

VILLAGES AT STERLING RANCH

COUNTY OF EL PASO, STATE OF COLORADO

CONSTRUCTION PLANS

NOVEMBER 2024

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

GENERAL CONSTRUCTION NOTES:

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

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

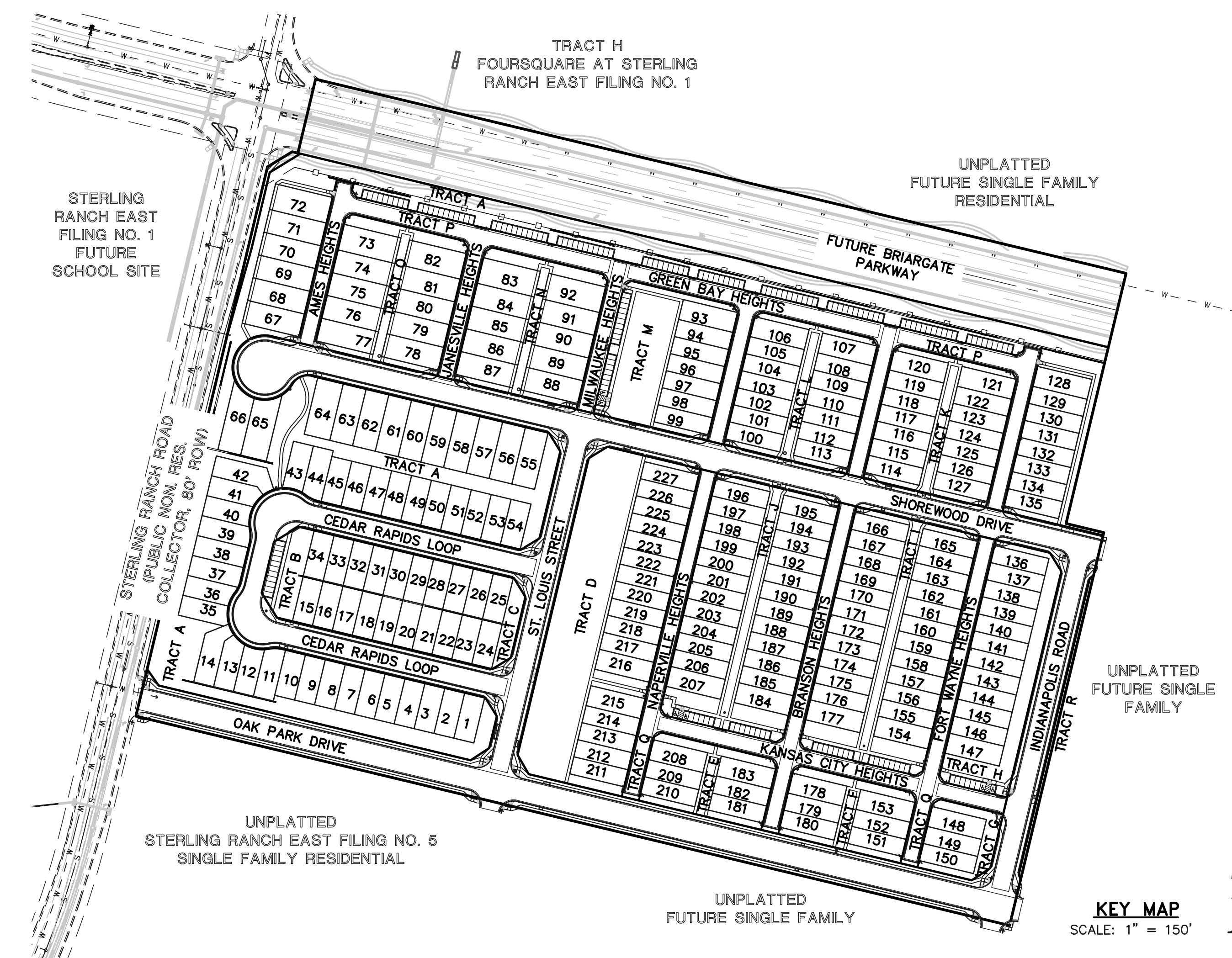
- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND DPW. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY DPW.
- 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.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.
- SIDEWALK TO BE 6" AT DRIVEWAY LOCATIONS.

SIGNING AND STRIPING NOTES:

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 1/2" MINIMUM THICKNESS PERFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALK LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
- ALL WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

BENCHMARKS:

- EAST 1/16TH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN LOCATED AT SOUTHEAST CORNER OF VOLLMER ROAD AND POCO ROAD APPROXIMATELY 50 FEET SOUTH OF THE CENTERLINE OF POCO ROAD. ELEVATION = 7211.95
- THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30' WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR N89°08'28"E, A DISTANCE OF 1356.68 FEET.



CONSTRUCTION PLAN: SHEET INDEX

SHEET 1 OF 25	TITLE SHEET
SHEET 2 OF 25	STREET IMPROVEMENT PLAN (OAK PARK DRIVE)
SHEET 3 OF 25	STREET IMPROVEMENT PLAN (ST LOUIS ST. & MILWAUKEE HTS.)
SHEET 4 OF 25	STREET IMPROVEMENT PLAN (CEDAR RAPIDS LOOP)
SHEET 5 OF 25	STREET IMPROVEMENT PLAN (SHOREWOOD DRIVE)
SHEET 6 OF 25	STREET IMPROVEMENT PLAN (SHOREWOOD DRIVE CDS & AMES HTS. & JANESVILLE HTS.)
SHEET 7 OF 25	STREET IMPROVEMENT PLAN (GREEN BAY HEIGHTS)
SHEET 8 OF 25	STREET IMPROVEMENT PLAN (NAPERVILLE HEIGHTS)
SHEET 9 OF 25	STREET IMPROVEMENT PLAN (BRANSON HEIGHTS)
SHEET 10 OF 25	STREET IMPROVEMENT PLAN (FORT WAYNE HEIGHTS)
SHEET 11 OF 25	STREET IMPROVEMENT PLAN (INDIANAPOLIS ROAD)
SHEET 12 OF 25	STREET IMPROVEMENT PLAN (KANSAS CITY HEIGHTS)
SHEET 13-17 OF 25	PEDESTRIAN RAMP DETAILS
SHEET 18 OF 25	SIGNAGE & STRIPING PLANS
SHEET 19 OF 25	STREET LIGHTING PLAN
SHEET 20 OF 25	PUBLIC STORM PLAN (OAK PARK DRIVE)
SHEET 21 OF 25	PUBLIC STORM PLAN (OAK PARK DRIVE & ST. LOUIS STREET)
SHEET 22 OF 25	PUBLIC STORM PLAN (SHOREWOOD DRIVE)
SHEET 23 OF 25	PRIVATE 12" STORM PLAN
SHEET 24-25 OF 25	STORM DETAILS

UTILITY CONSTRUCTION PLAN: SHEET INDEX

SHEET 1 OF 16	TITLE SHEET
SHEET 2 OF 16	SANITARY SEWER PLAN - OAK PARK DRIVE
SHEET 3 OF 16	SANITARY SEWER PLAN - FORT WAYNE HEIGHTS
SHEET 4 OF 16	SANITARY SEWER PLAN - BRANSON HEIGHTS
SHEET 5 OF 16	SANITARY SEWER PLAN - NAPERVILLE HEIGHTS
SHEET 6 OF 16	SANITARY SEWER PLAN - ST. LOUIS STREET
SHEET 7 OF 16	SANITARY SEWER PLAN - CEDAR RAPIDS LOOP
SHEET 8 OF 16	SANITARY SEWER PLAN - NW CORNER OF SITE
SHEET 9 OF 16	PUBLIC 8" PVC WATER PLAN - NW CORNER OF SITE
SHEET 10 OF 16	PUBLIC 8" PVC WATER PLAN - NE CORNER OF SITE
SHEET 11 OF 16	PUBLIC 8" PVC WATER PLAN - SW CORNER OF SITE
SHEET 12 OF 16	PUBLIC 8" PVC WATER PLAN - SE CORNER OF SITE
SHEET 13 OF 16	UTILITY SERVICE PLAN - NW CORNER OF SITE
SHEET 14 OF 16	UTILITY SERVICE PLAN - NE CORNER OF SITE
SHEET 15 OF 16	UTILITY SERVICE PLAN - SW CORNER OF SITE
SHEET 16 OF 16	UTILITY SERVICE PLAN - SE CORNER OF SITE

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW	NO. REVISION	DATE
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REVIEW:	DATE
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC	
CATHERINE M. TESSIN, COLORADO P.E. #45004	

EDARP FILE # SFXXX	
VILLAGES AT STERLING RANCH	
CONSTRUCTION PLANS	
TITLE SHEET	
DESIGNED BY	EAS SCALE DATE 11/01/2024
DRAWN BY	EAS (H) 1" = 150' SHEET 1 OF 25
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)

AGENCIES:

- DEVELOPER: CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DR.
COLORADO SPRINGS, CO 80921
MR. LOREN J. MORELAND (719) 592-9333
- CIVIL ENGINEER: CLASSIC CONSULTING ENGINEERS & SURVEYORS
619 N. CASCADE AVENUE, SUITE 200
COLORADO SPRINGS, CO 80903
MS. CATHY TESSIN, P.E. (719) 785-0790
- COUNTY ENGINEERING: EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
MR. JEFF RICE, (719) 520-7877
- WATER & SANITATION DISTRICT: STERLING RANCH METROPOLITAN DISTRICT
- FIRE DISTRICT: BLACK FOREST FIRE PROTECTION DISTRICT
11445 TEACHOUT ROAD
COLORADO SPRINGS, CO 80908
CHIEF BRYAN JACK, (719) 495-4300
- GAS COMPANY: BLACK HILLS ENERGY
37 WIDEFIELD BOULEVARD
WIDEFIELD, COLORADO 80911
MR. GEORGE M. PETERSON, (719) 392-3491
- ELECTRIC COMPANY: MOUNTAIN VIEW ELECTRIC
P.O. BOX 1600
LIMON, COLORADO 80828
MR. LES ULFERS, (719) 495-2283
- TELEPHONE COMPANY: CENTURY LINK COMMUNICATIONS (LOCATORS) (800)-922-1987
A.T.&T. (LOCATORS) (719) 635-3674

APPROVALS:

DESIGN ENGINEER'S STATEMENT:

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

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

OWNER/DEVELOPER'S STATEMENT:

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

EL PASO COUNTY:

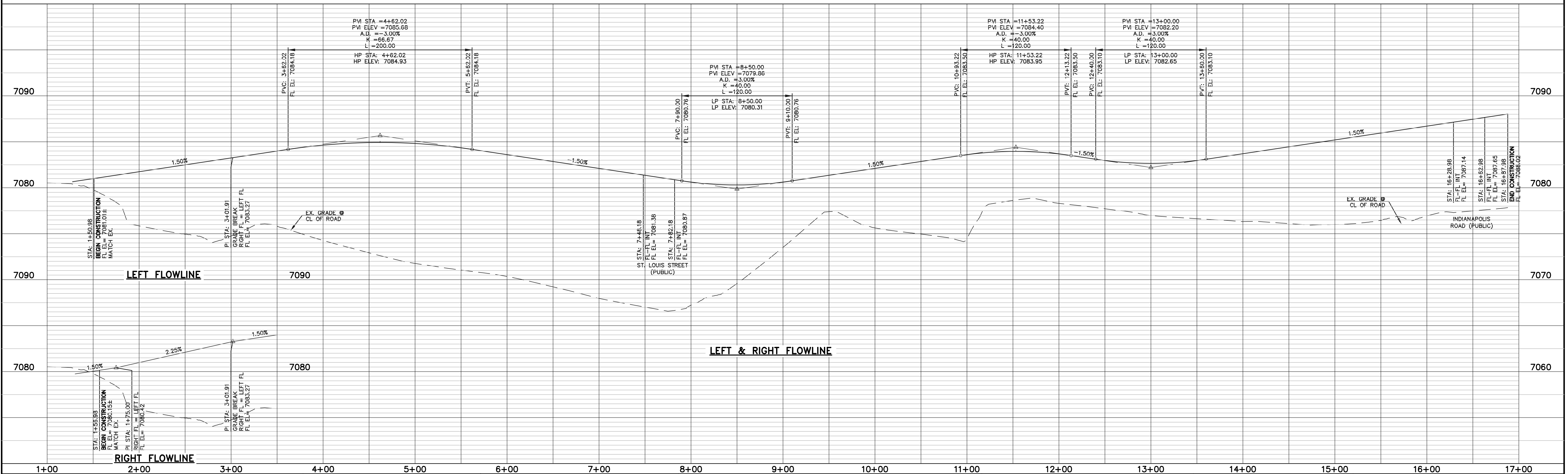
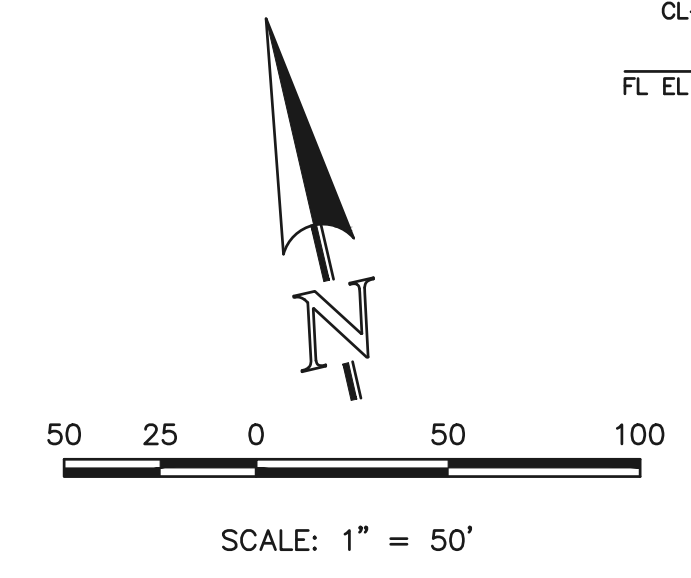
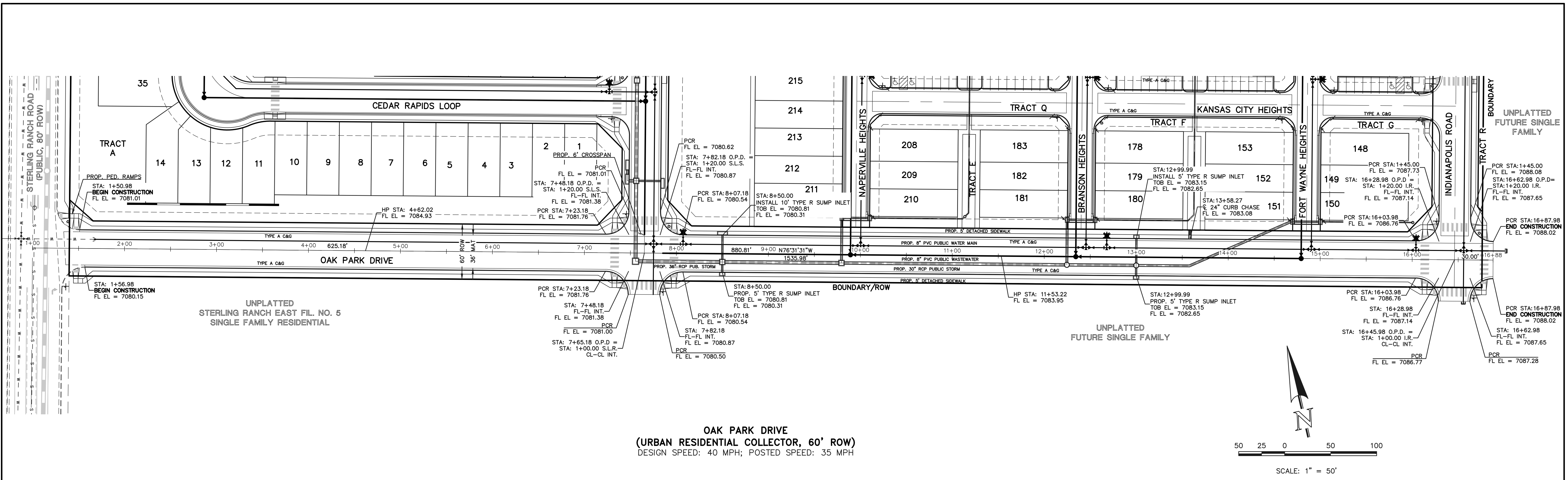
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY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

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

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

COUNTY ENGINEER / ECM ADMINISTRATOR

DATE



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

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NO.	REVISION	DATE

REVIEW:

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

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

VILLAGES AT STERLING RANCH

STREET IMPROVEMENT PLANS

OAK PARK DRIVE

DESIGNED BY: EAS SCALE: (H) 1" = 50' DATE: 11/01/2025

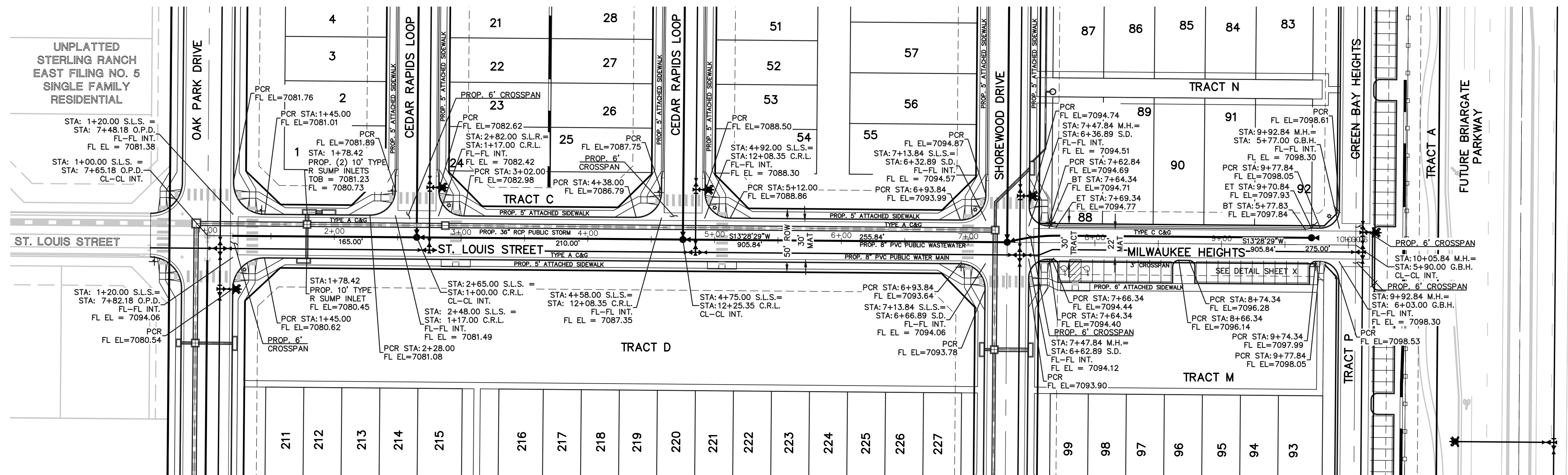
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JOB NO. 1183.26

CLASSIC CONSULTING

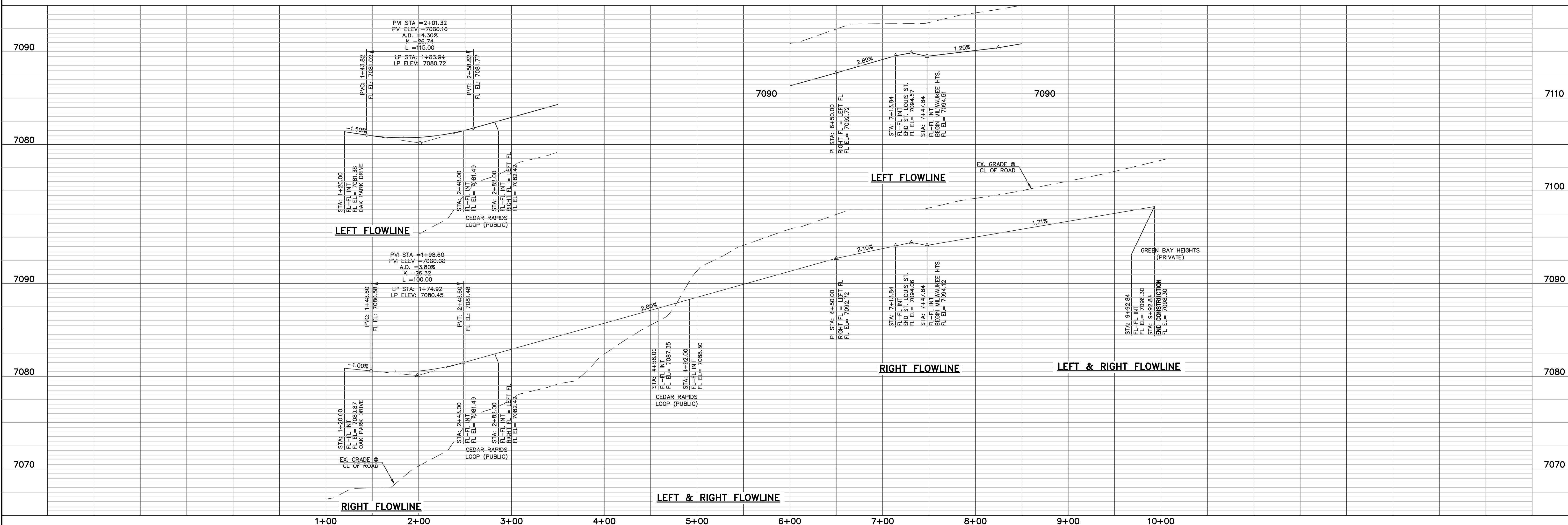
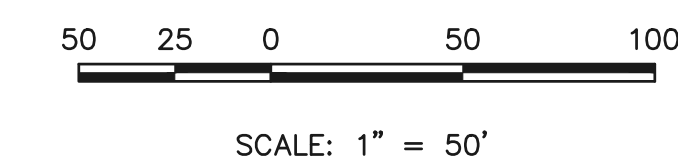
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

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



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

MILWAUKEE 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	▭

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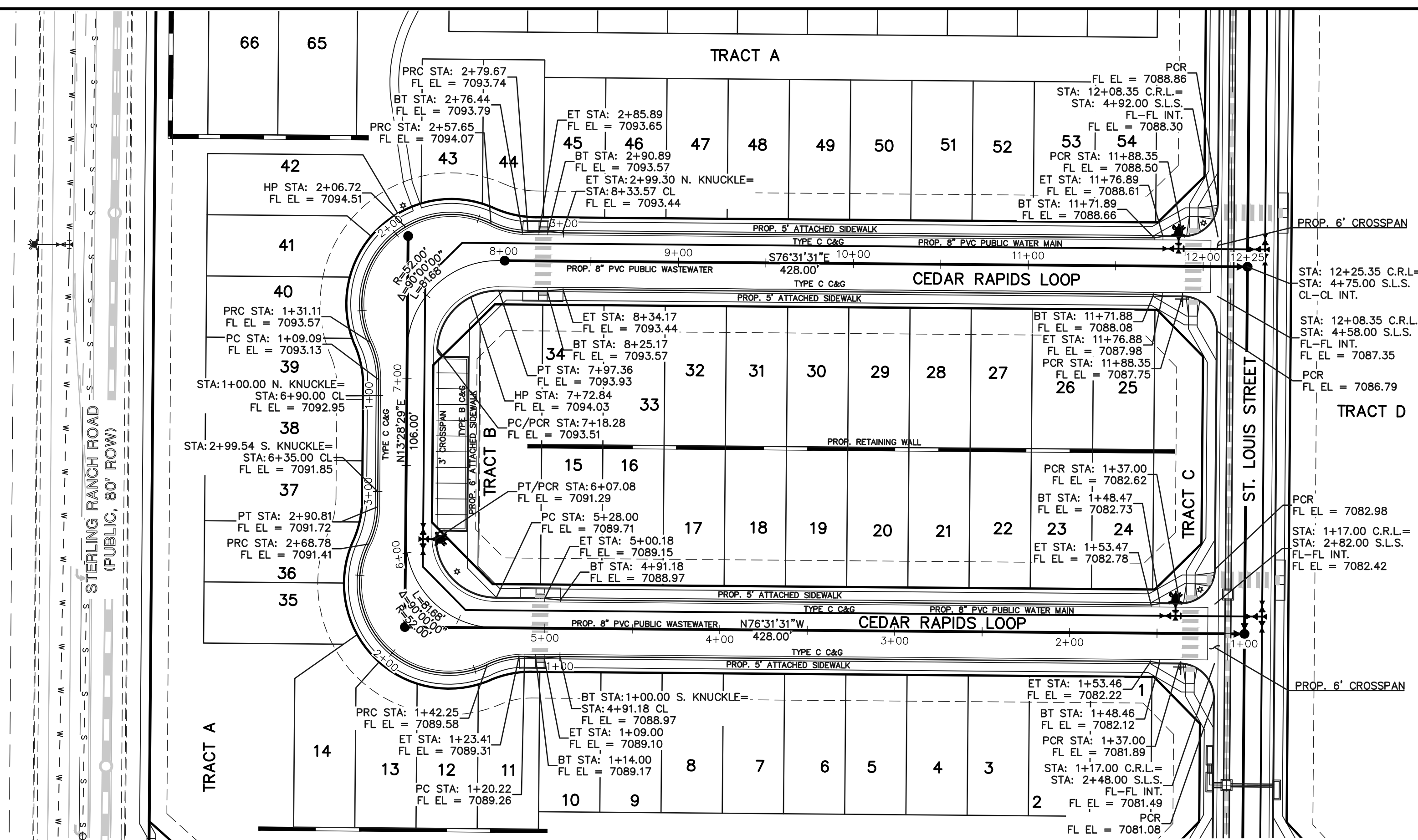
STREET IMPROVEMENT PLANS
ST LOUIS ROAD & MILWAUKEE HEIGHTS

DESIGNED BY	EAS	SCALE	DATE	11/01/2025
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CHECKED BY	(V) 1" = 5'	JOB NO.	1183.26	

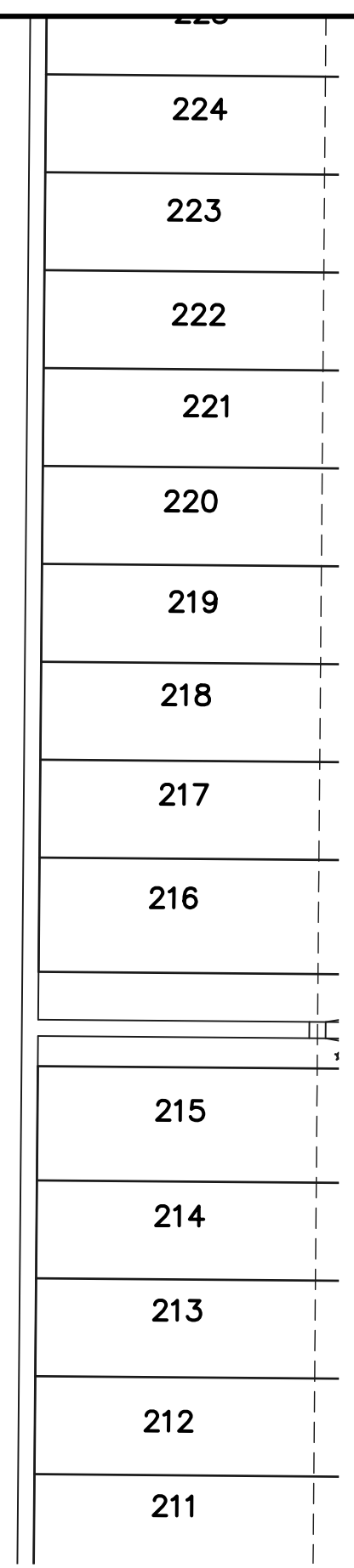


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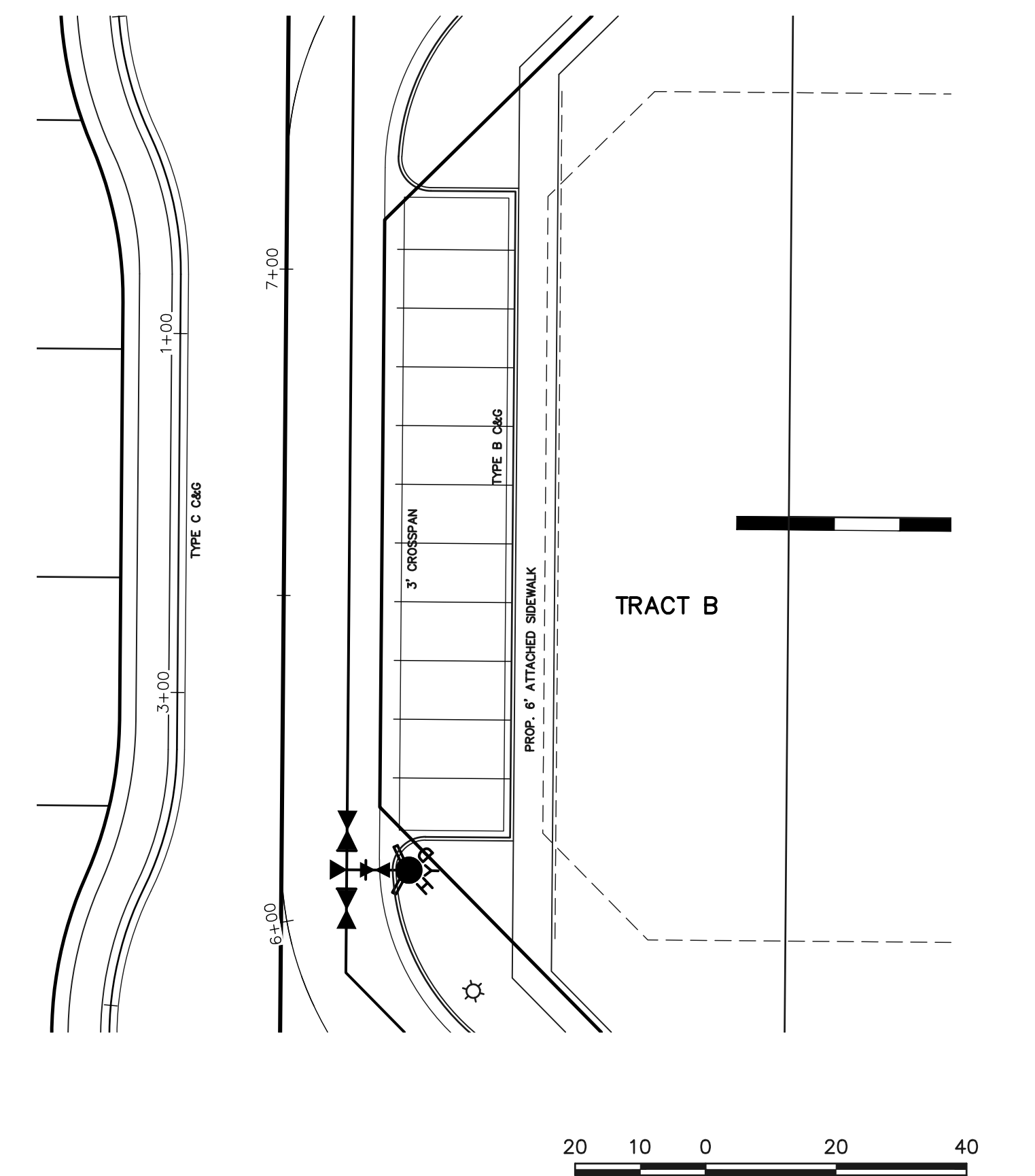
STERLING RANCH
EAST FILING NO. 1
FUTURE SCHOOL SITE



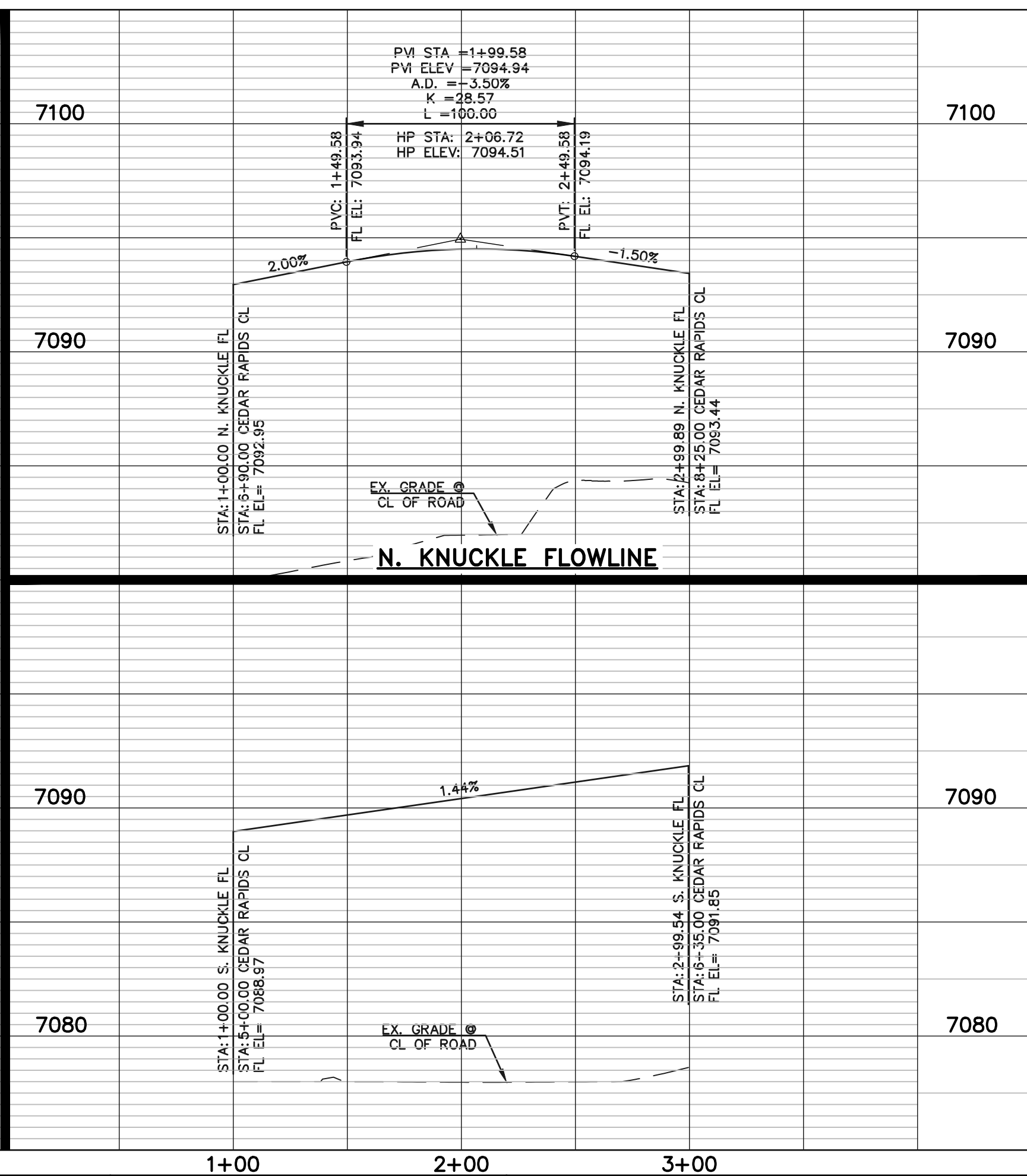
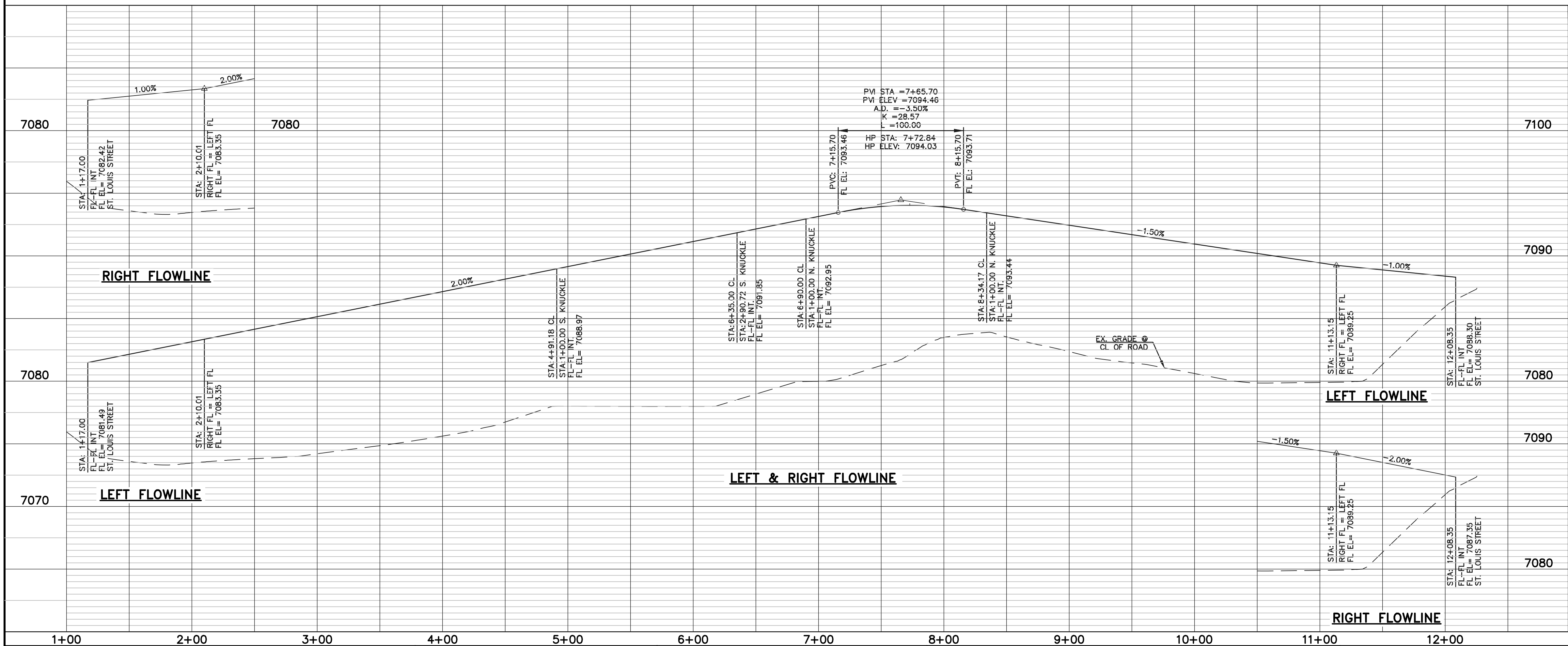
CEDAR RAPIDS LOOP
(URBAN LOCAL, 50' ROW)
DESIGN & POSTED SPEED: 25 MPH



SCALE: 1" = 50'



SCALE: 1" = 20'



LEGEND

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

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. TESSIN, COLORADO P.E. #45004

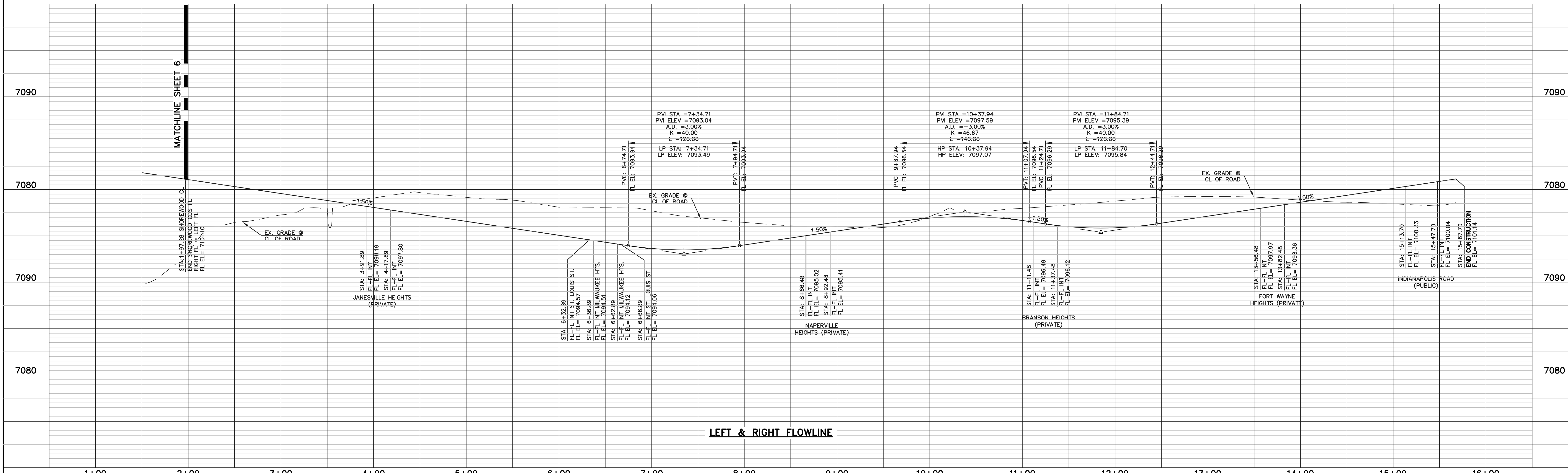
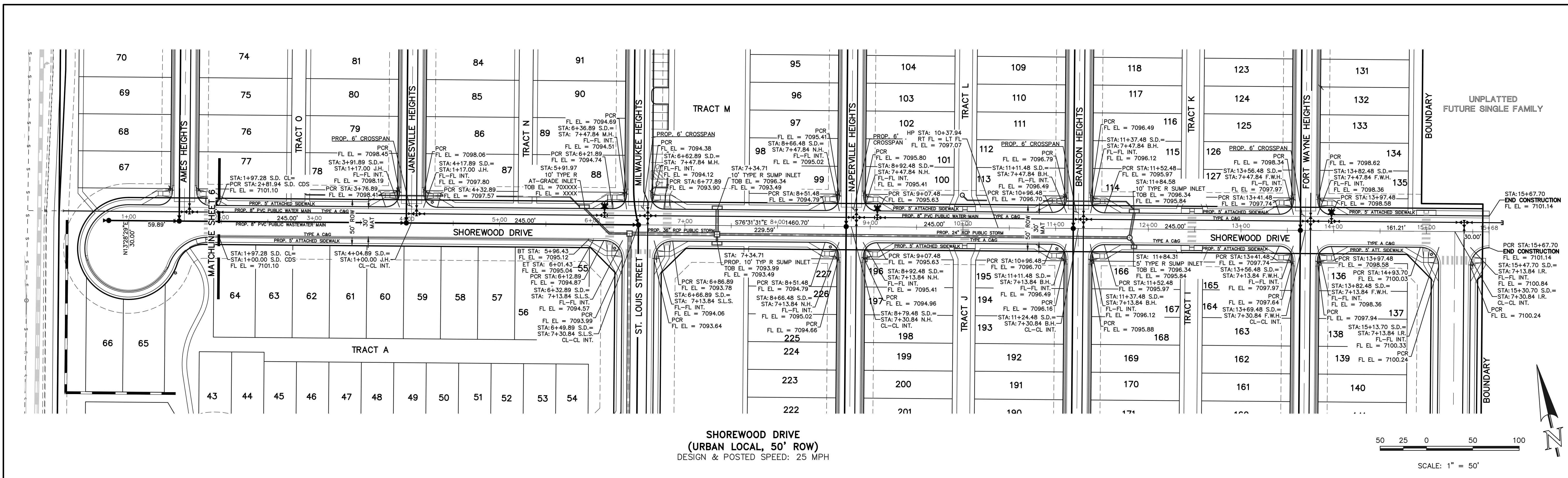
CLASSIC CONSULTING

VILLAGES AT STERLING RANCH
STREET IMPROVEMENT PLANS
CEDAR RAPIDS LOOP

DESIGNED BY: EAS
DRAWN BY: EAS
CHECKED BY: (V)

SCALE: (H) 1" = 50'
(V) 1" = 5'

DATE: 11/01/2024
SHEET: 4 OF 25
JOB NO.: 1183.26



LEGEND

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

WALK CONSTRUCTION:
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NO.	REVISION	DATE

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

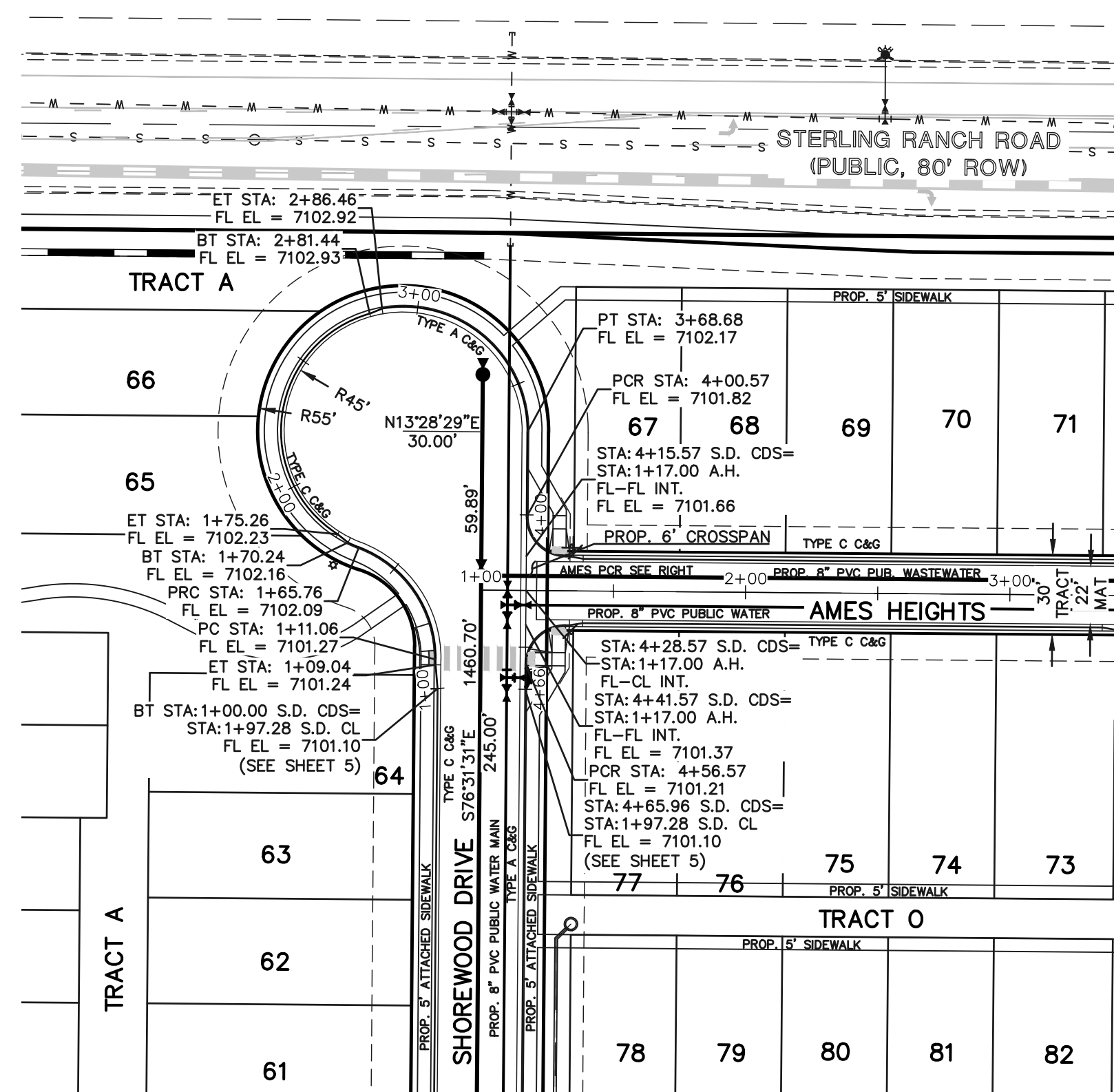
CATHERINE M. TESSIN, COLORADO P.E. #45004 DATE

CLASSIC CONSULTING

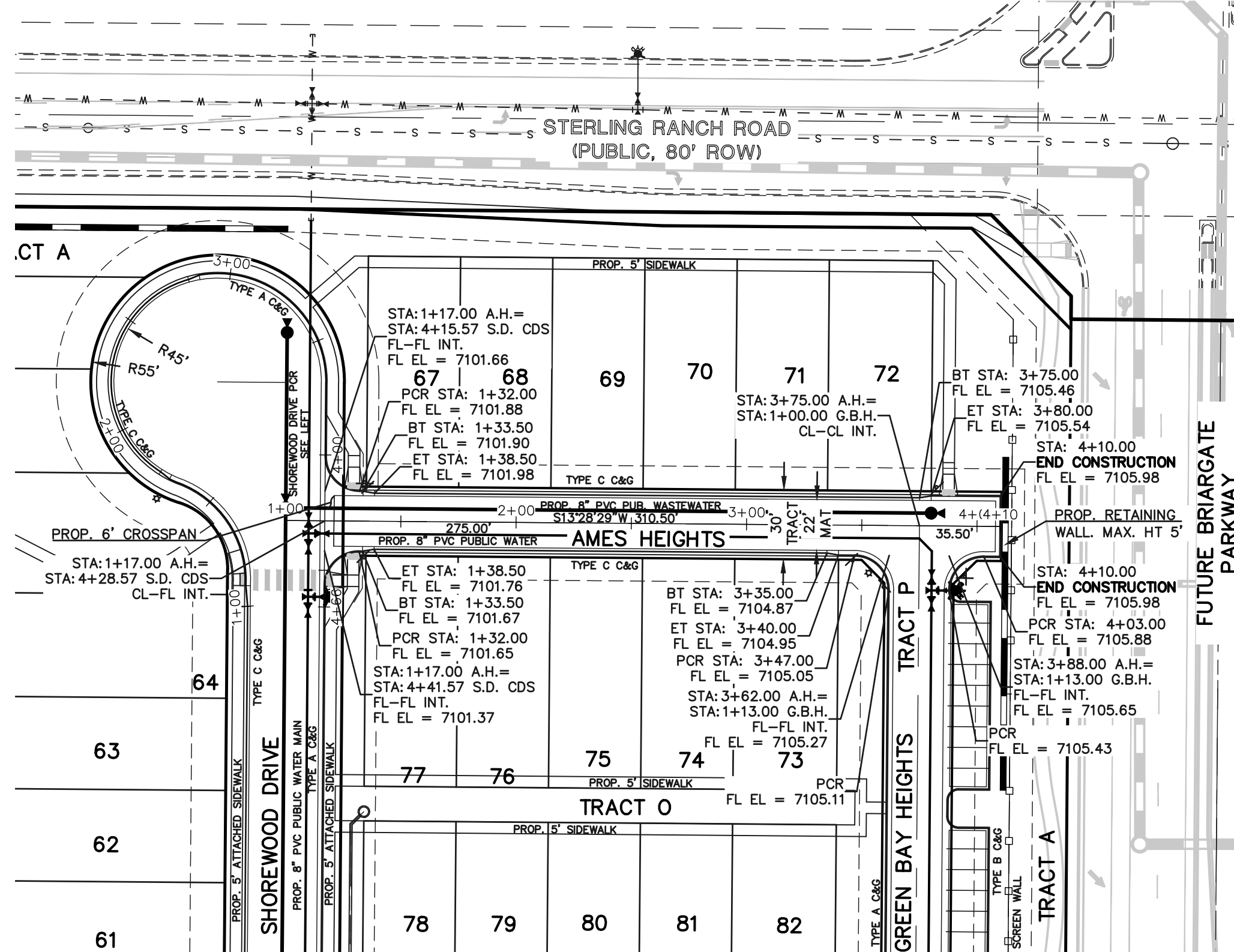
VILLAGES AT STERLING RANCH
 STREET IMPROVEMENT PLANS
 SHOREWOOD DRIVE

DESIGNED BY: EAS SCALE: (H) 1" = 50' DATE: 11/01/2024
 DRAWN BY: EAS (V) 1" = 5' SHEET 5 OF 25
 CHECKED BY: JOB NO.: 1183.26

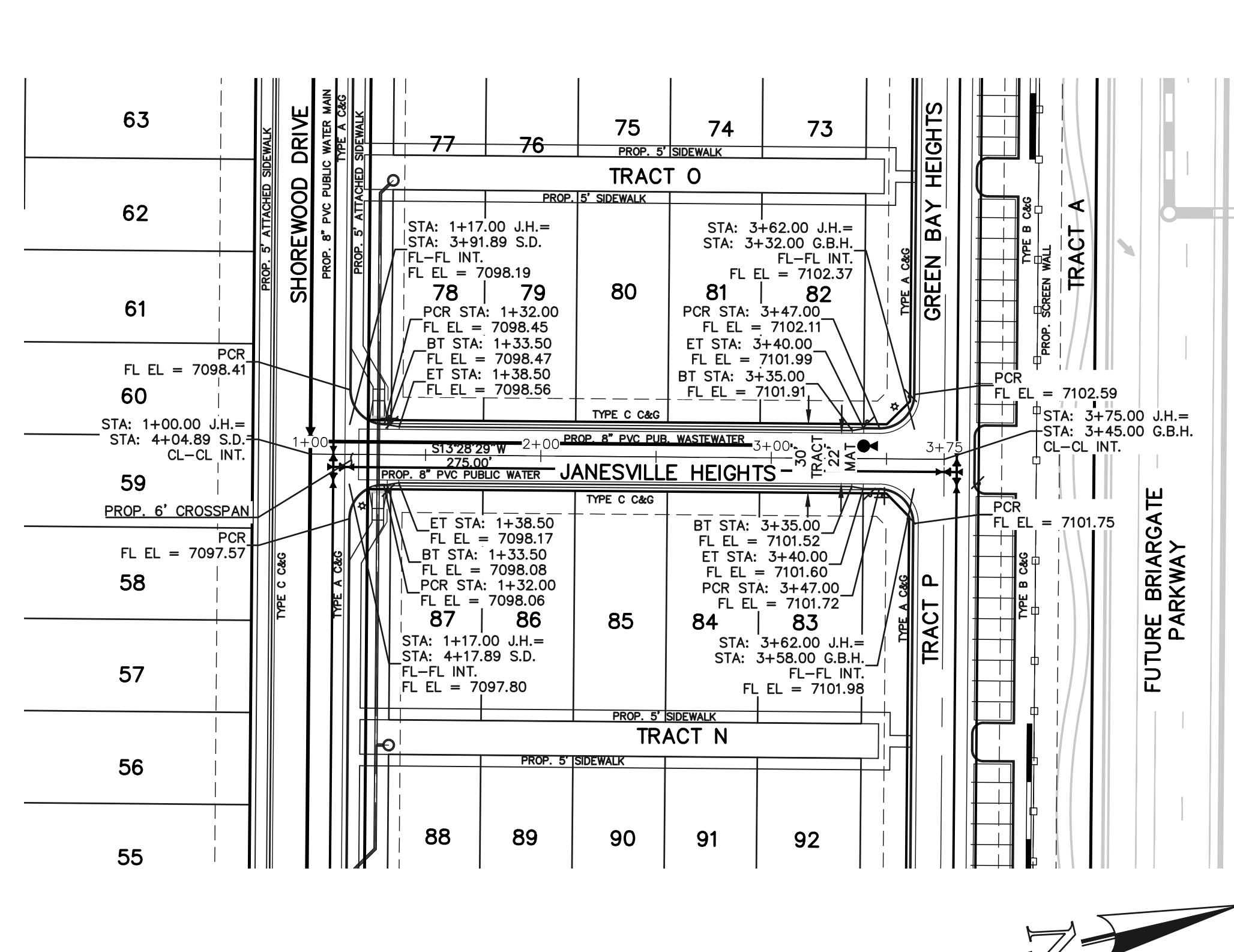
619 N. Cascade Avenue, Suite 200 (719) 785-0790
 Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)



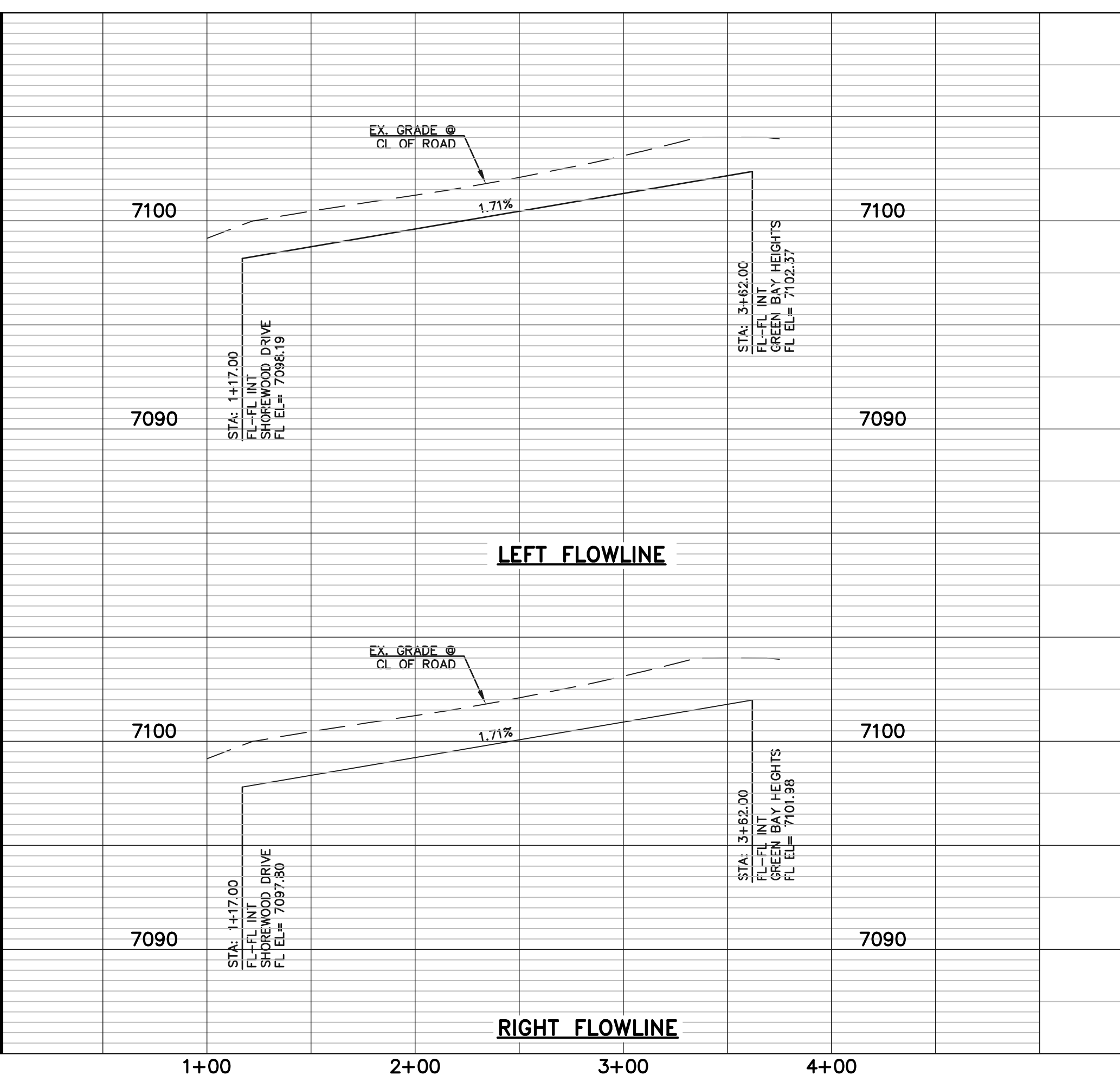
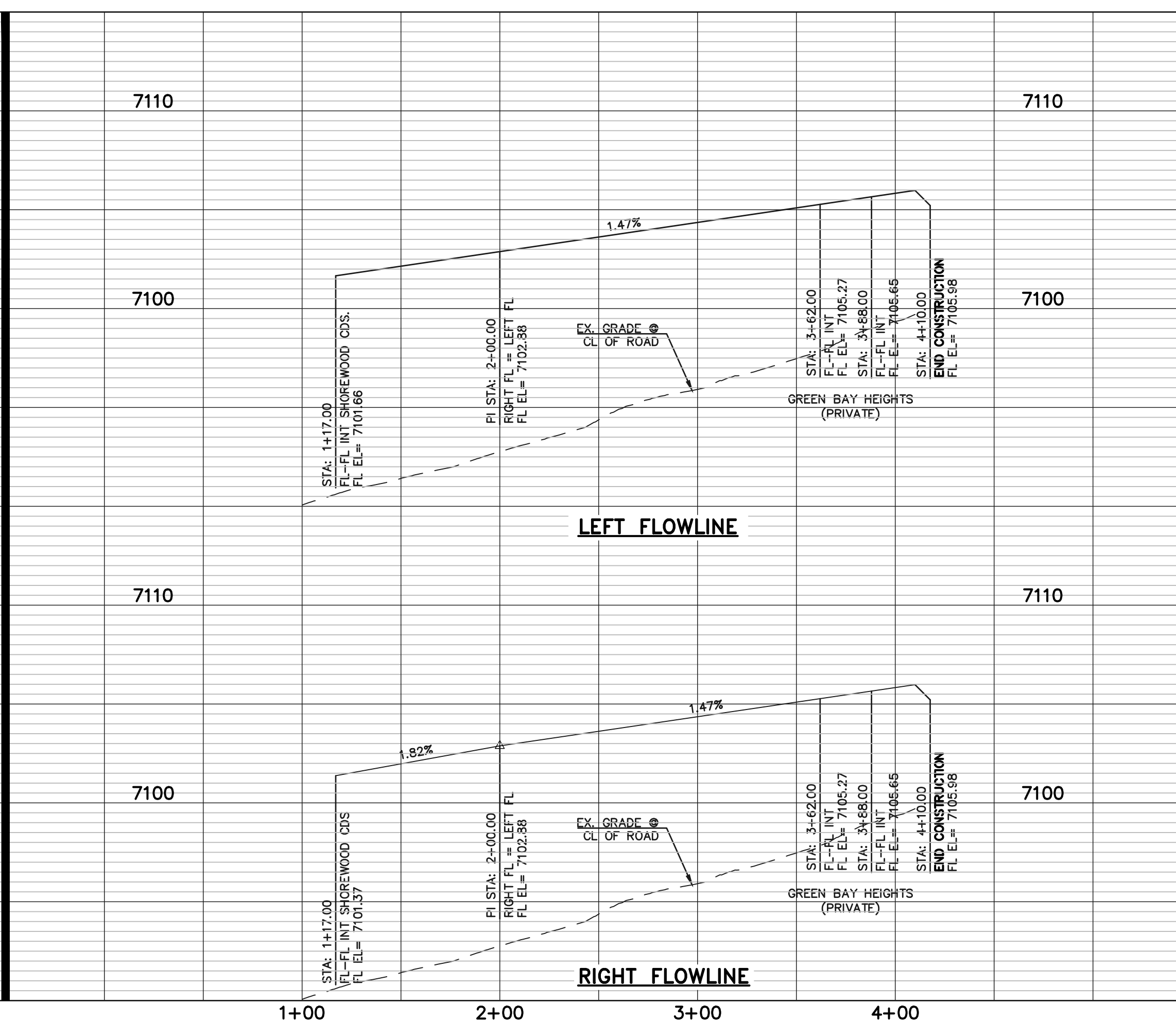
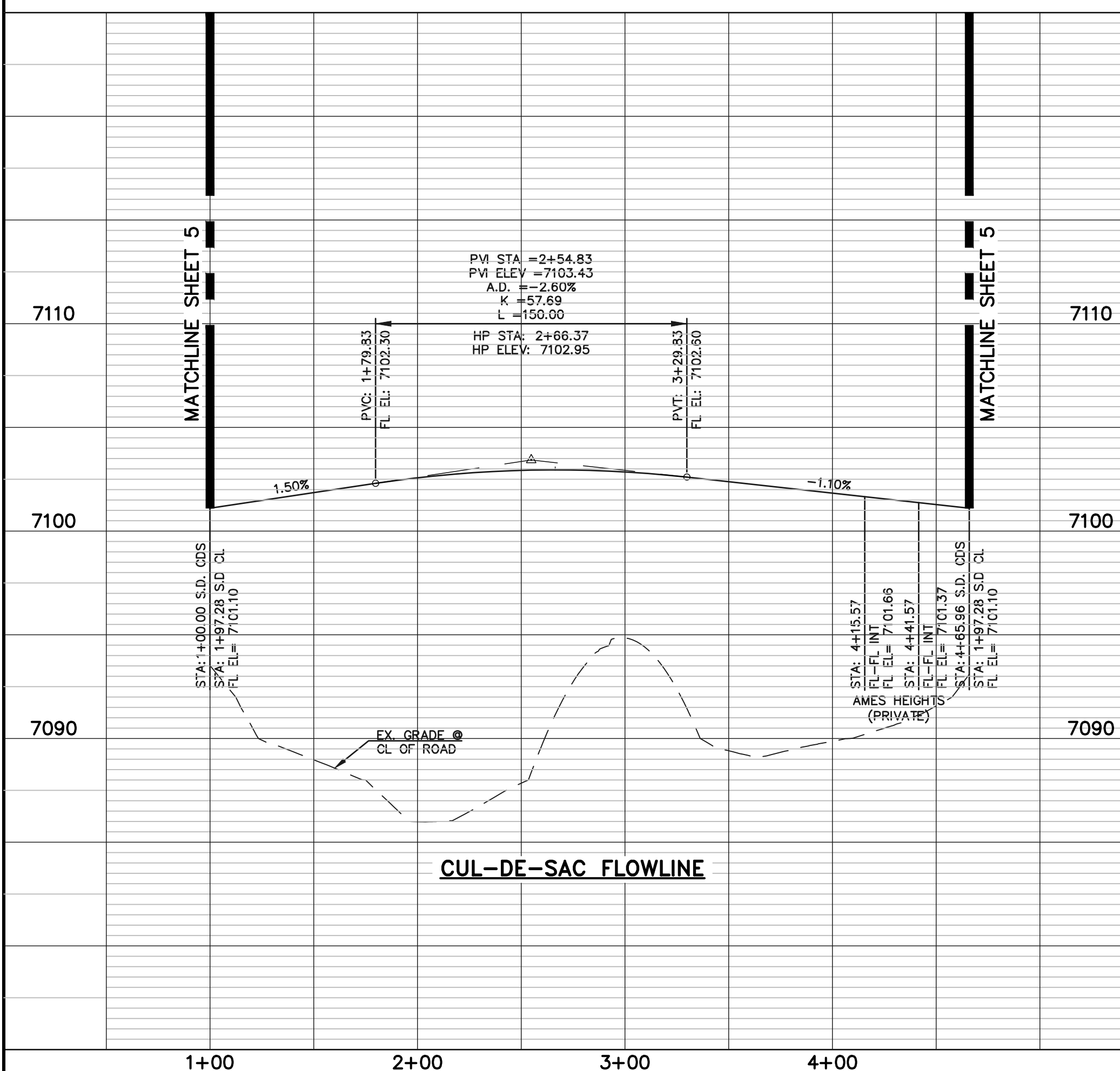
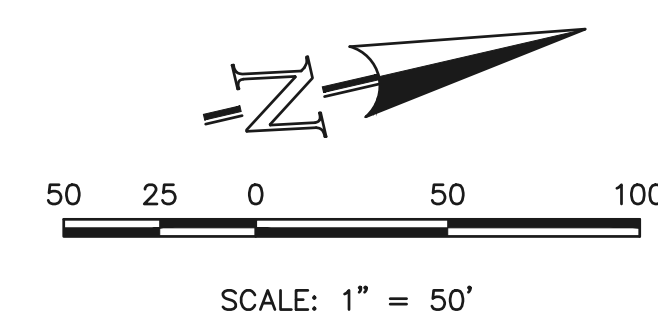
SHOREWOOD DRIVE CDS
(URBAN LOCAL, 50' ROW)
DESIGN & POSTED SPEED: 25 MPH



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



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



LEGEND

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

WALK CONSTRUCTION:

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

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NO.	REVISION	DATE

REVIEW:

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

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

DATE

VILLAGES AT STERLING RANCH

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

DESIGNED BY: EAS SCALE: DATE: 11/01/2024

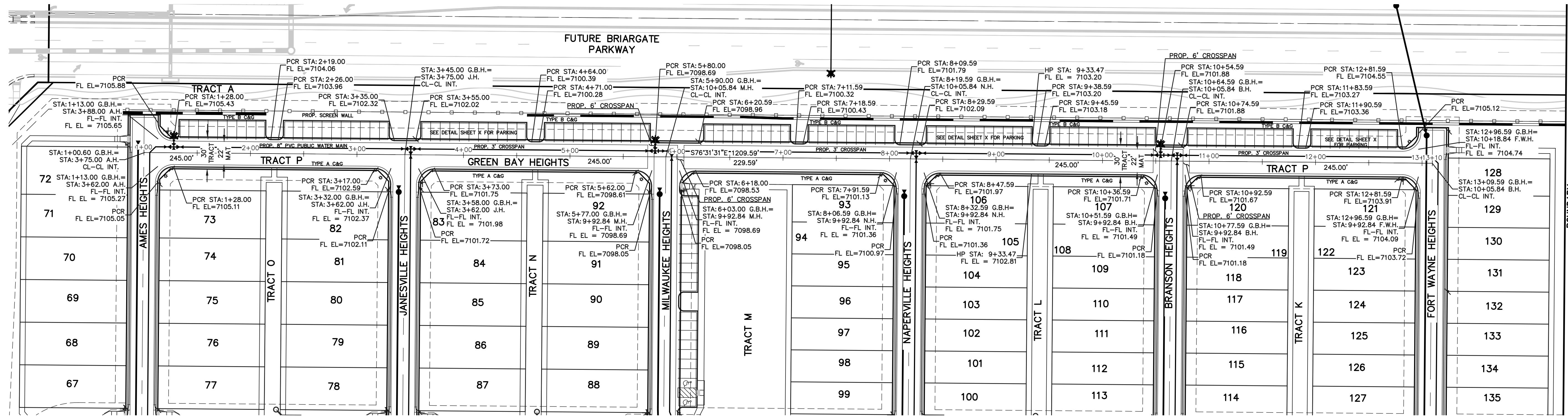
DRAWN BY: EAS (H) 1" = 50' SHEET 6 OF 25

CHECKED BY: (V) 1" = 5' JOB NO. 1183.26

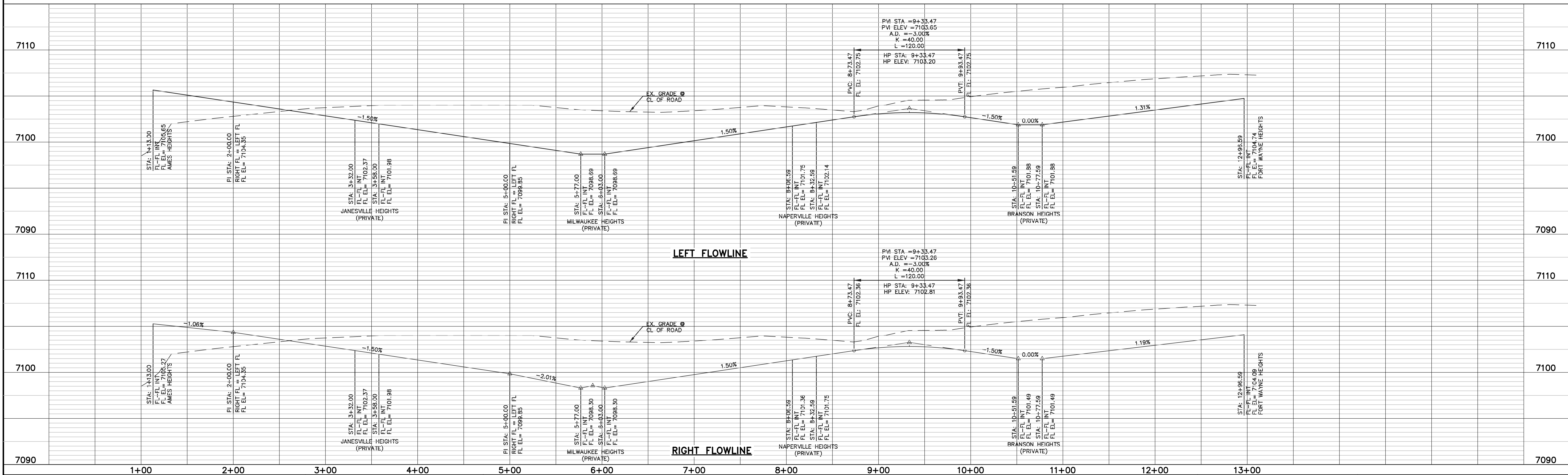
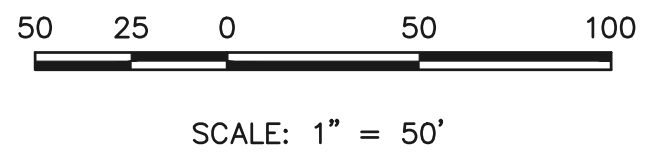
CLASSIC CONSULTING

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

P:\118326\DRAWINGS\Construction\STREET\118326_S-06.dwg, 12/19/2024, 10:52:46 AM, 1:1



**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.

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

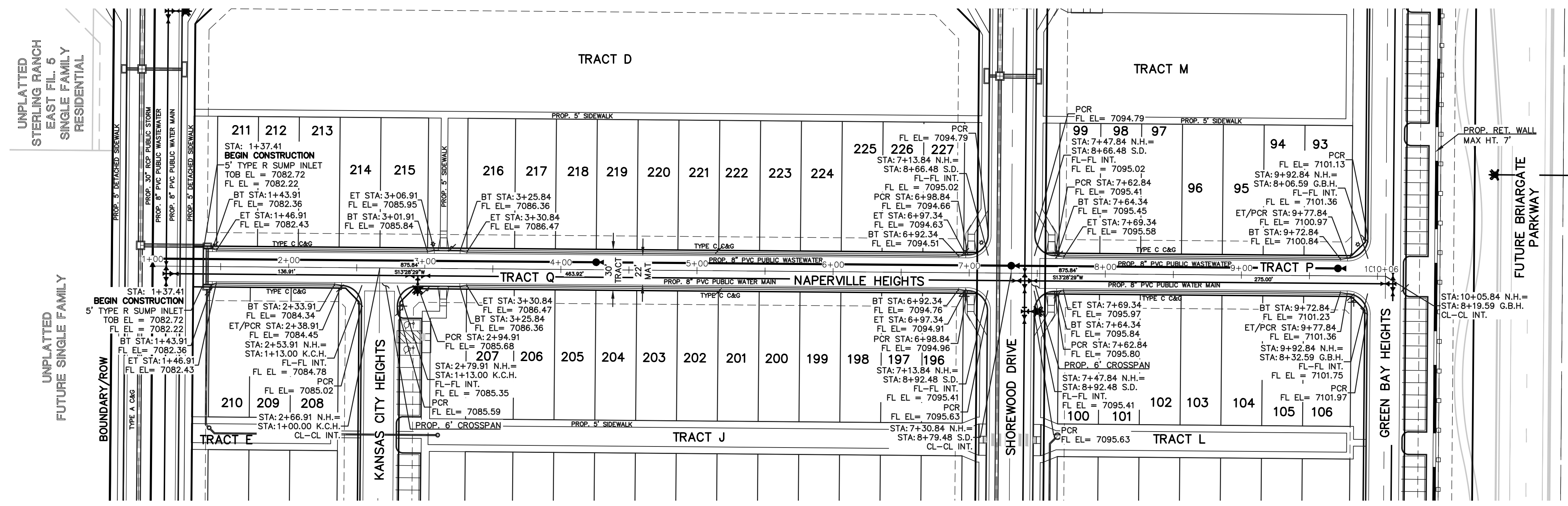


VILLAGES AT STERLING RANCH

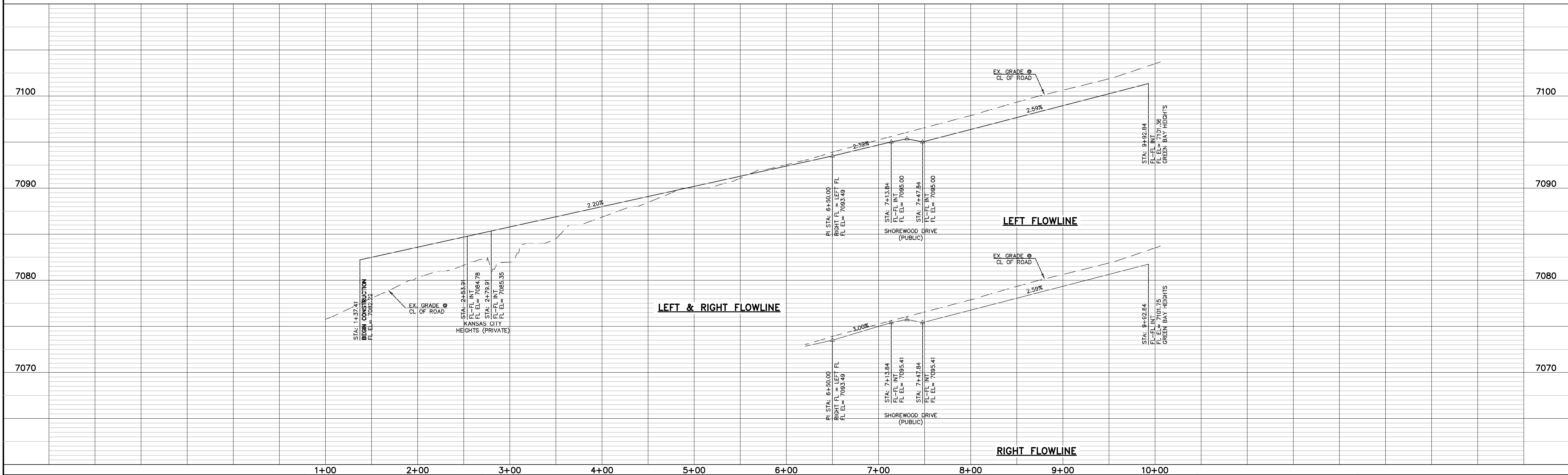
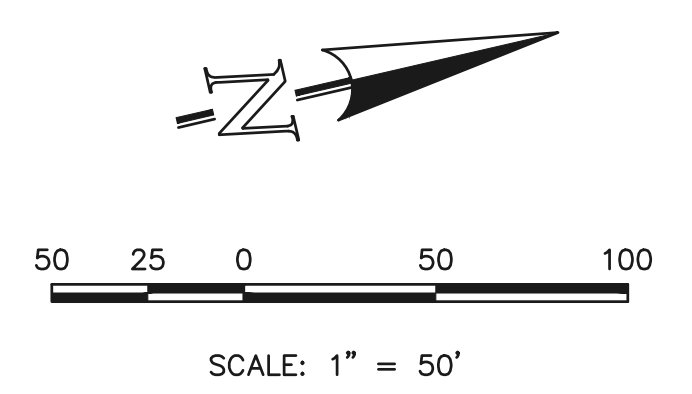
STREET IMPROVEMENT PLANS
GREEN BAY HEIGHTS

DESIGNED BY	EAS	SCALE	DATE	11/01/2024
DRAWN BY	EAS	(H) 1" = 50'	SHEET	7 OF 25
CHECKED BY	(V) 1" = 5	JOB NO.	1183.26	

C:\118326\DRAWINGS\Construction\STREET\118326_S-07.dwg, 12/19/2024, 10:53:04 AM, 1:1



NAPERVILLE HEIGHTS
 (PRIVATE ROAD, 30' STR) 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.

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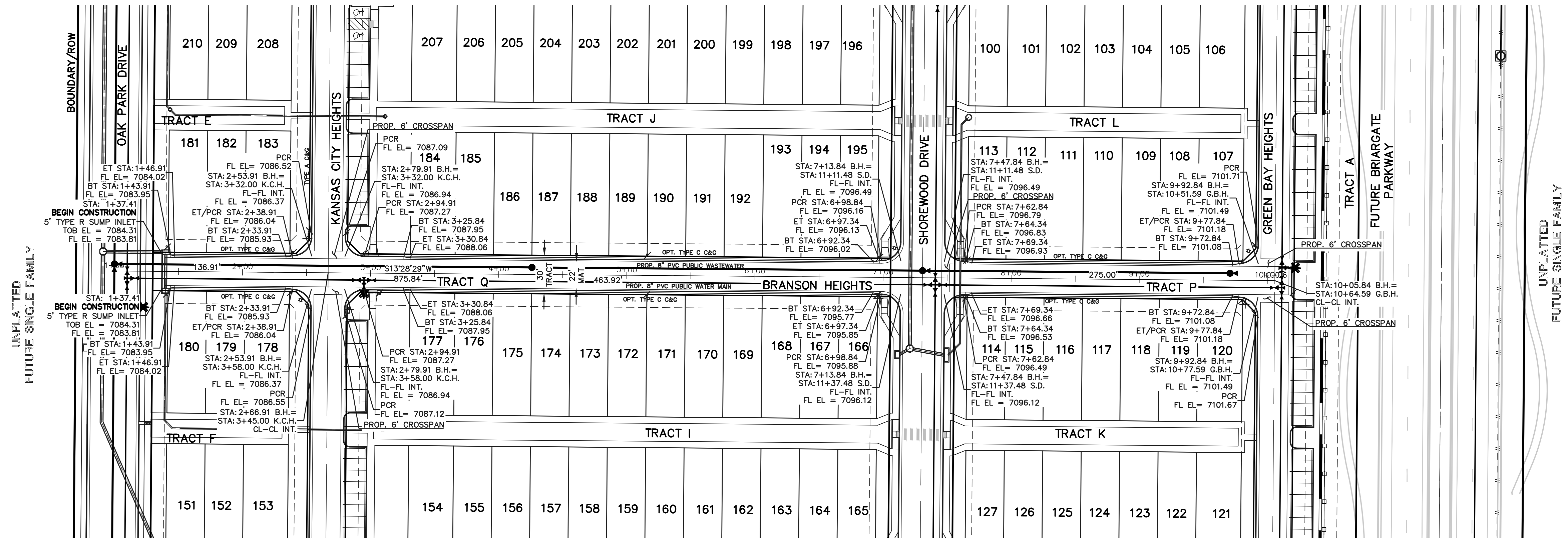
NO.	REVISION	DATE

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

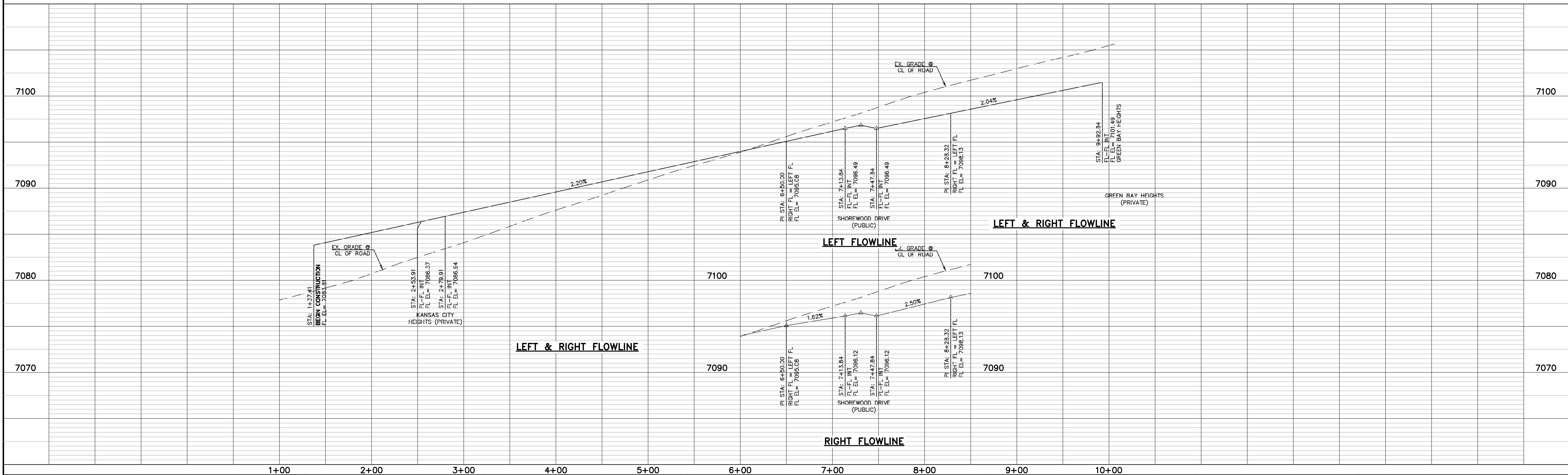
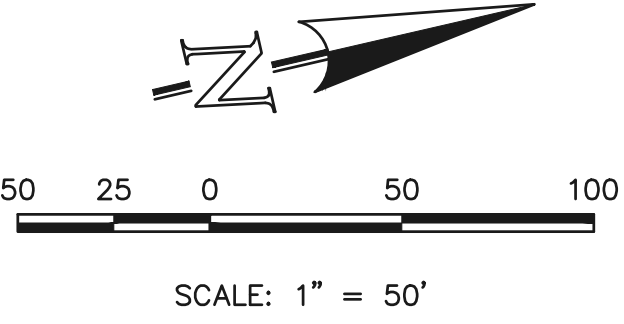
CATHERINE M. TESSIN, COLORADO P.E. #45004 DATE



VILLAGES AT STERLING RANCH			
STREET IMPROVEMENT PLANS NAPERVILLE HEIGHTS			
DESIGNED BY	EAS	SCALE	DATE 11/01/2024
DRAWN BY	EAS	(H) 1" = 50'	SHEET 8 OF 25
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.26



**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.

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NO.	REVISION	DATE

REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
CATHERINE M. TESSIN, COLORADO P.E. #45004 DATE

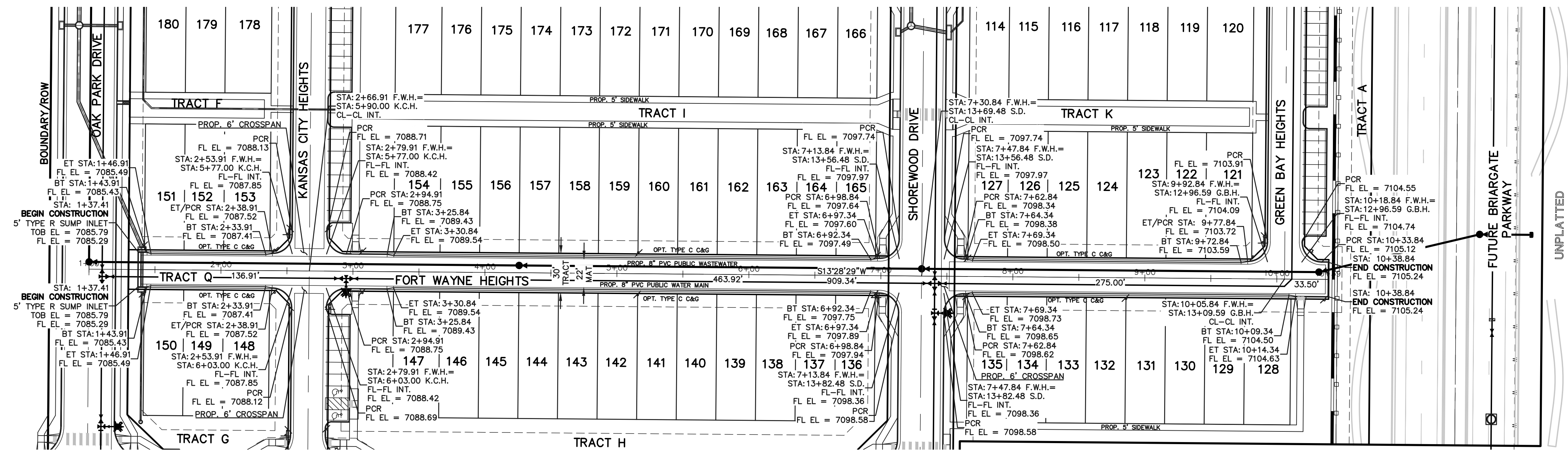
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

VILLAGES AT STERLING RANCH

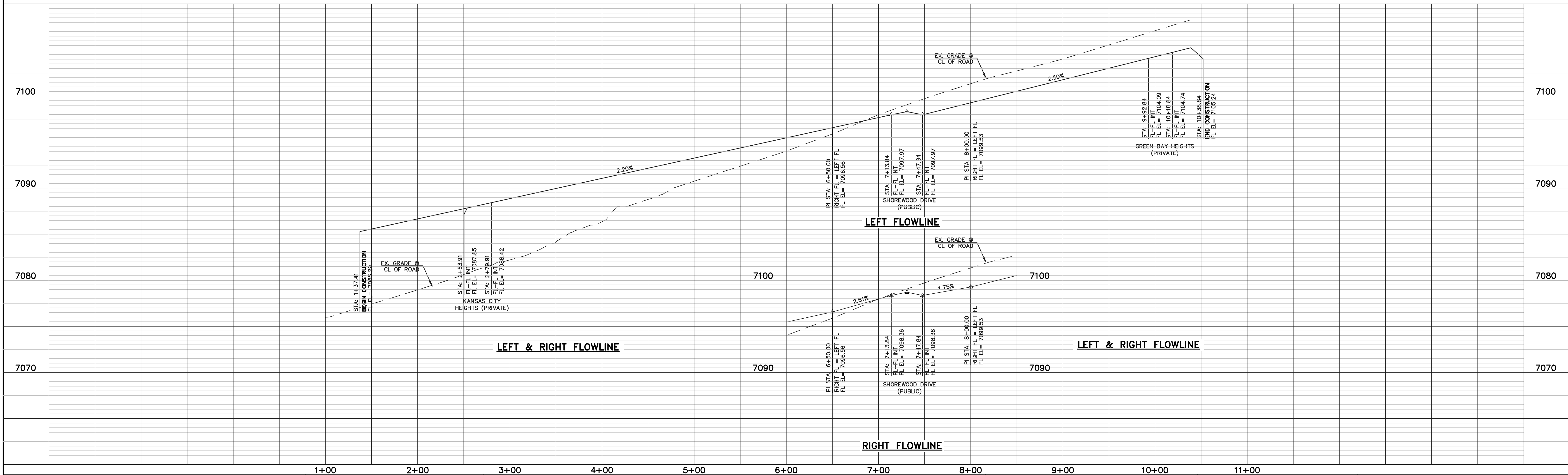
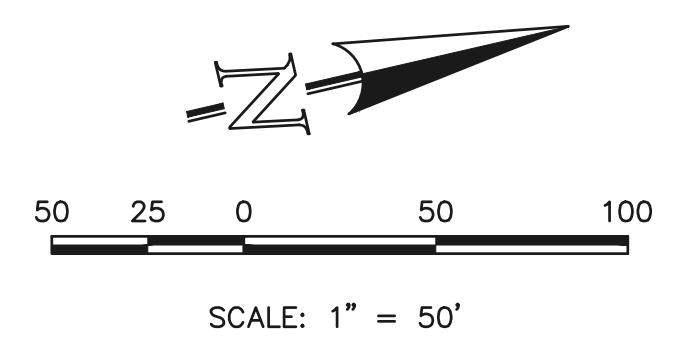
STREET IMPROVEMENT PLANS
BRANSON HEIGHTS

DESIGNED BY	EAS	SCALE	DATE	07/15/2021
DRAWN BY	EAS	(H) 1" = 50'	SHEET	9 OF 25
CHECKED BY	(V) 1" = 50'	JOB NO.	1183.26	

CLASSIC CONSULTING



**FORT WAYNE 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:
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NO.	REVISION	DATE

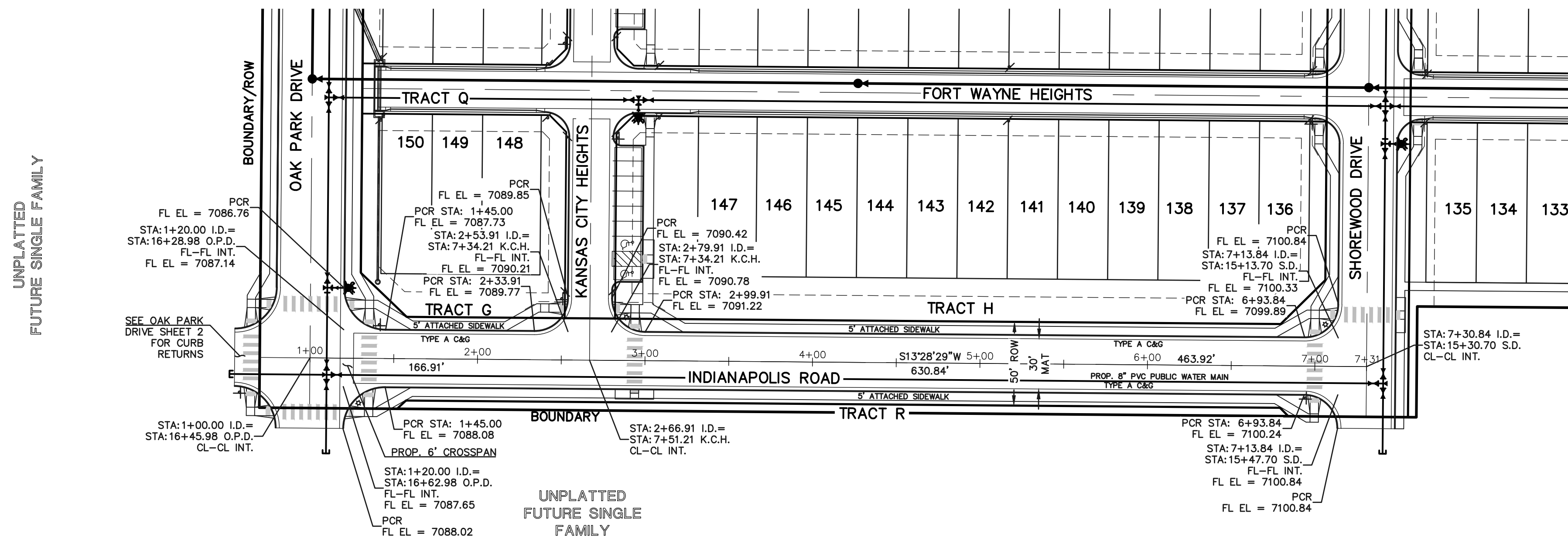
REVIEW:
 PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
 CATHERINE M. TESSIN, COLORADO P.E. #45004 DATE



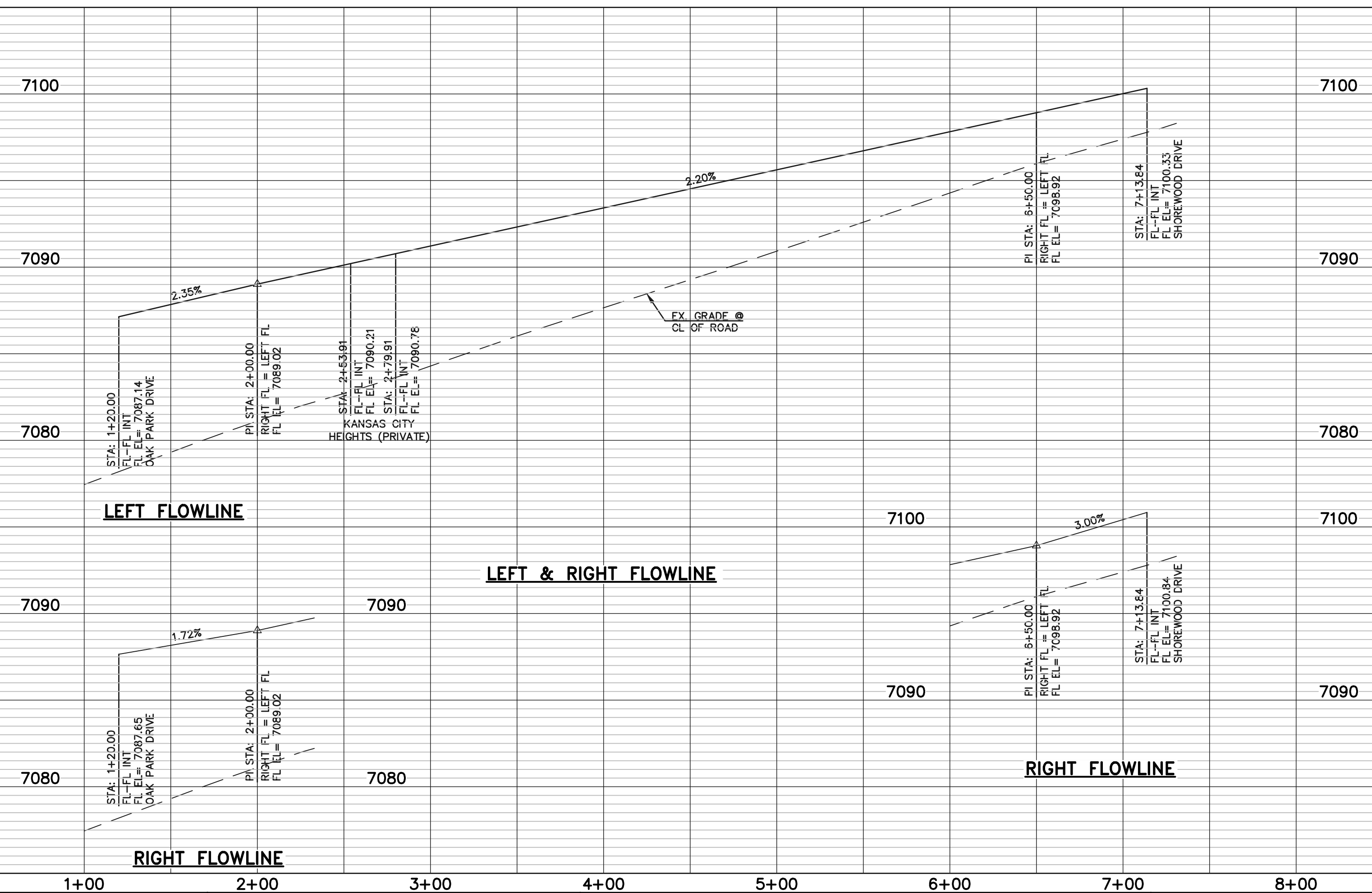
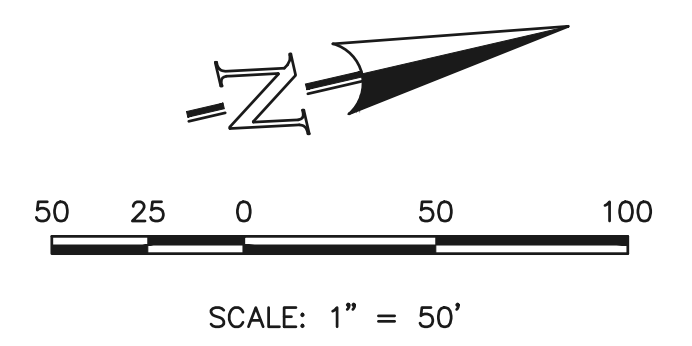
VILLAGES AT STERLING RANCH
 STREET IMPROVEMENT PLANS
 FORT WAYNE HEIGHTS

DESIGNED BY	EAS	SCALE	DATE	11/01/2024
DRAWN BY	EAS	(H) 1" = 50'	SHEET	10 OF 25
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.26	

C:\118326\DRAWINGS\Construction\STREET\118326_9-10.dwg, 12/19/2024, 10:53:51 AM, 1:1



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



LEGEND

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

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

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

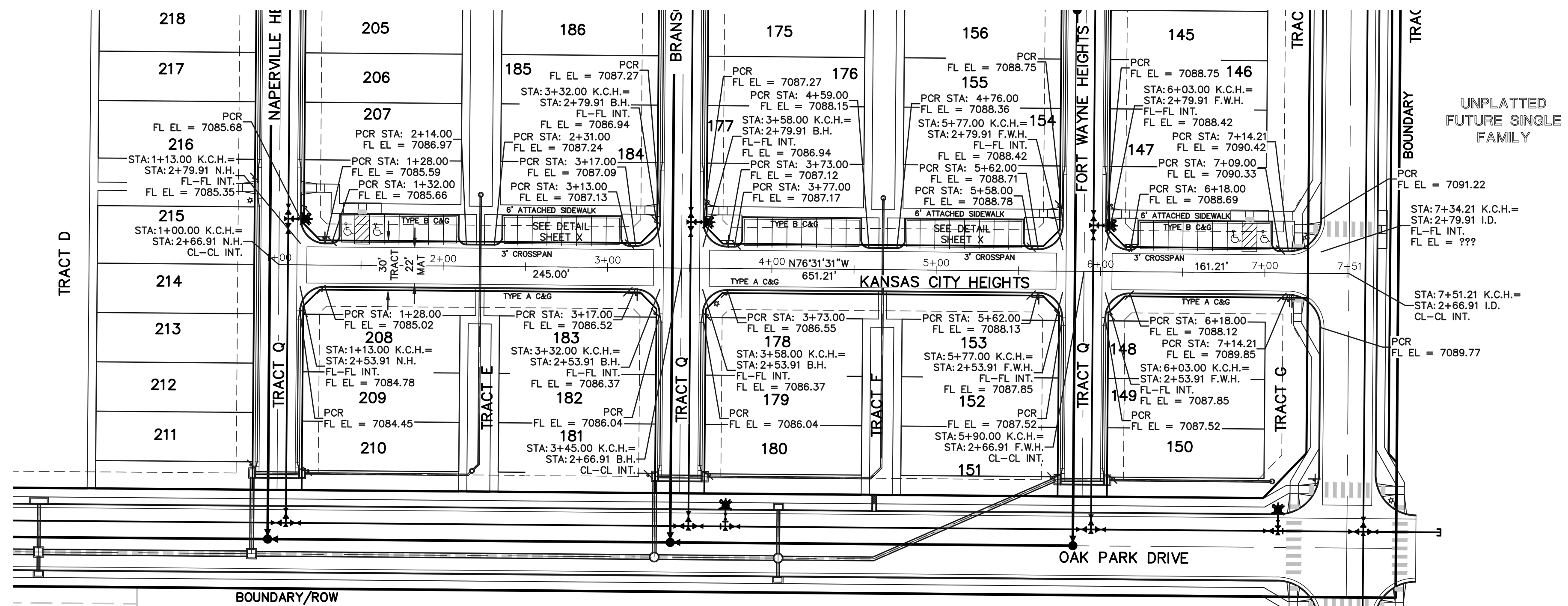


VILLAGES AT STERLING RANCH
STREET IMPROVEMENT PLANS
INDIANAPOLIS ROAD

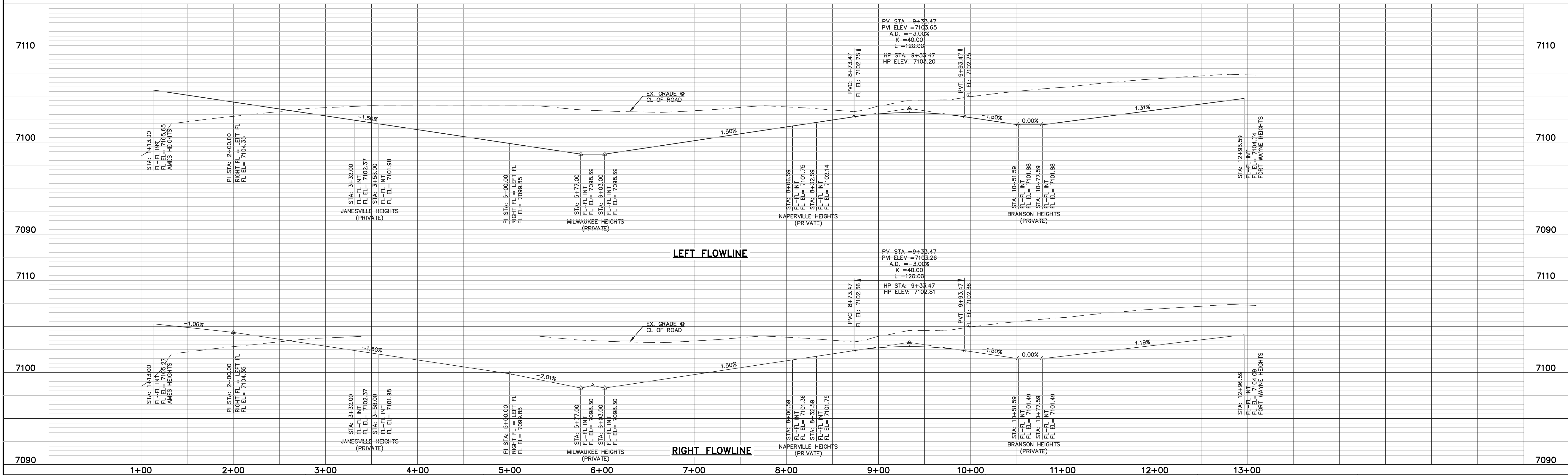
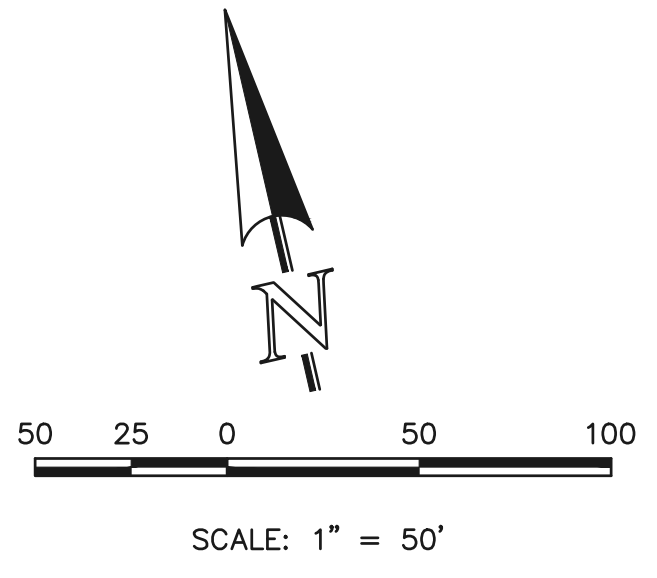
DESIGNED BY	EAS	SCALE	DATE	11/01/2024
DRAWN BY	EAS	(H) 1" = 50'	SHEET	11 OF 25
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.26	



C:\118326\DRAWINGS\Construction\STREET\118326_9-11.dwg, 12/18/2024 10:54:06 AM, 1:1



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:
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NO.	REVISION	DATE

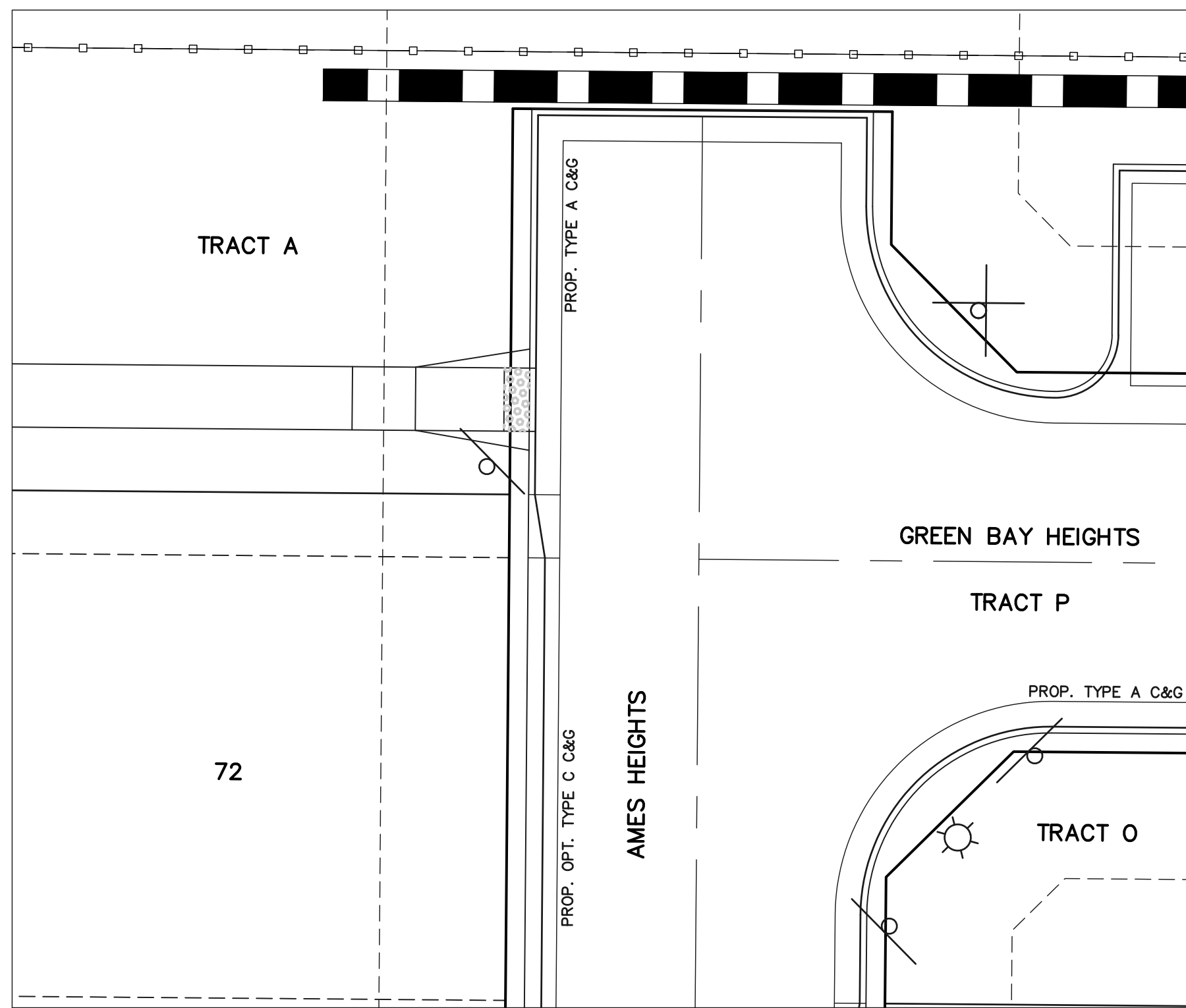
REVIEW:
 PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

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

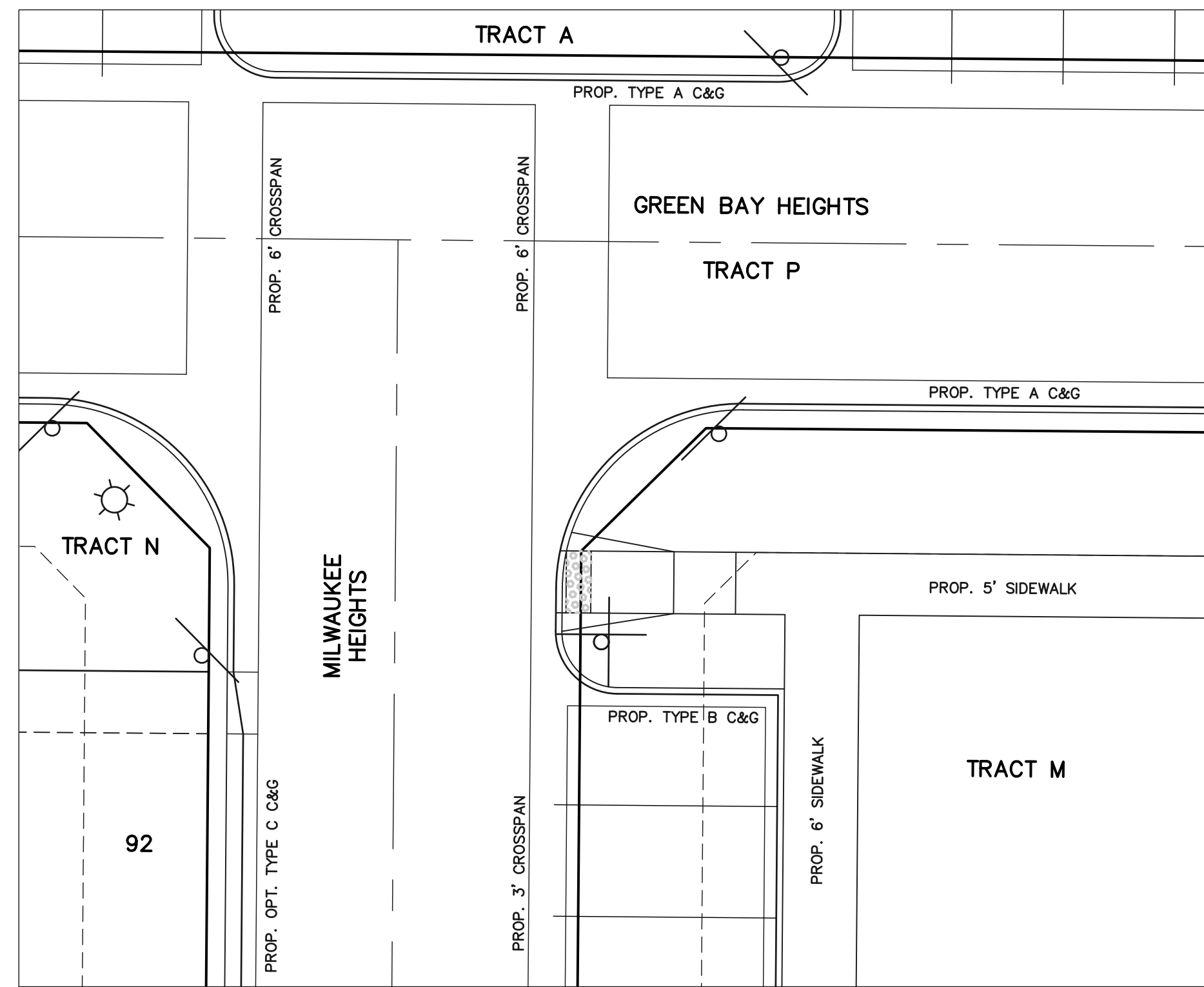
VILLAGES AT STERLING RANCH

STREET IMPROVEMENT PLANS
 KANSAS CITY HEIGHTS

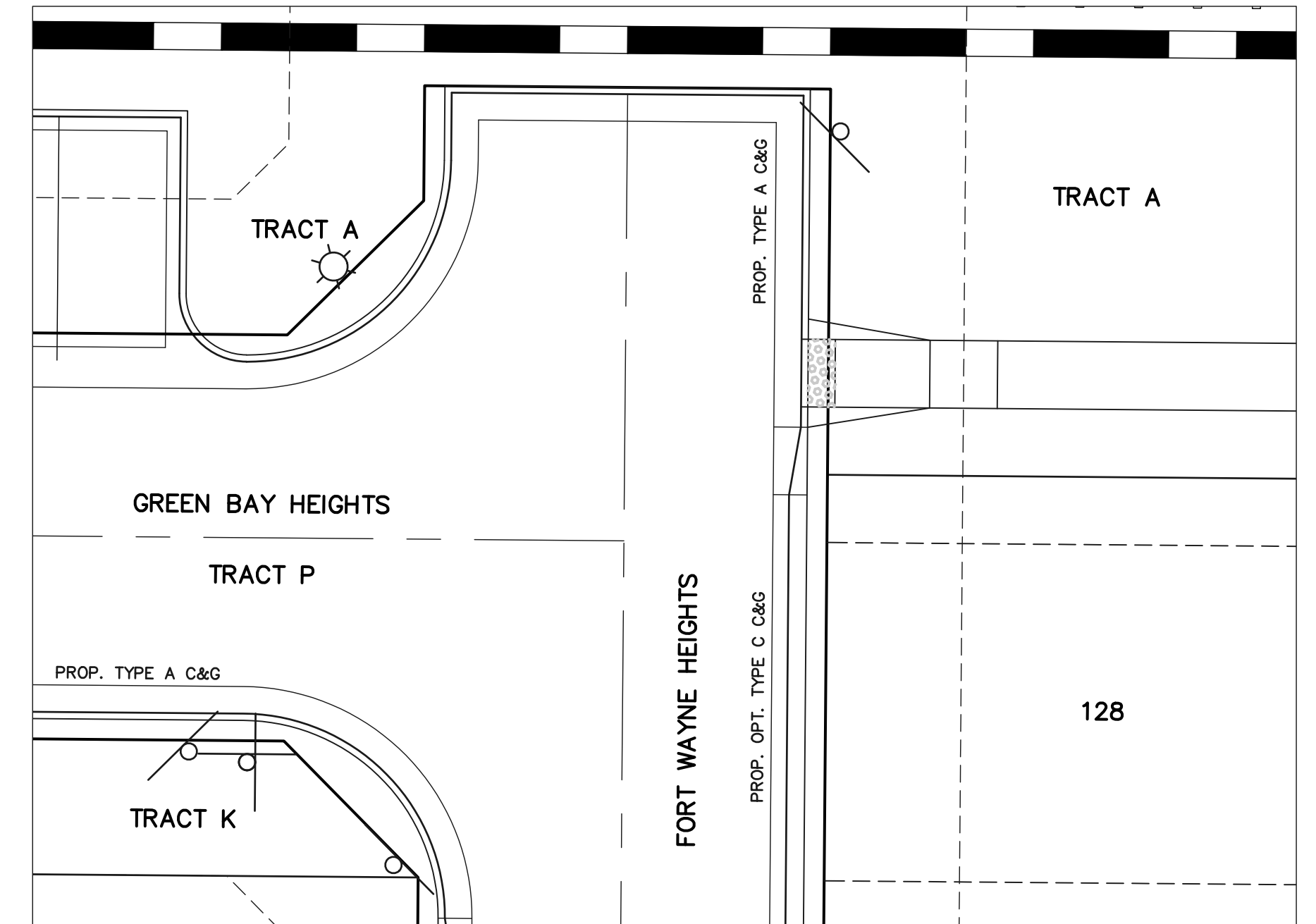
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DRAWN BY	EAS	(H) 1" = 50'	SHEET	12 OF 25
CHECKED BY	(V)	1" = 5'	JOB NO.	1183.26



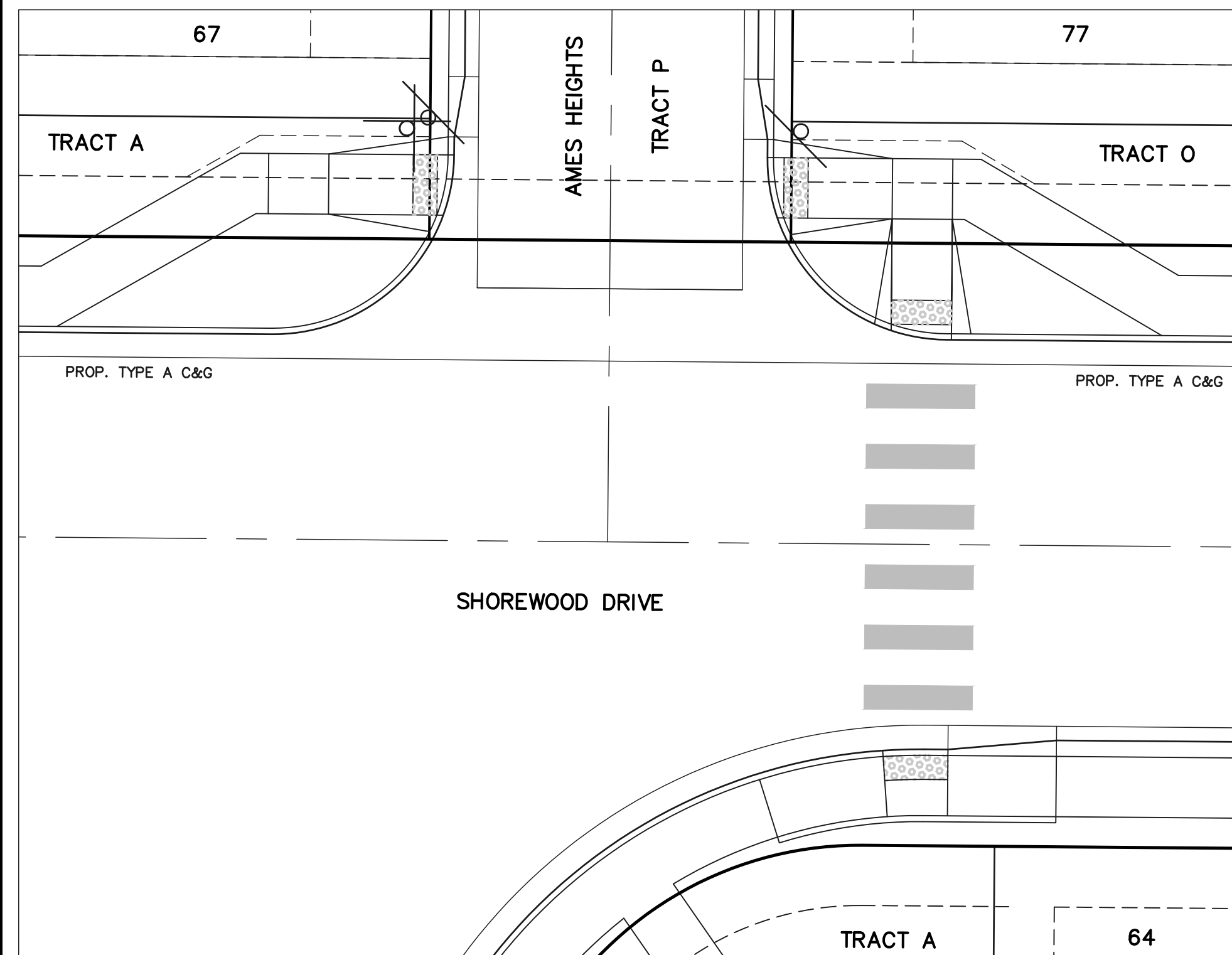
**INTERSECTION
AMES HEIGHTS AND
GREEN BAY HEIGHTS**



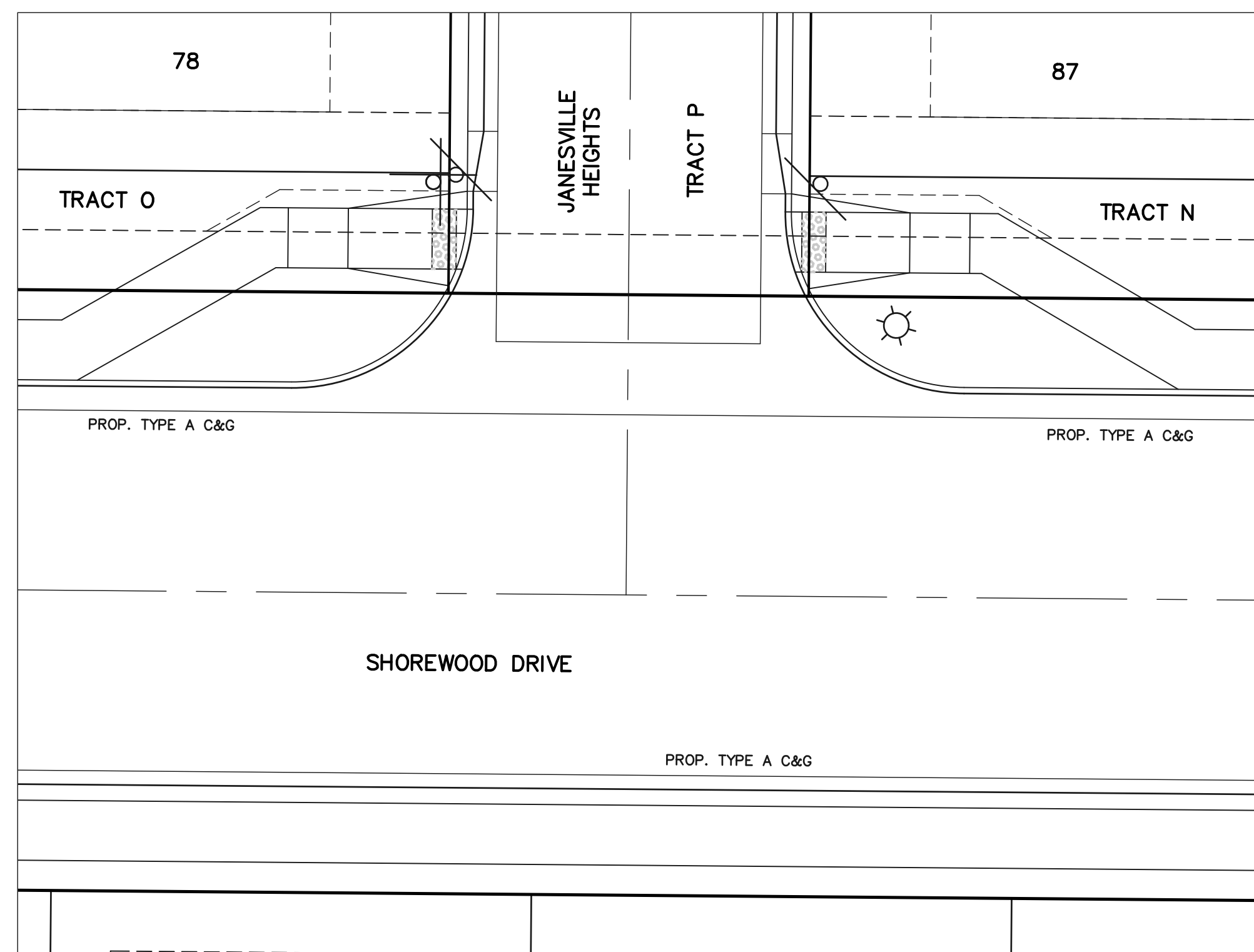
**INTERSECTION
MILWAUKEE HEIGHTS AND
GREEN BAY HEIGHTS**



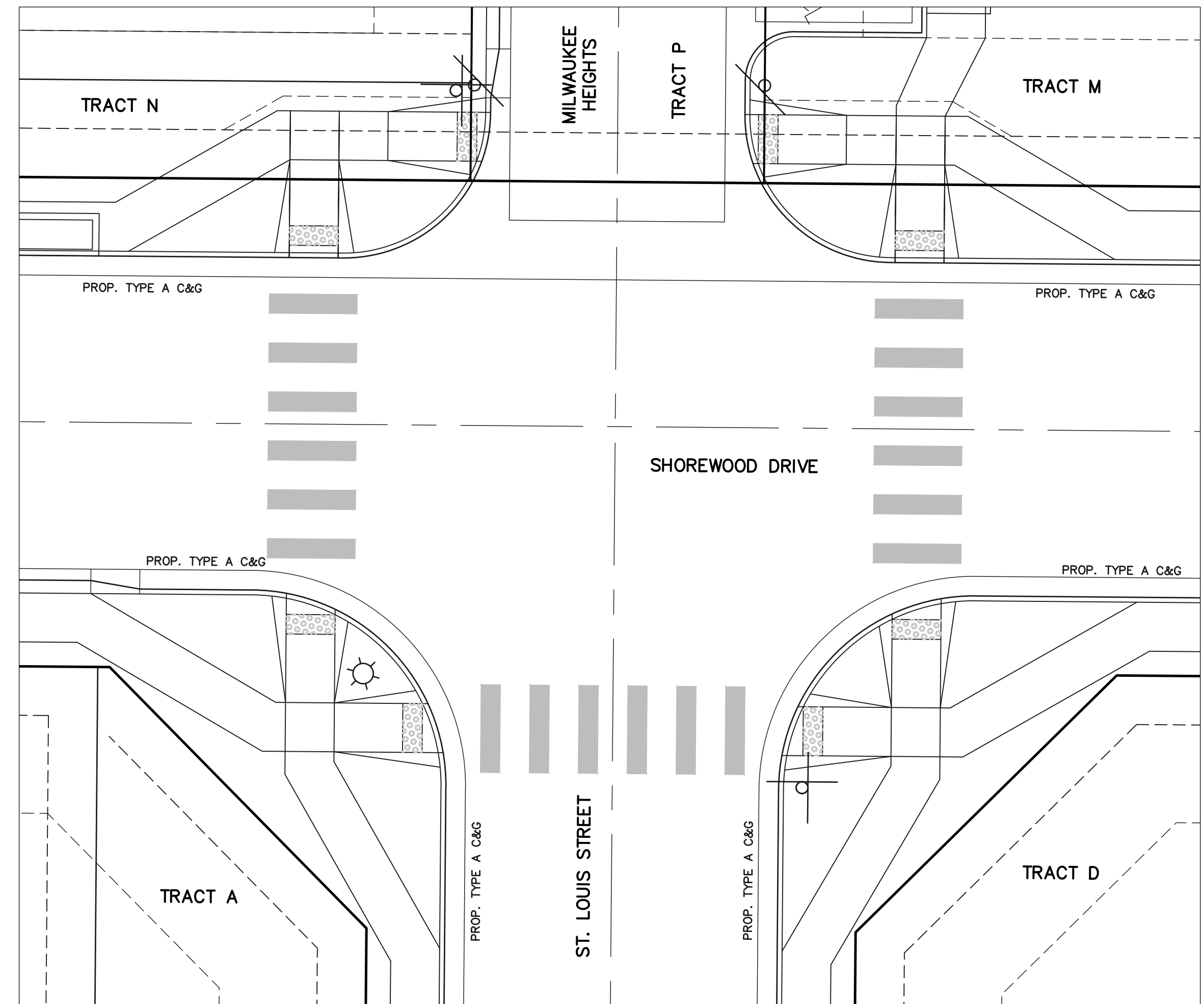
**INTERSECTION
FORT WAYNE HEIGHTS &
GREEN BAY HEIGHTS**



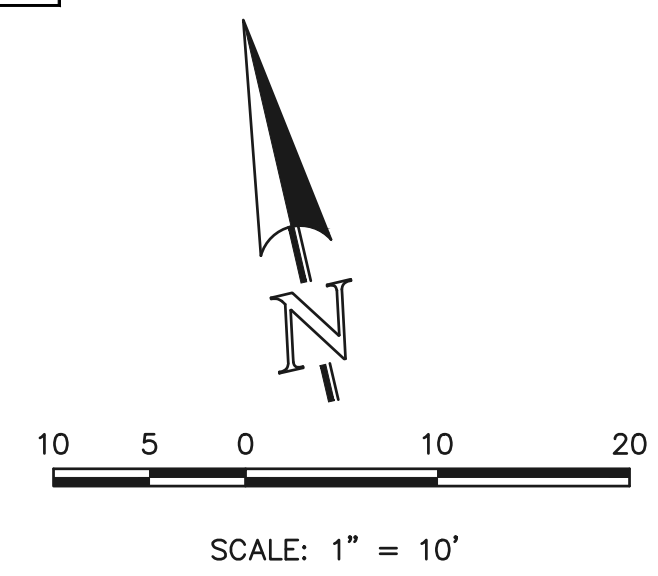
**INTERSECTION AMES
HEIGHTS AND
SHOREWOOD DRIVE**



**INTERSECTION
JANESVILLE HEIGHTS AND
SHOREWOOD DRIVE**



**INTERSECTION MILWAUKEE
HEIGHTS/ST. LOUIS ROAD
AND SHOREWOOD DRIVE**



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NO.	REVISION	DATE

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

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

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

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

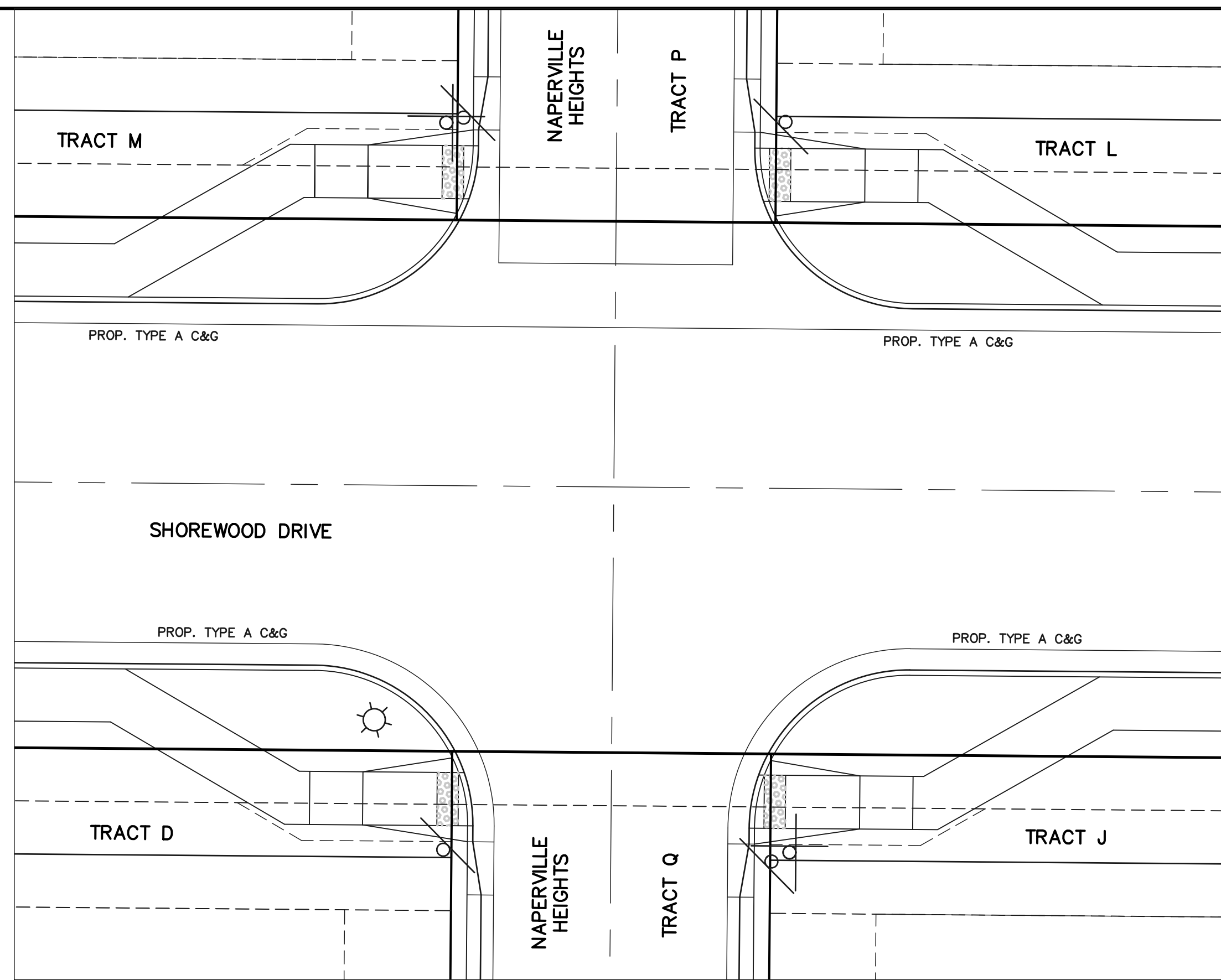
VILLAGES AT STERLING RANCH

STREET IMPROVEMENT PLANS
PEDESTRIAN RAMP DETAILS

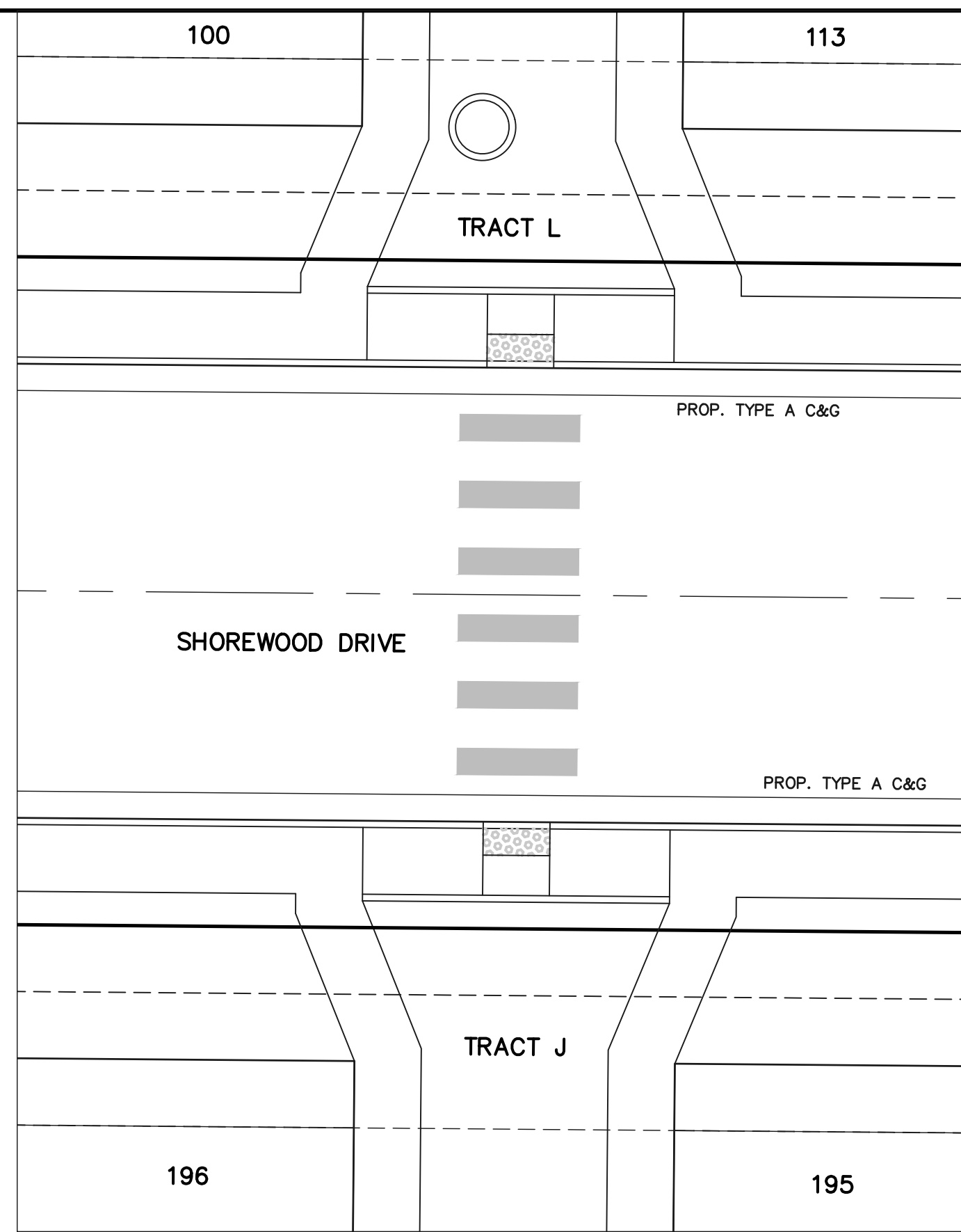
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DRAWN BY	EAS	(H) 1" = 10'	SHEET	13 OF 25
CHECKED BY	(V)	1" = N/A	JOB NO.	1183.26

CLASSIC CONSULTING

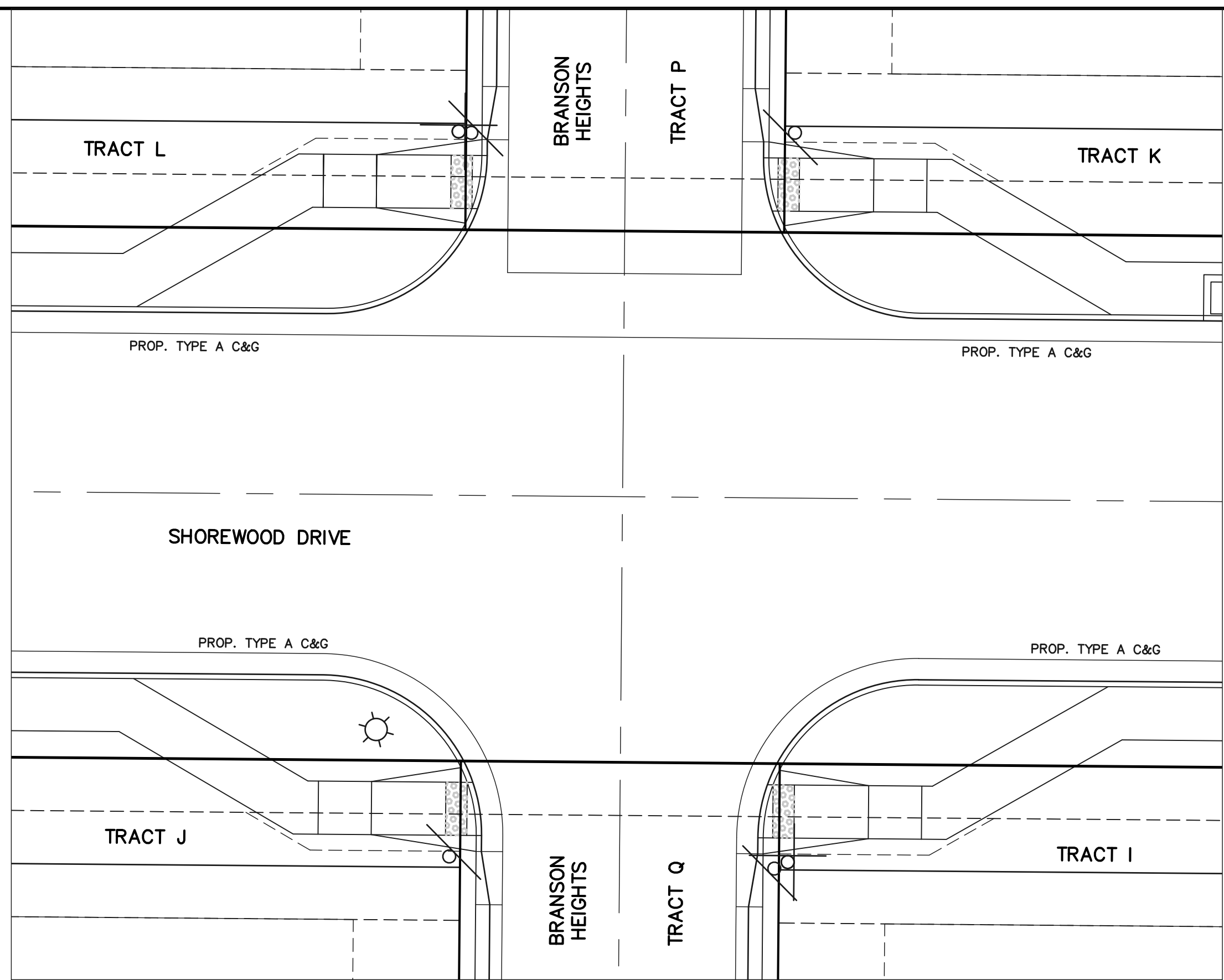
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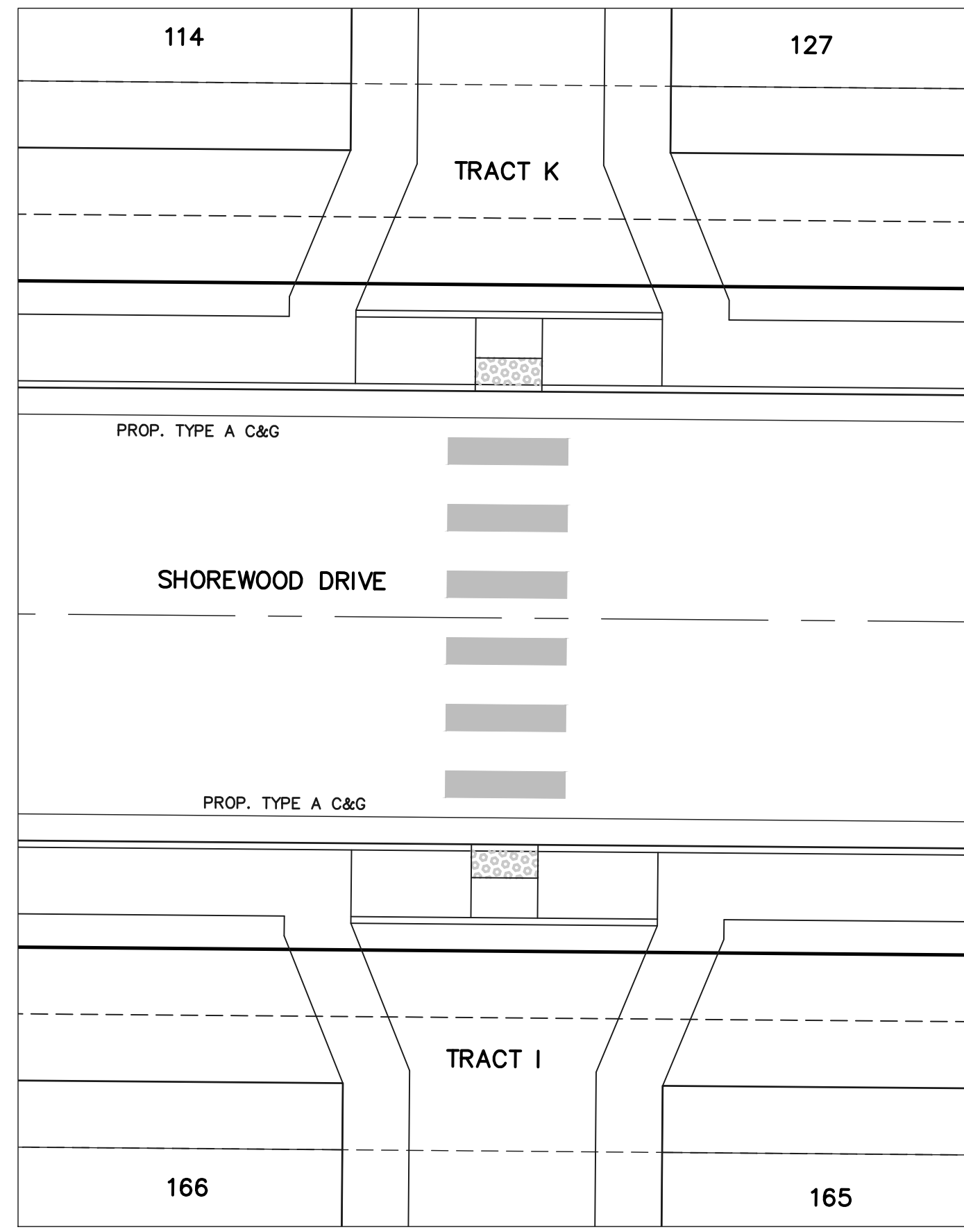
**INTERSECTION
NAPERVILLE HEIGHTS AND
SHOREWOOD DRIVE**



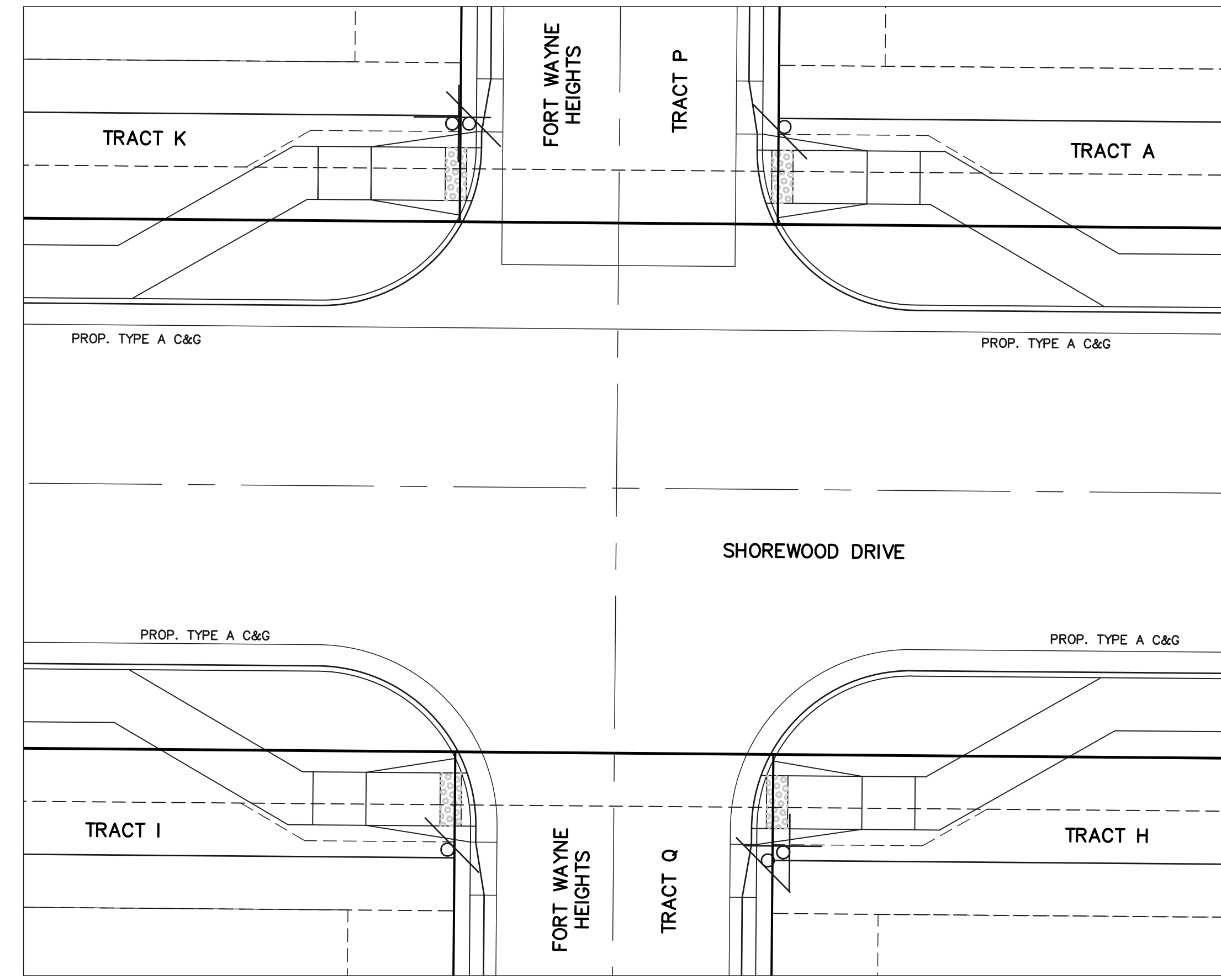
**MID-BLOCK CROSSING
SHOREWOOD DRIVE
BTWN NAPERVILLE HTS.
& BRANSON HTS.**



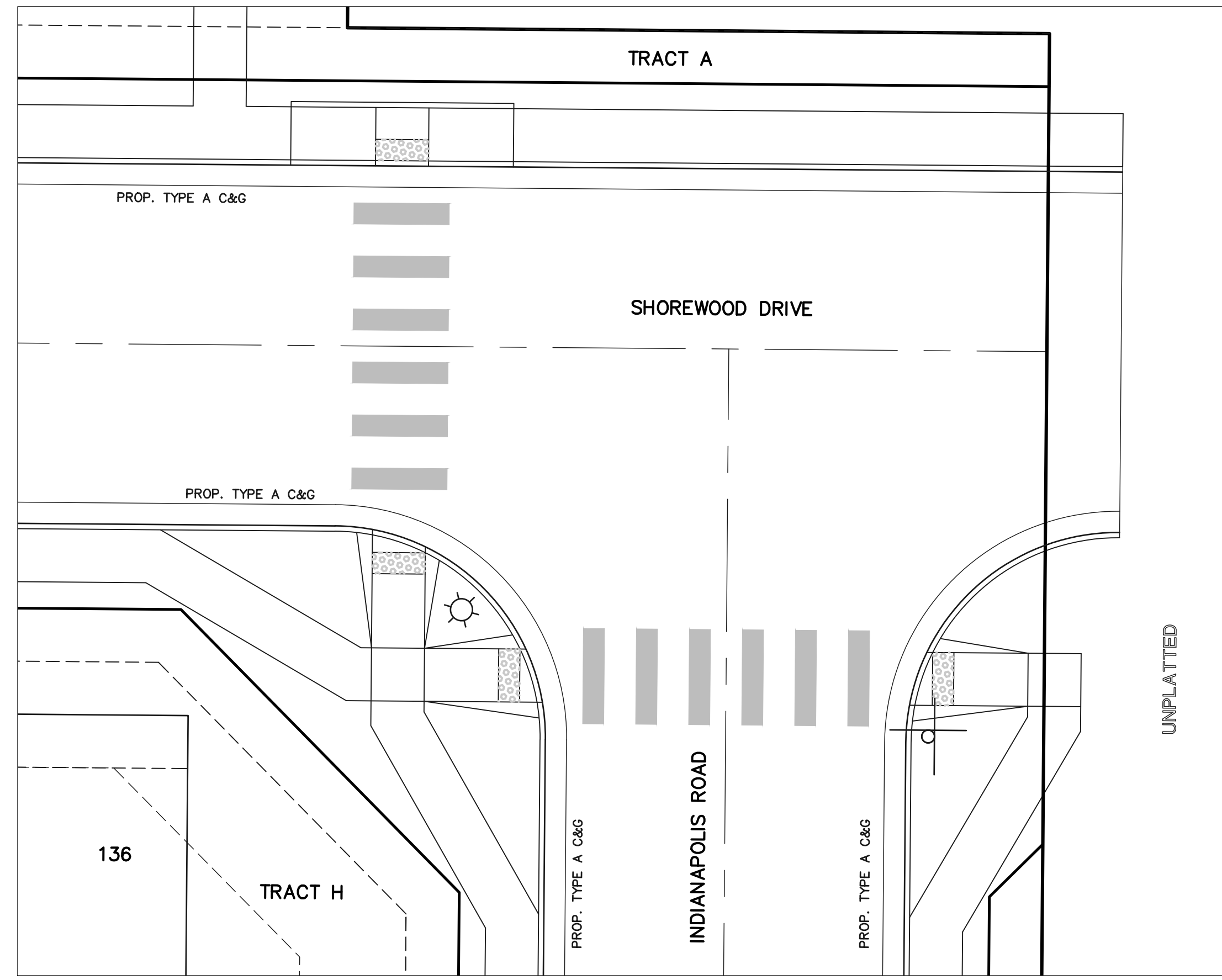
**INTERSECTION
BRANSON HEIGHTS AND
SHOREWOOD DRIVE**



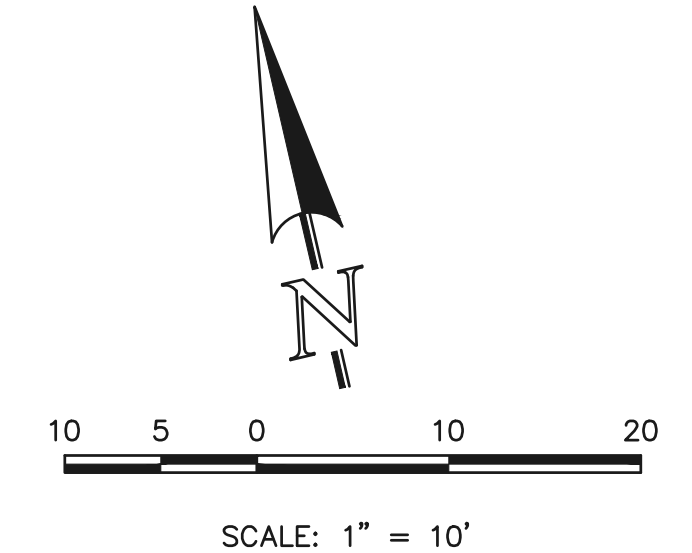
**MID-BLOCK CROSSING
SHOREWOOD DRIVE
BTWN BRANSON HTS. &
FORT WAYNE HEIGHTS**



**INTERSECTION
FORT WAYNE HEIGHTS &
SHOREWOOD DRIVE**



**INTERSECTION
INDIANAPOLIS ROAD &
SHOREWOOD DRIVE**



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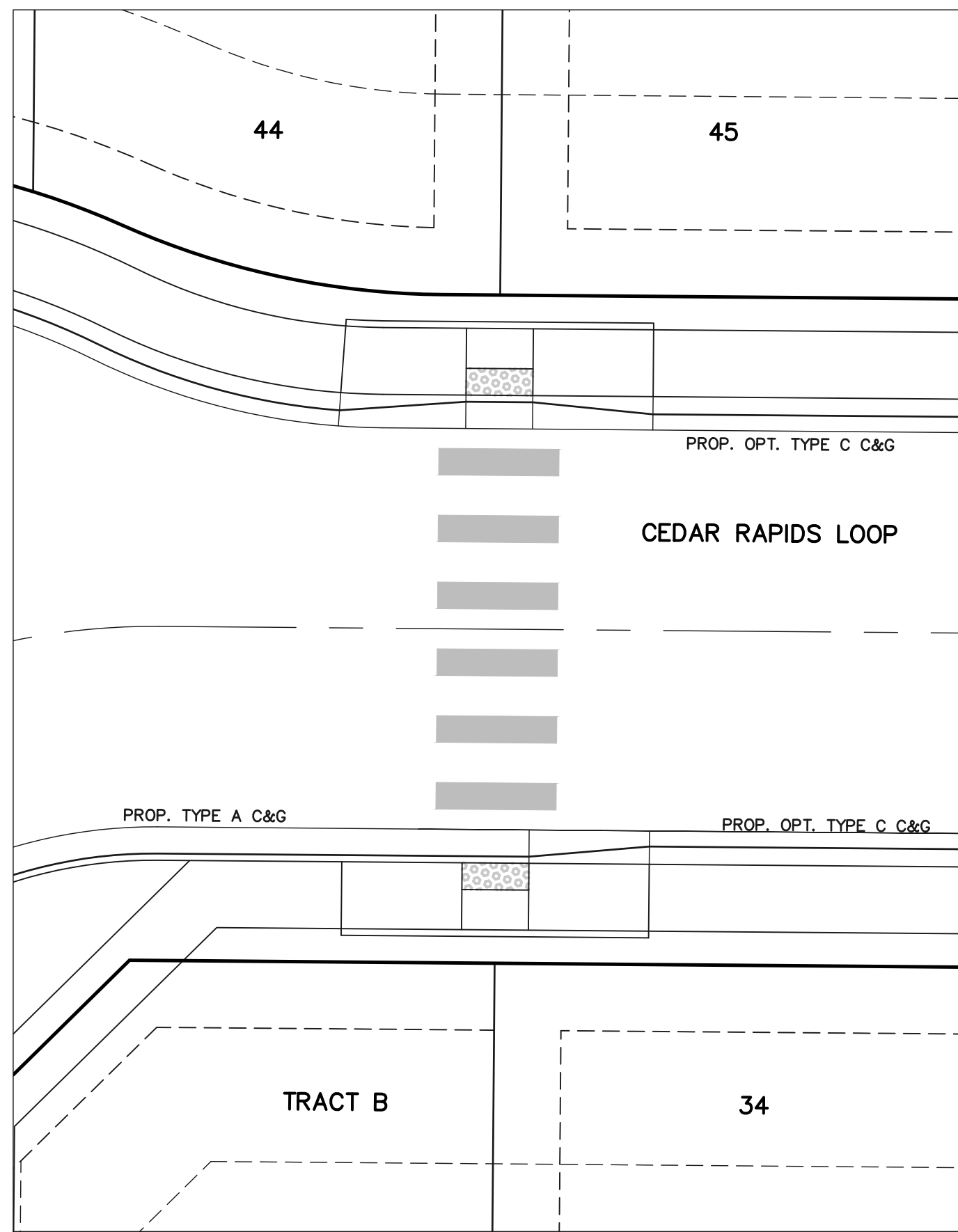
REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

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

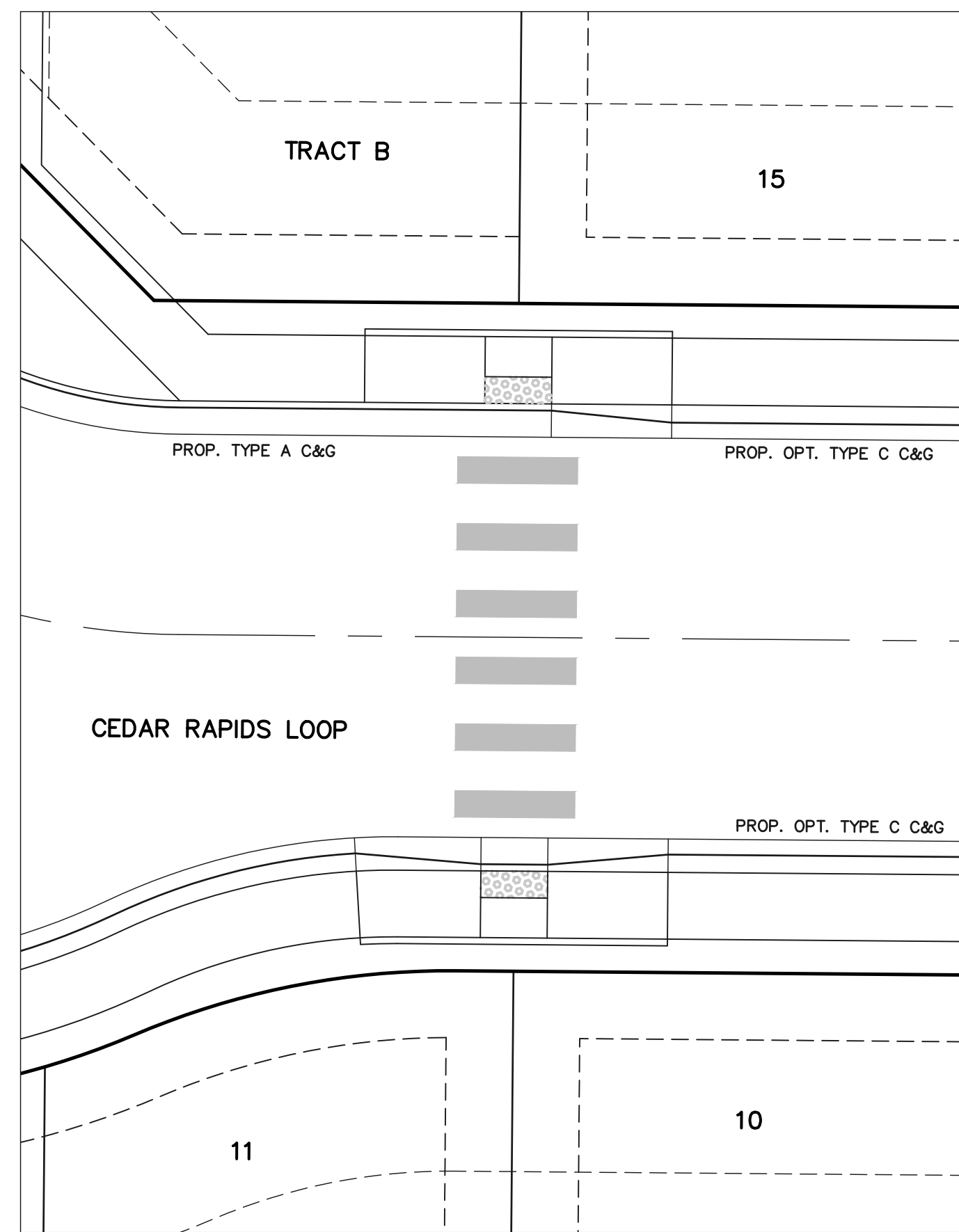
<p>VILLAGES AT STERLING RANCH</p> <p>STREET IMPROVEMENT PLANS PEDESTRIAN RAMP DETAILS</p>			
DESIGNED BY	EAS	SCALE	DATE 11/01/2024
DRAWN BY	EAS	(H) 1" = 10'	SHEET 14 OF 25
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.26

CLASSIC CONSULTING

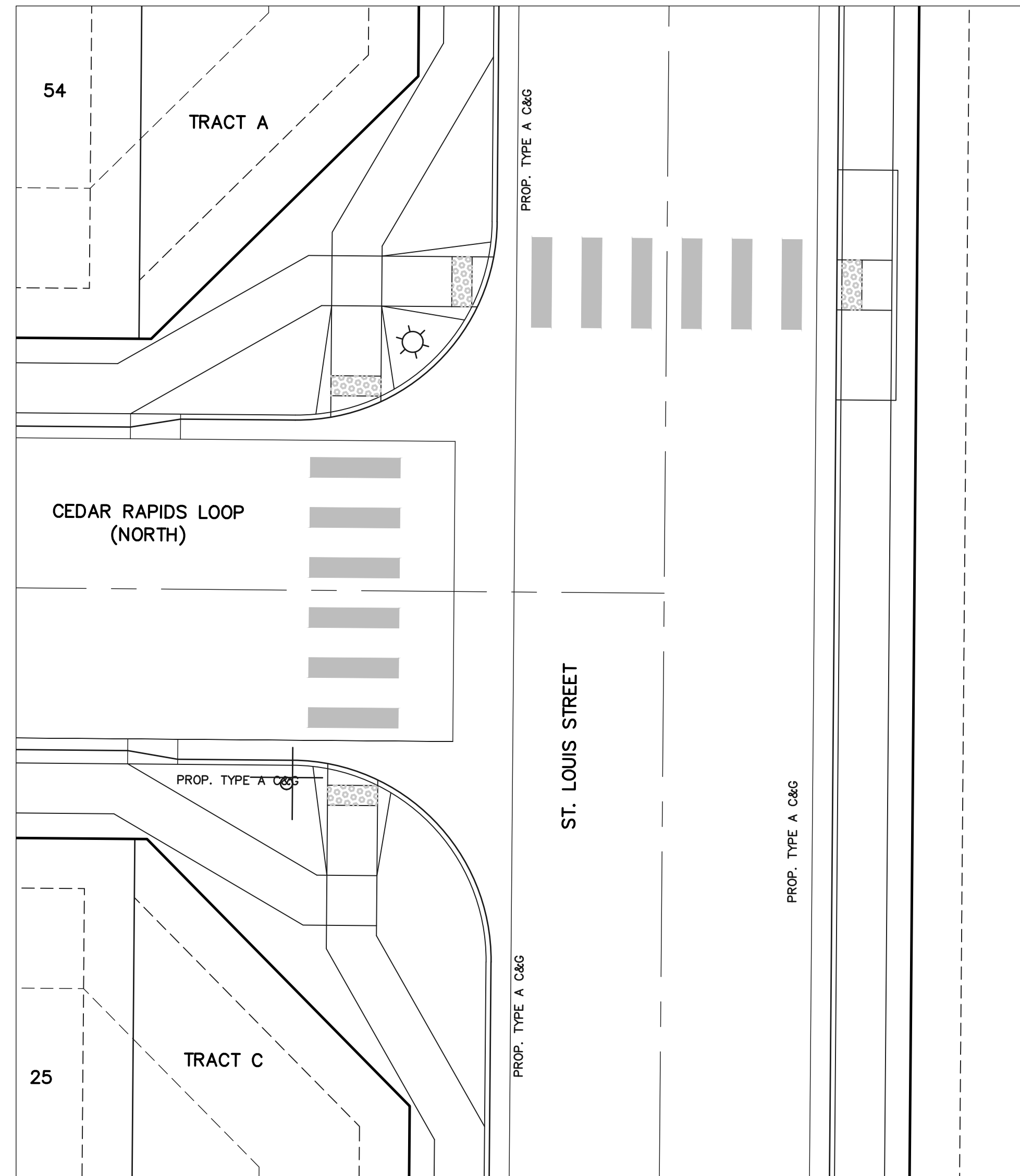
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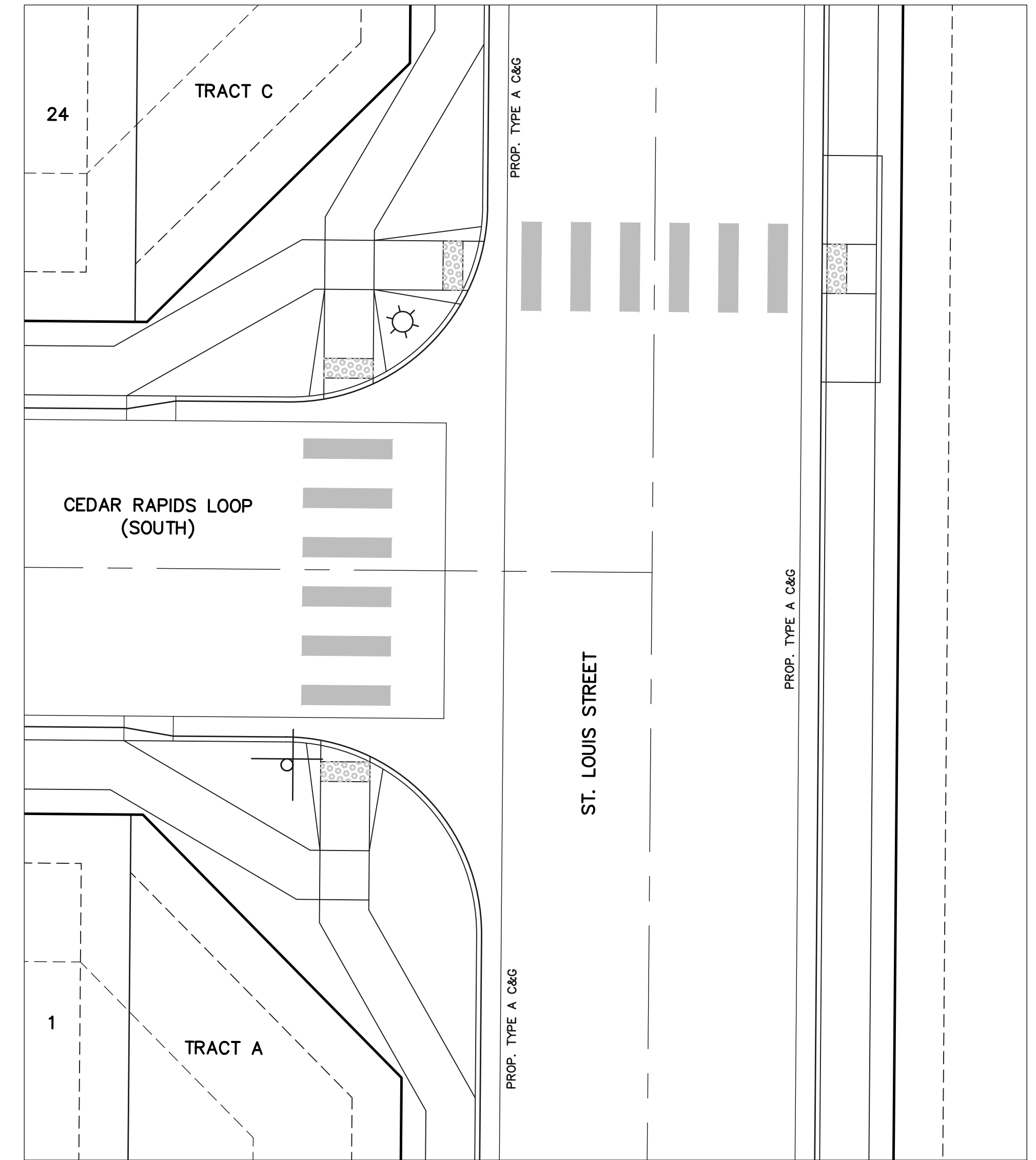
**MID-BLOCK CROSSING
CEDAR RAPIDS LOOP
NORTH**



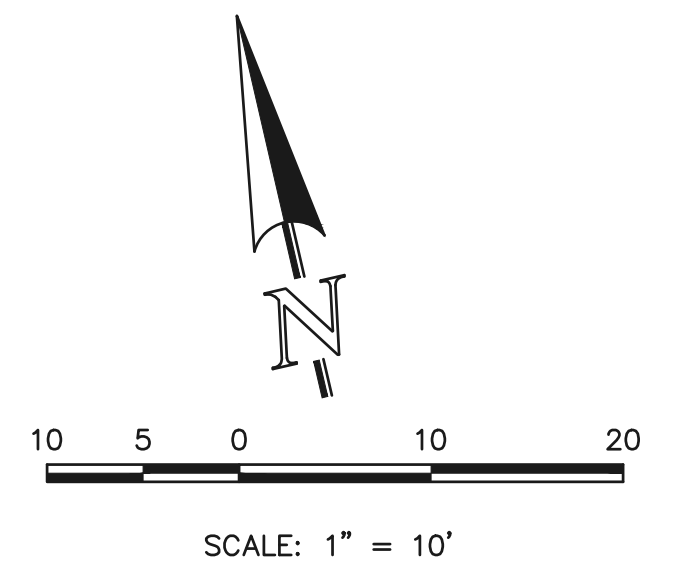
**MID-BLOCK CROSSING
CEDAR RAPIDS LOOP
SOUTH**



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



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



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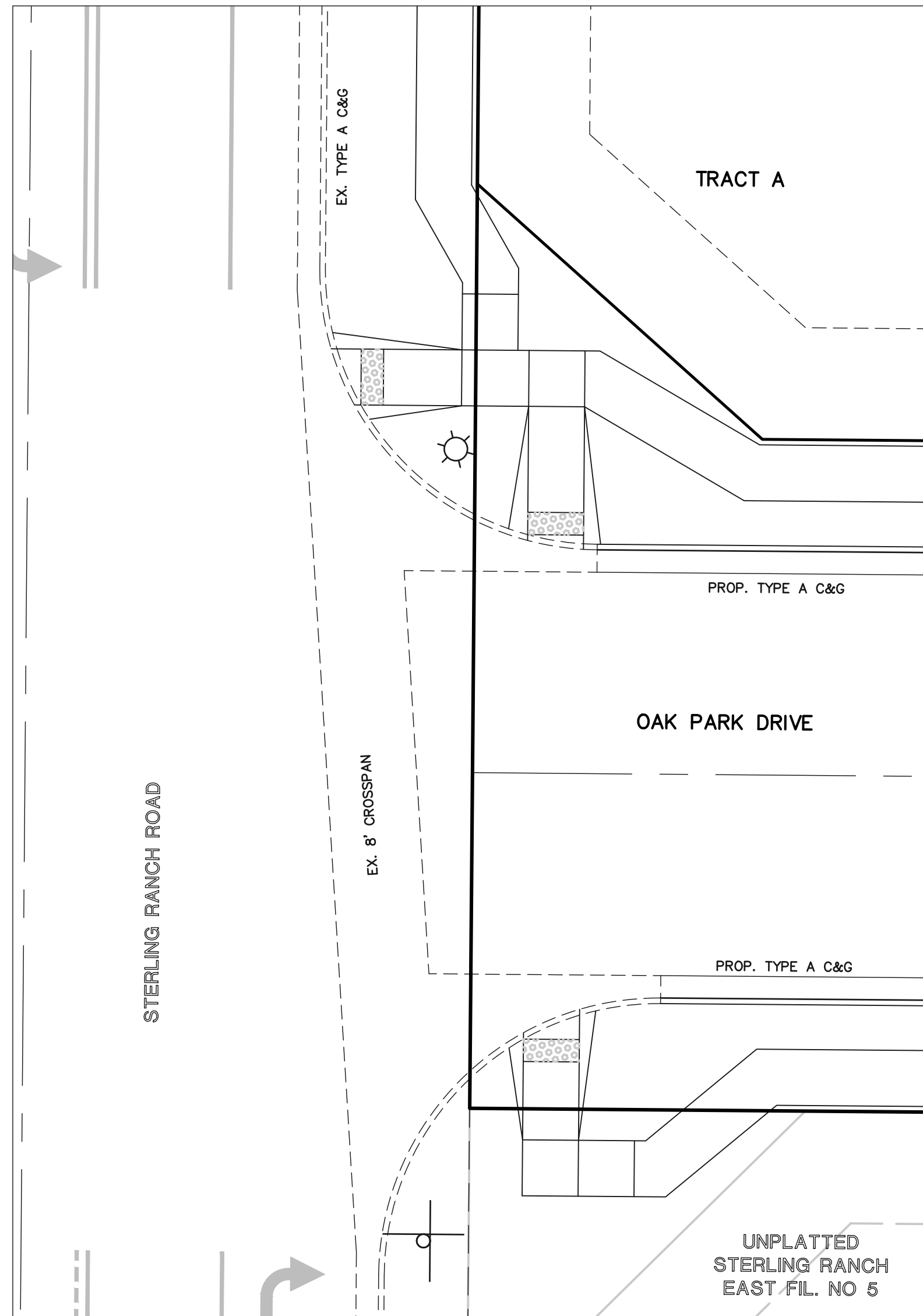
CATHERINE M. TESSIN, COLORADO P.E. #45004 DATE

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

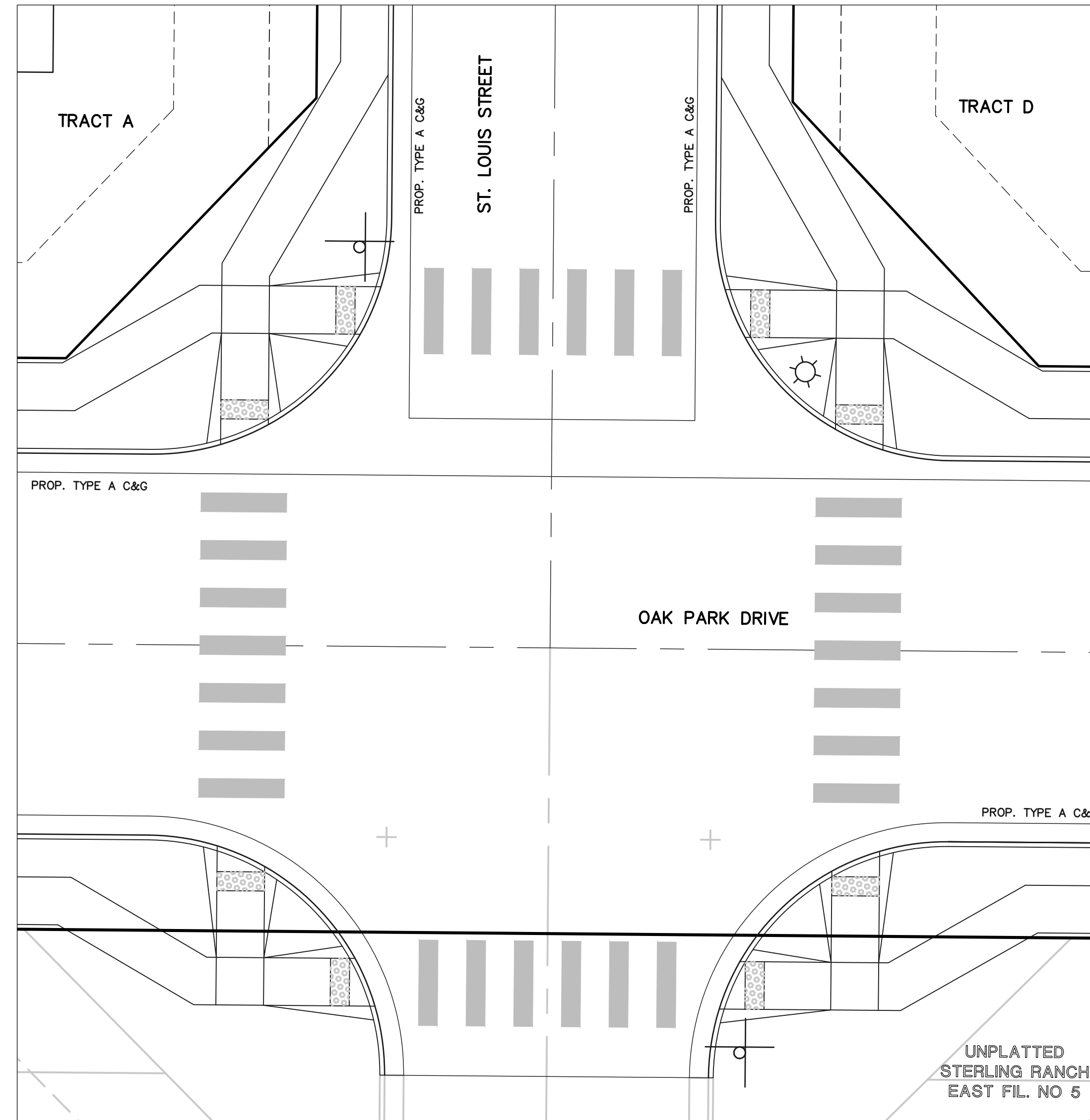
(719) 785-0790
(719) 785-0799 (Fax)

VILLAGES AT STERLING RANCH			
STREET IMPROVEMENT PLANS PEDESTRIAN RAMP DETAILS			
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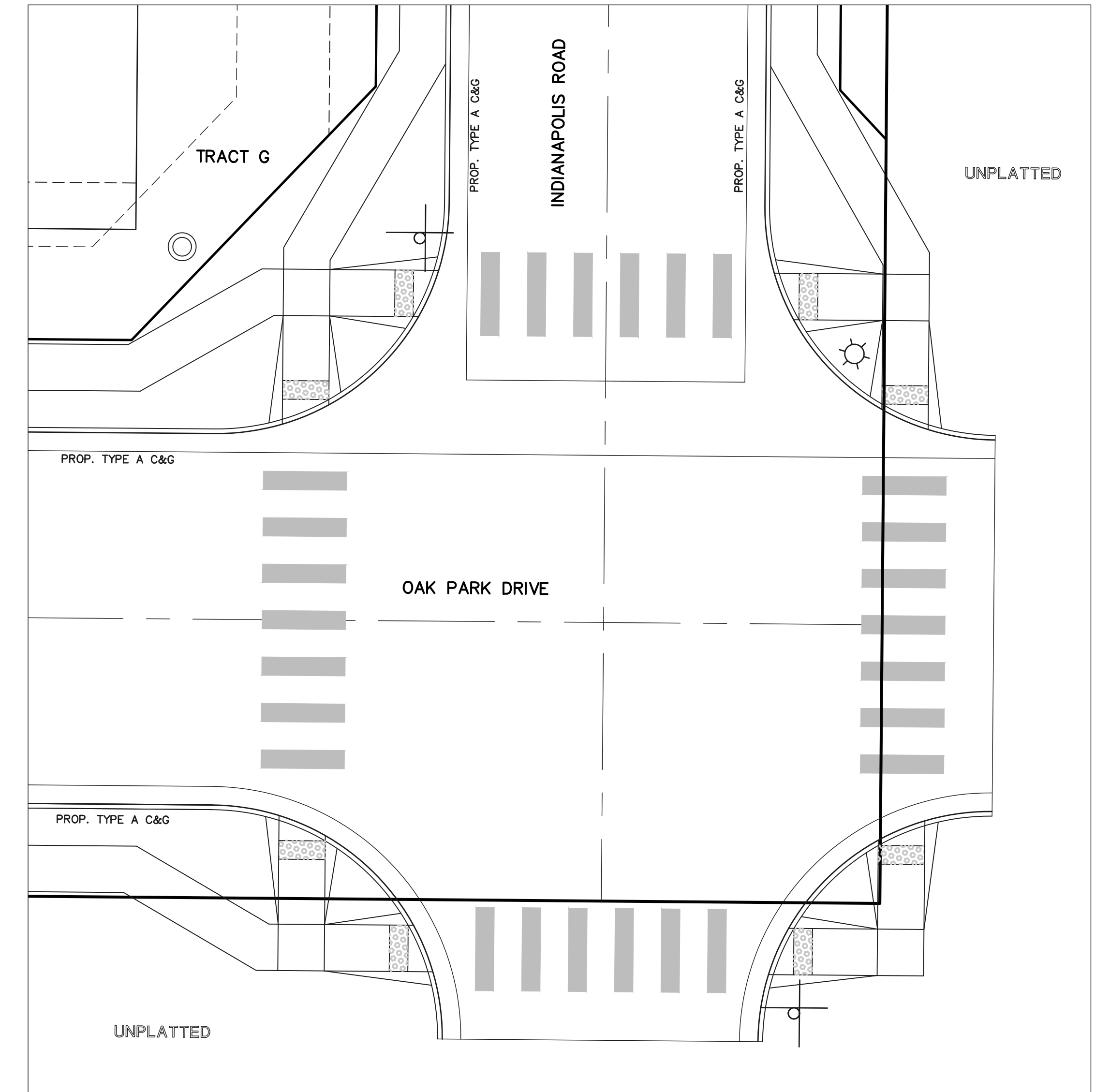




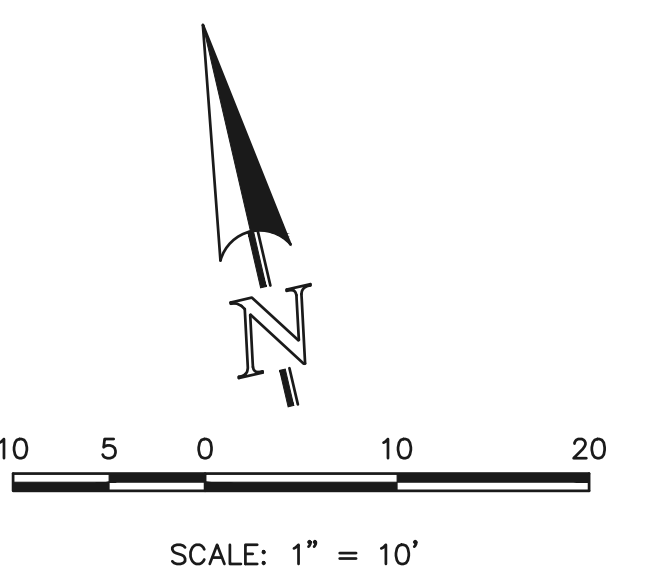
**INTERSECTION
OAK PARK DRIVE &
STERLING RANCH ROAD**



**INTERSECTION
OAK PARK DRIVE &
ST. LOUIS STREET**



**INTERSECTION
OAK PARK DRIVE &
INDIANAPOLIS ROAD**



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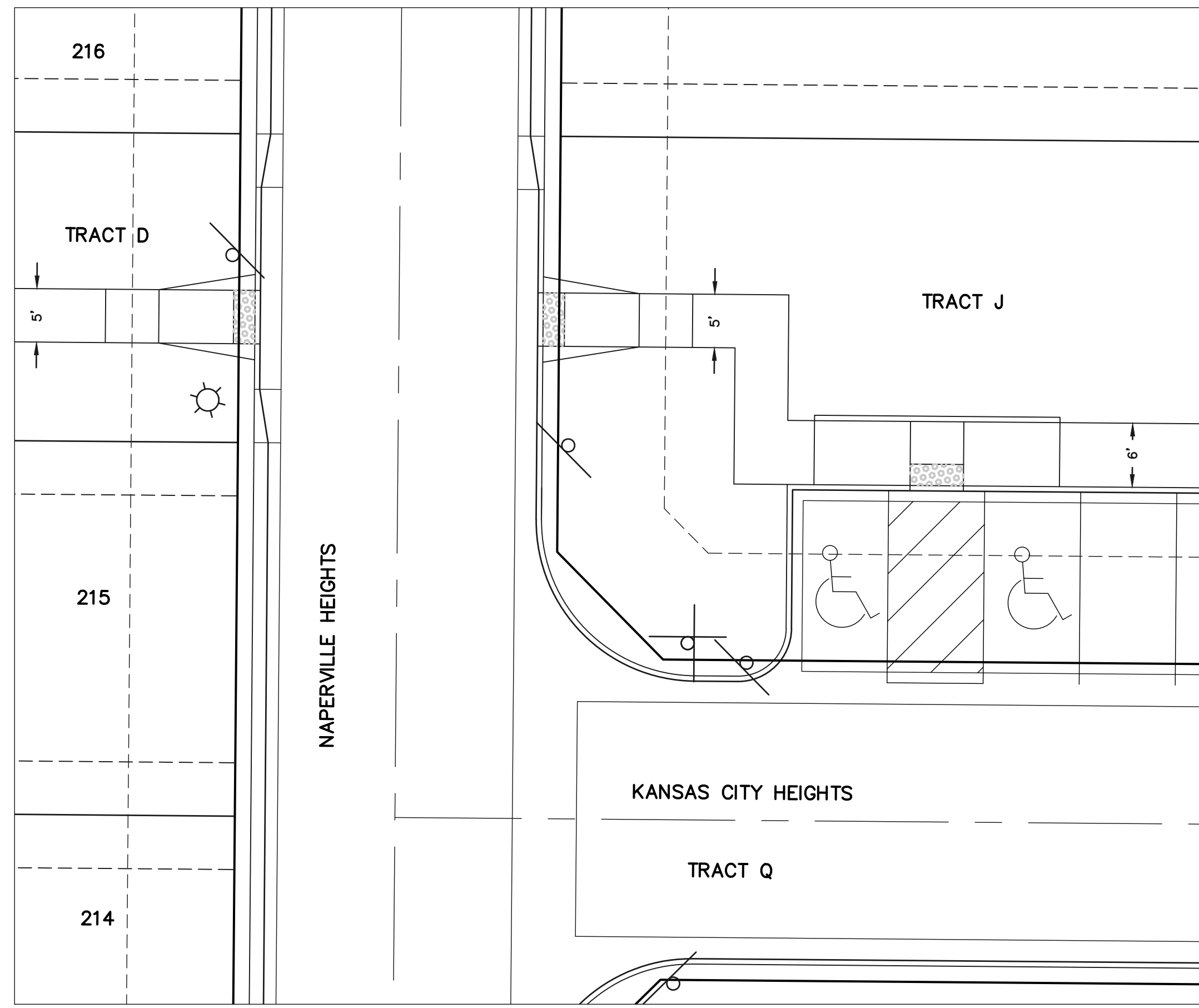
619 N. Cascade Avenue, Suite 200
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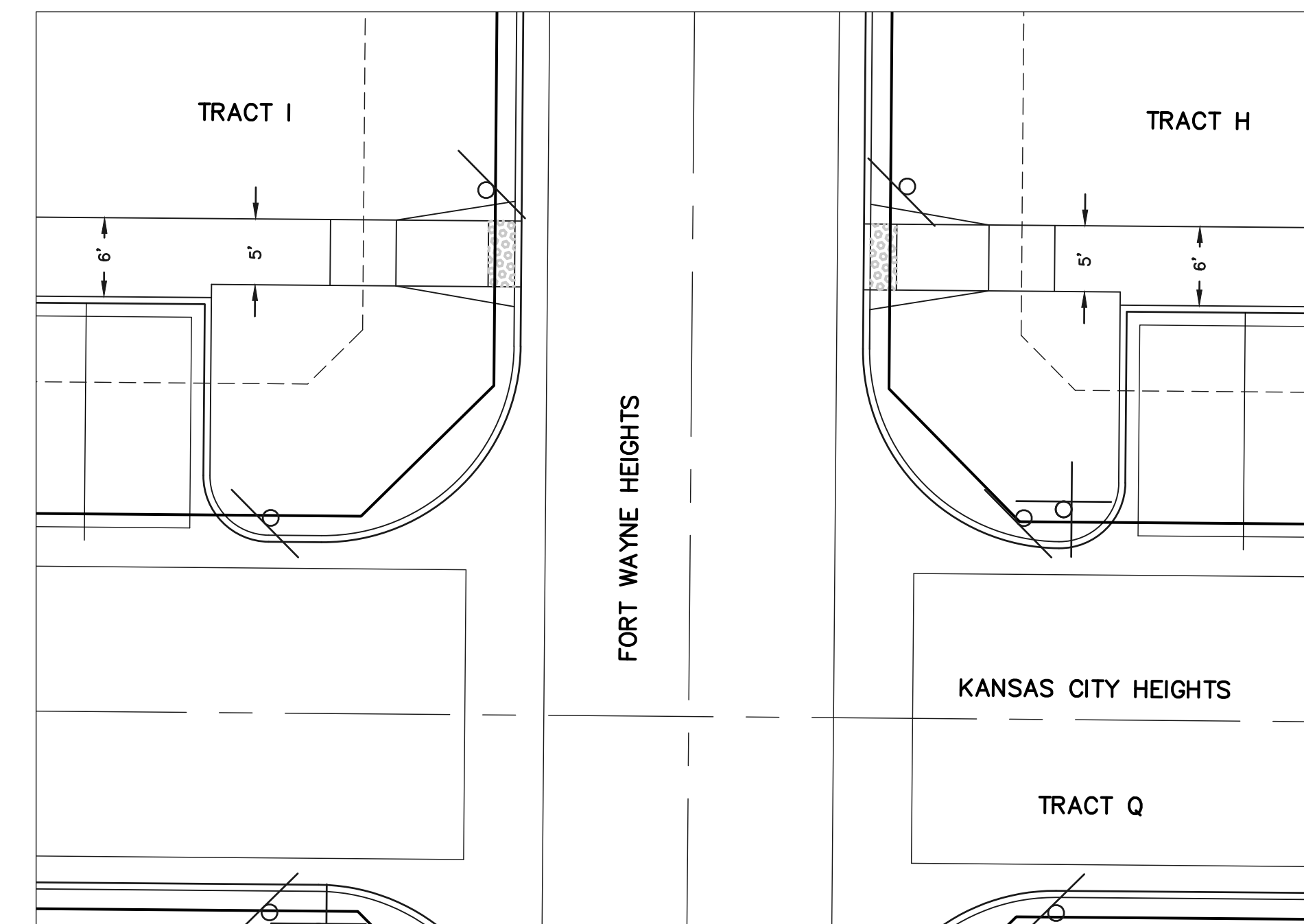
VILLAGES AT STERLING RANCH			
STREET IMPROVEMENT PLANS PEDESTRIAN RAMP DETAILS			
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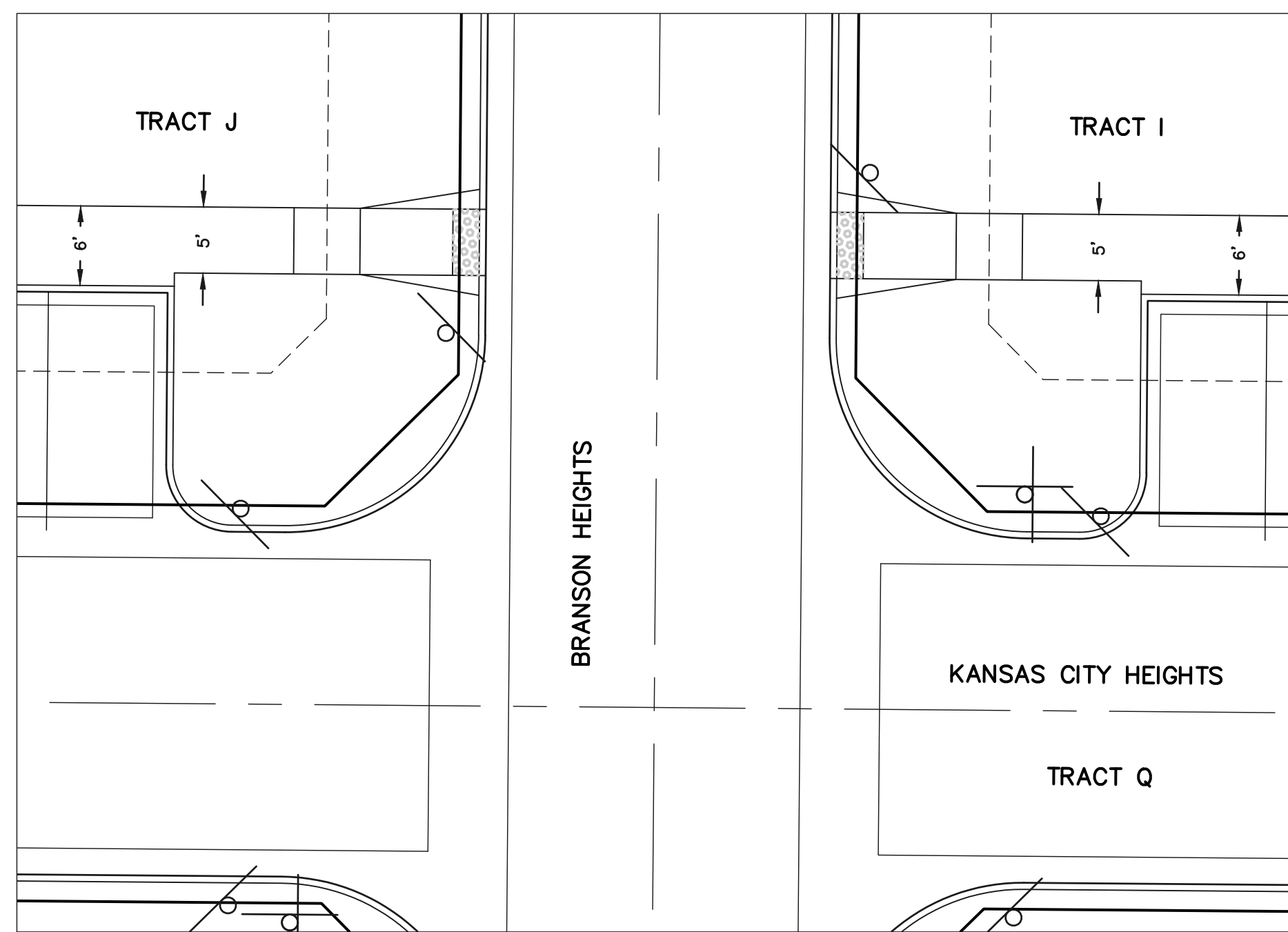
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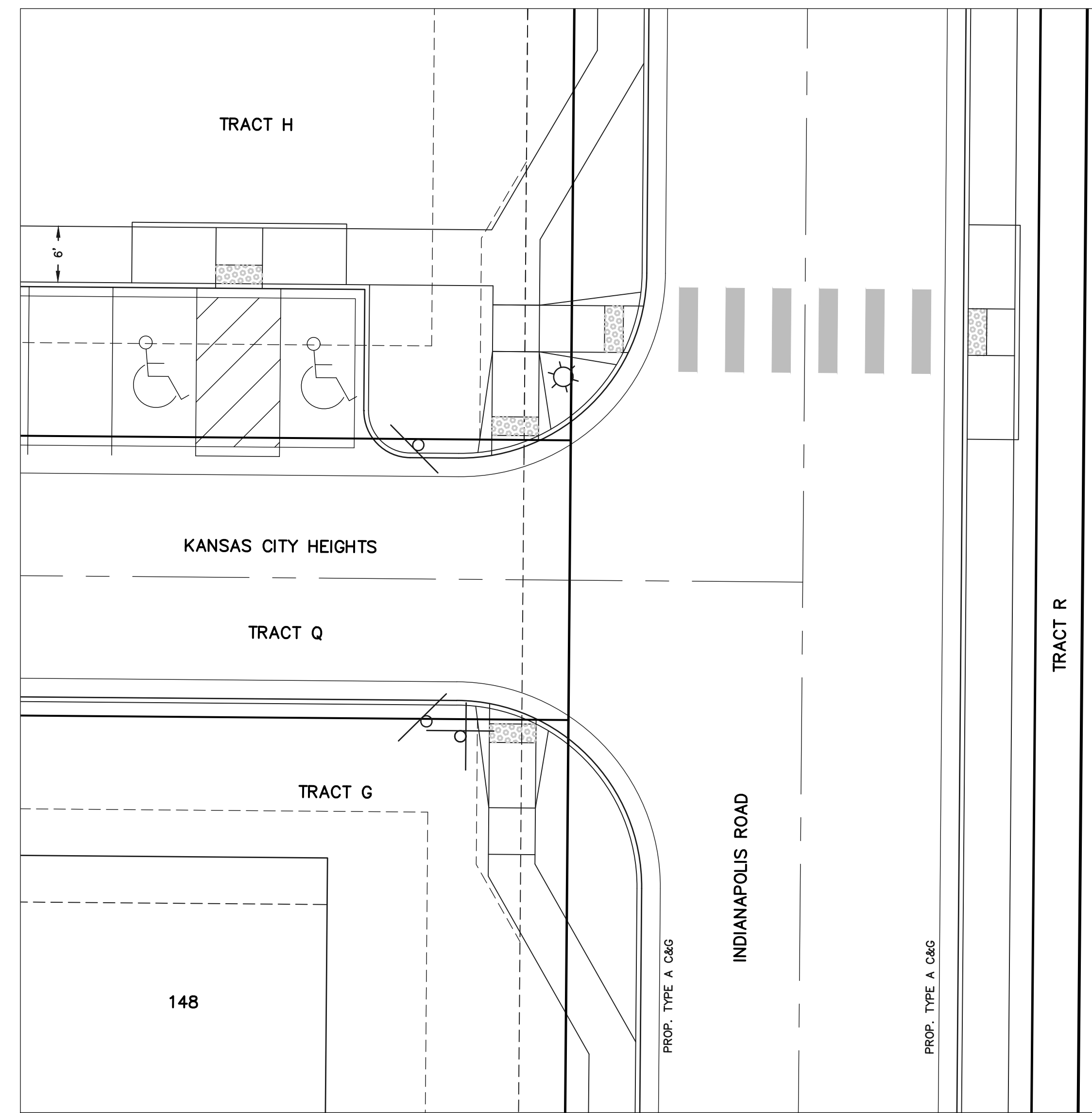
INTERSECTION
KANSAS CITY HEIGHTS &
NAPERVILLE HEIGHTS



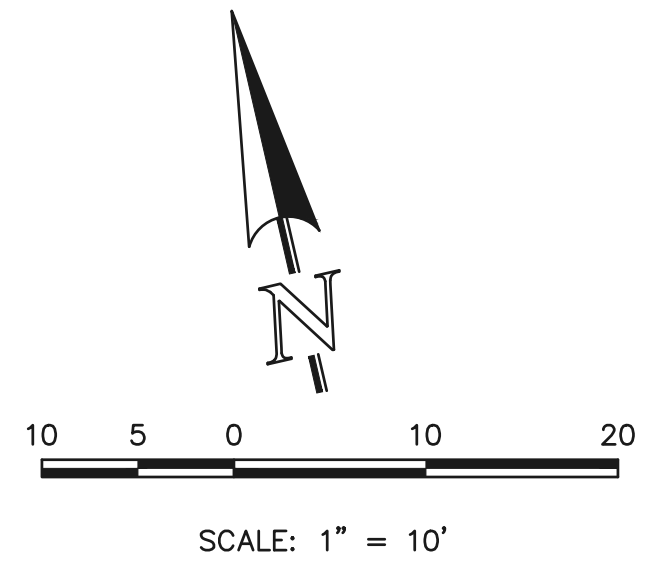
INTERSECTION
KANSAS CITY HEIGHTS &
FORT WAYNE HEIGHTS



INTERSECTION
KANSAS CITY HEIGHTS &
BRANSON HEIGHTS



INTERSECTION
KANSAS CITY HEIGHTS &
NAPERVILLE HEIGHTS



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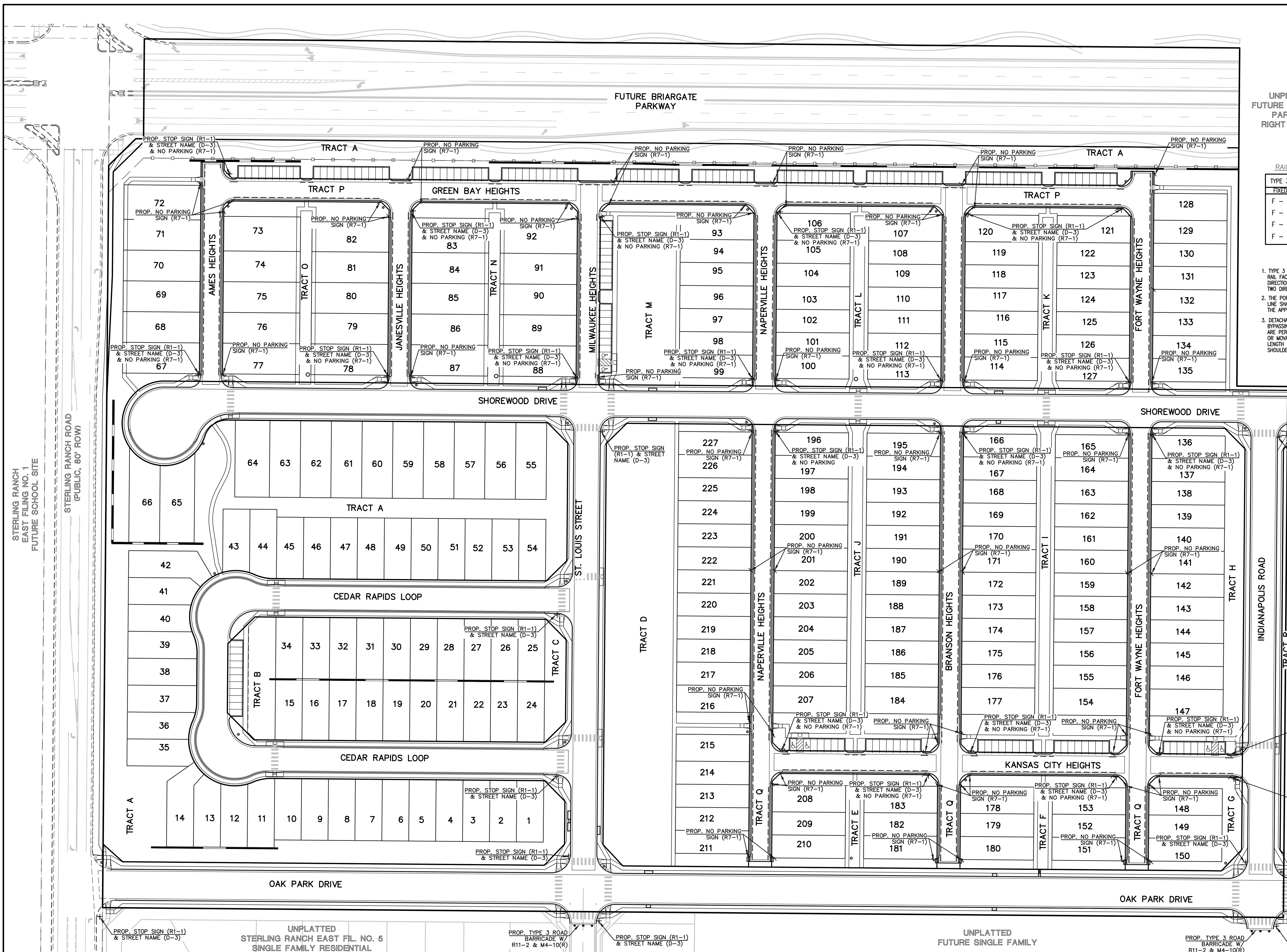
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
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STREET IMPROVEMENT PLANS PEDESTRIAN RAMP DETAILS			
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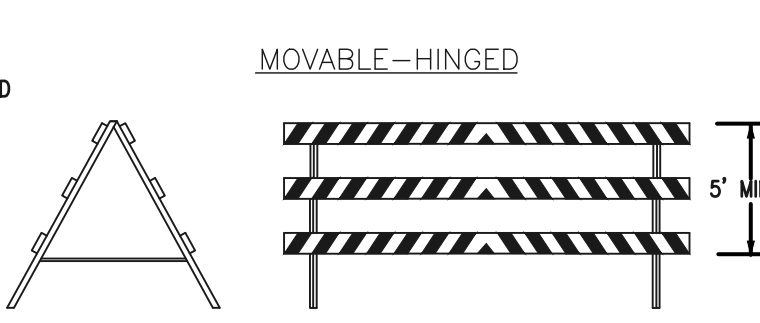
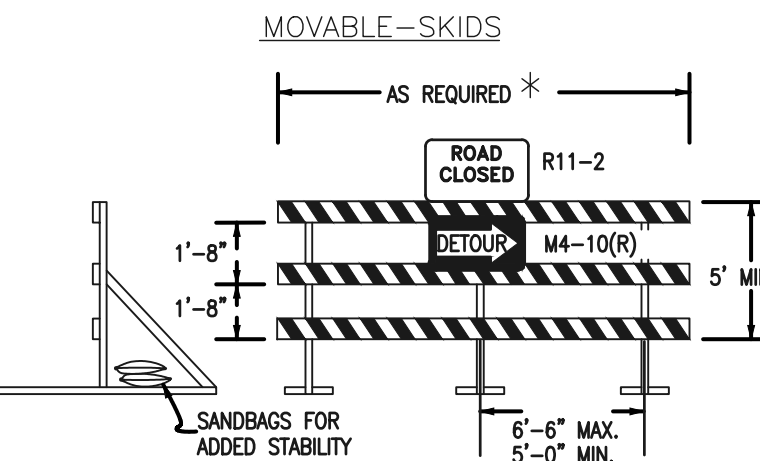


UNPLATTED
FUTURE BRIARGATE
PARKWAY
RIGHT OF WAY

RAIL LENGTH TABLE *

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

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

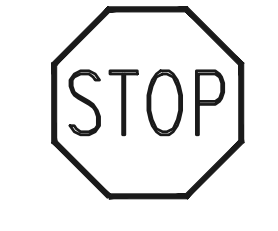


TYPICAL TYPE 3 BARRICADES



SPEED LIMIT (R2-1)
24"x30"

SPEED LIMIT (R2-1)
24"x30"



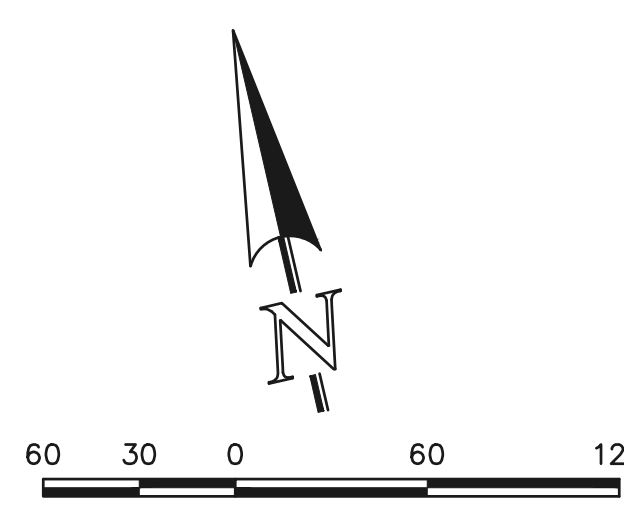
STOP (R1-1)
30"x30"

STREET NAME (D-3)

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



NO PARKING SIGN (R7-1)



SCALE: 1" = 60'

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VILLAGES AT STERLING RANCH

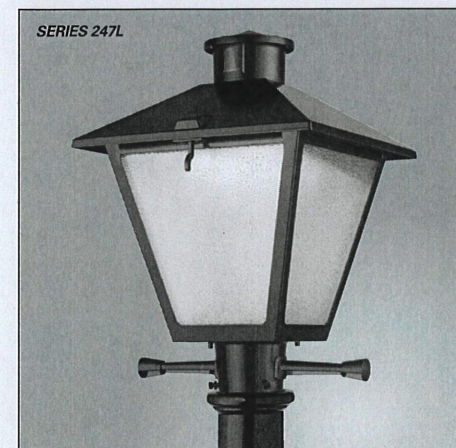
STREET IMPROVEMENT PLANS
SIGNAGE & STRIPING PLAN

DESIGNED BY	EAS	SCALE	DATE	11/01/2024
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American Revolution LED Series 247L

PRODUCT OVERVIEW



Features:

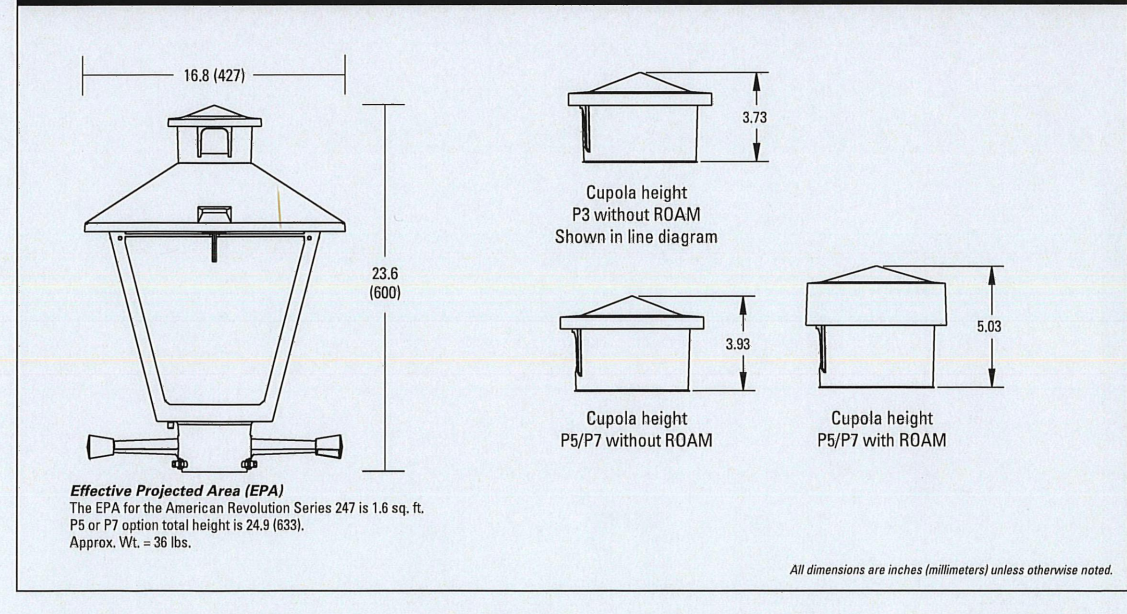
- Die-cast aluminum housing and hood for long-life performance
- Die-cast trigger latch (TL) and captive thumb screws option available for easy access to internal components
- Optical assembly designed for maximum performance, available in Type II, Type III and Type V
- Hinged hood and captive thumb screws provision afford quick, easy access to electrical and optical areas for servicing
- Slipfitter with three set screws allows secure installation to pole sizes 2-3/8" or 3" O.D.
- Surge protection device (standard) exceeds ANSI C82.41 Category C1 criteria surge tested at 10kV/50A
- Complies with ANSI C136.2, C136.10, C136.15
- CSA listed and suitable for up to 30°C ambient
- Rated L70, LED life greater than 100,000 hours at 25°C
- Replaces up to 150W HPS light source incumbent models
- LED electronic 0V-10V dimmable driver
- Designlights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/DLC to confirm which versions are qualified.

Applications:

- Streetscapes
- Walkways
- Pathways
- Parks

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

DIMENSIONS



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



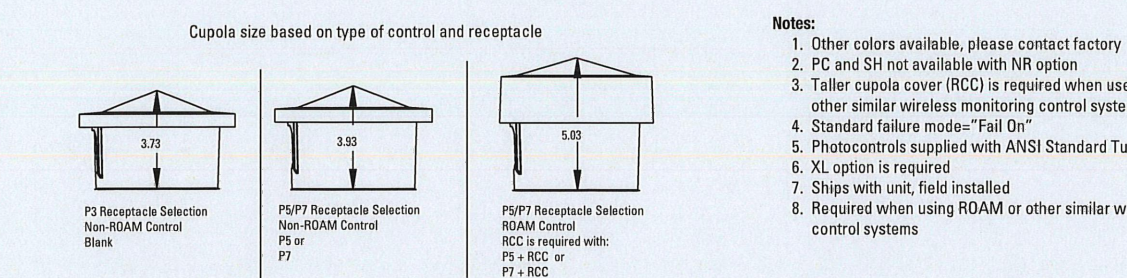
American Revolution LED Series 247L

ORDERING INFORMATION

Example: 247L 20LEDE10 MVOLT 4K RS AY

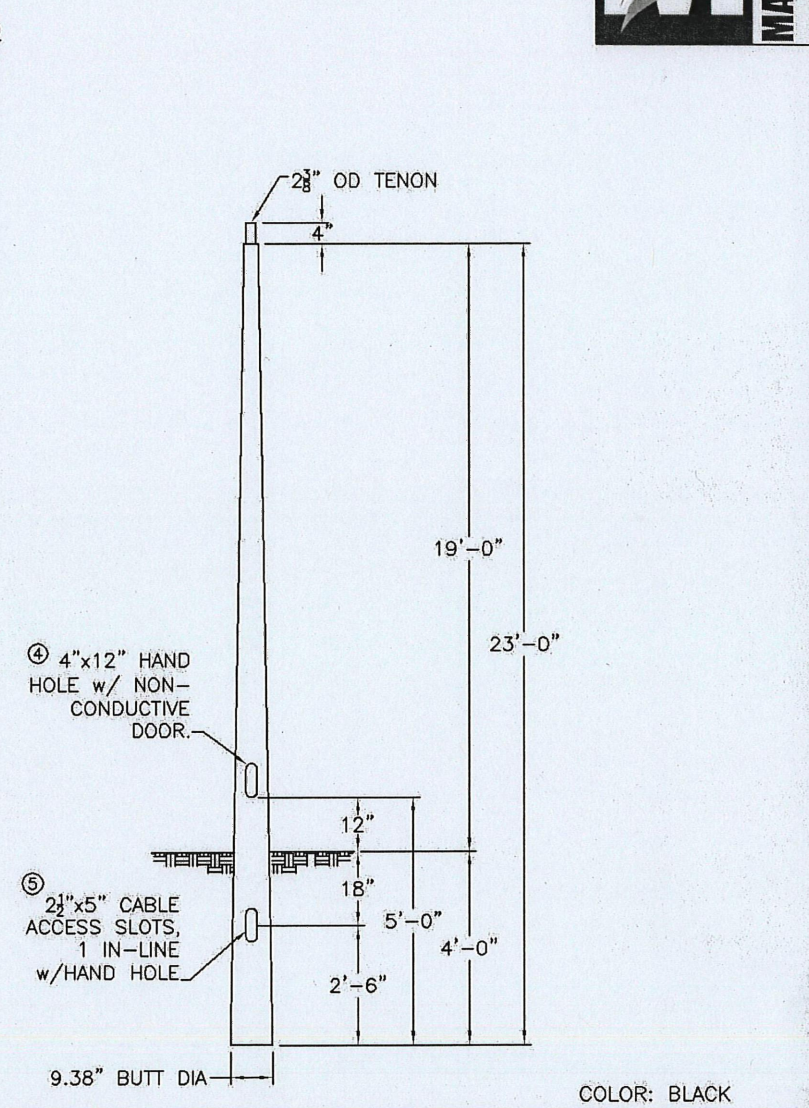
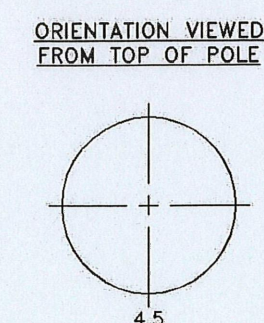
Series	Performance Package	Voltage	Color Temperature (CCT)
247L American Revolution LED	20LEDE10 20 Chips, 1050 mA Driver, 72 input watts 20LEDE70 20 Chips, 700 mA Driver, 48 input watts 10LEDE10 10 Chips, 1050 mA Driver, 36 input watts 10LEDE5 10 Chips, 700 mA Driver, 25 input watts 10LEDE3 10 Chips, 525 mA Driver, 18 input watts 10LEDE1 10 Chips, 350 mA Driver, 12 input watts	MVOLT Multi-volt, 120-277V 347 347V 480 480V	3K 3000K 4K 4000K 5K 5000K

Distribution	Optics	Options
R2 Type II R3 Type III RS Type V	AY Acrylic PY Polycarbonate DDB Dark Bronze WH White BZ Bronze	Black (standard) Gray Dark Bronze White Bronze 3 pin NEMA Photocoupler Receptacle (standard) No Photocoupler/Receptacle 5 pin NEMA Photocoupler/Receptacle Dimmable driver included 7 pin NEMA Photocoupler/Receptacle Dimmable driver included Solid State Long Life Photocoupler PCSS Not CSA Listed Solid State Long Life Photocoupler (120-277V)



AEL Electric Lighting
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
www.ael-electric.com

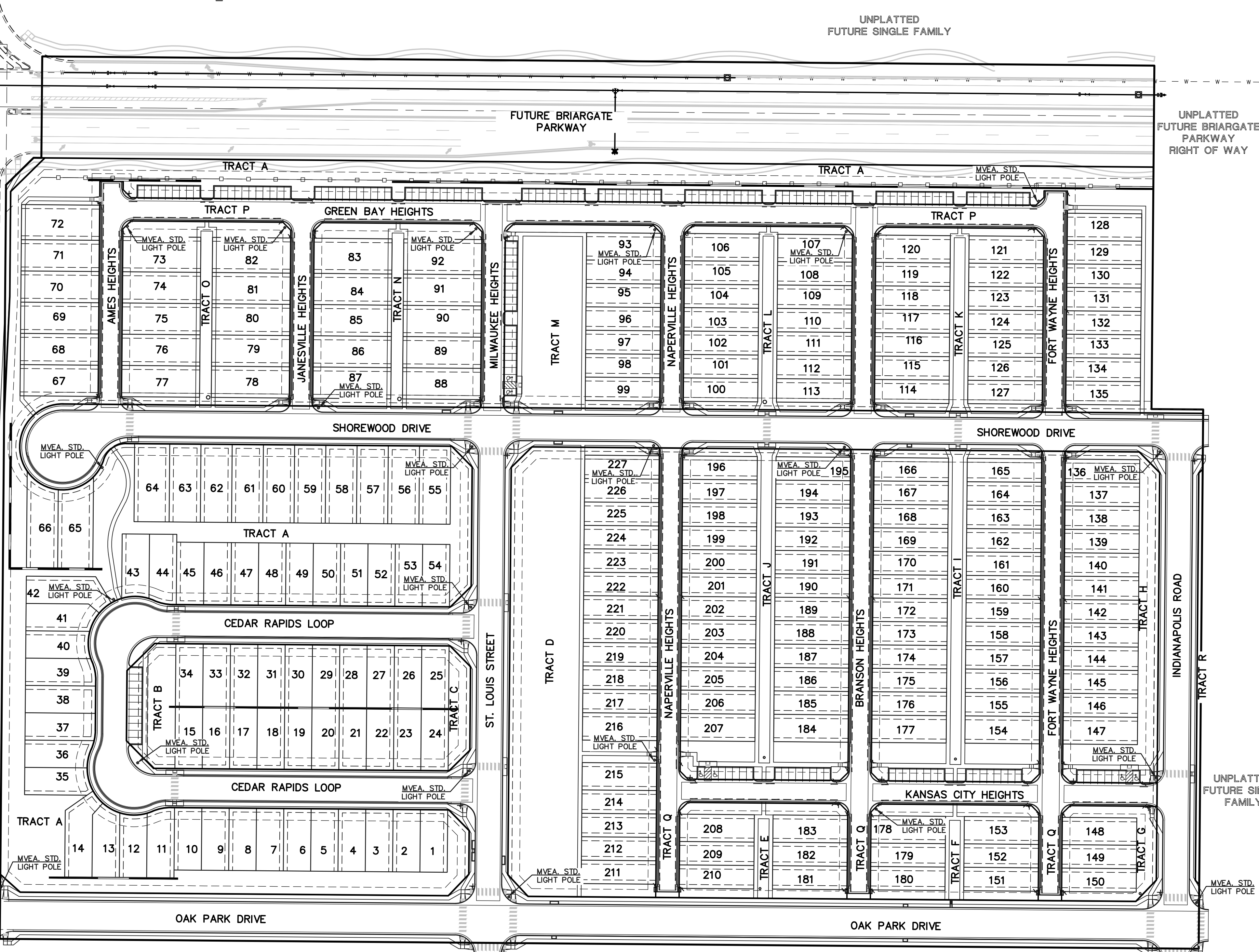
Warranty Five-year limited warranty. Complete warranty terms located at www.ael-electric.com/Content/Products/247L_led_conditions.warranty
Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.
Please contact your sales representative for the latest product information.



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

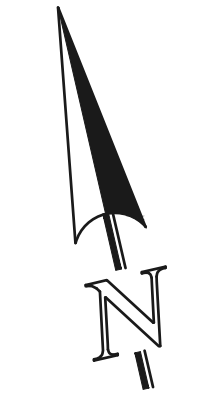
STERLING RANCH EAST
FILING NO. 1
FUTURE SCHOOL SITE

STERLING RANCH ROAD
(PUBLIC, 80' ROW)



UNPLATTED
STERLING RANCH EAST FIL. NO. 5
SINGLE FAMILY RESIDENTIAL

UNPLATTED
FUTURE SINGLE FAMILY



80 40 0 80 160

SCALE: 1" = 80'

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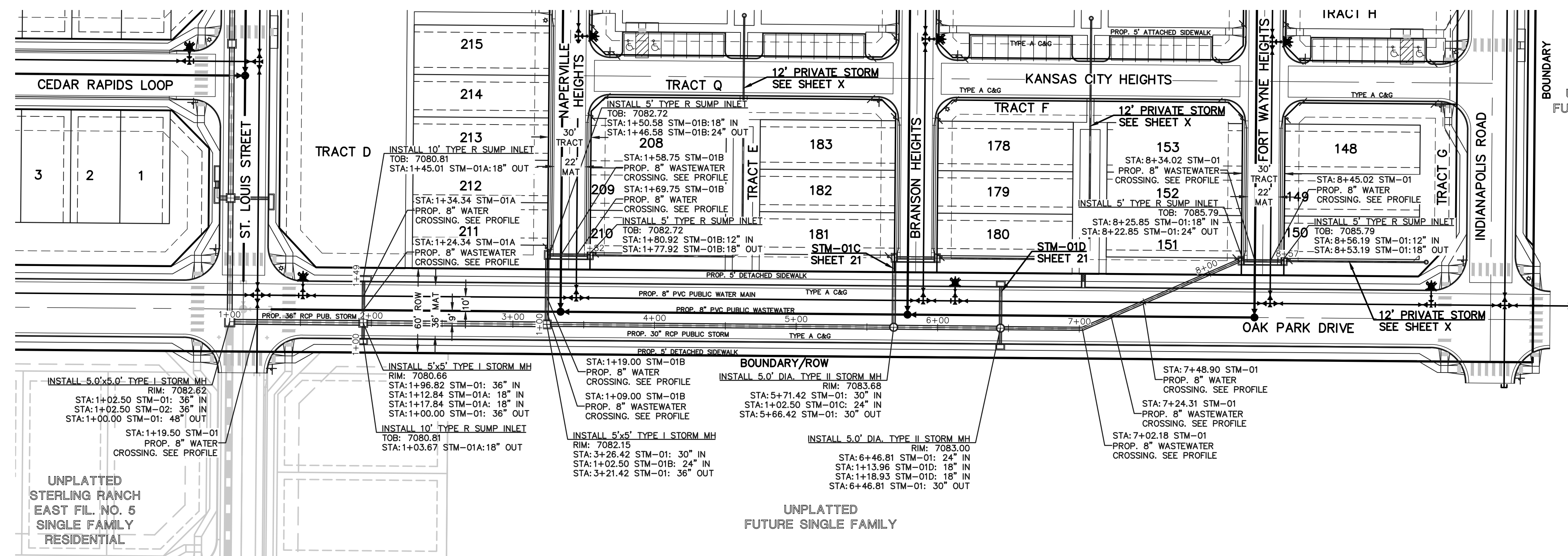
CATHERINE M. TESSIN, COLORADO P.E. #45004 DATE



VILLAGES AT STERLING RANCH
STREET IMPROVEMENT PLANS
STREET LIGHT POLE LOCATION PLAN

DESIGNED BY: EAS SCALE: DATE: 11/01/2024
DRAWN BY: EAS (H) 1" = 80' SHEET 19 OF 25
CHECKED BY: (V) 1" = N/A JOB NO. 1183.26

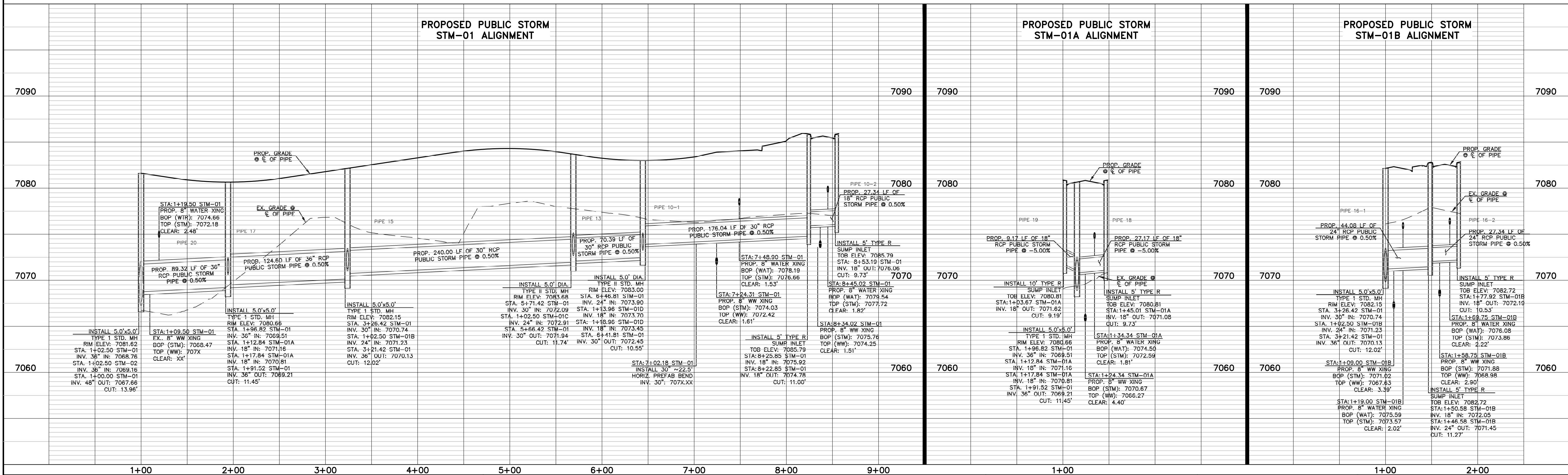
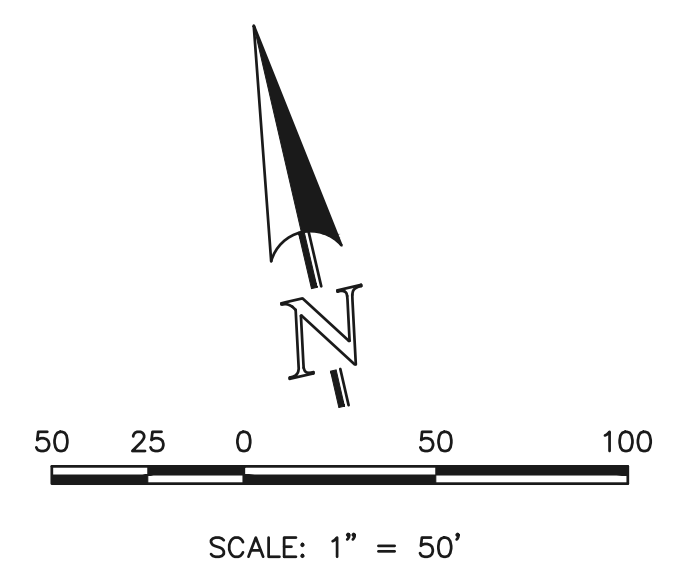




UNPLATTED FUTURE SINGLE FAMILY

UNPLATTED STERLING RANCH EAST FIL. NO. 5 SINGLE FAMILY RESIDENTIAL

UNPLATTED FUTURE SINGLE FAMILY



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NO.	REVISION	DATE

REVIEW:

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

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

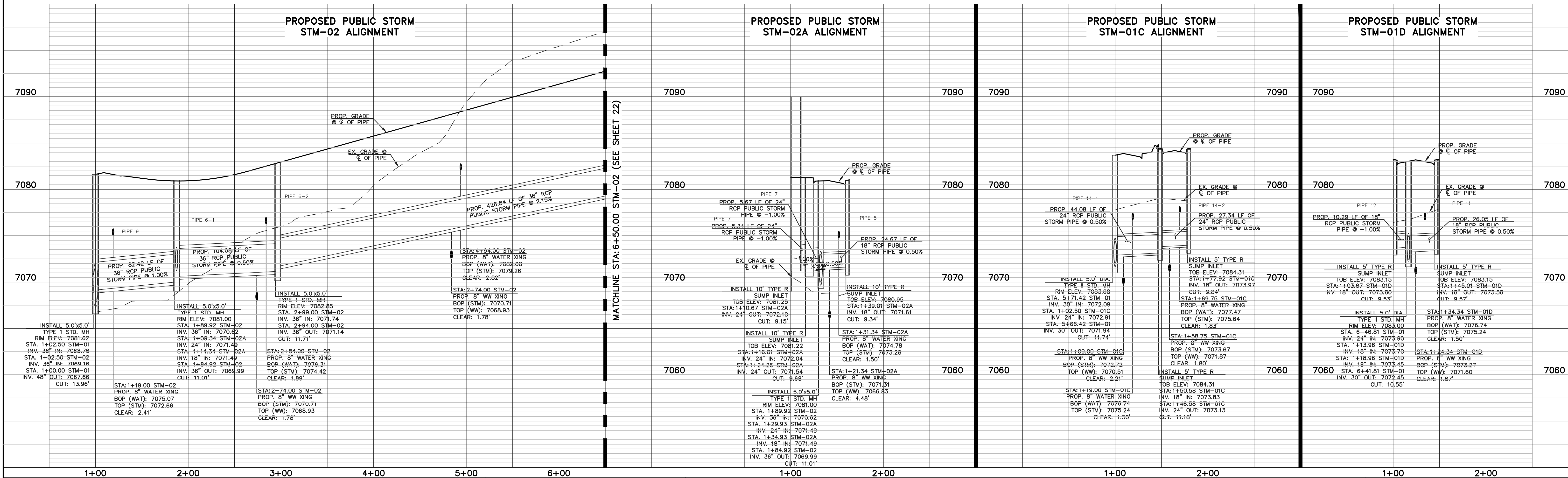
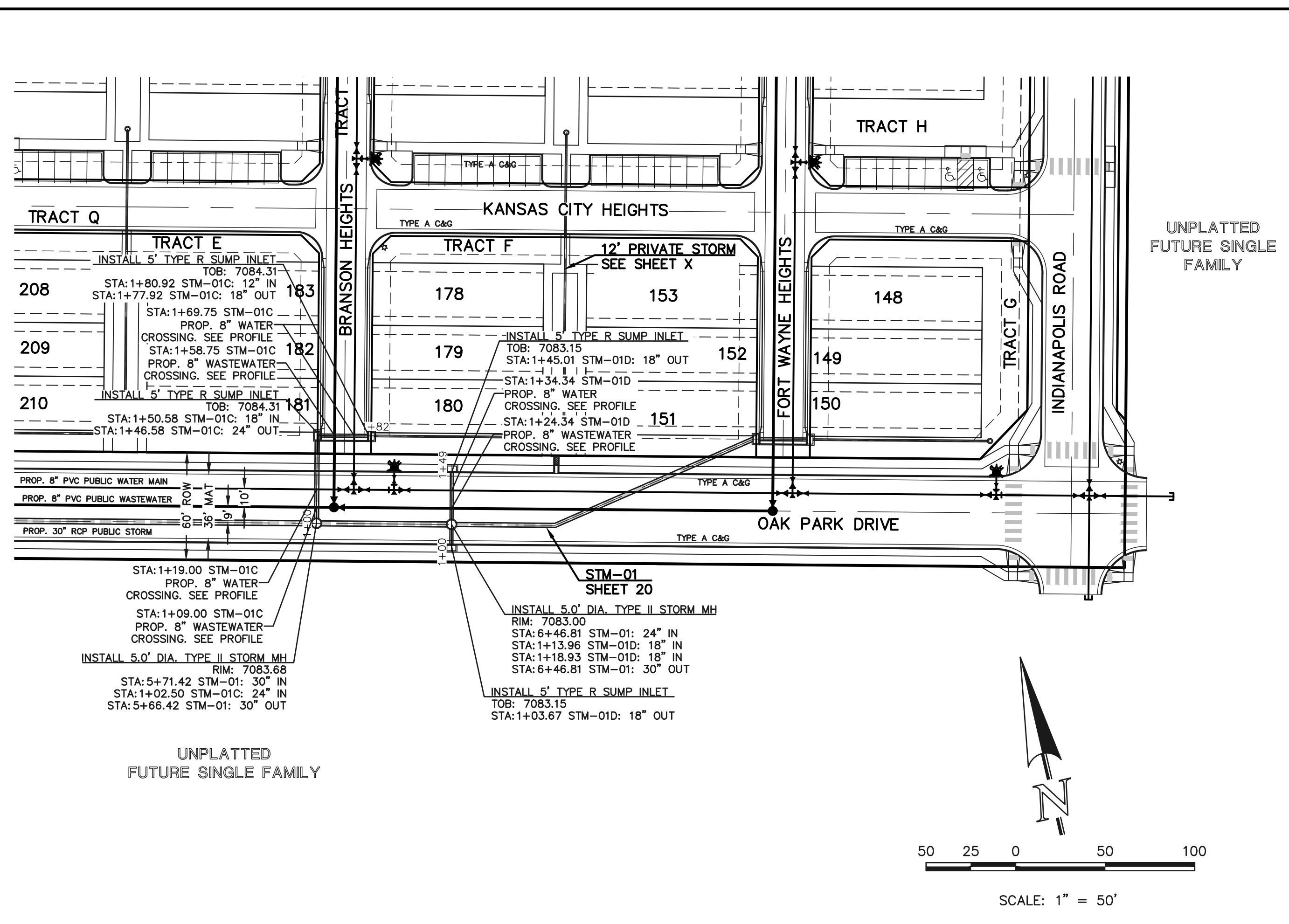
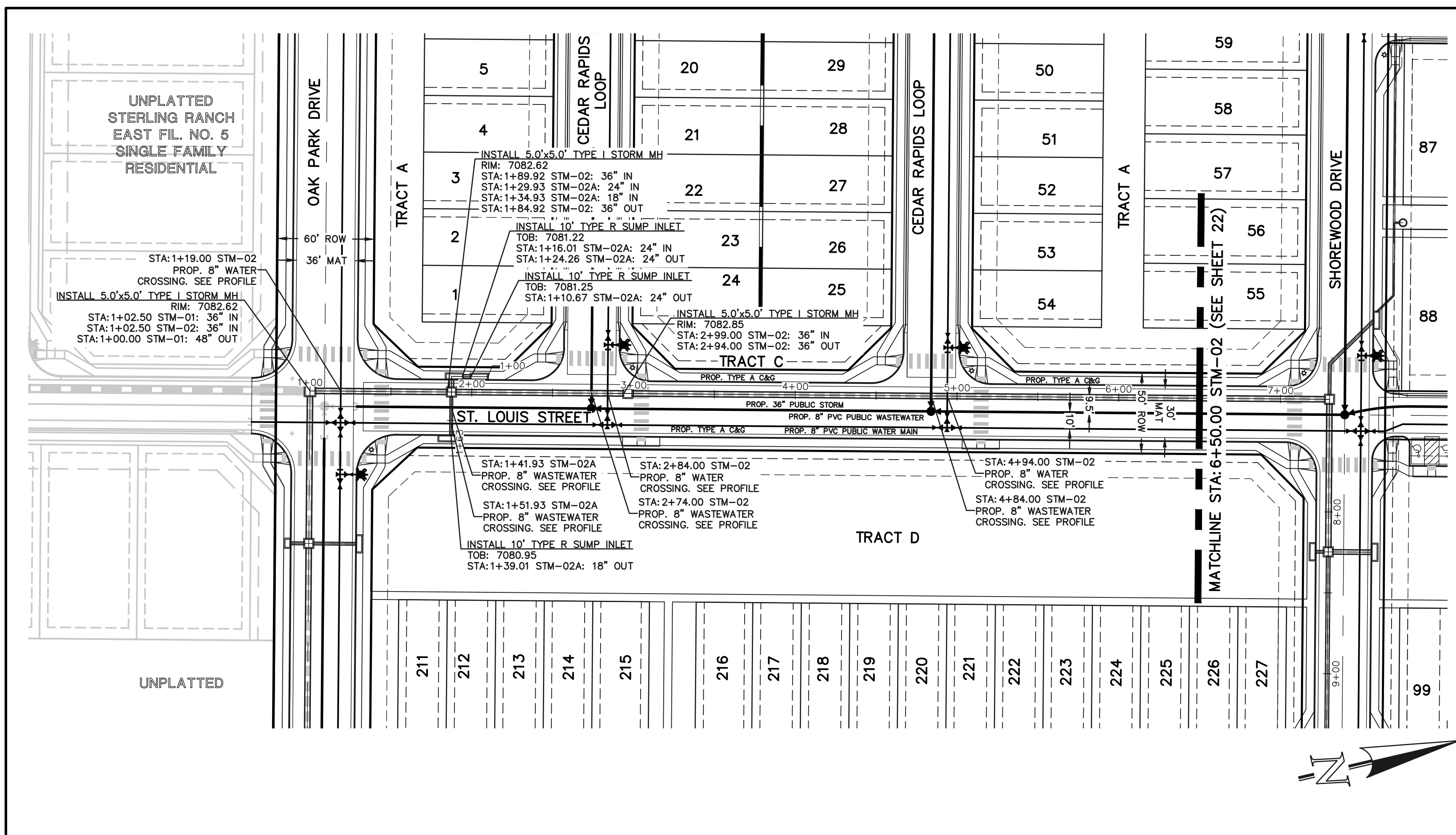


VILLAGES AT STERLING RANCH

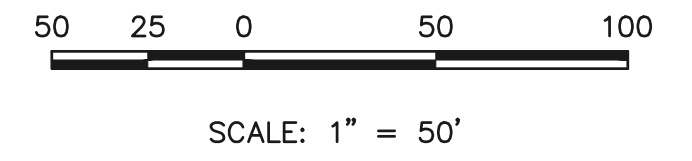
PUBLIC STORM PLANS
OAK PARK DRIVE

DESIGNED BY	EAS	SCALE	DATE
DRAWN BY	EAS	(H) 1" = 50'	SHEET 20 OF 25
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.26

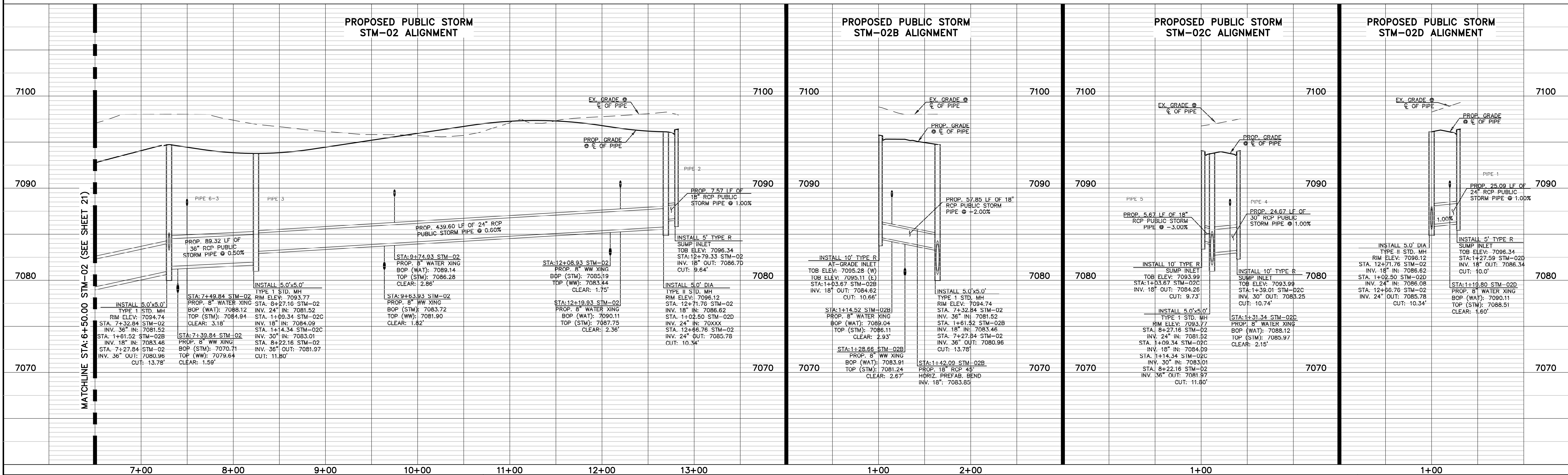
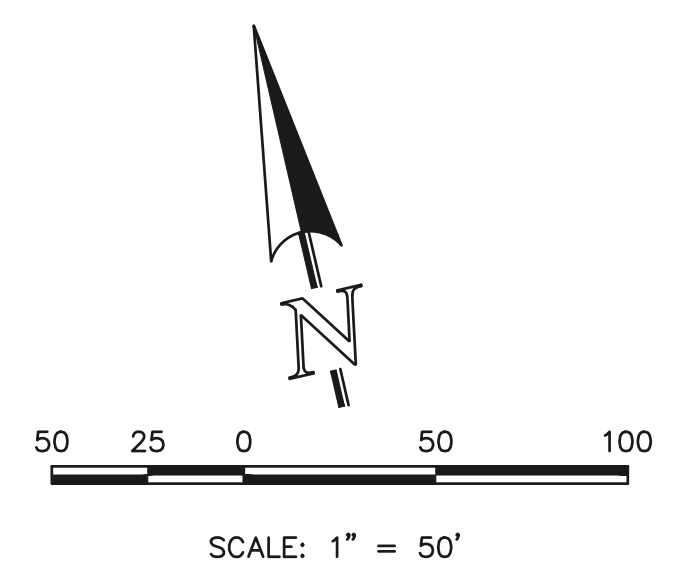
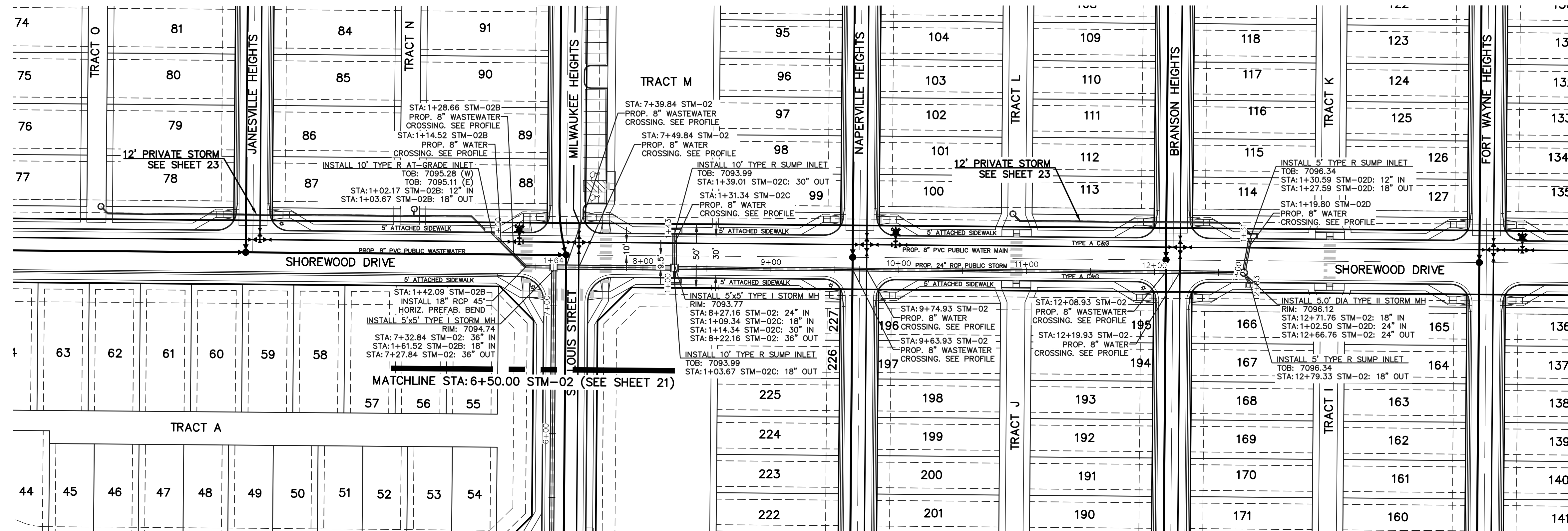
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<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</p> <p style="text-align: center;">811</p> <p style="text-align: center;">UTILITY NOTIFICATION CENTER OF COLORADO ITS'S LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE 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 border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </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>CATHERINE M. TESSIN, COLORADO P.E. #45004 DATE</p>	<div style="text-align: center;"> </div> <p>VILLAGES AT STERLING RANCH</p> <p>PUBLIC STORM PLANS OAK PARK DRIVE & ST. LOUIS STREET</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>DESIGNED BY</td> <td>EAS</td> <td>SCALE</td> <td>DATE</td> </tr> <tr> <td>DRAWN BY</td> <td>EAS</td> <td>(H) 1" = 50'</td> <td>SHEET 21 OF 25</td> </tr> <tr> <td>CHECKED BY</td> <td>(V) 1" = 5'</td> <td>JOB NO.</td> <td>1183.26</td> </tr> </table>	DESIGNED BY	EAS	SCALE	DATE	DRAWN BY	EAS	(H) 1" = 50'	SHEET 21 OF 25	CHECKED BY	(V) 1" = 5'	JOB NO.	1183.26
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DRAWN BY	EAS	(H) 1" = 50'	SHEET 21 OF 25																		
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.26																		



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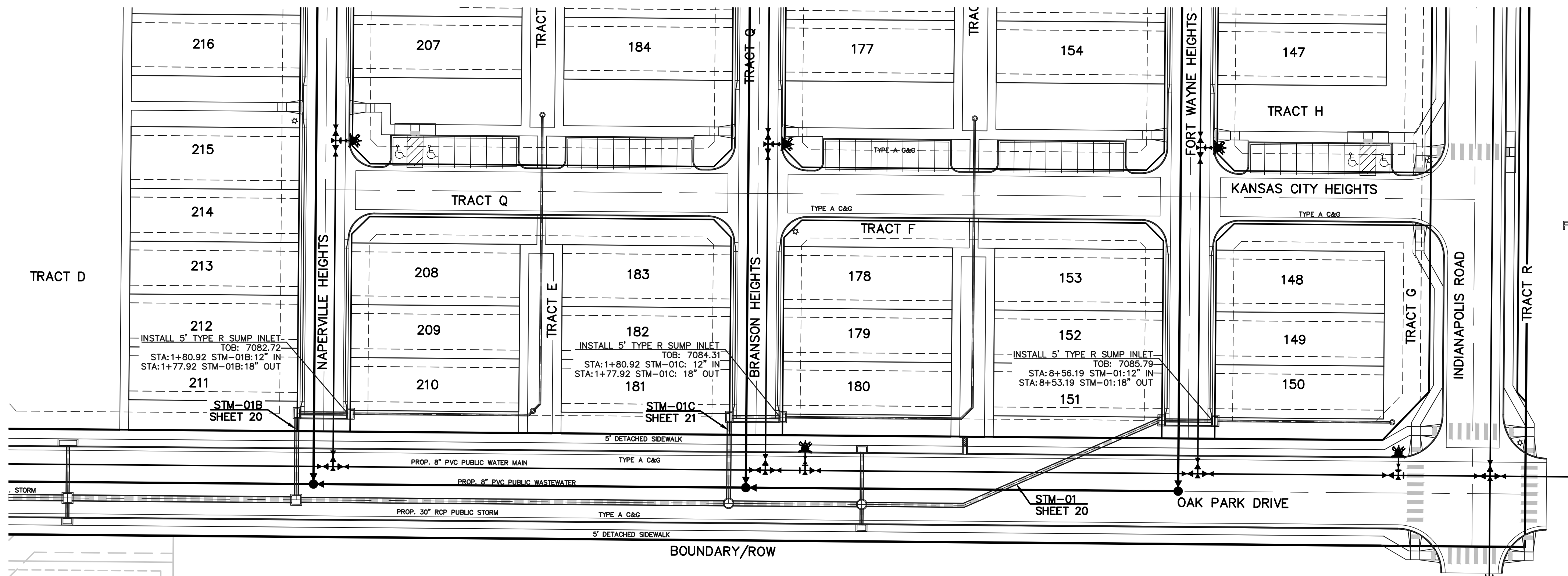
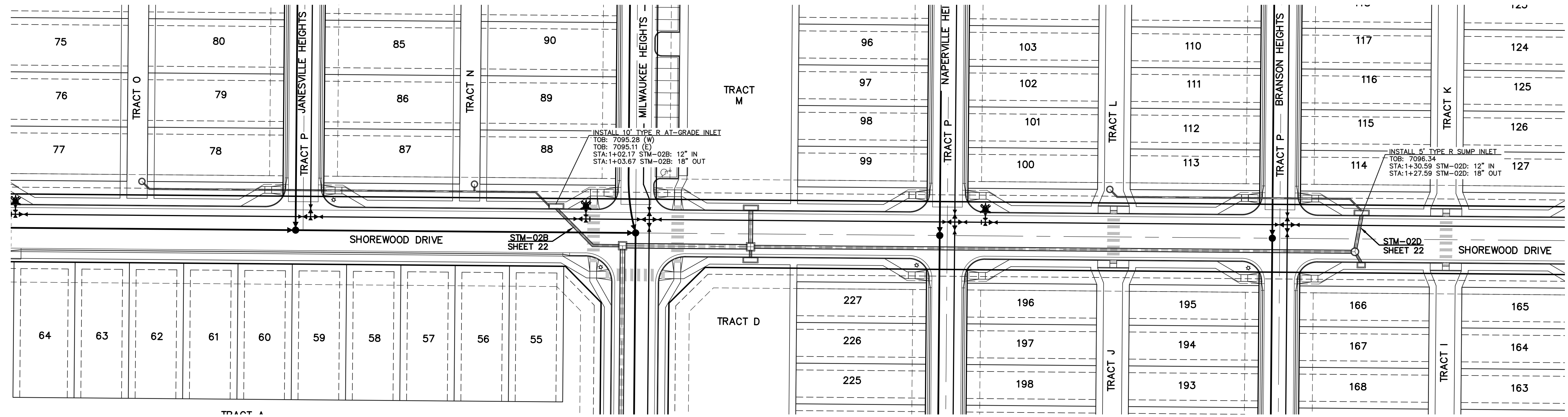


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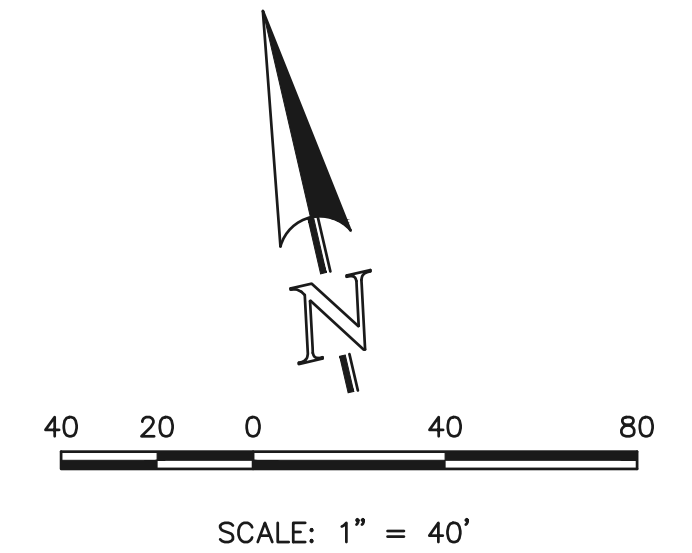


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CATHERINE M. TESSIN, COLORADO P.E. #45004 DATE



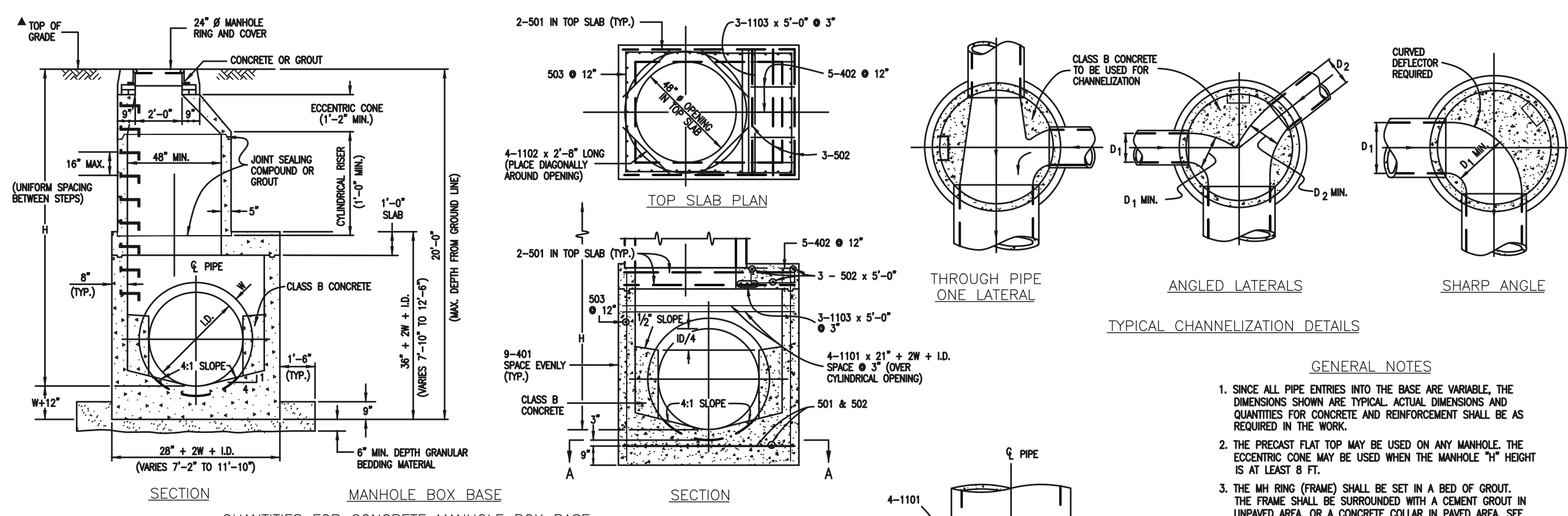
VILLAGES AT STERLING RANCH
PRIVATE 12" STORM PLANS

DESIGNED BY	EAS	SCALE	DATE	11/01/2024
DRAWN BY	EAS	(H) 1" = 40'	SHEET	23 OF 25
CHECKED BY	(V)	1" = N/A	JOB NO.	1183.26

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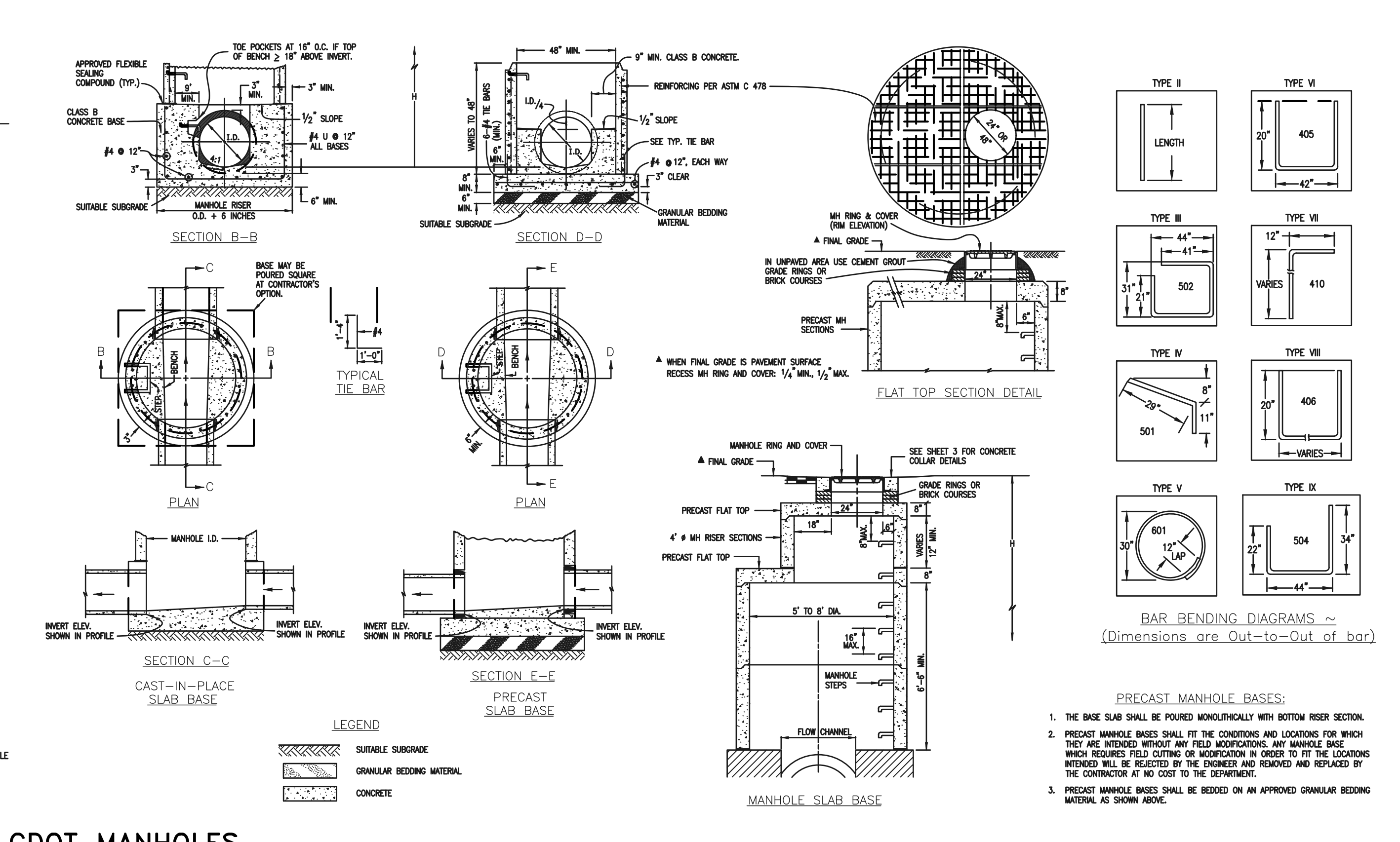
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QUANTITIES FOR CONCRETE MANHOLE BOX BASE

MARK	SIZE	TYPE	WT. #/FT.	54"	60"	66"	72"	84"	96"	FORMULAS
401	4	I	0.688	18	18	18	18	18	18	401 BAR LENGTH = 32" + 2W + I.D.
402	4	II	0.688	18	18	18	18	18	18	402 BAR LENGTH = I.D. + 2W
501	5	I	1.043	17	17	17	17	17	17	501 BAR LENGTH = 24" + I.D. + 2W
502	5	I	1.043	17	17	17	17	17	17	502 NUMBER BARS REQ'D. = 3 + (24 + I.D. + 2W) / 12
503	5	II	1.043	17	17	17	17	17	17	503 NUMBER BARS REQ'D. = 2 + (24 + I.D. + 2W) / 12
504	5	I	1.043	17	17	17	17	17	17	504 NUMBER BARS REQ'D. = 2 + (2W + I.D. + 4) / 12
1101	11	I	5.313	4	4	4	4	4	4	1101 BAR LENGTH = 21" + I.D. + 2W
1102	11	I	5.313	4	4	4	4	4	4	1102 BAR LENGTH = 21" + I.D. + 2W
1103	11	I	5.313	4	4	4	4	4	4	1103 BAR LENGTH = 21" + I.D. + 2W
REINFORCING STEEL TOTAL *				965.6	1,037.5	1,127.2	1,204.6	1,300.2	1,401.6	
CONCRETE - CUBIC YARDS - TOTAL				6.0	6.6	7.3	8.0	9.5	11.1	

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



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

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

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

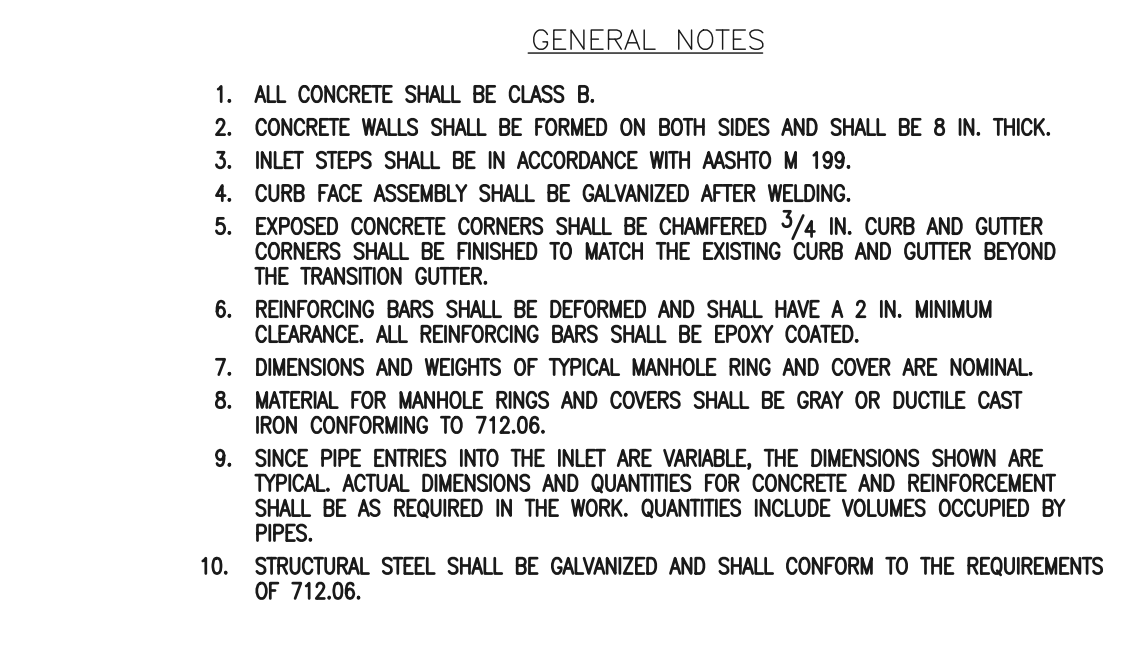
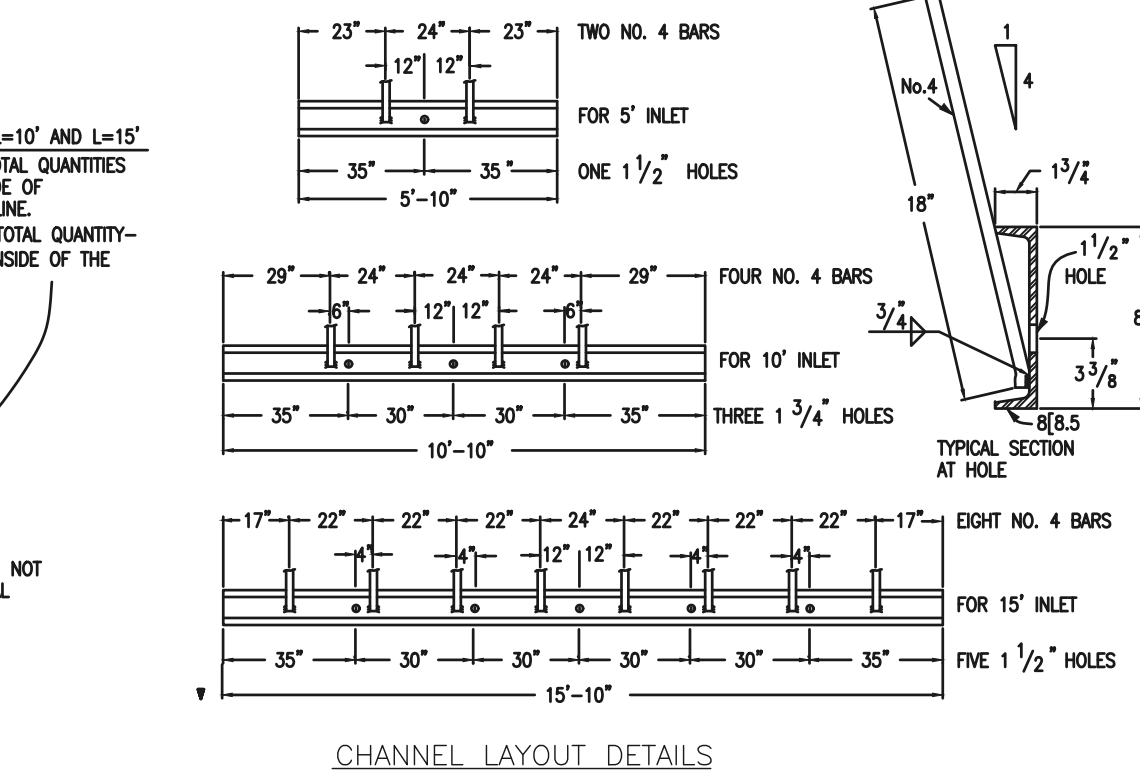
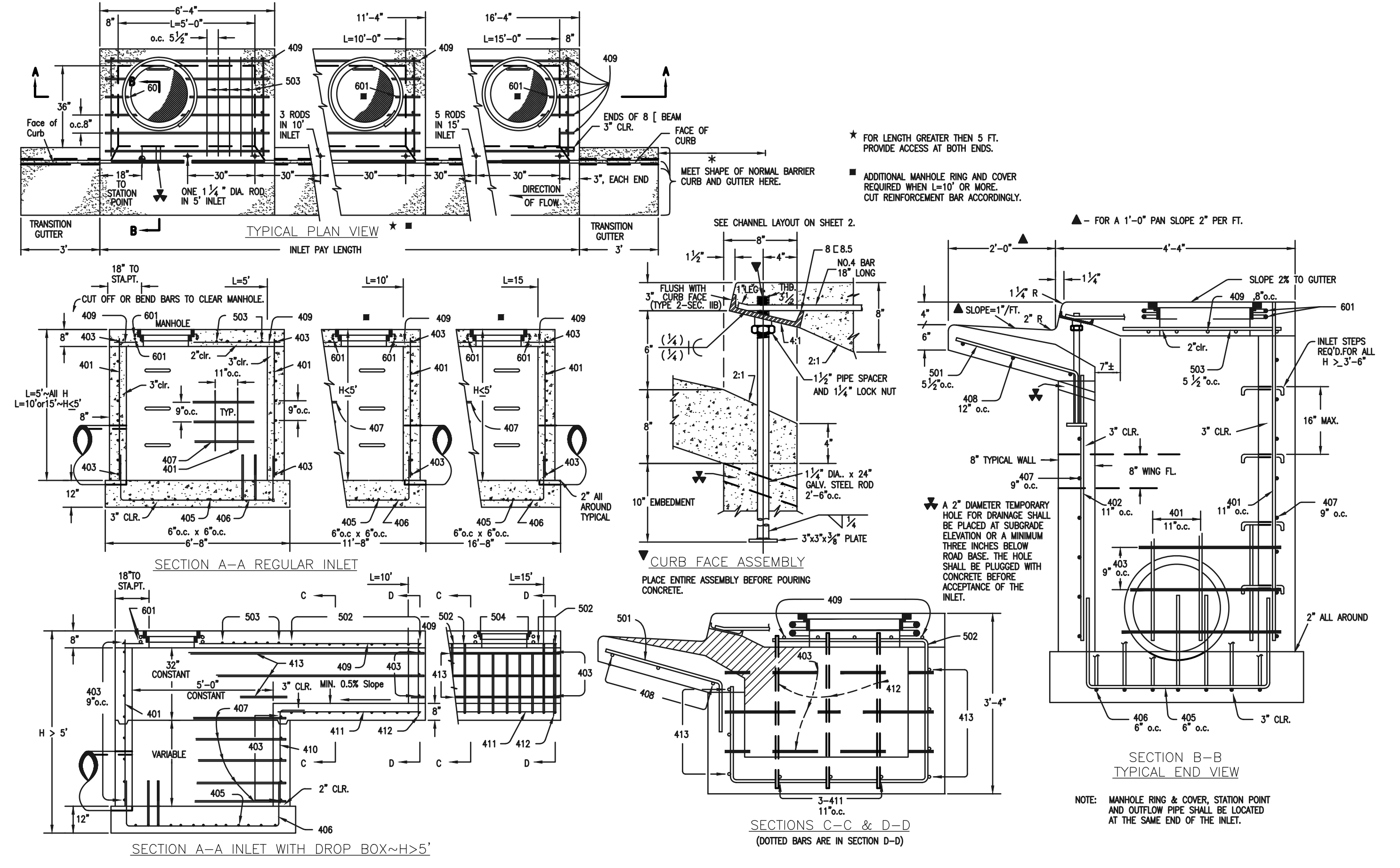


TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

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



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



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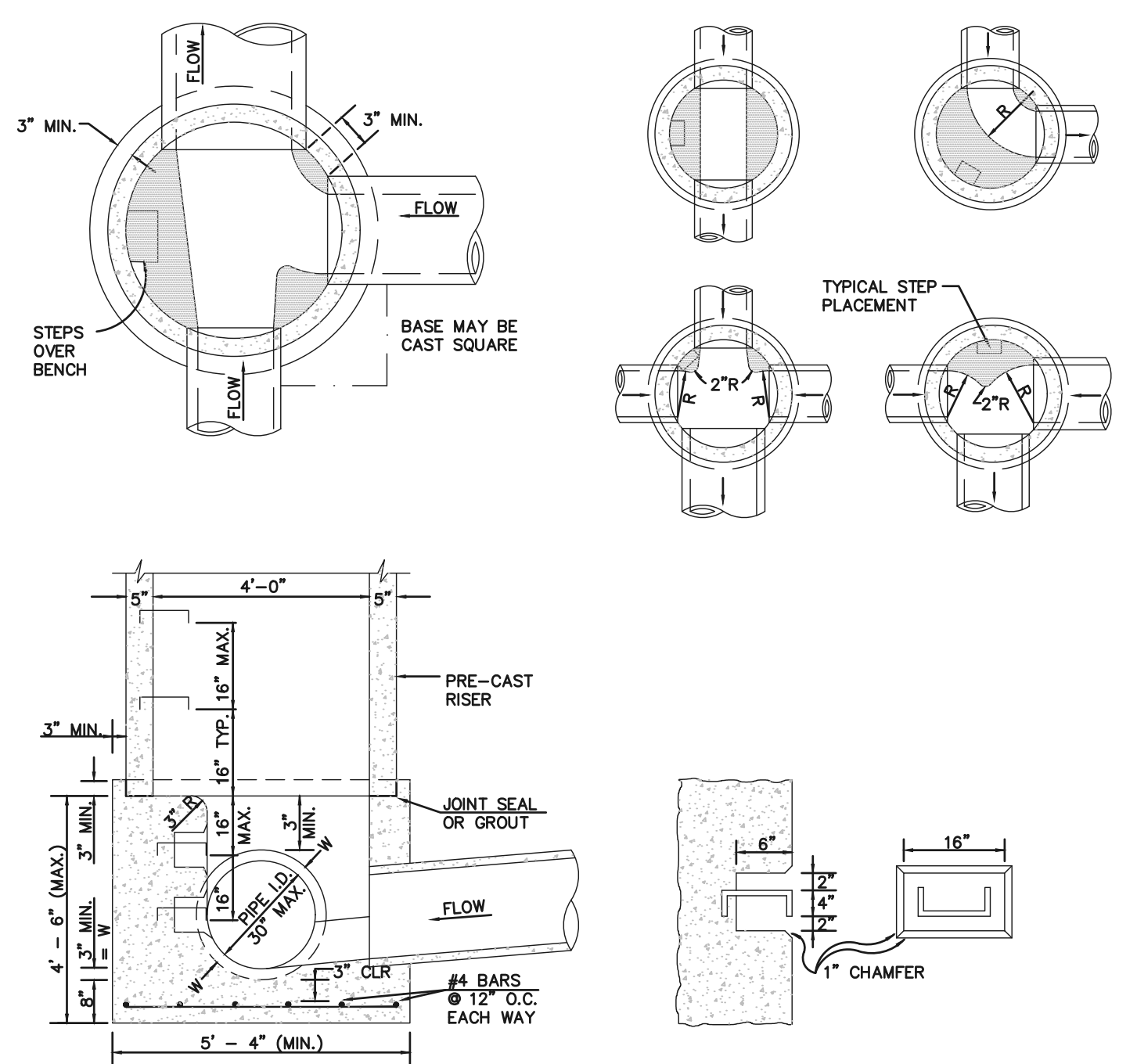
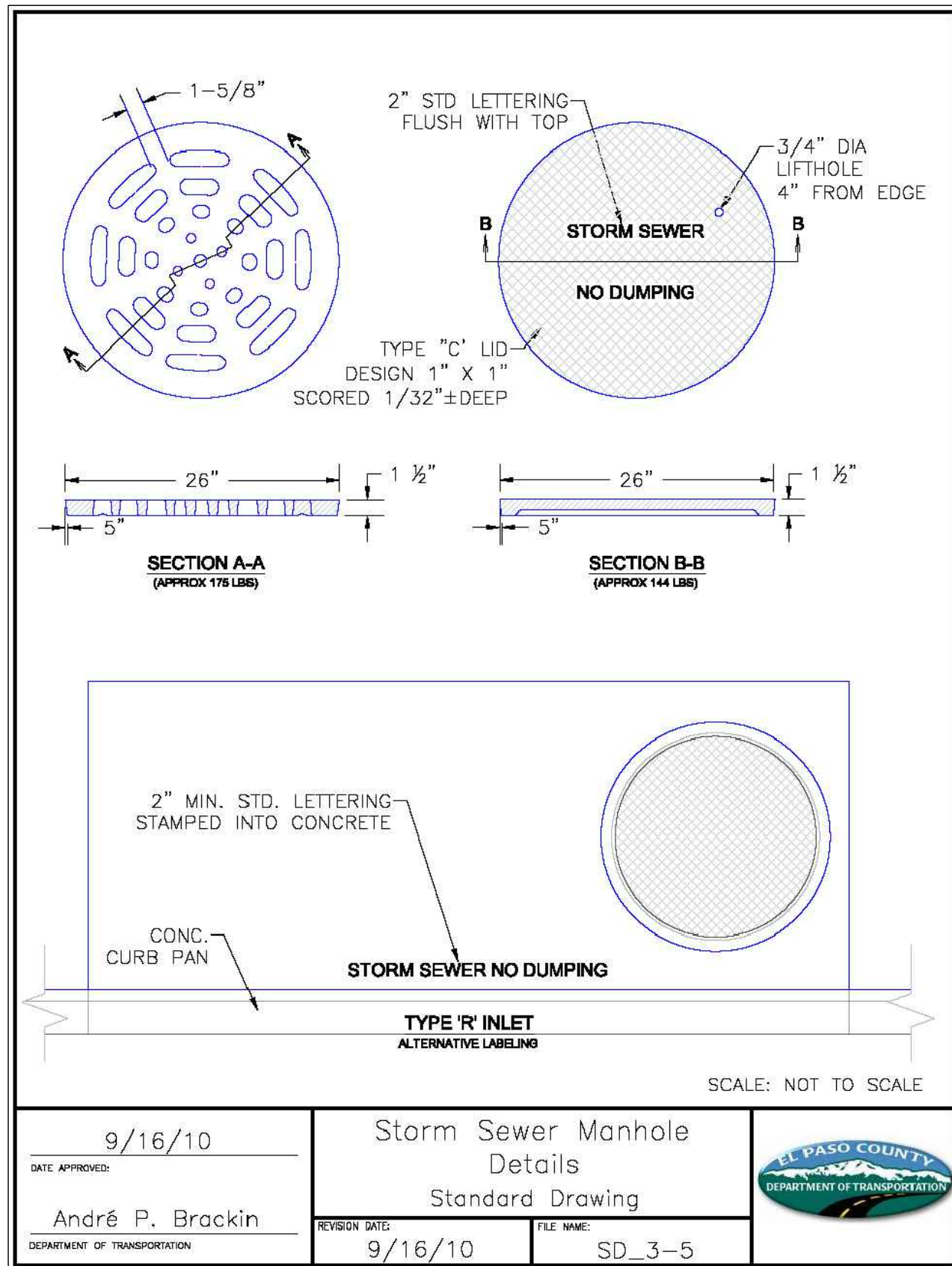


VILLAGES AT STERLING RANCH

PUBLIC STORM PLANS
DETAILS

DESIGNED BY	EAS	SCALE	DATE	11/01/2024
DRAWN BY	EAS	(H) 1"=VARIES	SHEET	24 OF 25
CHECKED BY	(V) 1"= N/A	JOB NO.	1183.26	





- NOTES**
- 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.
 - VIEW AND DETAILS ARE TYPICAL. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.
 - 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.
 - PIPES SHALL BE TRIMMED TO FINAL SHAPE AND SET BEFORE MANHOLE IS POURED.
 - BENCH SHALL BE SLOPED TOWARD CENTER OF MANHOLE BASE (4:1 MAX., 1/2" PER FT. MIN.).
 - FLOOR OF MANHOLE SHALL BE TROWELED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1 MAX., 1/2" PER FT. MIN.). FLOOR SHALL BE SHAPED AND CHAMFERED; SEE DETAILS THIS SHEET.

STORM SEWER MANHOLE - TYPE II

DATE APPROVED: 9/16/10	Storm Sewer Manhole Details Standard Drawing	
APPROVED BY: André P. Brackin	REVISION DATE: 9/16/10	

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



VILLAGES AT STERLING RANCH			
PUBLIC STORM PLANS DETAILS			
DESIGNED BY	EAS	SCALE	DATE 11/01/2024
DRAWN BY	EAS	(H) 1"=VARIES	SHEET 25 OF 25
CHECKED BY	(V) 1"= N/A	JOB NO.	1183.26

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