

NOVEMBER 2024

STERLING RANCH ROAD
(PUBLIC MON. RES. COLLECTOR, 80' ROW)

STERLING RANCH EAST FILING NO. 1
FUTURE SCHOOL SITE

UNPLATTED
STERLING RANCH EAST FILING NO. 5
SINGLE FAMILY RESIDENTIAL

UNPLATTED
FUTURE SINGLE FAMILY RESIDENTIAL

UNPLATTED
FUTURE SINGLE FAMILY

KEY MAP
SCALE: 1" = 150'

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 I GRANULAR BEDDING AND MIRAFI 180N OR EQUAL MAY BE SUBSTITUTED WHERE TYPE L RIP-RAP WITH MIRAFI FV 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.

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 THIS 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 OBTAIN 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.

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 ACCOMPISHED 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.

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 PRINCIPLE MERIDIAN, BEING MANEUVERED AT THE WEST END WHICH IS THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BY A 30" 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.

DEVELOPER:	CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DR. COLORADO SPRINGS, CO 80909 MR. LOREN J. MORELAND (719) 592-9333
CIVIL ENGINEER:	CLARK 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 22880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80909 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

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 CONFORMANCE WITH THE MAJOR MASTER DRAINAGE PLANS AND MAJOR TRANSPORTATION PLANS AND SPECIFICATIONS. SAID SPECIFICATIONS MEET THE PURPOSES OF THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY DIRECTLY CAUSED BY THE NEGLIGENCE ACTS, ERRORS, OR OMISSIONS OF MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

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.

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.

COUNTY ENGINEER / ECM ADMINISTRATOR

DATE _____

EDARP FILE # SF2439

<div>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</div> <div>811</div> <div>UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</div> <div>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</div>	<table><tr><th>NO.</th><th>REVISION</th><th>DATE</th></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>	NO.	REVISION	DATE													<div>REVIEW:</div> <div>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</div> <div><div><div><div>PROFESSIONAL ENGINEER</div><div>CATHERINE M. PRESSIN</div><div>45004</div><div>STATE OF COLORADO</div></div></div><div>05/29/25</div><div>DATE</div></div> <div>CATHERINE M. PRESSIN, LICENSED P.E. #45004</div>	<div><div><div>CLASSIC CONSULTING</div><div>SM</div></div></div> <div>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903</div> <div>(719)785-0790 (719)785-0799(Fax)</div>	<div>VILLAGES AT STERLING RANCH</div> <div>CONSTRUCTION PLANS</div> <div>TITLE SHEET</div> <table><tr><td>DESIGNED BY</td><td>EAS</td><td>SCALE</td><td>DATE</td><td>11/01/2024</td></tr><tr><td>DRAWN BY</td><td>EAS</td><td>(H) 1"= 150'</td><td>SHEET</td><td>1 OF 35</td></tr><tr><td>CHECKED BY</td><td>(V) 1"= N/A</td><td>JOB NO.</td><td colspan="2">1183.2N</td></tr></table> <div><div>CLASSIC CONSULTING</div><div>SM</div></div>	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.	1183.2N	
NO.	REVISION	DATE																																
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.	1183.2N																															

STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS, ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.

NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT EDITIONS OF THE FOLLOWING: THE CALIFORNIA REGULATION OF EROSION CONTROL (THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.

A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.

ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRE-CONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.

CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.

ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED TO 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 ON THE SITE AND MAKE ANY NECESSARY CHANGES TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.

TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.

FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS, ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.

ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.

EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND 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. PREVENTING VEGETATION SHALL BE MAINTAINED TO A MINIMUM HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SUCH IS BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.

- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION. EROSION CONTROL MEASURES ARE 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 THE 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 GRAD BUT THAT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE COMPLETED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL BE RESEED AND MULCHED WITHIN 14 DAYS AFTER GRADING. A PERMIT MAY ALLOW ANOTHER APPROPRIATE BMP TO BE IN PLACE THAT PREVENTS SEDIMENT FROM LEAVING THE SITE. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.
- 7.) ALL FACILITIES, VEGETATION AND OTHER ITEMS REQUIRED BY THE APPROVED FINAL GRADING, EROSION CONTROL AND RECLAMATION PLAN SHALL BE PROPERLY MAINTAINED BY THE OWNERS OF THE PROPERTY. SUCH MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO KEEPING ALL EROSION CONTROL FACILITIES IN GOOD WORKING ORDER, FUNCTIONS 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.

SEEDBED PREPARATION

THE SEEDBED SHOULD BE WELL-SETTLED AND FIRM, BUT FRAGILE ENOUGH THAT THE SEED CAN BE PLACED AT THE SPECIFIED DEPTHS. COMPETITIVE STANDS OF WEEDS THAT ARE PRESENT BEFORE SEEDING MUST BE CONTROLLABLE BY SHALLOW TILLAGE OR BY APPLICATION OF HERBICIDES. SOILS THAT HAVE BEEN SEED-BED COMPACTED BY TRAFFIC OR EQUIPMENT, ESPECIALLY WHEN WET, SHOULD BE TILLED TO BREAK UP ROOTING-RESTRICTIVE LAYERS, THEN HARROWED, ROLLED, OR PACKED TO PREPARE THE REQUIRED FIRM SEEDBED.

2. FERTILIZER

FERTILIZER SHOULD BE APPLIED AT A RATE OF 50 POUNDS OF AVAILABLE-NITROGEN PER ACRE AND 40 POUNDS OF AVAILABLE PHOSPHATE PER ACRE. THE TIME OF APPLICATION SHOULD BE IMMEDIATELY PRIOR TO SEEDING, AT THE TIME OF SEEDING, OR IMMEDIATELY FOLLOWING SEEDING, DEPENDING ON THE KIND OF FERTILIZER AND TYPE OF EQUIPMENT USED.

3. SEEDING

SEED SHOULD BE PLANTED WITH A GRASS DRILL ON ALL SLOPES OF 33% (3:1) OR FLATTER. SEED MAY BE BROADCAST BY HAND, BY MECHANICAL SPREADER, OR BY HYDRAULIC EQUIPMENT ON AREAS THAT ARE SMALL, TOO STEEP, OR NOT ACCESSIBLE FOR SEED DRILL OPERATIONS. SEED PLANTED WITH A DRILL SHOULD BE COVERED WITH SOIL TO A DEPTH OF 1/4 TO 3/4 INCH. SEED PLANTED BY THE BROADCAST METHOD SHALL BE INCORPORATED INTO THE SOIL SURFACE, NOT TO EXCEED A DEPTH OF 3/4 INCH, BY RAKING, HARROWING, OR OTHER PROVEN METHOD. THE TIME OF SEEDING IS FROM OCTOBER 15TH - MAY 31ST. SEED PLANTED IN THE LATE FALL WILL REMAIN DORMANT UNTIL SPRING, WHEN IT WILL GERMINATE.

4. MULCHING

SEEDED AREAS SHOULD BE MULCHED TO CONSERVE MOISTURE; PREVENT SURFACE COMPACTION OR CRUSTING; REDUCE RUNOFF AND EROSION; CONTROL INSECTS; AND HELP ESTABLISH PLANT COVER.

NATIVE GRASS 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 AGROMONY BLANKET SHOULD BE USED.

5. SUPPLEMENTAL WATER

IN LOW RAINFALL AREAS, WHERE WATER IS AVAILABLE AND WHERE RAPID ESTABLISHMENT IS NEEDED, IRRIGATION OF NEW SEEDING SHOULD BE PERFORMED DURING THE FIRST GROWING SEASON. WATER SHOULD BE APPLIED AT APPROXIMATELY ONE WEEK INTERVALS, AT A RATE OF 3/4 TO 1 INCH PER APPLICATION, WHEN RAINFALL IS DEFICIENT FOR PLANT DEVELOPMENT.

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

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

NO PORTIONS OF VILLAGES, RANCH ARE LOCATED WITHIN A FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) MAP NUMBERS 08041C 0533G, EFFECTIVE DATE, DECEMBER 7, 2018

THE AVERAGE SOIL CONDITION REFLECTS HYDROLOGIC SOIL GROUP "A", CLAY AND LOAMY CLAY WITH COLLAPSIBLE GRAVELLY SANDY LOAM AS DETERMINED BY THE "SOIL SURVEY OF EL PASO COUNTY AREA" PREPARED BY THE U.S. SOIL CONSERVATION SERVICE.

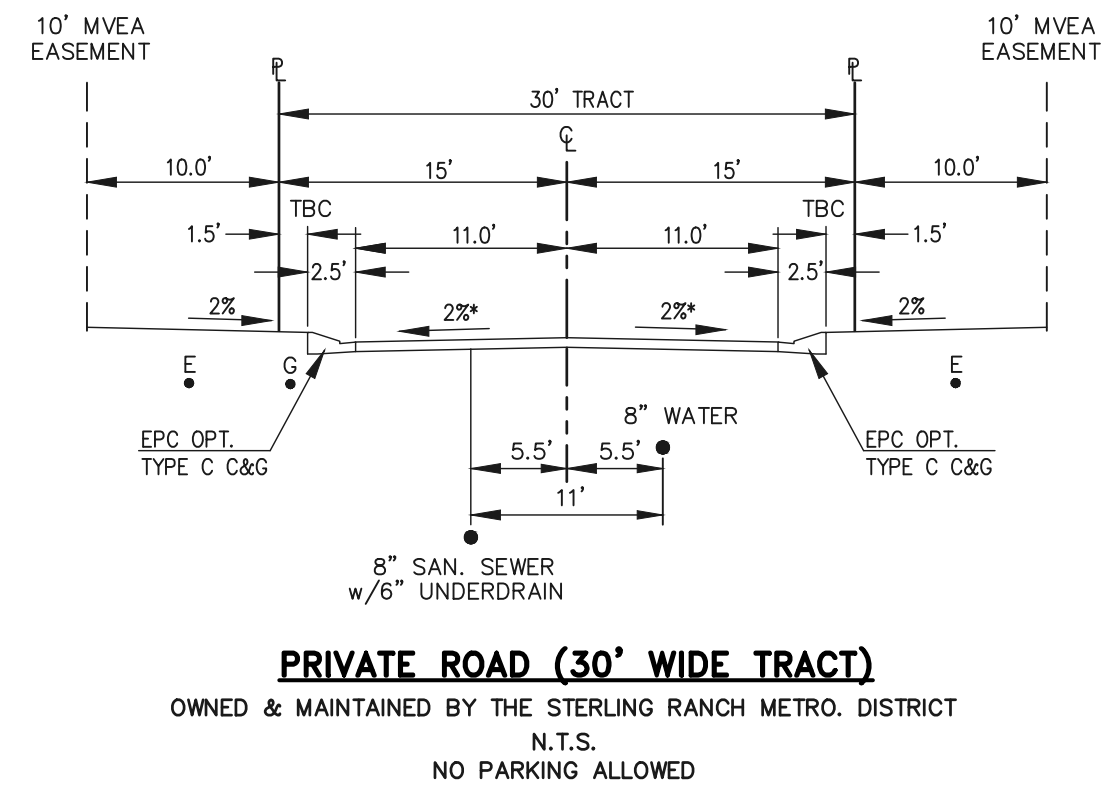
EXISTING VEGETATION CONSISTS OF NATIVE GRASSES.

EMERGENCY OVERTLOW SWALES FOR INLETS IN THE INTERIM UNTIL CURB AND ASPHALT IS INSTALLED WILL BE THE LOTS, FINAL WILL BE TO OVERTOP THE PAVEMENT IN ROADWAY TO THE NEXT AVAILABLE INLET OR TO THE 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 OVERTOP GRADING FOR DEVELOPMENT BETWEEN INDIVIDUAL LOTS FOR HOMEBUILDING ONCE CONSTRUCTION OF THE HOME BEGINS.

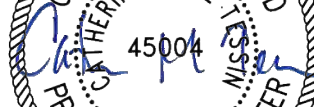
1. INSTALL INITIAL BMP'S
2. INSPECTION OF INTIAL BMP'S BY COUNTY STAFF
3. PRECONSTRUCTION MEETING WITH COUNTY STAFF



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-SEEDD OPEN SPACE, AND CONSTRUCTED DETENTION PONDS. A PLAN IS NOT NEEDED FOR THE FINAL STAGE.

REVIEW:

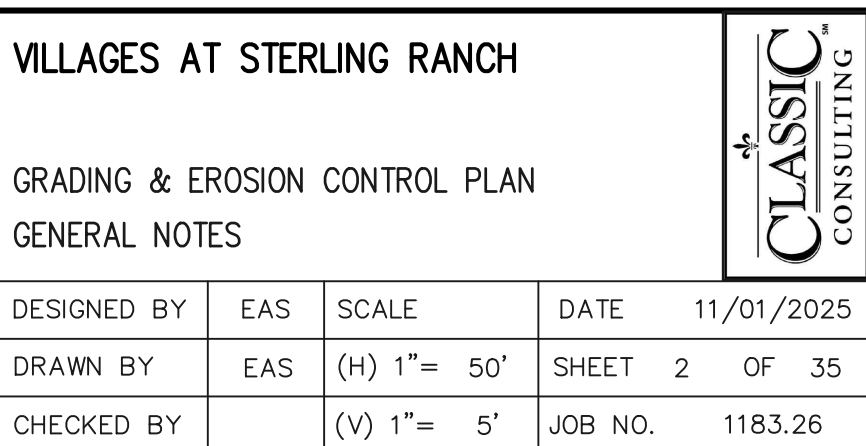
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC



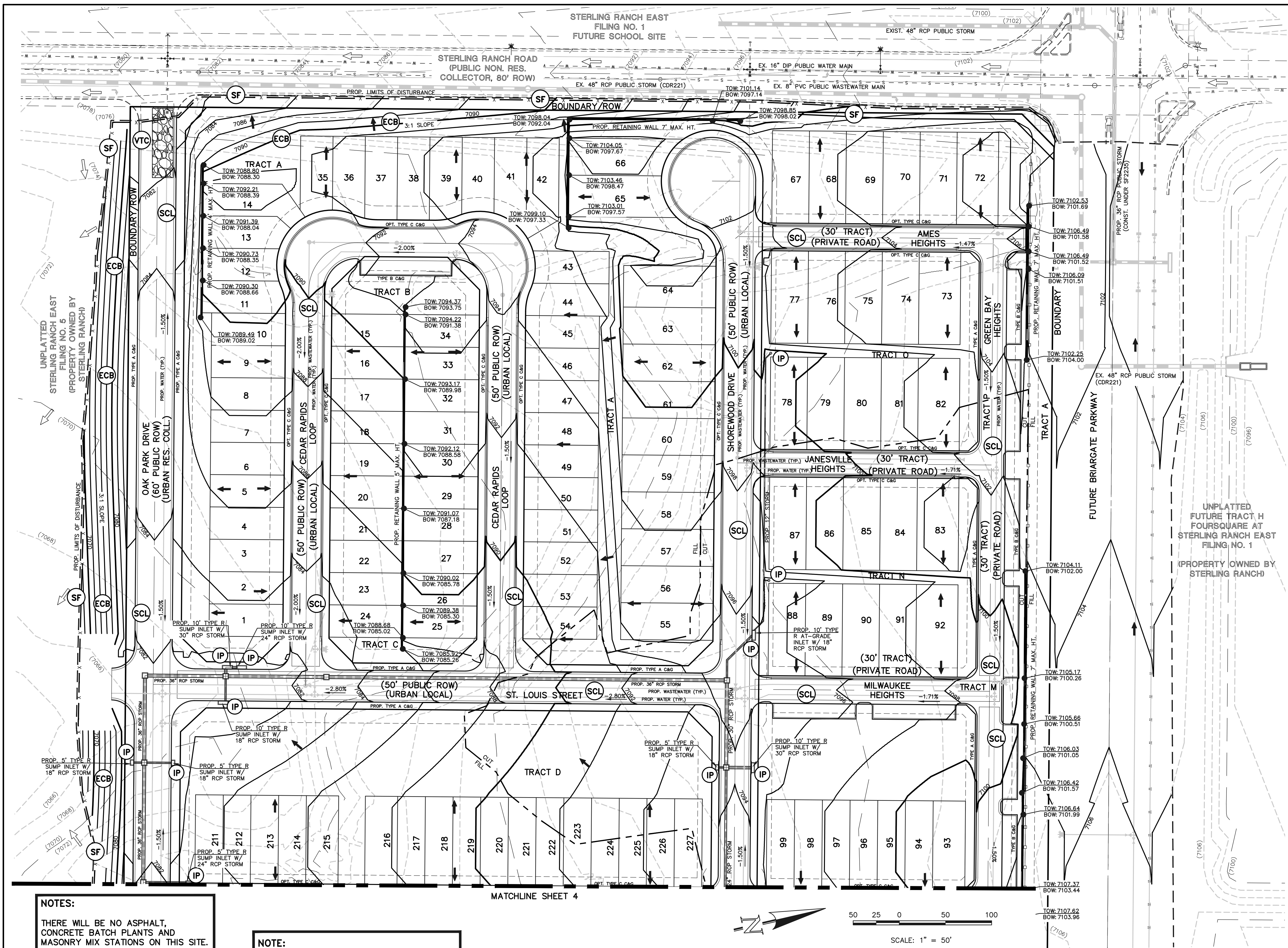
CATHERINE M. PESSIN, P.E. #45804

05/29/25

DATE



***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.



- BMP PHASING**
- SF** (INSTALLED PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH 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
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- 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.

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

CATHERINE J. WATKINS, CHIEF ENGINEER P.E. #45004

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			
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

CLASSIC CONSULTING

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.

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).

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

PROPOSED CONTOUR-2

EXISTING CONTOUR-10

EXISTING CONTOUR-2

CUT/FILL LINE

SILT FENCE

EROSION CONTROL BLANKET

VEHICLE TRACKING CONTROL

SEDIMENT CONTROL LOGS

INLET PROTECTION

EXIST. DIRECTION OF FLOW

DIRECTION OF FLOW

HIGH POINT

LOW POINT

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

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

CATHERINE J. CASSIN, CHIEF ENGINEER P.E. #45004
05/29/25
DATE

CLASSIC
CONSULTING

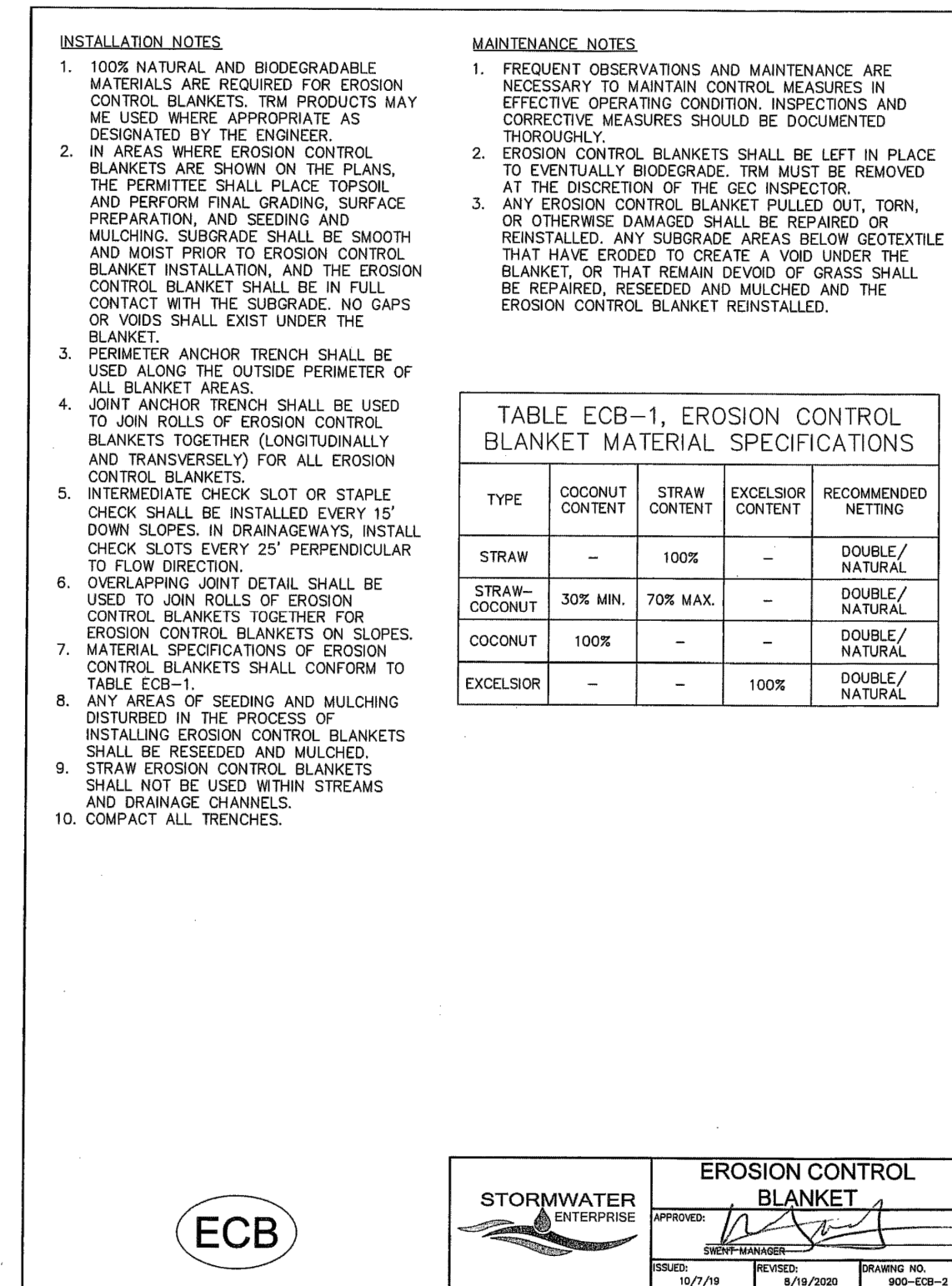
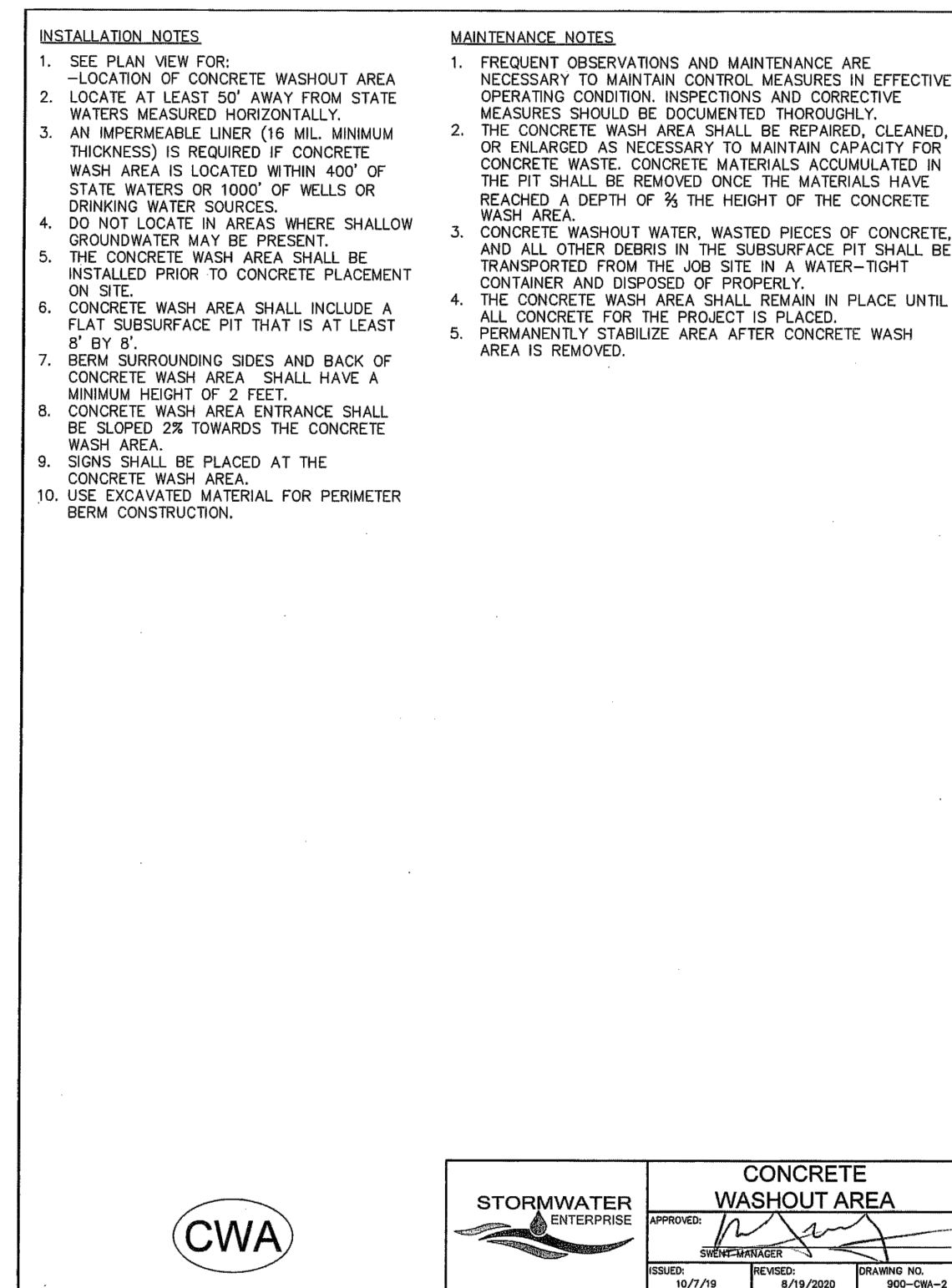
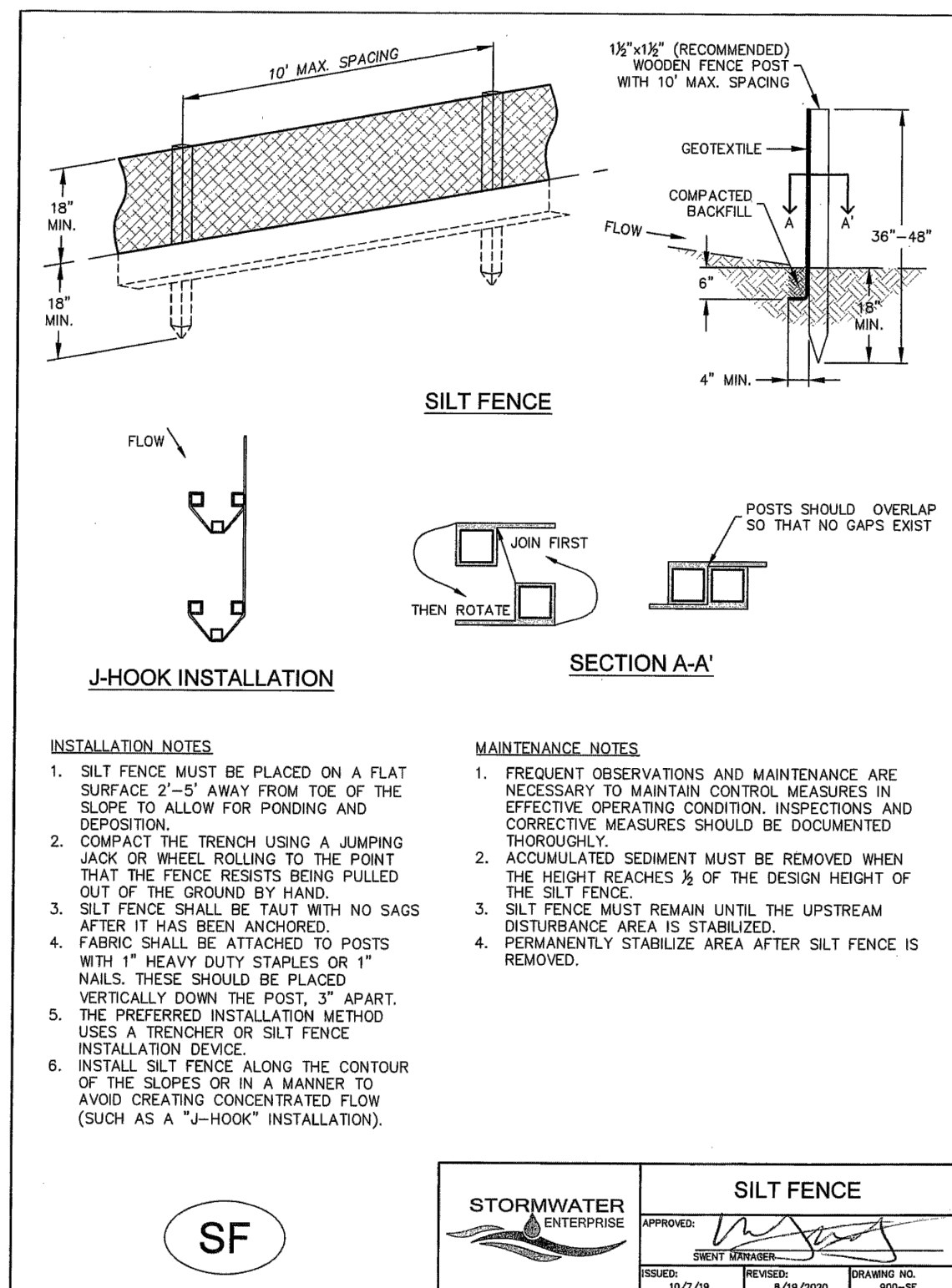
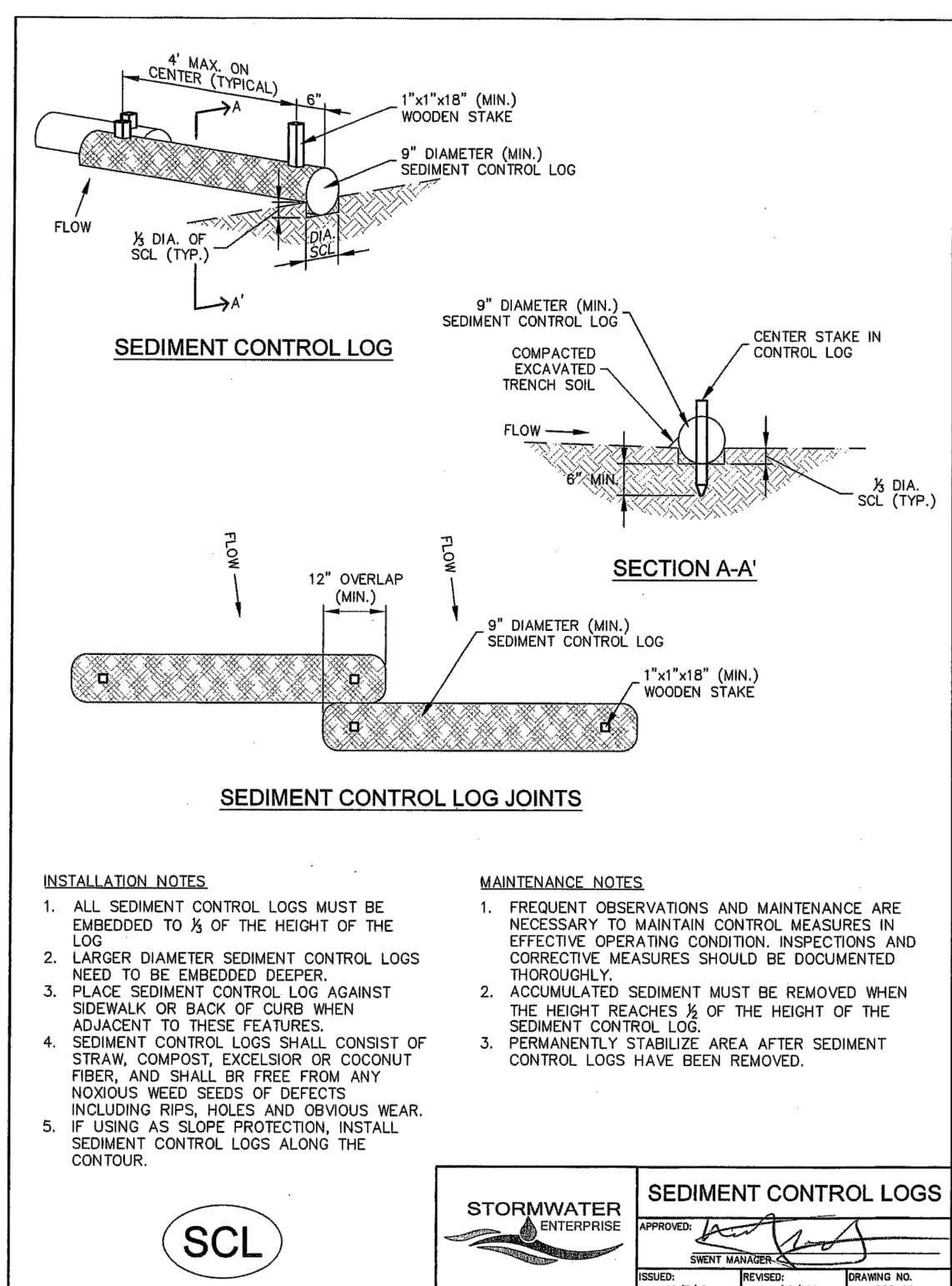
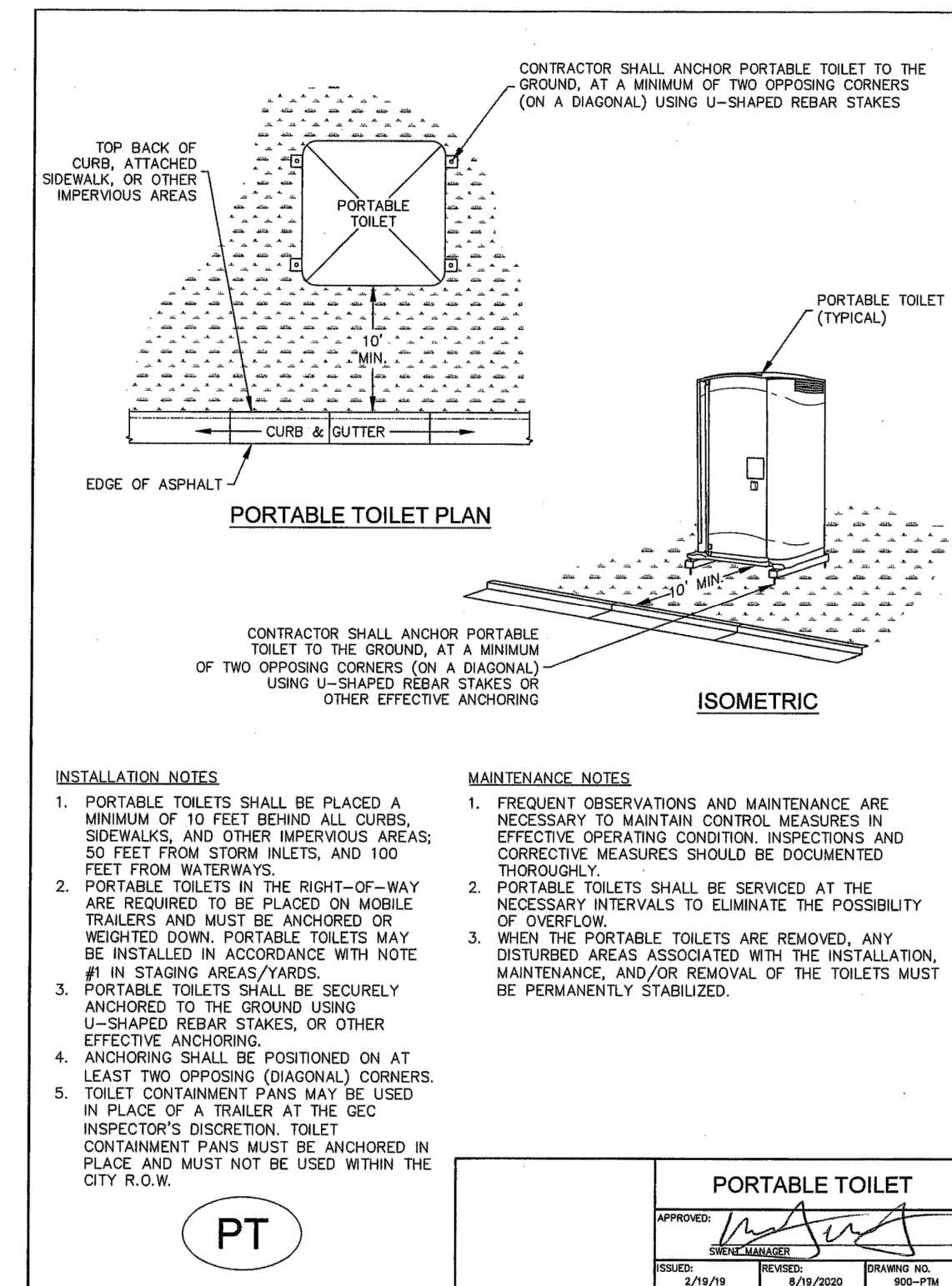
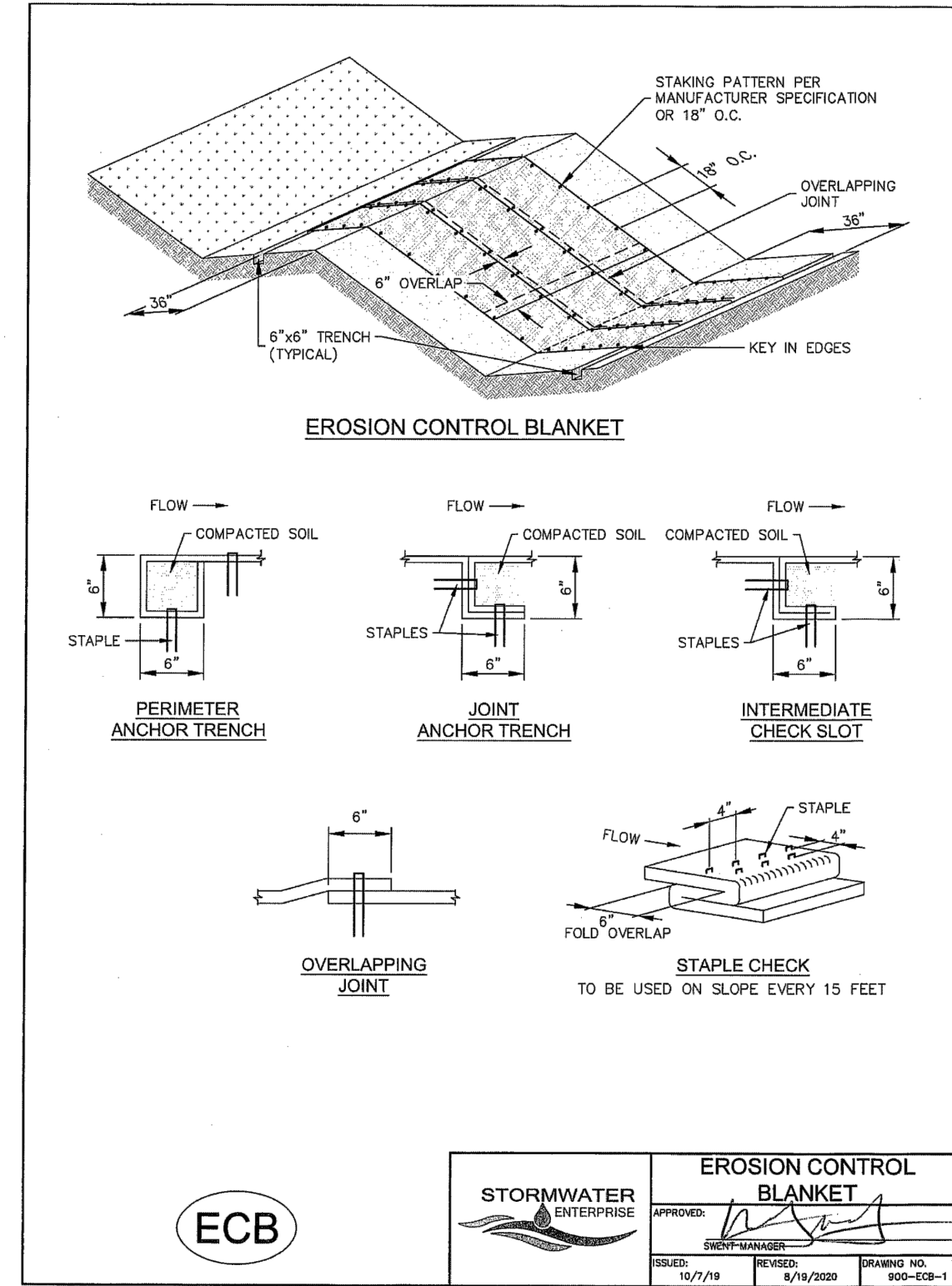
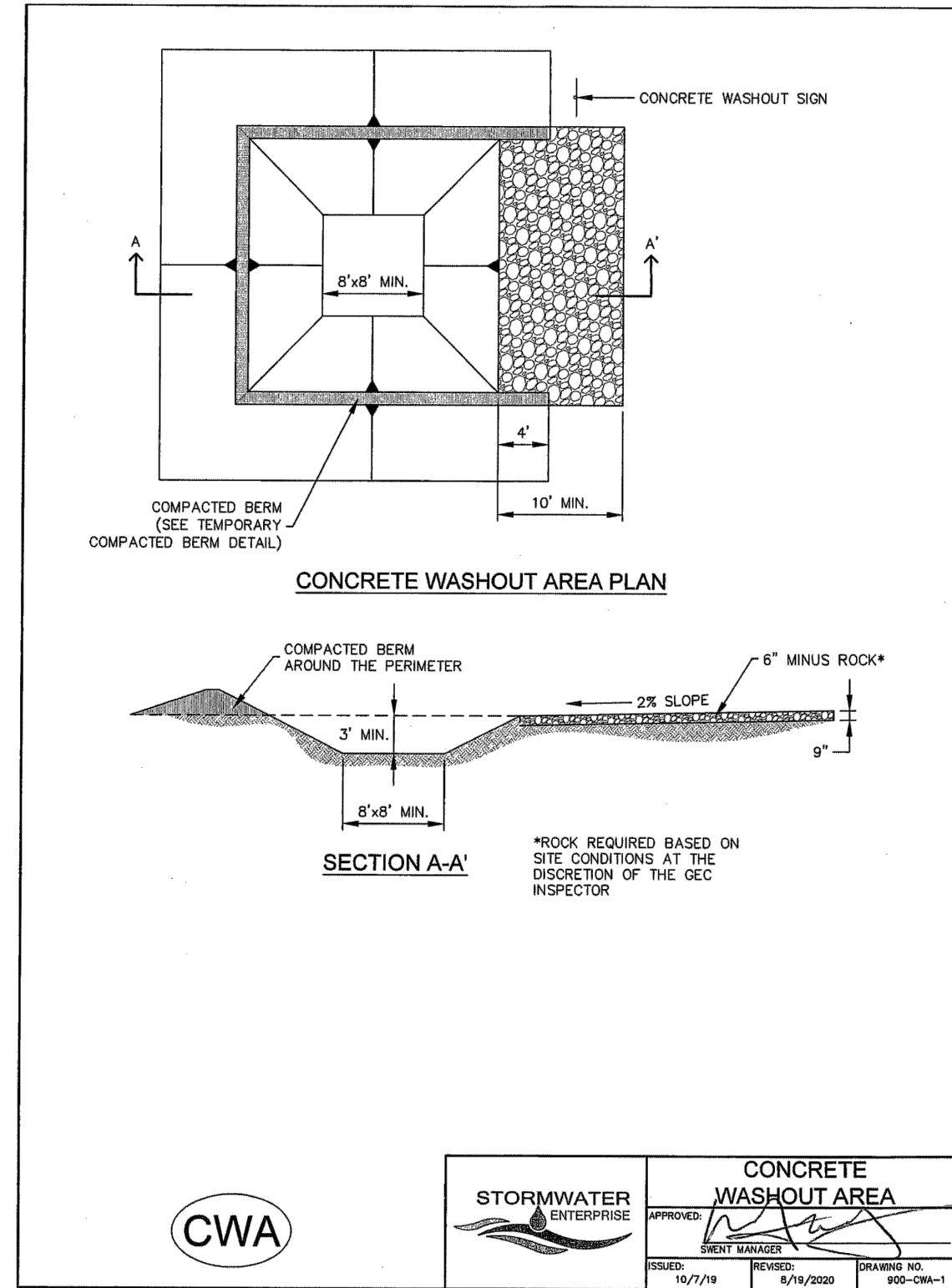
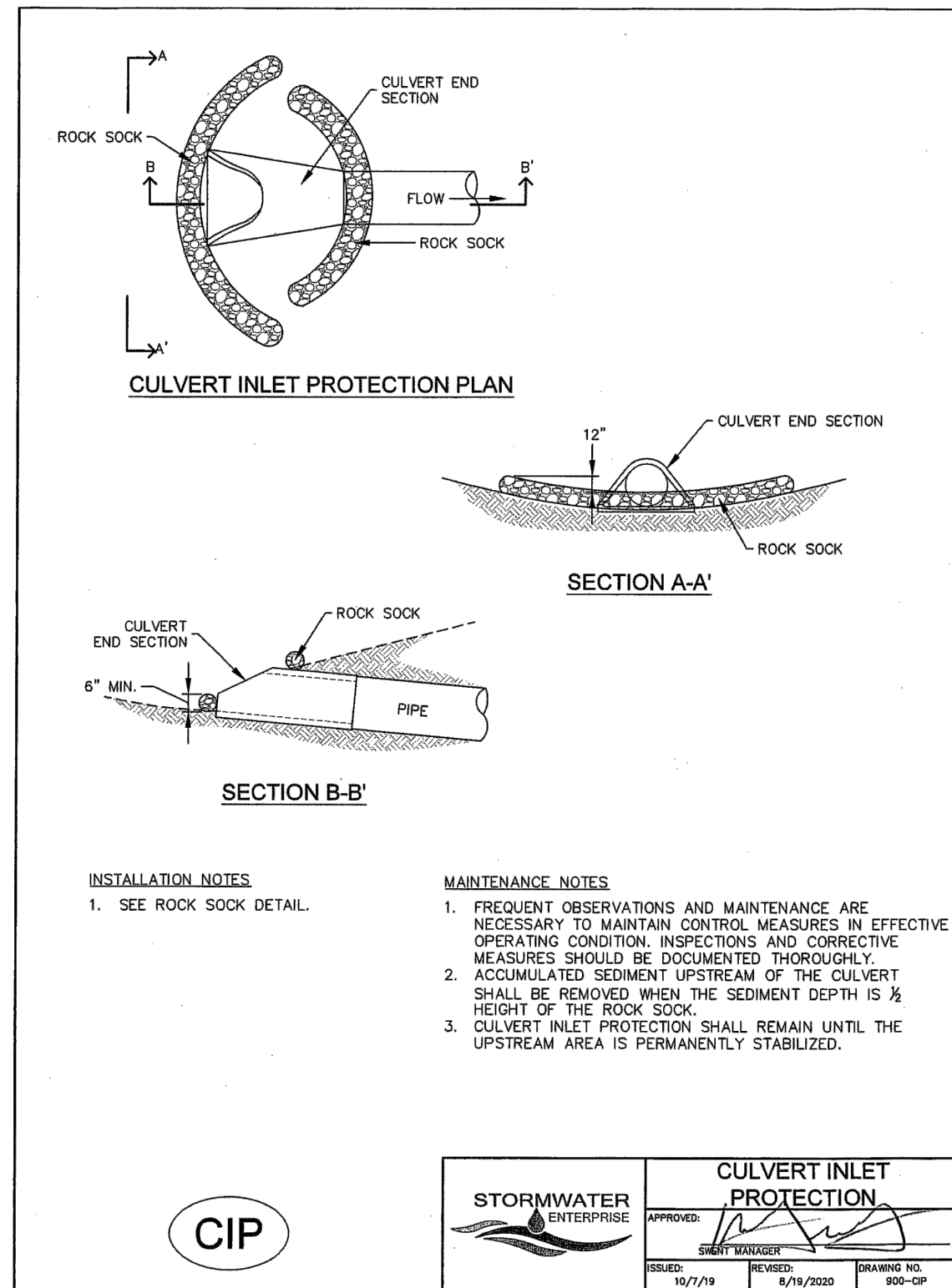
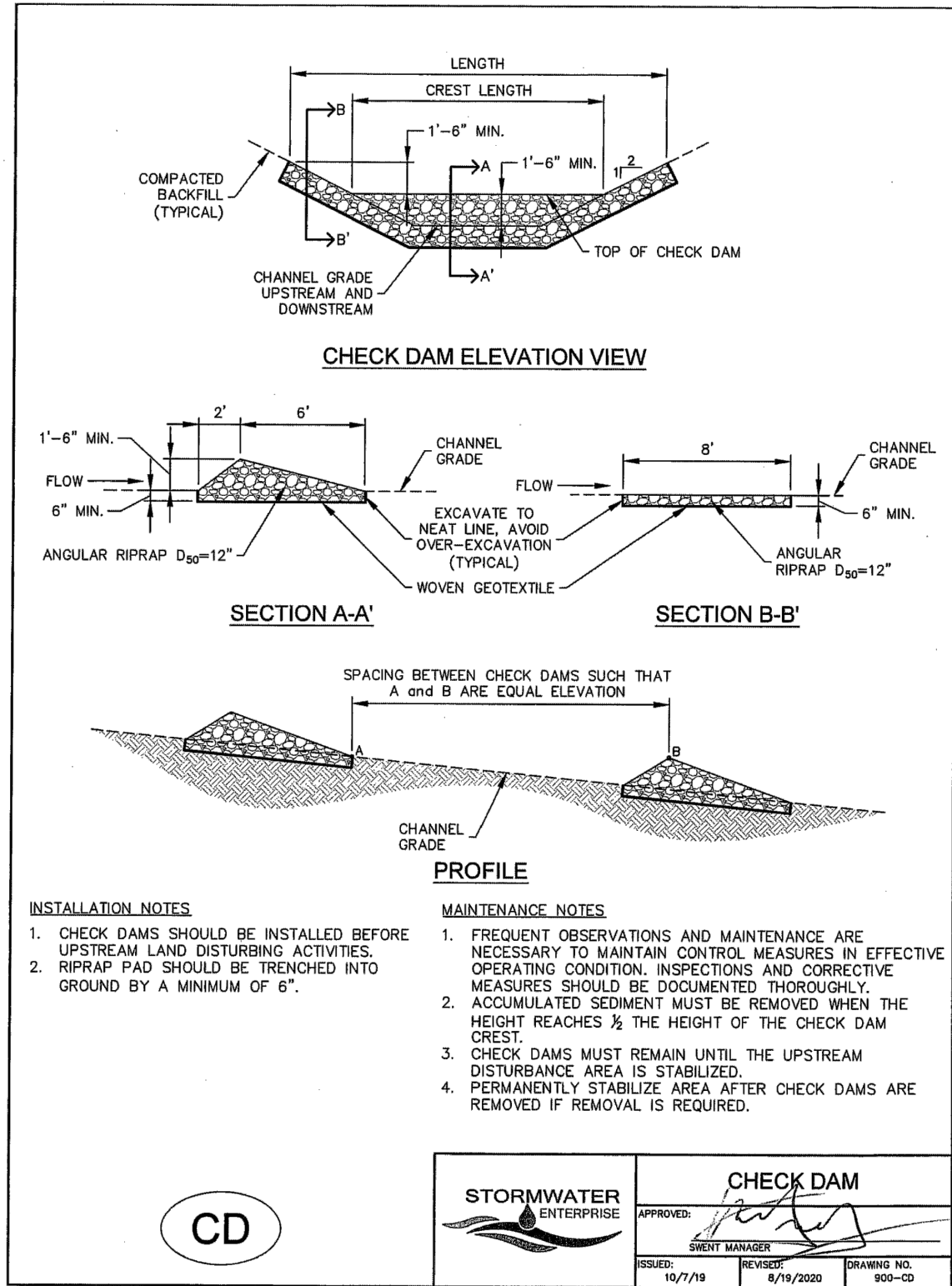
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

VILLAGES AT STERLING RANCH

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

CLASSIC
CONSULTING



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

45004

CATHERINE M. CASSIN, CHRONO P.E. #45004

05/29/25

DATE

CLASSIC CONSULTING

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

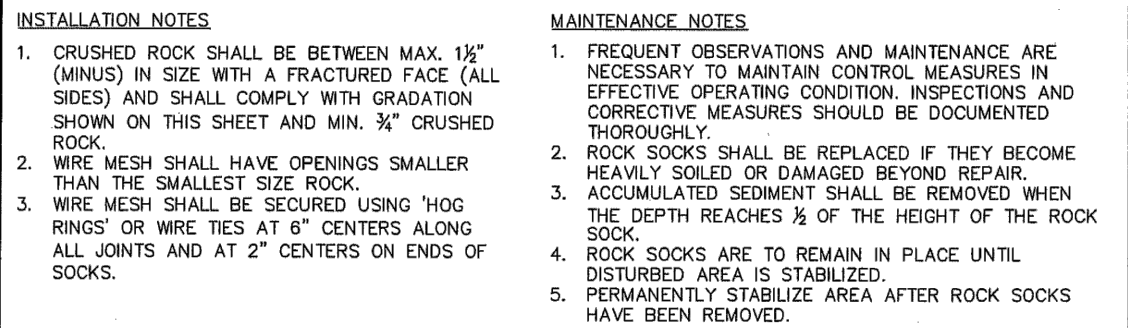
(719) 785-0790
(719) 785-0799 (Fax)

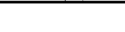

VILLAGES AT STERLING RANCH

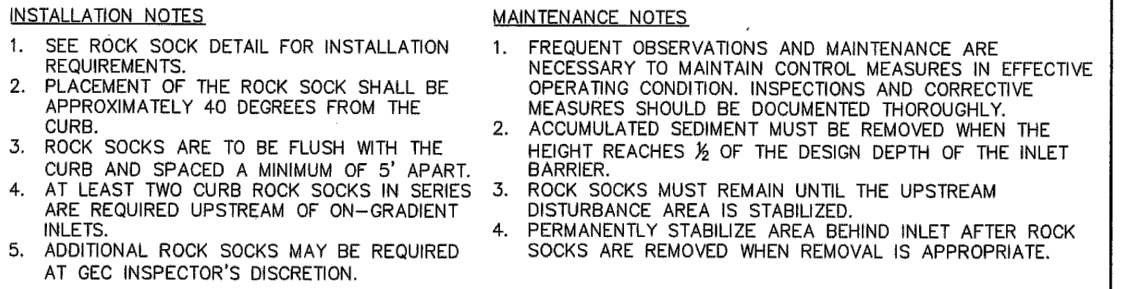
GRADING & EROSION CONTROL PLAN
DETAILS



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

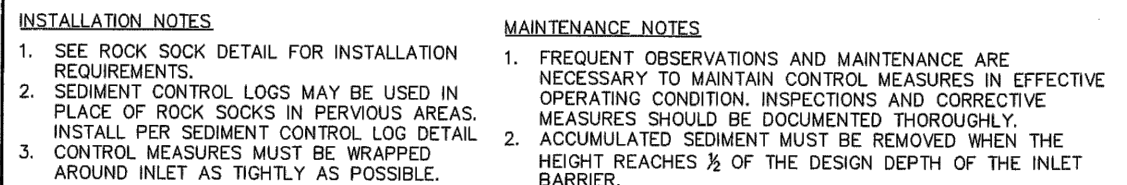
CLASSIC CONSULTING






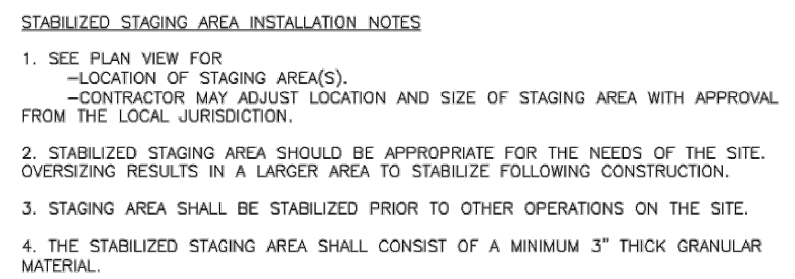
	<h1 style="text-align: center;">ROCK SOCK</h1>		
	<p>APPROVED: </p> <p style="text-align: center;">SVENIE MANAGER</p>		
<p>ISSUED: 10/2/13</p>	<p>REVISED: 8/19/2020</p>	<p>DRAWING NO. 900-RS</p>	



	<h1 style="text-align: center;">ON-GRADE INLET PROTECTION</h1>		
	APPROVED: 		
SIGNED: 10/7/19		REVISIONS: 8/19/2020	
DRAINING NO. 902-09-1			



	<h1 style="text-align: center;">SUMP INLET PROTECTION</h1>		
	APPROVED: 		
	ISSUED: 10/7/18	REVISED: 8/19/2020	DRAWING NO. 900-EP-2



5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SPEC. #703, ASTM# 33 COARSE AGGREGATE OR (R) MUNS# ROCK.

6. ADDITIONAL PERIMETER BUMP MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

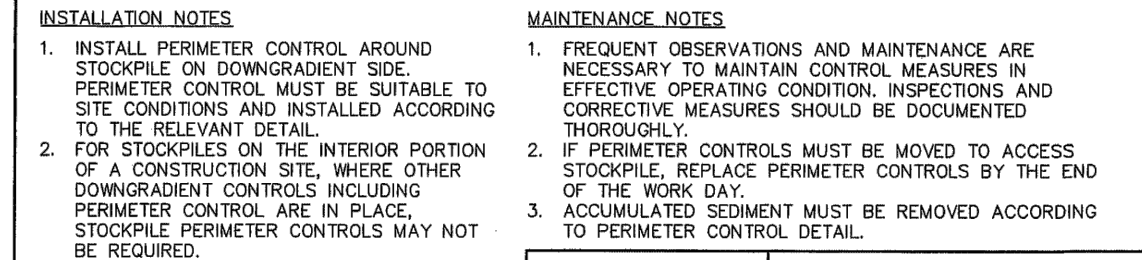
1. INSPECT BUMPS EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BUMPS SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BUMPS AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.



2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BUMPS IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BUMPS HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ROCK SHALL BE REPLACED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

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



	STOCKPILE PROTECTION		
	APPROVED:  BRENT WINKLER		
ISSUED: 10/7/19	REVISED: 8/18/2020	DRAWING NO. 960-SP	

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

1. IN AREAS TO BE SEEDDED, THE UPPER 6 INCHES OF THE SOIL MUST NOT BE HEAVILY COMPACTED, AND THE SOIL MUST BE FREE OF ANY EXISTING OBSTRUCTIONS, SUCH AS ROCKS, LIMBS OF TREES, OR 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 THE AREAS TO BE SEEDDED AND THE AREAS TO BE STRIPPED.
2. AREAS TO BE STRIPPED 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 TYPE, pH, NUTRIENT LEVELS, AND ORGANIC MATTER. SOILS WITH DEFICIENCIES BASED ON NUTRIENT 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 THAT IS PROTECTED FROM EROSION AND CONTAMINATION. TOPSOIL SHOULD BE STORED IN AREAS SUCH 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 AREAS THAT ARE SUBJECT TO SWELLING.

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-SEEDING WHENEVER POSSIBLE.
 - *SEED DEPTH MUST BE $\frac{1}{2}$ TO $\frac{3}{4}$ 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.
 - *SEEDING RATES MUST BE DOUBLED FOR BROADCAST SEEDING OR INCREASED BY 50% IF USING A BRILLIANT DRILL OR HYDRO-SEEDING
 - *BROADCAST SEEDING MUST BE LIGHTLY HAND-RAKED INTO THE SOIL

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
- * CRIMPING MUST BE 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.
- * HYDRALIC 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.
- * HYDRALIC MULCHING MUST BE COMBINED WITH MULCHING AT RATES OF 2 TONS/ACRE TO 2,500 POUNDS/ACRE, AND TACKIFIER MUST BE APPLIED AT A RATE OF 100 POUNDS/ACRE.
- * EROSION CONTROL, EROSION CONTROL MATS, EROSION CONTROL BLANKET MAY BE USED IN PLACE OF TRADITIONAL MULCHING METHODS.



	<h2 style="text-align: center;">SEEDING & MULCHING</h2>		
	<p>APPROVED: </p> <p style="text-align: center;">BRENT MANAGER</p>		
<p>ISSUED:</p> <p style="text-align: center;">10/7/19</p>	<p>REVISED:</p> <p style="text-align: center;">5/17/2020</p>	<p>DRAWING NO.</p> <p style="text-align: center;">900-SM</p>	


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		
				<ul style="list-style-type: none"> • Irrigated broadcast • Irrigated hydroseeded 	<ul style="list-style-type: none"> • Non-irrigated broadcast • Non-irrigated hydroseeded • Irrigated drilled 	<ul style="list-style-type: none"> • Non-irrigated drilled
				80 seeds/sq ft	40 seeds/sq ft	20 seeds/sq ft
Bluestem, big	<i>Andropogon gerardii</i>	Warm, sod	20	4.4	2.2	1.1
Grama, blue	<i>Bouteloua gracilis</i>	Warm, bunch	10	0.5	0.25	0.13
Green needlegrass ²	<i>Naassella viridula</i>	Cool, bunch	10	2	1	0.5
Wheatgrass, western ¹	<i>Pascopyrum smithii</i>	Cool, sod	20	6.4	3.2	1.6
Grama, sideoats	<i>Bouteloua curtipendula</i>	Warm, bunch	10	2	1	0.5
Switchgrass ²	<i>Panicum virgatum</i>	Warm, bunch/sod	10	0.8	0.4	0.2
Prairie sandreed	<i>Calamovilfa longifolia</i>	Warm, sod	10	1.2	0.6	0.3
Yellow Indiangrass ¹	<i>Sorghastrum nutans</i>	Warm, sod	10	2	1	0.5
Seed rate (lbs PLS/acre)				19.3	9.7	4.8

²For 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.

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

City of Colorado Springs
Stormwater Enterprise

 5-11

Stormwater Construction Manual
December 2020

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

City of Colorado Springs
Stormwater Enterprise



5-12

Stormwater Construction Manual
December 2020

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, SEEDS 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)



SSA-4
Urban Drainage and Flood Control District
November 2010

Urban Storm Drainage Criteria Manual Volume 3



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.

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.

	<h1 style="text-align: center;">SURFACE ROUGHENING</h1>		
	<p>APPROVED: </p> <p style="text-align: center;">SHAWN MANAGER</p>		
<p>ISSUED: 10/7/19</p>	<p>REVISED: 8/19/2020</p>	<p>DRAWING NO. 900-SR</p>	

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.

[illegible]

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



05/29/25

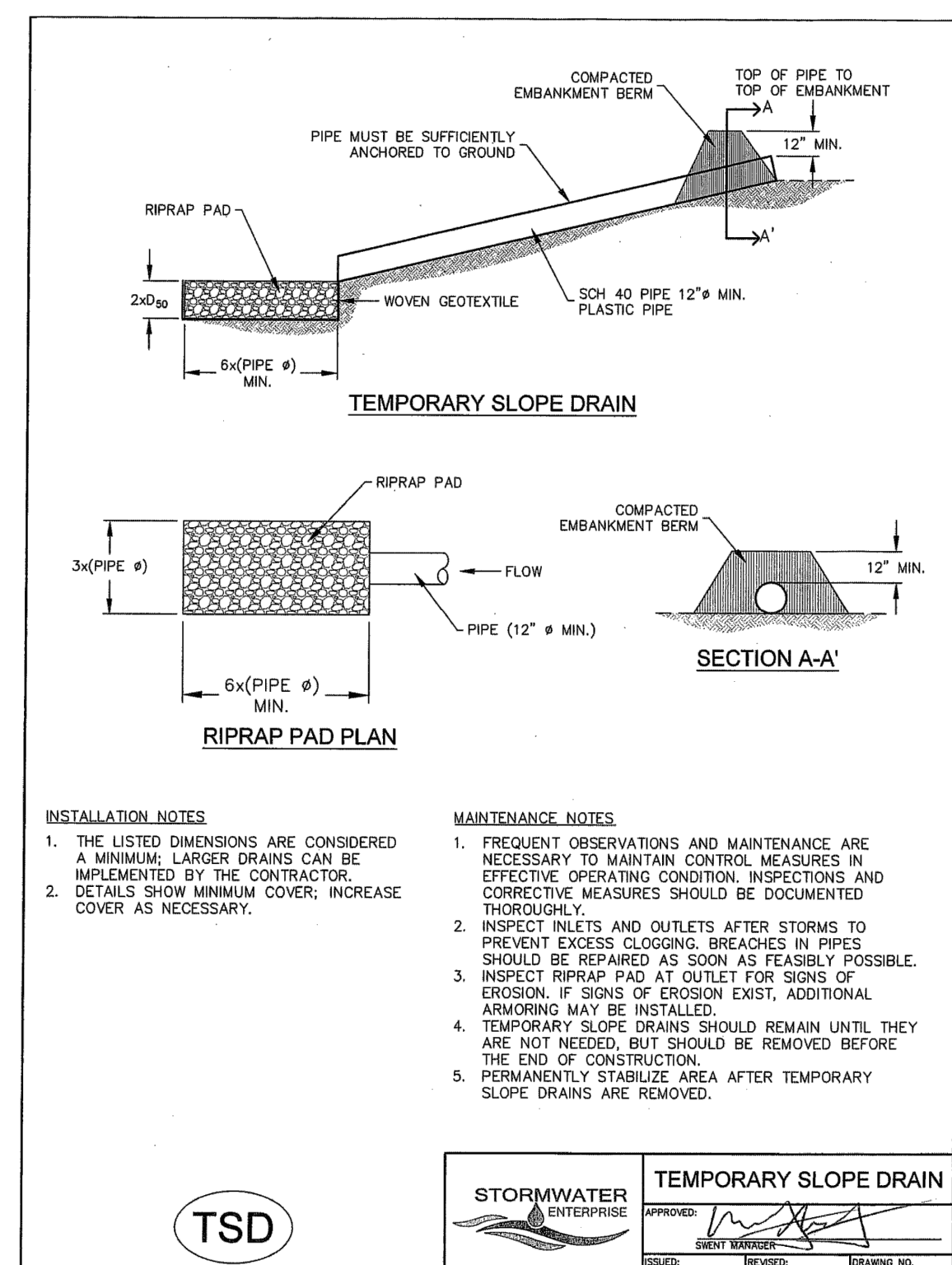
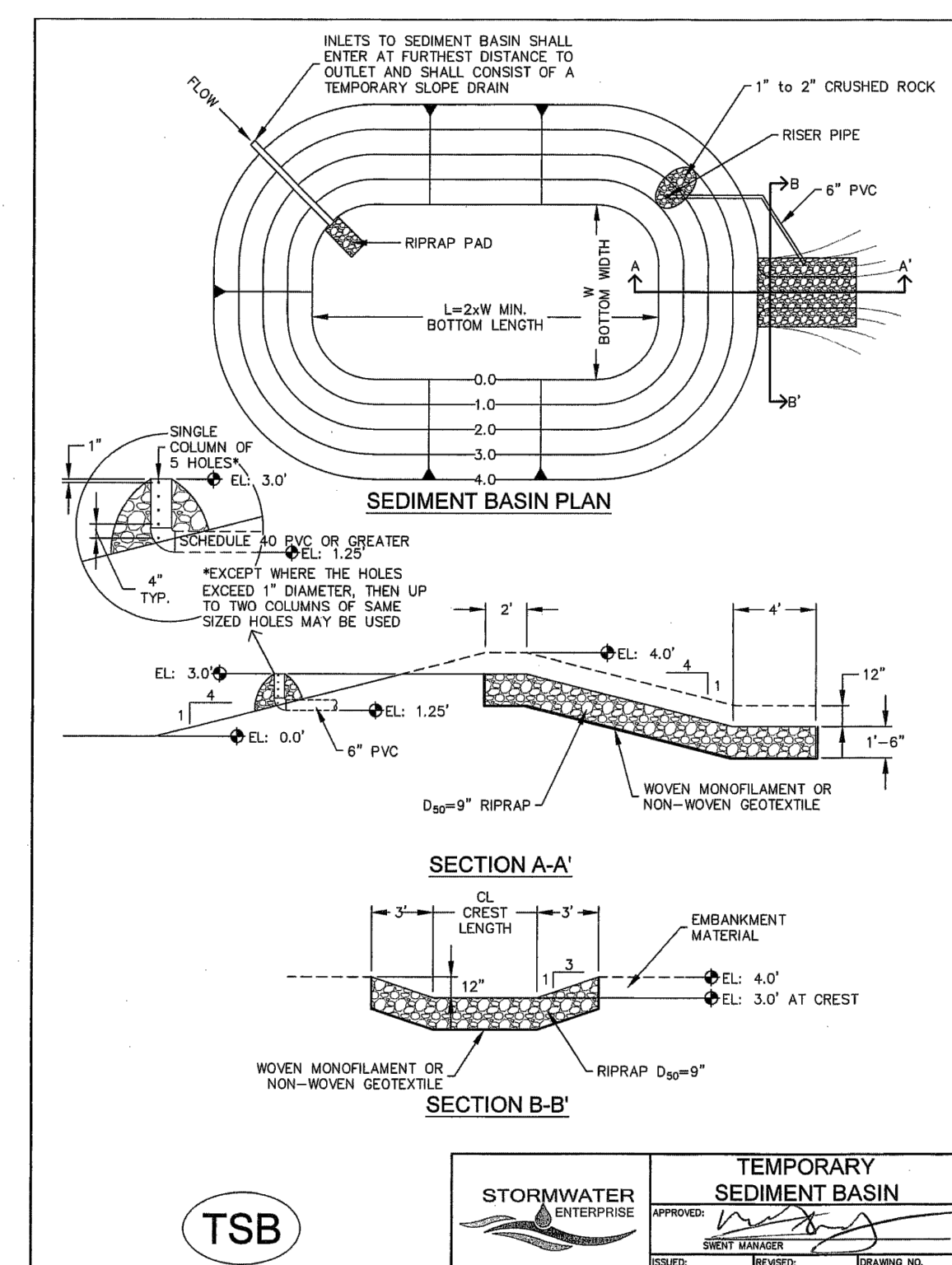
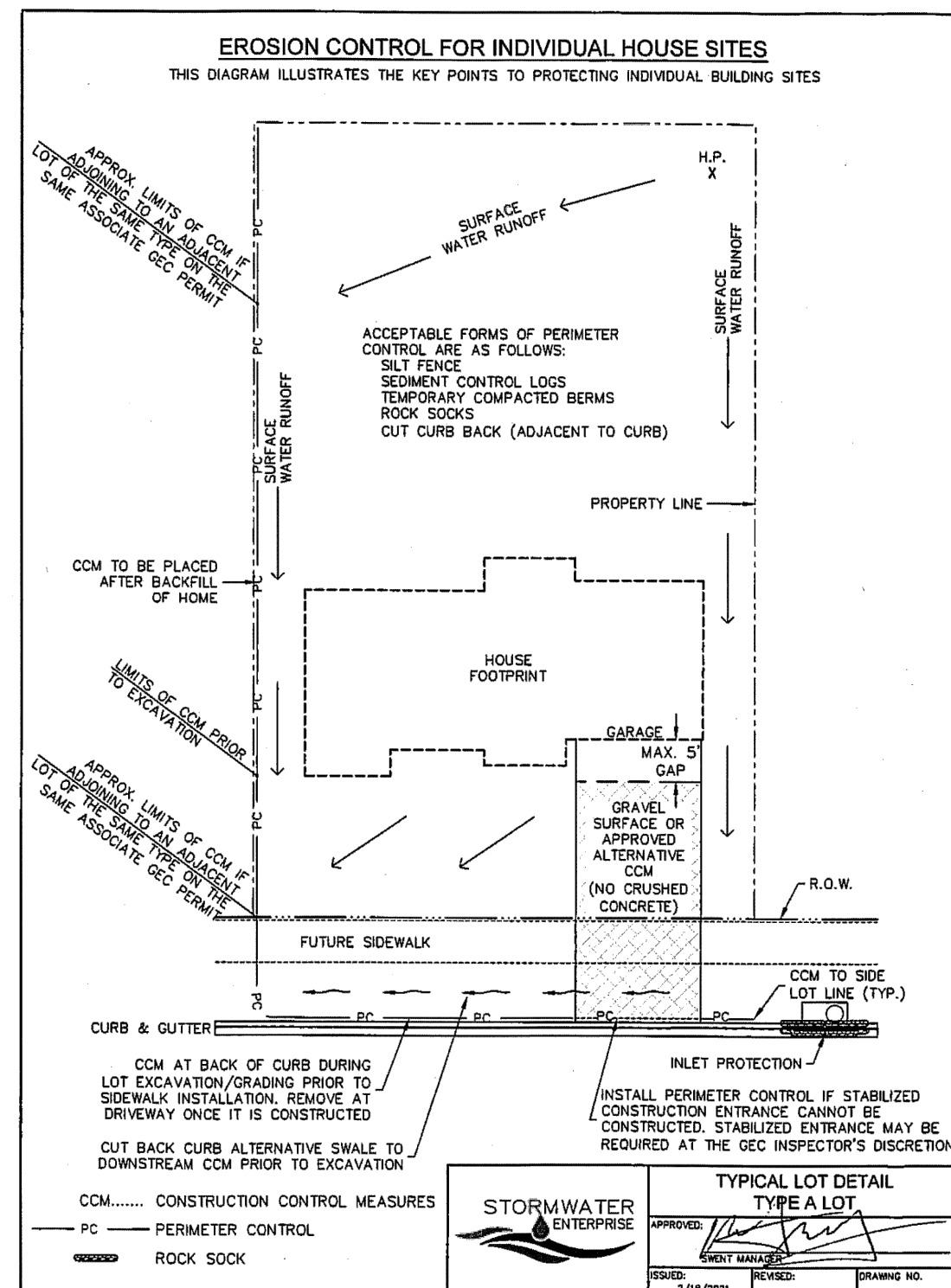
DATE _____



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





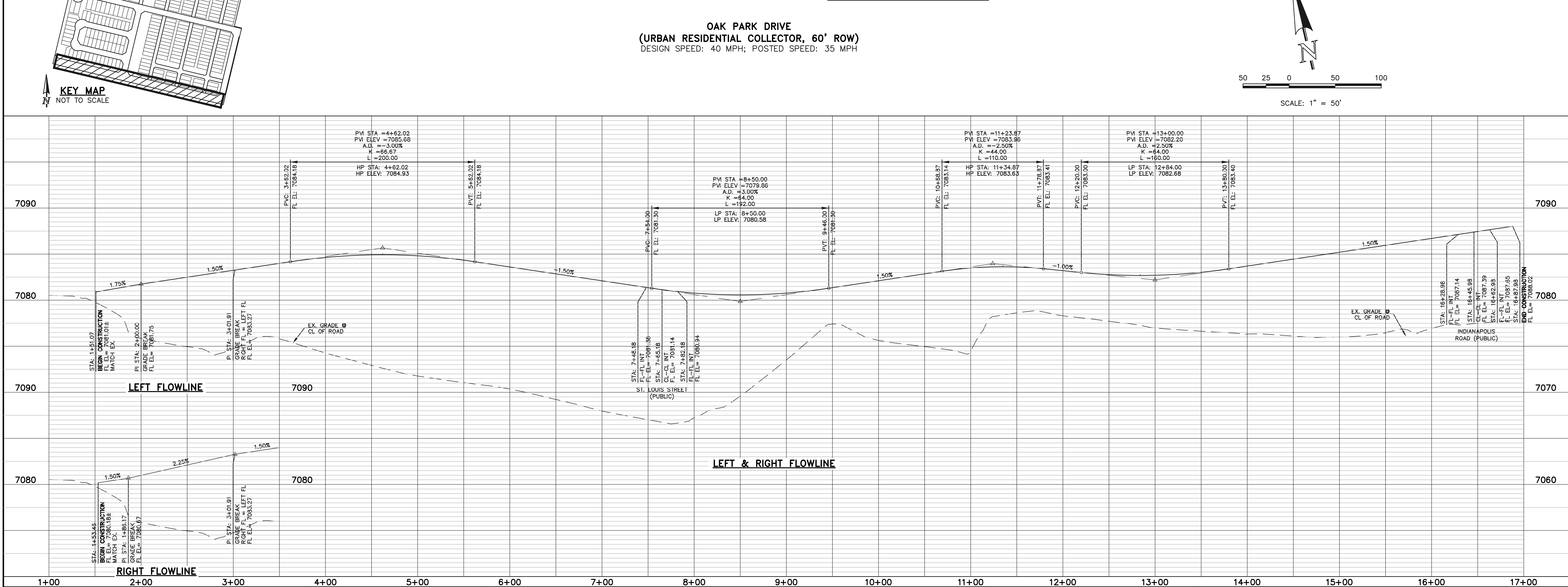
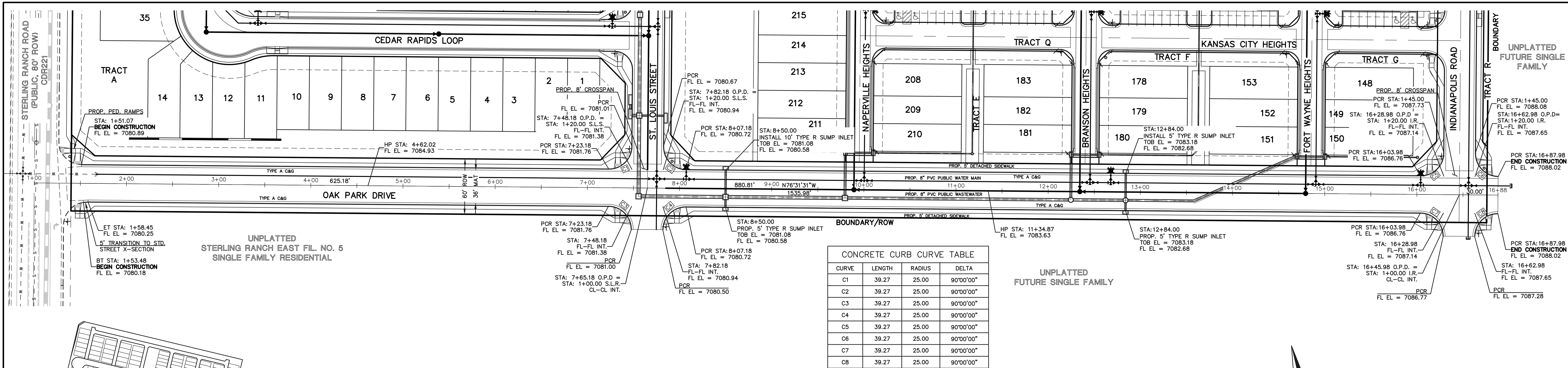
INSTALLATION NOTES

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 90 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.

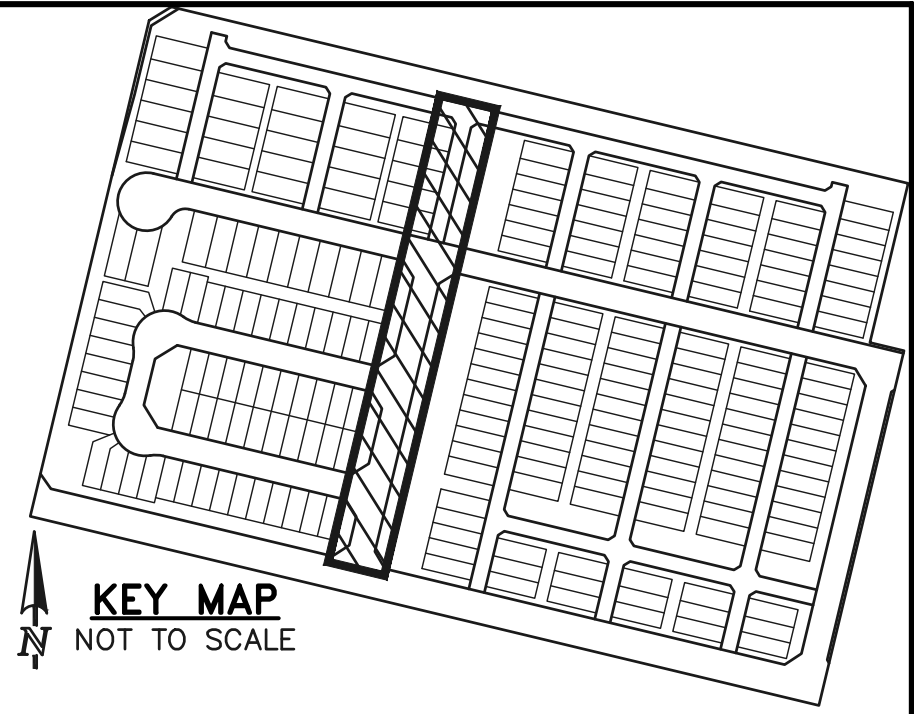
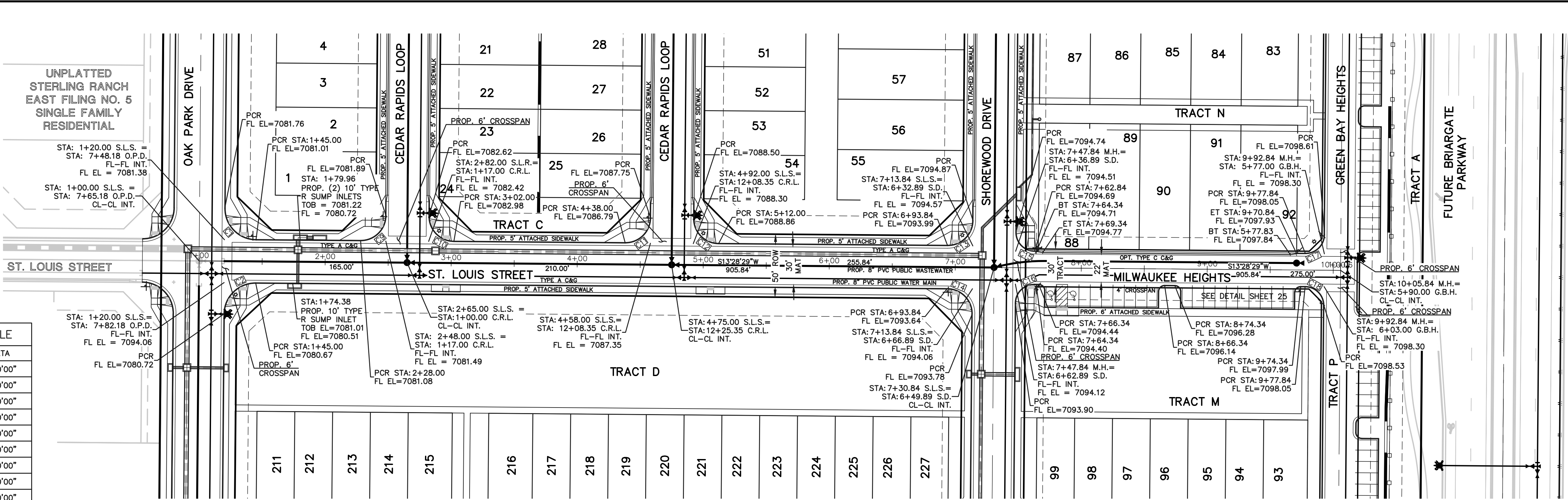
MAINTENANCE NOTES

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 OBSERVED AREA IS PERMANENTLY STABILIZED.
4. PERMANENTLY STABILIZE AREA AFTER SEDIMENT BASIN REMOVAL.

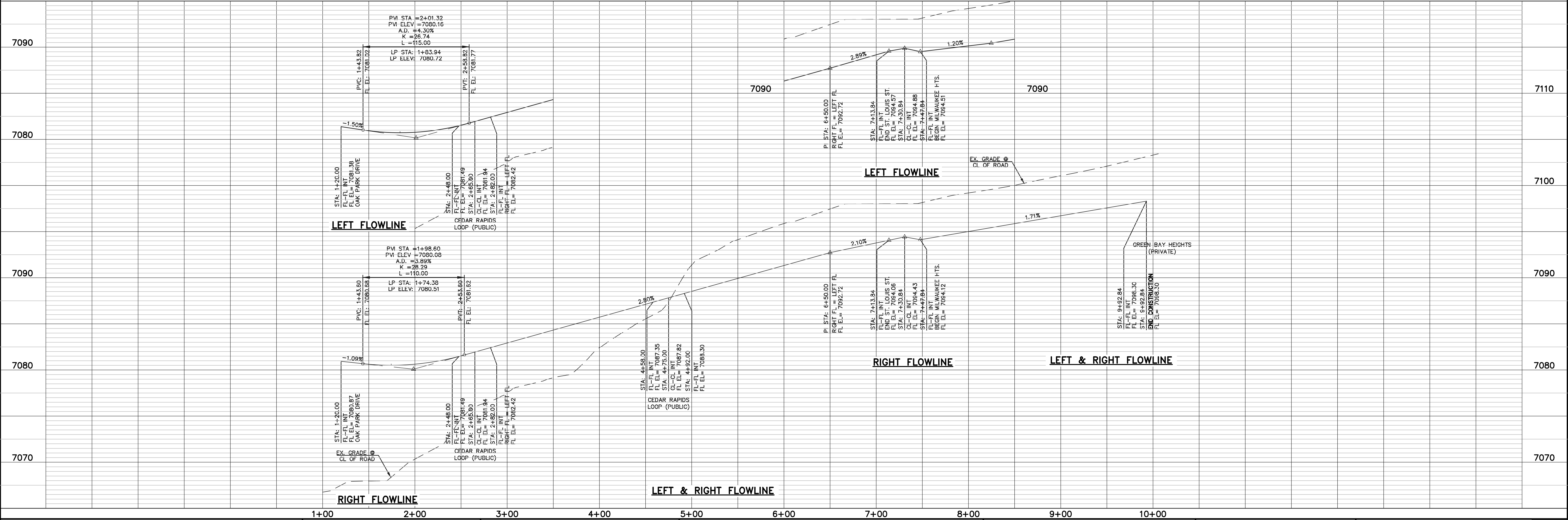
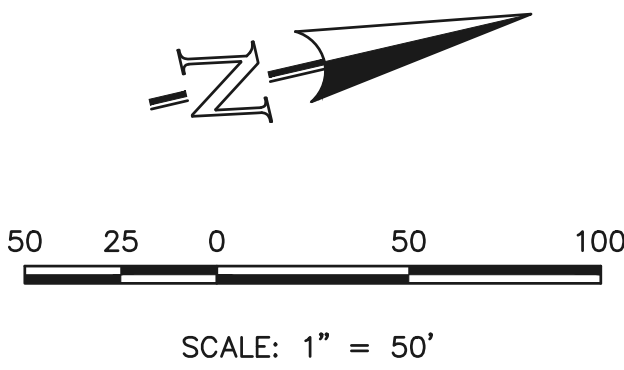




CONCRETE CURB CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	
C1	39.27	25.00	90°00'00"	
C2	39.27	25.00	90°00'00"	
C9	31.42	20.00	90°00'00"	
C10	31.42	20.00	90°00'00"	
C11	31.42	20.00	90°00'00"	
C12	31.42	20.00	90°00'00"	
C13	31.42	20.00	90°00'00"	
C14	31.42	20.00	90°00'00"	
C15	23.56	15.00	90°00'00"	
C16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



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.



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.

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

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

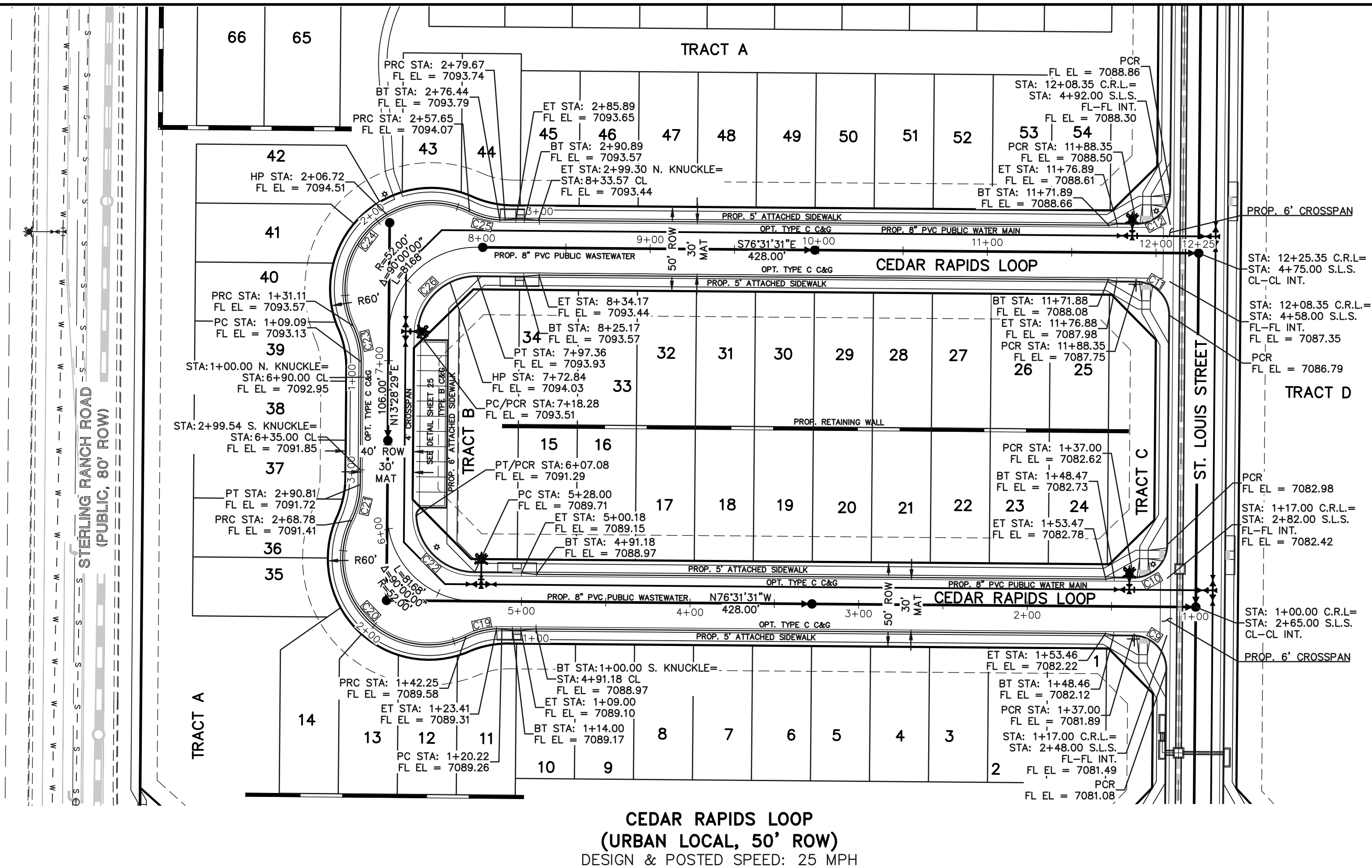
STREET IMPROVEMENT PLANS
ST LOUIS ROAD & MILWAUKEE HEIGHTS

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

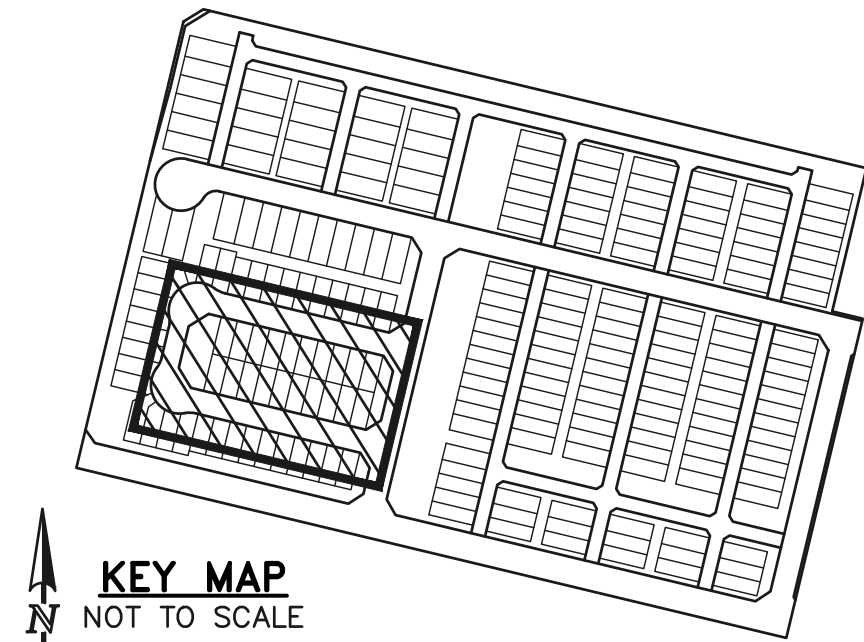
6:\18326\DRAWINGS\Construction\STREET\18326 S-10.dwg, 5/29/2025 2:00:03 PM, 1:1

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"

STERLING RANCH
EAST FILING NO. 1
FUTURE SCHOOL SITE



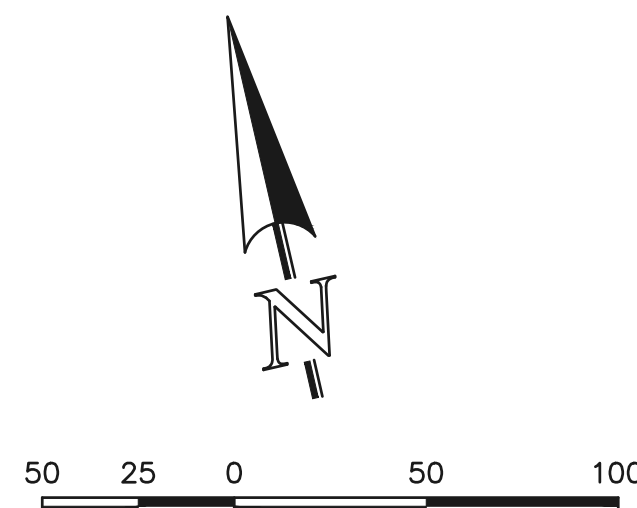
CEDAR RAPIDS LOOP
(URBAN LOCAL, 50' ROW)
DESIGN & POSTED SPEED: 25 MPH



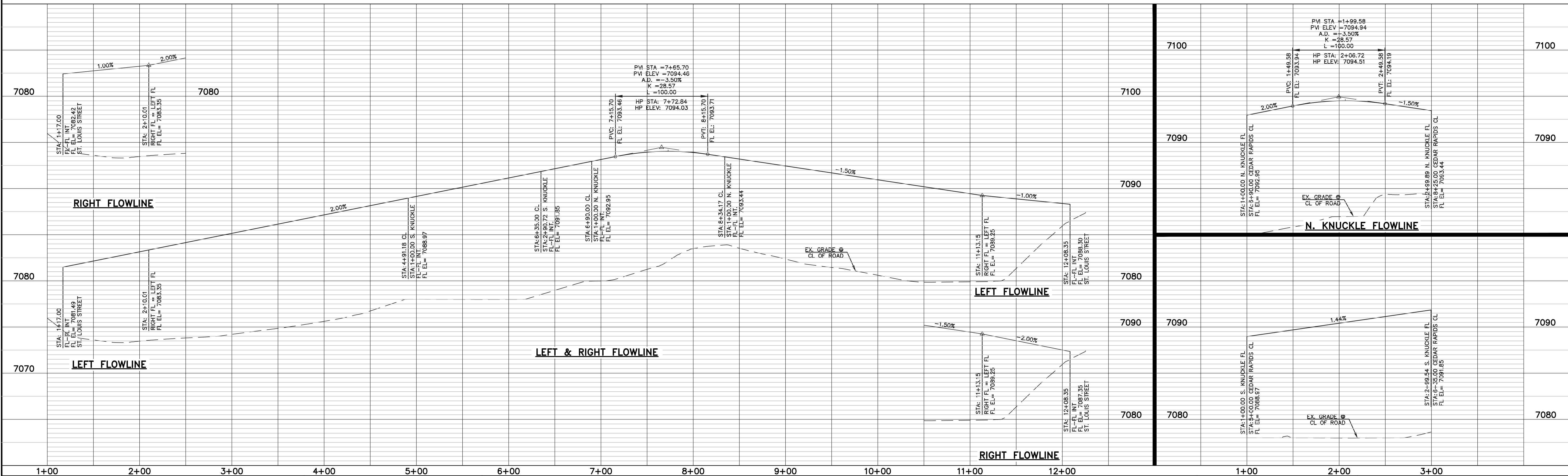
KEY MAP
NOT TO SCALE

SIDEWALK CONSTRUCTION NOTE:

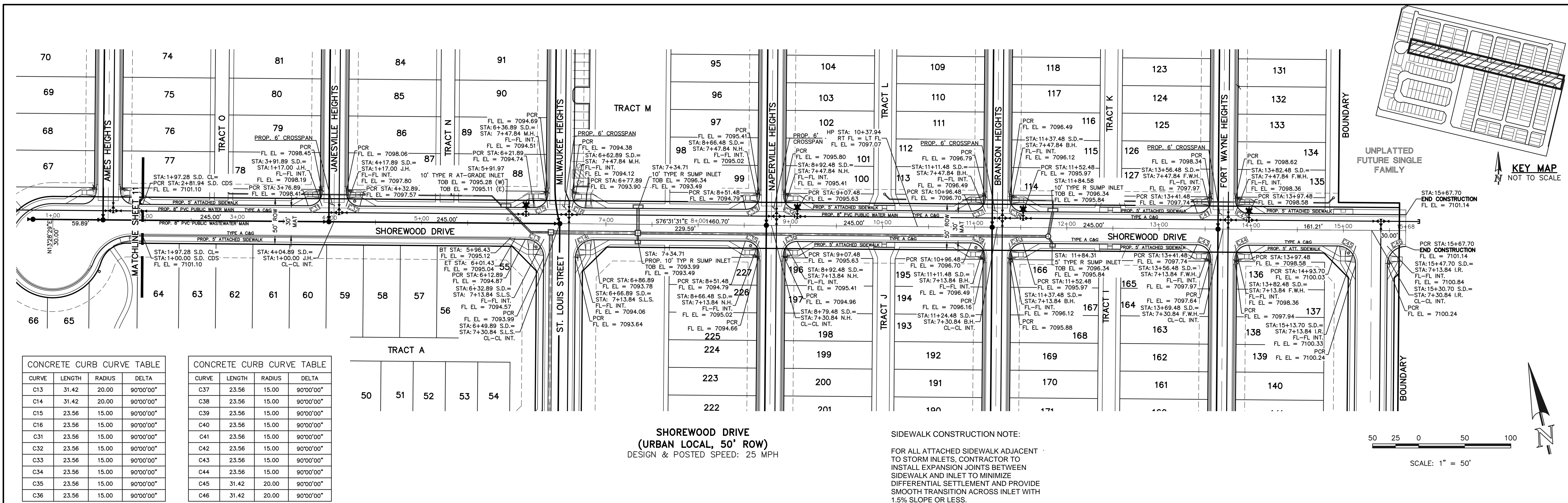
FOR ALL ATTACHED SIDEWALK ADJACENT
TO STORM INLETS, CONTRACTOR TO
INSTALL EXPANSION JOINTS BETWEEN
SIDEWALK AND INLET TO MINIMIZE
DIFFERENTIAL SETTLEMENT AND PROVIDE
SMOOTH TRANSITION ACROSS INLET WITH
1.5% SLOPE OR LESS.



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 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.	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 CATHERINE J. COOK, 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 CEDAR RAPIDS LOOP DESIGNED BY: EAS DRAWN BY: EAS CHECKED BY: SCALE: (H) 1"= 50' (V) 1"= 5' DATE: 11/01/2024 SHEET: 10 OF 35 JOB NO.: 1183.26
---	--	--	--	---	---

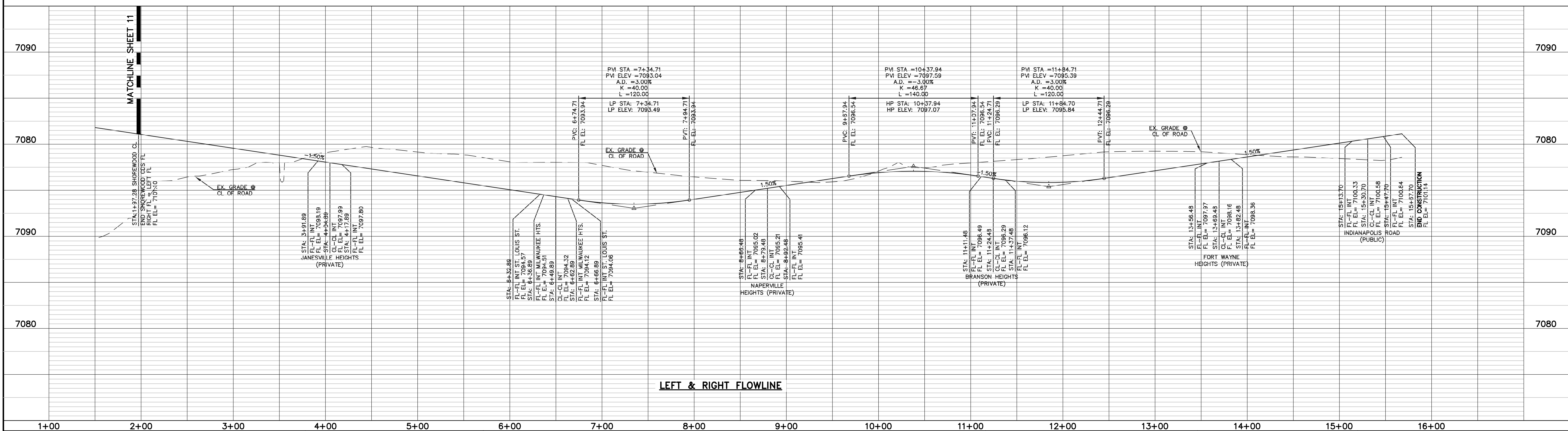
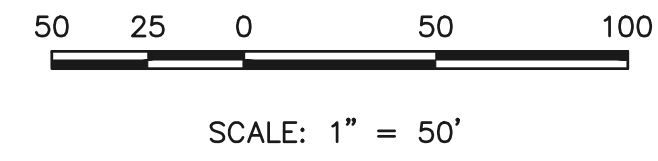


CONCRETE CURB CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	
C13	31.42	20.00	90°00'00"	
C14	31.42	20.00	90°00'00"	
C15	23.56	15.00	90°00'00"	
C16	23.56	15.00	90°00'00"	
C31	23.56	15.00	90°00'00"	
C32	23.56	15.00	90°00'00"	
C33	23.56	15.00	90°00'00"	
C34	23.56	15.00	90°00'00"	
C35	23.56	15.00	90°00'00"	
C36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



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.

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS

811

UTILITY NOTIFICATION CENTER OF COLORADO

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

05/29/25

DATE

CLASSIC CONSULTING

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

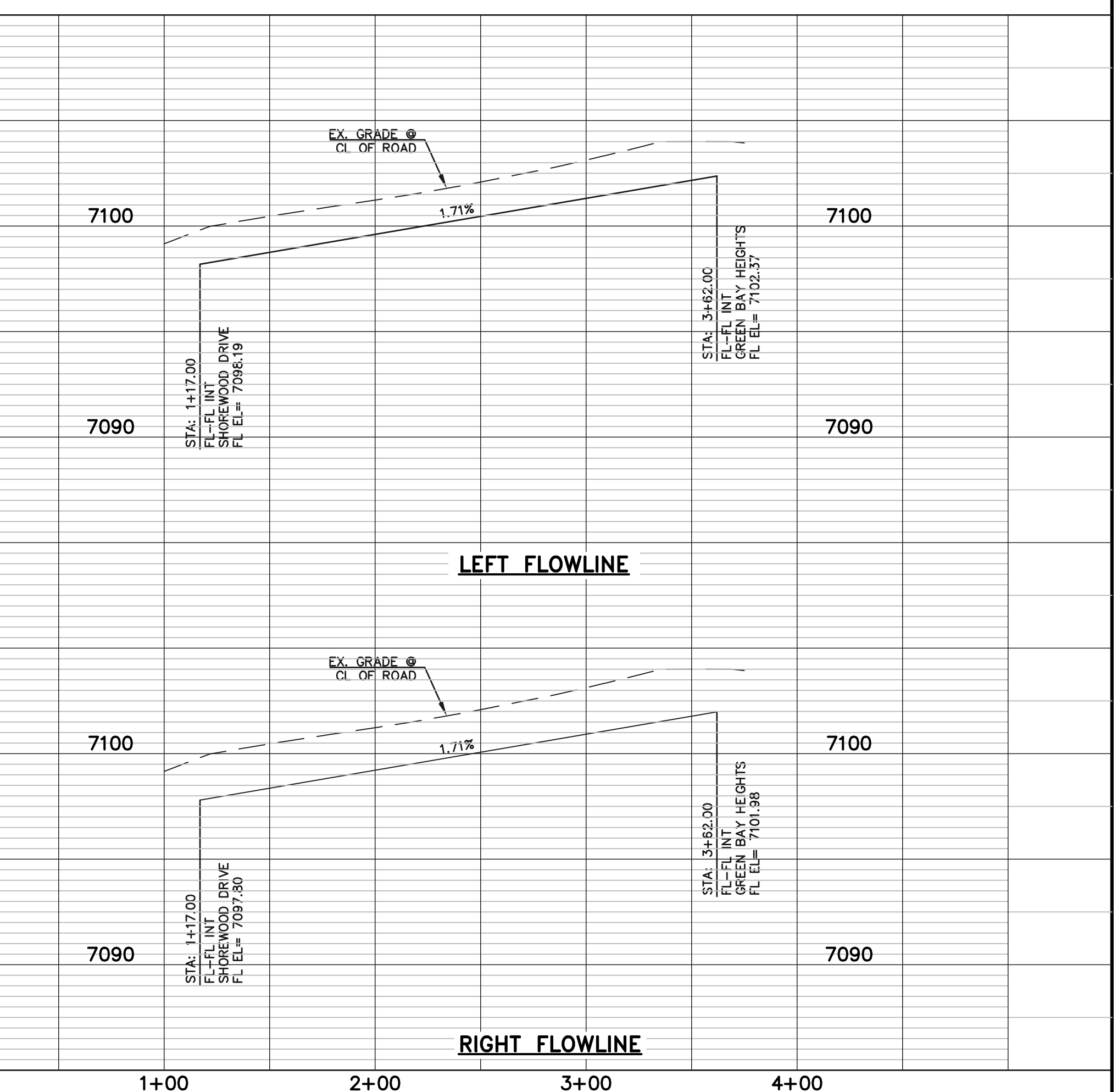
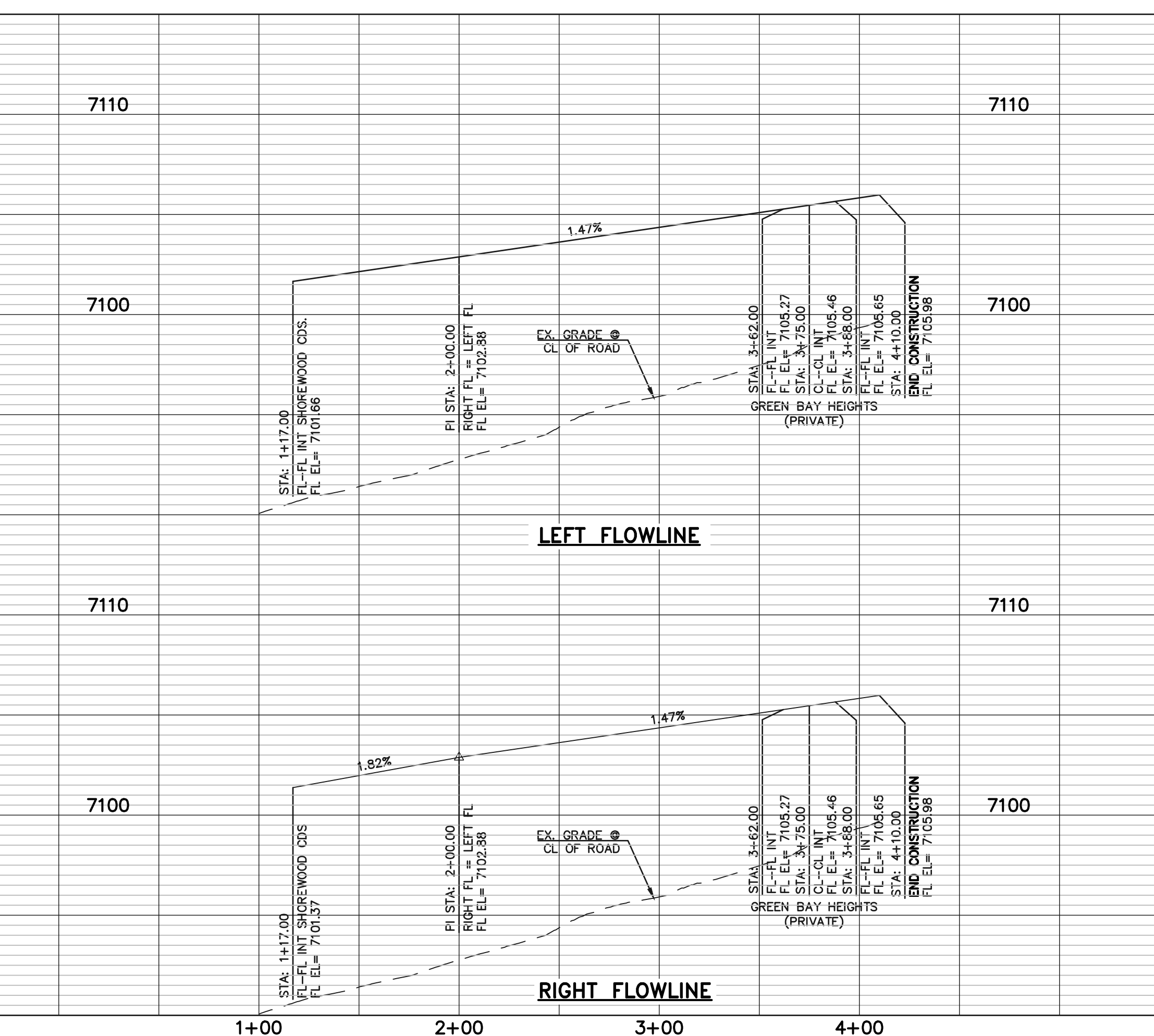
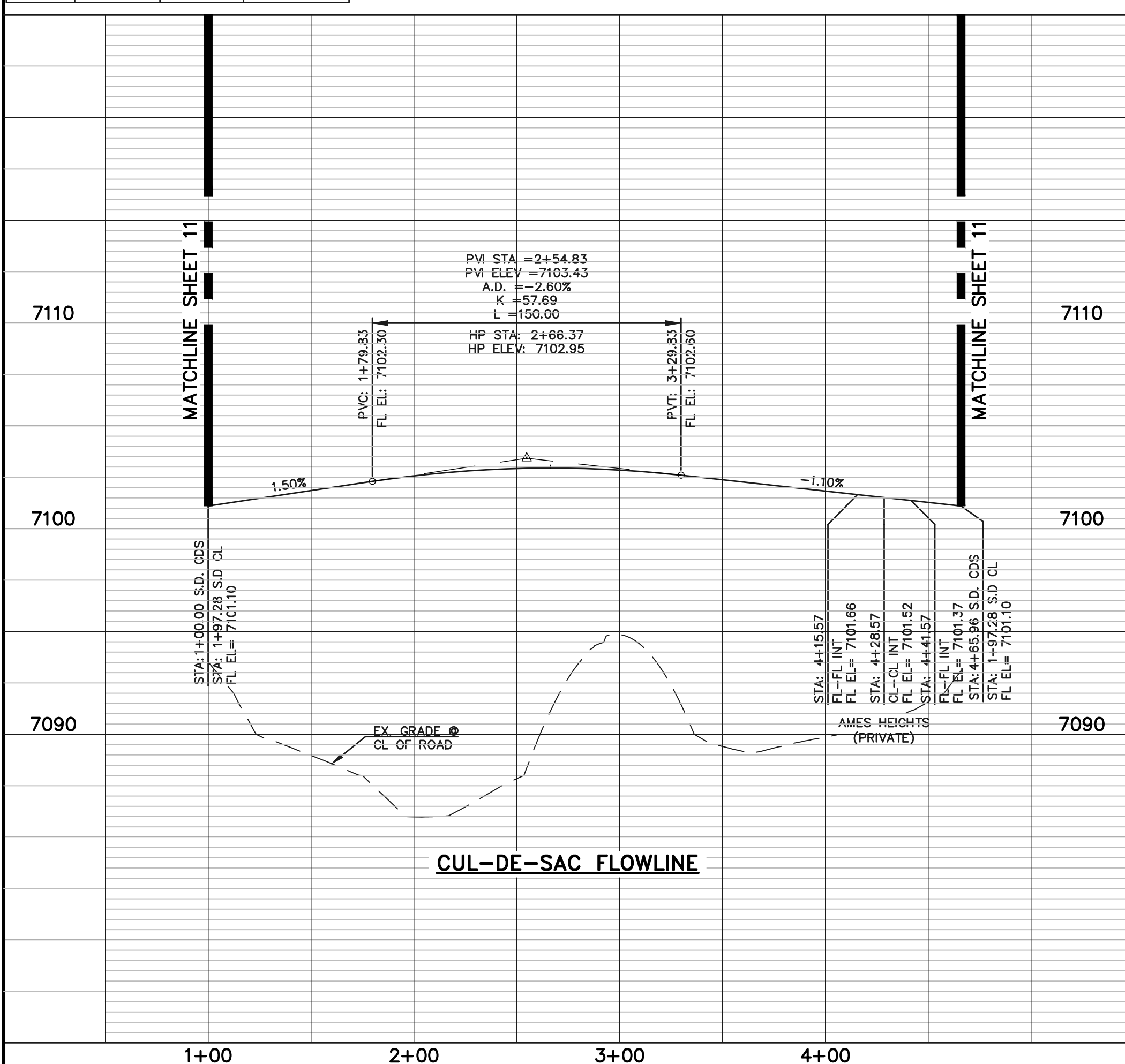
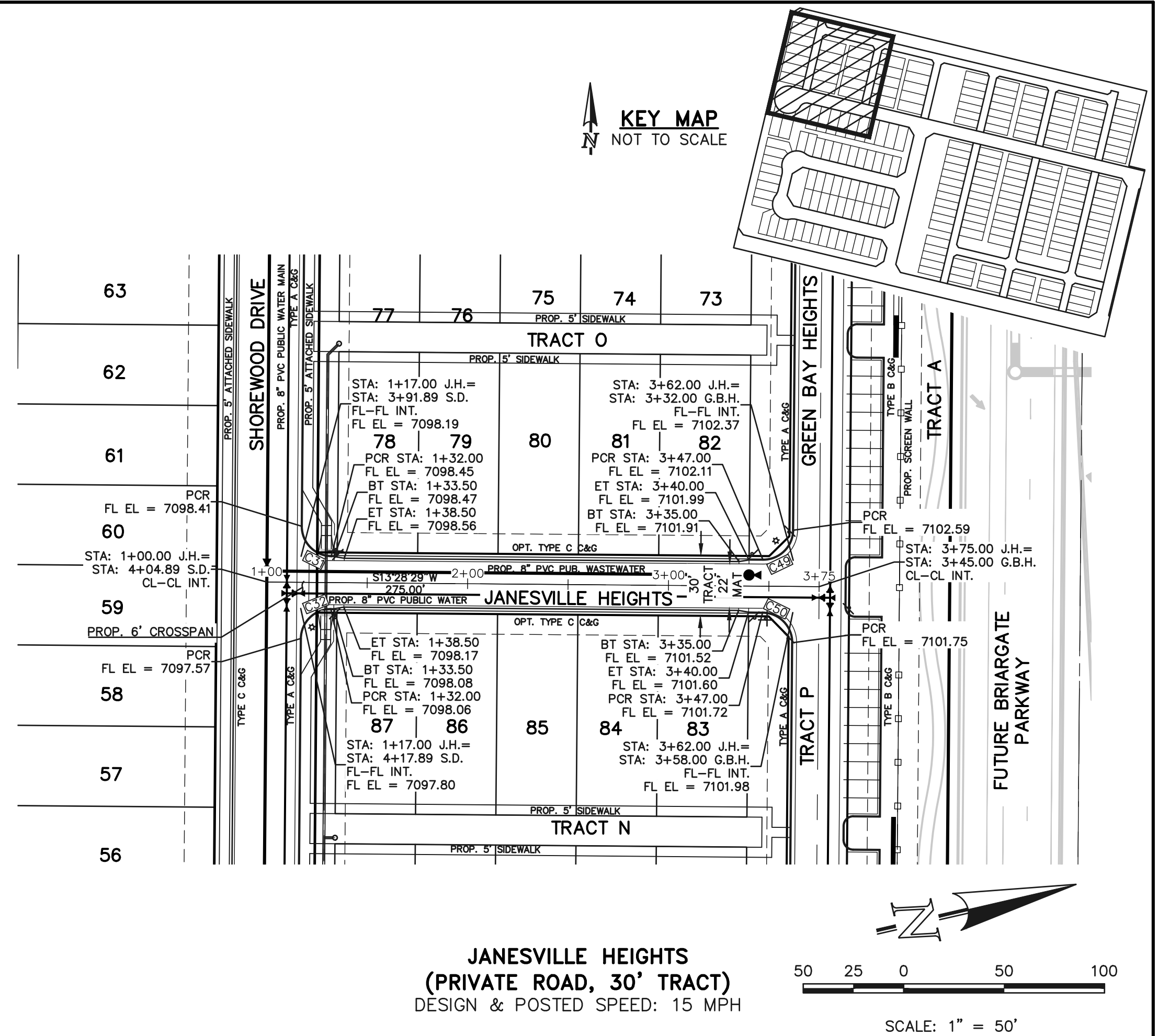
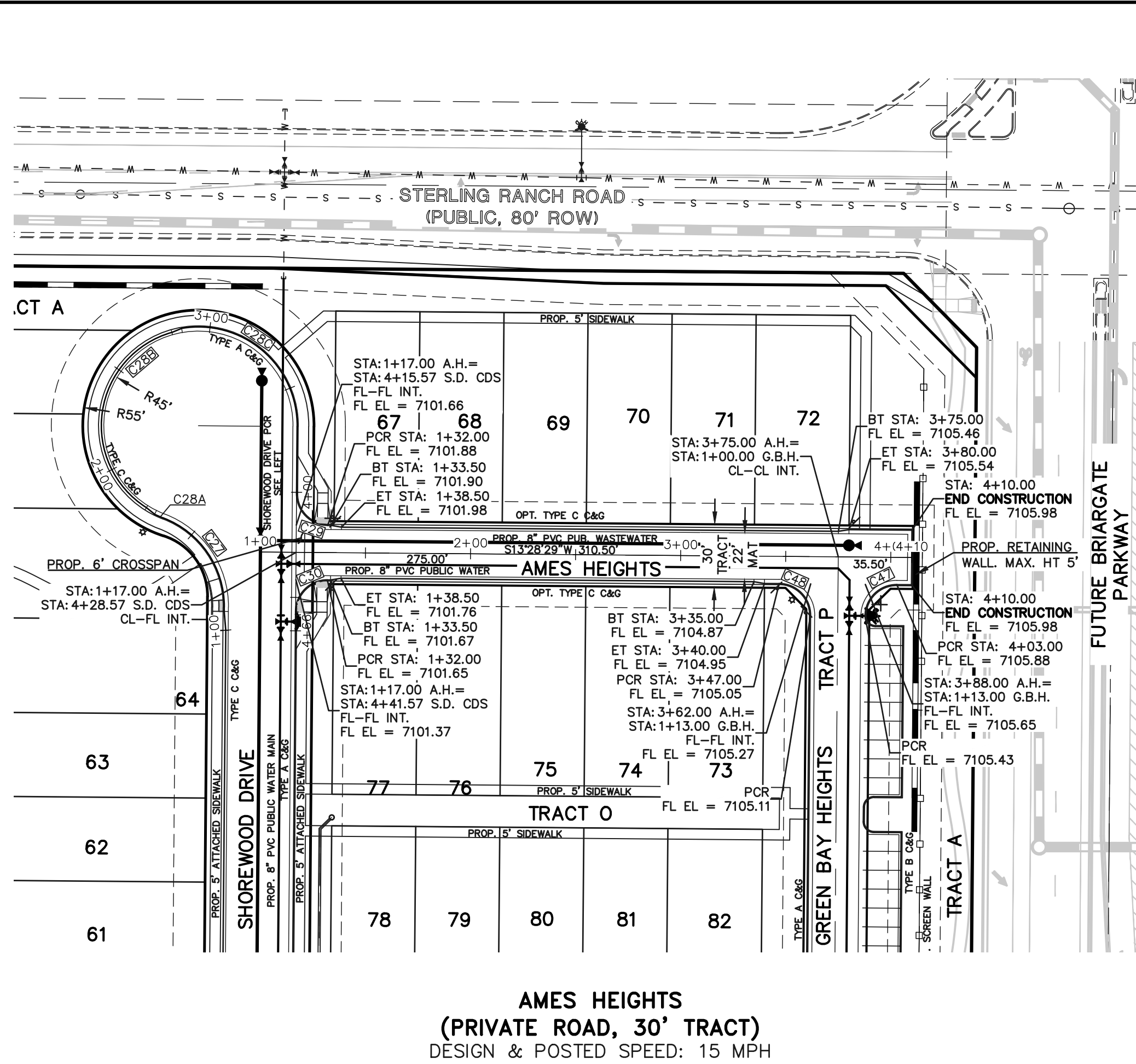
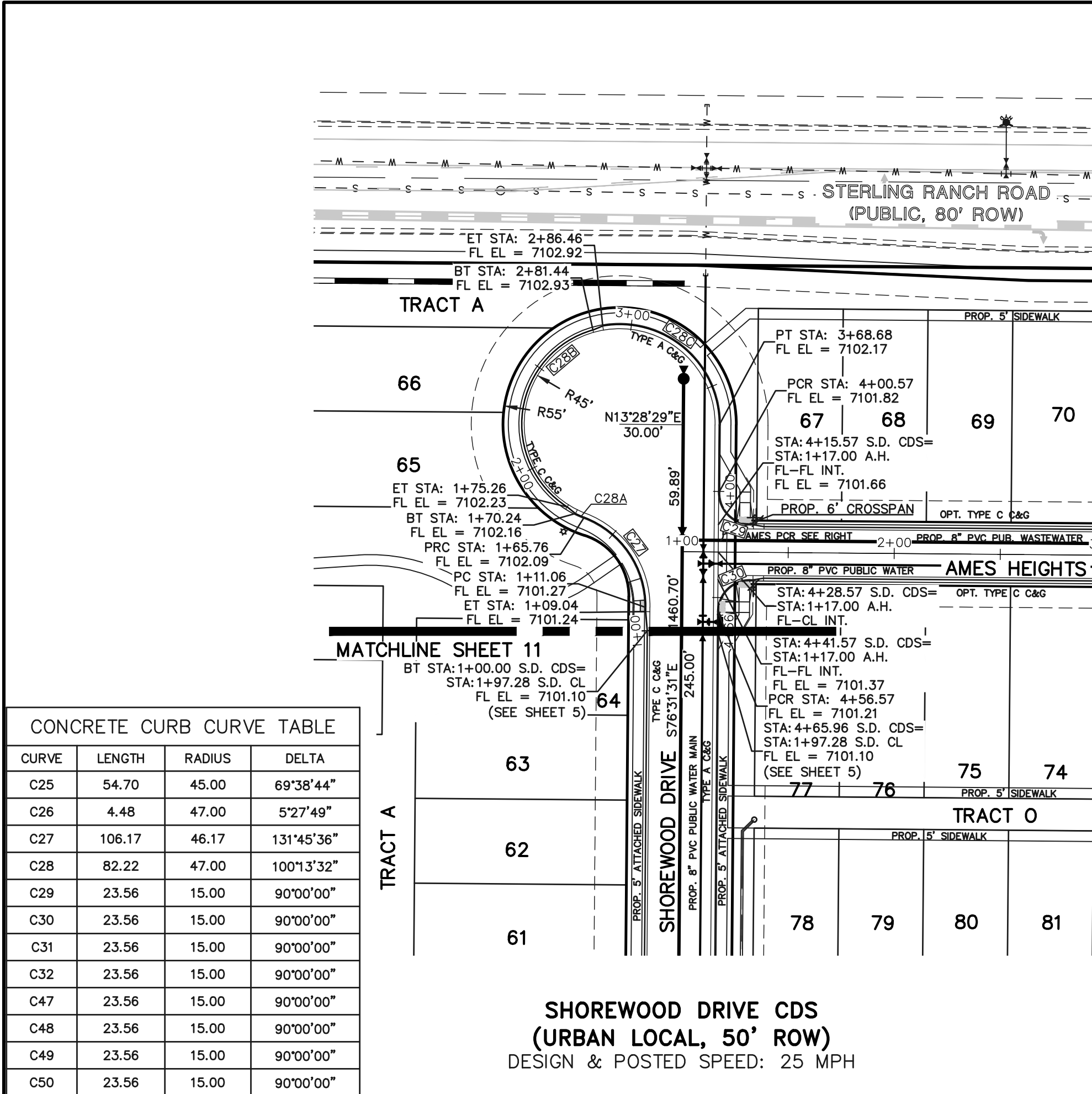
(719) 785-0790
(719) 785-0799 (Fax)


VILLAGES AT STERLING RANCH

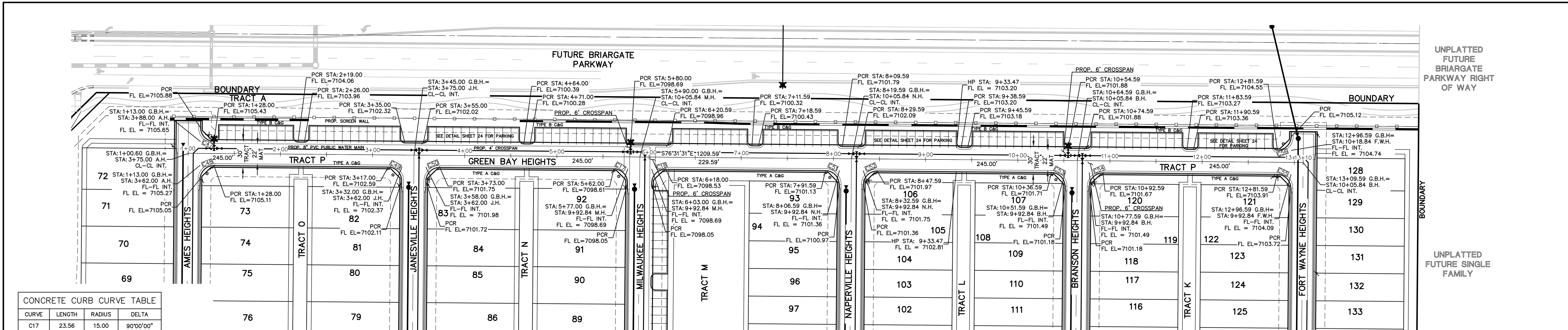
STREET IMPROVEMENT PLANS
SHOREWOOD DRIVE

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

6:\118326\DRAWINGS\Construction\STREET\118326_S-11.dwg, 5/29/2025 2:00:24 PM, 1:1

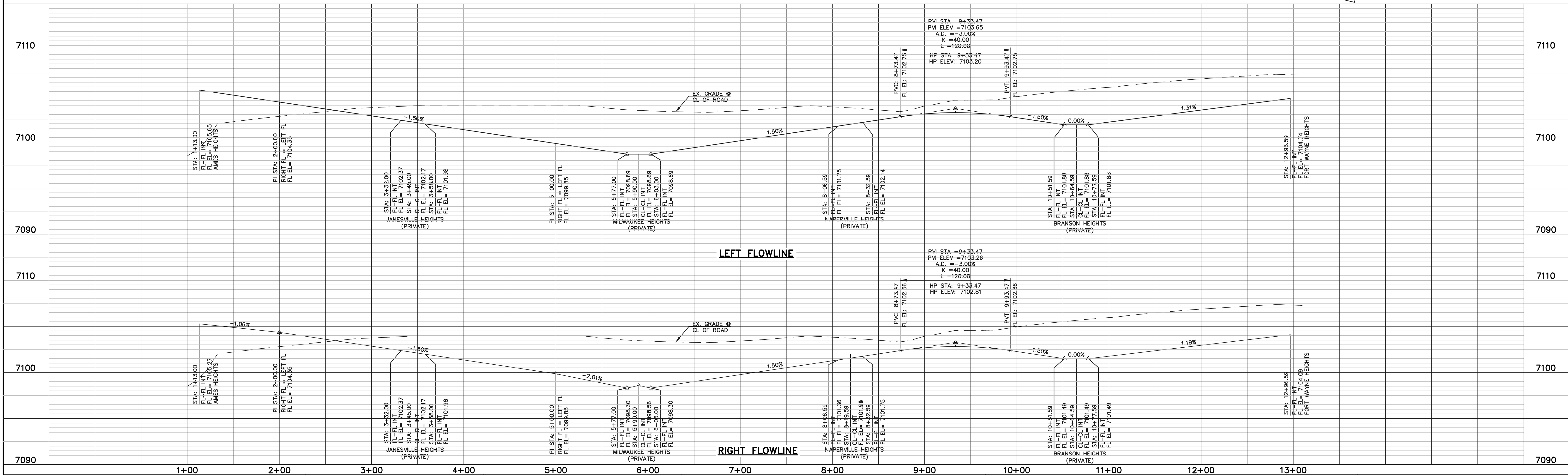
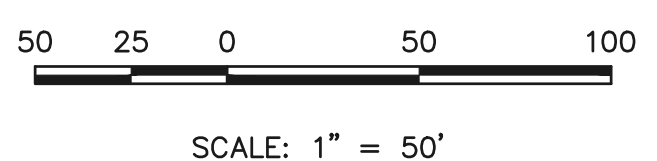
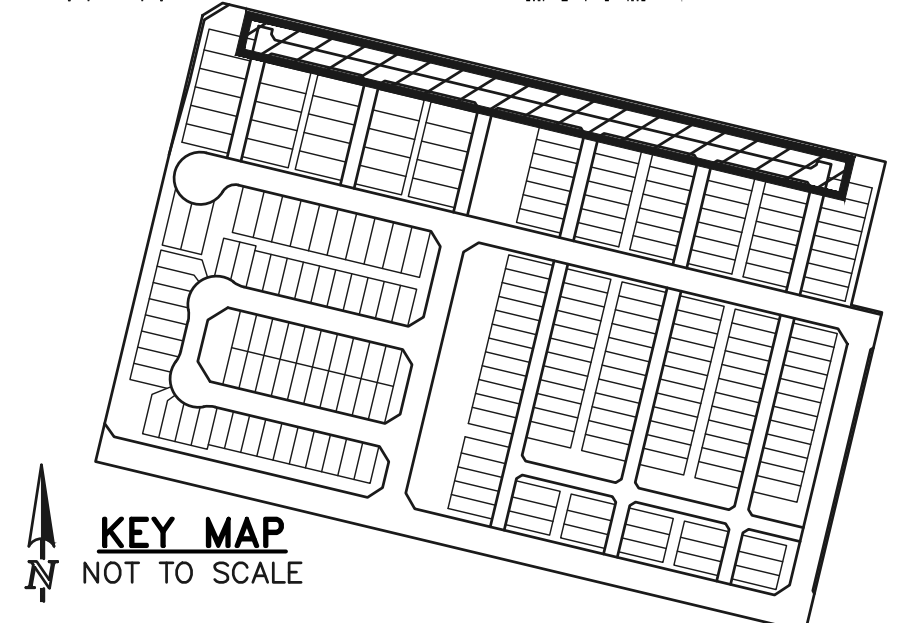


LEGEND		WALK CONSTRUCTION:		48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811		NO. REVISION		DATE		REVIEW:		CLASSIC CONSULTING		VILLAGES AT STERLING RANCH		
BOUNDARY LINE	---	4" THICK SIDEWALK ALLOWED ALONG OPEN SPACE TRACTS & 'ESTATE LOT' FRONTAGE.		UTILITY NOTIFICATION CENTER OF COLORADO						PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC			STREET IMPROVEMENT PLANS			
ROW LINE	---	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.		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.							DESIGNED BY		EAS	SCALE	DATE	
LOT LINE	---												DRAWN BY	EAS	(H) 1" = 50'	SHEET 12 OF 35
CURB & GUTTER	---												CHECKED BY	(V) 1" = 5'	JOB NO.	1183.26



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"	

GREEN BAY 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 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.

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

05/29/25

DATE

VILLAGES AT STERLING RANCH

STREET IMPROVEMENT PLANS
GREEN BAY HEIGHTS

DESIGNED BY EAS SCALE (H) 1"= 50' DATE 11/01/2024

DRAWN BY EAS (V) 1"= 50' SHEET 13 OF 35

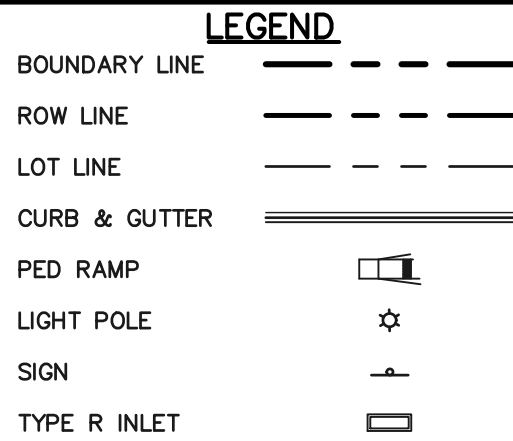
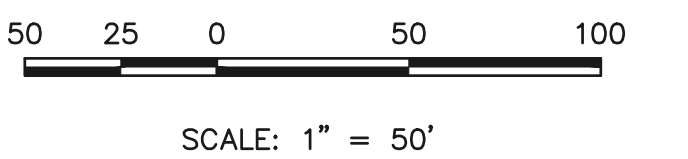
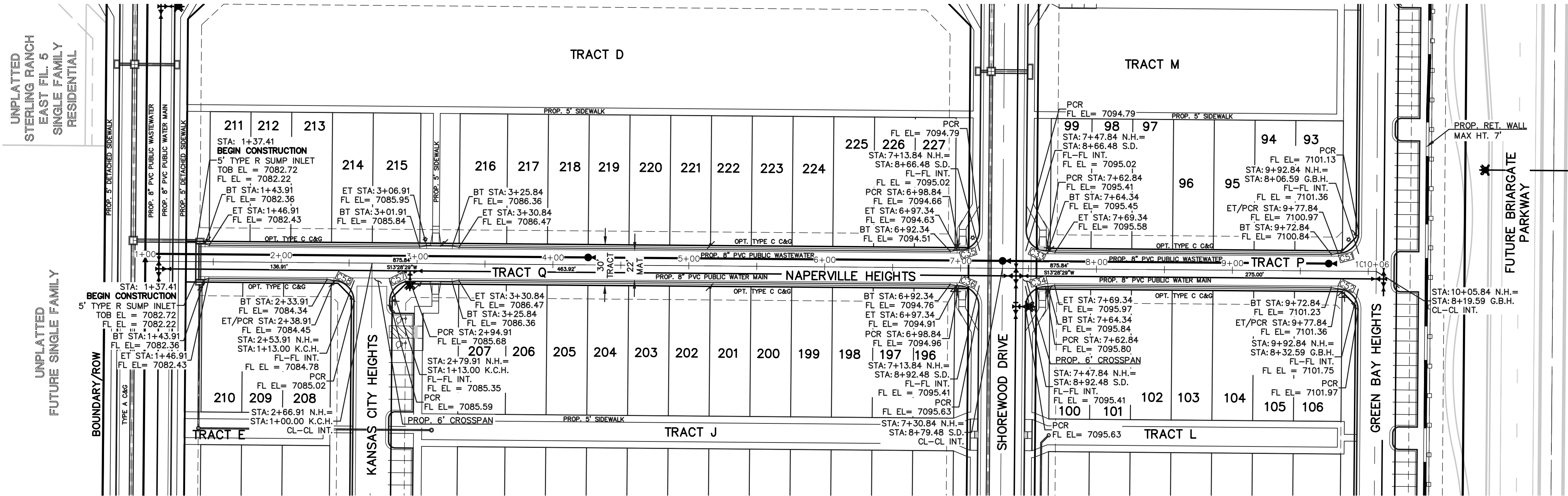
CHECKED BY JOB NO. 1183.26

CLASSIC CONSULTING

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

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

\\118326\DRAWINGS\Construction\STREET\118326_S-13.dwg, 5/29/2025 2:01:07 PM, 1:1




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.

UTILITY NOTIFICATION CENTER OF COLORADO
IT'S THE LAW

CATIONS OF EXISTING UNDERGROUND UTILITIES ARE
IN AN APPROXIMATE WAY ONLY, THE CONTRACTOR
DETERMINE THE EXACT LOCATION OF ALL EXISTING
S BEFORE COMMENCING WORK. THE CONTRACTOR SHALL
LY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH
BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND
VE ANY AND ALL UNDERGROUND UTILITIES.

REVIEW: _____

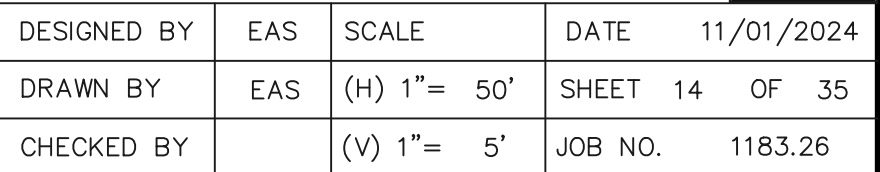
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

The seal is circular with a double-lined border. The outer ring contains the text "COLORADO" at the top and "PROFESSIONAL ENGINEER" at the bottom. The inner circle contains the name "THOMAS MARIE" at the top, the number "45004" in the center, and the date "03-28" at the bottom. There are handwritten initials "T.M." on the left and "T.M." on the right of the seal.

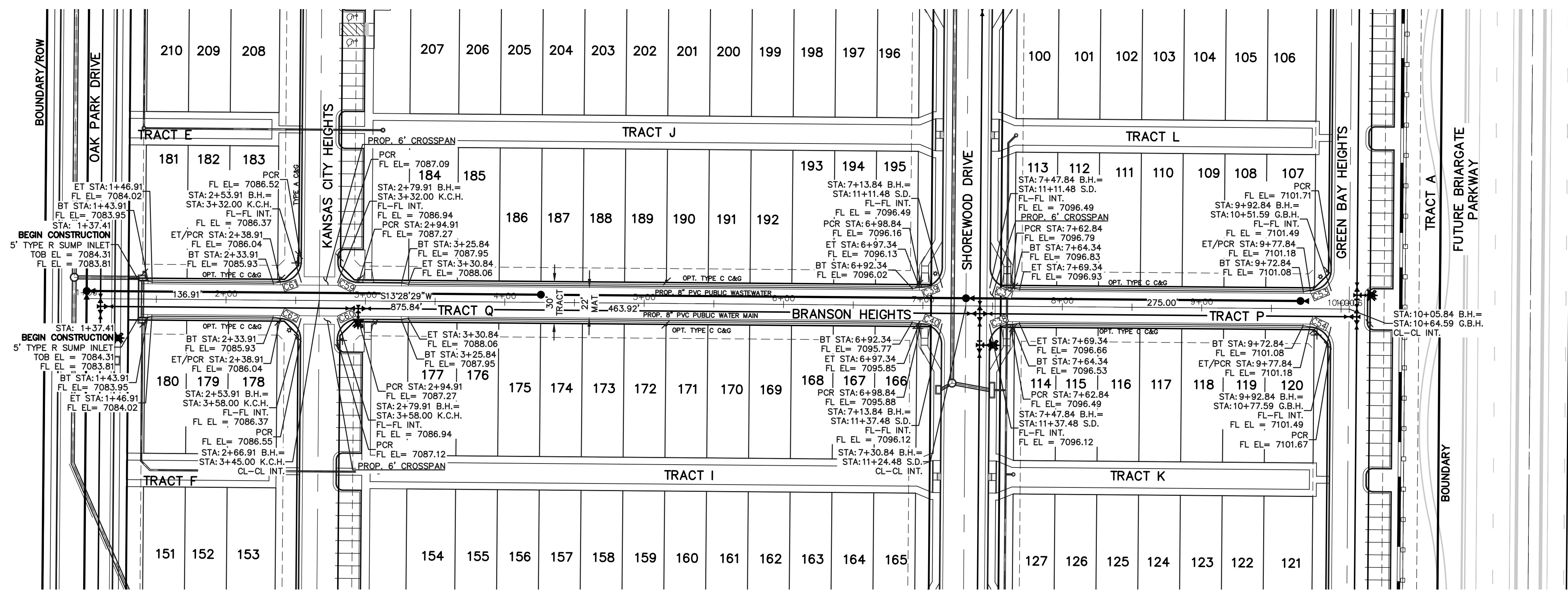
_____ DATE 05/29/25

_____ DATE _____

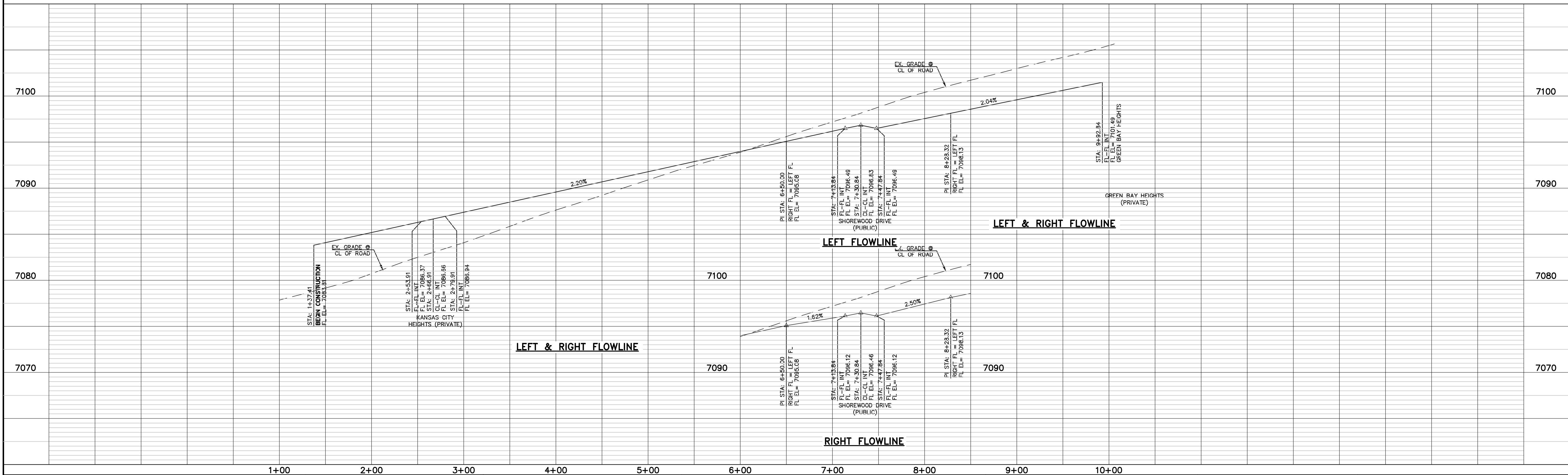
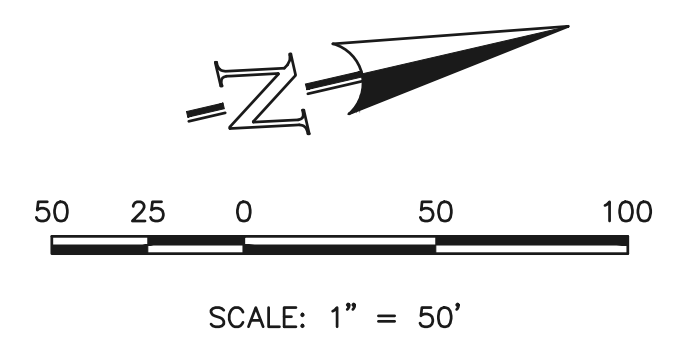
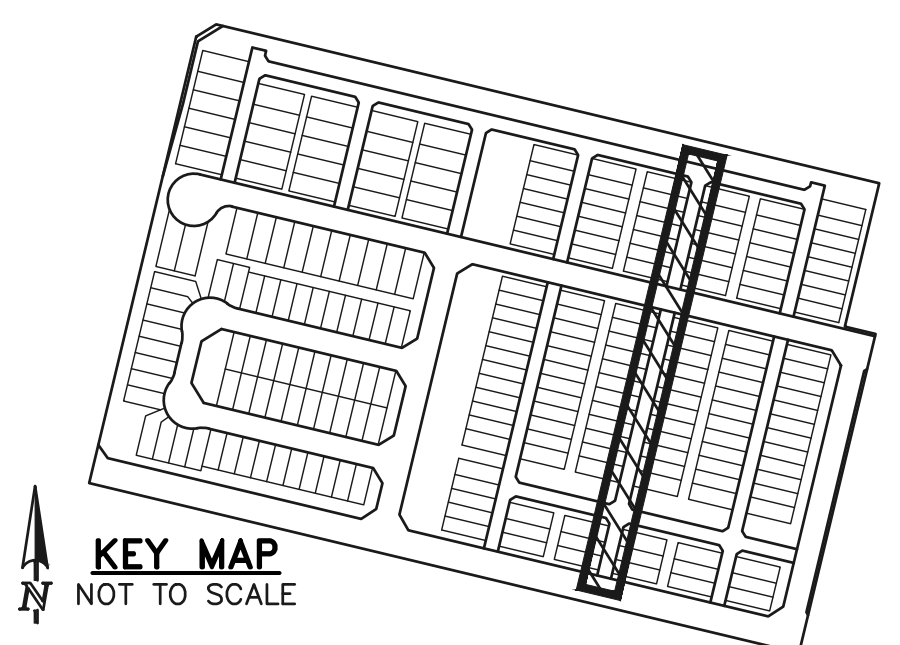
_____ P.E. #45004



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



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.

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

CATHERINE M. CROSSIN, PROFESSIONAL ENGINEER P.E. #45004

05/29/25

DATE

CLASSIC CONSULTING

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

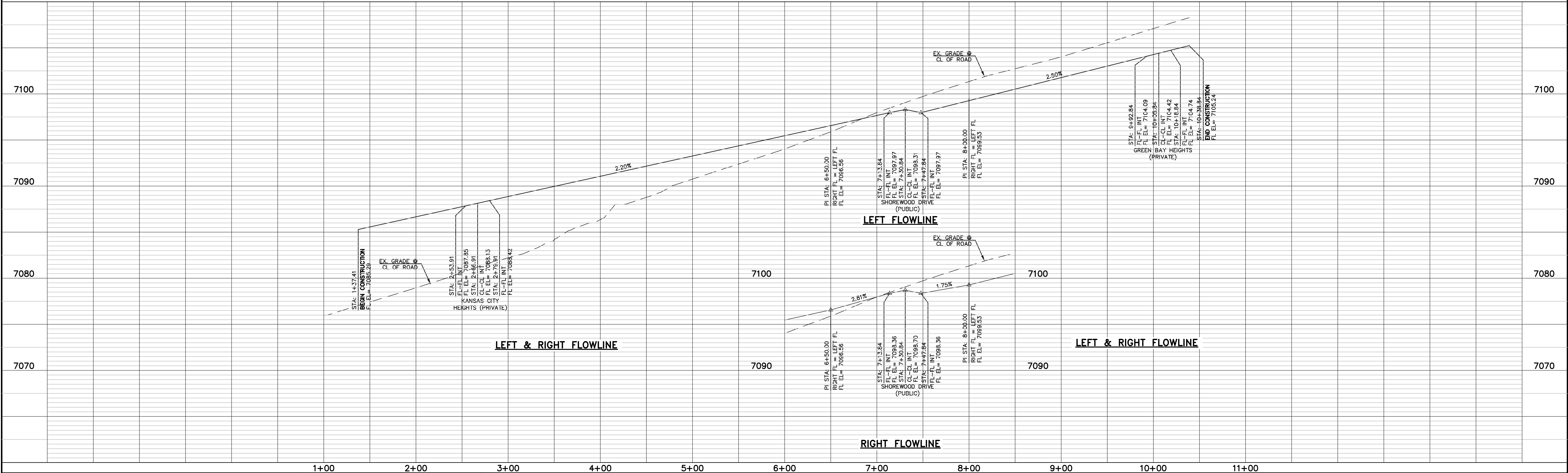
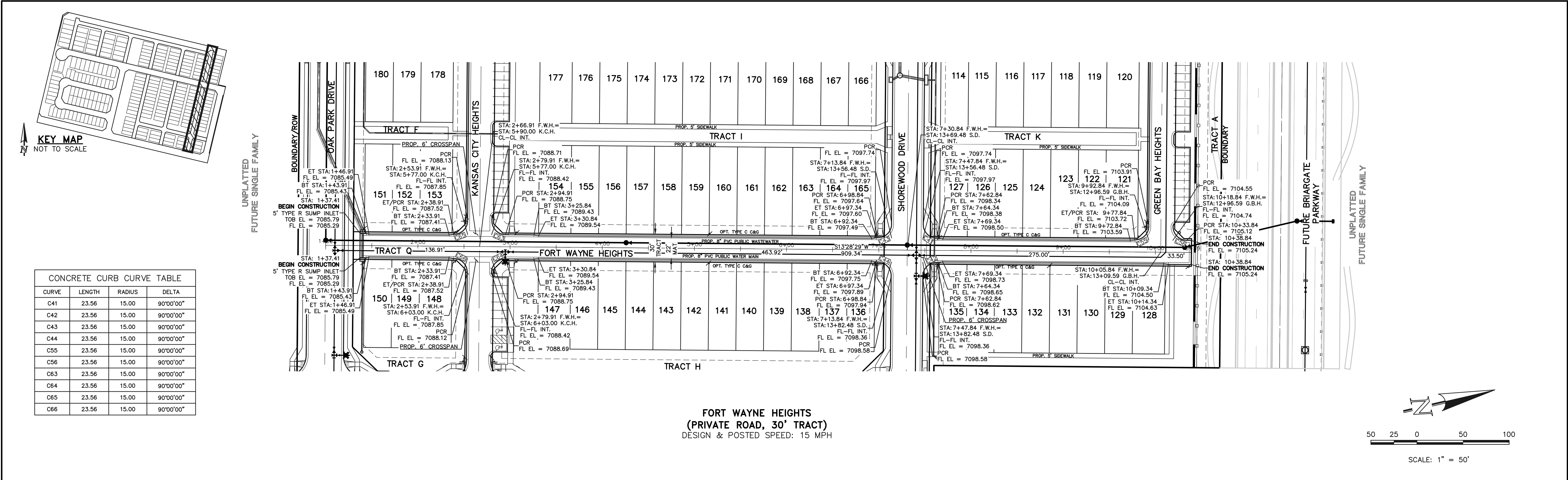
(719) 785-0790
(719) 785-0799 (Fax)

VILLAGES AT STERLING RANCH

STREET IMPROVEMENT PLANS
BRANSON HEIGHTS

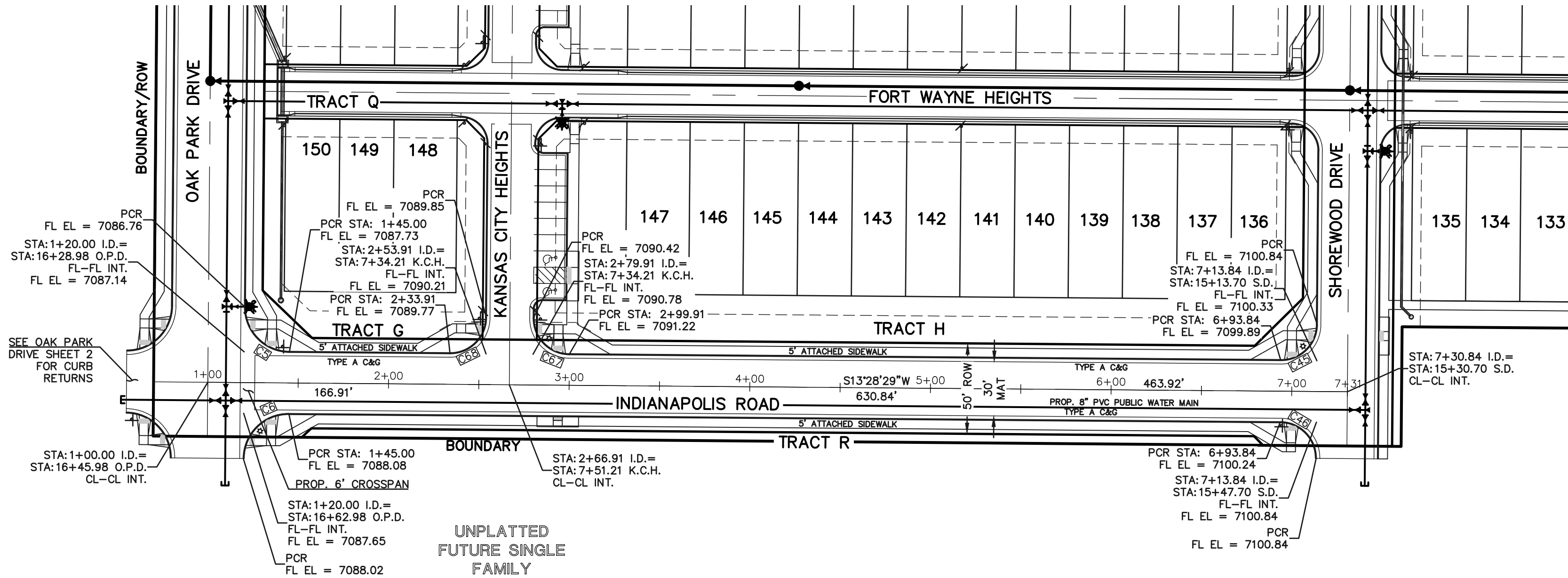
DESIGNED BY	EAS	SCALE	DATE	07/15/2021
DRAWN BY	EAS	(H) 1"= 50'	SHEET	15 OF 35
CHECKED BY		(V) 1"= 5'	JOB NO.	1183.26

N:\118326\DRAWINGS\Construction\STREET\118326_S-15.dwg, 5/29/2025, 2:01:48 PM, 1:1



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"

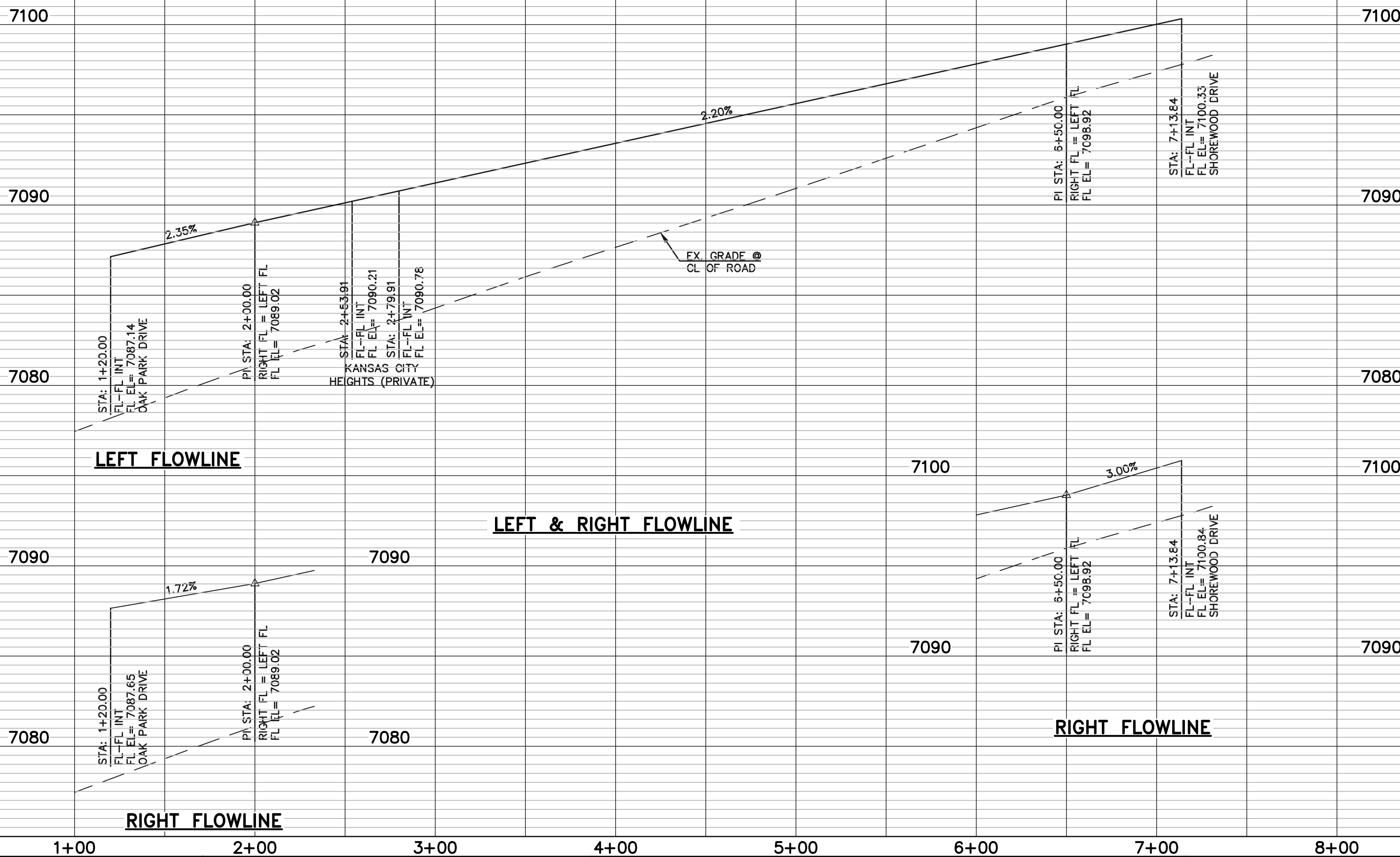
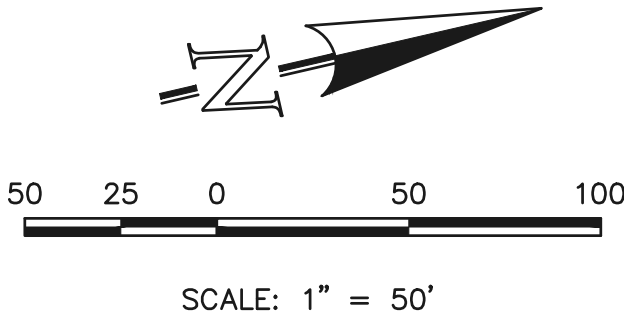
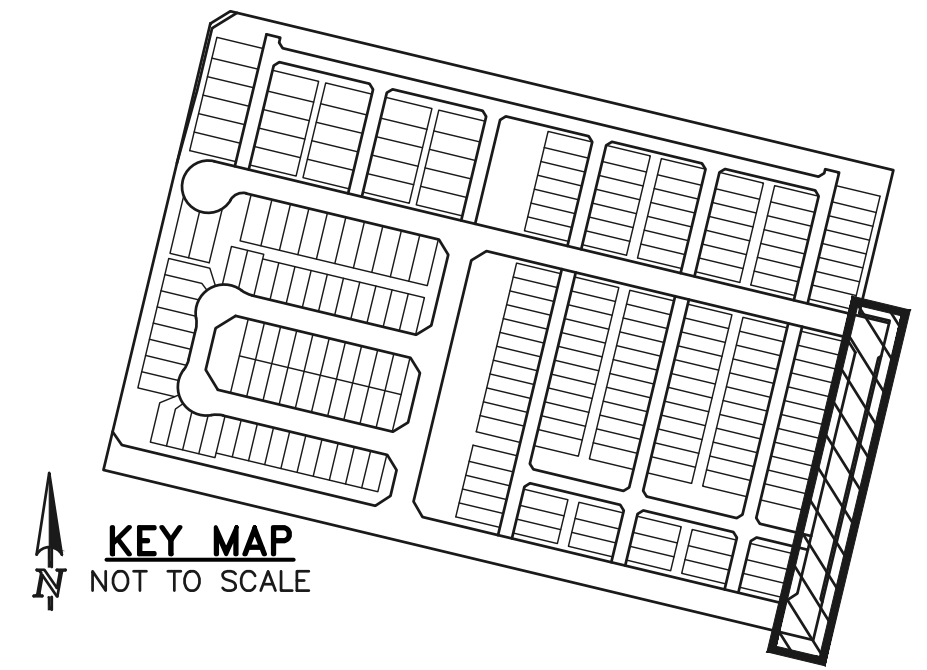
UNPLATTED
FUTURE SINGLE FAMILY



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.



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.

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



05/29/25

DATE



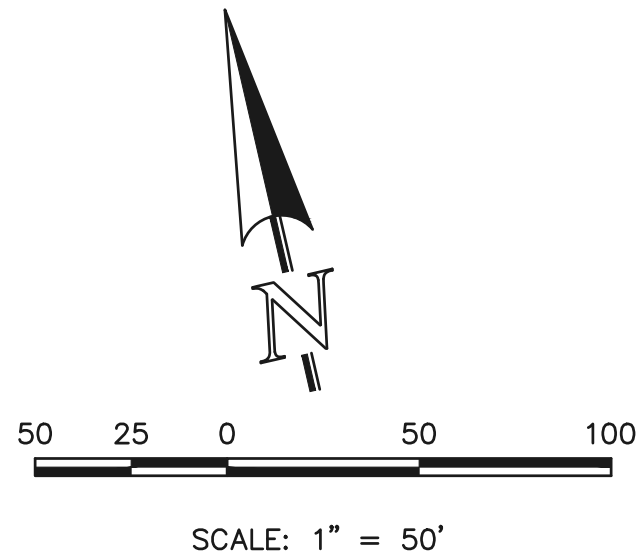
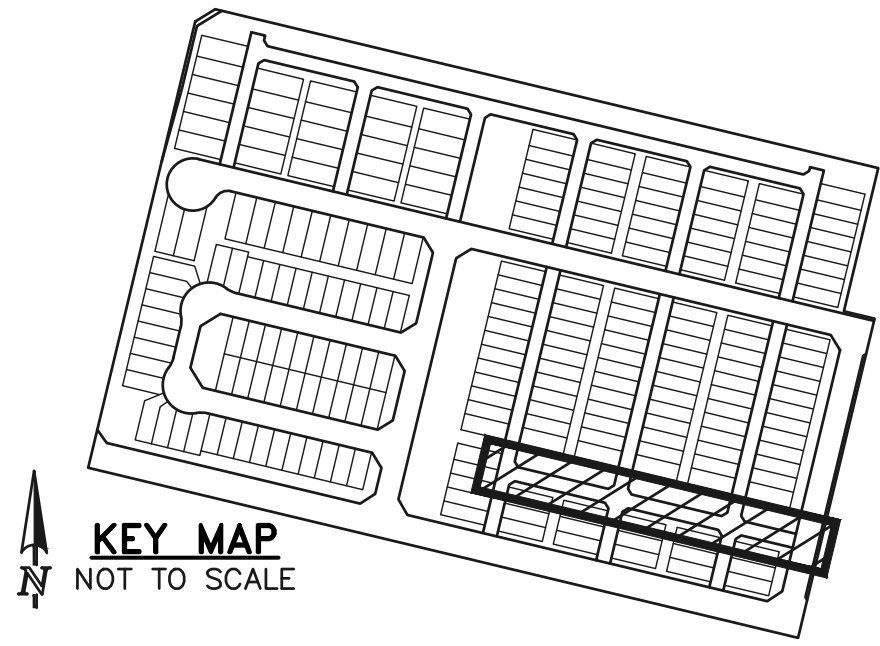
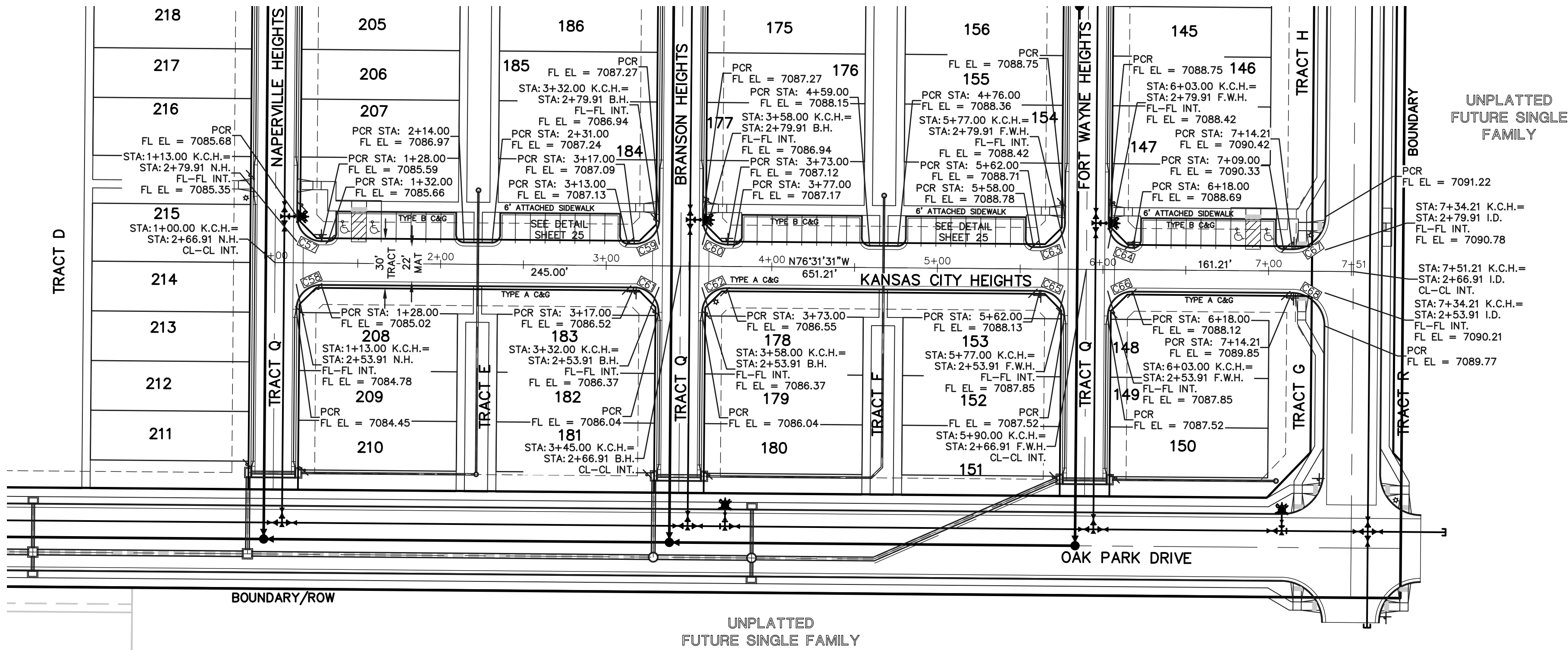
VILLAGES AT STERLING RANCH

STREET IMPROVEMENT PLANS
INDIANAPOLIS ROAD

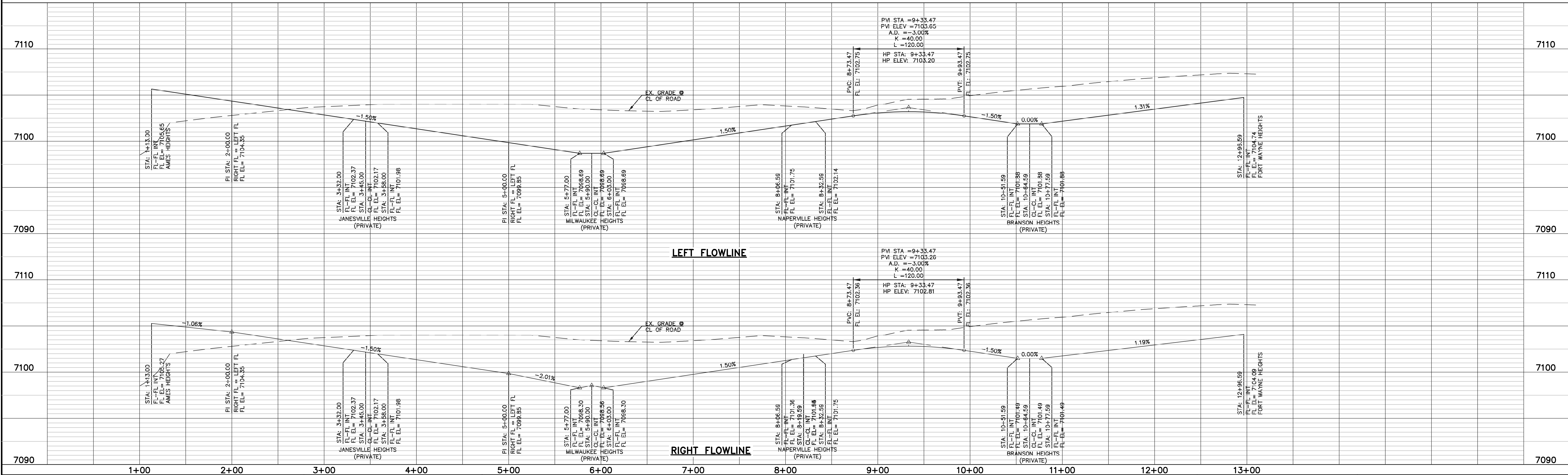
DESIGNED BY	EAS	SCALE	DATE	11/01/2024
DRAWN BY	EAS	(H) 1"= 50'	SHEET	17 OF 35
CHECKED BY		(V) 1"= 5'	JOB NO.	1183.26



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"	



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 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.

38 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

05/29/25

DATE

CLASSIC CONSULTING

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

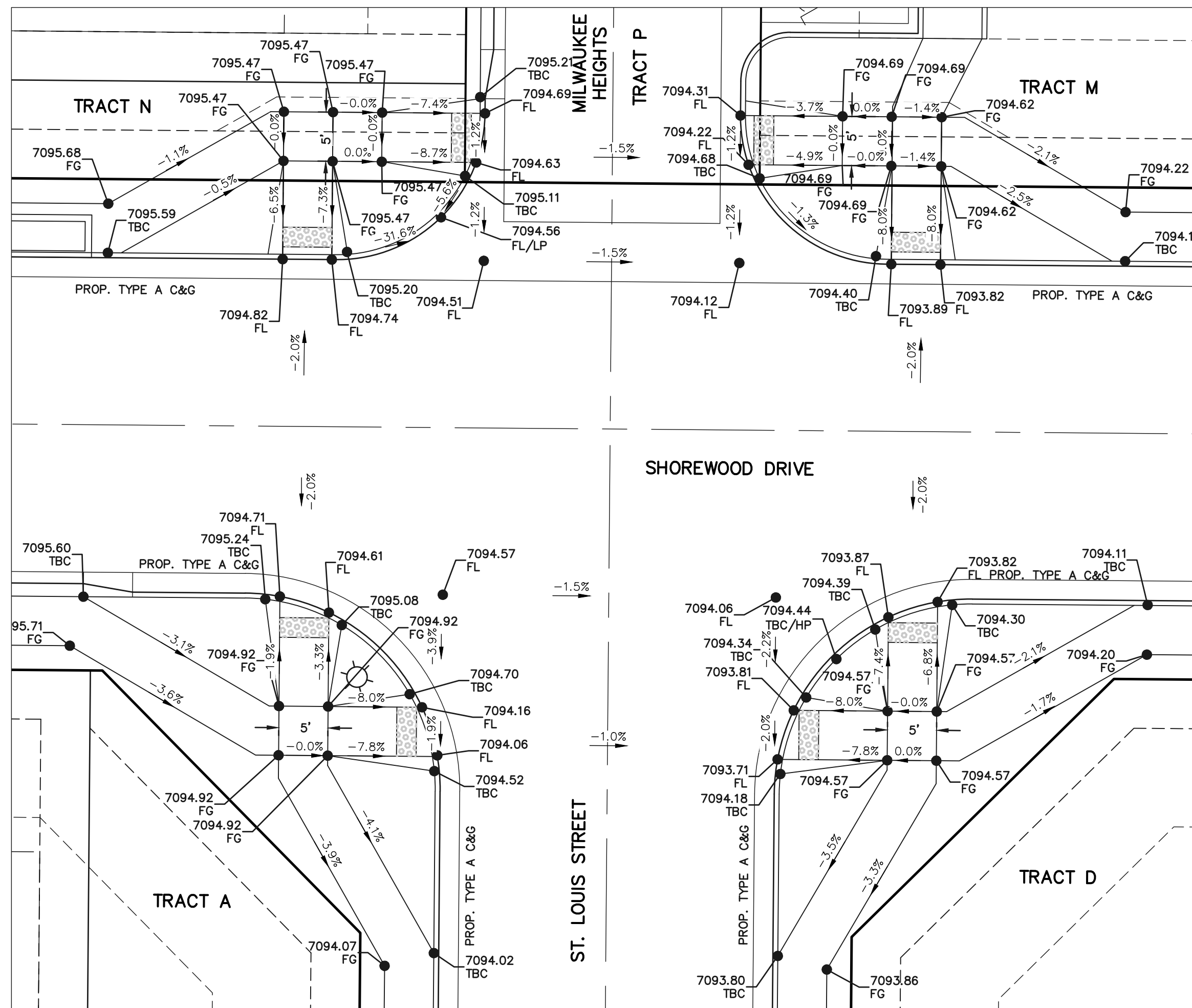
(719) 785-0790
(719) 785-0799 (Fax)

VILLAGES AT STERLING RANCH

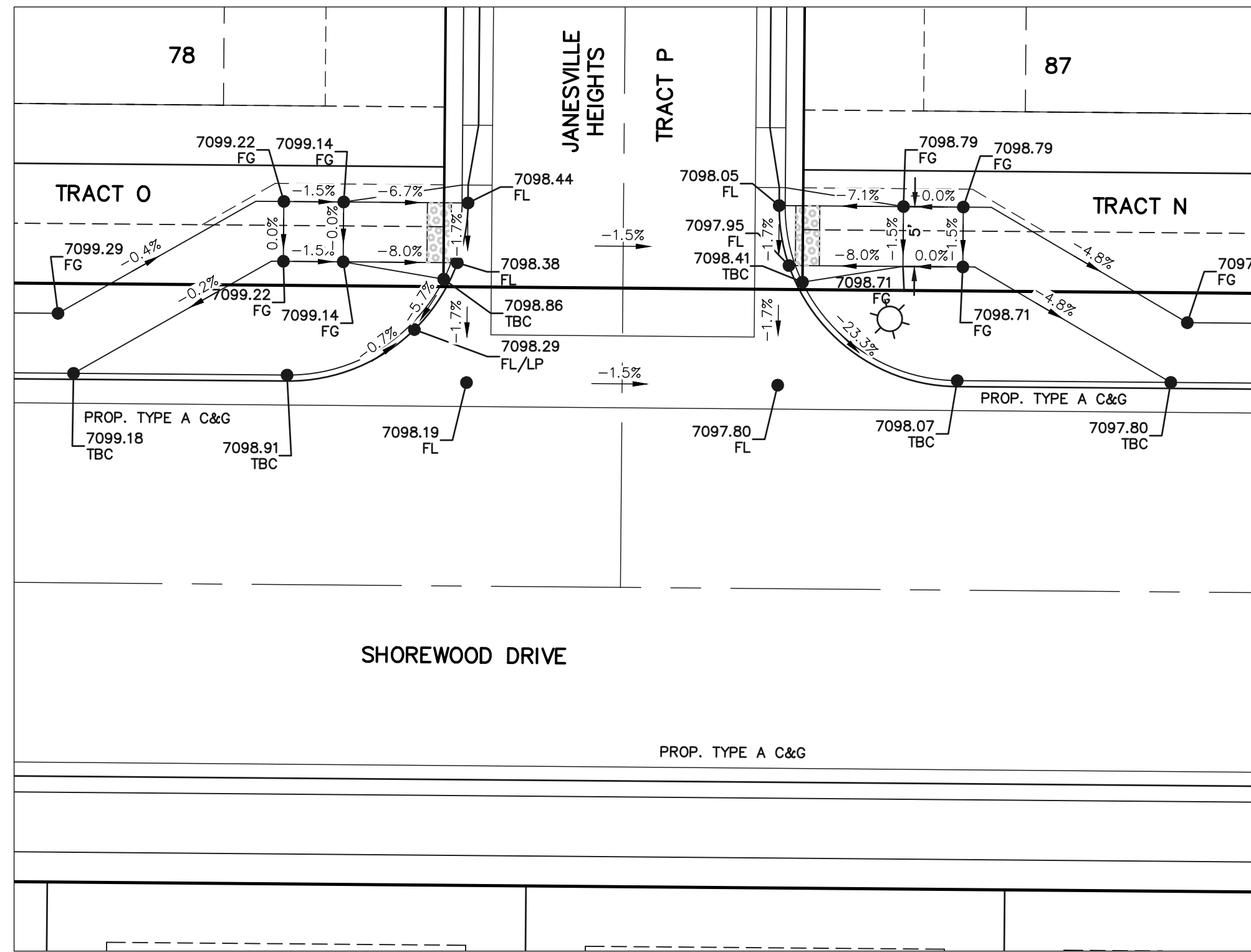
STREET IMPROVEMENT PLANS
KANSAS CITY HEIGHTS

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

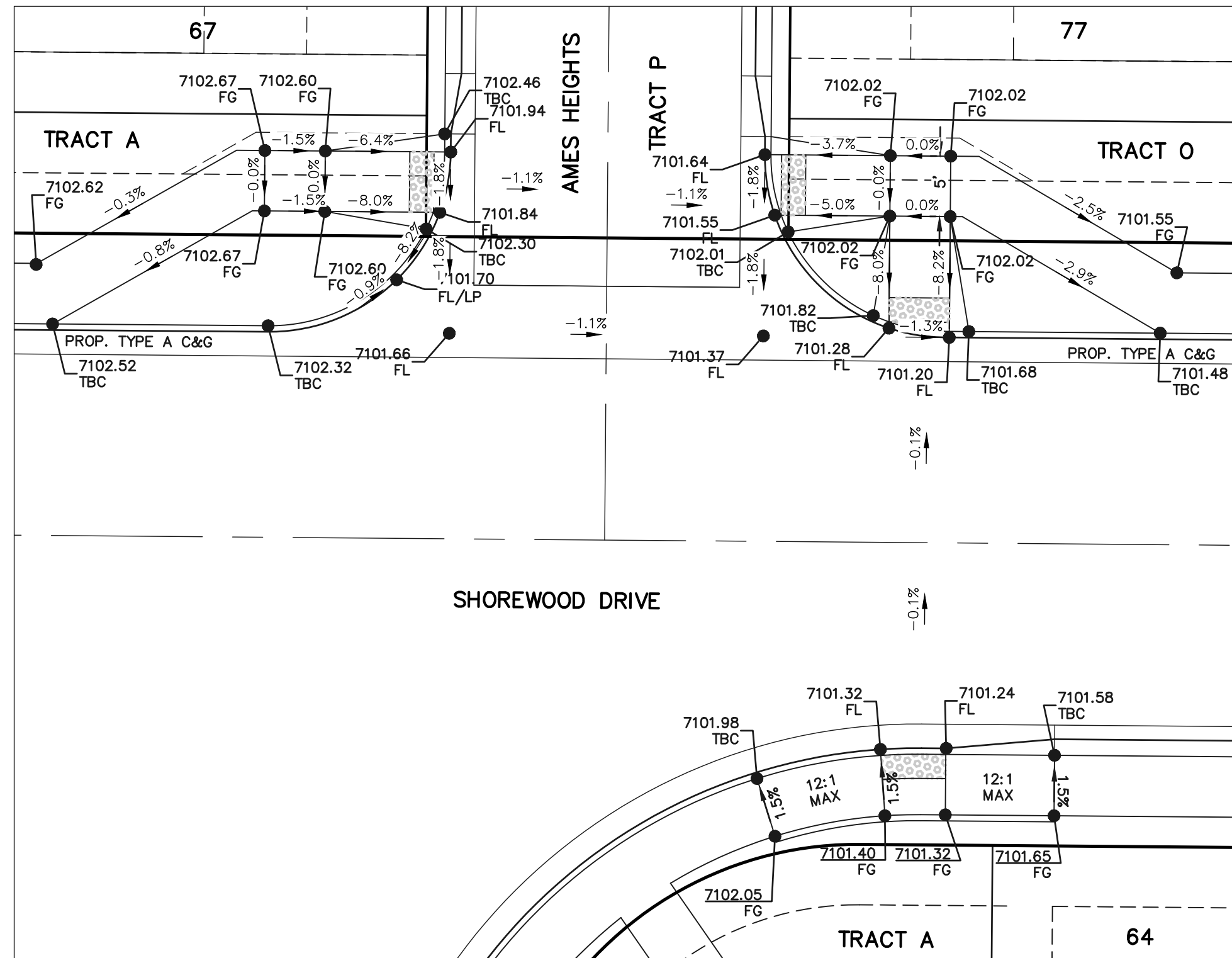




INTERSECTION MILWAUKEE
HEIGHTS/ST. LOUIS ROAD
AND SHOREWOOD DRIVE



INTERSECTION
JAMESVILLE HEIGHTS AND
SHOREWOOD DRIVE

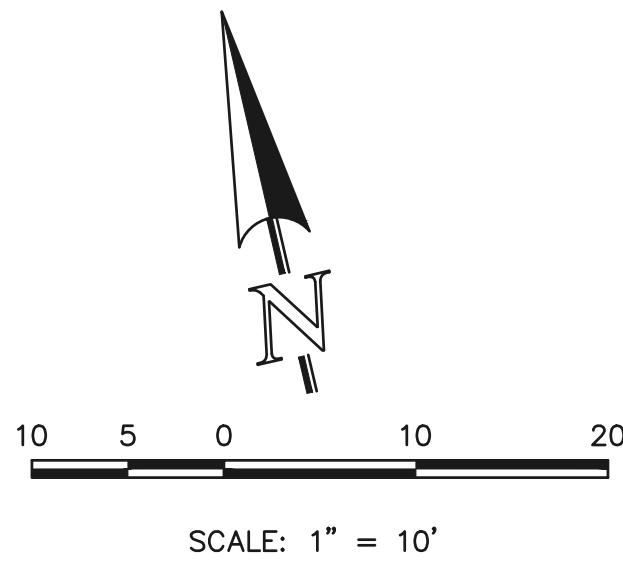


INTERSECTION AMES
HEIGHTS AND
SHOREWOOD DRIVE

*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.

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.



ALL RAMP DETAILS AT SAME
SCALE AND ROTATION

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

45004
CATHERINE M. JESSIM, CHRONO P.E. #45004

05/29/25

DATE

CLASSIC
CONSULTING

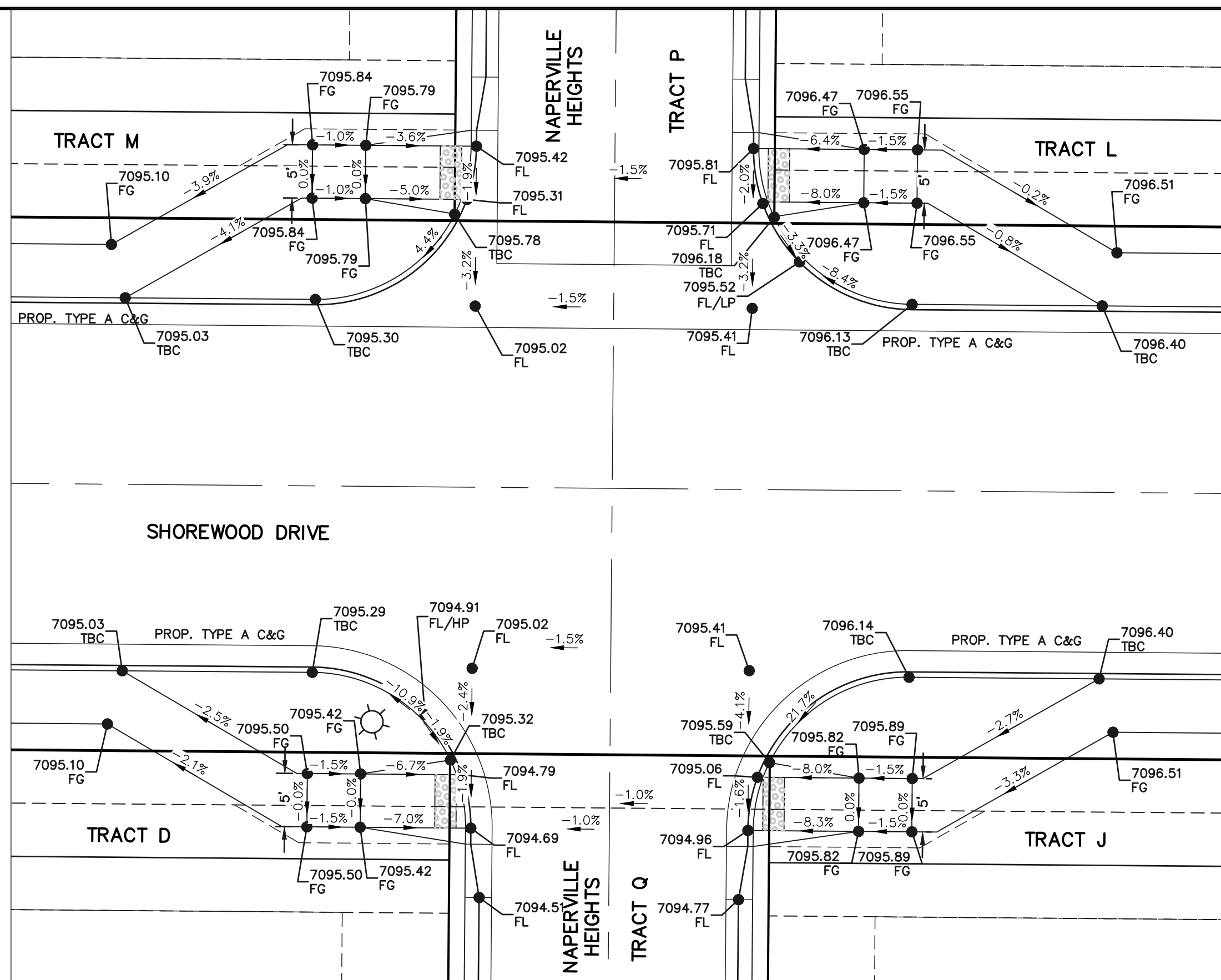
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

VILLAGES AT STERLING RANCH

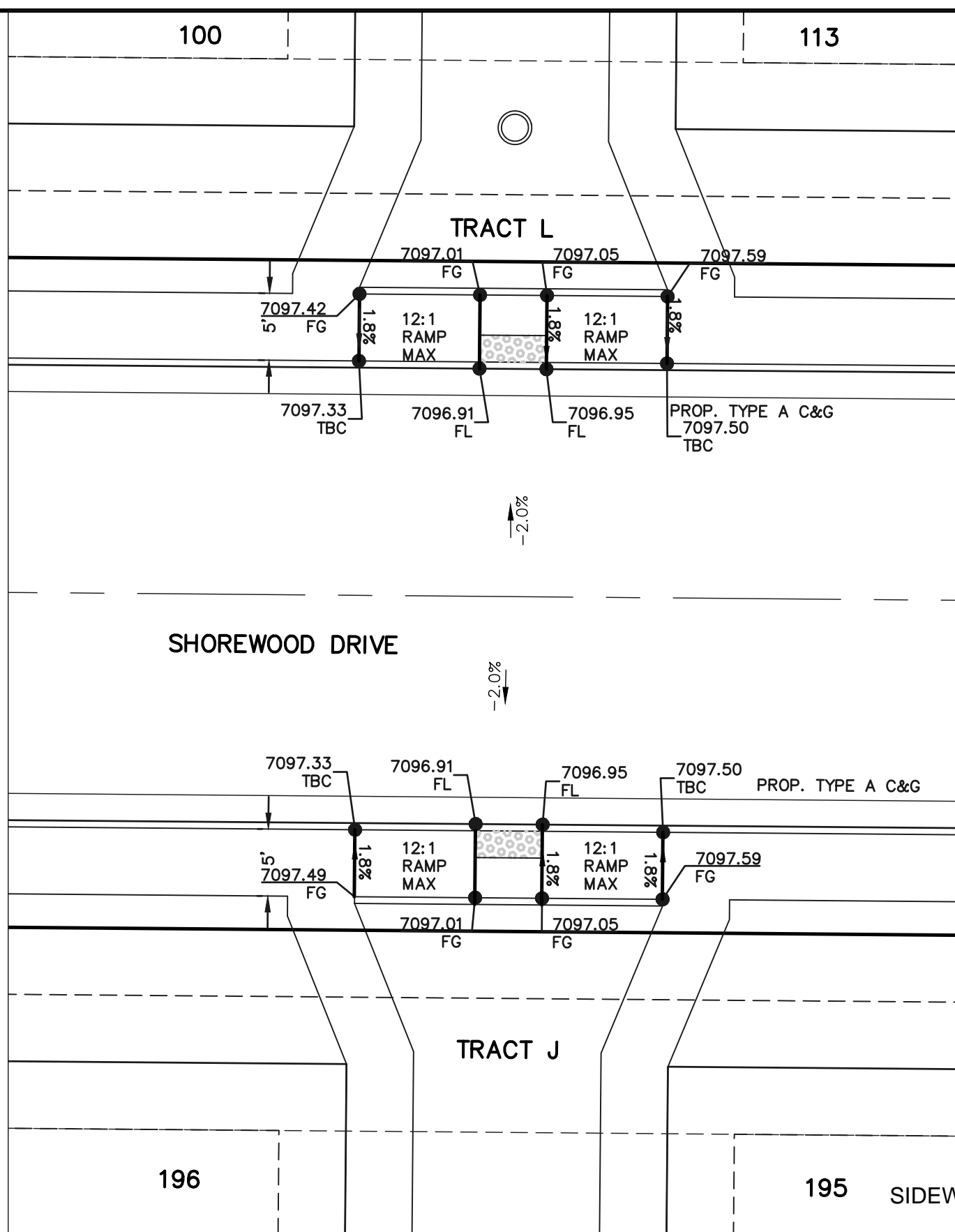
STREET IMPROVEMENT PLANS
PEDESTRIAN RAMP DETAILS

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

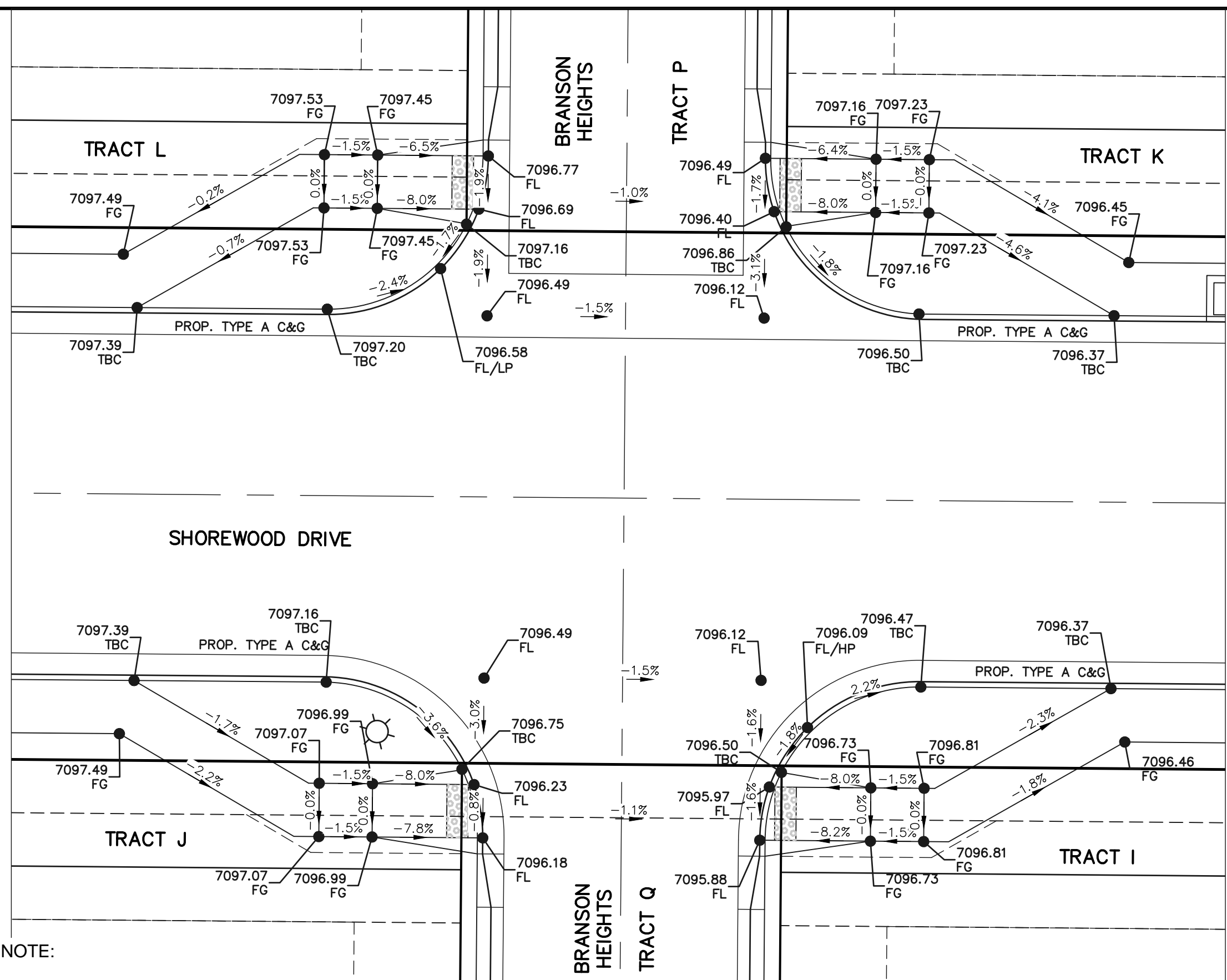
CLASSIC
CONSULTING



INTERSECTION
NAPERVILLE HEIGHTS AND
SHOREWOOD DRIVE

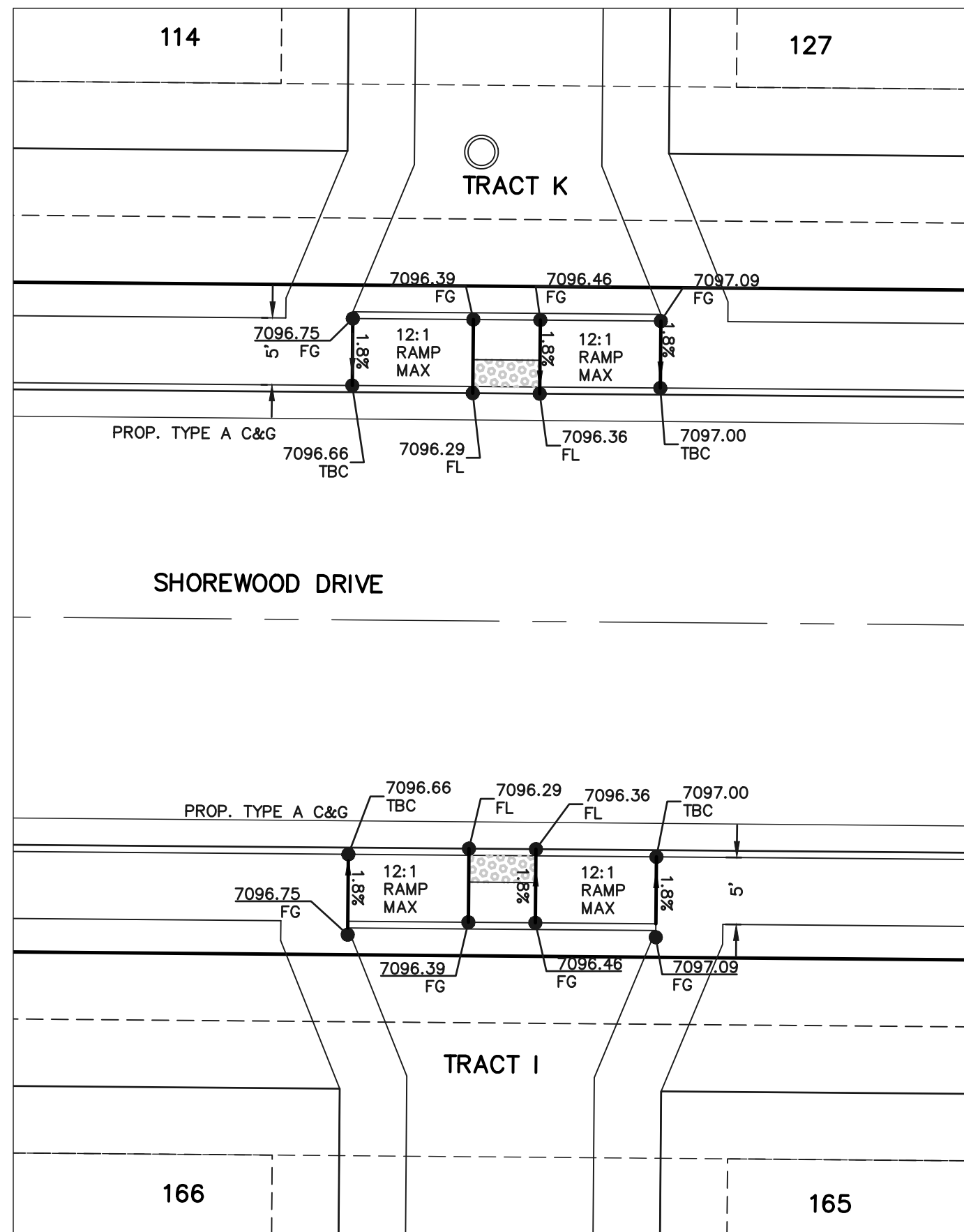


MID-BLOCK CROSSING
SHOREWOOD DRIVE
BTWN NAPERVILLE HTS.
& BRANSON HTS.

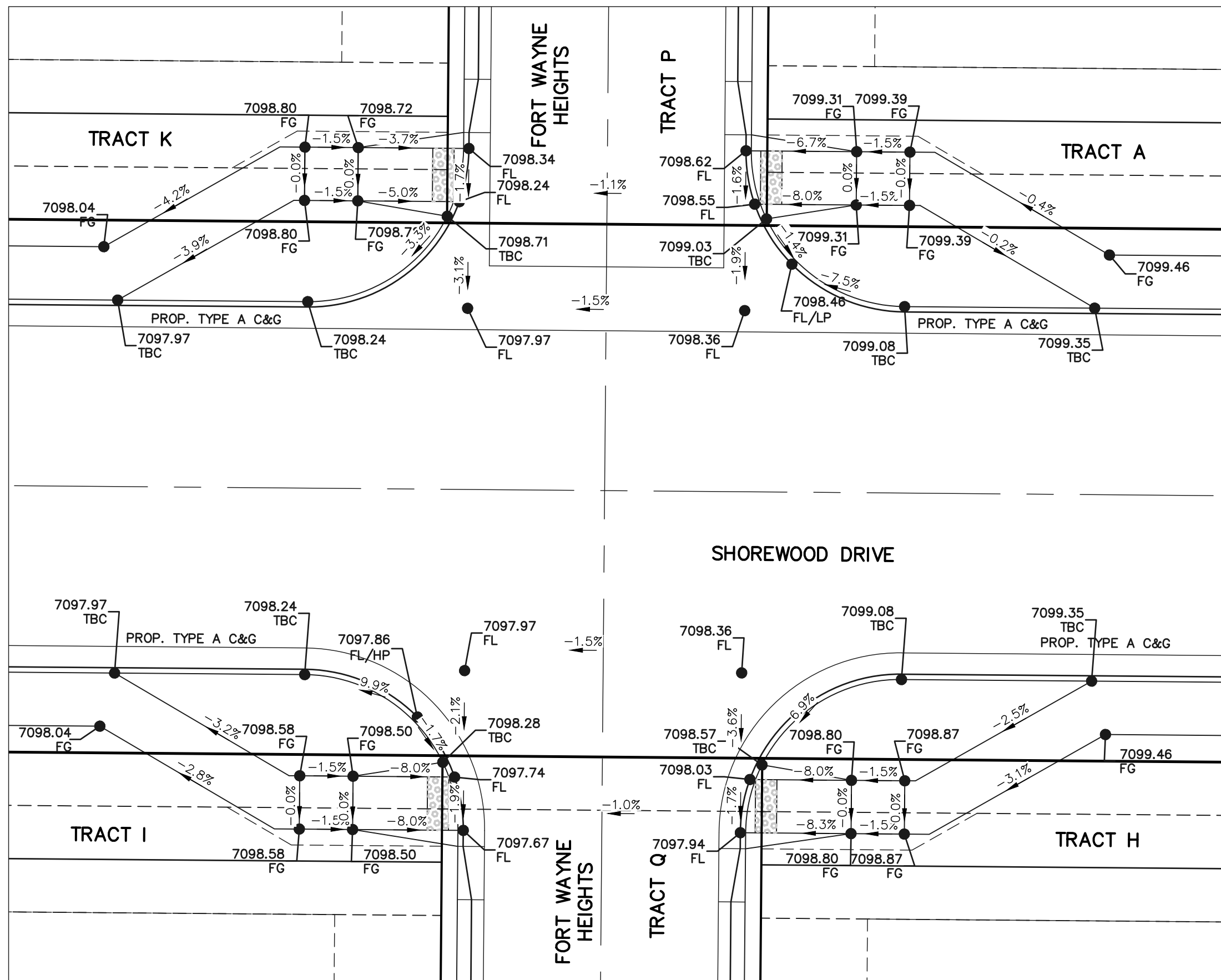


INTERSECTION
BRANSON HEIGHTS AND
SHOREWOOD DRIVE

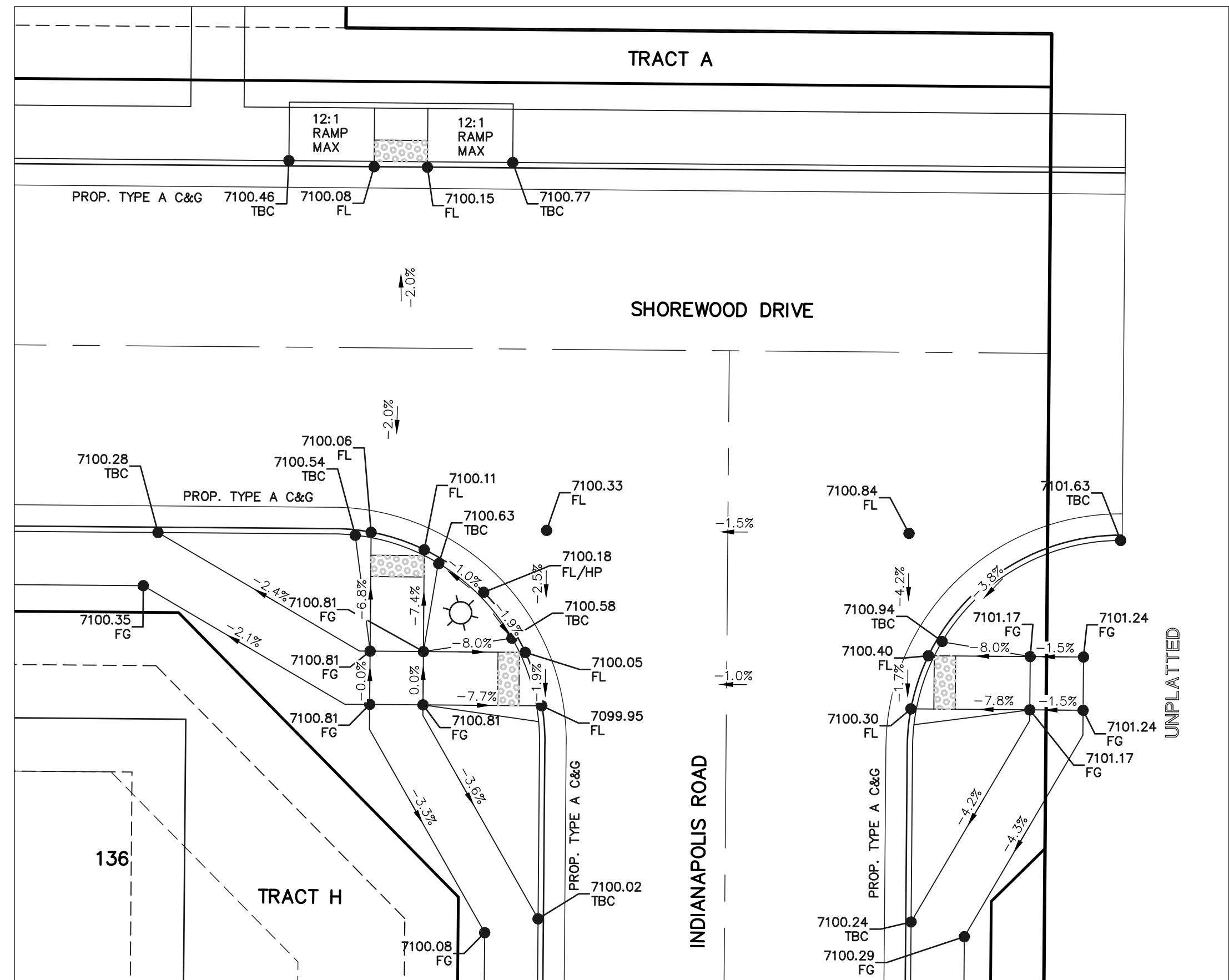
SIDEWALK CONSTRUCTION NOTE:
FOR ALL ATTACHED SIDEWALK ADJACENT
TO STORM INLETS, CONTRACTOR TO
INSTALL EXPANSION JOINTS BETWEEN
SIDEWALK AND INLET TO MINIMIZE
DIFFERENTIAL SETTLEMENT AND PROVIDE
SMOOTH TRANSITION ACROSS INLET WITH
1.5% SLOPE OR LESS.



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



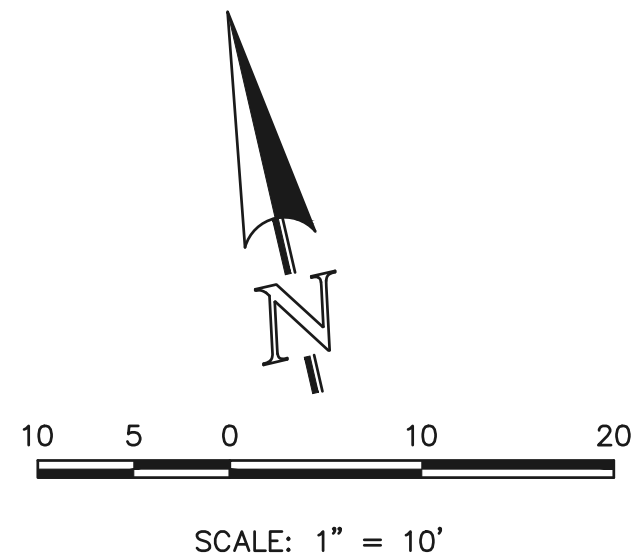
INTERSECTION
FORT WAYNE HEIGHTS &
SHOREWOOD DRIVE



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



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.

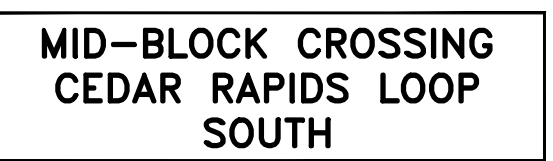
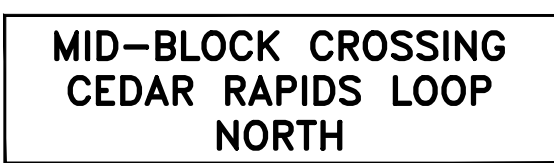
NO.	REVISION	DATE

REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
CATHERINE COLEMAN, CHIEF ENGINEER P.E. #45004
05/29/25
DATE

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

CLASSIC
CONSULTING

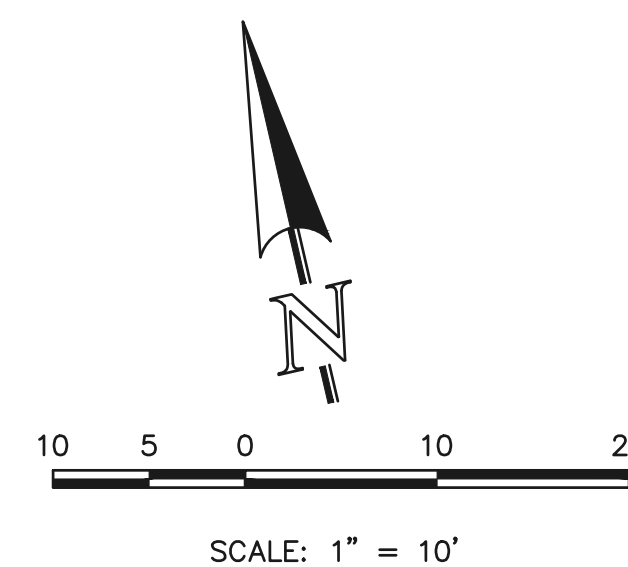


FOR ALL ATTACHED SIDEWALK ADJACENT TO STORM INLETS, CONTRACTOR TO INSTALL EXPANSION JOINTS BETWEEN SIDEWALK AND INLET TO MINIMIZE DIFFERENTIAL SETTLEMENT AND PROVIDE SMOOTH TRANSITION ACROSS INLET WITH 1.5% SLOPE OR LESS.

[illegible]


 CATHERINE TRESSIN, COLORADO P.E. #45004

***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.



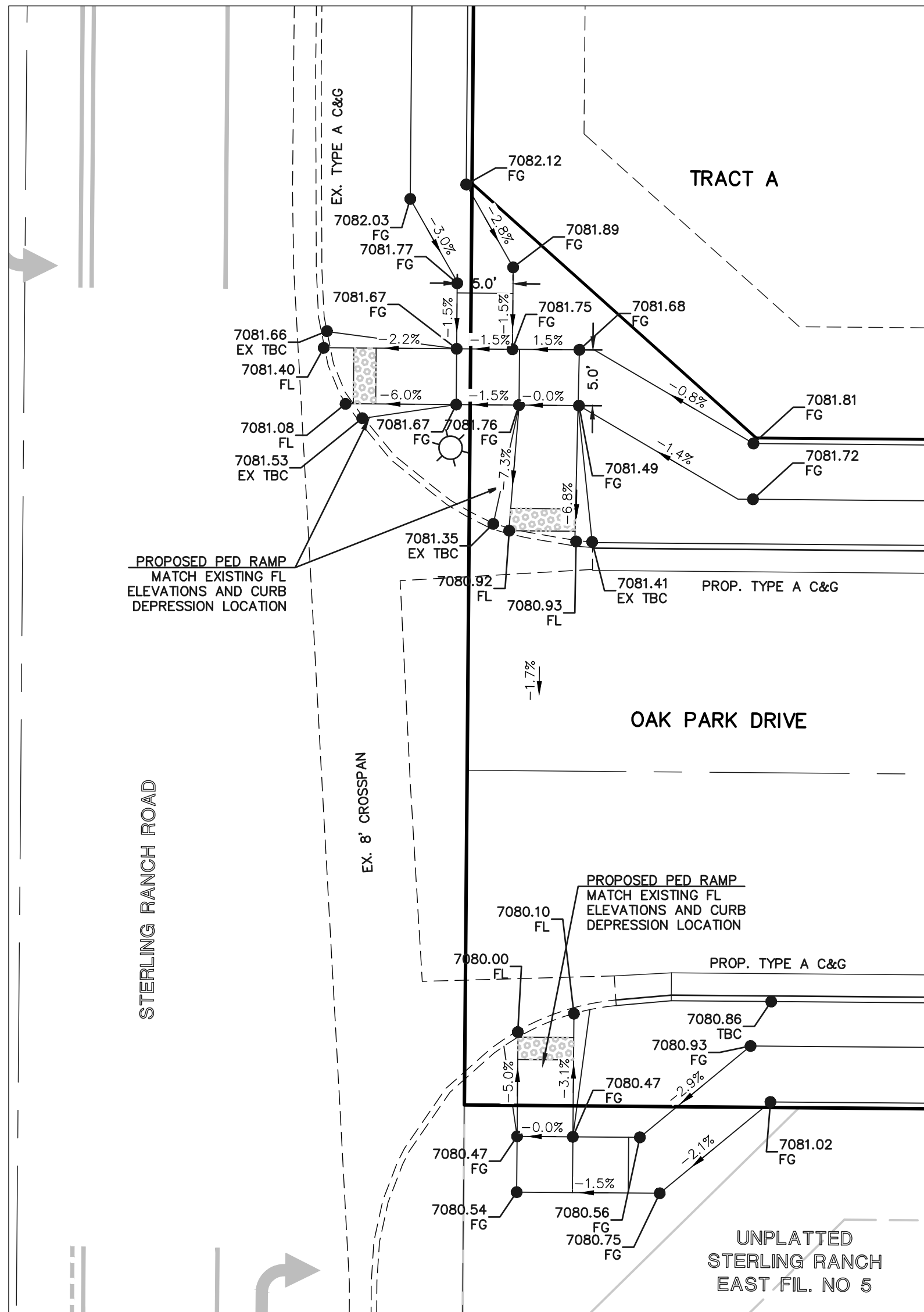
ALL RAMP DETAILS AT SAME
SCALE AND ROTATION

STREET IMPROVEMENT PLANS
PEDESTRIAN RAMP DETAILS

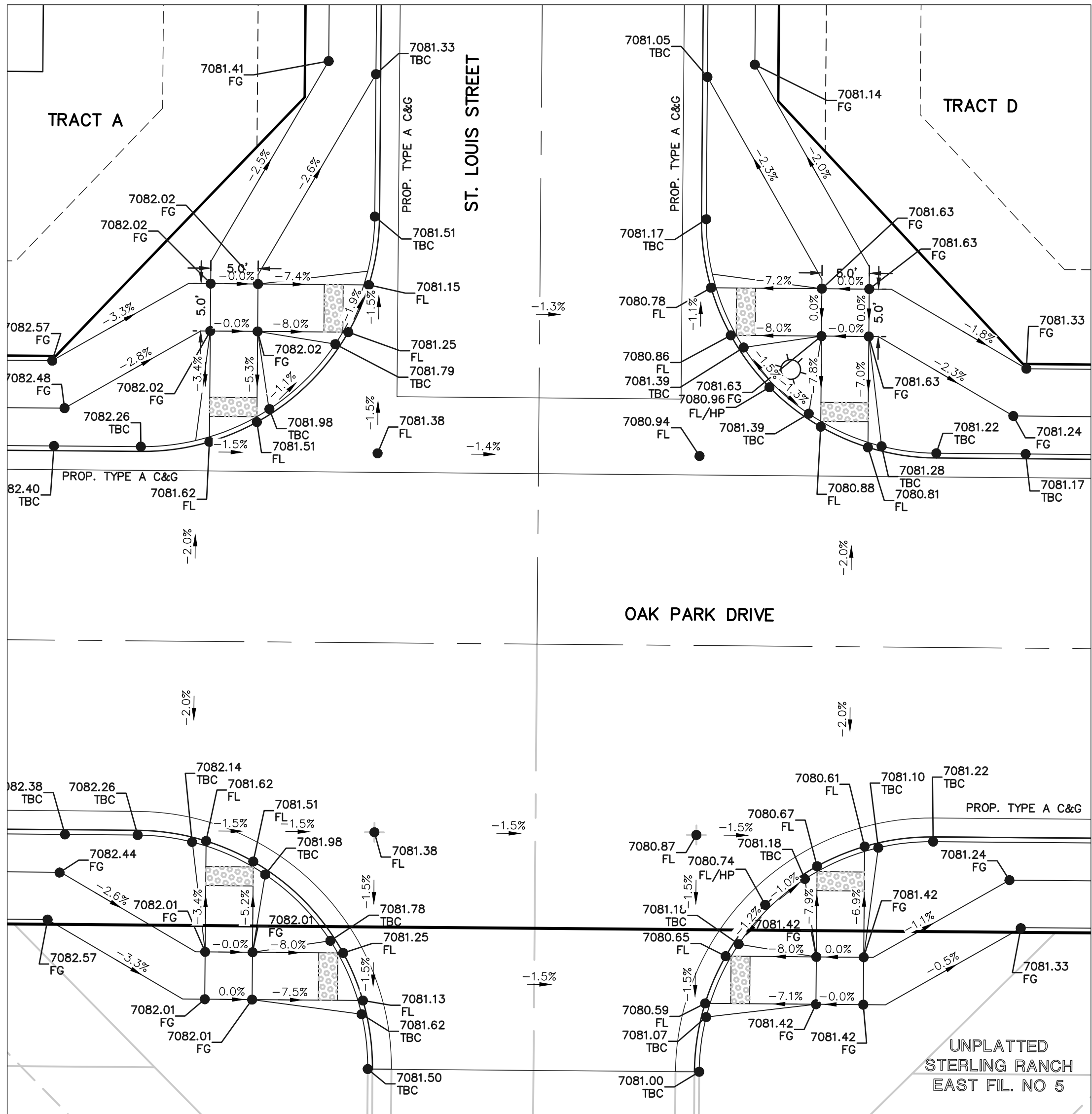
DESIGNED BY	EAS	SCALE	DATE	11/01/2024
DRAWN BY	EAS	(H) 1"= 10'	SHEET	21 OF 35
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.26


CLASSIC
CONSULTING SM

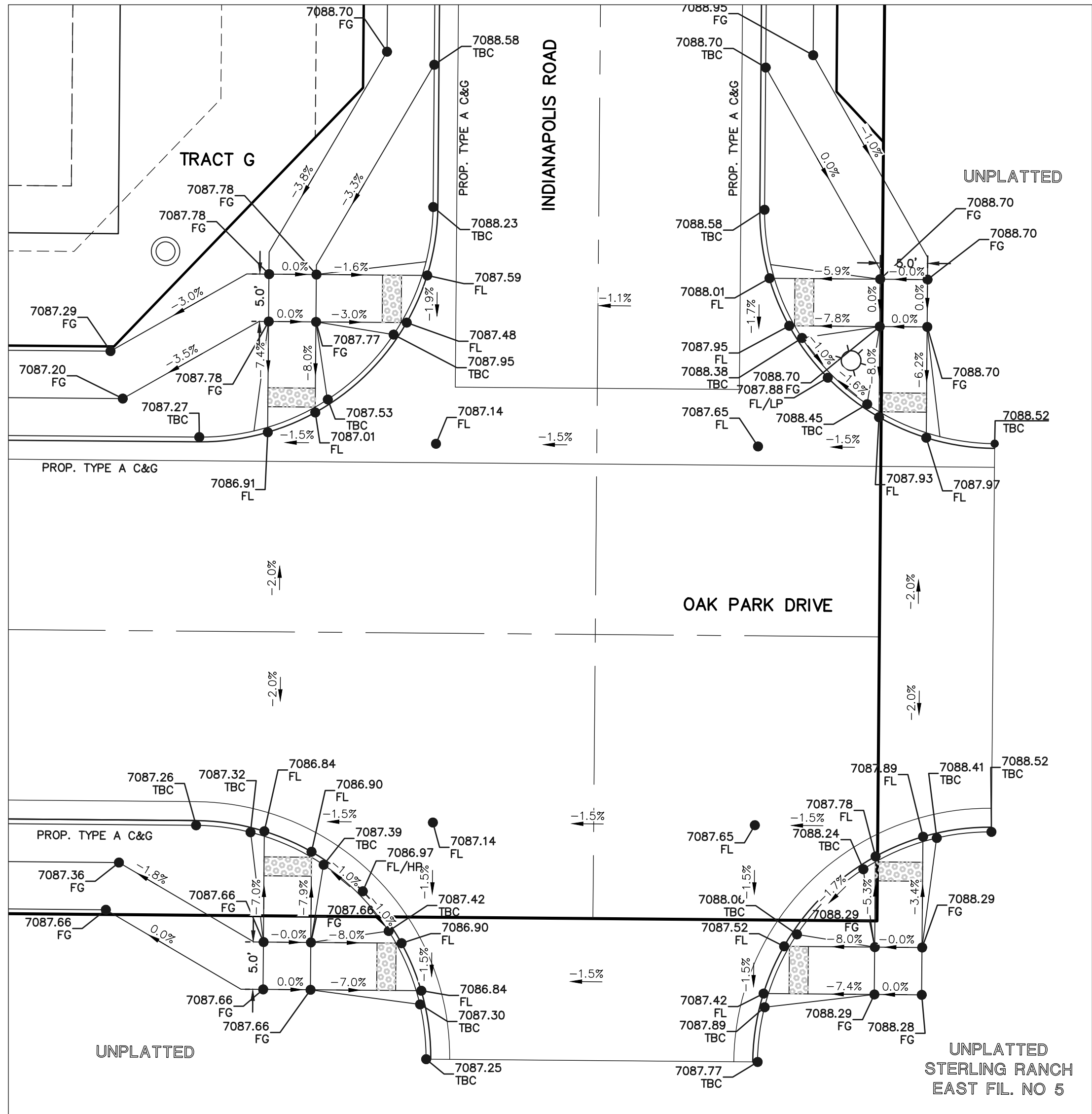
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(Fax)



INTERSECTION
OAK PARK DRIVE &
STERLING RANCH ROAD



INTERSECTION
OAK PARK DRIVE &
ST. LOUIS STREET



INTERSECTION
OAK PARK DRIVE &
INDIANAPOLIS ROAD

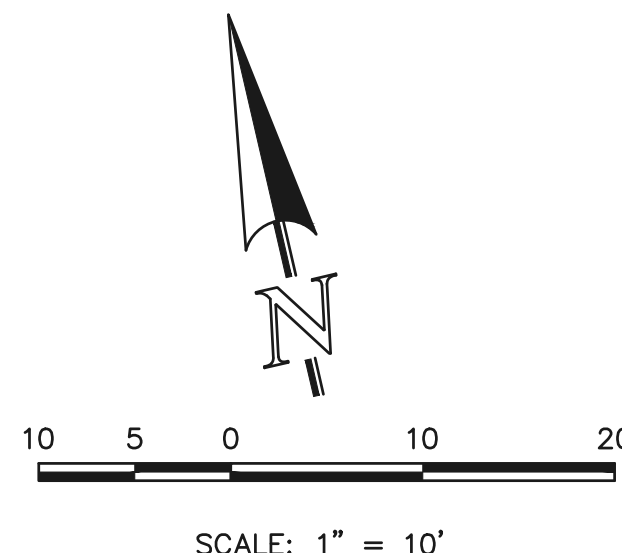
SIDEWALK CONSTRUCTION NOTE:

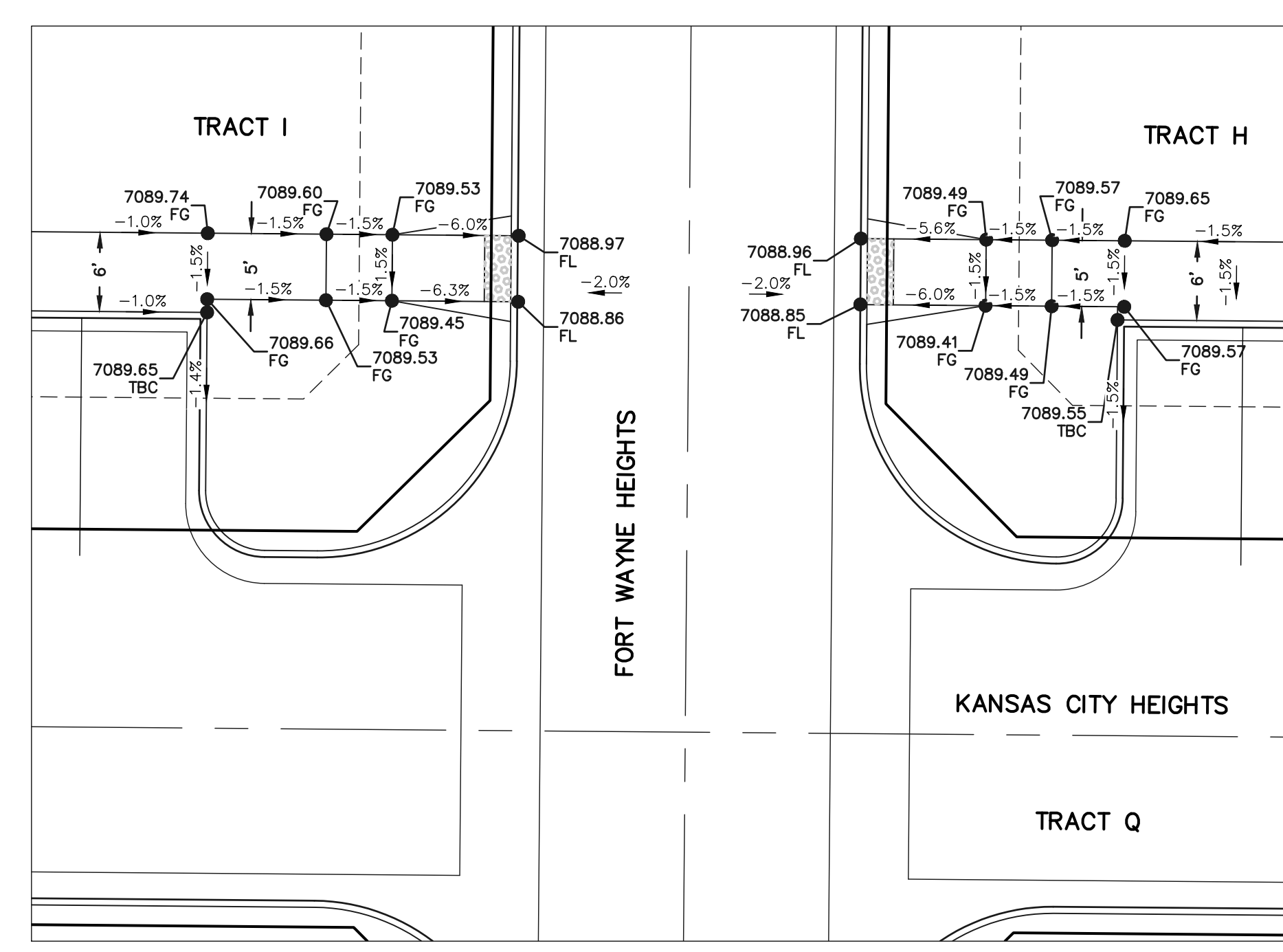
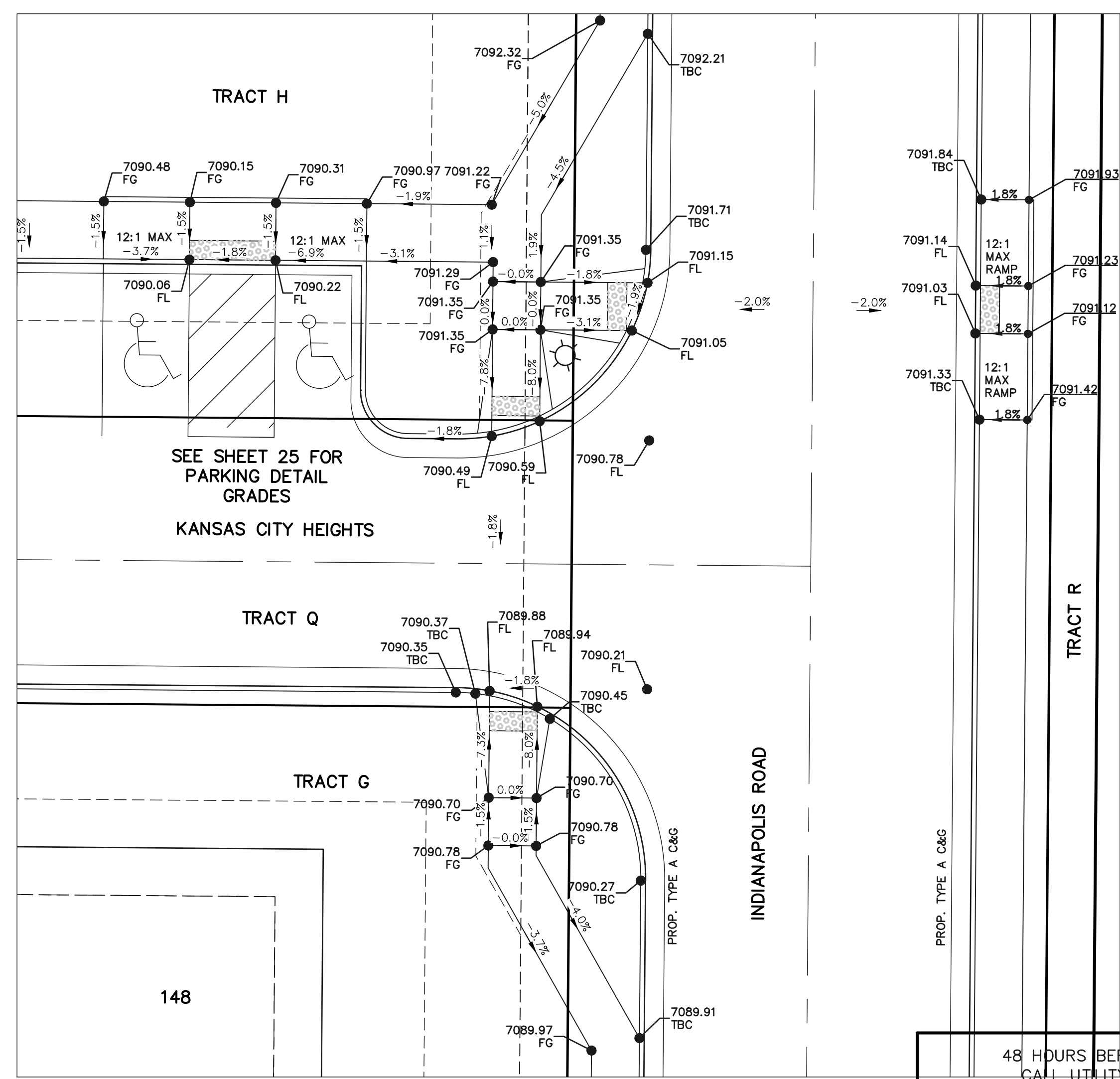
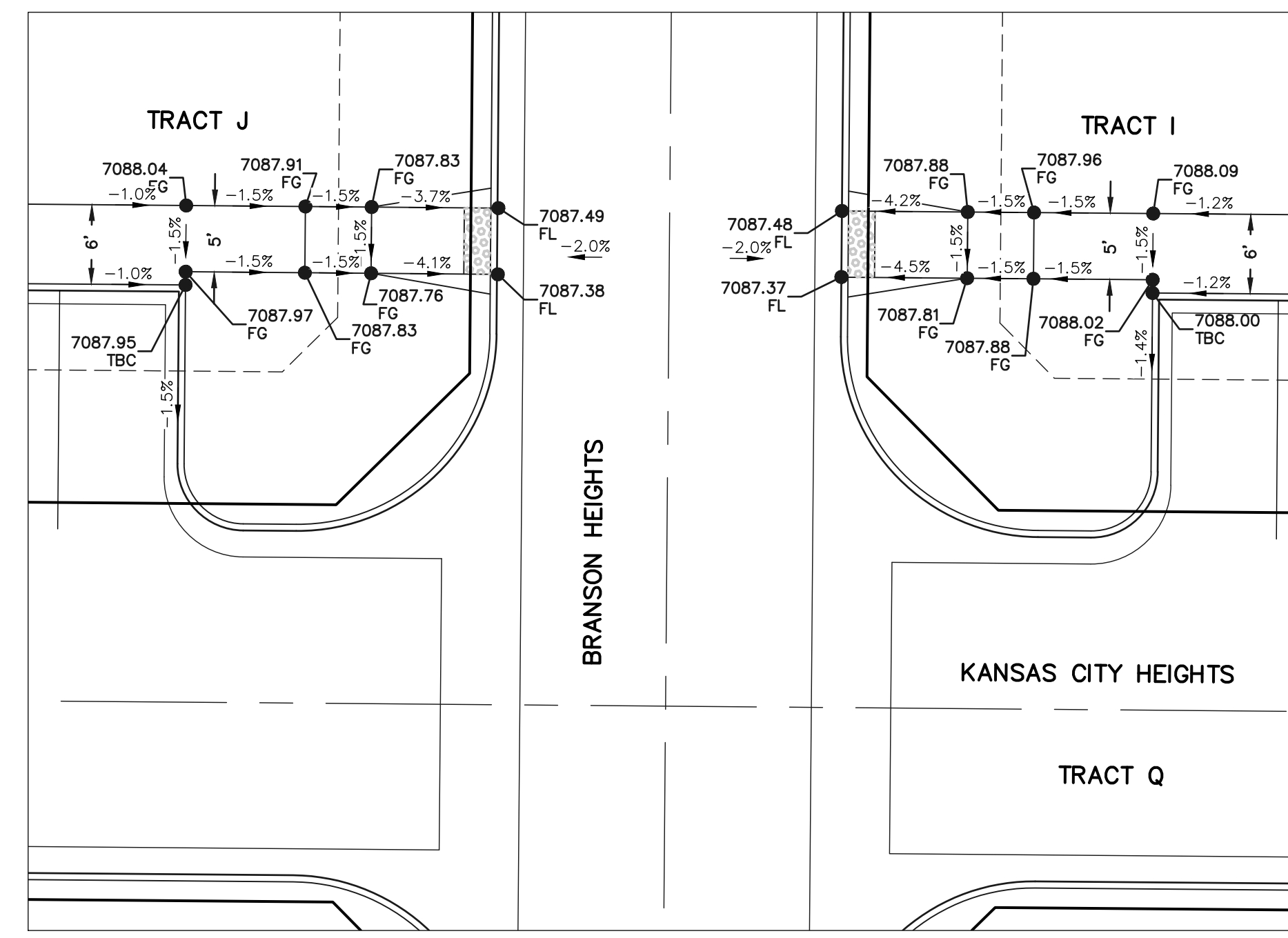
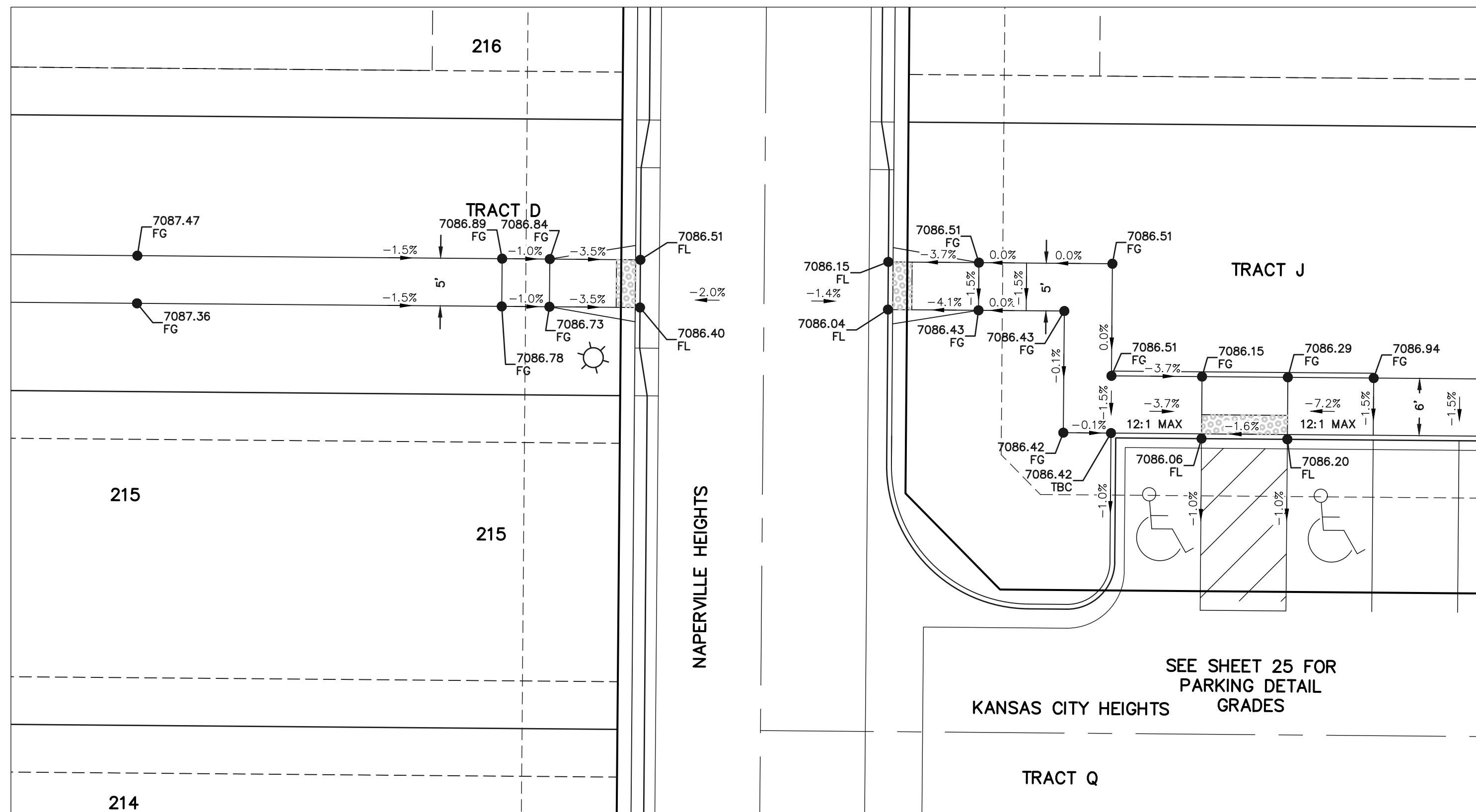
FOR ALL ATTACHED SIDEWALK ADJACENT TO STORM INLETS, CONTRACTOR TO INSTALL EXPANSION JOINTS BETWEEN SIDEWALK AND INLET TO MINIMIZE DIFFERENTIAL SETTLEMENT AND PROVIDE SMOOTH TRANSITION ACROSS INLET WITH 1.5% SLOPE OR LESS.

***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.

ALL RAMP DETAILS AT SAME SCALE AND ROTATION

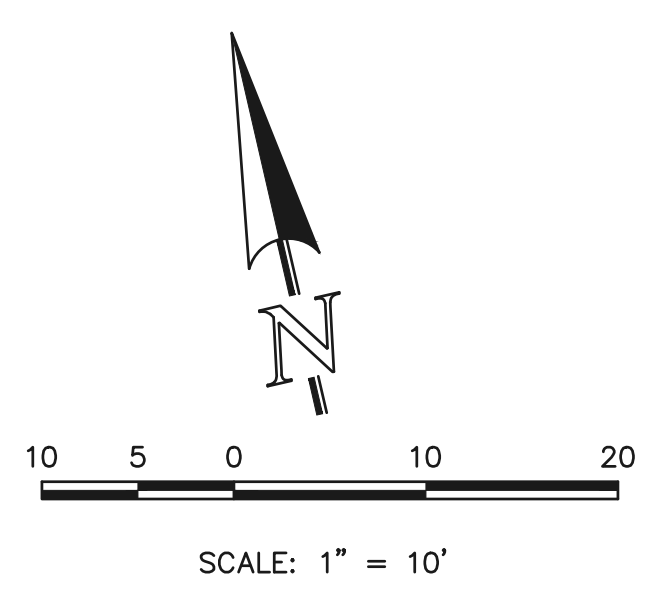
<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>	<table><tr><th>NO.</th><th>REVISION</th><th>DATE</th></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	NO.	REVISION	DATE																<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <p>45004 CATHERINE M. CASSIN, CHICAGO P.E. #45004</p> <p>05/29/25 DATE</p>	<p>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903</p> <p>(719) 785-0790 (719) 785-0799 (Fax)</p>	<p>VILLAGES AT STERLING RANCH</p> <p>STREET IMPROVEMENT PLANS PEDESTRIAN RAMP DETAILS</p> <table><tr><td>DESIGNED BY</td><td>EAS</td><td>SCALE</td><td>DATE</td><td>11/01/2024</td></tr><tr><td>DRAWN BY</td><td>EAS</td><td>(H) 1"= 10'</td><td>SHEET</td><td>22 OF 35</td></tr><tr><td>CHECKED BY</td><td> </td><td>(V) 1"= N/A</td><td>JOB NO.</td><td>1183.26</td></tr></table>	DESIGNED BY	EAS	SCALE	DATE	11/01/2024	DRAWN BY	EAS	(H) 1"= 10'	SHEET	22 OF 35	CHECKED BY		(V) 1"= N/A	JOB NO.	1183.26	<p>CLASSIC CONSULTING</p>
NO.	REVISION	DATE																																				
DESIGNED BY	EAS	SCALE	DATE	11/01/2024																																		
DRAWN BY	EAS	(H) 1"= 10'	SHEET	22 OF 35																																		
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.26																																		





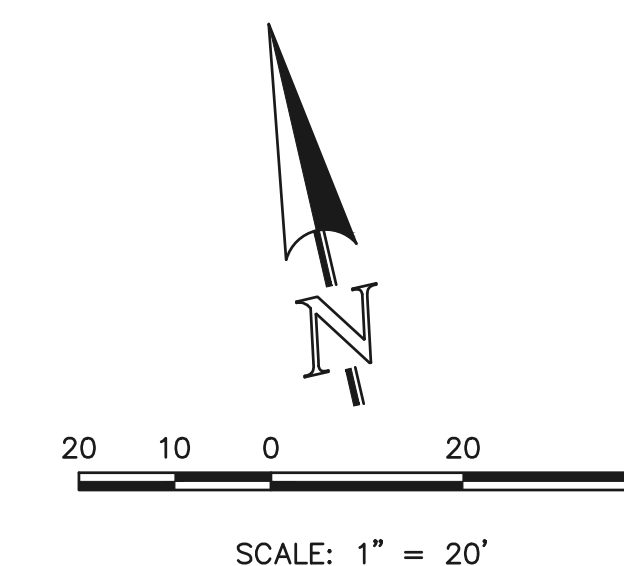
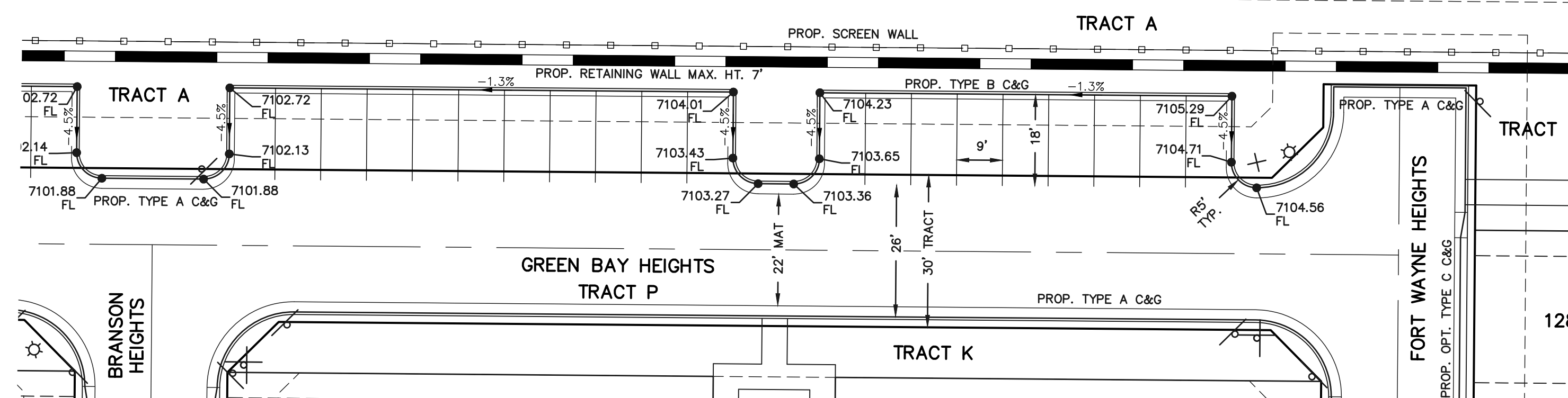
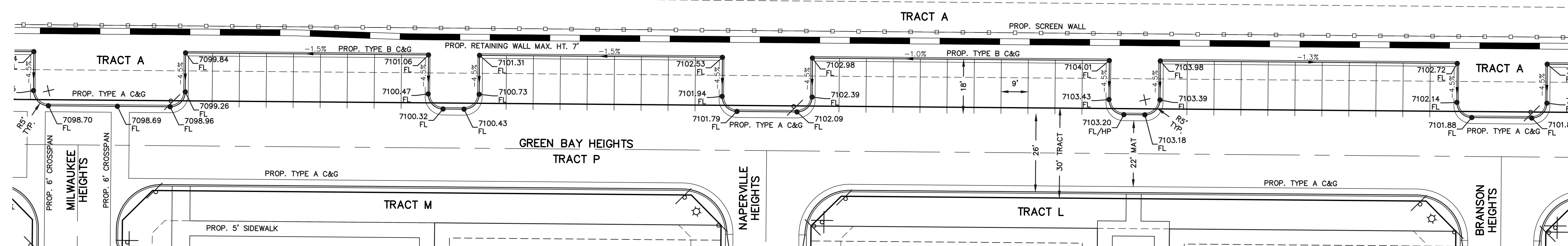
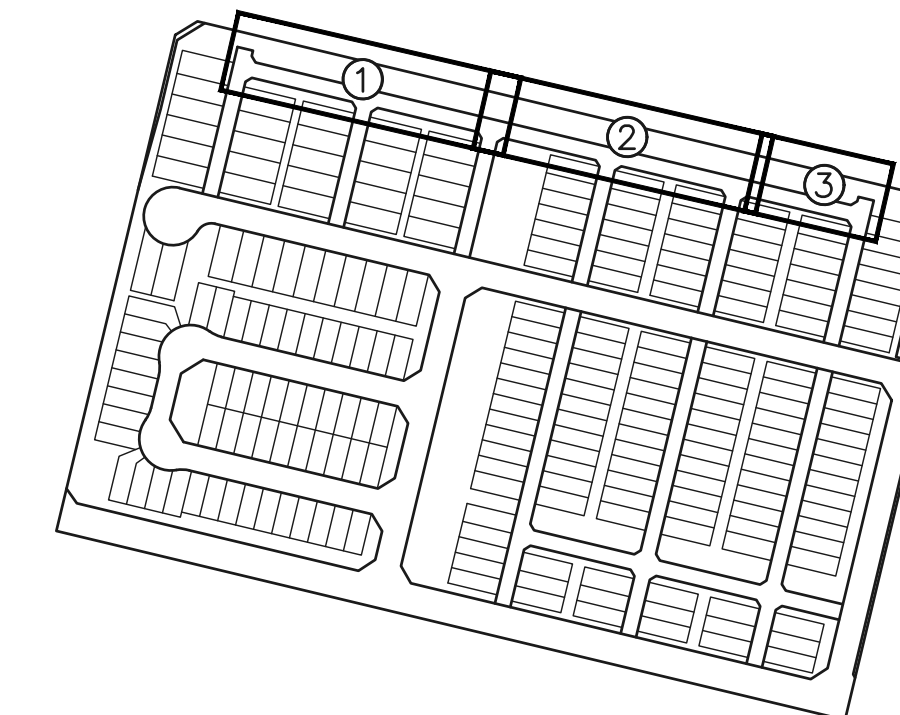


SIDEWALK CONSTRUCTION NOTE:
FOR ALL ATTACHED SIDEWALK ADJACENT TO STORM INLETS, CONTRACTOR TO INSTALL EXPANSION JOINTS BETWEEN SIDEWALK AND INLET TO MINIMIZE DIFFERENTIAL SETTLEMENT AND PROVIDE SMOOTH TRANSITION ACROSS INLET WITH 1.5% SLOPE OR LESS.

***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.

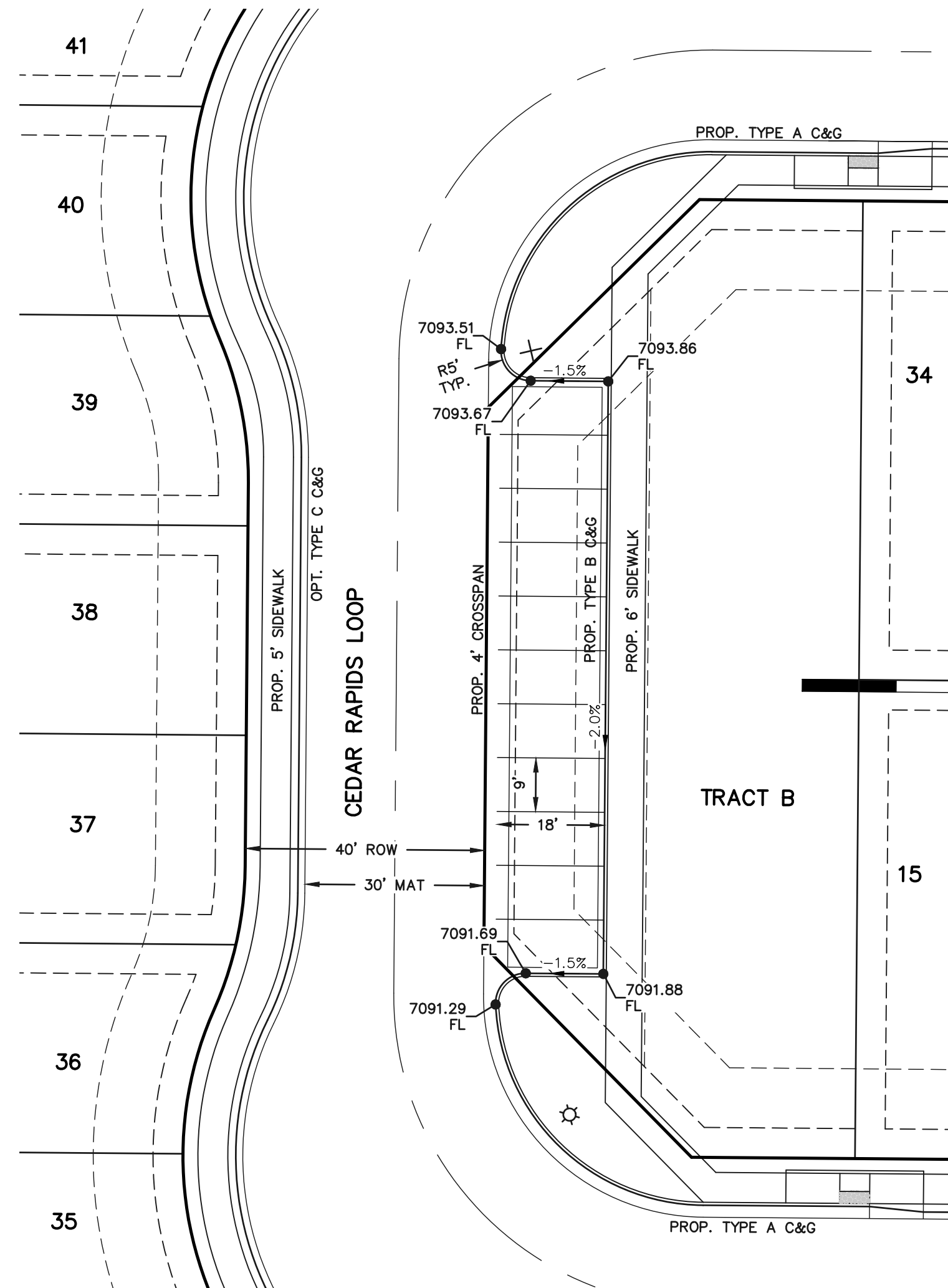


48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR 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 <table border="1"><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>														DATE <table border="1"><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>														REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC  CATHERINE M. CASSIN, CHIEF ENGINEER P.E. #45004 DATE 05/29/25		 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 DRAWN BY EAS CHECKED BY SCALE (H) 1" = 10' (V) 1" = N/A DATE 11/01/2024 SHEET 23 OF 35 JOB NO. 1183.26	



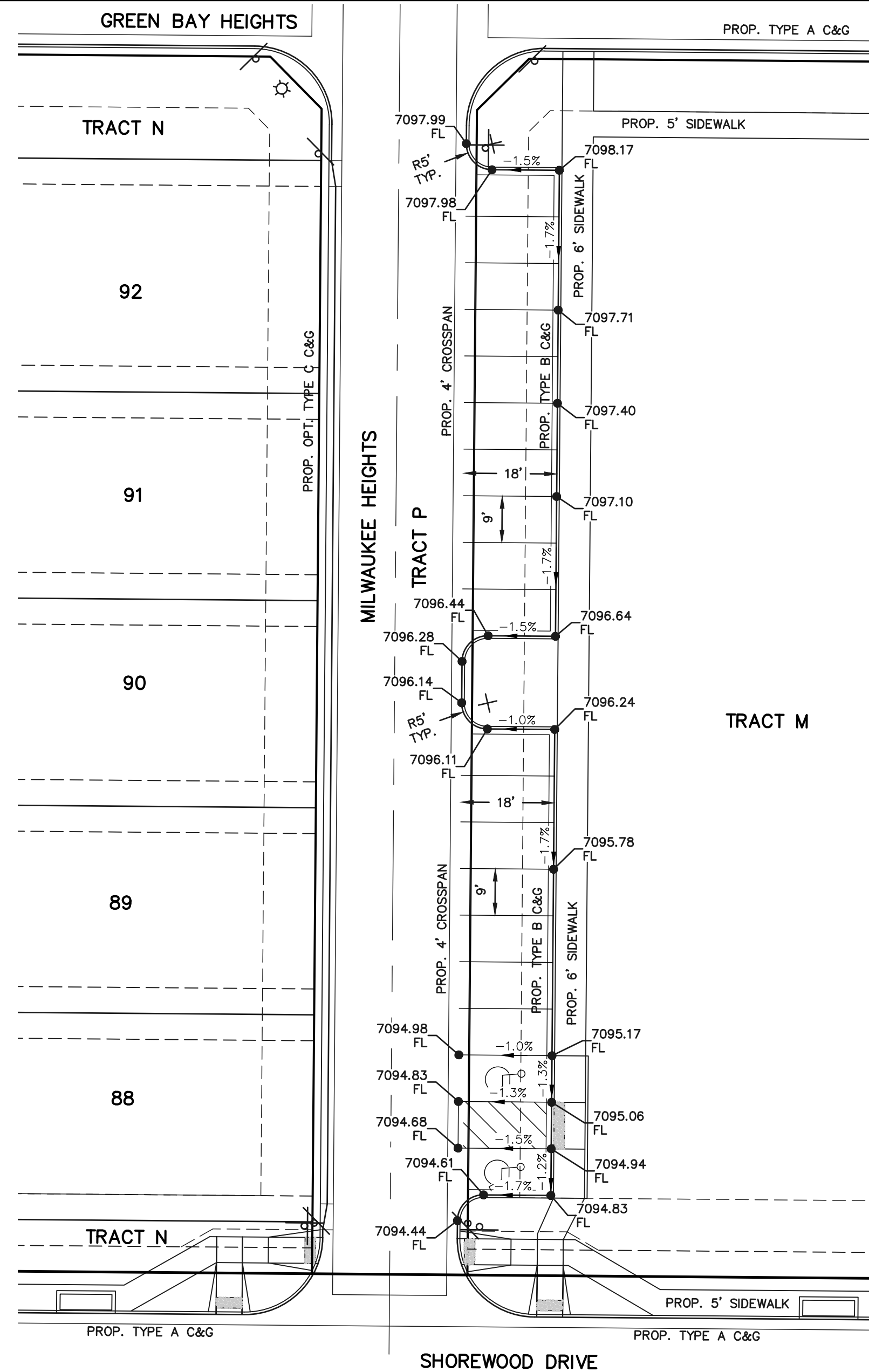
CLASSICSM
CONSULTING

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



4

CEDAR RAPIDS LOOP PARKING STALLS

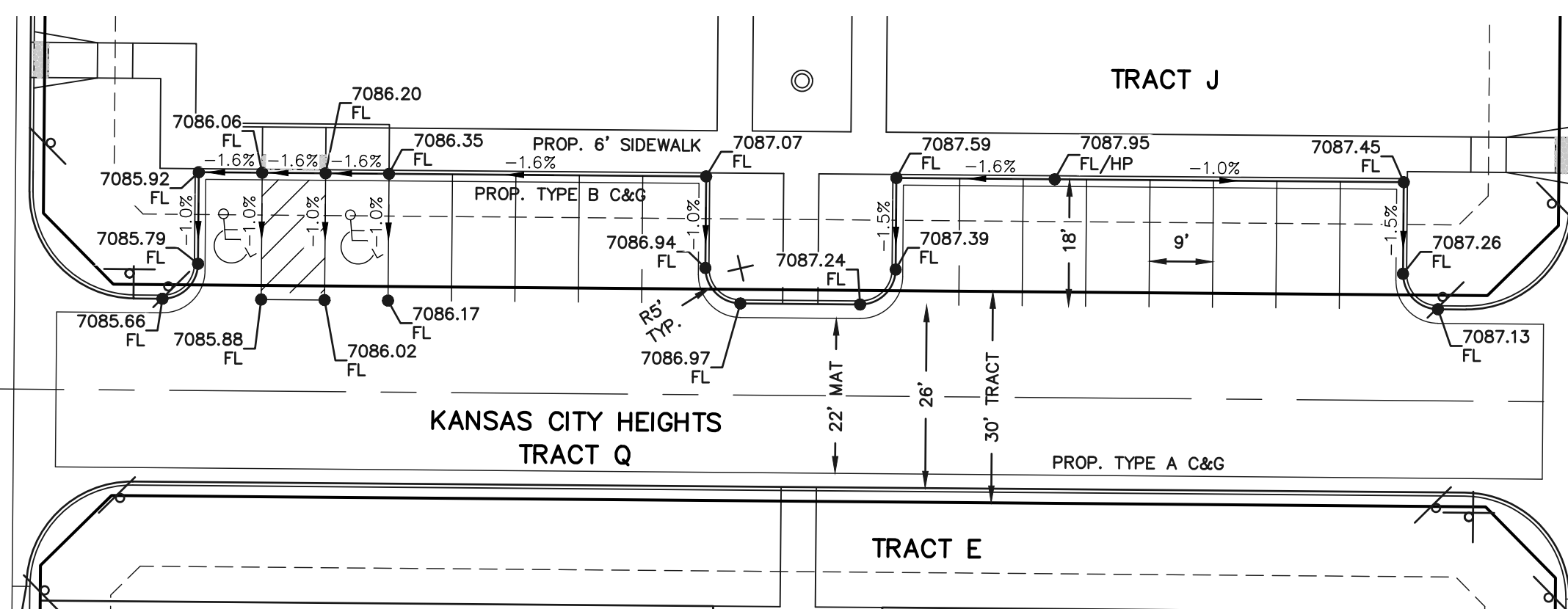
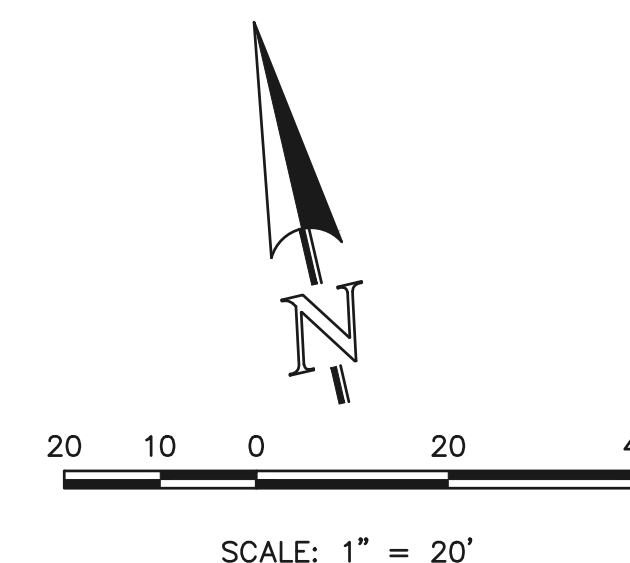
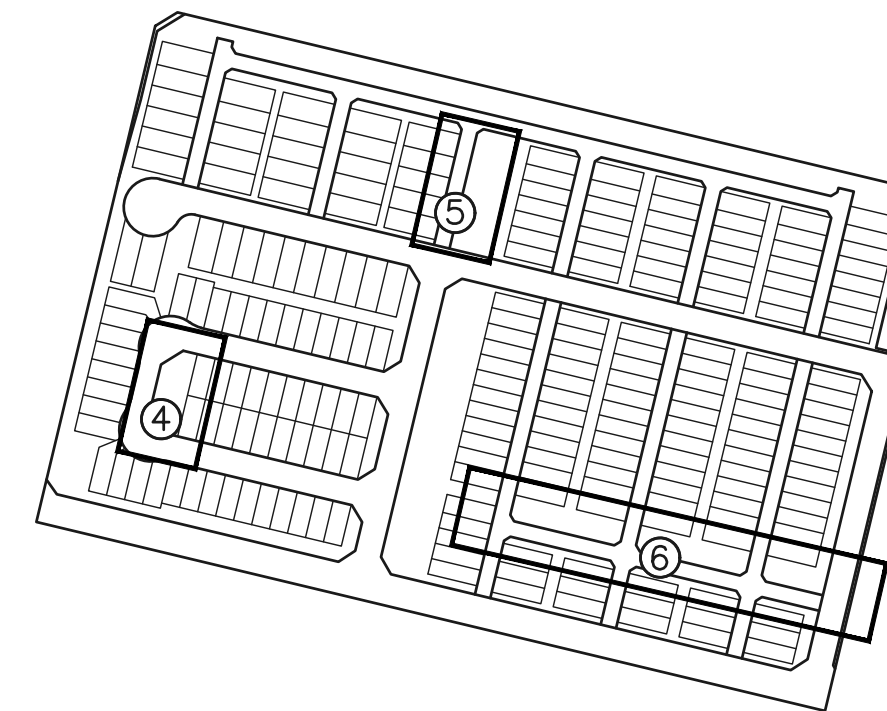


5

MILWAUKEE HEIGHTS PARKING STALLS

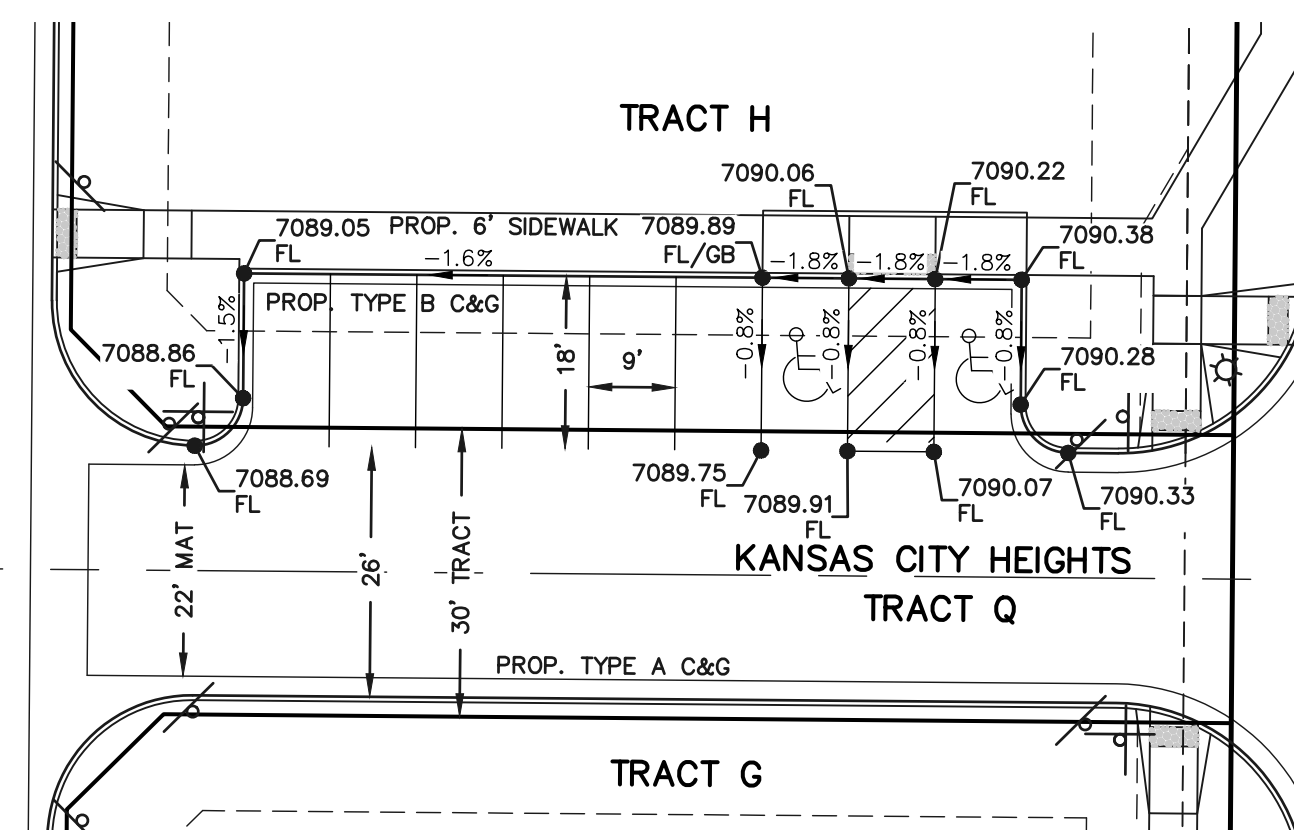
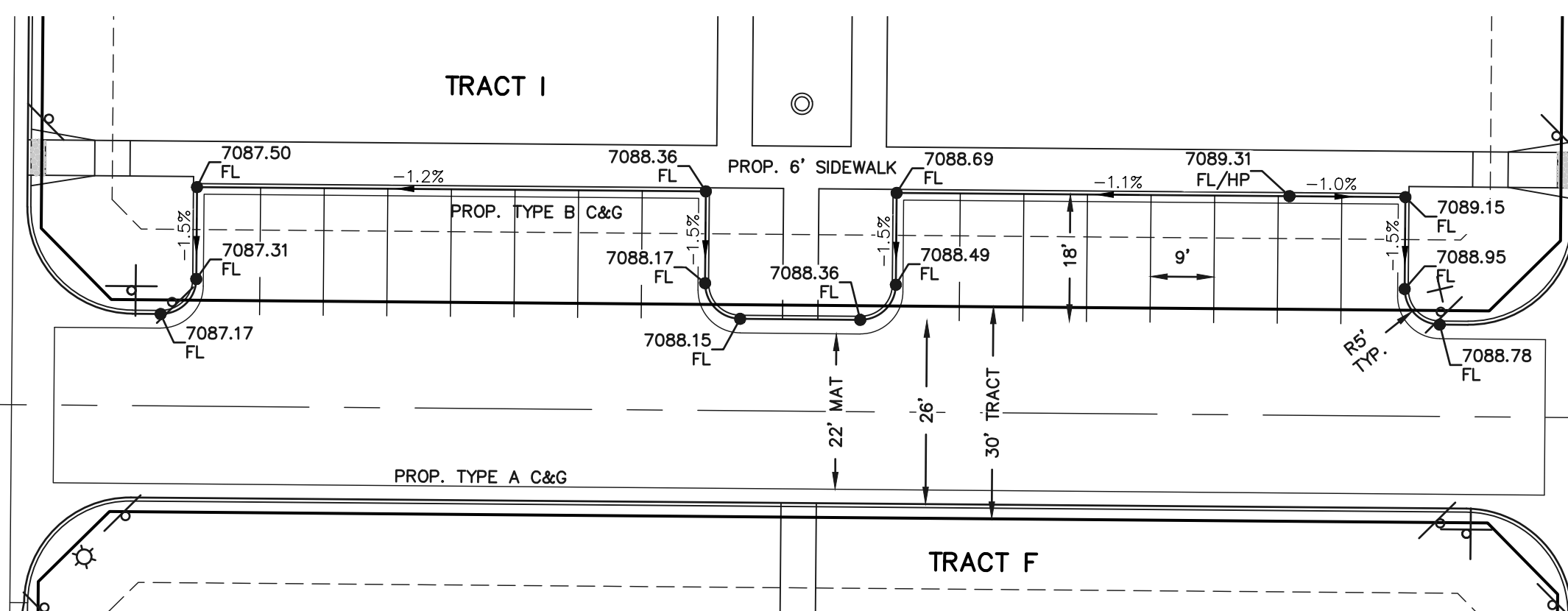
SIDEWALK CONSTRUCTION NOTE:

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.



6

KANSAS CITY HEIGHTS PARKING STALLS
NAPERVILLE HEIGHTS TO
INDIANAPOLIS ROAD



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



05/29/25

DATE



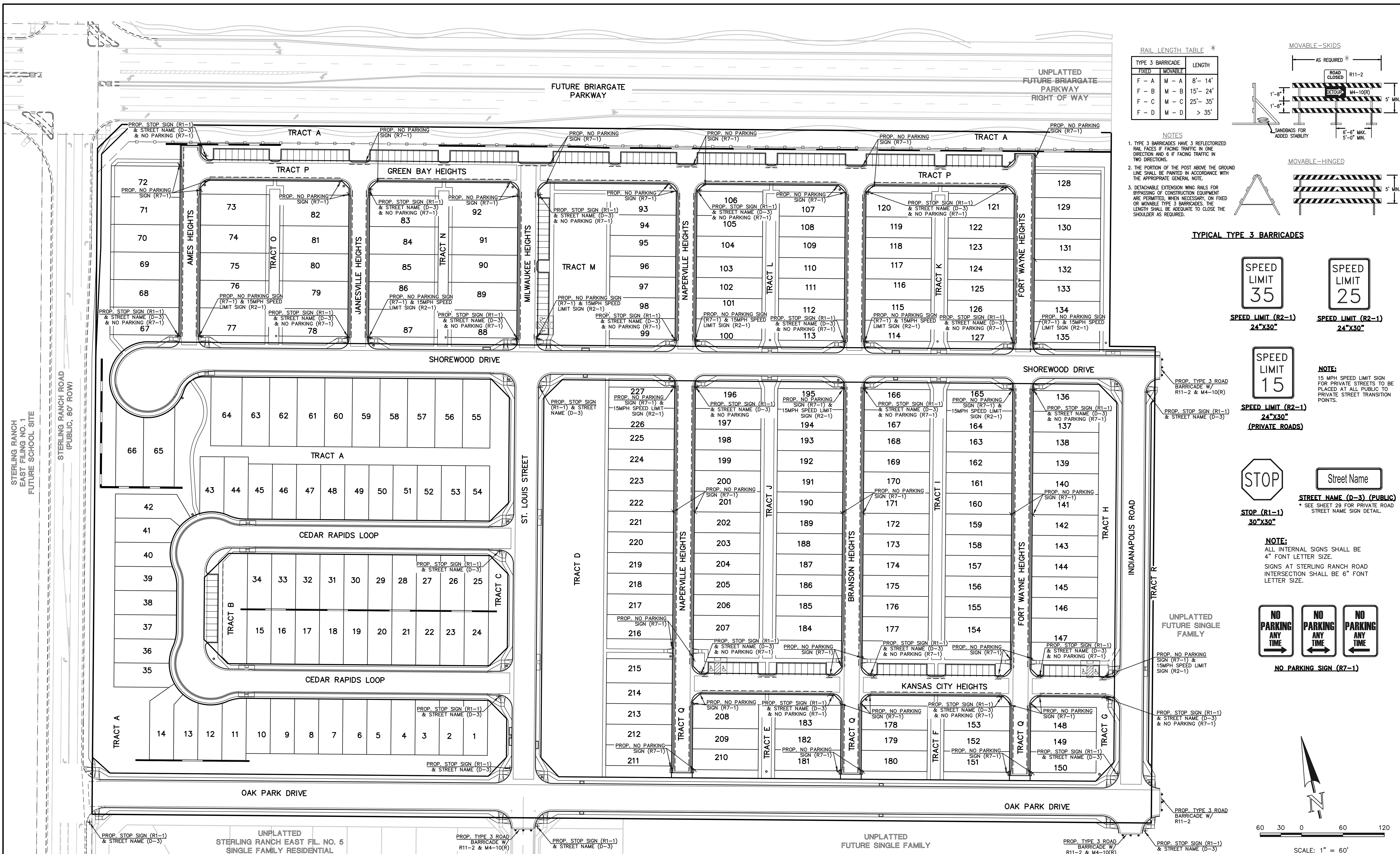
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

VILLAGES AT STERLING RANCH

STREET IMPROVEMENT PLANS
PARKING STALL DETAILS

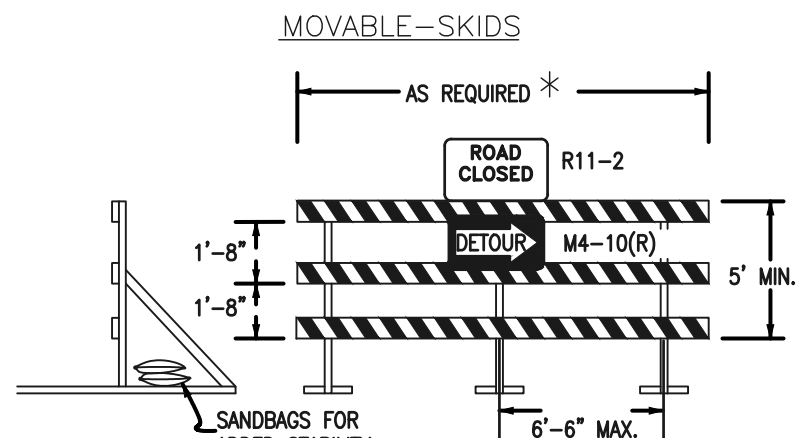
DESIGNED BY	EAS	SCALE	DATE	11/01/2024
DRAWN BY	EAS	(H) 1" = 20'	SHEET	25 OF 35
CHECKED BY		(V) 1" = N/A	JOB NO.	1183.26





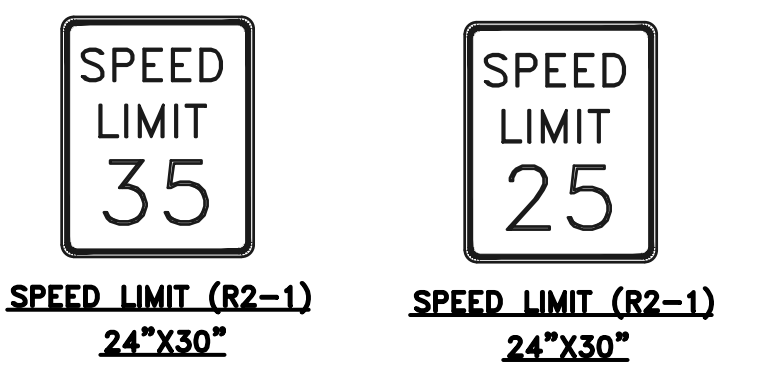
RAIL LENGTH TABLE *

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'

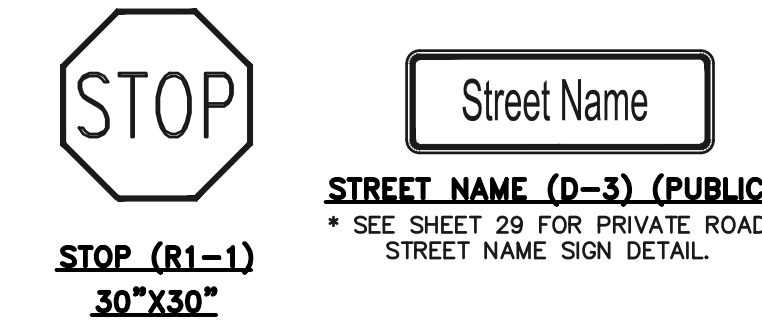


- NOTES
- TYPE 3 BARRICADES HAVE 3 REFLECTORIZED RAIL FACES IF FACING TRAFFIC IN ONE DIRECTION AND 6 IF FACING TRAFFIC IN TWO DIRECTIONS.
 - THE PORTION OF THE POST ABOVE THE GROUND LINE SHALL BE PAINTED IN ACCORDANCE WITH THE APPROPRIATE GENERAL NOTE.
 - DETACHABLE EXTENSION WING RAILS FOR BYPASSING 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.

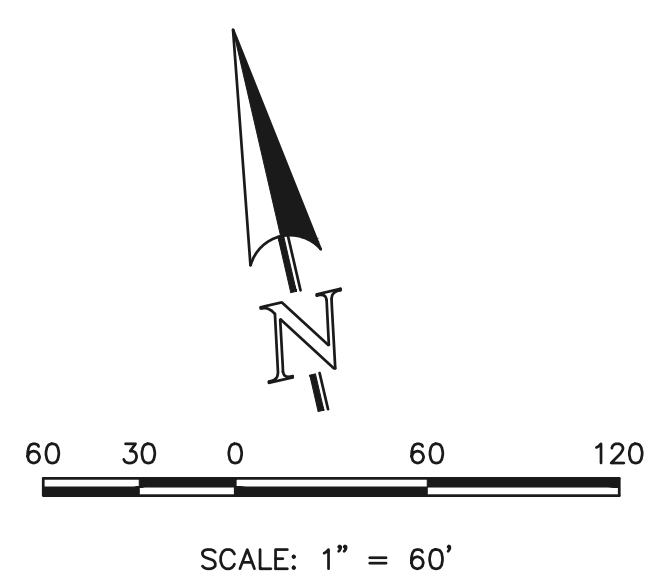
TYPICAL TYPE 3 BARRICADES



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



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



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

45004

CATHERINE J. CASSIN, CHICAGO P.E. #45004

05/29/25

DATE

CLASSIC CONSULTING

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

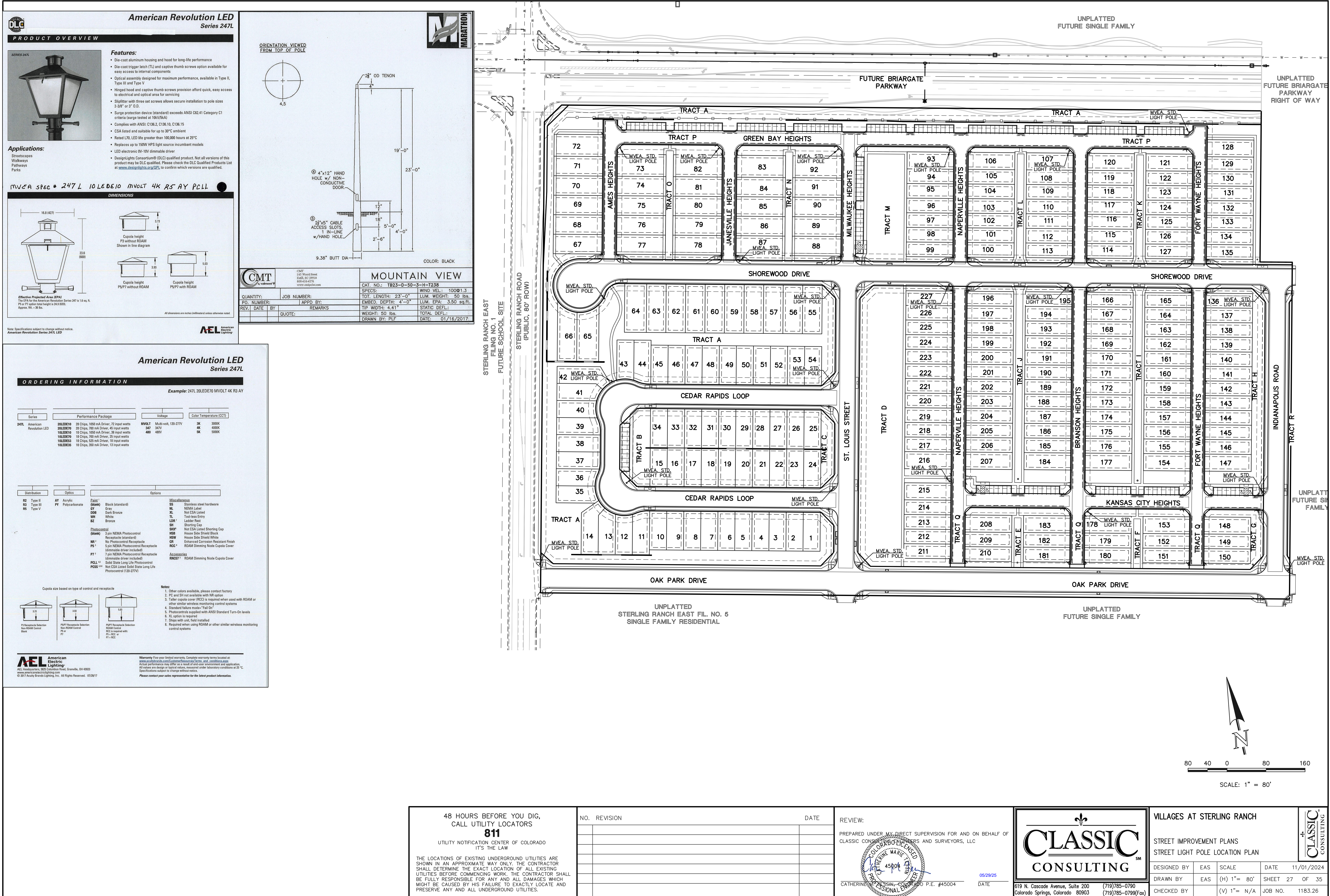
(719) 785-0790
(719) 785-0799 (Fax)

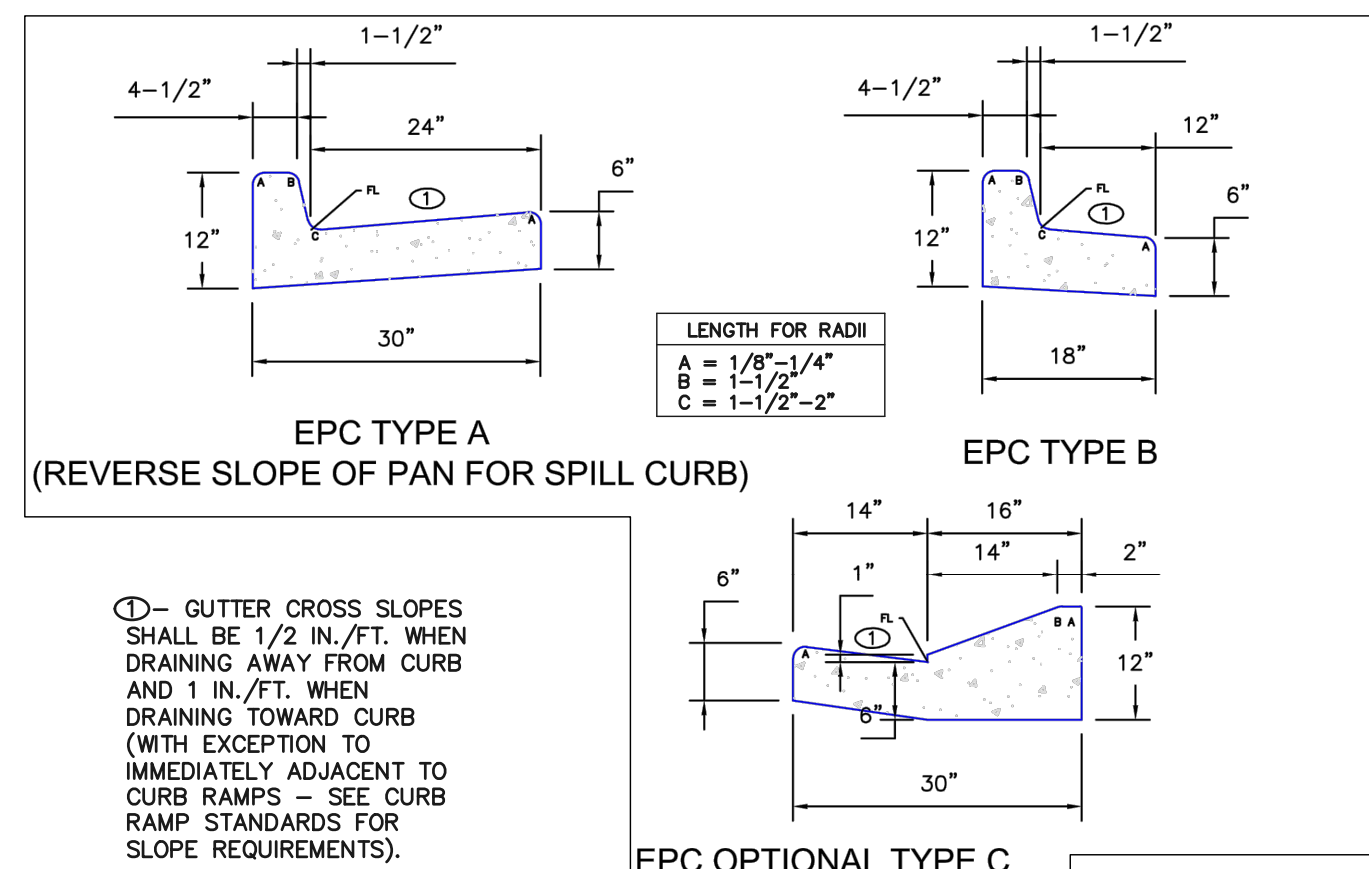
VILLAGES AT STERLING RANCH

STREET IMPROVEMENT PLANS
SIGNAGE & STRIPING PLAN

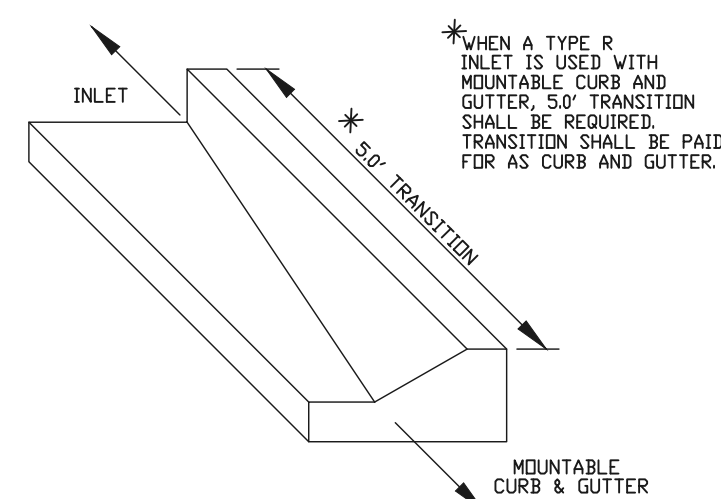
DESIGNED BY	EAS	SCALE	DATE	11/01/2024
DRAWN BY	EAS	(H) 1"= 60'	SHEET	26 OF 35
CHECKED BY	(V) 1"= N/A	JOB NO.	1183.26	

\\118326\DRAWINGS\Construction\STREET\118326_S-25.dwg, 5/29/2025, 2:04:23 PM, 1:1

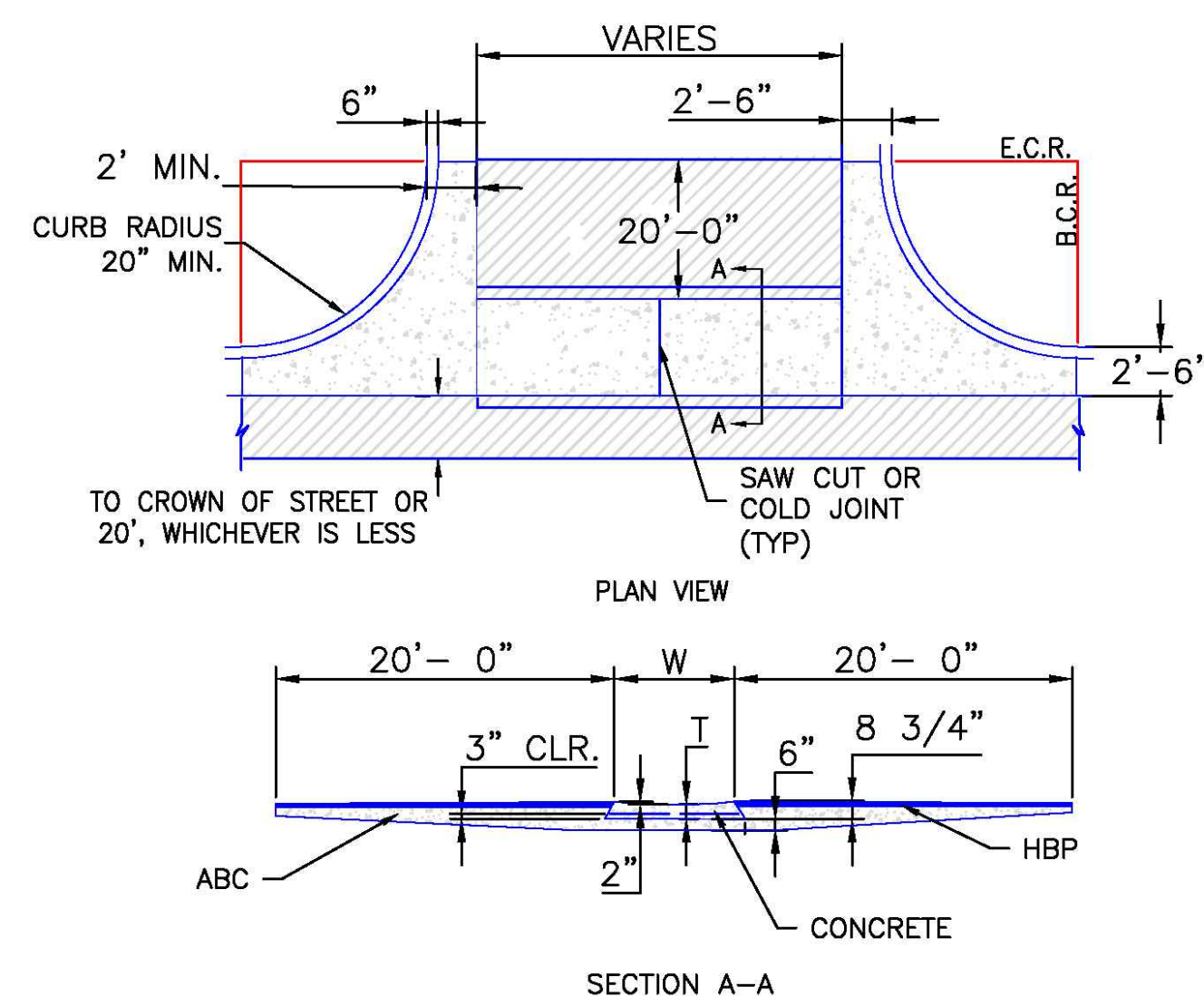
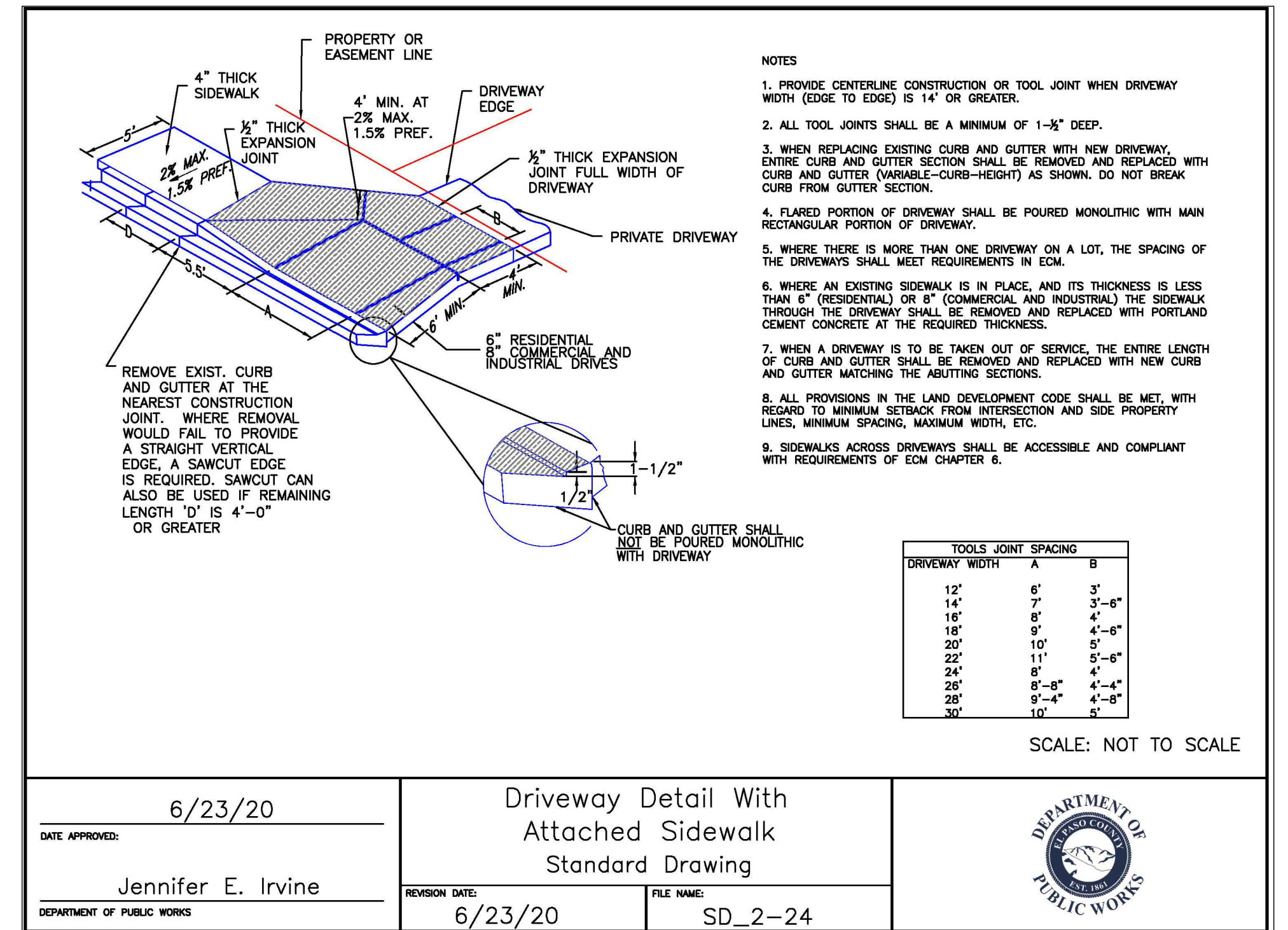




CURB AND GUTTER DETAILS



TRANSITION CURB DETAIL



8/11/11

DATE APPROVED: André P. Brackin

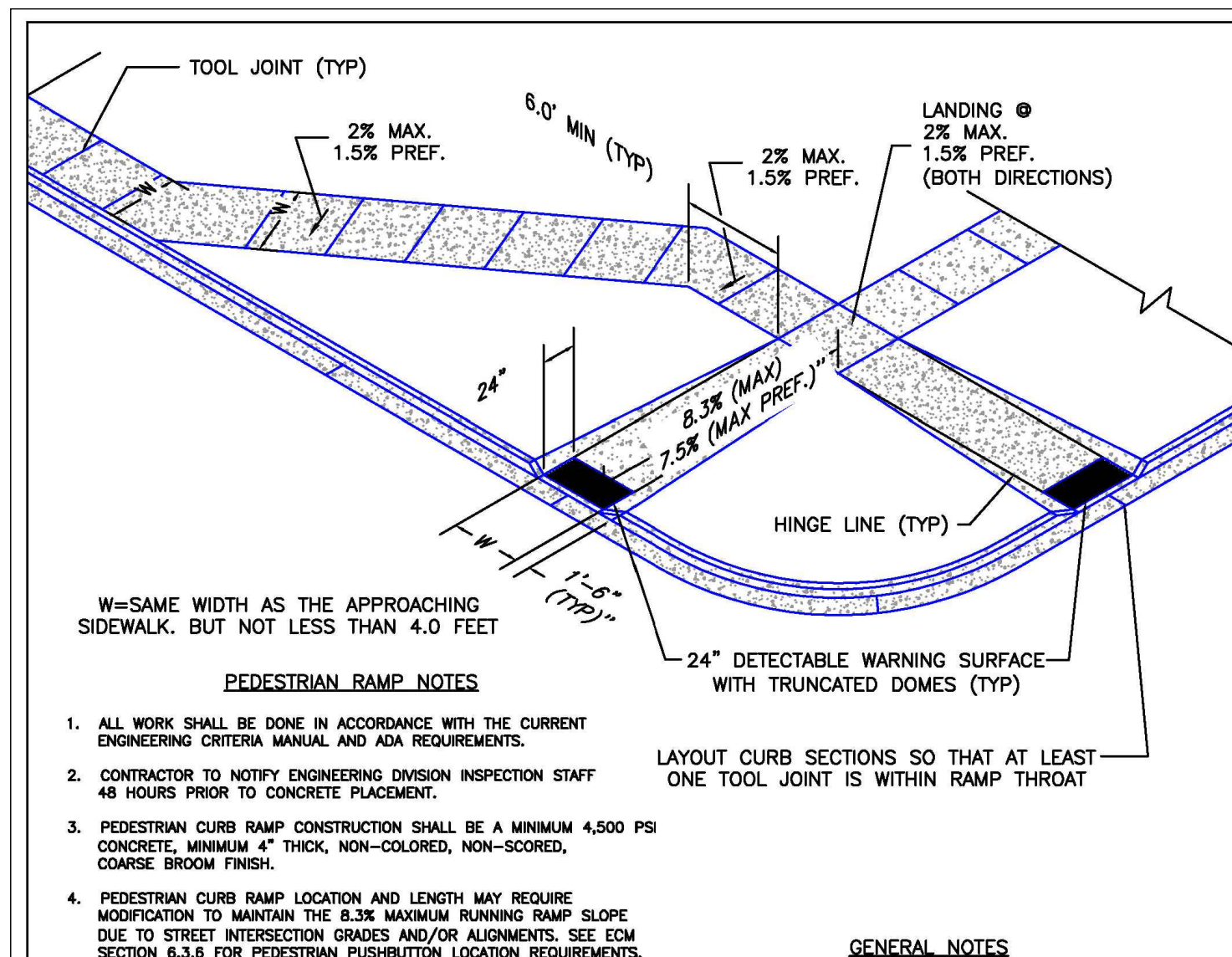
DEPARTMENT OF TRANSPORTATION

Typical Cross Pan Layout Detail Standard Drawing

REVISION DATE: 12/8/15

FILE NAME: SD_2-26

EL PASO COUNTY DEPARTMENT OF TRANSPORTATION



6/23/20

DATE APPROVED: Jennifer E. Irvine

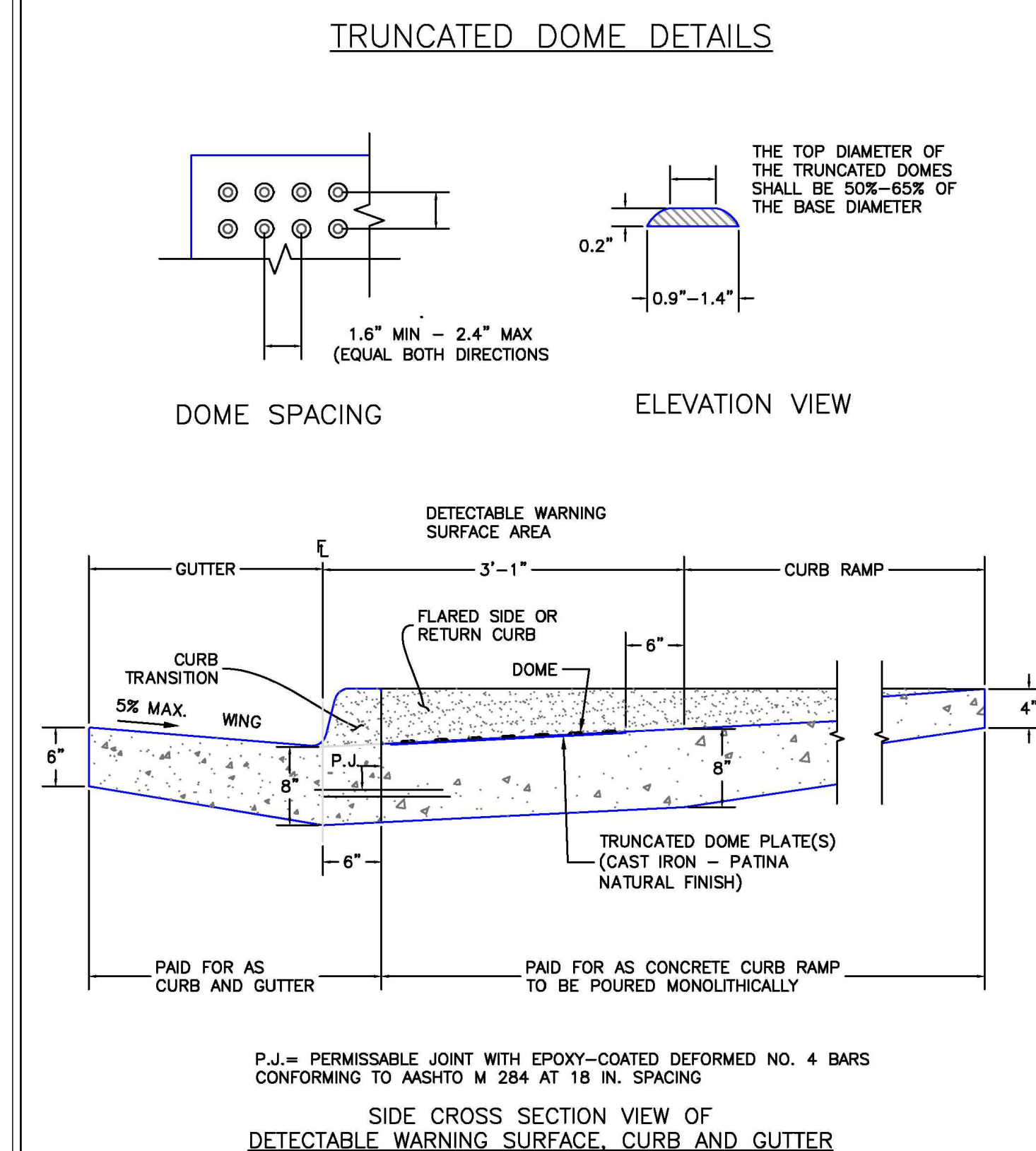
DEPARTMENT OF PUBLIC WORKS

Pedestrian Curb Ramp Detail Standard Drawing

REVISION DATE: 6/23/20

FILE NAME: SD_2-41

DEPARTMENT OF PUBLIC WORKS



6/23/20

DATE APPROVED: Jennifer E. Irvine

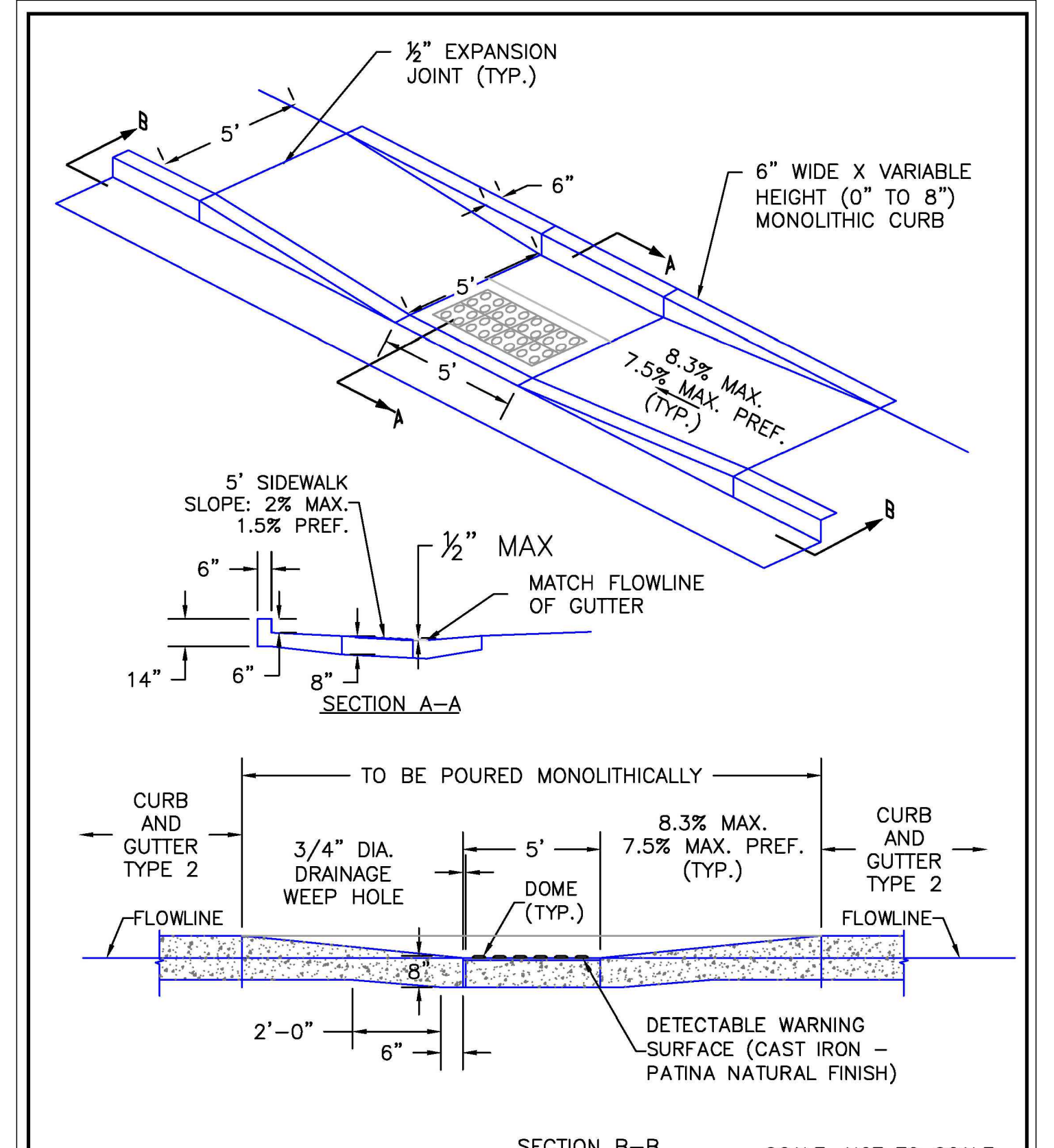
DEPARTMENT OF PUBLIC WORKS

Detectable Warning Surface Details Standard Drawing

REVISION DATE: 6/23/20

FILE NAME: SD_2-42

DEPARTMENT OF PUBLIC WORKS



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

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS

811

UTILITY NOTIFICATION CENTER OF COLORADO ITS THE LAW

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

NO. REVISION	DATE

REVIEW:

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

5000 ARIZONA AVE. SUITE 100 COLORADO SPRINGS, CO 80904

45004

05/29/25

DATE

CATHERINE M. CASSIN, CHRONOLOGICAL P.E. #45004

CLASSIC CONSULTING

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

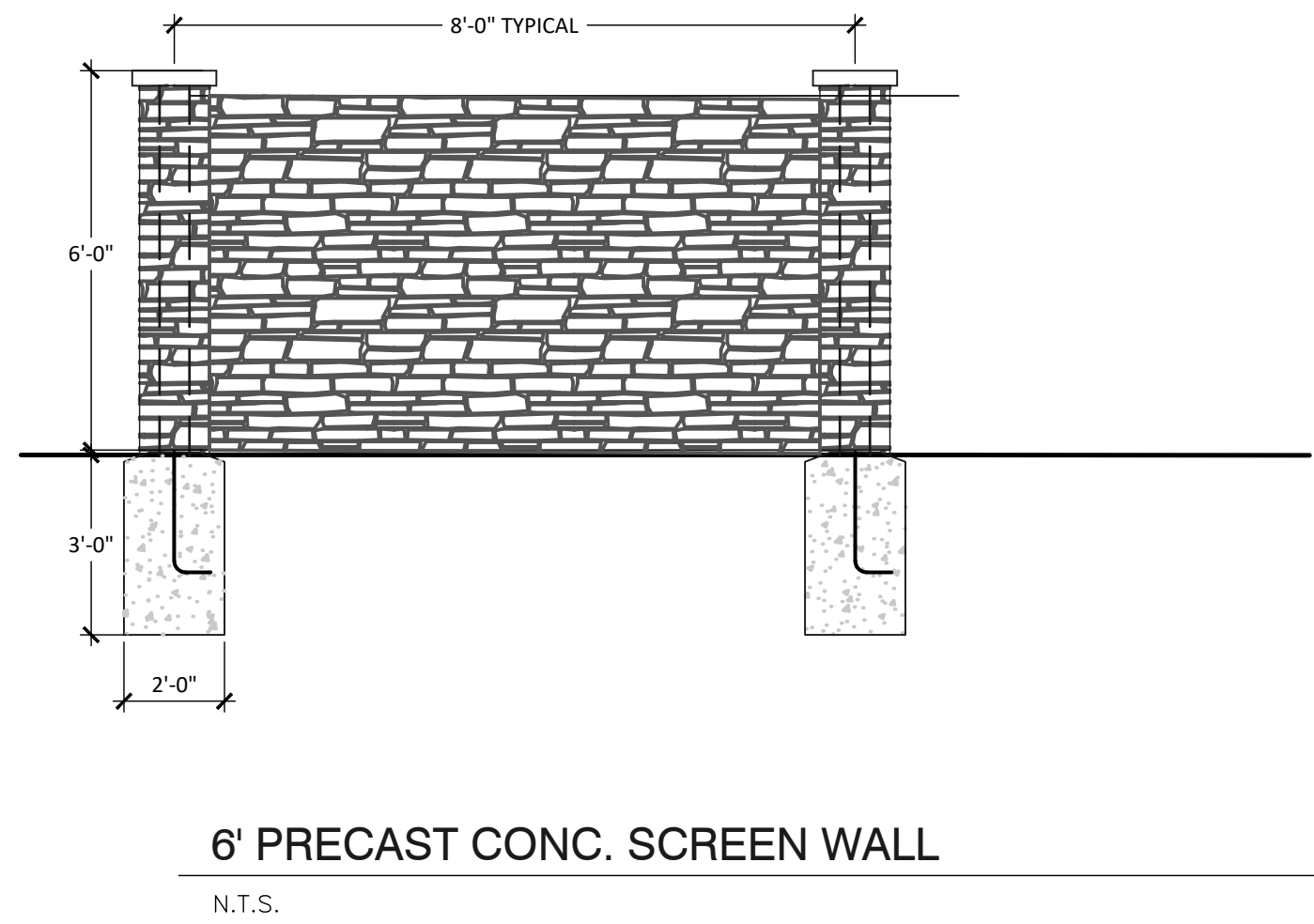
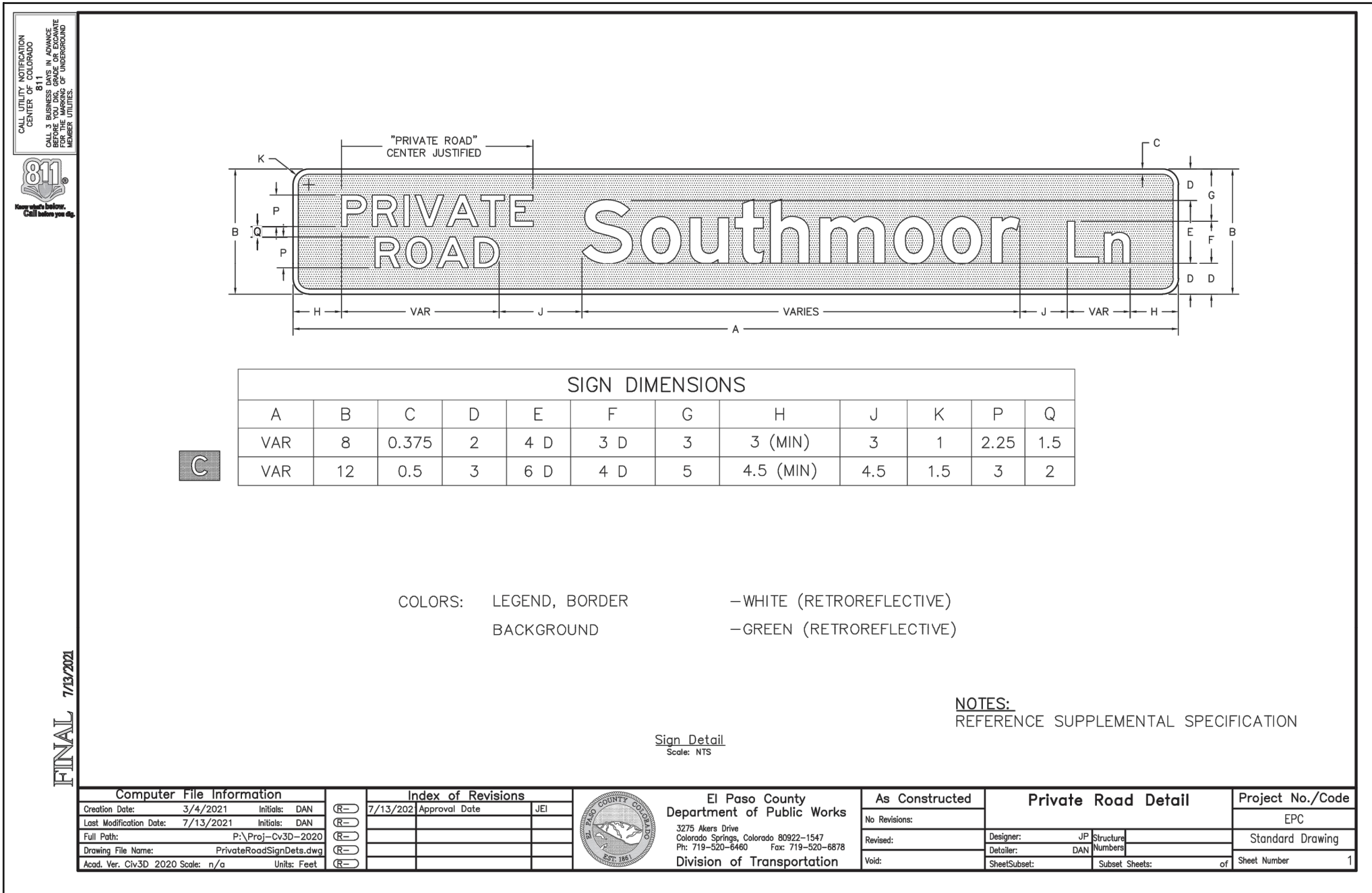
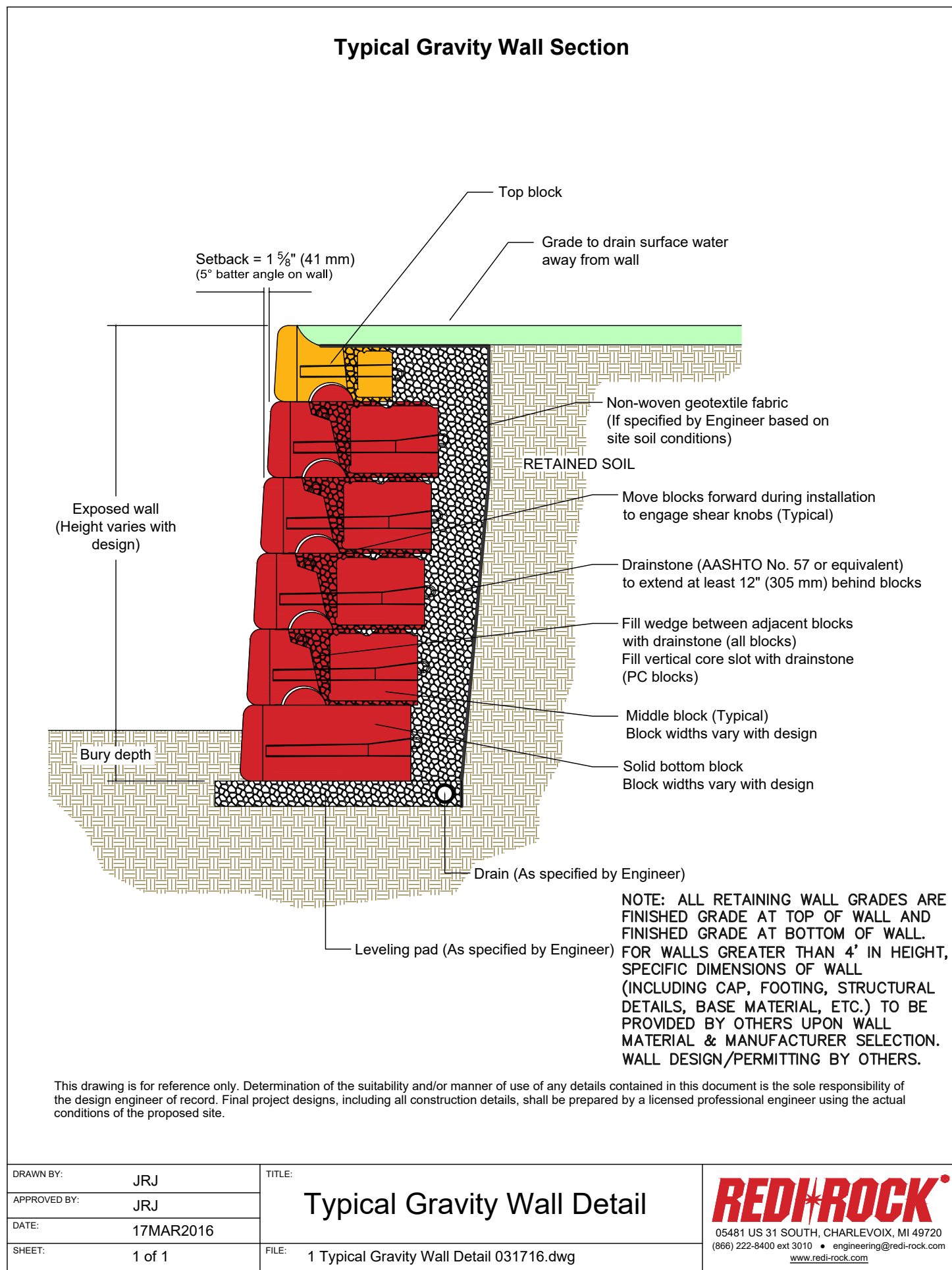
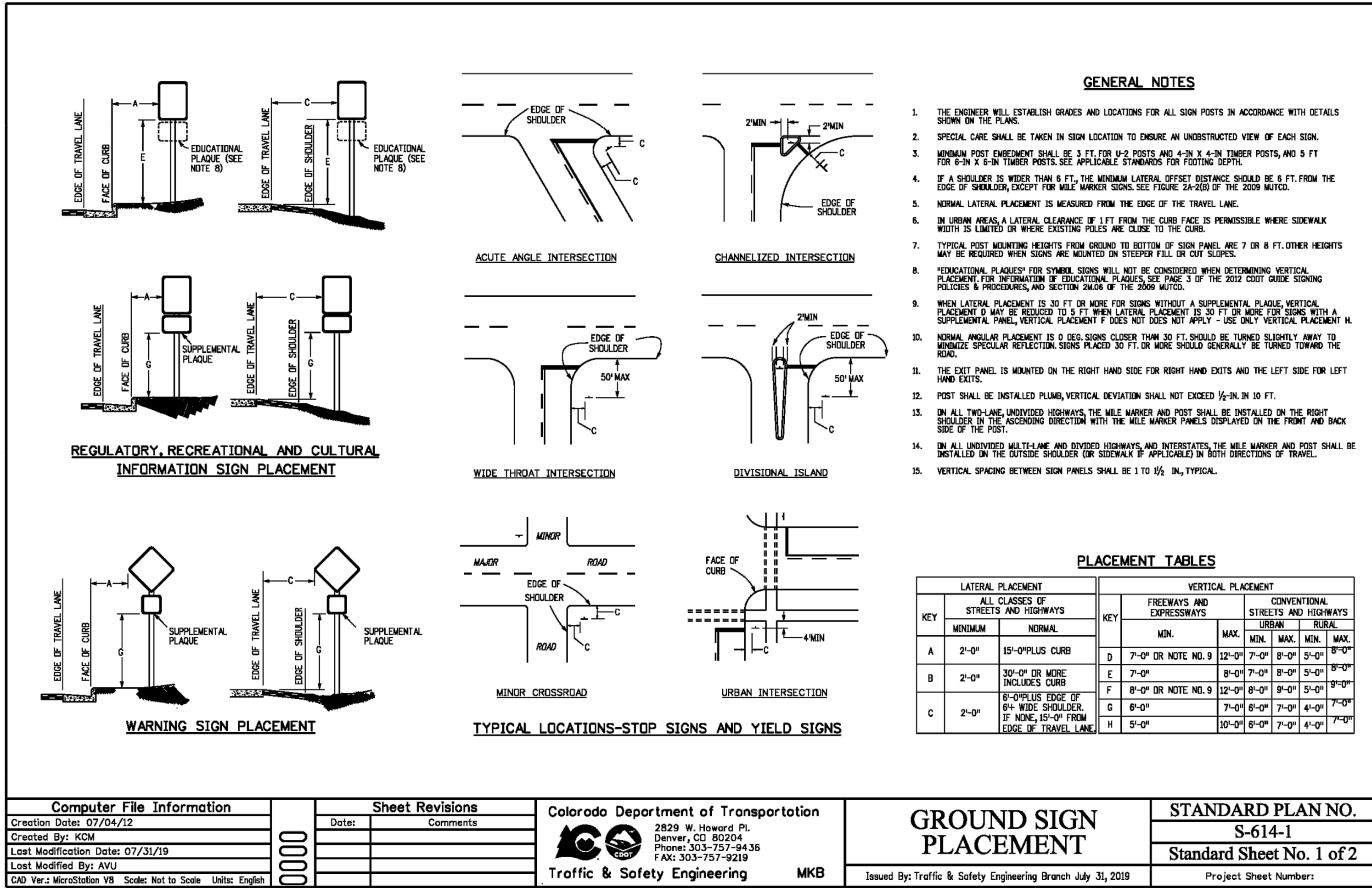
(719) 785-0790 (719) 785-0799 (Fax)

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	

CLASSIC CONSULTING



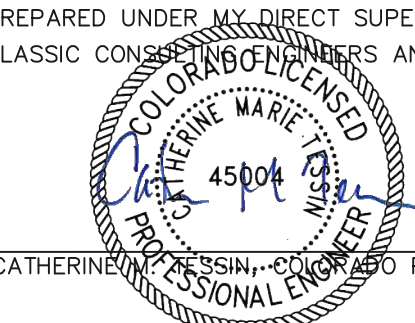
48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
811
UTILITY NOTIFICATION CENTER OF COLORADO
IT'S THE LAW

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



CATHERINE M. PLESSIN, COLORADO P.E. #45004

05/29/25

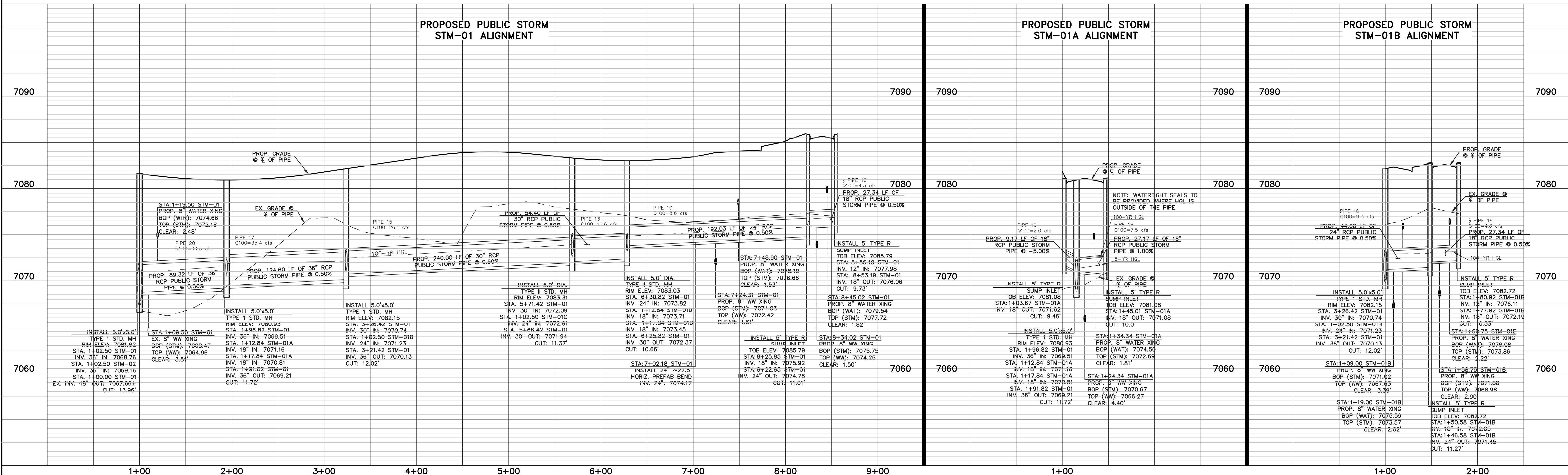
DATE

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


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

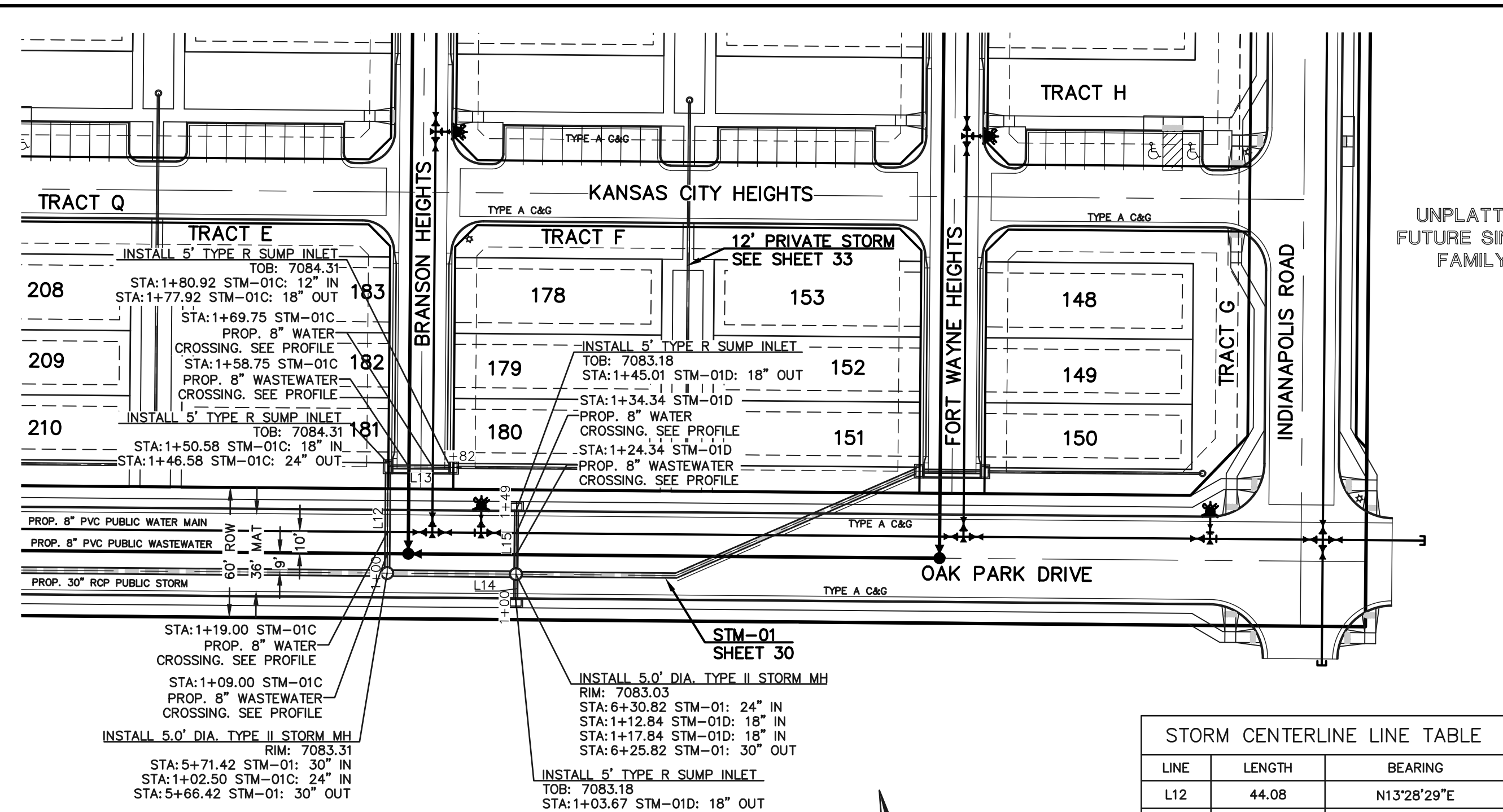
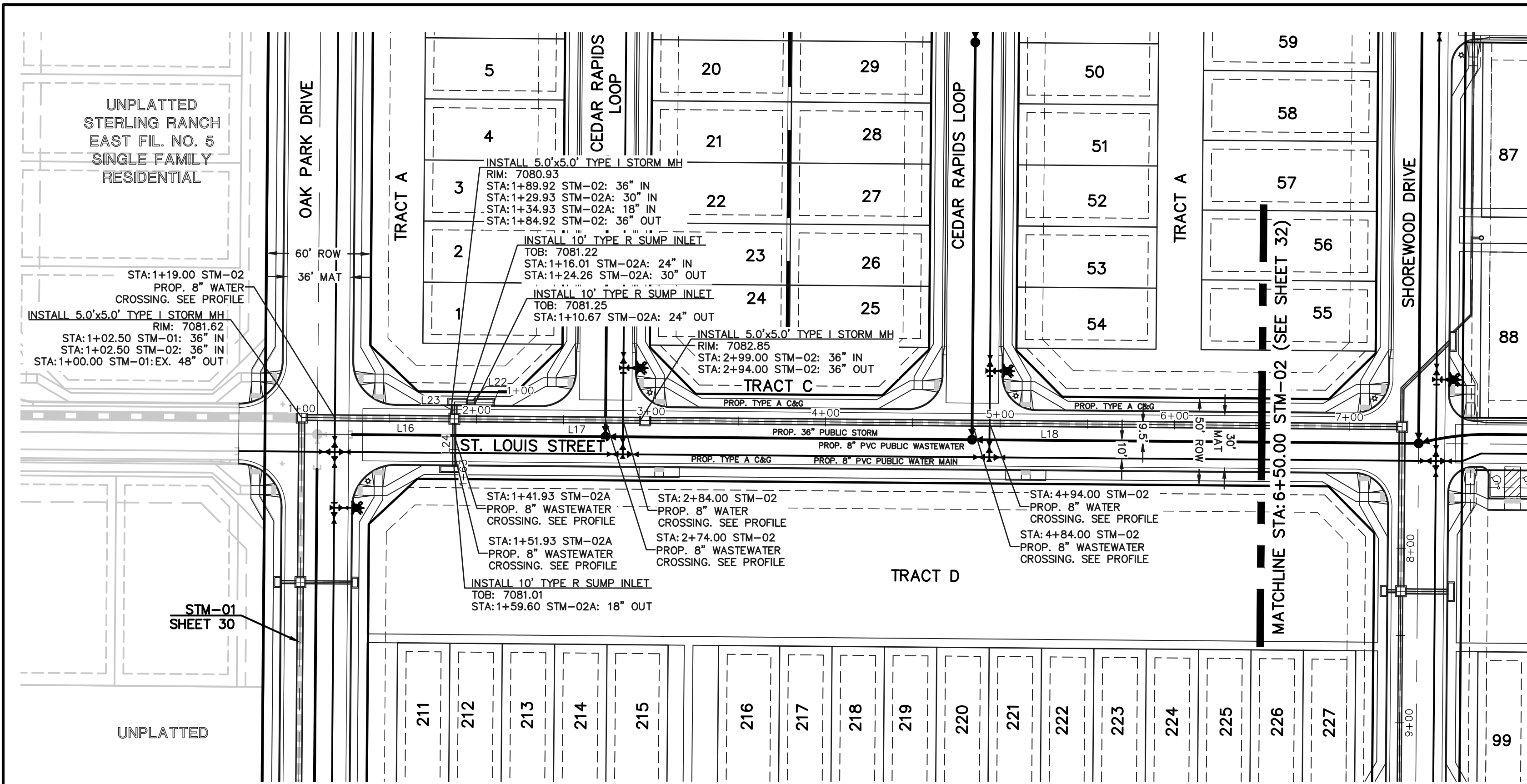


NO.	REVISION	DATE


CLASSIC
CONSULTINGSM

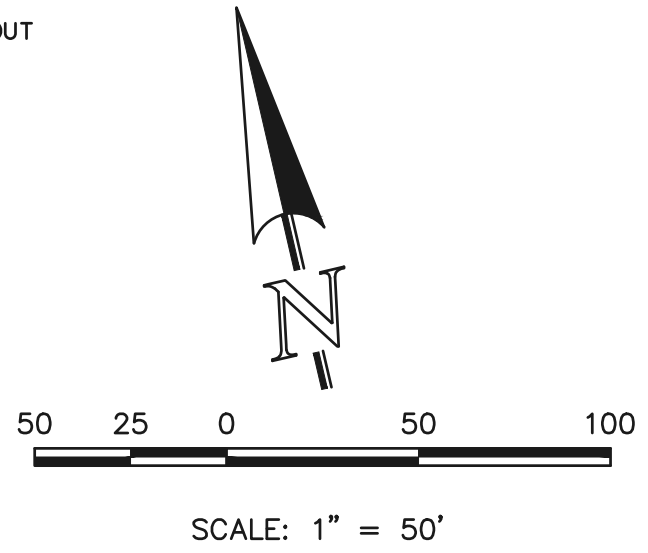
619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903

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

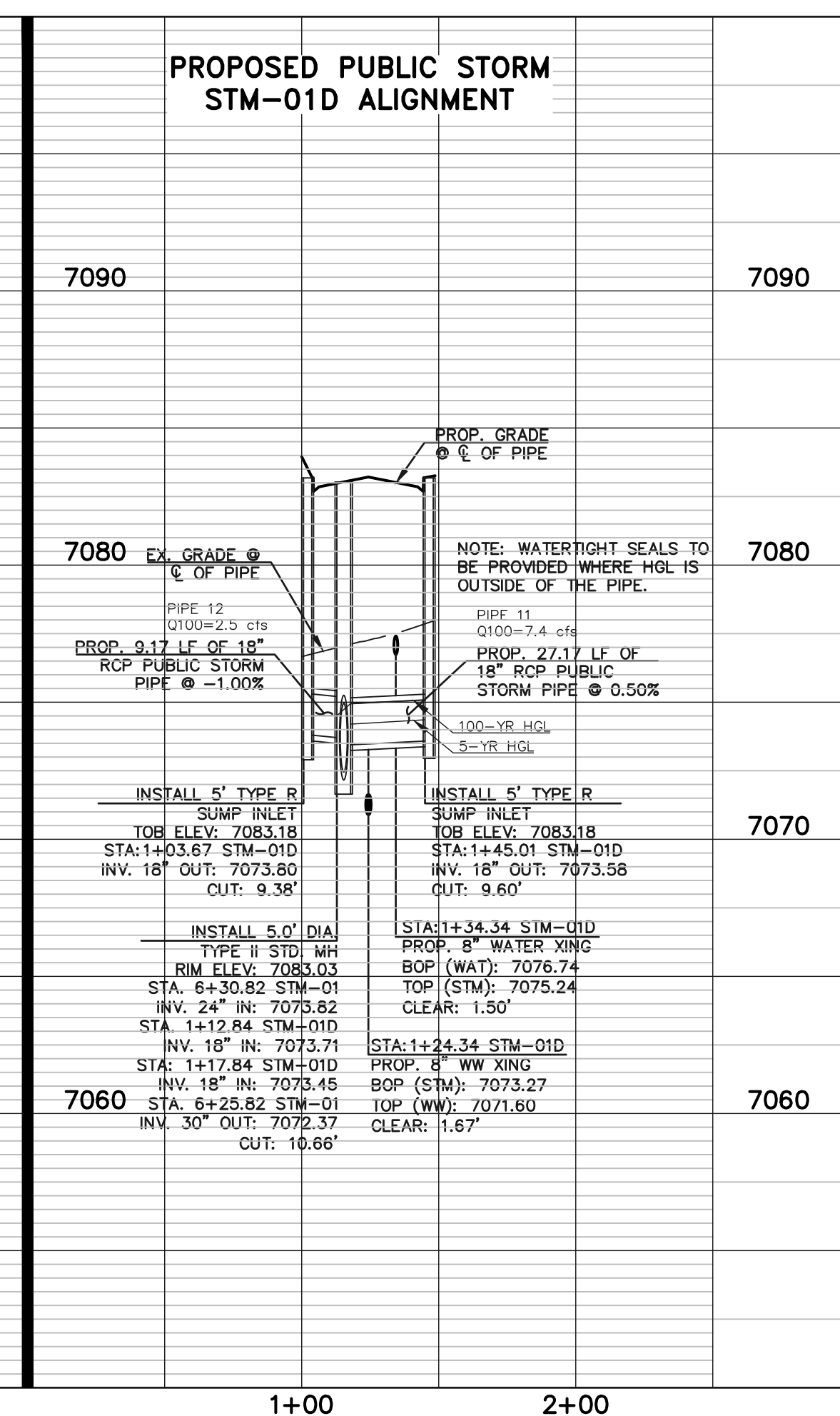
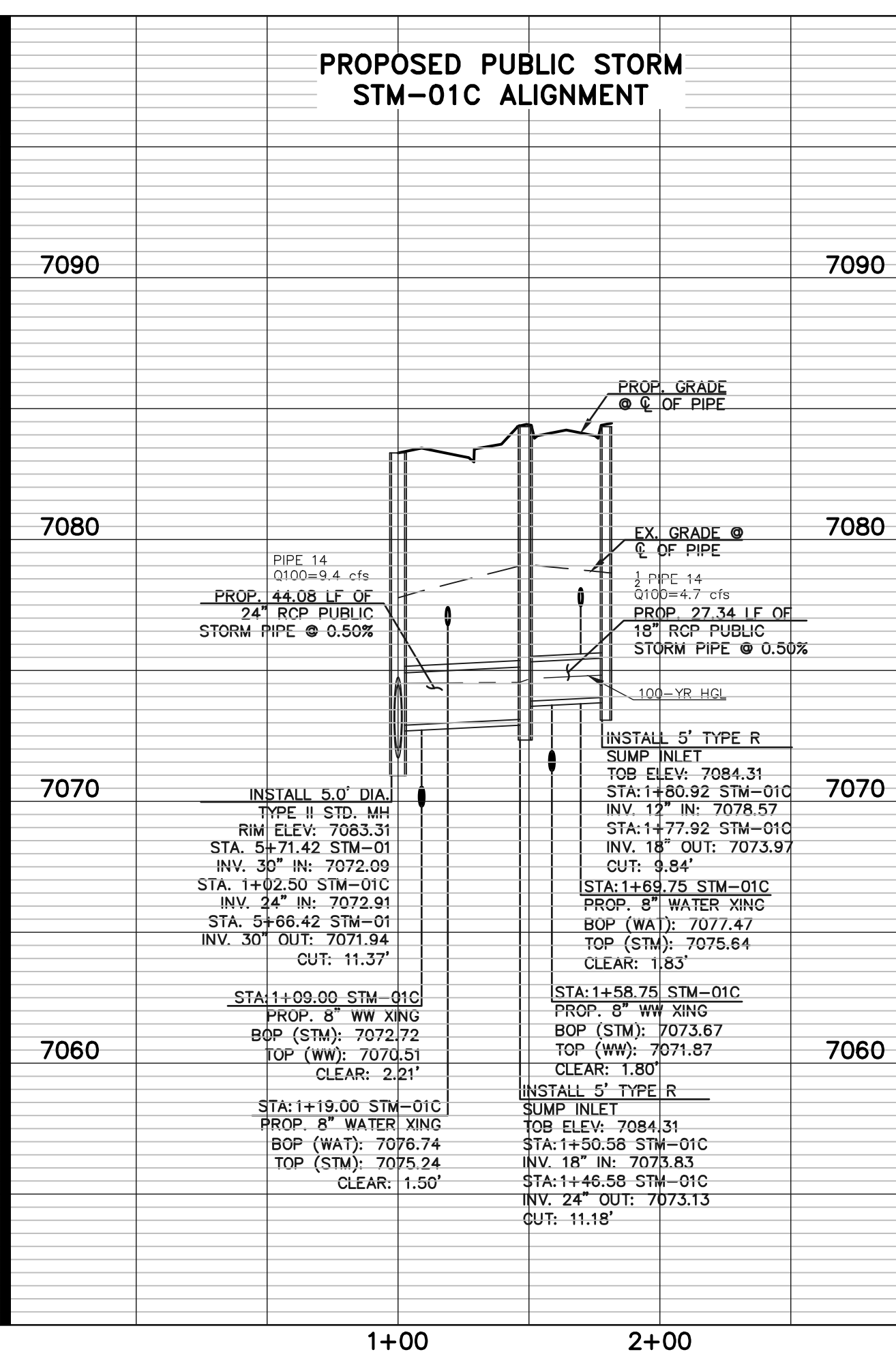
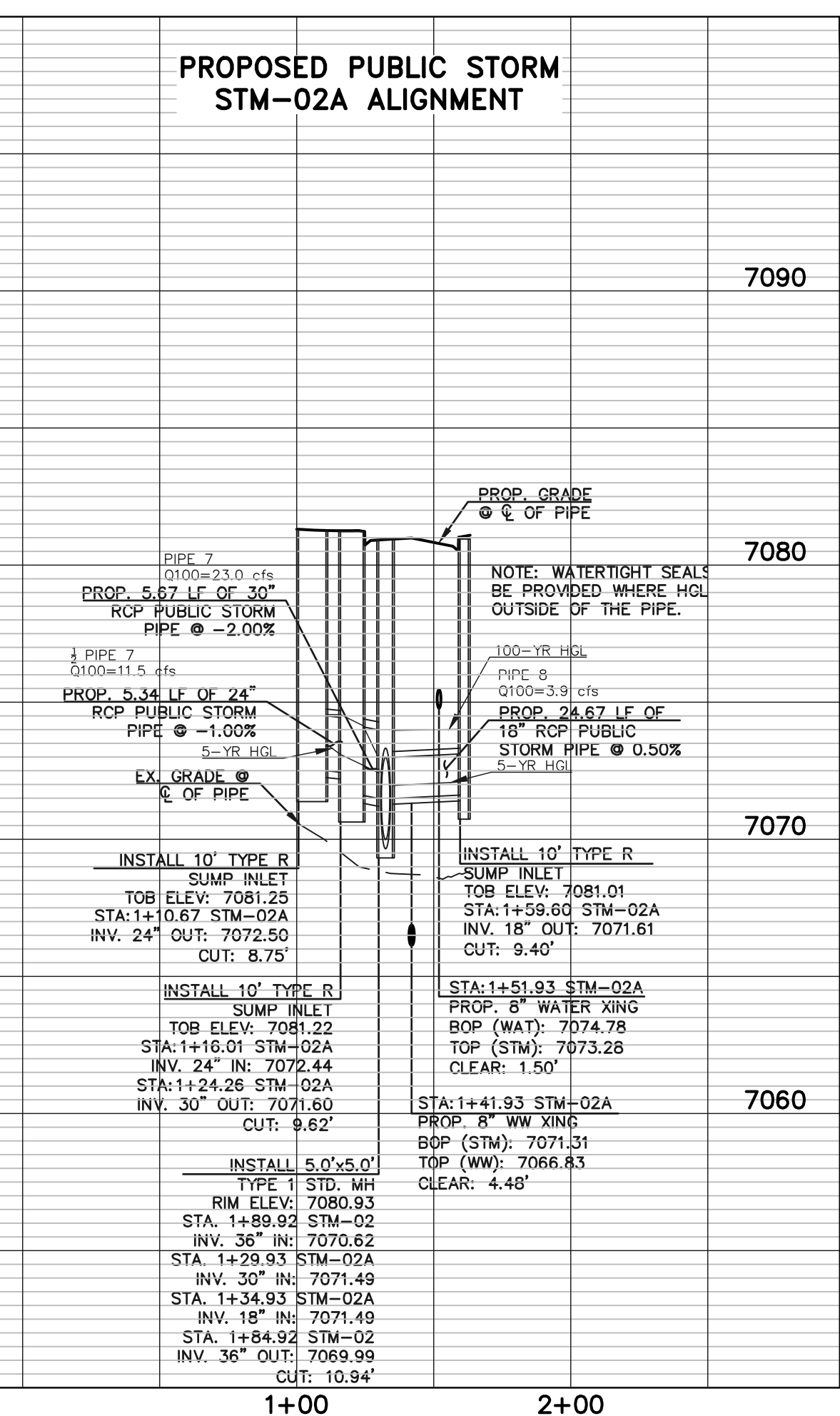
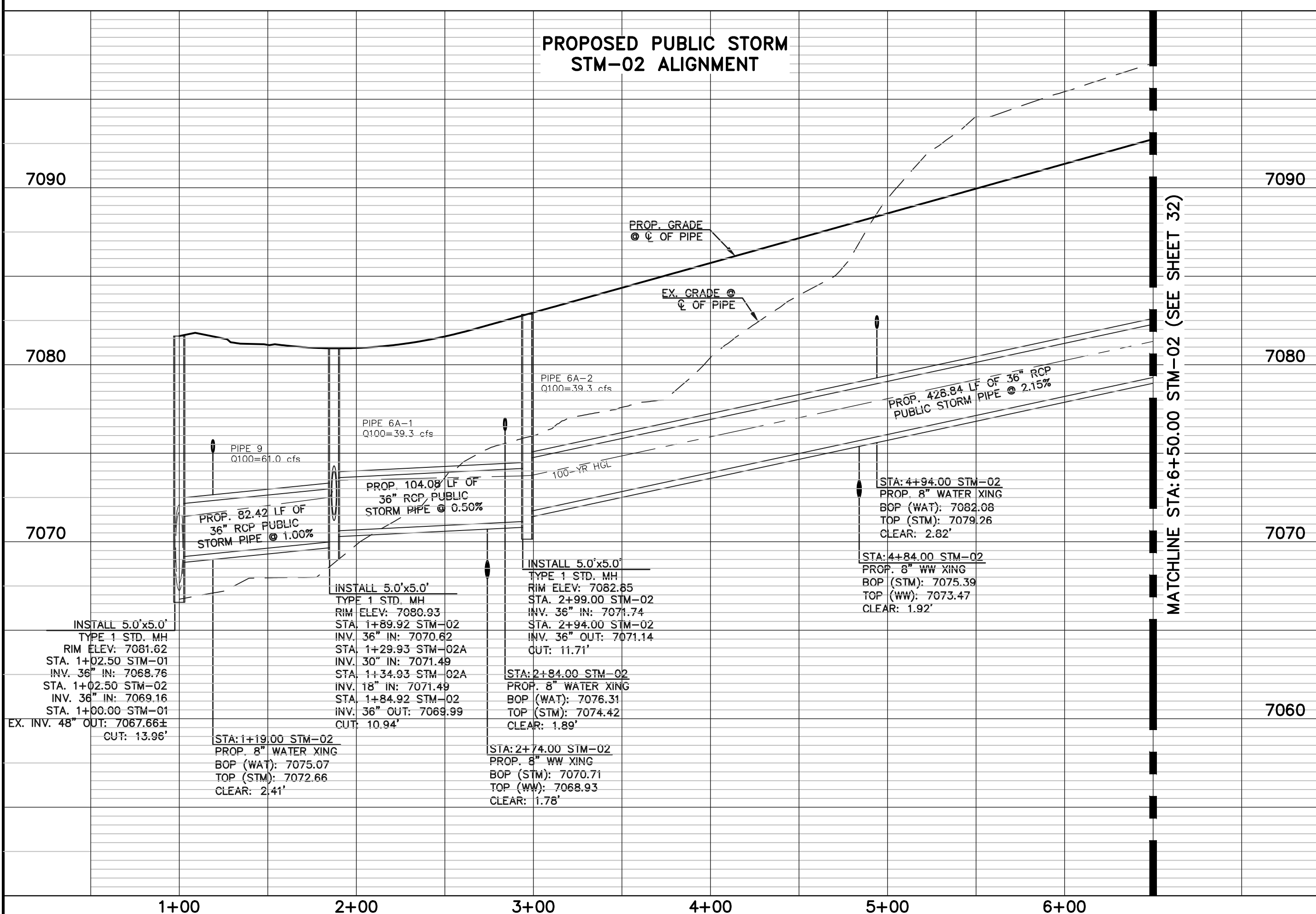


UNPLATTED
FUTURE SINGLE FAMILY

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.



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



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.

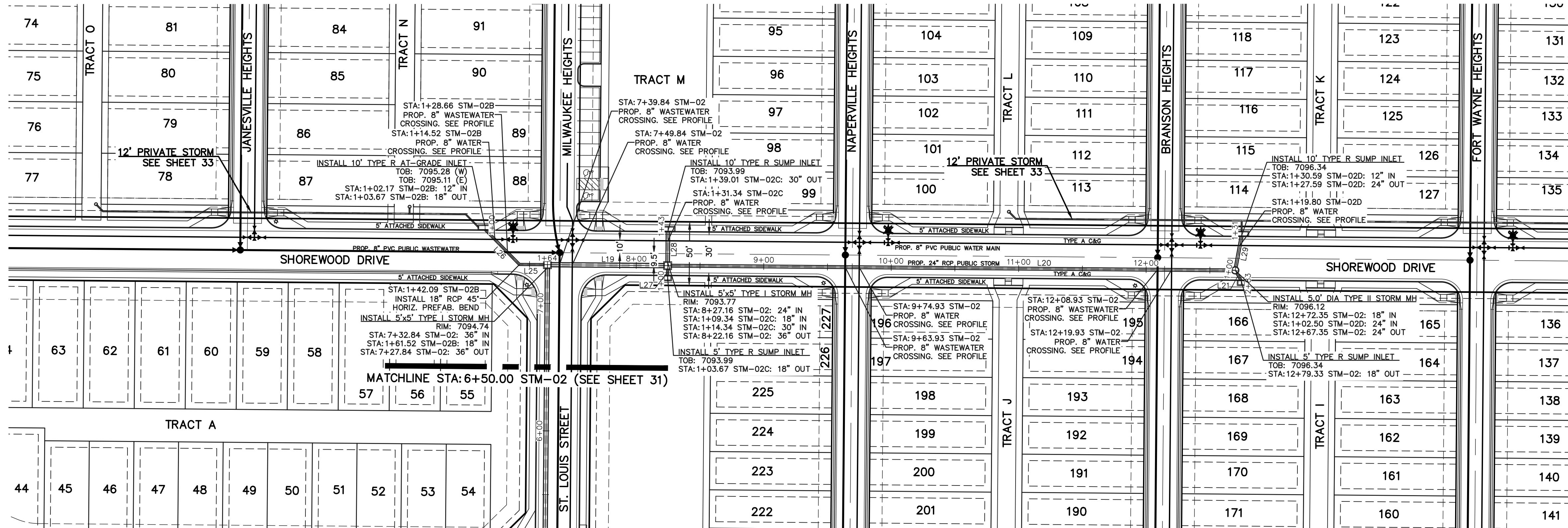
NO.	REVISION	DATE

REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
CATHERINE J. COSSA, CHIEF ENGINEER P.E. #45004
05/29/25
DATE



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





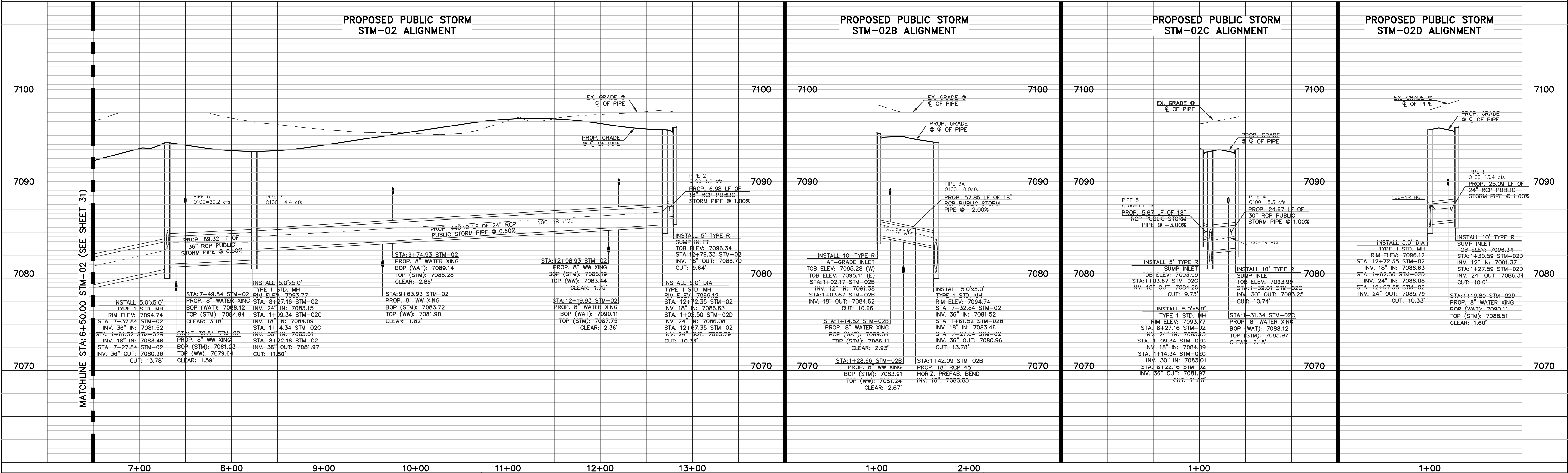
STORM CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
L18	428.84	N13°28'29"E
L19	89.32	S76°31'31"E
L20	440.20	S76°31'31"E
L21	6.97	S16°54'44"E
L25	19.42	N76°31'31"W
L26	38.42	N31°31'31"W
L27	5.67	N13°28'29"E
L28	24.67	N13°28'29"E
L29	25.09	N23°28'29"E

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.



SCALE: 1" = 50'



48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
811

UTILITY NOTIFICATION CENTER OF COLORADO
IT'S THE LAW

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

NO. REVISION

DATE

REVIEW:

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



05/29/25

DATE



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

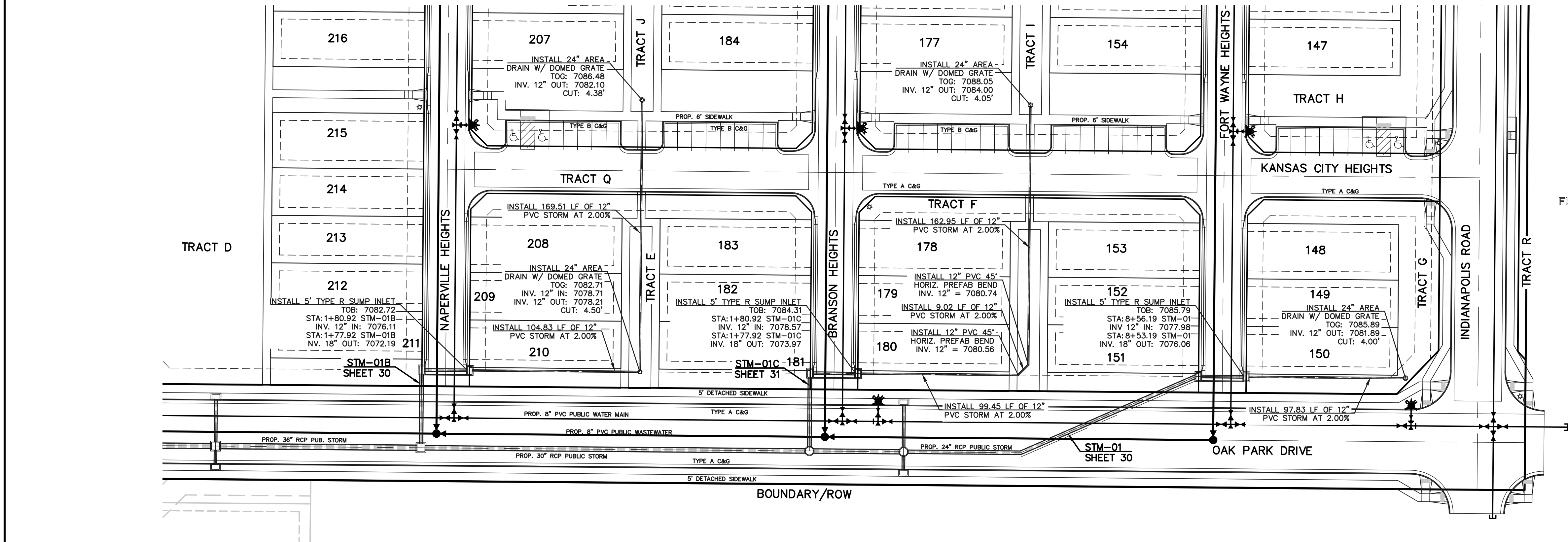
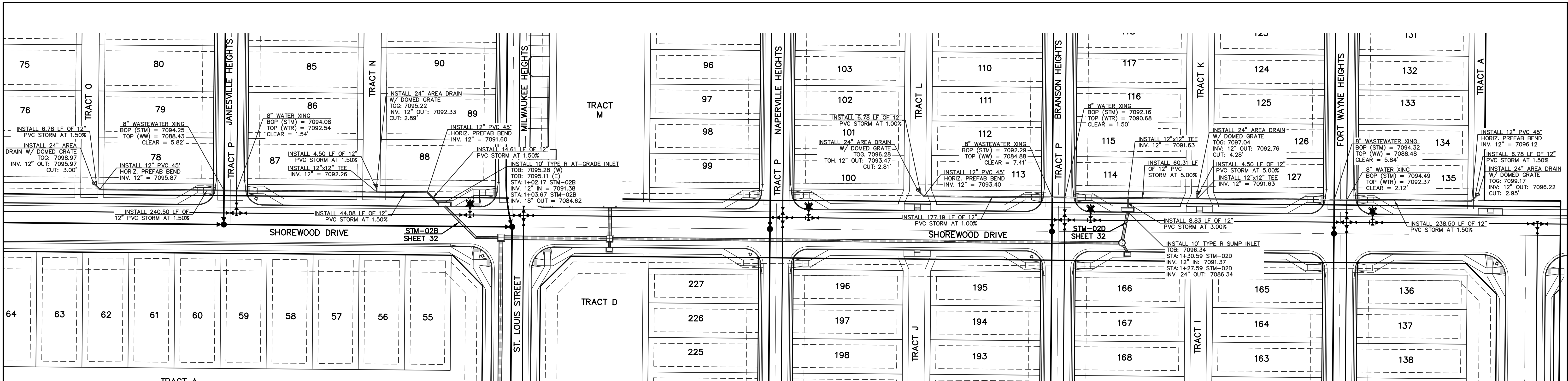
(719)785-0790

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





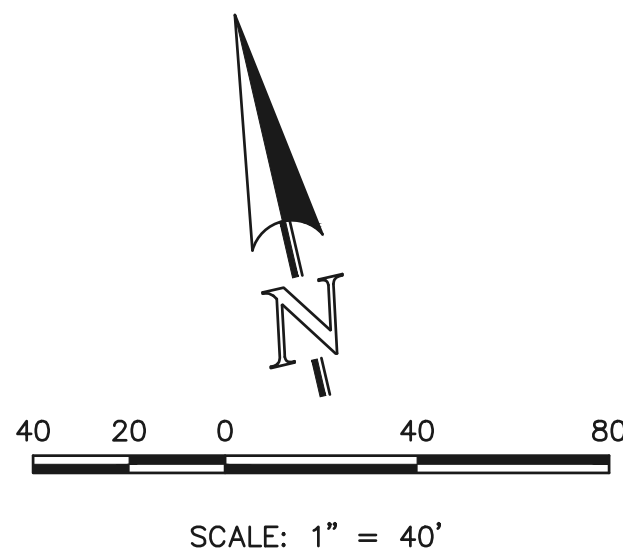
SIDEWALK CONSTRUCTION NOTE:

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



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

CATHERINE J. CLASSIC, CHRONOLOGICAL P.E. #45004

05/29/25

DATE

CLASSIC
CONSULTINGSM

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

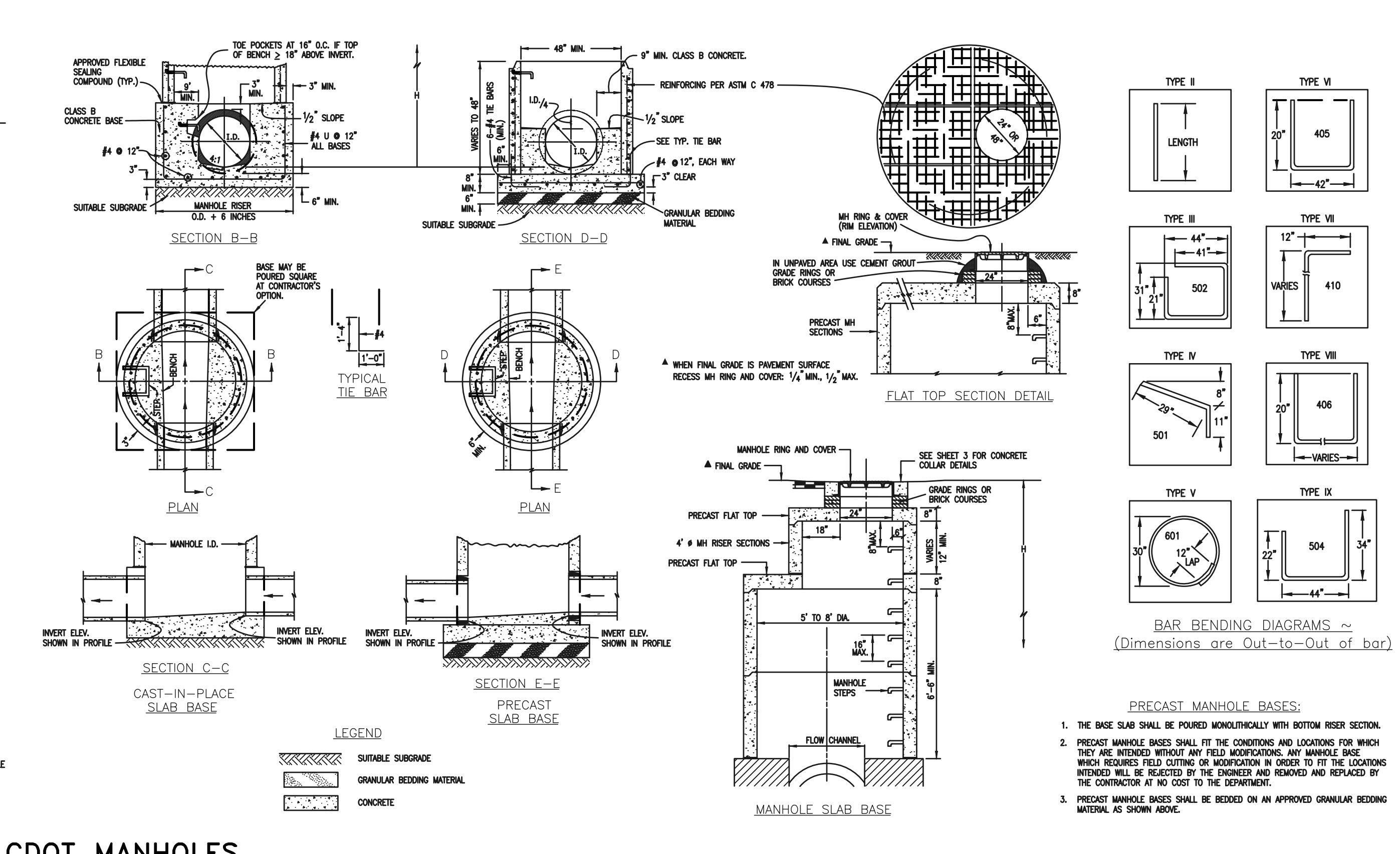
(719)785-0790

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

CLASSIC
CONSULTING



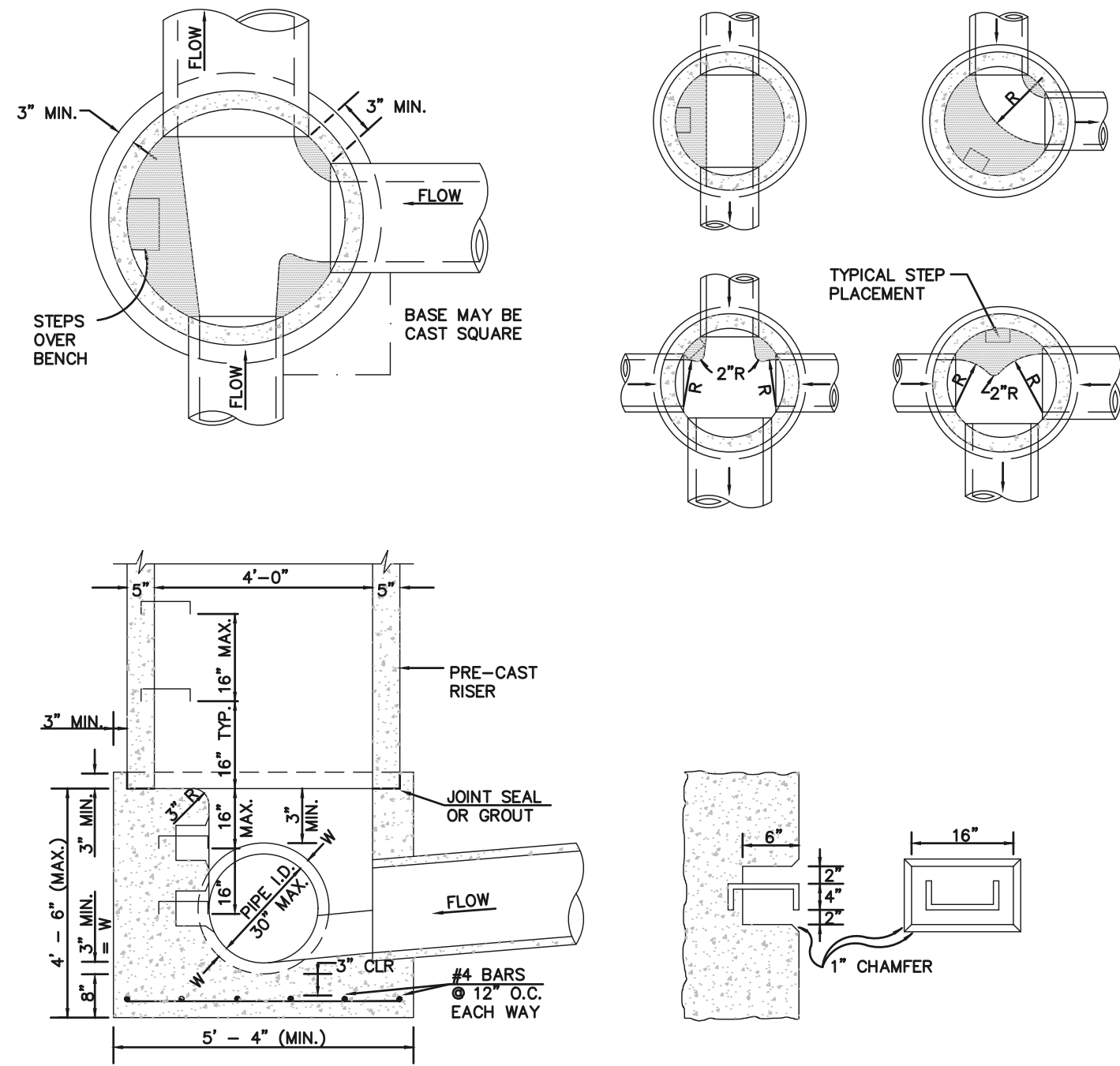
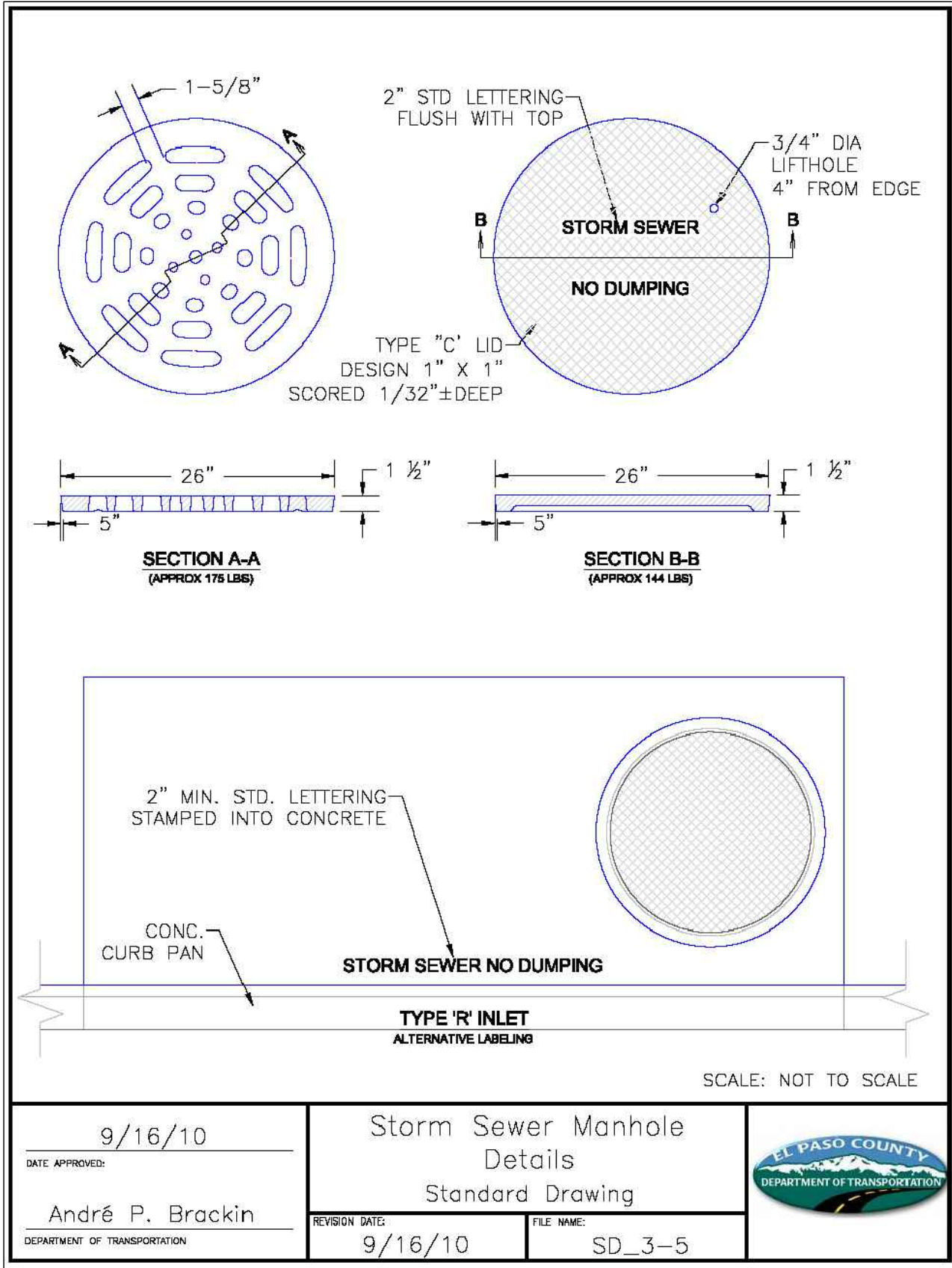
MARK	DIA IN.	O.C. SPACING	TYPE	ALL INLETS				H ≥ 5'				INLETS, H ≥ 5'			
				L = 5'		10'		15'		10'		15'			
				NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH		
401	1/2"	1"	II	*	15 *	*	21 *	*	28 *	*	11 *	*	11 *	*	
402		1"	II	*	7 *	*	13 *	*	18 *	*	7 *	*	11 *	*	
403		9"	II	*	4'-10"	*	4'-10"	*	4'-10"	*	4'-10"	*	4'-10"	*	
405		6"	VI	11	6'-10"	21	6'-10"	31	6'-10"	11	6'-10"	11	6'-10"	11	
406		6"	VIII	7	8'-10"	7	13'-10"	7	18'-10"	7	8'-10"	7	8'-10"	7	
407		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"	3	
409		8"	II	6	5'-10"	6	10'-10"	6	15'-10"	6	10'-10"	6	15'-10"	6	
410		1"	VII							3	*	3	*	3	*
411		1"	II							3	5'-2"	3	10'-2"	3	10'-2"
412	1"	II							3	2'-9"	3	2'-9"	3	2'-9"	
413	9"	II							7	10'-10"	7	15'-10"	7	15'-10"	
501	5/8"	5 1/2"	IV	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33	3'-4"	33	
502		5 1/2"	III						11	11'-5"	17	11'-5"	17		
503		5 1/2"	II	5	3'-6"	16	3'-6"	27	3'-6"	6	3'-6"	6	3'-6"	6	
504		5 1/2"	IX									5	8'-4"	5	
601	3/4"	2 1/2"	V	2	6'-10"	2	6'-10"	2	8'-10"	2	8'-10"	4	8'-10"	4	
#6/8.5				1	5'-10"	1	10'-10"	1	15'-10"	1	10'-10"	1	15'-10"	1	
				2BARS,1ROD		4BARS,3RODS		6BARS,5RODS		4BARS,3RODS		8BARS,5RODS			

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

The diagrams illustrate the channel layout for manhole inlets with varying bar counts and dimensions:

- Top Diagram (Two No. 4 Bars):** Shows a cross-section with a total width of 5'-10" and a depth of 35". The inlet opening is 12" wide. The distance from the centerline to the edge is 24". The distance from the centerline to the bar is 23". The distance from the bar to the edge is 23". The distance from the bar to the centerline is 12". The distance from the bar to the edge is 35".
- Middle Diagram (Four No. 4 Bars):** Shows a cross-section with a total width of 10'-10" and a depth of 35". The inlet opening is 12" wide. The distance from the centerline to the edge is 24". The distance from the centerline to the bar is 23". The distance from the bar to the edge is 23". The distance from the bar to the centerline is 12". The distance from the bar to the edge is 35".
- Bottom Diagram (Eight No. 4 Bars):** Shows a cross-section with a total width of 15'-10" and a depth of 35". The inlet opening is 12" wide. The distance from the centerline to the edge is 24". The distance from the centerline to the bar is 23". The distance from the bar to the edge is 23". The distance from the bar to the centerline is 12". The distance from the bar to the edge is 35".
- Right Diagram (Typical Section at Hole):** Shows a detail of a No. 4 bar connection. The bar is 18" long. The distance from the centerline to the edge is 24". The distance from the centerline to the bar is 23". The distance from the bar to the edge is 23". The distance from the bar to the centerline is 12". The distance from the bar to the edge is 35".

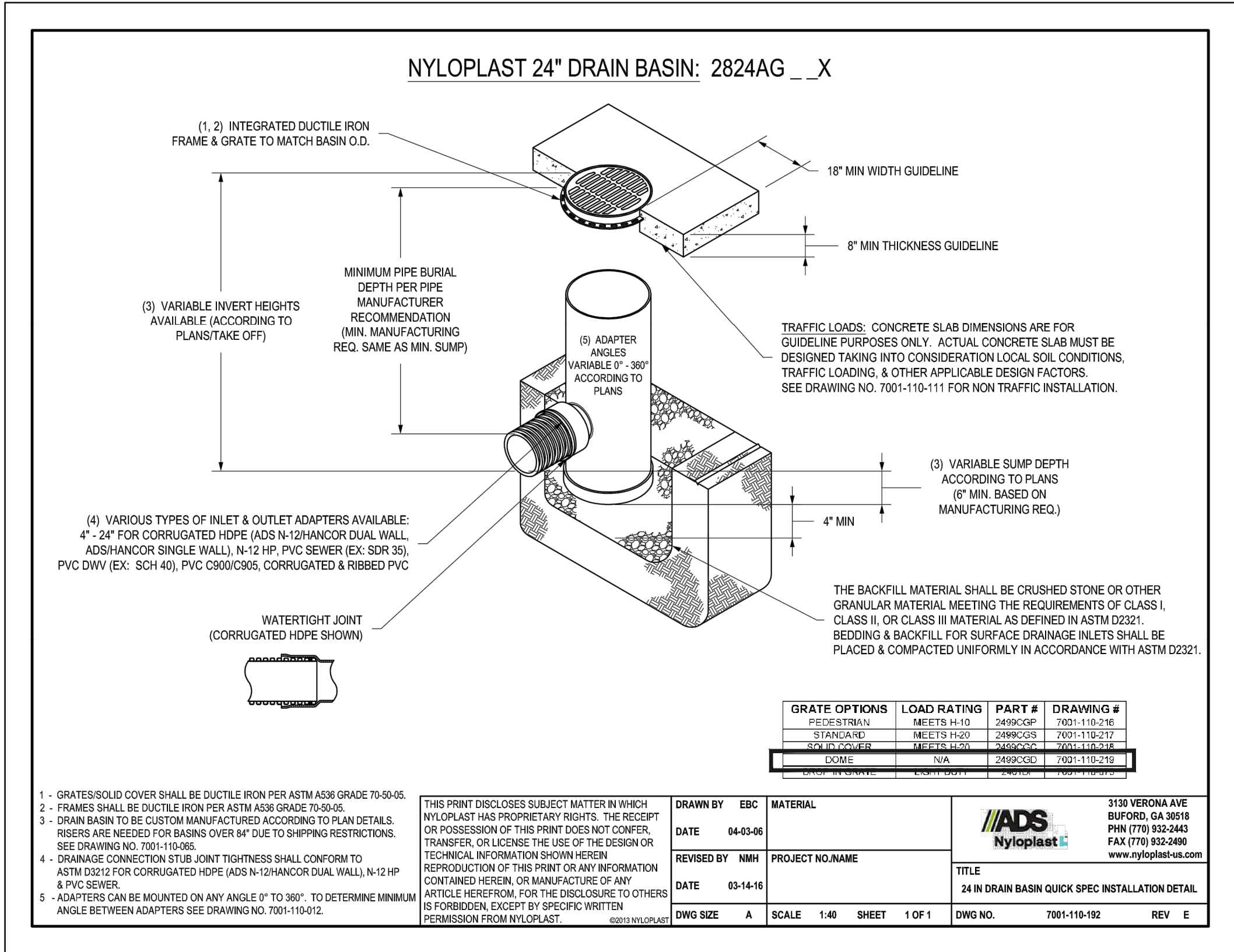




STORM SEWER MANHOLE - TYPE II

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.



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

5/29/25

DATE

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

(719) 785-0790



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

(719) 785-0790

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

CLASSIC
CONSULTING