.	16	16	18	18	18	20	503
				LENGTH	12'-10"	13'-5"	14'-0"	14'-7"	15'-9"	16'-11"	NUMBER BARS REQ'D. = $2\left(\frac{13+I.D.+2W}{12} + 1\right)$
				WEIGHT #	214.2	223.9	262.8	273.8	328.5	423.5	BAR LENGTH = 4'-9"+2(16+W+I.D./2)
504	5	I	1.043	NO. REQ'D.	12	14	14	16	18	20	504
				LENGTH	8'-1"	8'-8"	9'-3"	9'-10"	11'-0"	12'-2"	NUMBER BARS REQ'D. = $2\left(\frac{2W+I.D.-4}{12} + 1\right)$
				WEIGHT #	101.2	126.6	135.1	164.1	206.5	253.8	BAR LENGTH = 32"+2W+I.D.
1101	11	I	5.313	NO. REQ'D.	4	4	4	4	4	4	1101
				LENGTH	7'-2"	7'-9"	8'-4"	8'-11"	10'-1"	11'-3"	BAR LENGTH = 21" + I.D. + 2W
				WEIGHT #	152.3	164.7	177.1	189.5	214.3	239.1	
1102	11	I	5.313	NO. REQ'D.	4	4	4	4	4	4	BENDING
				LENGTH	2'-8"	2'-8"	2'-8"	2'-8"	2'-8"	2'-8"	TYPE I: STRAIGHT
				WEIGHT #	56.7	56.7	56.7	56.7	56.7	56.7	
1103	11	I	5.313	NO. REQ'D.	3	3	3	3	3	3	TYPE II: 4'-9"
				LENGTH	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	
				WEIGHT #	79.7	79.7	79.7	79.7	79.7	79.7	
REINFORCING STEEL TOTAL #					965.6	1,037.5	1,127.2	1,204.0	1,380.2	1,601.6	TYPE III: 12", 12", 7", I.D.+2W-38"
CONCRETE - CUBIC YARDS - TOTAL					6.0	6.6	7.3	8.0	9.5	11.1	

NOTE: QUANTITIES ARE BASED ON SAME SIZE PIPE ENTRANCE TO AND EXIT FROM, BASE AND A 4 FT. MANHOLE ENTRANCE INTO TOP SLAB OF BASE.

GENERAL NOTES

1. SINCE ALL PIPE ENTRIES INTO THE BASE ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
2. THE PRECAST FLAT TOP MAY BE USED ON ANY MANHOLE. THE ECCENTRIC CONE MAY BE USED WHEN THE MANHOLE "H" HEIGHT IS AT LEAST 8 FT.
3. THE MH RING (FRAME) SHALL BE SET IN A BED OF GROUT. THE FRAME SHALL BE SURROUNDED WITH A CEMENT GROUT IN UNPAVED AREA, OR A CONCRETE COLLAR IN PAVED AREA. SEE DETAILS ON SHEETS 2 AND 3.
4. DESIGN OF BOX BASE IS BASED ON STRAIGHT RUNS OF CONDUIT OR CHANGE IN DIRECTION OF LESS THAN 45°. SPECIAL DESIGN IS REQUIRED FOR 45° OR GREATER.
5. PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO ASTM C 478 (AASHTO M 199).
6. CAST-IN-PLACE MANHOLES SHALL BE CLASS B CONCRETE.
7. STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 3 FT.-6 IN. AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
8. ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI. VERTICAL STEEL SHALL BE PLACED AT ℄ OF WALL. ALL BARS SHALL HAVE A 2 IN.MINIMUM CLEARANCE.
9. ALL PIPE ENTRIES INTO THE BASE OF MANHOLE SHALL BE CONNECTED BY OPEN CHANNELIZATION ADJUSTED FOR PIPE SIZE, SHAPE, SLOPE, AND DIRECTION OF FLOW. DETAILS SHOWN ARE TYPICAL FOR INSTALLATIONS WITH ALL INVERTS OF SAME RELATIVE ELEVATION. FOR EXCESSIVE ELEVATION DIFFERENCE BETWEEN INVERTS, SPECIAL BASE/CHANNEL DETAILS WILL BE SHOWN ON THE PLANS.
10. FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING WITH CLASS B CONCRETE OR APPROVED GROUT.
11. STUB-OUTS SHALL EXTEND 3 FT. MINIMUM BEYOND OUTSIDE WALL SURFACE OF MANHOLE AND BE SATISFACTORILY PLUGGED.
12. CHECK WITH THE LOCAL GOVERNMENT AUTHORITY FOR ANY ADDITIONAL SANITARY SEWER SPECIFICATIONS, DETAILS, OR REGULATIONS.
13. THE SLOPE OF THE MANHOLE COVER SHALL MATCH THE ROADWAY PROFILE AND CROSS SLOPE.





BAR BENDING DIAGRAMS ~ (Dimensions are Out-to-Out of bar)

PRECAST MANHOLE BASES:

1. THE BASE SLAB SHALL BE POURED MONOLITHICALLY WITH BOTTOM RISER SECTION.
2. PRECAST MANHOLE BASES SHALL FIT THE CONDITIONS AND LOCATIONS FOR WHICH THEY ARE INTENDED WITHOUT ANY FIELD MODIFICATIONS. ANY MANHOLE BASE WHICH REQUIRES FIELD CUTTING OR MODIFICATION IN ORDER TO FIT THE LOCATIONS INTENDED WILL BE REJECTED BY THE ENGINEER AND REMOVED AND REPLACED BY THE CONTRACTOR AT NO COST TO THE DEPARTMENT.
3. PRECAST MANHOLE BASES SHALL BE BEDDED ON AN APPROVED GRANULAR BEDDING MATERIAL AS SHOWN ABOVE.

CDOT MANHOLES
STD. PLAN NO: M-604-20

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

MARK	DIA IN.	O.C. SPACING	TYPE	ALL INLETS L= → 5' NO.REQ'D.	ALL INLETS L= → 5' LENGTH	INLETS. H ≤ 5' 10' NO.REQ'D.	INLETS. H ≤ 5' 10' LENGTH	INLETS. H ≤ 5' 15' NO.REQ'D.	INLETS. H ≤ 5' 15' LENGTH	INLETS, H > 5' 10' NO.REQ'D.	INLETS, H > 5' 10' LENGTH	INLETS, H > 5' 15' NO.REQ'D.	INLETS, H > 5' 15' LENGTH
401		11"	II	15	*	21	*	26	*	11	*	11	*
402		11"	II	7	*	13	*	18	*	7	*	7	*
403		9 "	II	*	4'-10"	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-10"
405		6 "	VI	11	6'-10"	21	6'-10"	31	6'-10"	11	6'-10"	11	6'-10
406		6 "	VIII	7	8'-10"	7	13'-10"	7	18'-10"	7	8'-10"	7	8'-10"
407	1/2"	9 "	II	*	5'-10"	*	10'-10	*	15'-10"	*	5'-10"	*	5'-10"
408		12"	II	3	6'-10"	3	11'-0"	3	16'-0"	3	11'-0"	3	16'-0"
409		8 "	II	6	5'-10"	6	10'-10"	6	15'-10"	6	10'-10"	6	15'-10"
410		11"	VII							3	*	3	*
411		11"	II							3	5'-2"	3	10'-2"
412		11"	II							3	2'-9"	3	2'-9"
413		9 "	II							7	10'-10"	7	15'-10"
501		5 1/2"	IV	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33	3'-4"
502	3/8"	5 1/2"	III							11	11'-5"	17	11'-5"
503		5 1/2"	II	5	3'-6"	16	3'-6"	27	3'-6"	6	3'-6"	6	3'-6"
504		5 1/2"	IX									5	8'-4"
	3/4"												
601		2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	4	8'-10"
#8[8.5				1	5'-10"	1	10'-10"	1	15'-10"	1	10'-10"	1	15'-10"
				2BARS,1ROD	—	4BARS,3RODS	—	8BARS,5RODS	—	4BARS,3RODS	—	8BARS,5RODS	—

* VARIABLE, REFER TO TABLE TWO.
# INCLUDE 18" NO. 4 BARS (SEE CHANNEL LAYOUT DETAIL).
▼ SEE CURB FACE ASSEMBLY ON SHEET 1 AND CHANNEL LAYOUT DETAILS ON THIS SHEET.

REGULAR INLETS — DROP BOX INLETS

GENERAL NOTES

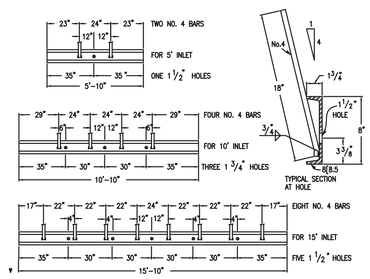
1. ALL CONCRETE SHALL BE CLASS B.
2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 IN. THICK.
3. INLET STEPS SHALL BE IN ACCORDANCE WITH AASHTO M 199.
4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.
5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4 IN. CURB AND GUTTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.
6. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE EPOXY COATED.
7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON CONFORMING TO 712.06.
9. SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK. QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.
10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL CONFORM TO THE REQUIREMENTS OF 712.06.

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

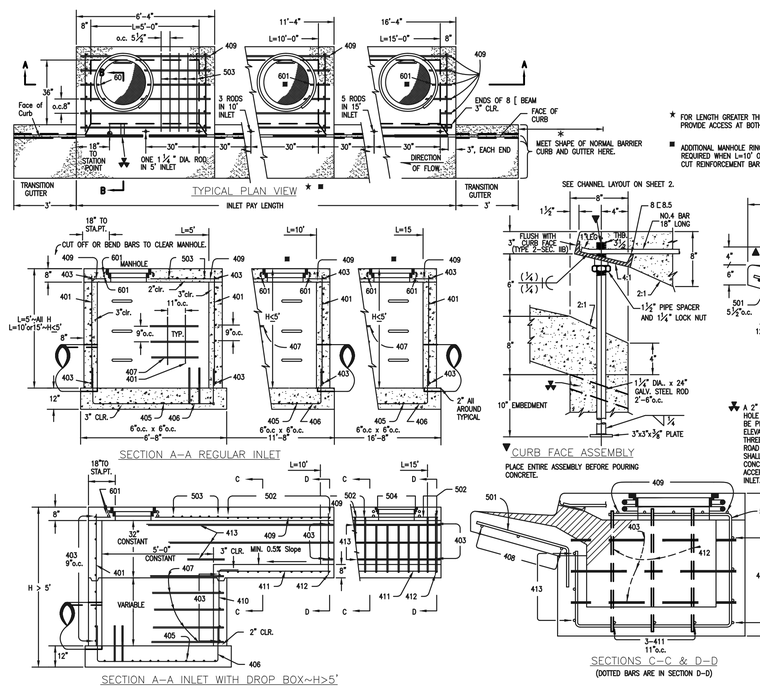
'H'	LENGTH 401	LENGTH 402	LENGTH 410	NO. REQ'D. REGULAR 403	NO. REQ'D. REGULAR 407	NO. REQ'D. DROP BOX 403	NO. REQ'D. DROP BOX 407	L=5' CU.YD.CONC.	L=5' LB.STEEL	L=10' CU.YD.CONC.	L=10' LB.STEEL	L=15' CU.YD.CONC.	L=15' LB.STEEL
3'-0"	2'-8"	1'-8"		10	7			3.2	285	5.3	497	7.4	706
3'-6"	3'-2"	2'-2"		10	7			3.4	305	5.7	528	7.9	747
4'-0"	3'-8"	2'-8"		12	9			3.7	326	6.0	559	8.4	786
4'-6"	4'-2"	3'-2"		12	9			3.9	334	6.4	571	8.8	803
5'-0"	4'-8"	3'-8"		14	11			4.1	354	6.7	602	9.3	844
5'-6"	5'-2"	4'-2"	3'-5"	16	13	15	6	4.4	375	6.0	607	7.4	850
6'-0"	5'-8"	4'-8"	3'-11"	16	13	16	6	4.6	382	6.2	616	7.6	860
6'-6"	6'-2"	5'-2"	4'-5"	18	15	18	8	4.8	402	6.4	637	7.8	880
7'-0"	6'-8"	5'-8"	4'-11"	20	17	19	10	5.0	423	6.6	654	8.0	897
7'-6"	7'-2"	6'-2"	5'-5"	20	17	20	10	5.3	430	6.9	664	8.3	907
8'-0"	7'-8"	6'-8"	5'-11"	22	19	22	12	5.5	451	7.1	684	8.5	927
8'-6"	8'-2"	7'-2"	6'-5"	24	21	23	14	5.7	471	7.3	702	8.7	944
9'-0"	8'-8"	7'-8"	6'-11"	24	21	24	14	6.0	479	7.6	711	9.0	954
9'-6"	9'-2"	8'-2"	7'-5"	26	23	26	16	6.2	499	7.8	732	9.2	974
10'-0"	9'-8"	8'-8"	7'-11"	28	25	27	18	6.4	520	8.0	749	9.4	992
10'-6"	10'-2"	9'-2"	8'-5"	28	25	28	18	6.7	527	8.3	759	9.7	1001
11'-0"	10'-8"	9'-8"	8'-11"	30	27	30	20	6.9	547	8.5	779	9.9	1022

NOTE: FOR L=5', L=10' AND L=15'
REGULAR INLETS: TOTAL QUANTITIES NEEDED ARE OUTSIDE OF THE HEAVY BLACK LINE.
DROP BOX INLETS: TOTAL QUANTITIES NEEDED ARE INSIDE OF THE HEAVY BLACK LINE

STEEL WEIGHTS DO NOT INCLUDE STRUCTURAL STEEL.



CHANNEL LAYOUT DETAILS



NOTE: MANHOLE RING & COVER, STATION POINT AND OUTFLOW PIPE SHALL BE LOCATED AT THE SAME END OF THE INLET.

CDOT TYPE R INLET
STD. PLAN NO: M-604-12

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NO.	REVISION	DATE

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

COLORADO LICENSED PROFESSIONAL ENGINEER CATHERINE MARIE TILLEY 45004

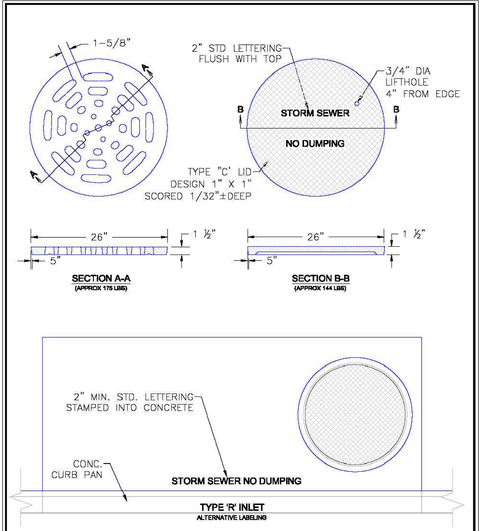
CATHERINE M. TILLEY, COLORADO LICENSED P.E. #45004 — DATE 05/29/25

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

VILLAGES AT STERLING RANCH
PUBLIC STORM PLANS
DETAILS

DESIGNED BY	EAS	SCALE	DATE 11/01/2024
DRAWN BY	EAS	(H) 1"=VARIES	SHEET 34 OF 35
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.26

n:\1183.26\DRAWINGS\construction\STORM\1183.26 STM-34.dwg, 5/29/2025 2:06:17 PM, 1:1



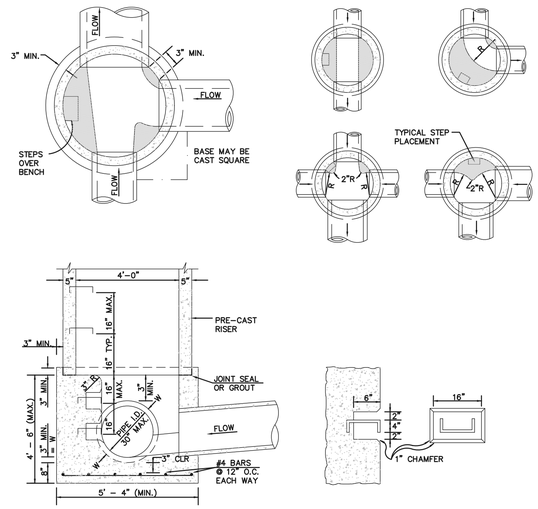
9/16/10
DATE APPROVED

André P. Brackin
DEPARTMENT OF TRANSPORTATION

Storm Sewer Manhole Details
Standard Drawing

REVISION DATE: 9/16/10
FILE NAME: SD_3-5

EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

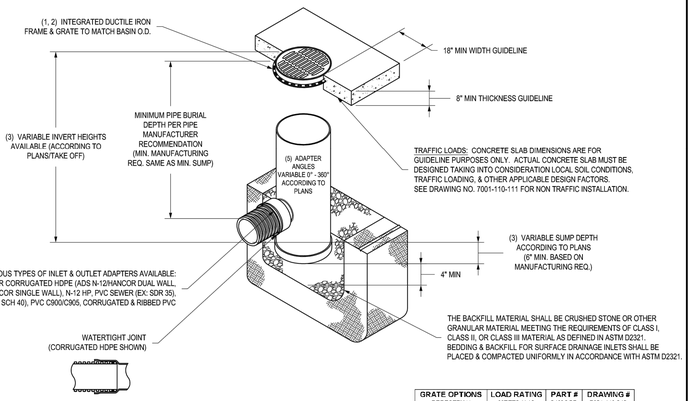


STORM SEWER MANHOLE – TYPE II

NOTES

1. TYPE II MANHOLES SHALL BE USED ONLY WITH APPROVAL OF THE CITY ENGINEER AND ONLY WHEN THE PIPE SIZES ARE 30" OR LESS INSIDE DIAMETER.
2. VIEW AND DETAILS ARE TYPICAL. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.
3. EITHER LADDER OR STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". STEPS IN BASE SHALL BE INSTALLED IN "TOE POCKETS" (SEE DETAIL THIS SHEET). LOWEST STEP SHALL BE A MAXIMUM OF 16" ABOVE THE FLOOR.
4. PIPES SHALL BE TRIMMED TO FINAL SHAPE AND SET BEFORE MANHOLE IS POURED.
5. BENCH SHALL BE SLOPED TOWARD CENTER OF MANHOLE BASE (4:1 MAX., 1/2" PER FT. MIN).
6. FLOOR OF MANHOLE SHALL BE TROWELLED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1 MAX., 1/2" PER FT. MIN.). FLOOR SHALL BE SHAPED AND CHANNELLED; SEE DETAILS THIS SHEET.

NYLOPLAST 24" DRAIN BASIN: 2824AG _ _X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	2499CGP	7001-110-216
STANDARD	MEETS H-20	2499CGS	7001-110-217
SOLID COVER	MEETS H-20	2499CSC	7001-110-218
DOME	N/A	2499CSD	7001-110-219
GRATE W/ HINGES	LIGHT DUTY	2499HG	7001-110-215

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

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DRAWN BY	EBC	MATERIAL	
DATE	04-03-06		
REVISED BY	MHH	PROJECT NO.NAME	
DATE	03-14-16		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE
24 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-192 REV E

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COLORADO LICENSED
CATHERINE MARIE TYLER
45004
PROFESSIONAL ENGINEER

05/29/25

CATHERINE TYLER, COLORADO P.E. #45004 — DATE

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Colorado Springs, Colorado 80903
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VILLAGES AT STERLING RANCH

PUBLIC & PRIVATE STORM PLAN
DETAILS

DESIGNED BY	EAS	SCALE	DATE	11/01/2024	
DRAWN BY	EAS	(H) 1"=VARIES	SHEET	35	OF 35
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.26	

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