

LEGEND

- (7700) EXISTING CONTOUR
- 7700 PROPOSED CONTOUR
- PROPOSED LIMITS OF GRADING/ CONSTRUCTION SITE BOUNDARY
- BOUNDARY/R.O.W. LINE
- EXISTING FLOW DIRECTION
- PROPOSED FLOW
- "A" A LOT
- "B" B LOT
- "W/O" WALKOUT LOT
- "T" TRANSITION LOT
- "G" GARDEN LOT
- PROPOSED INLET
- PROPOSED STORM SEWER PIPE
- HP PROPOSED HIGH POINT
- LP PROPOSED LOW POINT

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

If these types of lot grading are not being done, remove from legend. If they are still relevant, include them on each lot and provide grading templates on GEC detail sheet.

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

Per GEC Checklist item "I" - add a note about the condition/type of existing vegetation.

For the following temp BMPs, add them to the Legend and then either to the plans or as a note stating that their locations are TBD by the contractor (or in certain cases like slopes >3:1 in the case of the ECB):

- CWA
- ECB
- Mulching
- Seeding
- Staging Areas
- Stockpiles

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

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NO.	REVISION	DATE

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

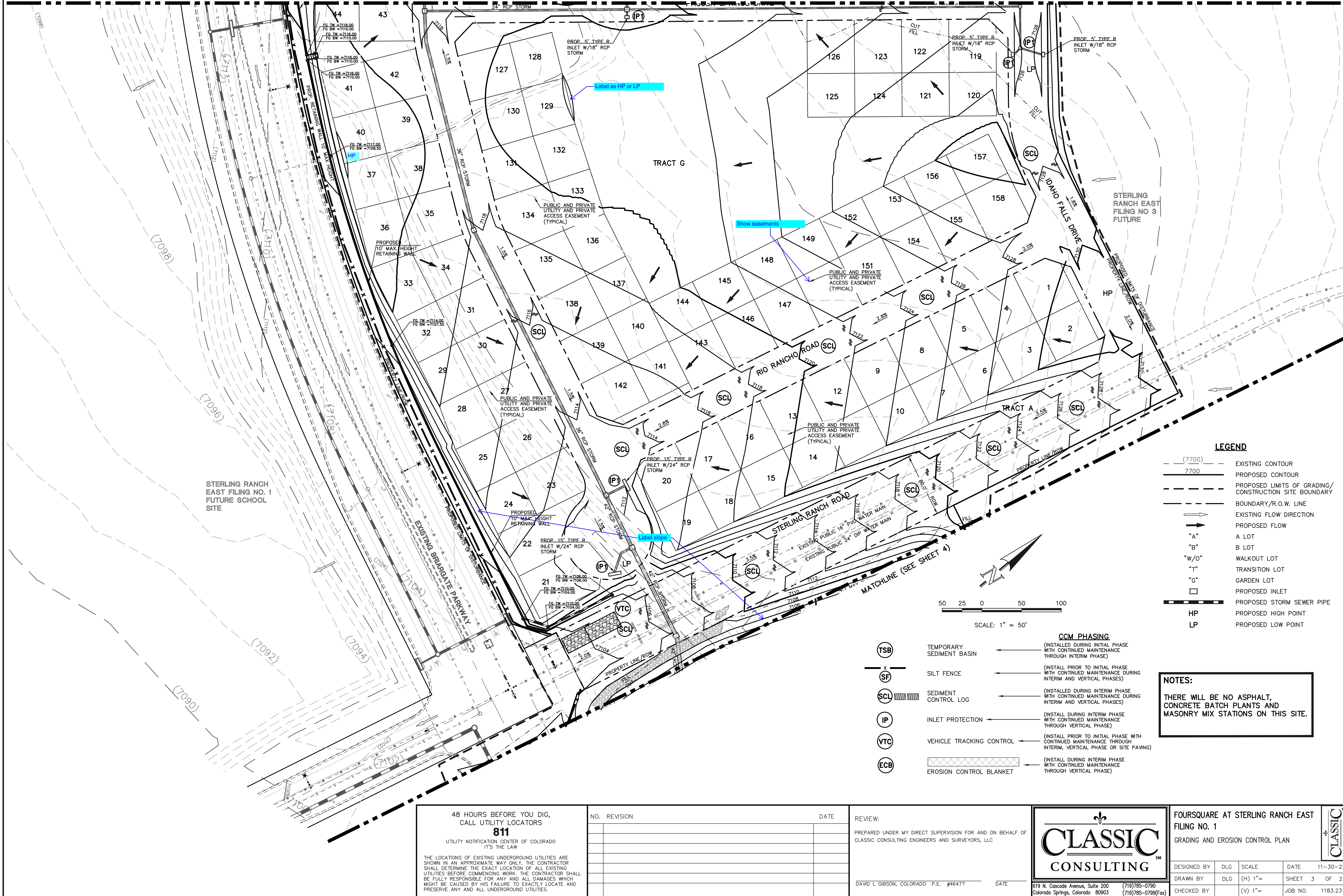
DAVID L GIBSON, COLORADO P.E. #46477 DATE



FOURSQUARE AT STERLING RANCH EAST FILING NO. 1 GRADING AND EROSION CONTROL PLAN			
DESIGNED BY	DLG	SCALE	DATE 11-30-22
DRAWN BY	DLG	(H) 1" =	SHEET 2 OF 27
CHECKED BY	(V) 1" =	JOB NO.	1183.23

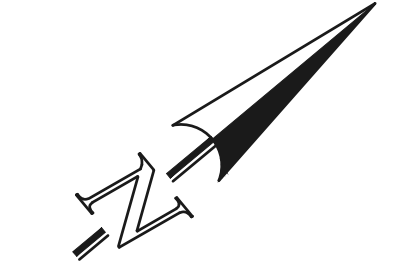
CLASSIC CONSULTING

MATCHLINE (SEE SHEET 2)



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

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DAVID L GIBSON, COLORADO P.E. #46477 DATE



FOURSQUARE AT STERLING RANCH EAST
FILING NO. 1
GRADING AND EROSION CONTROL PLAN

DESIGNED BY	DLG	SCALE	DATE	11-30-22
DRAWN BY	DLG	(H) 1" =	SHEET	3 OF 27
CHECKED BY	(V) 1" =	JOB NO.	1183.23	



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Delete label from this sheet

Show rock socks along top of curb or within trickle channel (perpendicular to curbs), instead of placing straw wattles along edge of trickle channel curb. This will save time with re-vegetation effort later because once the straw wattles are removed, backfill and re-vegetation is needed behind back of curbs. Whereas with rock socks in or along trickle channel, the extra effort after removing temp BMPs would not be necessary.

If this is proposed to be multi-use area, provide access in accordance with ADA requirements

Provide details of temporary sediment basin including riser pipe diameter and perforation sizing, number of rows of holes, required volume, location of outlet pipe and spillway, and tributary area to the sediment basin. And provide contours for sediment basin.

Private (SR MD#3)

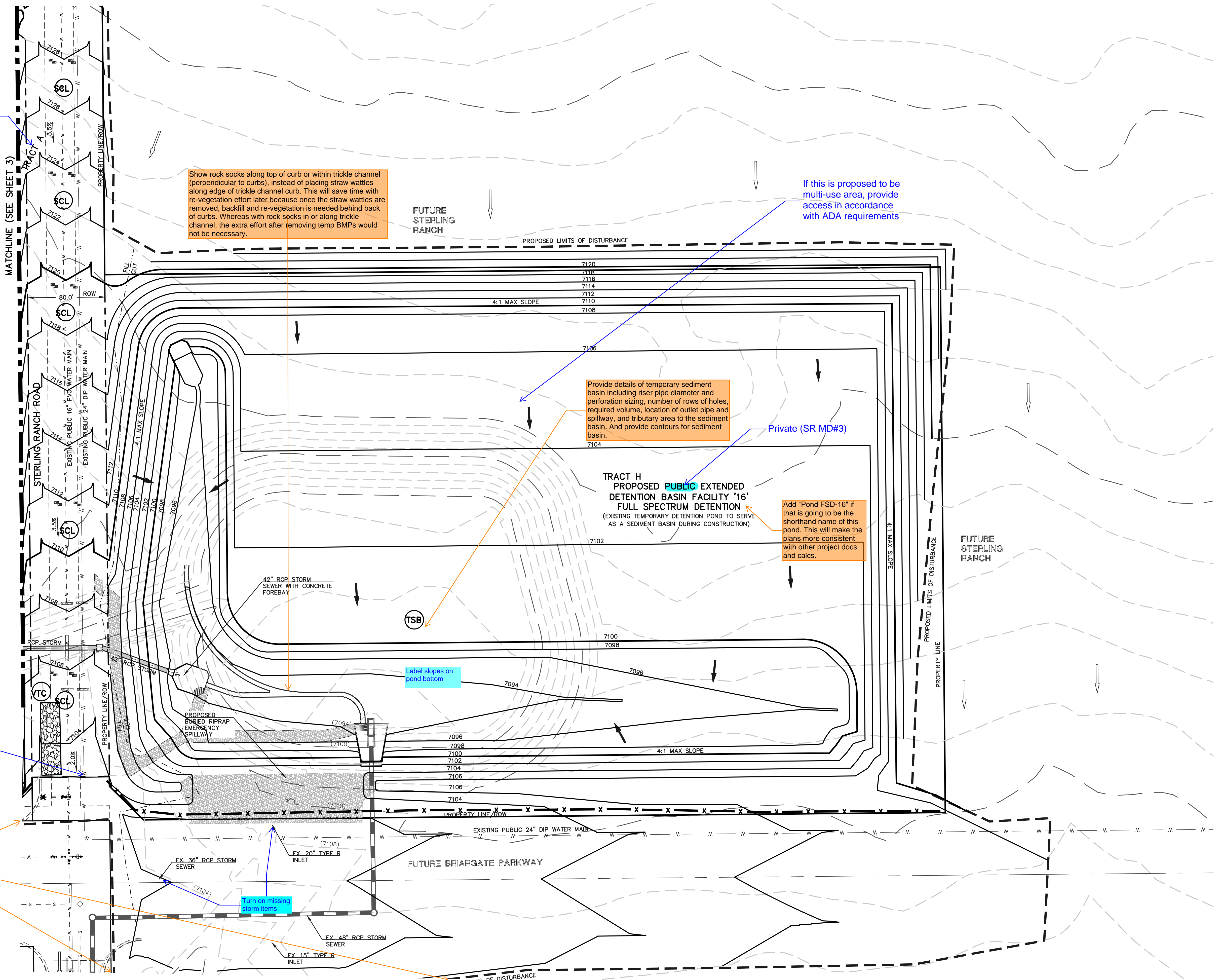
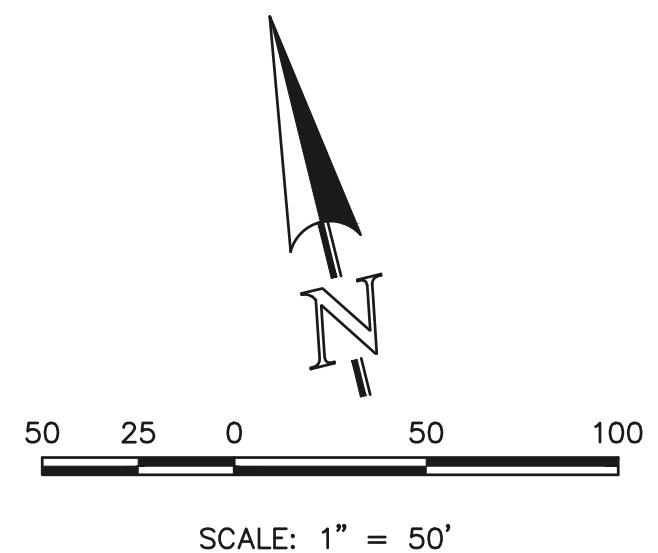
Add "Pond FSD-16" if that is going to be the shorthand name of this pond. This will make the plans more consistent with other project docs and calcs.

Verify road width per PUDSP comments

Label slopes on pond bottom

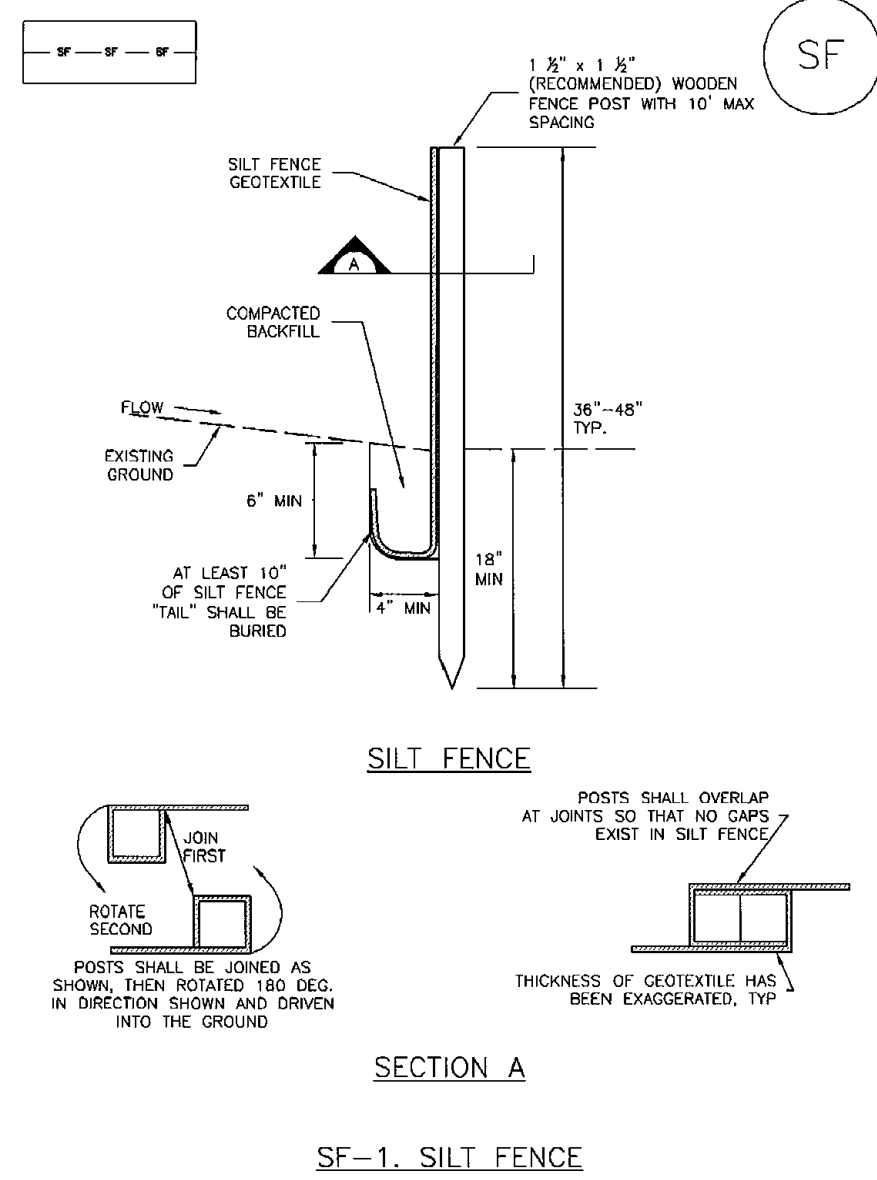
Revise viewport and/or LOD so that LOD is not cutoff.

Turn on missing storm items



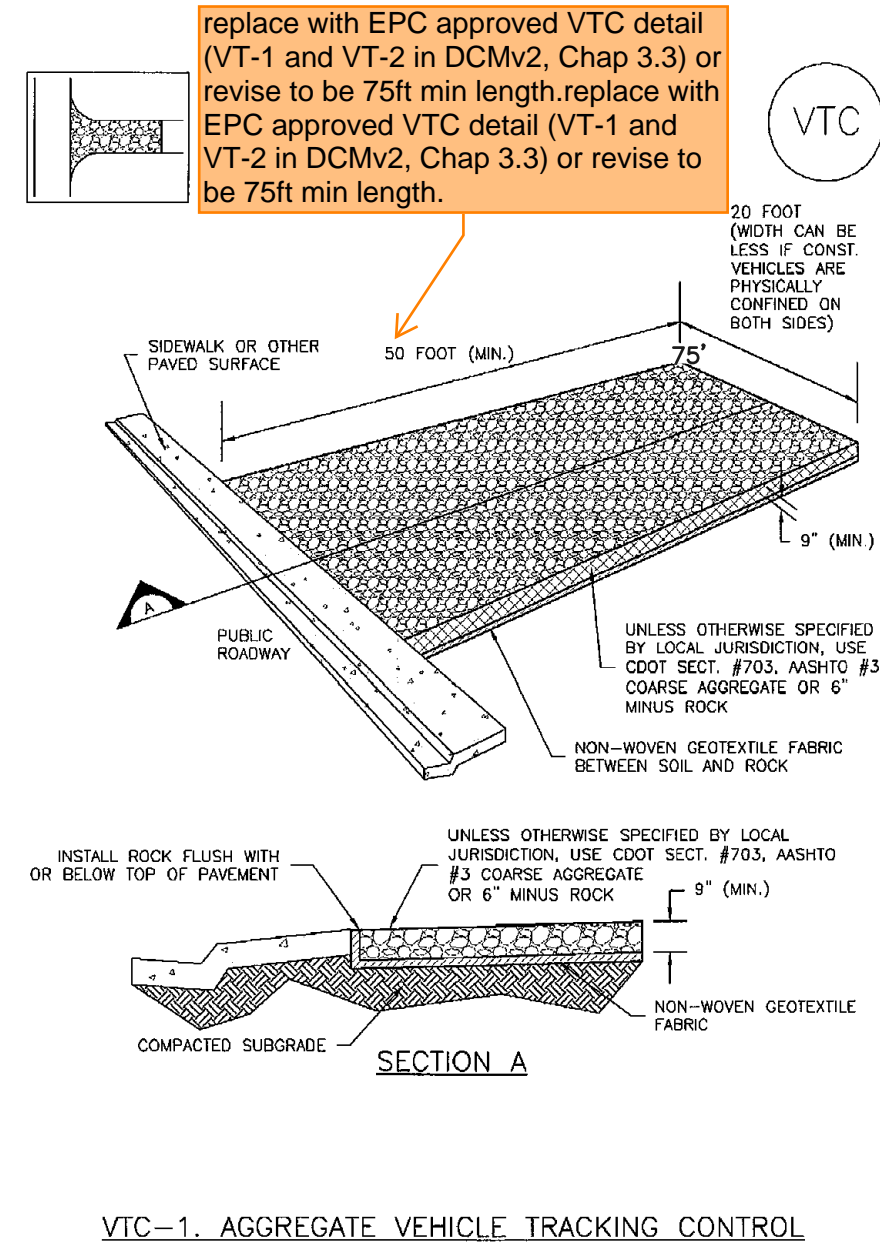
<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</p> <p style="text-align: center;">811</p> <p style="text-align: center;">UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p style="font-size: small;">THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR 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;"> <tr> <th style="font-size: x-small;">NO.</th> <th style="font-size: x-small;">REVISION</th> <th style="font-size: x-small;">DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	REVISION	DATE				<p>REVIEW:</p> <p style="font-size: x-small;">PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <p style="font-size: x-small;">DAVID L GIBSON, COLORADO P.E. #46477 DATE</p>	<p>CLASSIC CONSULTING</p> <p style="font-size: x-small;">619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785-0790 (719)785-0799(Fax)</p>	<p>FOURSQUARE AT STERLING RANCH EAST FILING NO. 1 GRADING AND EROSION CONTROL PLAN</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <td>DESIGNED BY</td> <td>DLG</td> <td>SCALE</td> <td>DATE</td> <td>11-30-22</td> </tr> <tr> <td>DRAWN BY</td> <td>DLG</td> <td>(H) 1"=</td> <td>SHEET</td> <td>4 OF 27</td> </tr> <tr> <td>CHECKED BY</td> <td>(V) 1"=</td> <td>JOB NO.</td> <td colspan="2">1183.23</td> </tr> </table>	DESIGNED BY	DLG	SCALE	DATE	11-30-22	DRAWN BY	DLG	(H) 1"=	SHEET	4 OF 27	CHECKED BY	(V) 1"=	JOB NO.	1183.23	
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Silt Fence (SF) SC-1



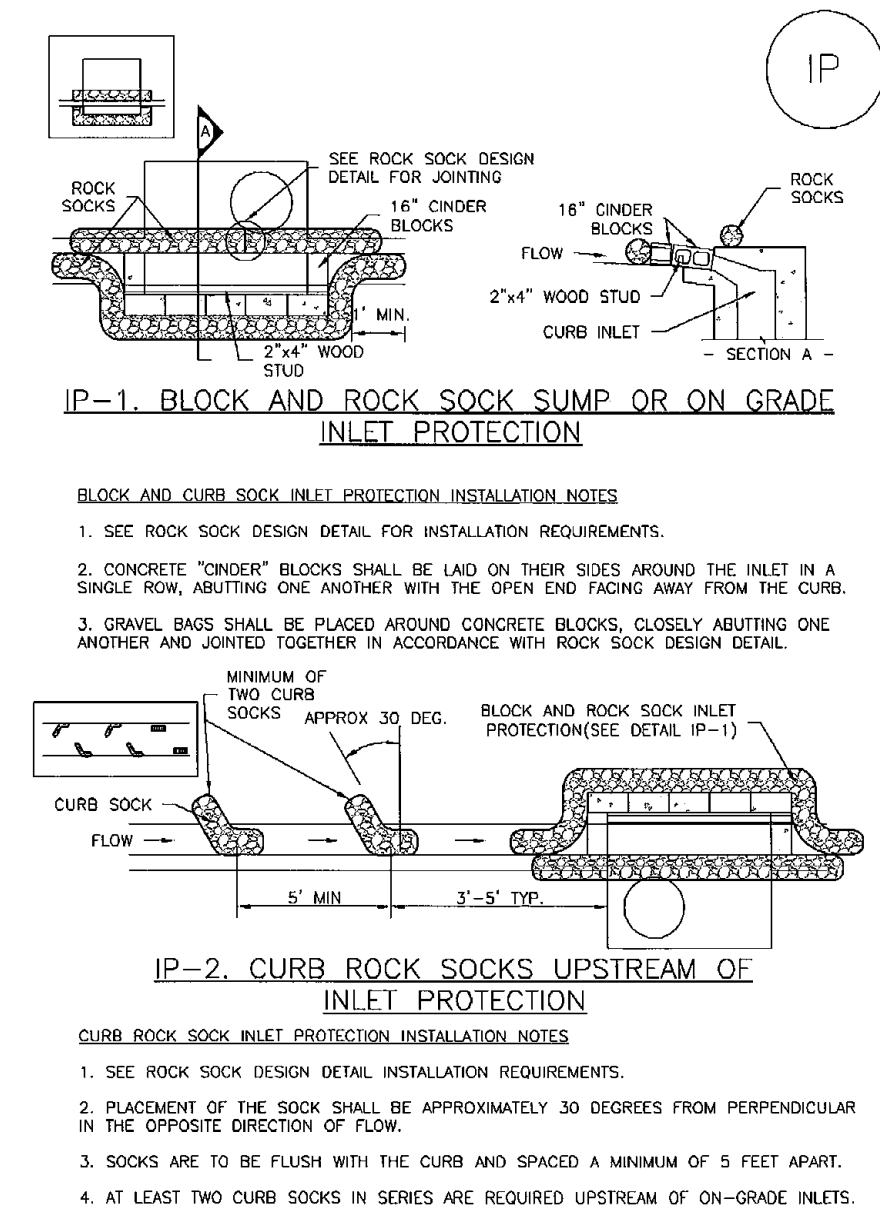
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SF-3

Vehicle Tracking Control (VTC) SM-4



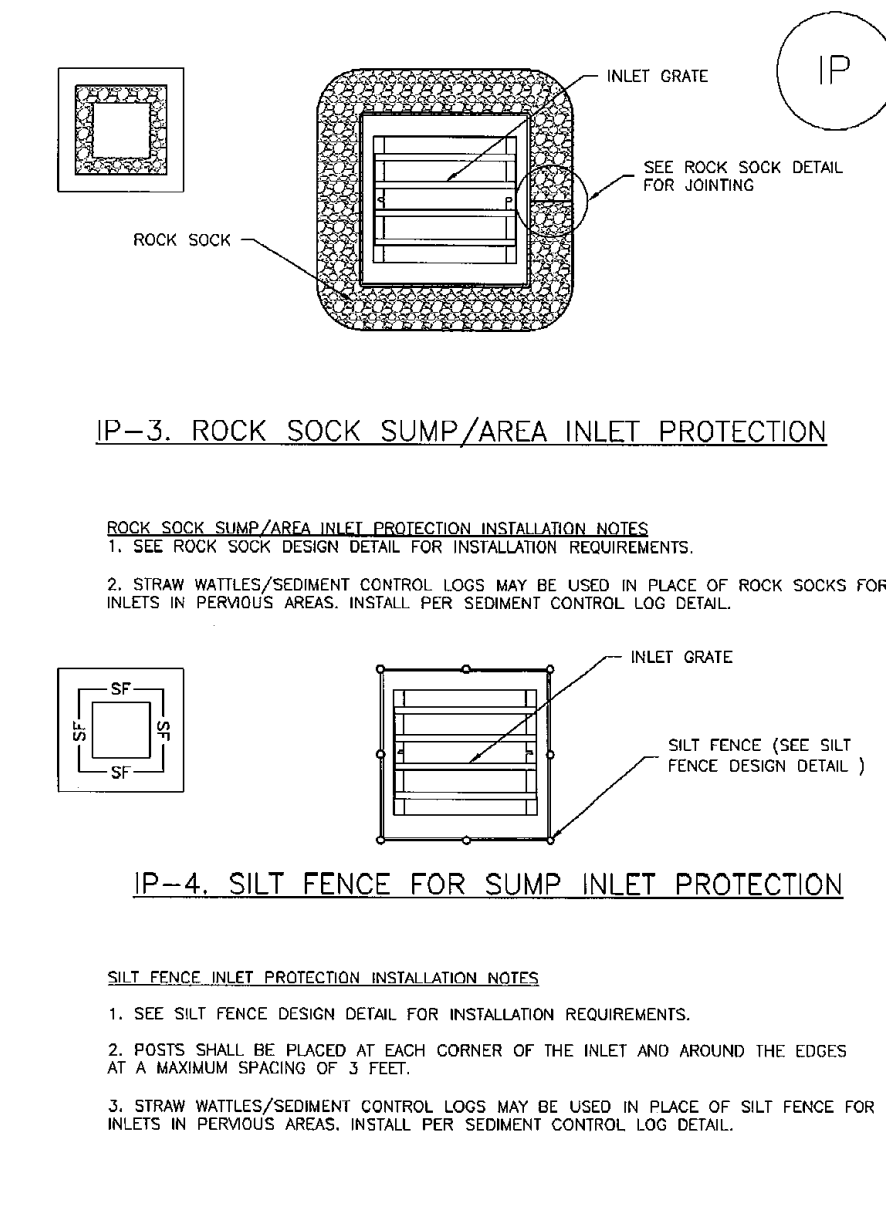
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 VTC-3

SC-6 Inlet Protection (IP)



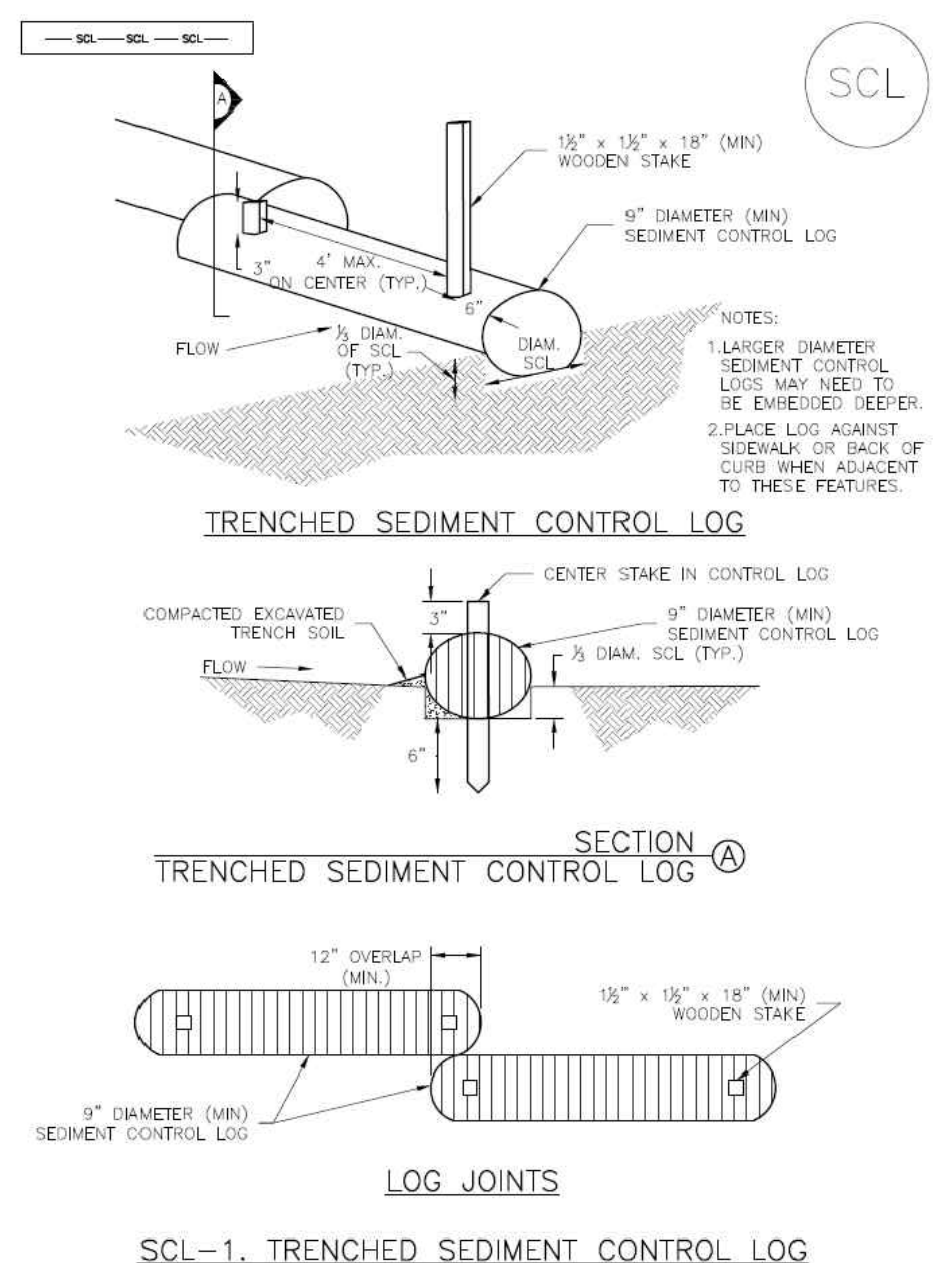
IP-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 August 2013

Inlet Protection (IP) SC-6



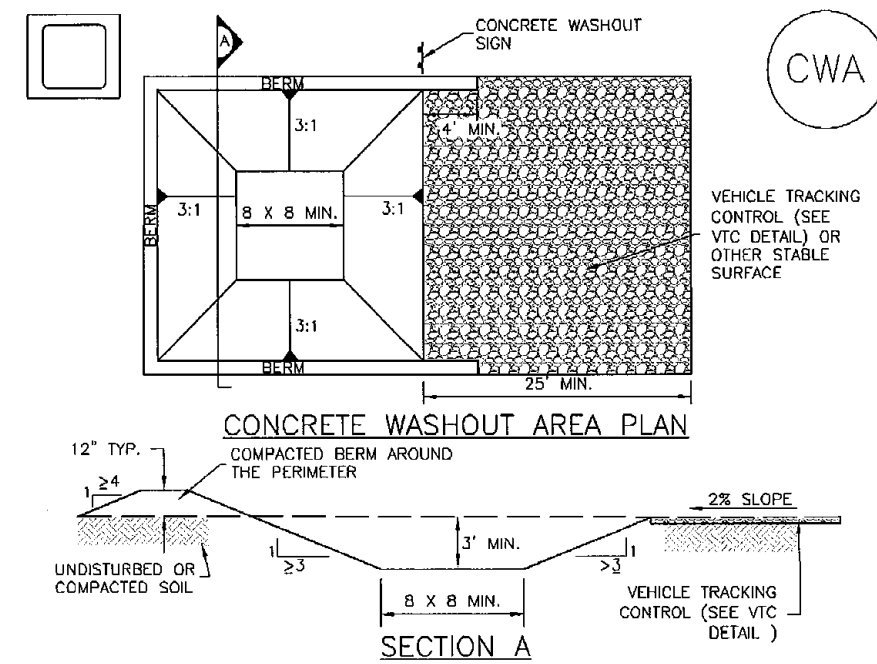
August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 IP-5

Sediment Control Log (SCL) SC-2



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

Concrete Washout Area (CWA) MM-1



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

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

MM-1 Concrete Washout Area (CWA)

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

Item Z. Include details for the following BMP's. Examples of acceptable details for each are provided:

BMP	Detail # and Source		
	DCM (Vol 2: Chap 3.3)	MHFD (USDCM Vol 3: Chap 7)	COS - Stormwater Construction Manual (App E)
Mulching	MU-1	EC-4	X
Rolled Erosion Control Products	ECB-1, ECB-2	EC-6	X
Seeding	TS-1	EC-2	X
Sediment Basin	SB-1, SB-2	SC-7	X
Stabilized Staging Area		SM-6	
Stockpile Protection & Mgmt		MM-2	X

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PCD FILE #
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 FLING NO. 1
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 DETAIL SHEET
 DESIGNED BY DLG SCALE DATE 11-30-22
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619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785-0790 (719)785-0799(Fax)

EL PASO COUNTY GRADING AND EROSION CONTROL NOTES:

- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND A NOTICE TO PROCEED HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS, ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR INCLUDED IN ANY STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSUAL BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY ENTECH ENGINEERING, INC. DATED APRIL 19, 2022 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

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

CONSTRUCTION CONTROL MEASURES NOTES:

- CONTRACTOR TO DETERMINE AREAS USED FOR STAGING, STORAGE OF MATERIALS, SOILS (STOCKPILES) OR WASTES AND SHALL MARK ON THE SITE SWMP AT ALL TIMES. THE USE OF CONSTRUCTION OFFICE TRAILERS REQUIRES PCD PERMITTING.
- THE PROPOSED GRADING/EROSION CONTROL PLAN (SHEETS 2-7) SHOW AND CALL-OUT THE 'INITIAL' AND 'INTERIM' STAGE OF CONSTRUCTION CONTROL MEASURES.
- 'FINAL' CONSTRUCTION CONTROL MEASURES ARE STABILIZED/DEVELOPED LOTS, CONSTRUCTED ROADS, RE-SEEDDED OPEN SPACE, AND CONSTRUCTED DETENTION PONDS. A PLAN IS NOT NEEDED FOR THE FINAL STAGE.

EROSION CONTROL CRITERIA:

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

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

SEEDING GUIDELINES:

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

NOTES:

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

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WATER QUALITY CONTROL DIVISION
WOOD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

NO PORTIONS OF THE FOURSQUARE AT STERLING RANCH FILING NO. 1 ARE LOCATED WITHIN A FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) MAP NUMBERS 08041C 0535G, EFFECTIVE DATE, DECEMBER 7, 2018

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

EXISTING VEGETATION CONSISTS OF NATIVE GRASSES.

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

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

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

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

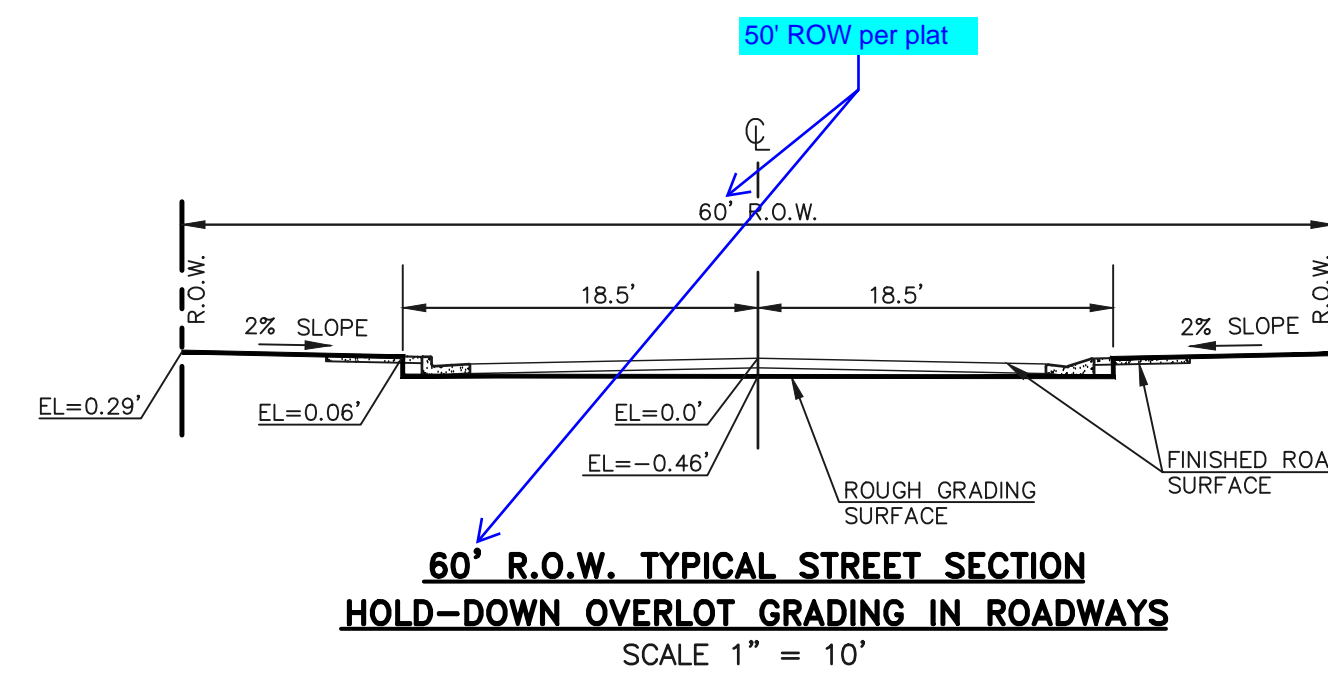
LOCATION OF THE CONCRETE WASHOUT, STORAGE FOR MAINTENANCE EQUIPMENT AND TEMPORARY DISPOSAL AREAS WILL BE ADDED TO THIS PLAN BY SWMP ADMINISTRATOR UPON COORDINATION WITH SELECTED CONTRACTOR.

RESEED ALL AREAS AS NEEDED TO PREVENT EROSION AND SEDIMENT RUNOFF ONTO CONSTRUCTION ACTIVITIES.

SCHEDULE OF ANTICIPATED CONSTRUCTION ACTIVITY:

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

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



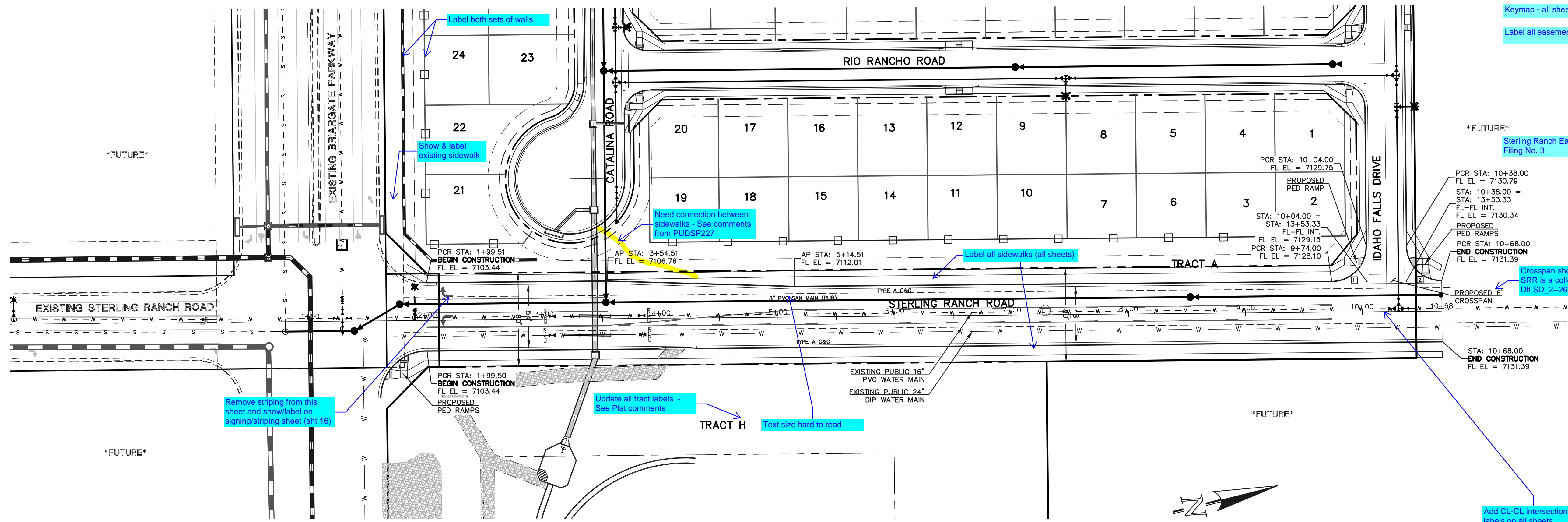
PCD FILE #

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW	NO. REVISION	DATE
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.		

REVIEW:	DATE
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC	
DAVID L GIBSON, COLORADO P.E. #46477	

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

FOURSQUARE AT STERLING RANCH EAST FILING NO. 1 GRADING AND EROSION CONTROL PLAN NOTES & DETAIL SHEET			
DESIGNED BY	MES	SCALE	DATE 11-30-22
DRAWN BY	MES	(H) 1" = N/A	SHEET 5 OF 6
CHECKED BY		(V) 1" = N/A	JOB NO. 1183.23

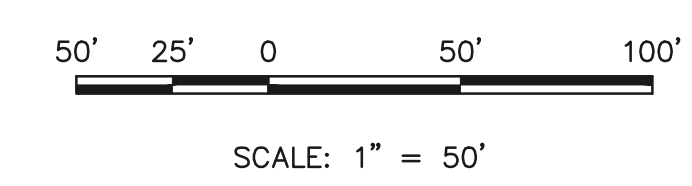


CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
LT	968.00	N13°28'29"E

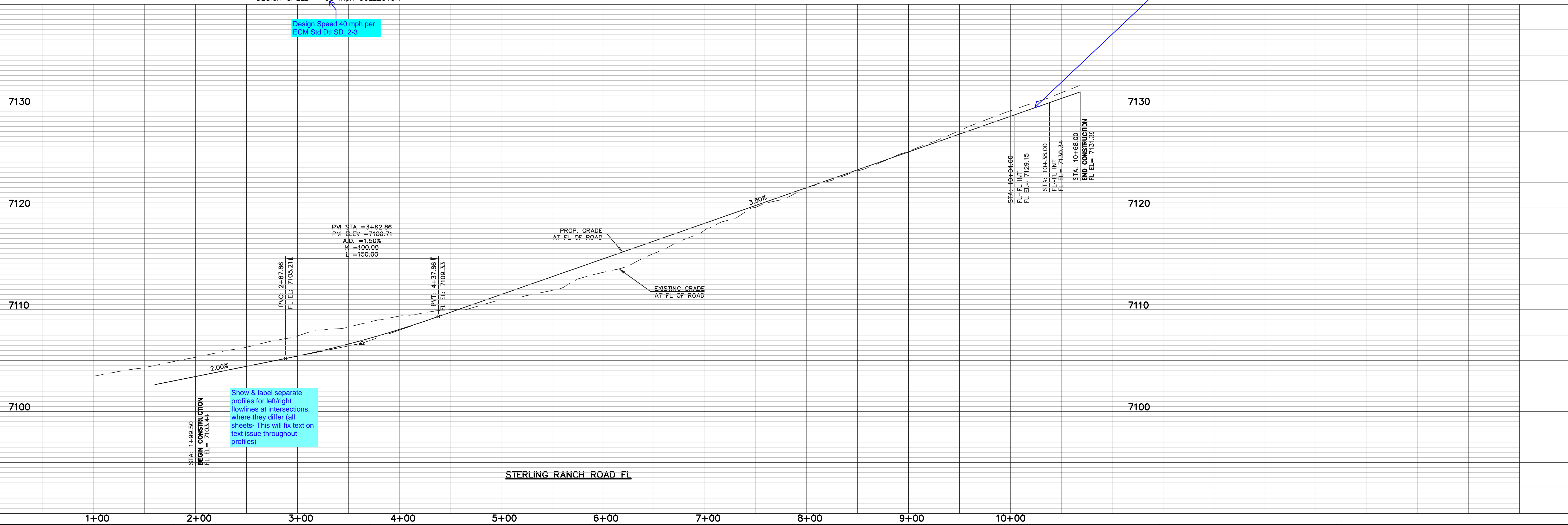
CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
1	47.12	30.00	90°00'00"
2	47.12	30.00	90°00'00"

NOTES:
 DEVELOPER IS REQUIRED TO CONSTRUCT SIDEWALK ADJACENT TO AND THRU ALL TRACTS AS SHOWN (TYPICAL). THE WIDTH OF THE PEDESTRIAN RAMPS MUST MATCH THE WIDTH OF SIDEWALKS.

STATEMENTS:
 THE CITY OF COLORADO SPRINGS RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN; THE CITY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. RESUBMITTAL IS REQUIRED IF CONSTRUCTION HAS NOT COMMENCED WITHIN 180 DAYS OF REVIEW DATE.



STERLING RANCH ROAD (PUBLIC)
 (80' R.O.W.)
 Non-Residential
 DESIGN SPEED - 35 mph COLLECTOR



LEGEND

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

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

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

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NO.	REVISION	DATE

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

DAVID L GIBSON, COLORADO P.E. #46477 DATE

FOURSQUARE AT STERLING RANCH EAST
 FILING NO. 1
 STREET IMPROVEMENT PLANS

DESIGNED BY	DLG	SCALE	DATE	11-12-22
DRAWN BY	JRH	(H) 1" = 50'	SHEET	7 OF 27
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.23	

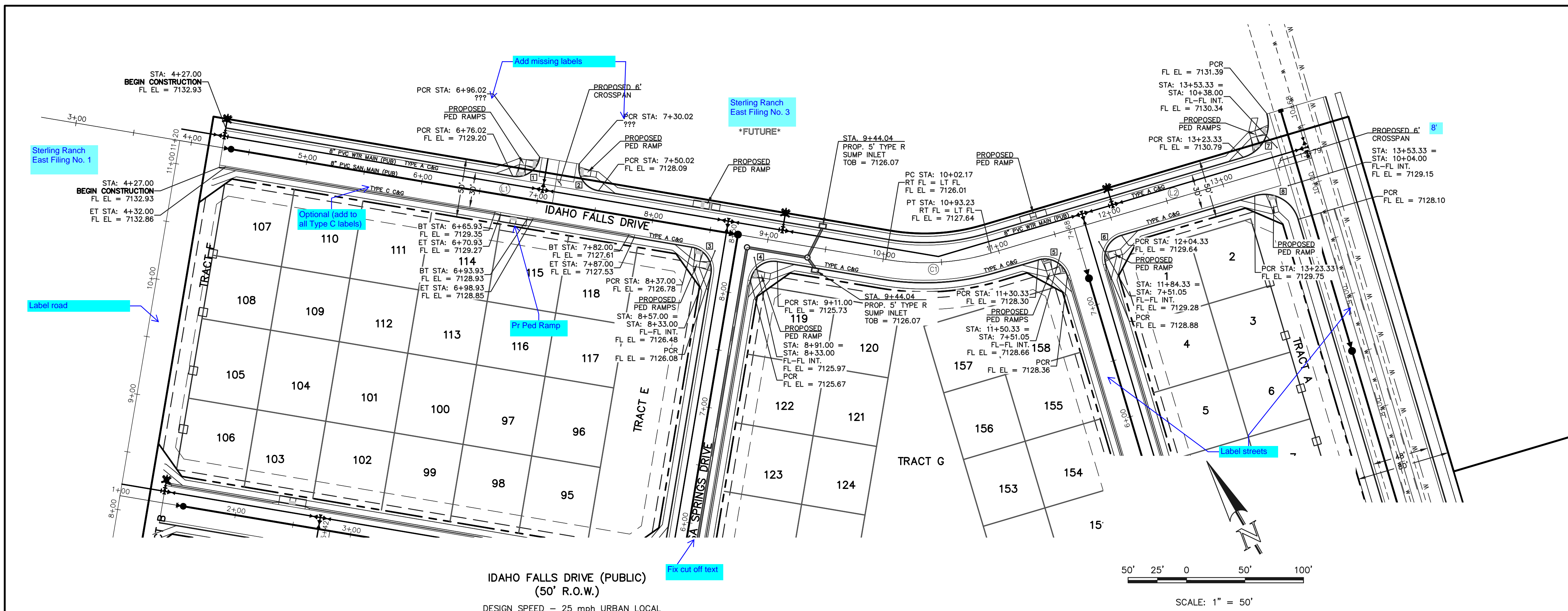
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LINE	LENGTH	BEARING
L1	902.17	S50°26'12"E
L2	286.10	S76°31'31"E

CENTERLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
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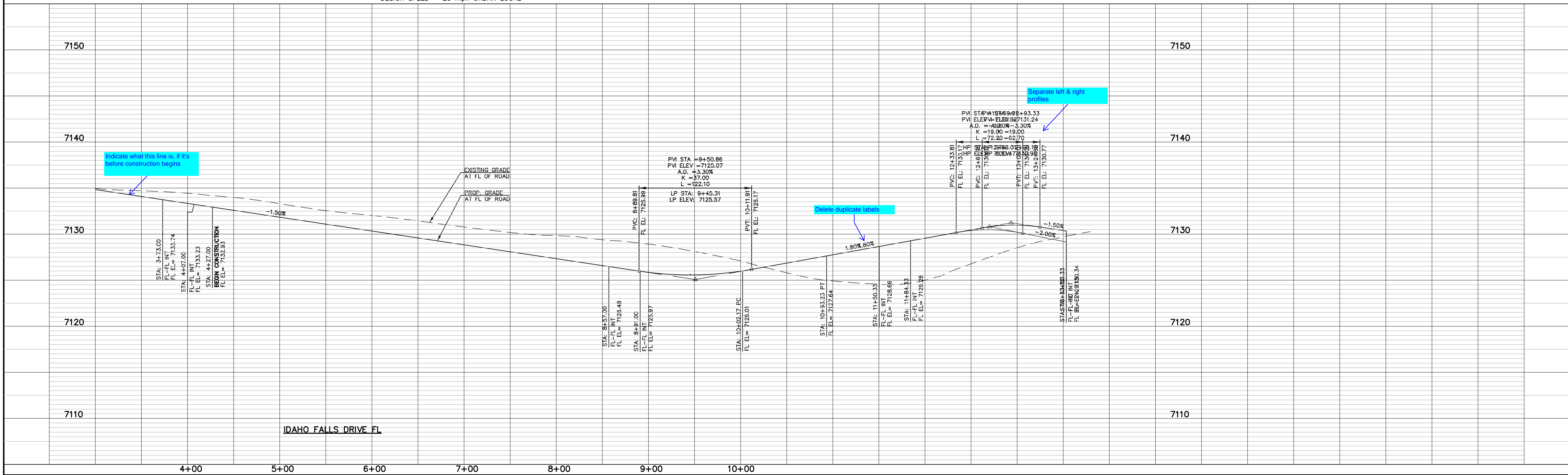
CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
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2	31.42	20.00	90°00'00"
3	31.42	20.00	90°00'00"
4	31.42	20.00	90°00'00"
5	31.42	20.00	90°00'00"
6	31.42	20.00	90°00'00"
7	47.12	30.00	90°00'00"
8	47.12	30.00	90°00'00"

NOTES:
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IDAHO FALLS DRIVE (PUBLIC)
 (50' R.O.W.)
 DESIGN SPEED - 25 mph URBAN LOCAL



LEGEND

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

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REVIEW:
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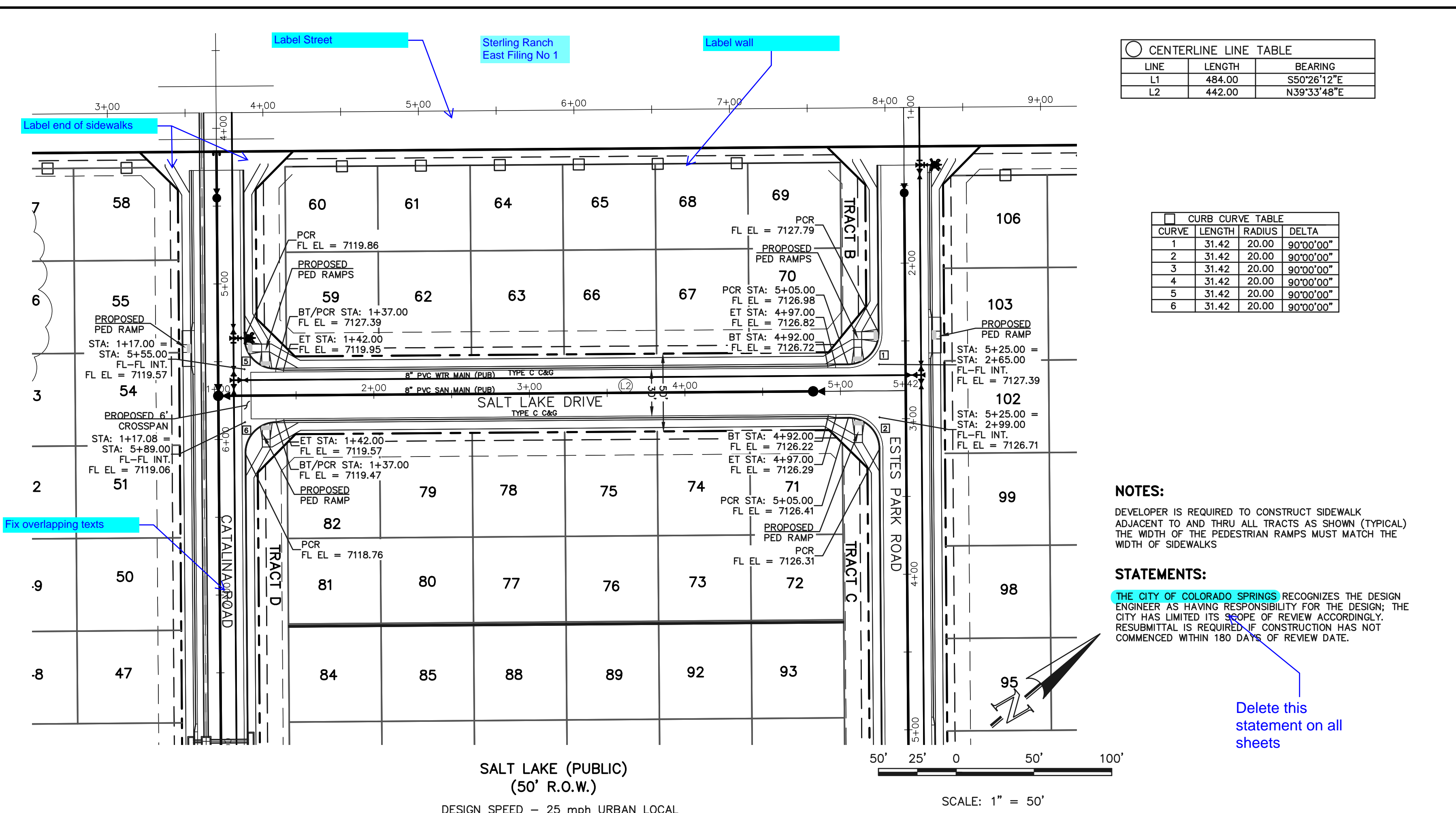
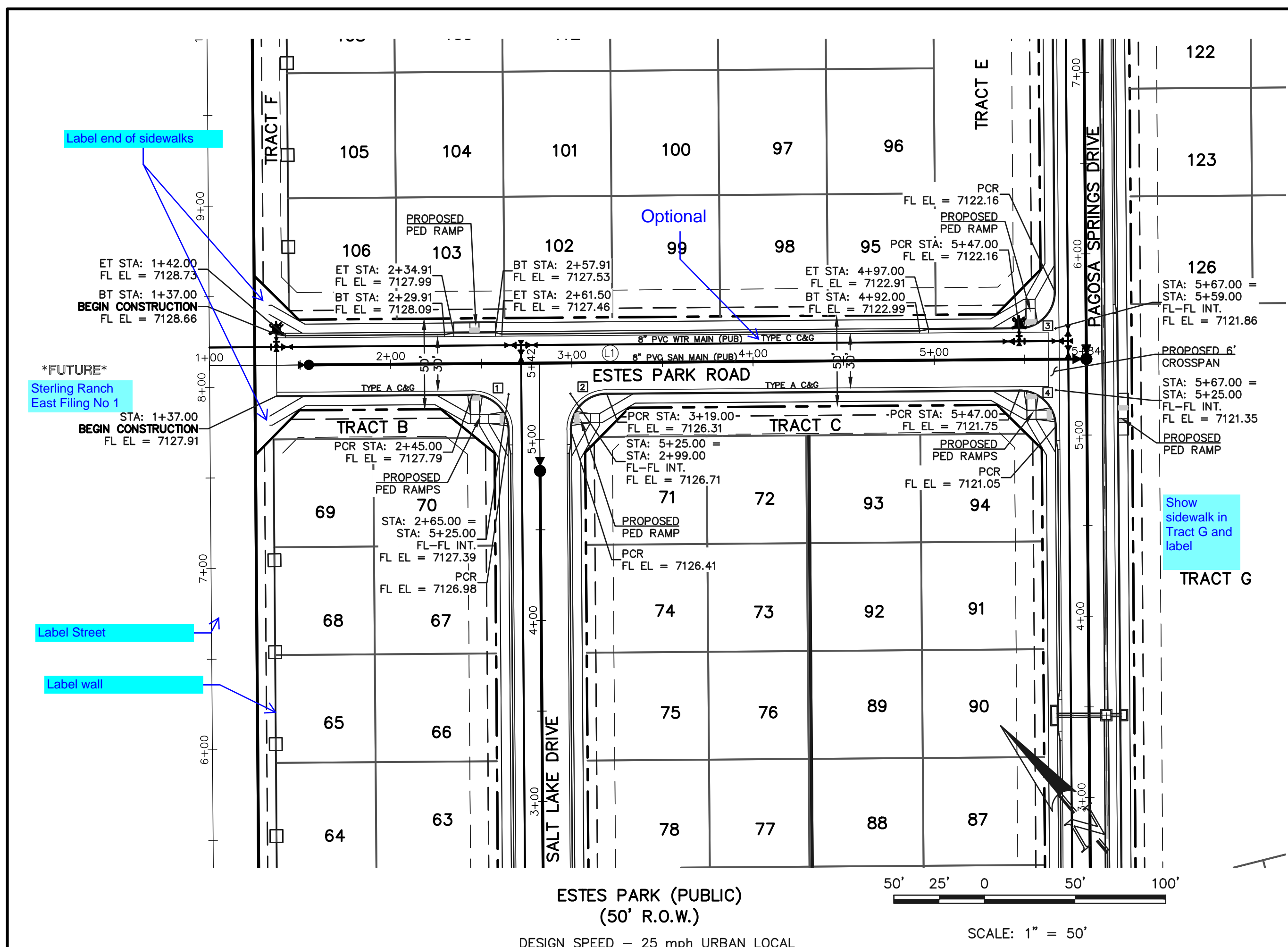
DAVID L GIBSON, COLORADO P.E. #46477

CLASSIC
 CONSULTING ENGINEERS & SURVEYORS

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

FOURSQUARE AT STERLING RANCH EAST
 FILING NO. 1
 STREET IMPROVEMENT PLANS

DESIGNED BY	DLG	SCALE	DATE	11-12-22
DRAWN BY	JRH	(H) 1" = 50'	SHEET	8 OF 27
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.23	



CENTERLINE LINE TABLE

LINE	LENGTH	BEARING
L1	484.00	S50°26'12"E
L2	442.00	N39°33'48"E

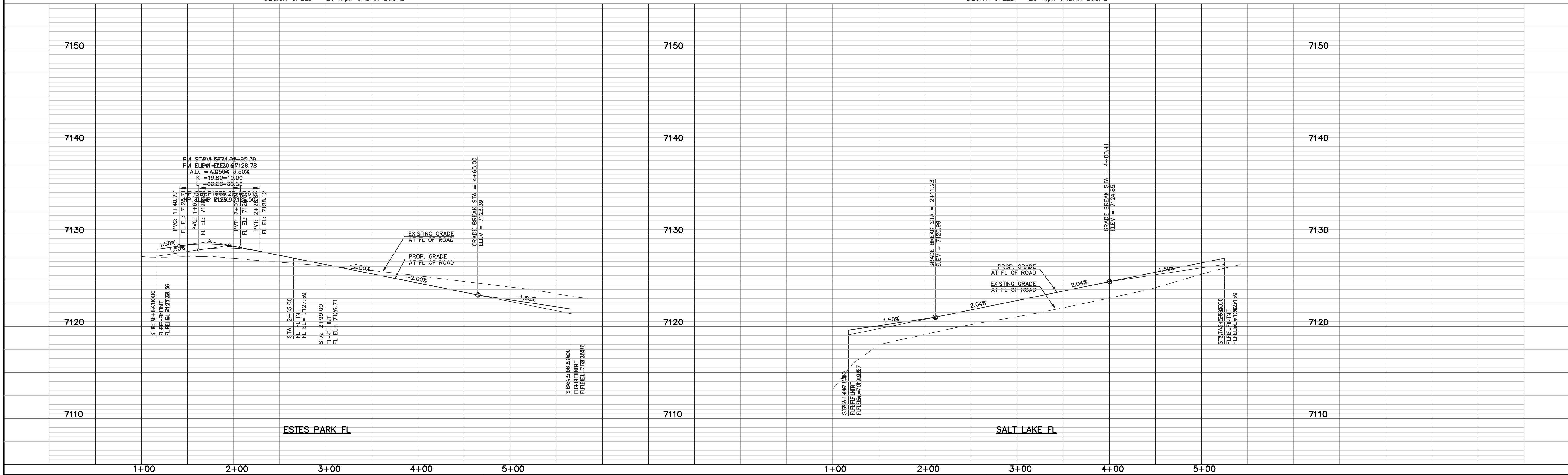
CURB CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
1	31.42	20.00	90°00'00"
2	31.42	20.00	90°00'00"
3	31.42	20.00	90°00'00"
4	31.42	20.00	90°00'00"
5	31.42	20.00	90°00'00"
6	31.42	20.00	90°00'00"

NOTES:
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Delete this statement on all sheets



LEGEND

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

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CLASSIC
CONSULTING ENGINEERS & SURVEYORS

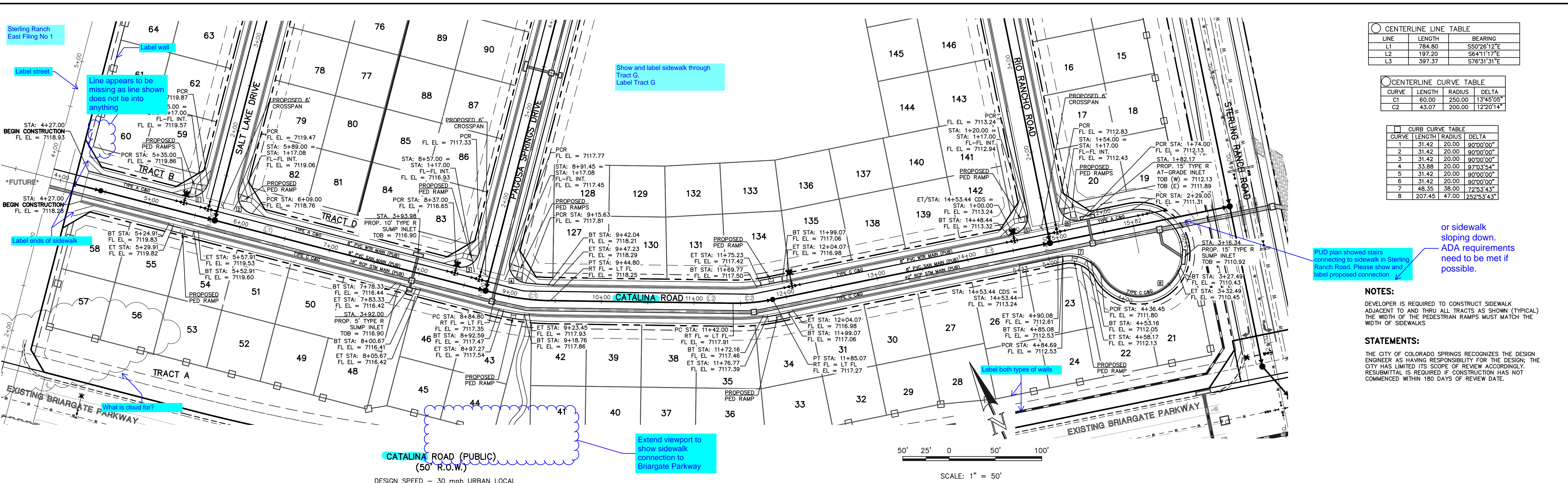
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799(Fax)

FOURSQUARE AT STERLING RANCH EAST
FILING NO. 1
STREET IMPROVEMENT PLANS

DESIGNED BY: DLG
DRAWN BY: JRH
CHECKED BY:

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

DATE: 11-12-22
SHEET 9 OF 27
JOB NO. 1183.23



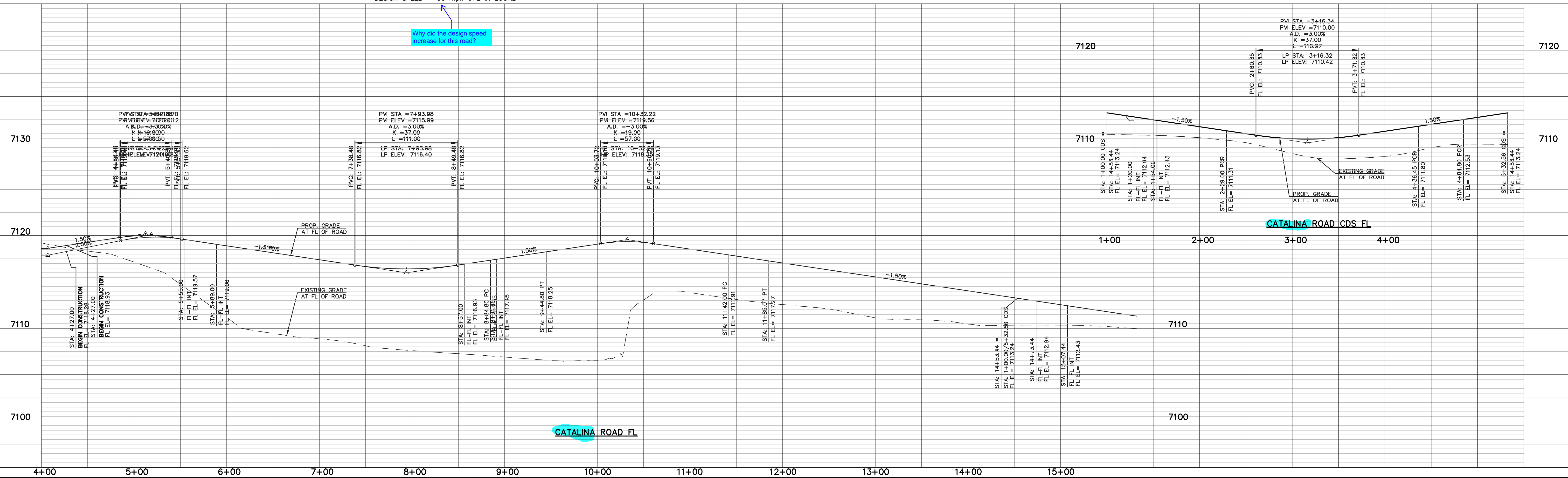
CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
L1	784.80	S50°26'12"E
L2	197.20	S64°11'17"E
L3	397.37	S97°31'31"E

CENTERLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	60.00	250.00	13°43'05"
C2	43.07	200.00	12°20'14"

CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
1	31.42	20.00	90°00'00"
2	31.42	20.00	90°00'00"
3	31.42	20.00	90°00'00"
4	33.88	20.00	97°03'54"
5	31.42	20.00	90°00'00"
6	31.42	20.00	90°00'00"
7	48.35	38.00	72°53'43"
8	207.45	47.00	252°53'43"

NOTES:
 DEVELOPER IS REQUIRED TO CONSTRUCT SIDEWALK ADJACENT TO AND THRU ALL TRACTS AS SHOWN (TYPICAL) THE WIDTH OF THE PEDESTRIAN RAMPS MUST MATCH THE WIDTH OF SIDEWALKS.

STATEMENTS:
 THE CITY OF COLORADO SPRINGS RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN; THE CITY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. RESUBMITTAL IS REQUIRED IF CONSTRUCTION HAS NOT COMMENCED WITHIN 180 DAYS OF REVIEW DATE.



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

48 HOURS BEFORE YOU DIG,
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NO.	REVISION	DATE

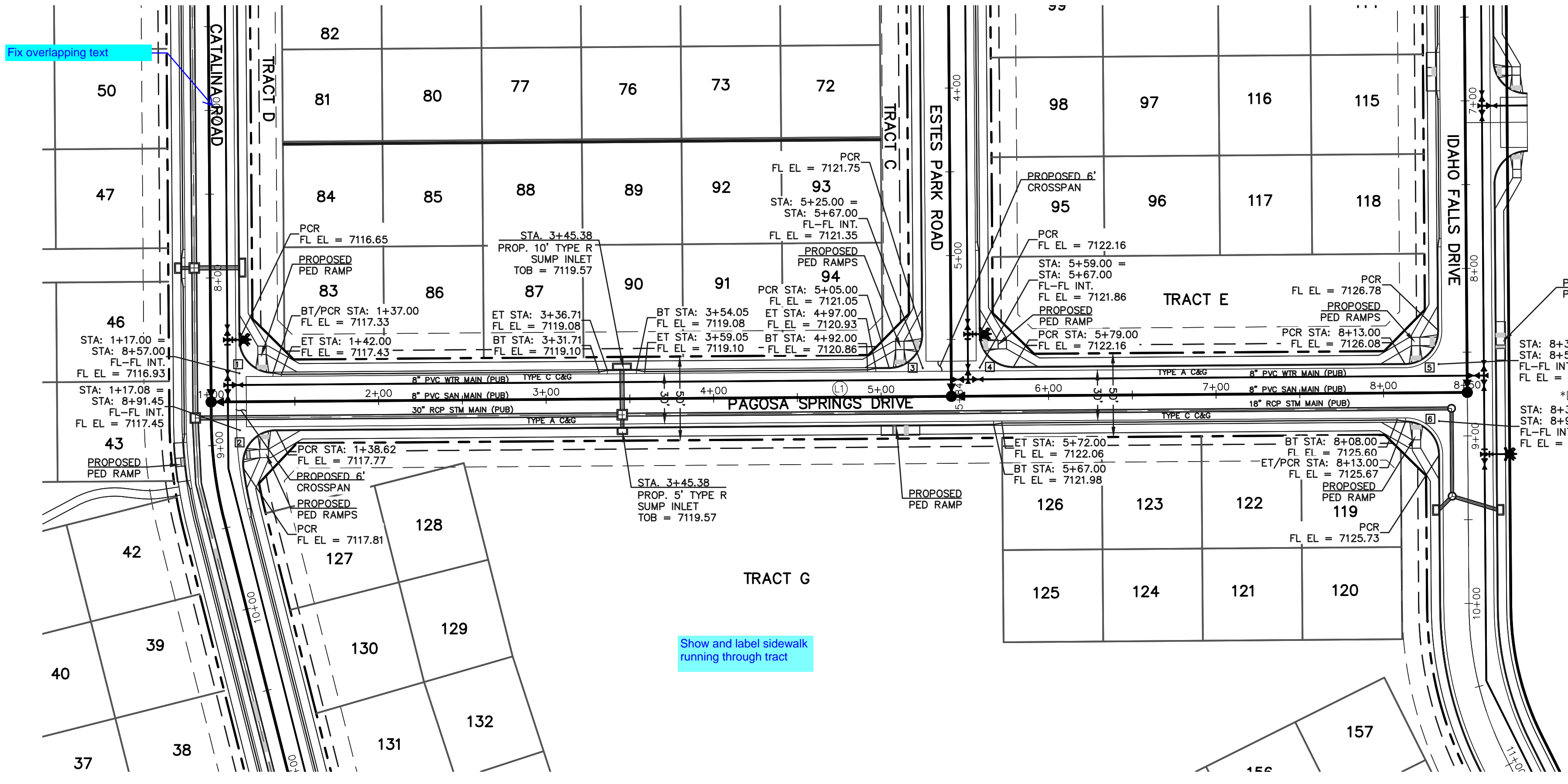
REVIEW:
 PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
 CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

DAVID L GIBSON, COLORADO P.E. #46477

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

FOURSQUARE AT STERLING RANCH EAST
 FILING NO. 1
 STREET IMPROVEMENT PLANS

DESIGNED BY DLG SCALE DATE 11-12-22
 DRAWN BY JRH (H) 1" = 50' SHEET 10 OF 27
 CHECKED BY (V) 1" = 5' JOB NO. 1183.23

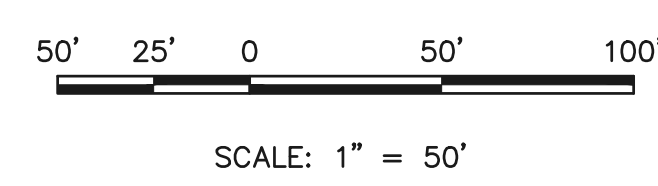


CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
LT	750.00	N39°33'46"E

CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
1	31.42	20.00	90°00'00"
2	33.88	20.00	97°03'54"
3	31.42	20.00	90°00'00"
4	31.42	20.00	90°00'00"
5	31.42	20.00	90°00'00"
6	31.42	20.00	90°00'00"

NOTES:
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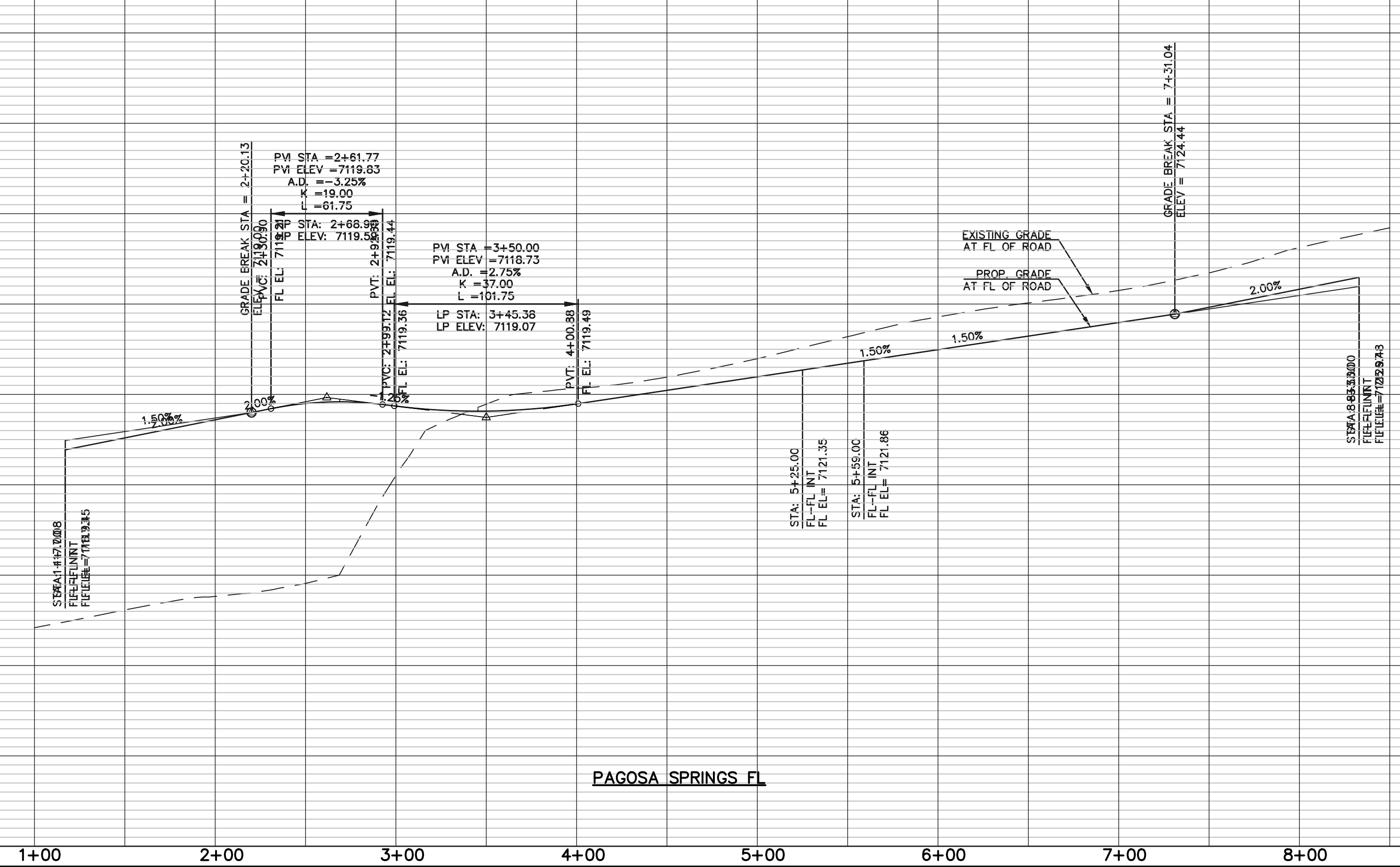
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PAGOSA SPRINGS DRIVE (PUBLIC)
 (50' R.O.W.)
 DESIGN SPEED - 30 mph URBAN LOCAL

7140
7130
7120
7110
7100

7140
7130
7120
7110
7100



LEGEND

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

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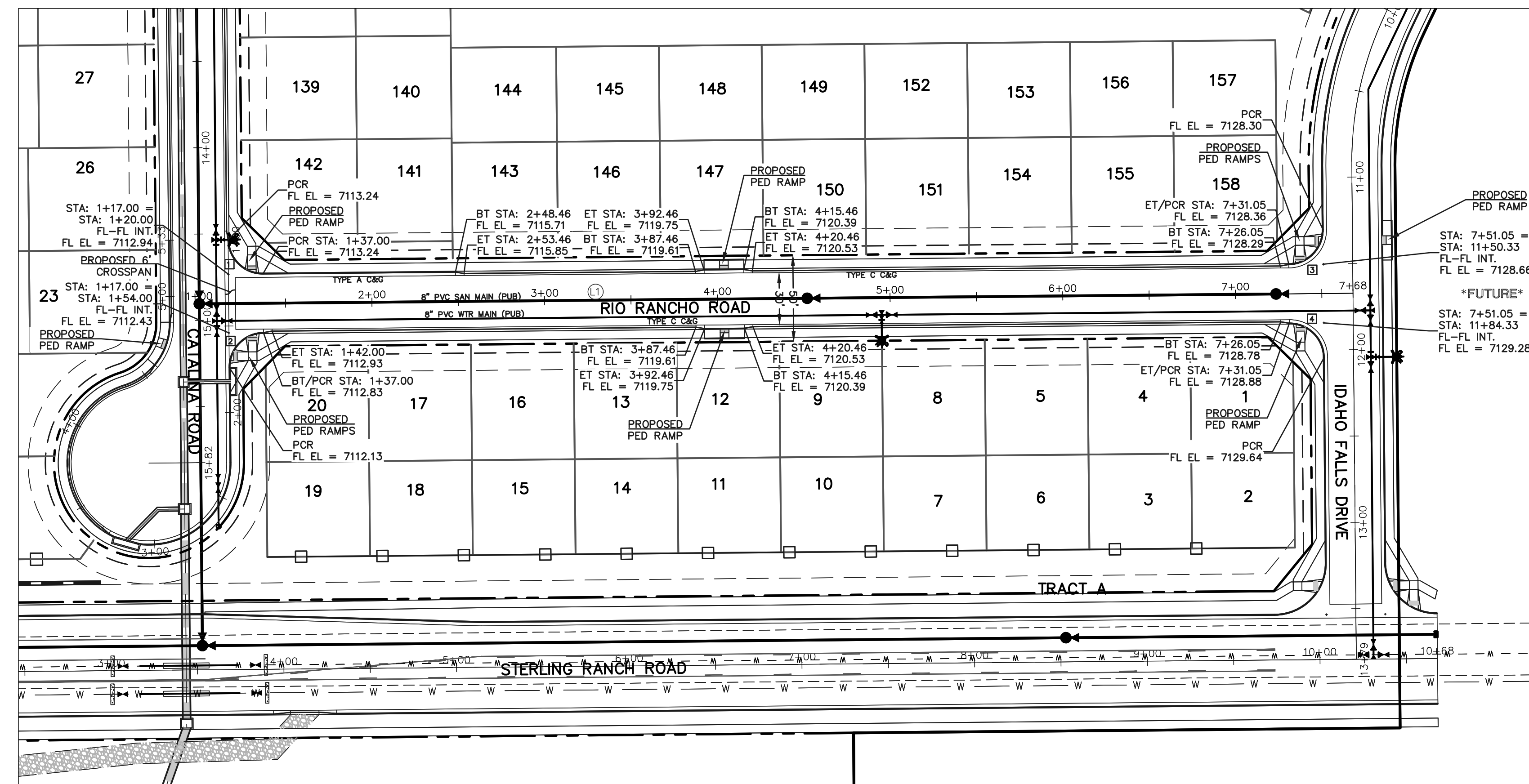
NO.	REVISION	DATE

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

FOURSQUARE AT STERLING RANCH EAST FILING NO. 1 STREET IMPROVEMENT PLANS			
DESIGNED BY	DLG	SCALE	DATE 11-12-22
DRAWN BY	JRH	(H) 1" = 50'	SHEET 11 OF 27
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.23

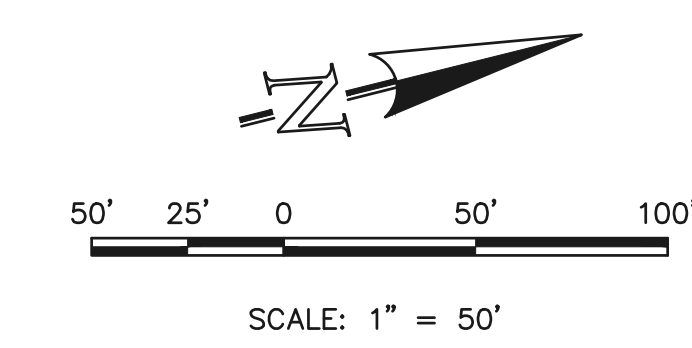


CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
LT	668.05	N132°29'E

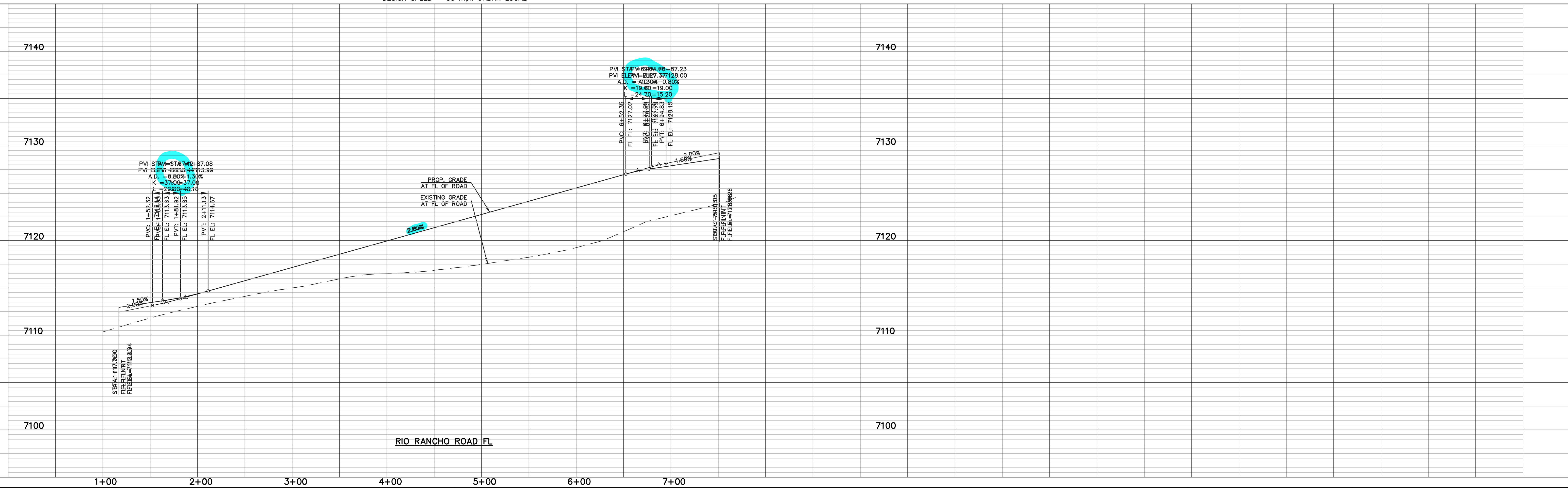
CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
1	31.42	20.00	90°00'00"
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RIO RANCHO ROAD (PUBLIC)
 (50' R.O.W.)
 DESIGN SPEED - 30 mph URBAN LOCAL



LEGEND

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

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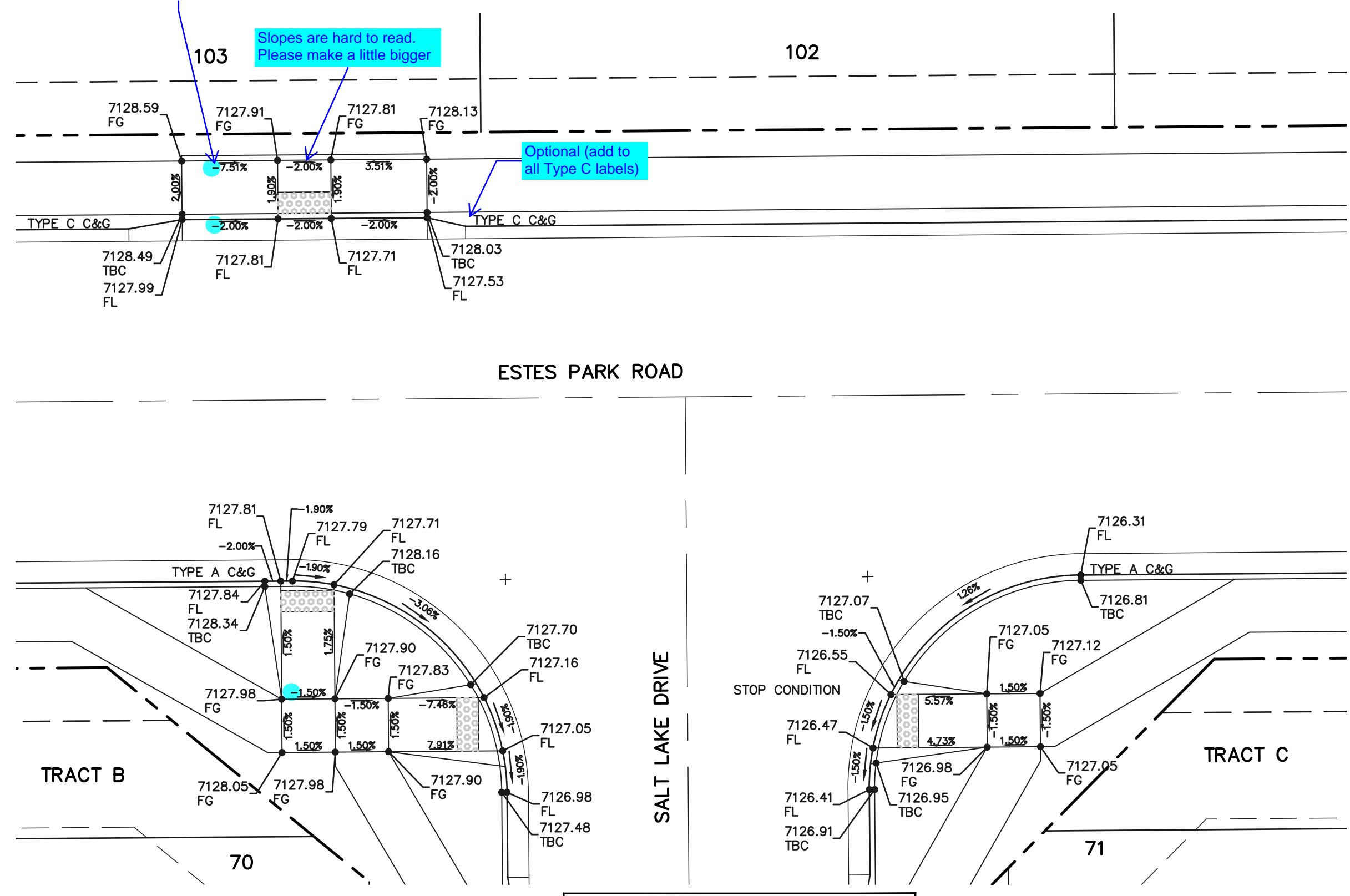
NO.	REVISION	DATE

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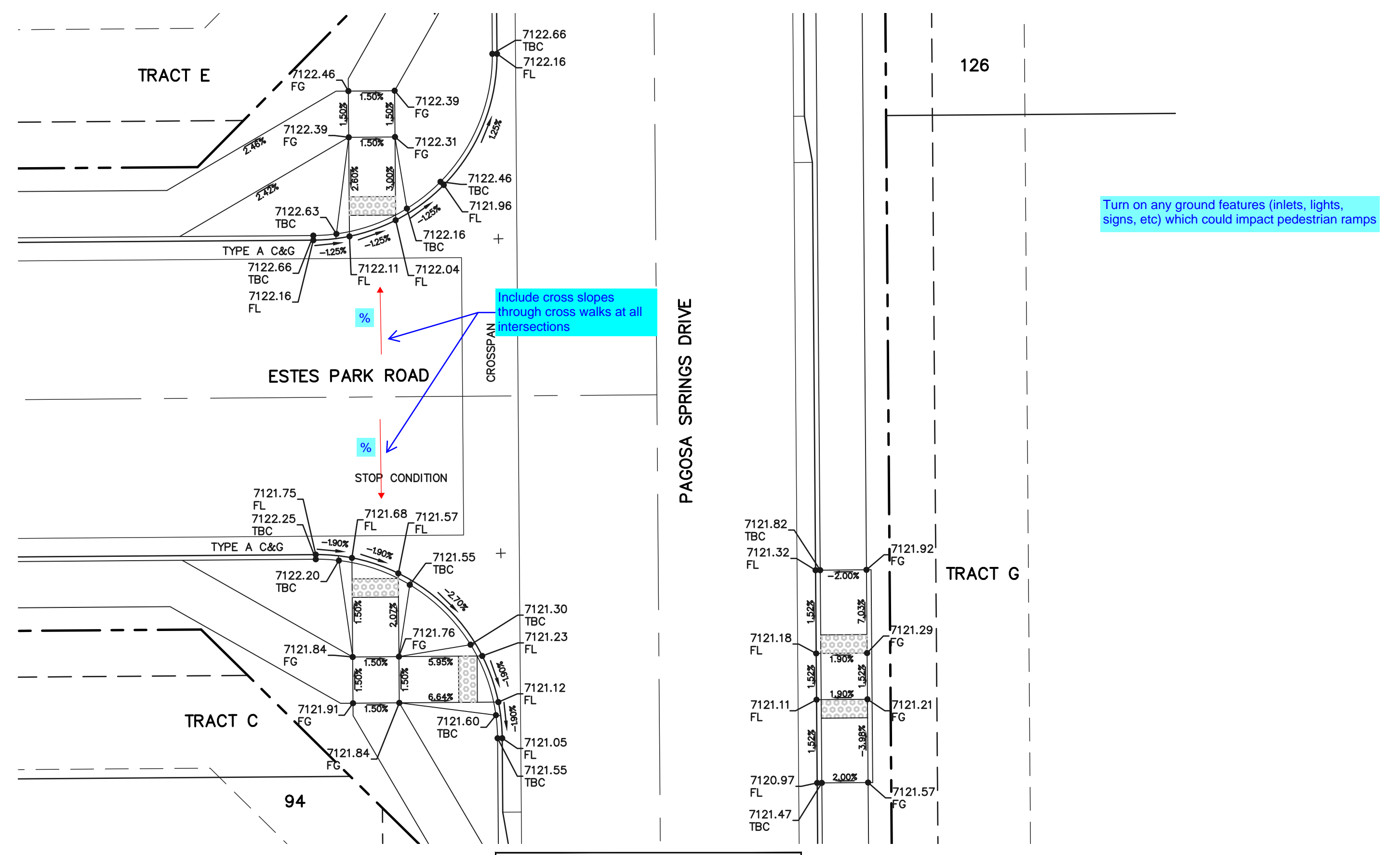
DAVID L GIBSON, COLORADO P.E. #46477 DATE

FOURSQUARE AT STERLING RANCH EAST FILING NO. 1 STREET IMPROVEMENT PLANS			
DESIGNED BY	DLG	SCALE	DATE 11-12-22
DRAWN BY	JRH	(H) 1" = 50'	SHEET 12 OF 27
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.23

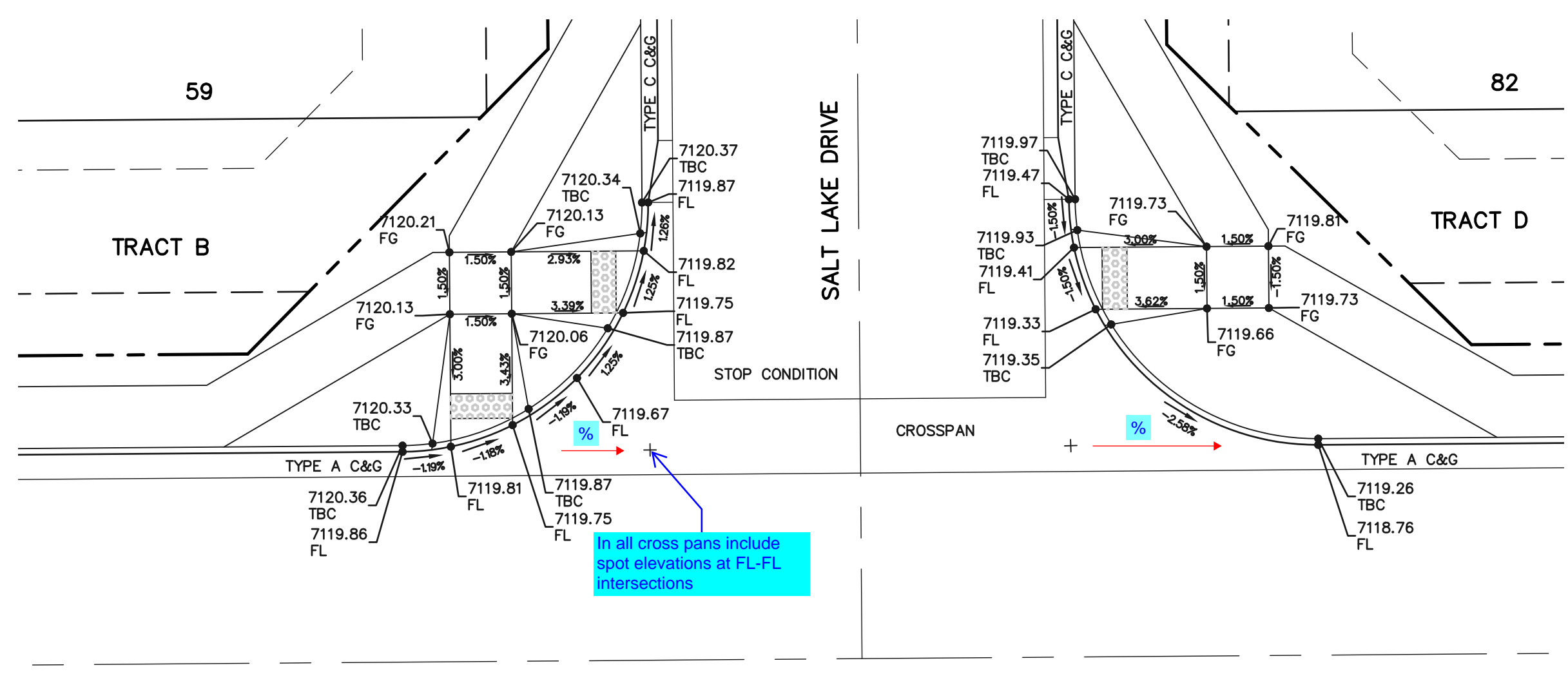
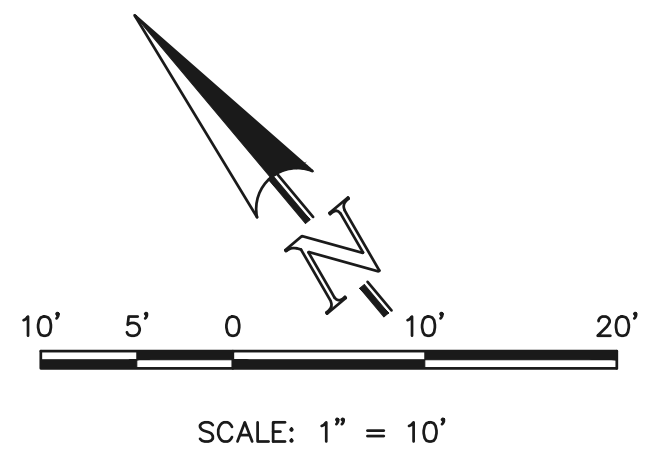
label slope directions and positive/negative consistently (removal of negatives preferred)



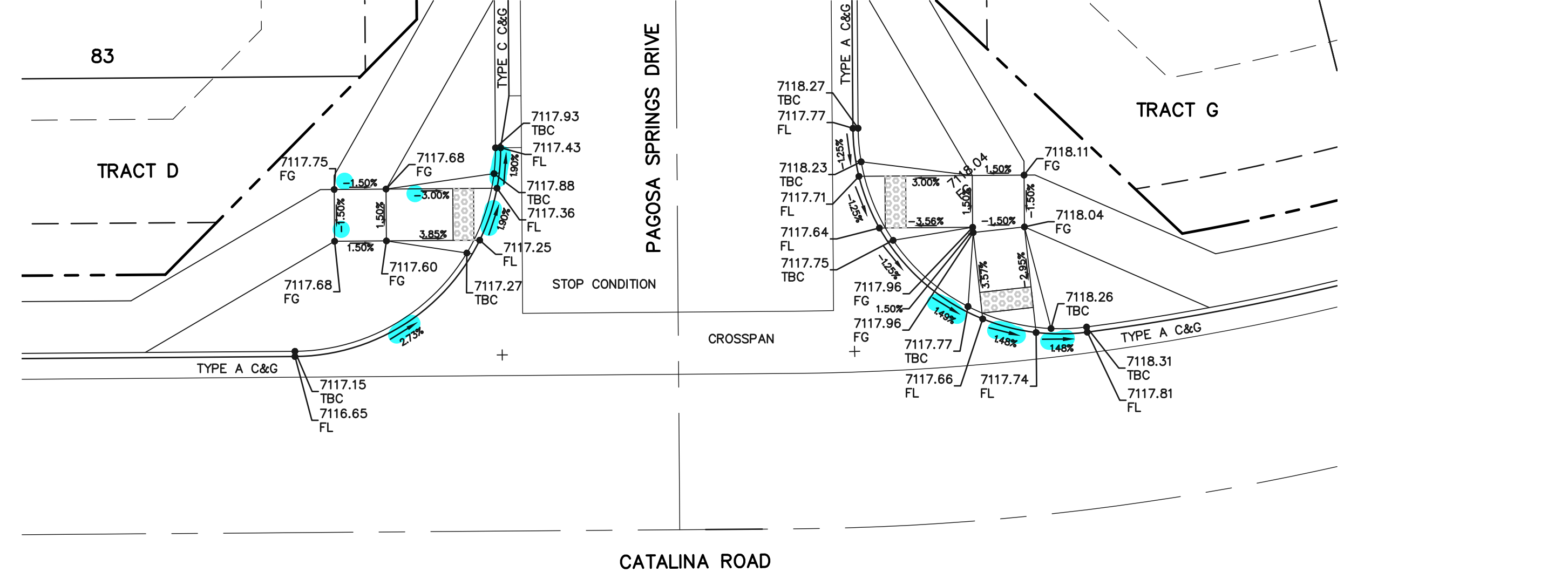
INTERSECTION ESTES PARK ROAD AND SALT LAKE DRIVE



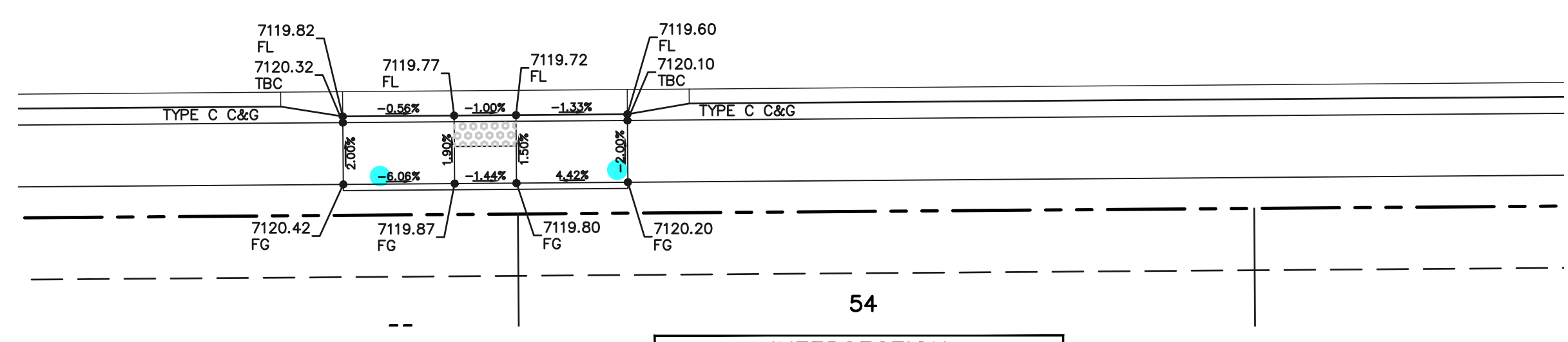
INTERSECTION ESTES PARK ROAD AND PAGOSA SPRINGS DRIVE



INTERSECTION CATALINA ROAD AND SALT LAKE DRIVE



INTERSECTION CATALINA ROAD AND PAGOSA SPRINGS DRIVE



INTERSECTION CATALINA ROAD AND SALT LAKE DRIVE

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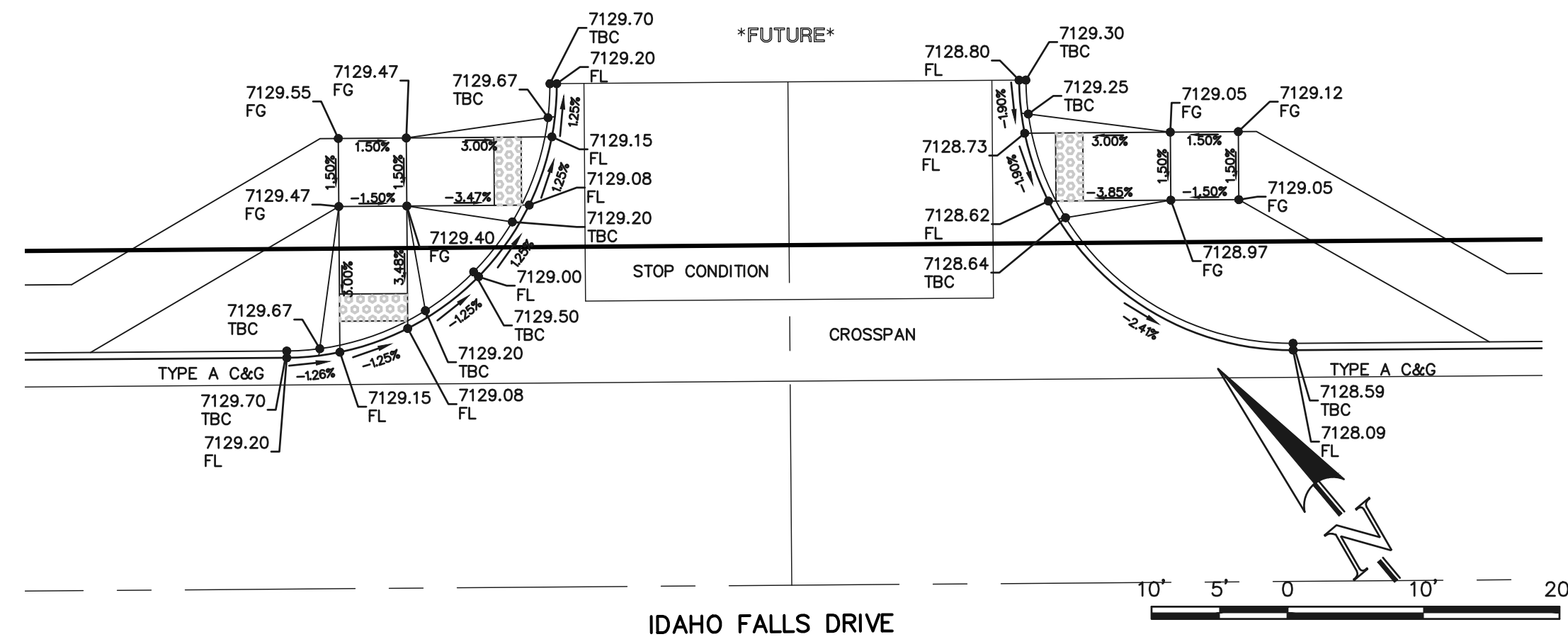
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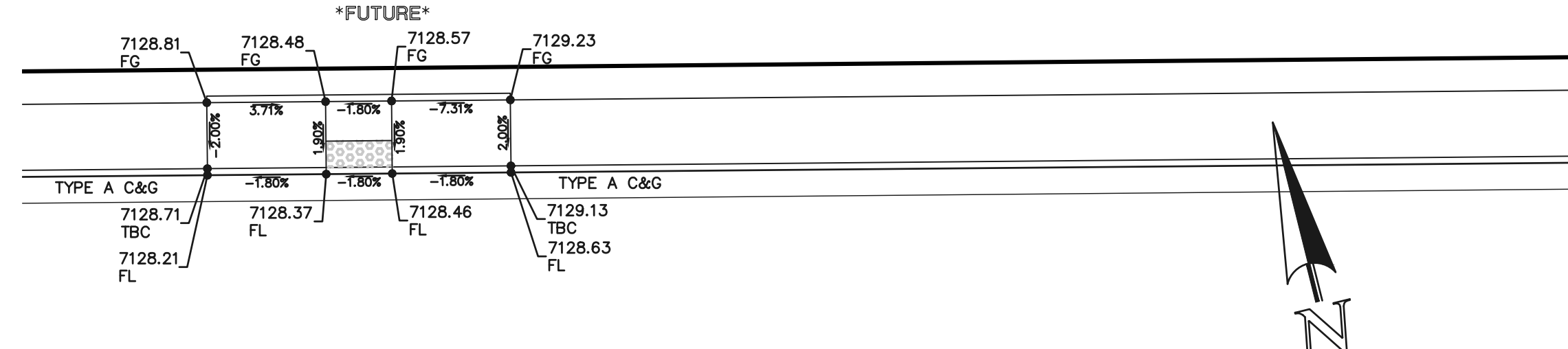
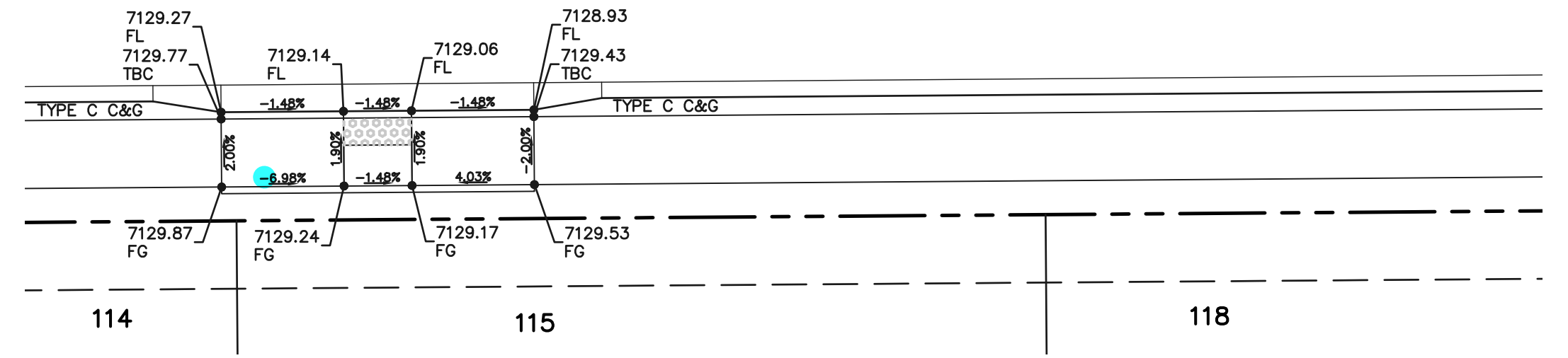
DAVID L GIBSON, COLORADO P.E. #46477

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FILE NO. 1			
STREET IMPROVEMENT PLANS			
PED RAMP DETAILS			
DESIGNED BY	DLG	SCALE	DATE 11-12-22
DRAWN BY	JRH	(H) 1" = 10'	SHEET 13 OF 27
CHECKED BY	(V)	1" = N/A	JOB NO. 1183.23

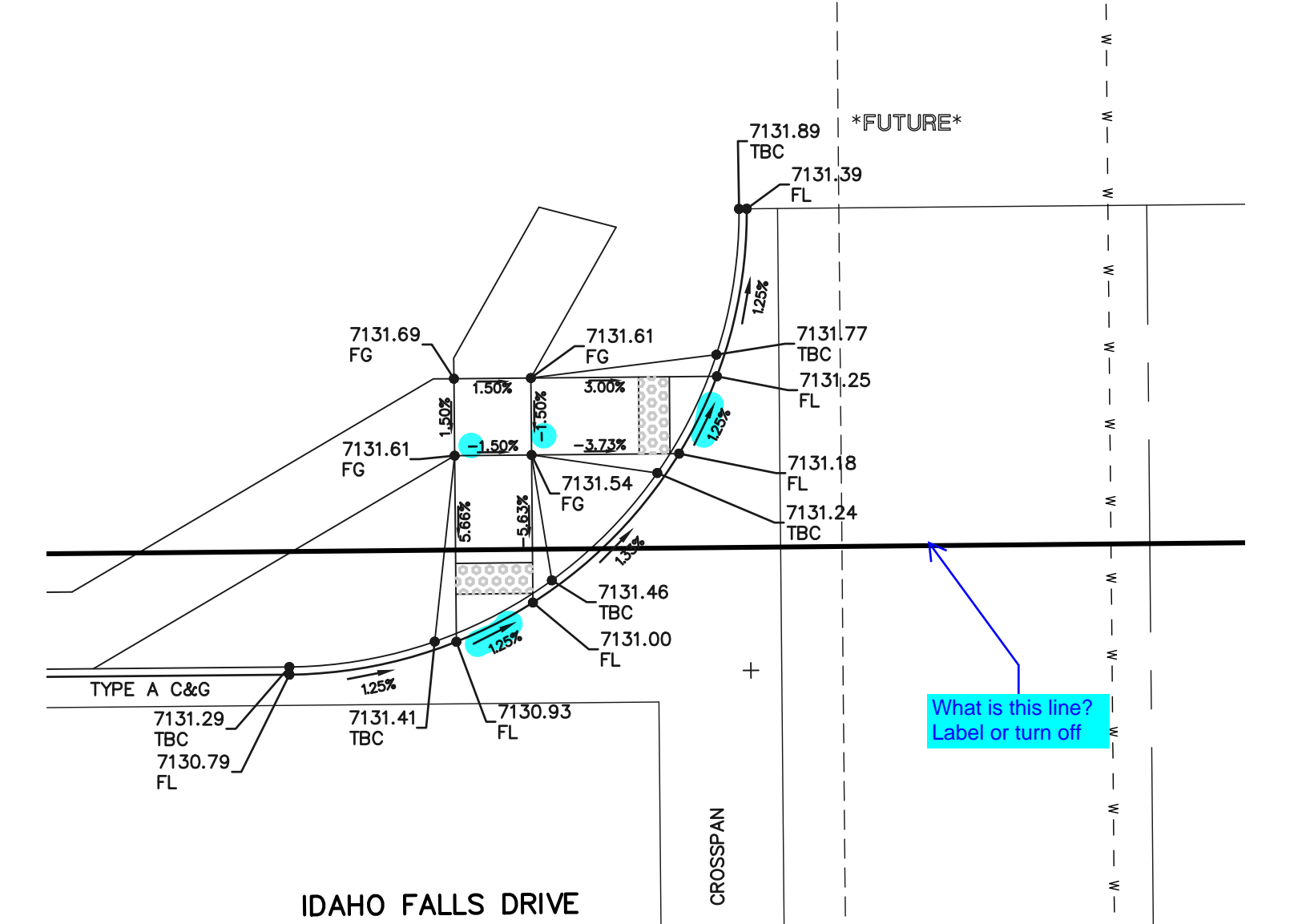
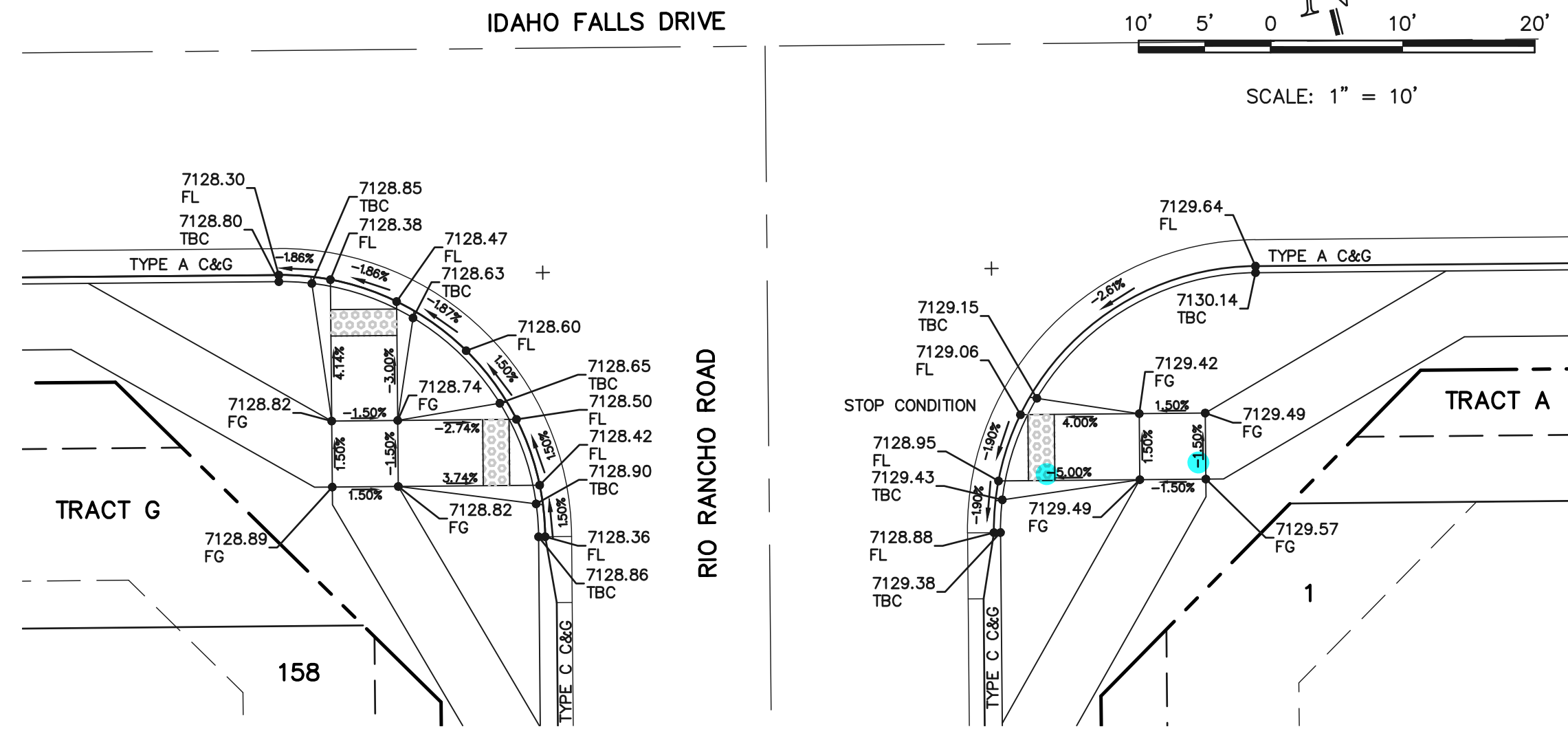
CLASSIC CONSULTING ENGINEERS & SURVEYORS



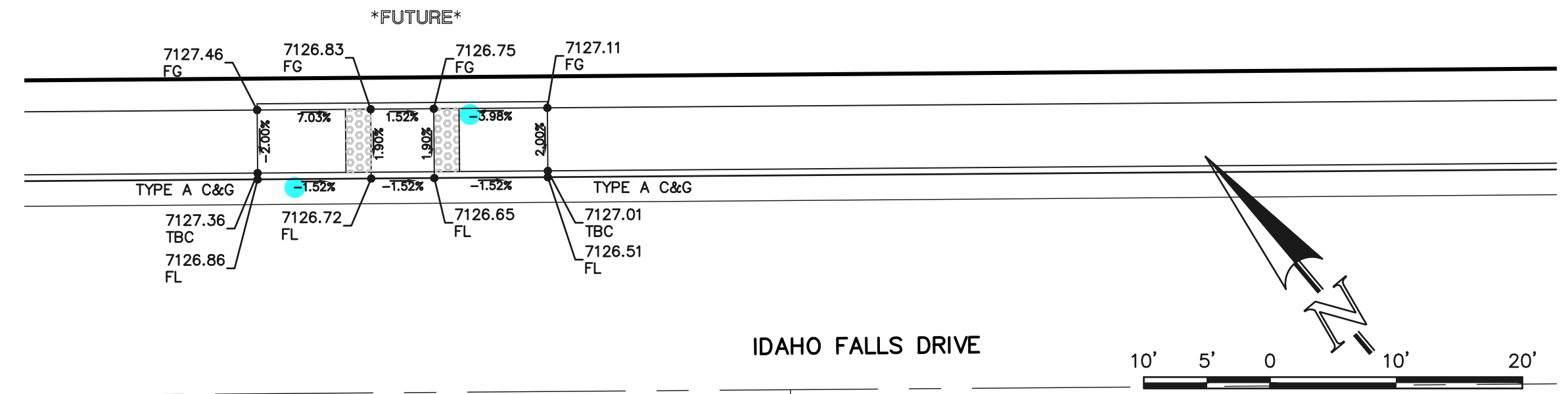
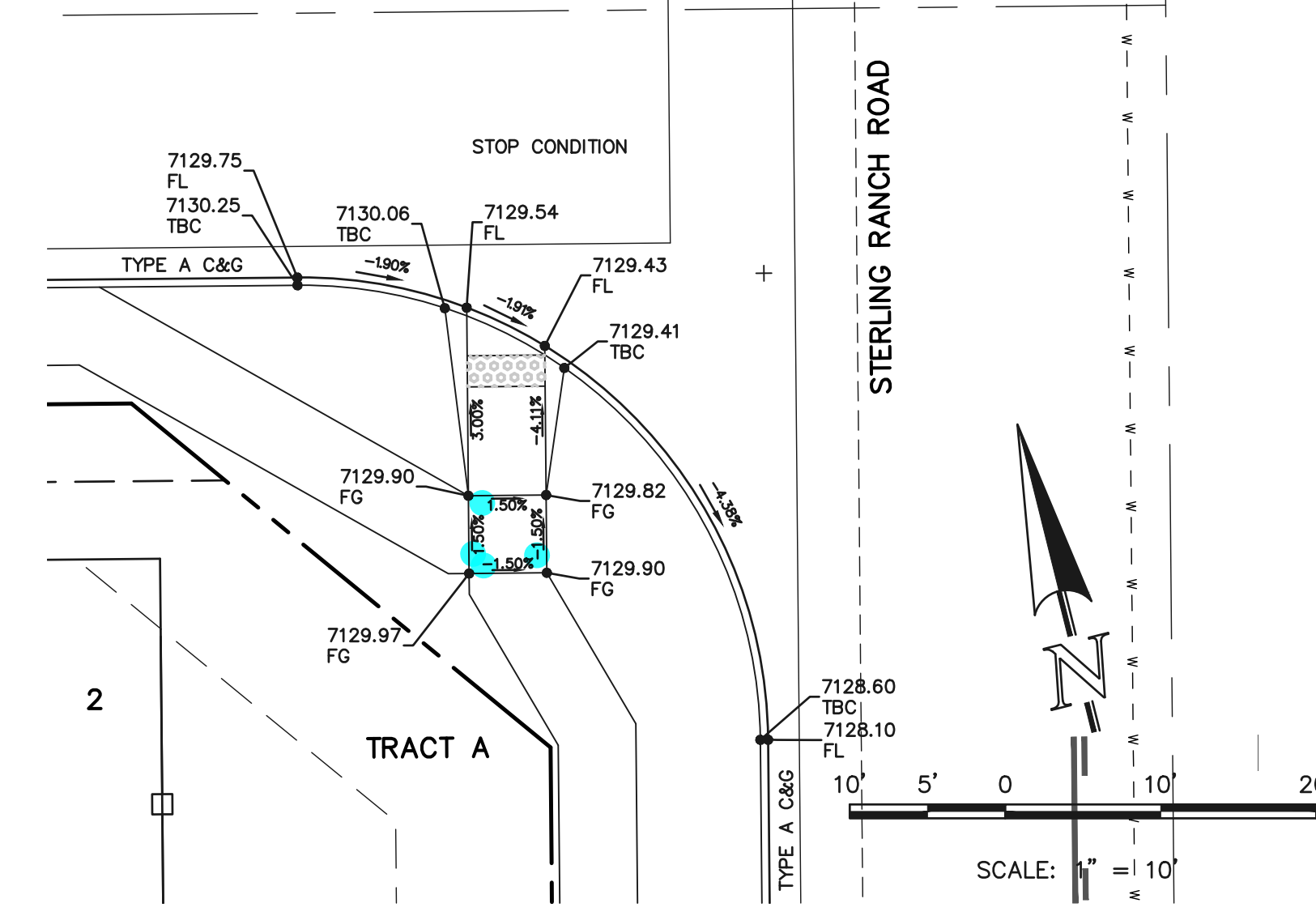
INTERSECTION
IDAHO FALLS DRIVE AND
FUTURE ROAD



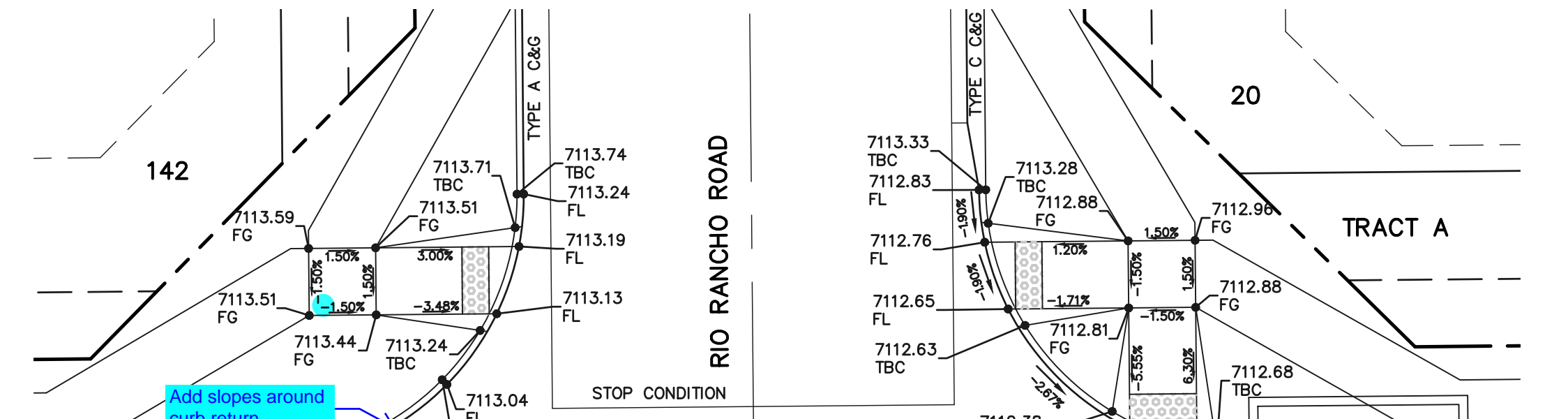
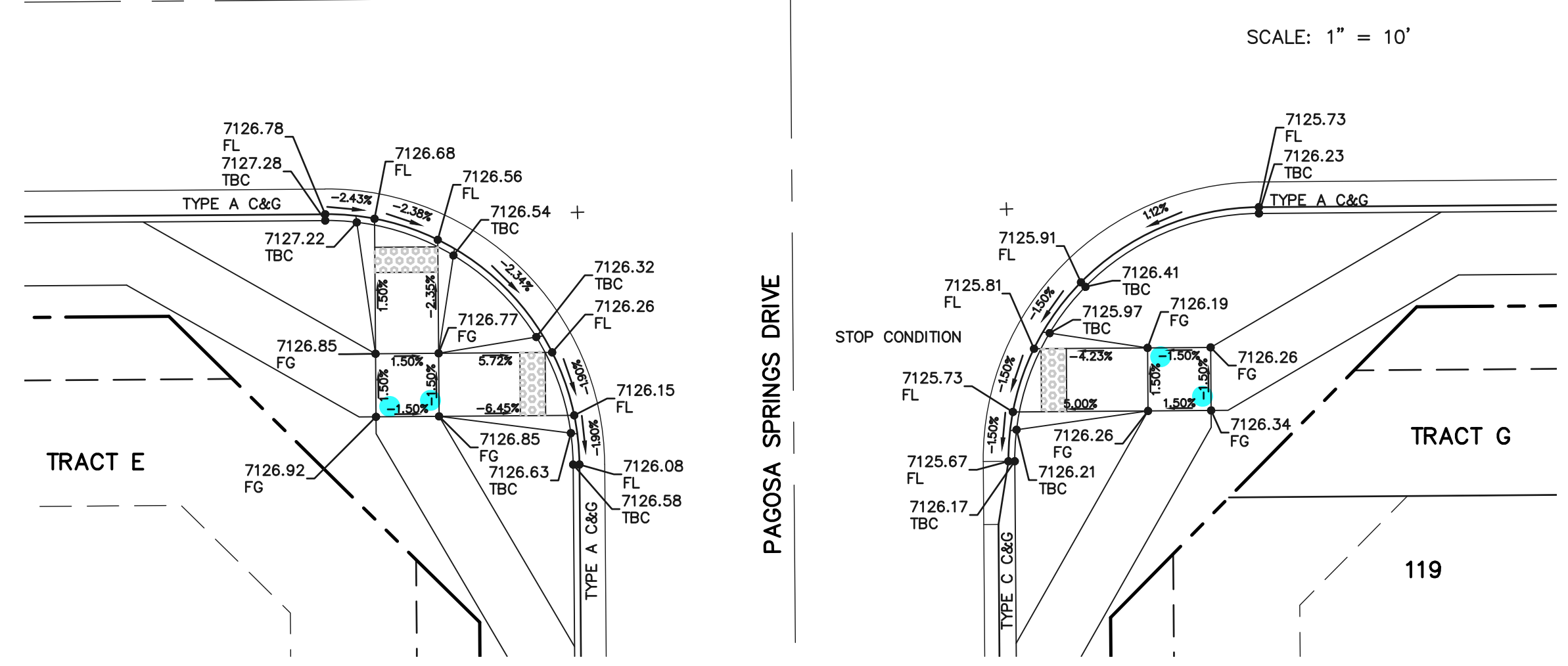
INTERSECTION
IDAHO FALLS DRIVE AND RIO
RANCHO ROAD



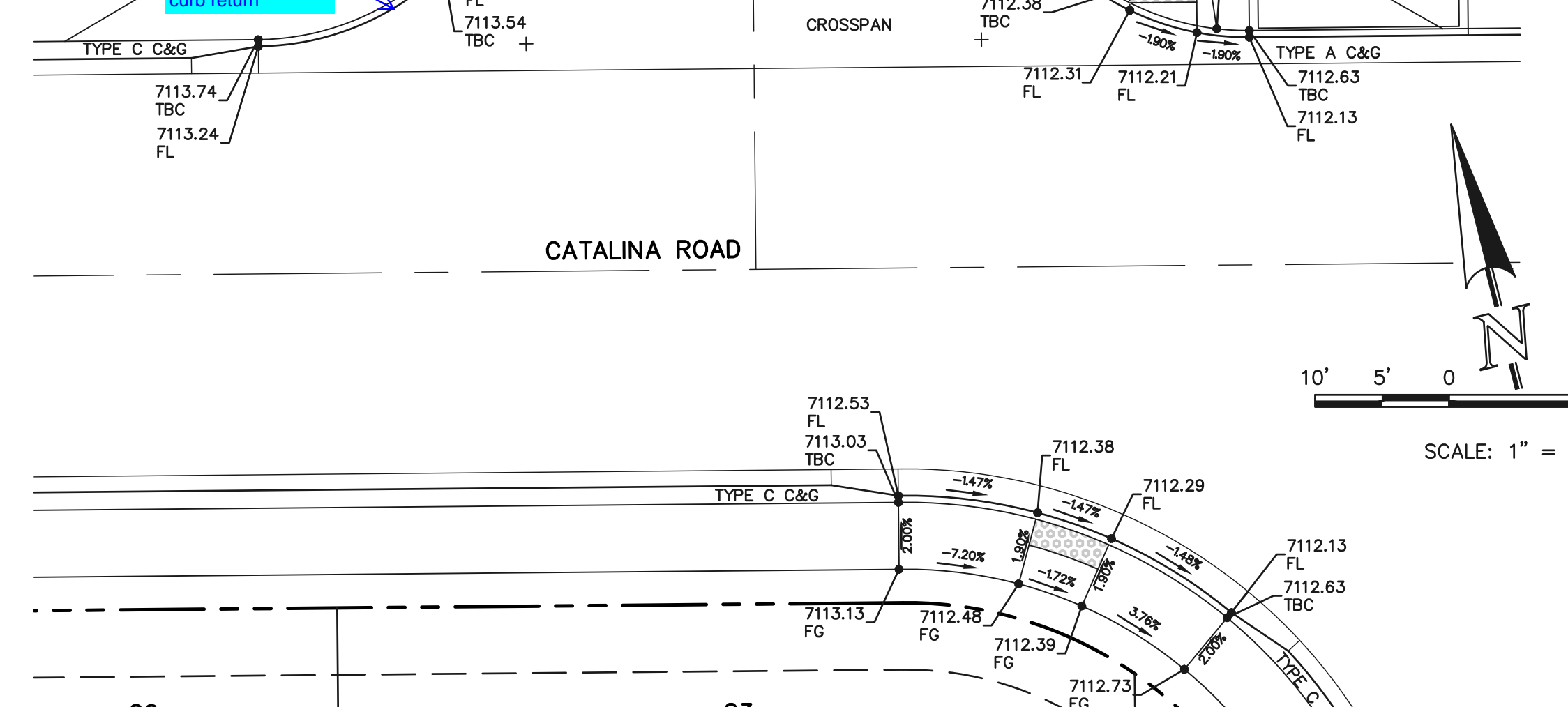
INTERSECTION
IDAHO FALLS DRIVE AND
STERLING RANCH ROAD



INTERSECTION
IDAHO FALLS DRIVE AND
PAGOSA SPRINGS DRIVE



INTERSECTION
CATALINA ROAD AND RIO
RANCHO ROAD



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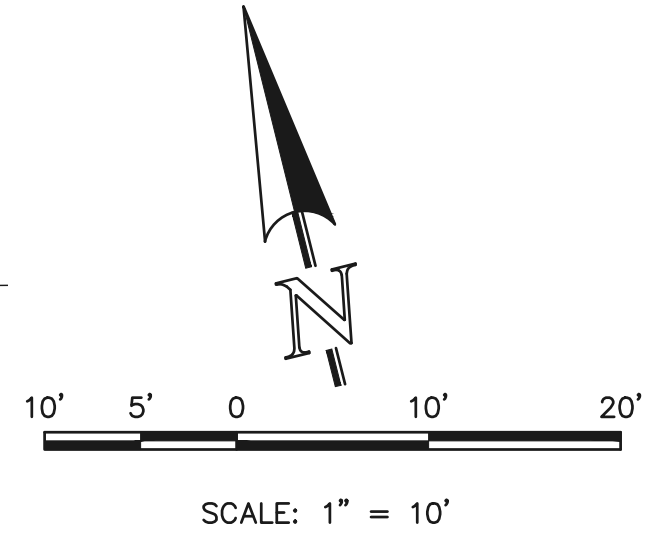
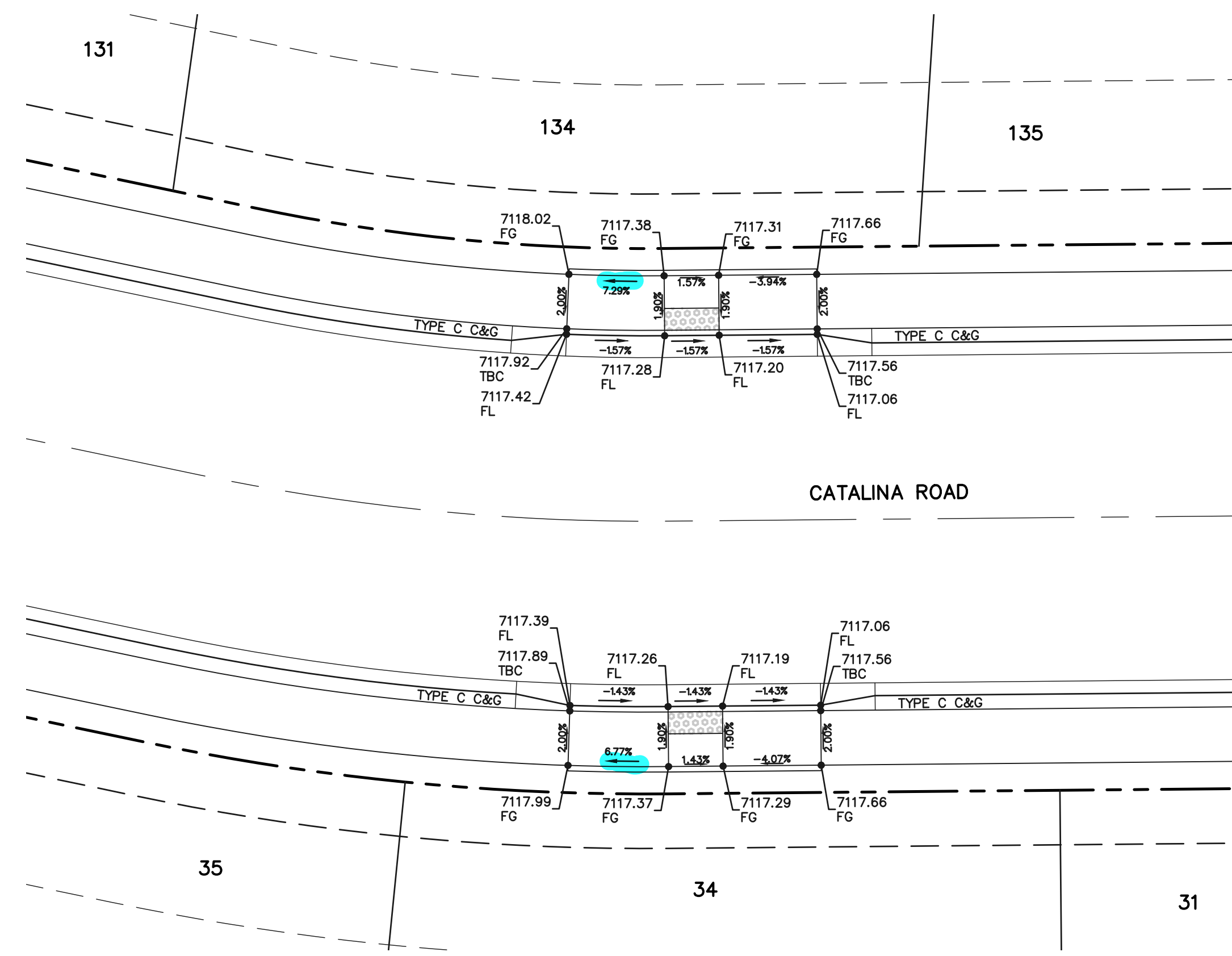
NO.	REVISION	DATE

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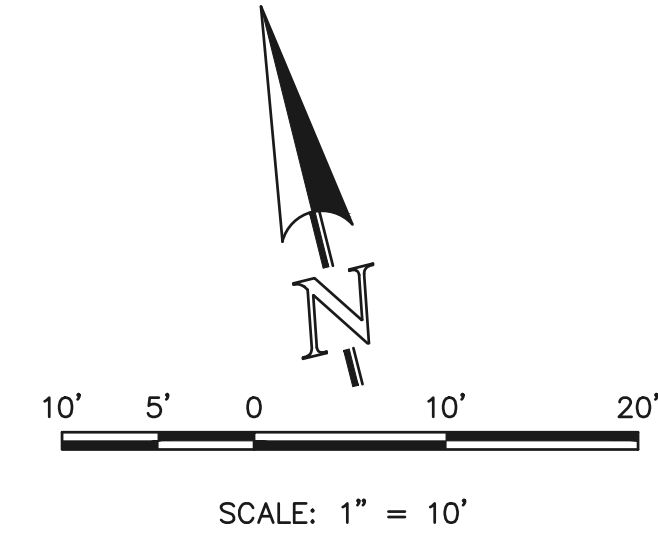
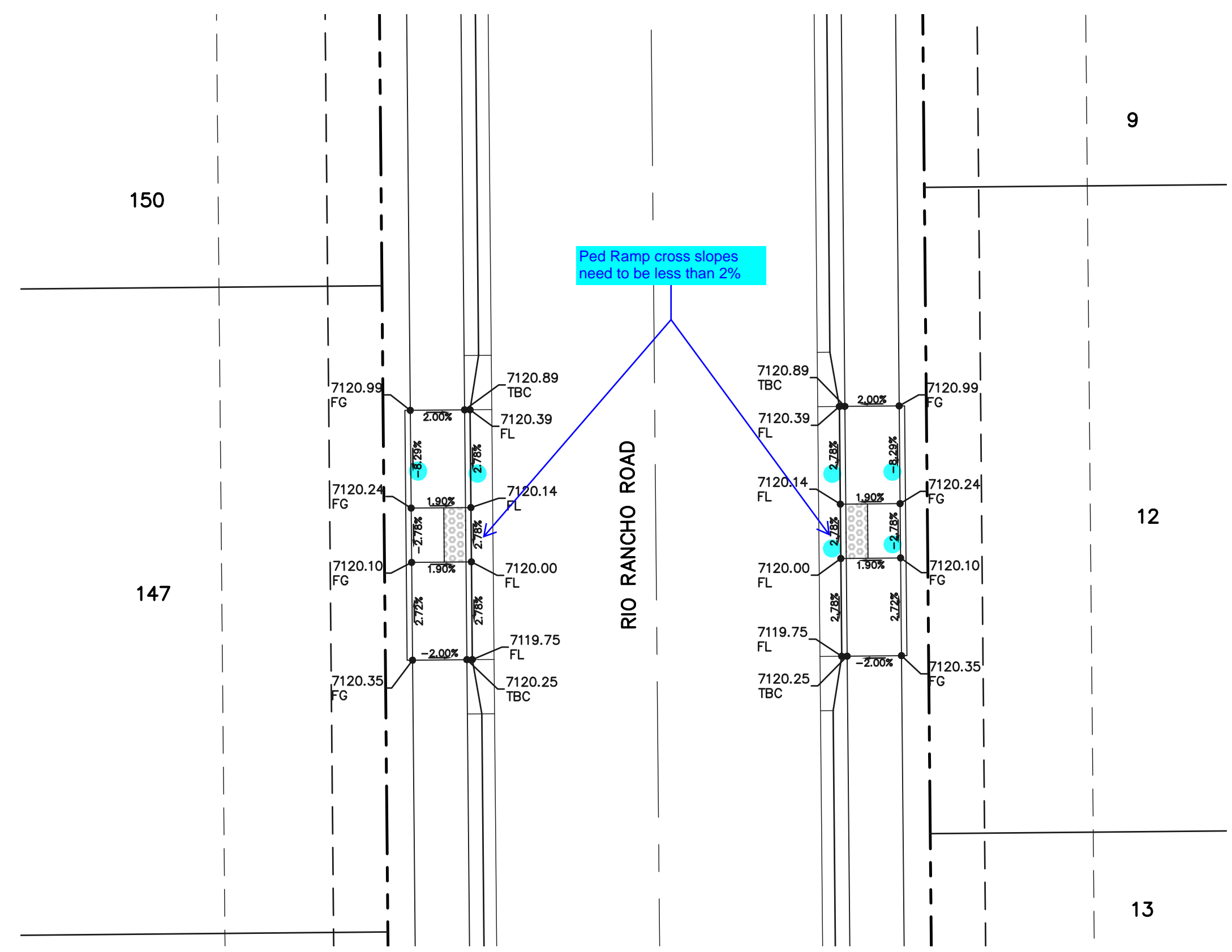
DAVID L GIBSON, COLORADO P.E. #46477 DATE

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Colorado Springs, Colorado 80903
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FOURSQUARE AT STERLING RANCH EAST			
FILE NO. 1			
STREET IMPROVEMENT PLANS			
PED RAMP DETAILS			
DESIGNED BY	DLG	SCALE	DATE 11-12-22
DRAWN BY	JRH	(H) 1" = 10'	SHEET 14 OF 27
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.23



**MID-BLOCK
CATALINA ROAD**



**MID-BLOCK
RIO RANCHO ROAD**

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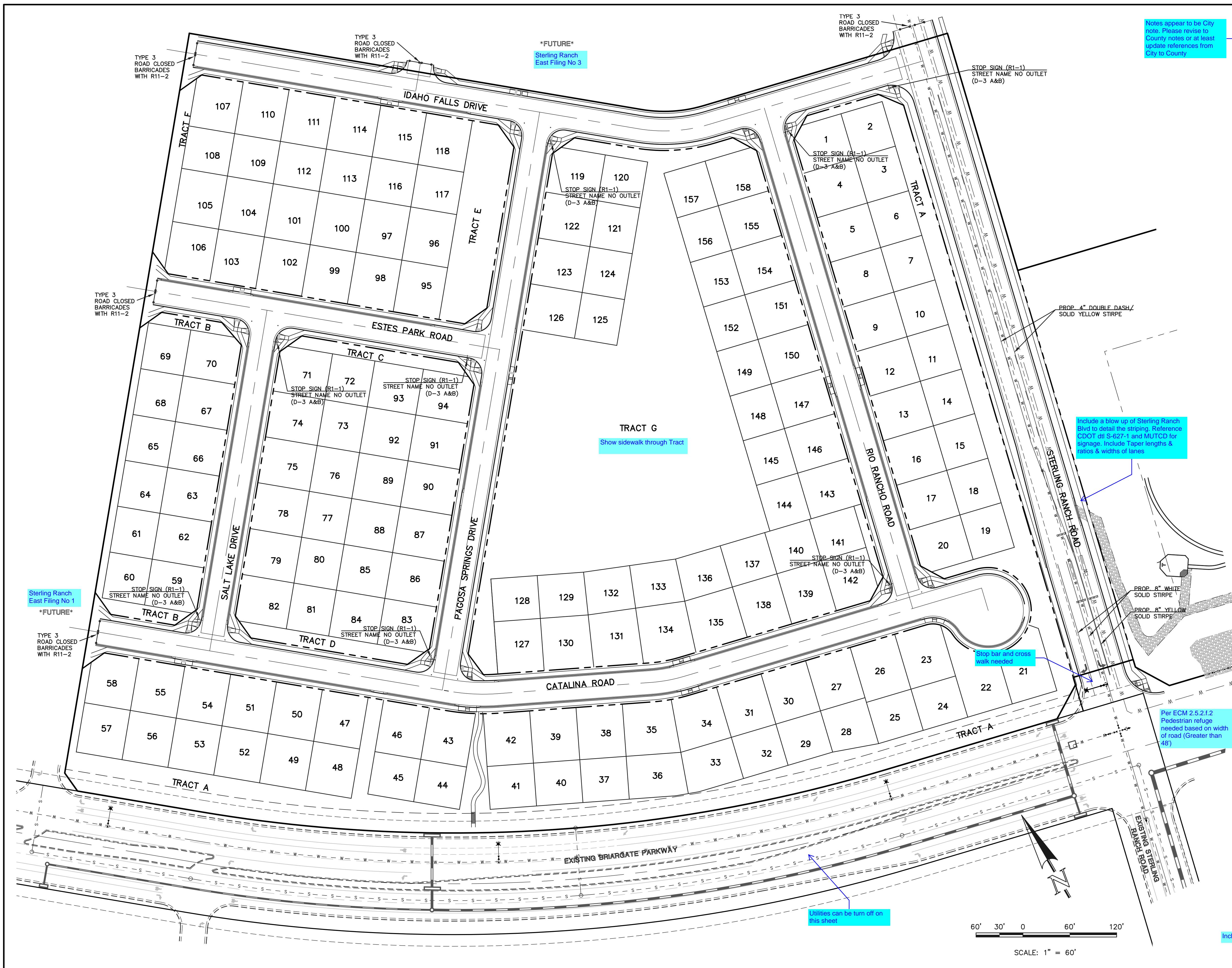
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<p>FOURSQUARE AT STERLING RANCH EAST FILING NO. 1 STREET IMPROVEMENT PLANS PED RAMP DETAILS</p>			
DESIGNED BY	DLG	SCALE	DATE 11-12-22
DRAWN BY	JRH	(H) 1" = 10'	SHEET 15 OF 27
CHECKED BY	(V)	1" = N/A	JOB NO. 1183.23

CLASSIC CONSULTING ENGINEERS & SURVEYORS



Notes appear to be City note. Please revise to County notes or at least update references from City to County

STRIPING AND SIGNAGE GENERAL NOTES:

1. INSTALLATION OF ALL STRIPING, SIGNS AND PAVEMENT MARKERS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMOVAL OF EXISTING PAVEMENT MARKINGS (SCARRING OF PAVEMENT IS NOT PERMITTED). AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OVERLAYING OR CHIP SEALING ROADWAY, IF SCARRING OCCURS DURING REMOVAL OF EXISTING OR TEMPORARY PAVEMENT MARKINGS. THE CITY TRAFFIC ENGINEER WILL DETERMINE METHOD OF PAVEMENT REPAIR.
4. ALL STRIPING AND SIGNING SHALL CONFORM TO THE MOST RECENT ADOPTED EDITION OF THE FOLLOWING MANUALS AND THEIR SUPPLEMENTAL AMENDMENTS:
 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)
 CITY OF COLORADO SPRINGS SIGNS AND MARKINGS GUIDELINES
 CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS
 CITY OF COLORADO SPRINGS PUBLIC WORKS DESIGN MANUAL
5. ALL SIGNING AND STRIPING IS SUBJECT TO THE APPROVAL OF THE CITY TRAFFIC ENGINEER PRIOR TO INSTALLATION AND/OR REMOVAL.
6. CONTRACTOR SHALL REMOVE ALL CONFLICTING STRIPING, PAVEMENT MARKINGS AND LEGENDS BY HYDROBLASTING, SANDBLASTING AND/OR GRINDING. ANY DEBRIS SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
7. SIGN POSTS SHALL BE INSTALLED WITH A MINIMUM OF 1 3/4" X 10' SQUARE PERFORATED STEEL TUBING WITH SLEEVE PER CITY OF COLORADO SPRINGS STANDARD.
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM OF HIGH INTENSITY GRADE SHEETING.
9. ANY DEVIATION FROM THE STRIPING AND SIGNING PLANS SHALL BE APPROVED BY THE ENGINEER OF WORK AND THE CITY TRAFFIC ENGINEER PRIOR TO ANY CHANGES BEING MADE IN THE FIELD.
10. ALL SIGNS SHOWN ON THE STRIPING AND SIGNING PLANS SHALL BE NEW SIGNS PROVIDED AND INSTALLED BY THE CONTRACTOR, EXCEPT FOR EXISTING SIGNS SPECIFICALLY INDICATED TO BE RELOCATED OR TO REMOVE.
11. STRIPED CROSSWALKS SHALL HAVE AN INSIDE DIMENSION OF 10 FEET AND CONTINENTAL CROSSWALKS SHALL HAVE A MINIMUM WIDTH OF 9 FEET UNLESS INDICATED OTHERWISE.
12. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS (EXCEPT WITHIN BIKE LANES) SHALL BE A MINIMUM OF 90MIL THICKNESS THERMOPLASTIC OR PREFORM PLASTIC TAPE.
13. ALL LONGITUDINAL LINES SHALL BE A MINIMUM OF 15 MIL THICKNESS EPOXY.
14. CONTRACTOR TO DELIVER ALL REMOVED SIGNS TO THE CITY OF COLORADO SPRINGS SIGNS/MARKINGS SHOP AT 404 FONTANERO STREET, (719)385-6720.
15. CONTRACTOR SHALL NOTIFY CITY TRAFFIC ENGINEER (719) 385-5907 A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO AND UPON COMPLETION OF STRIPING AND SIGNAGE.

Include a blow up of Sterling Ranch Blvd to detail the striping. Reference CDOT on S-627-1 and MUTCD for signage. Include Taper lengths & ratios & widths of lanes

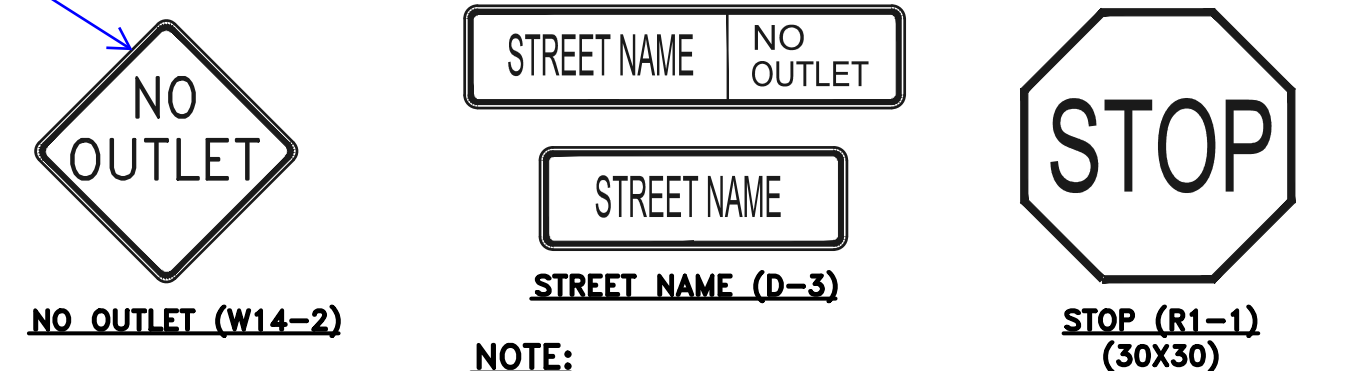
Include speed limit sign & show locations on map

Show location of this sign on plan or remove

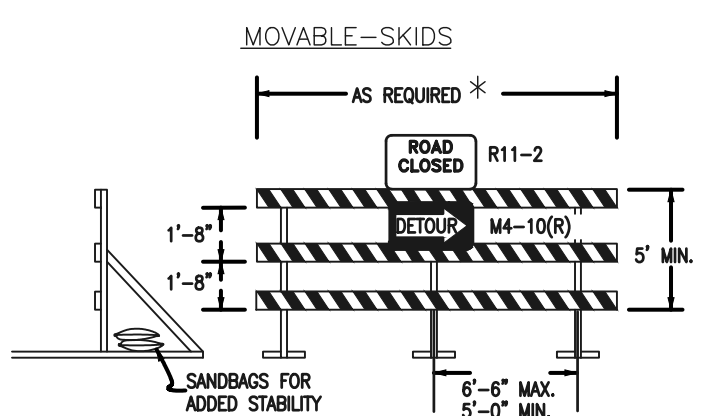
Stop bar and cross walk needed

Per ECM 2.5.2.1.2 Pedestrian refuge needed based on width of road (Greater than 48')

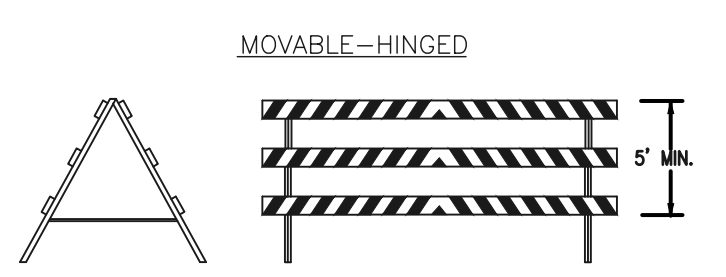
Utilities can be turn off on this sheet



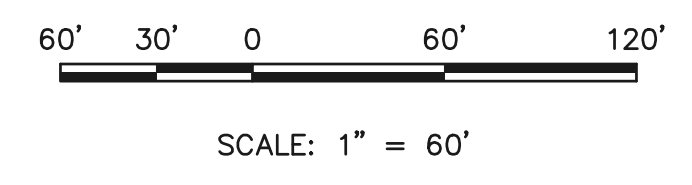
RAIL LENGTH TABLE *			
TYPE 3 BARRICADE	FIXED	MOVABLE	LENGTH
F - A	M - A		8'-14'
F - B	M - B		15'-24'
F - C	M - C		25'-35'
F - D	M - D		> 35'



- NOTES**
1. TYPE 3 BARRICADES HAVE 3 REFLECTORIZED RAIL FACES IF FACING TRAFFIC IN ONE DIRECTION AND 6 F 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 ACCURATE TO CLOSE THE BORROW PIT AND/OR SHOULDER AS REQUIRED.



TYPICAL TYPE 3 BARRICADES



Include details for striping

SIDEWALK NOTES:

DEVELOPER IS REQUIRED TO CONSTRUCT SIDEWALK ADJACENT TO ALL TRACTS. (TYPICAL) AS SHOWN THE WIDTH OF THE PEDESTRIAN RAMPS MUST MATCH THE WIDTH OF SIDEWALKS. (TYPICAL)

ADDITIONAL NOTES

1. 4" LETTERS ON STREET NAME SIGNS INTERSECTING STREET OF 25 MPH OR LESS.
- 6" LETTERS ON STREET NAME SIGNS INTERSECTING STREETS OF 30 TO 40 MPH'S.
- 8" LETTERS ON STREET NAME SIGNS INTERSECTING STREETS OF GREATER THAN 40 MPH.
2. PRIVATE STREET NAME SIGNS TO BE WHITE ON BROWN

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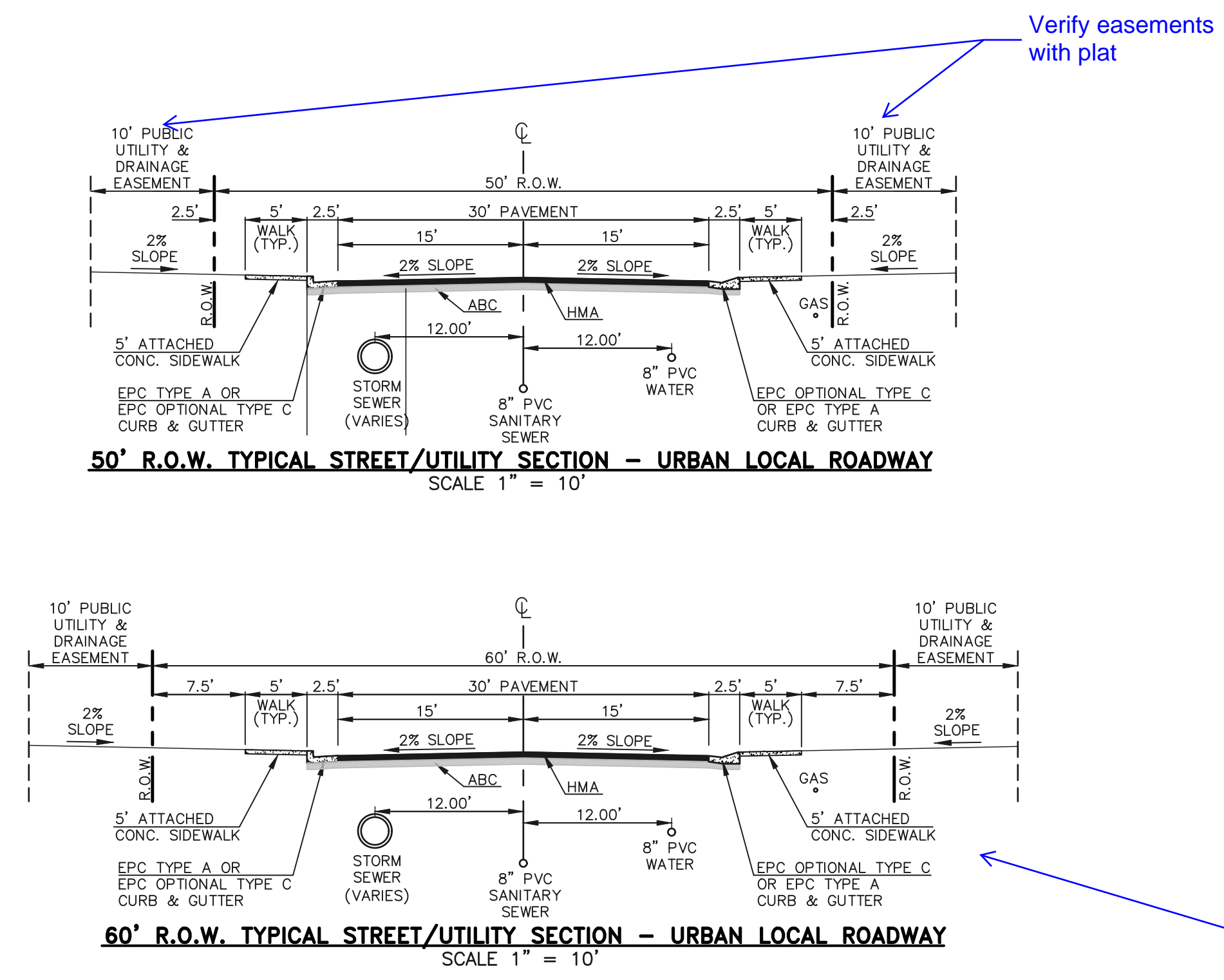
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FOURSQUARE AT STERLING RANCH EAST
FILING NO. 1
STREET IMPROVEMENT PLANS

DESIGNED BY	DLG	SCALE	DATE	11-12-22
DRAWN BY	JRH	(H) 1" = 50'	SHEET	16 OF 27
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.23	

CLASSIC CONSULTING ENGINEERS & SURVEYORS



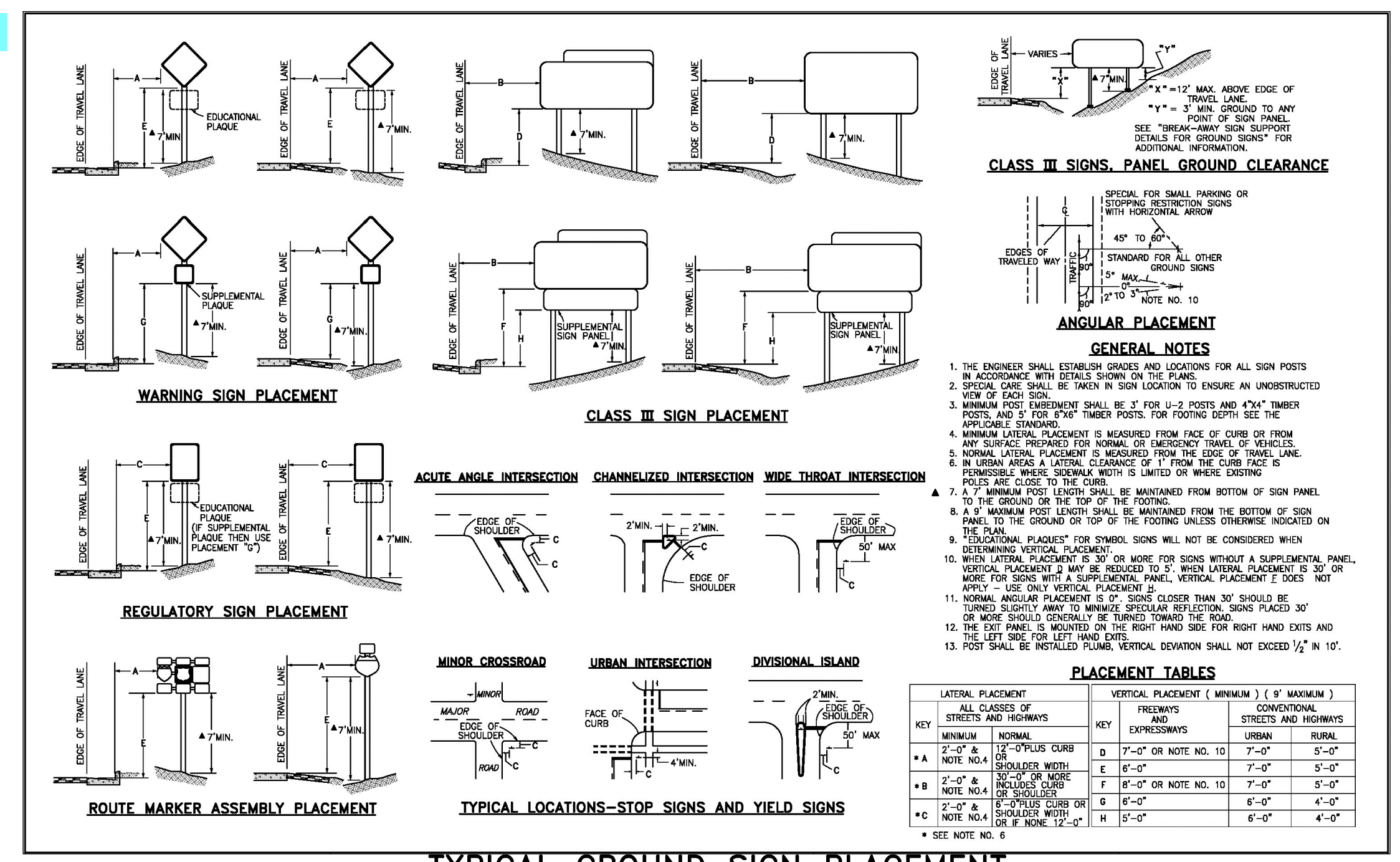
Verify easements with plat

Include details for:
 - Cross pan (ECM DI SD_2-26)
 - Driveway (ECM DI SD_2-24)
 - Screen Wall Detail
 - Retaining Wall Detail
 - Typical Lot Detail as shown on PUD plan

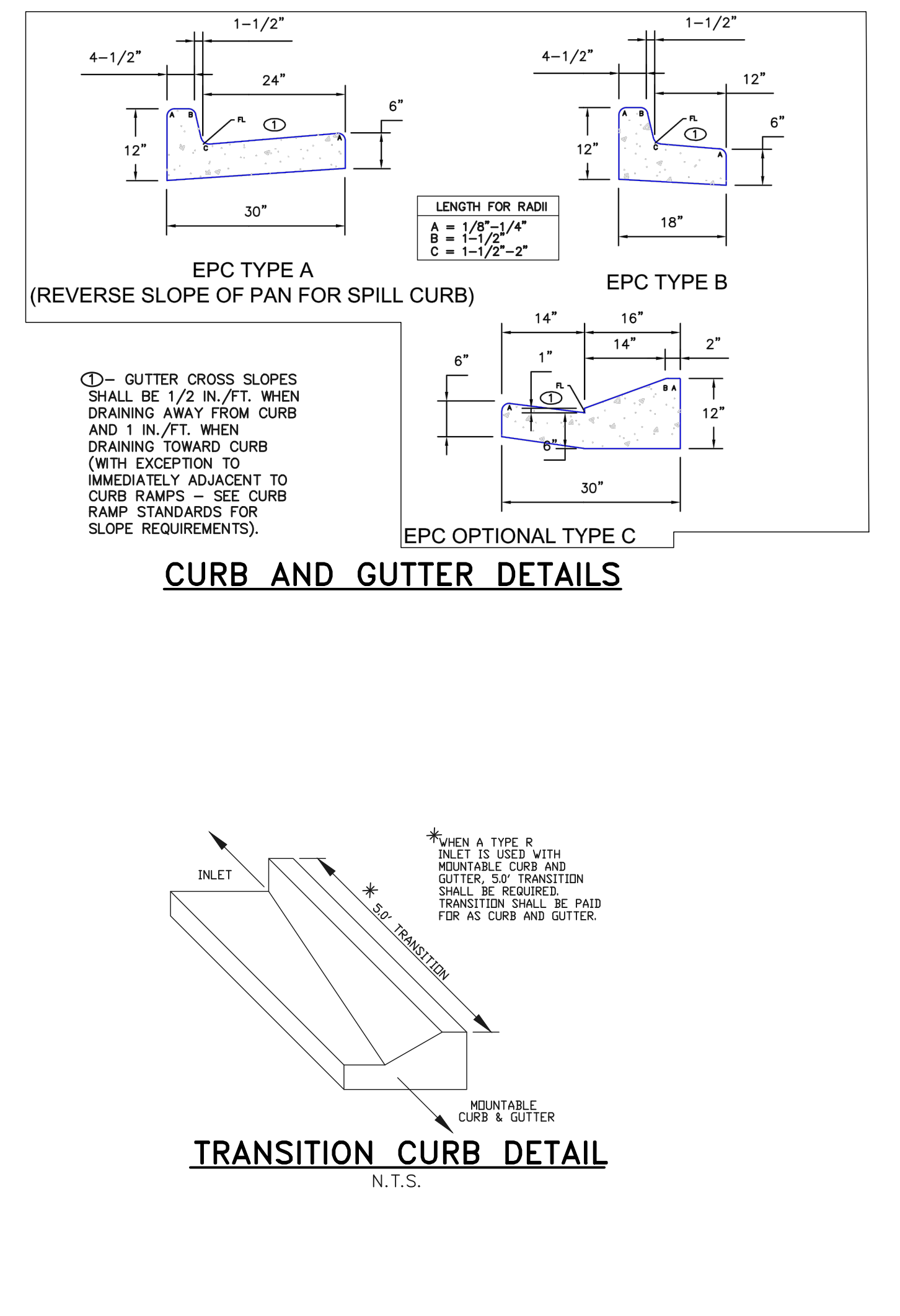
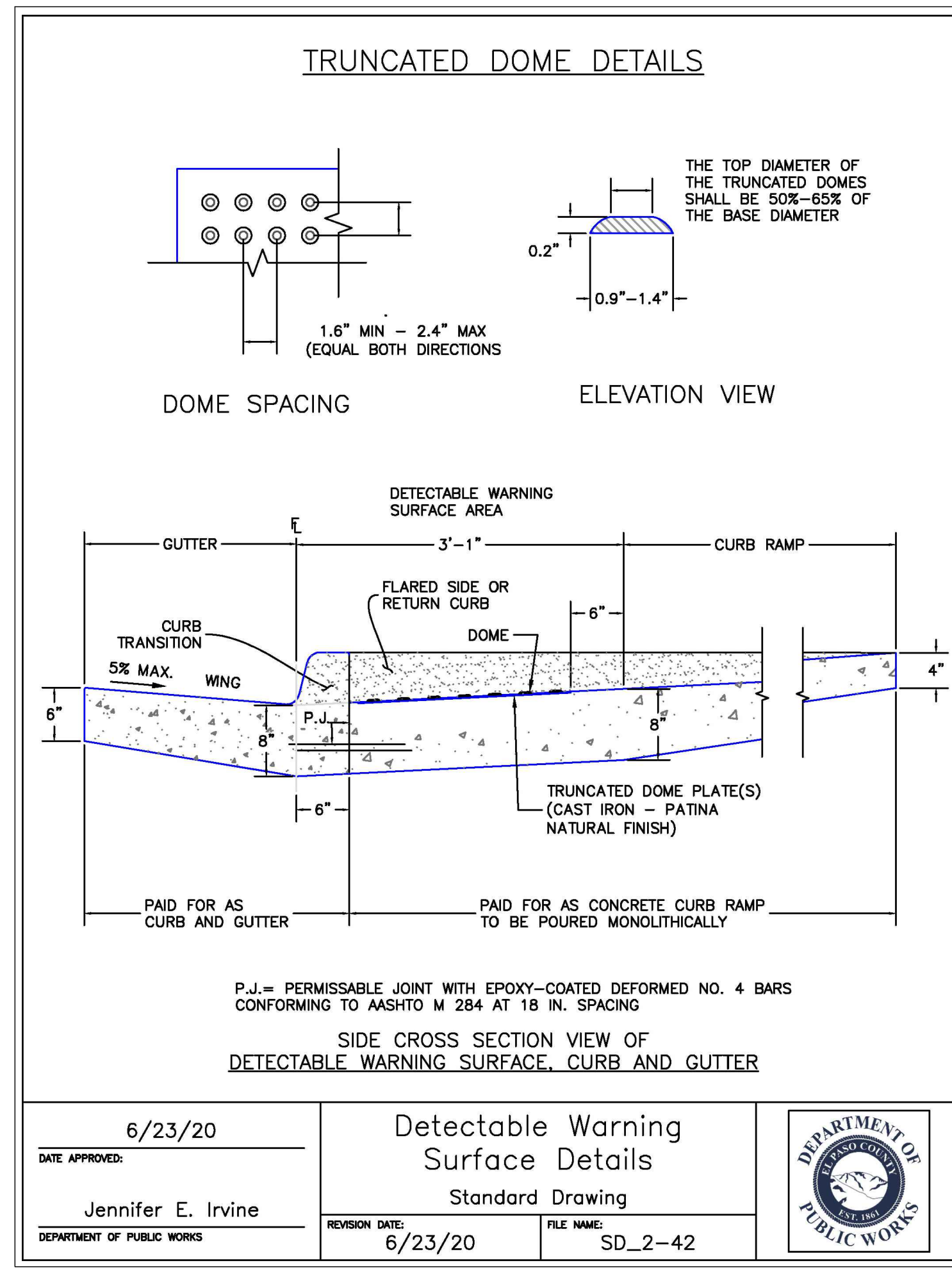
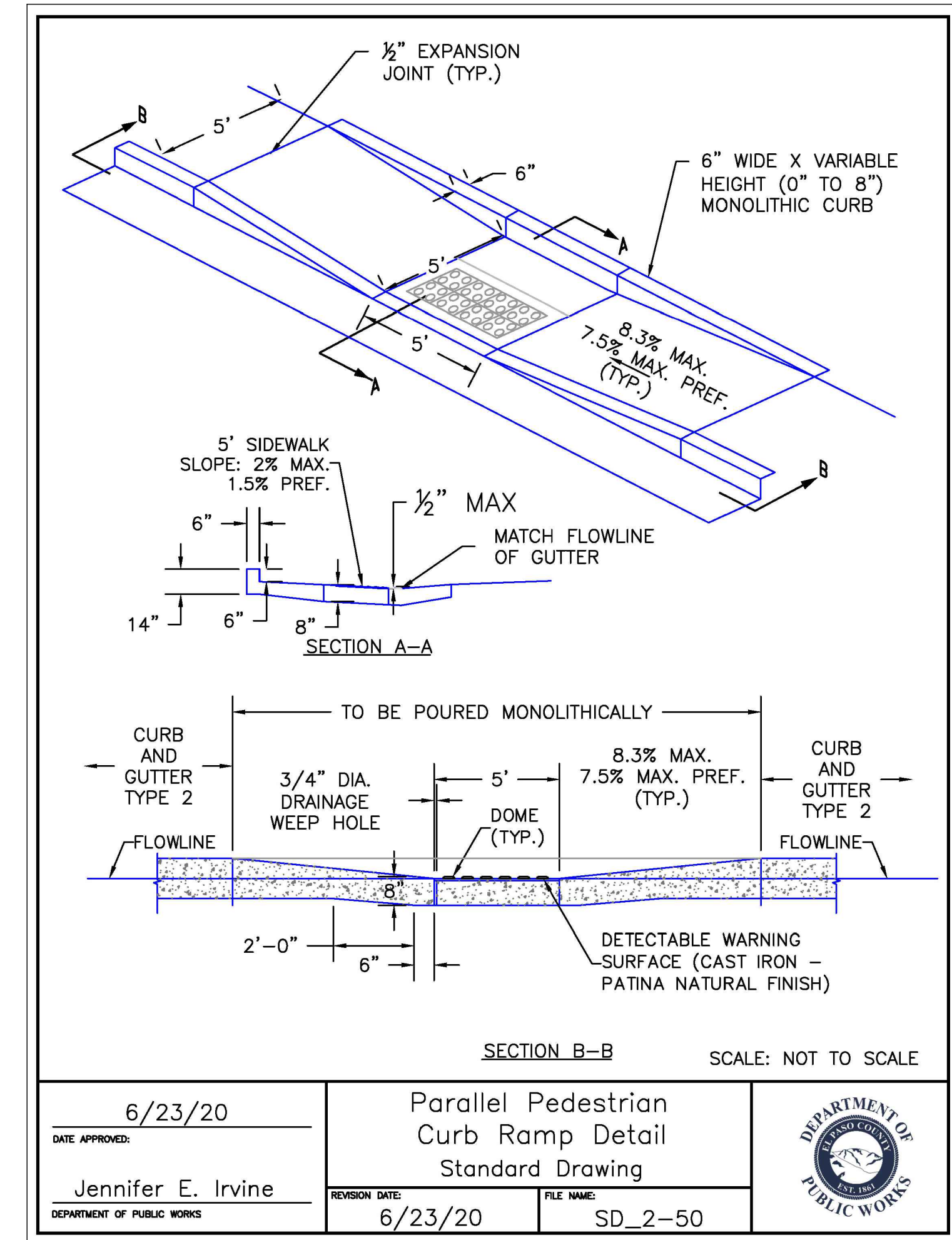
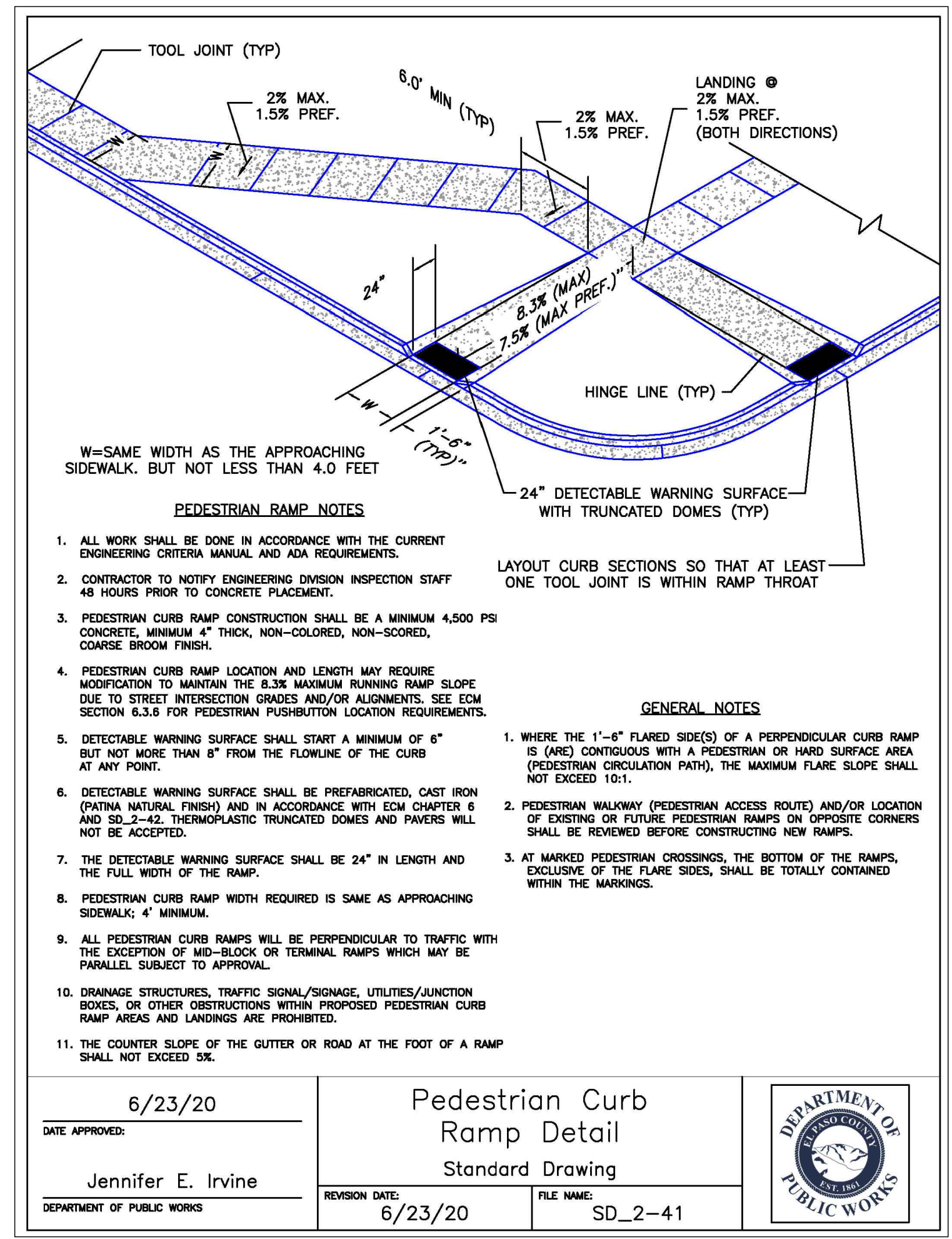
Including private driveway details

Remove this section as no roads have 60' row

Include section for Sterling Ranch Road (80' ROW)



TYPICAL GROUND SIGN PLACEMENT



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

6/23/20
 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

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

Department of Public Works

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

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

Department of Public Works

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NO.	REVISION	DATE

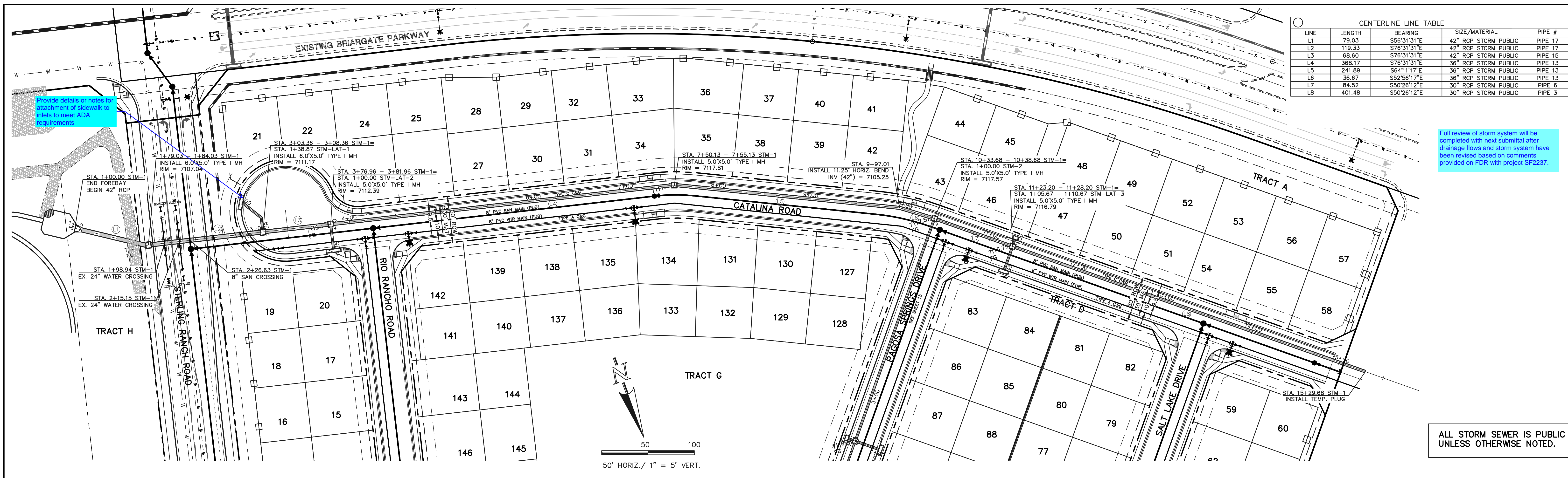
REVIEW:
 PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

DAVID L GIBSON, COLORADO P.E. #46477

FOURSQUARE AT STERLING RANCH EAST
 FILE NO. 1
 STREET IMPROVEMENT PLANS
 TYPICAL STREET SECTIONS & DETAILS

DESIGNED BY: DLG SCALE: DATE: 11-12-22
 DRAWN BY: JRH (H) 1" = 50' SHEET OF
 CHECKED BY: (V) 1" = 5' JOB NO. 1183.23

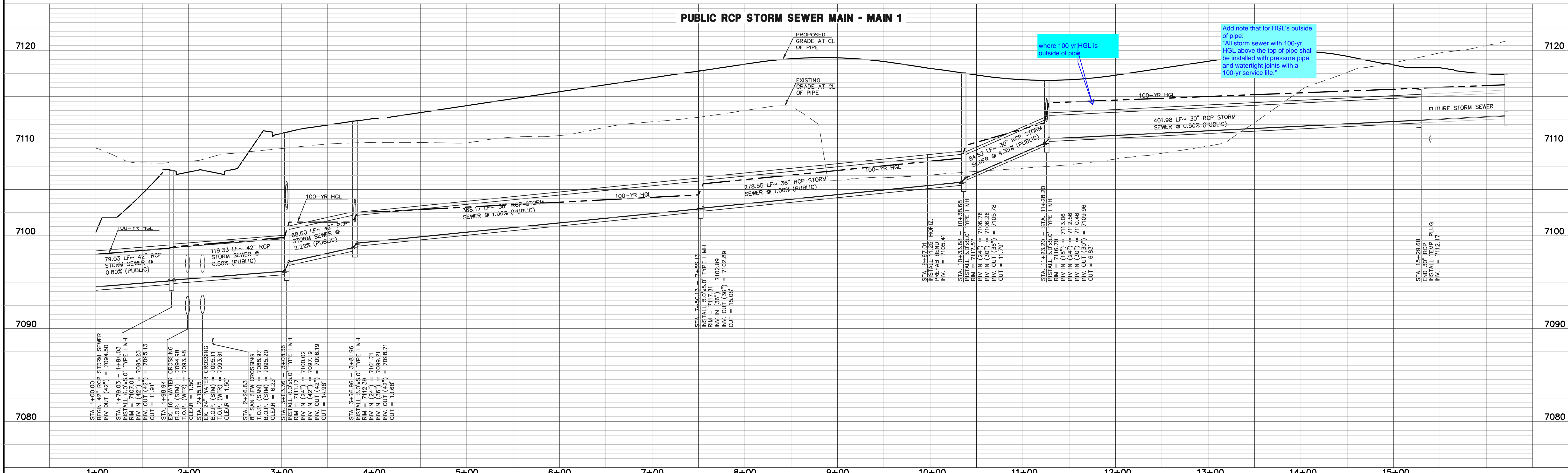
CLASSIC CONSULTING ENGINEERS & SURVEYORS
 619 N. Cascade Avenue, Suite 200 (719)785-0790
 Colorado Springs, Colorado 80903 (719)785-0799(Fax)



Provide details or notes for attachment of sidewalk to inlets to meet ADA requirements

Full review of storm system will be completed with next submittal after drainage flows and storm system have been revised based on comments provided on FDR with project SF2237.

ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.



where 100-yr HGL is outside of pipe

Add note that for HGL's outside of pipe: "All storm sewer with 100-yr HGL above the top of pipe shall be installed with pressure pipe and watertight joints with a 100-yr service life."

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

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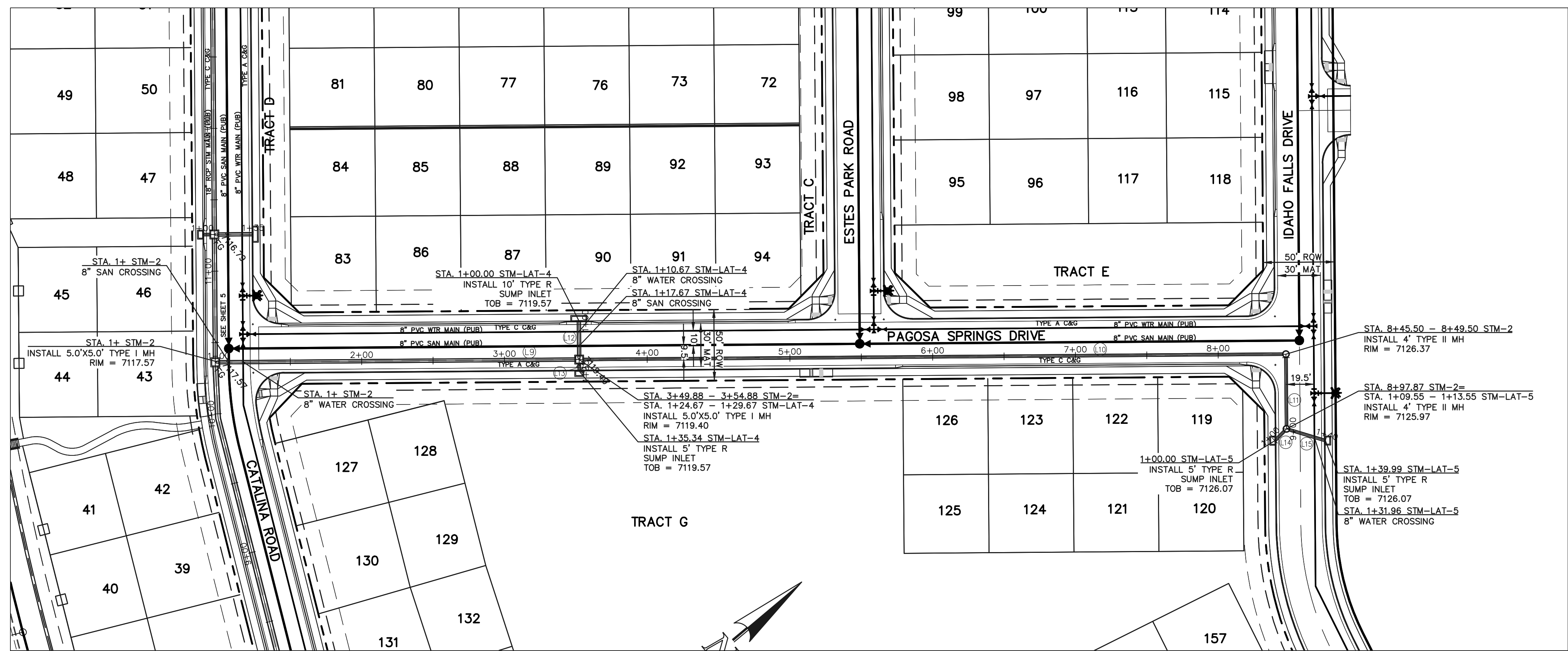
DAVID L GIBSON, COLORADO P.E. #46477 DATE

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

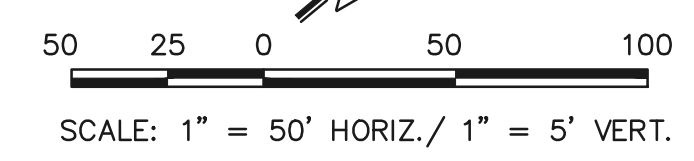
FOURSQUARE AT STERLING RANCH EAST
FILING NO. 1

PUBLIC STORM SEWER

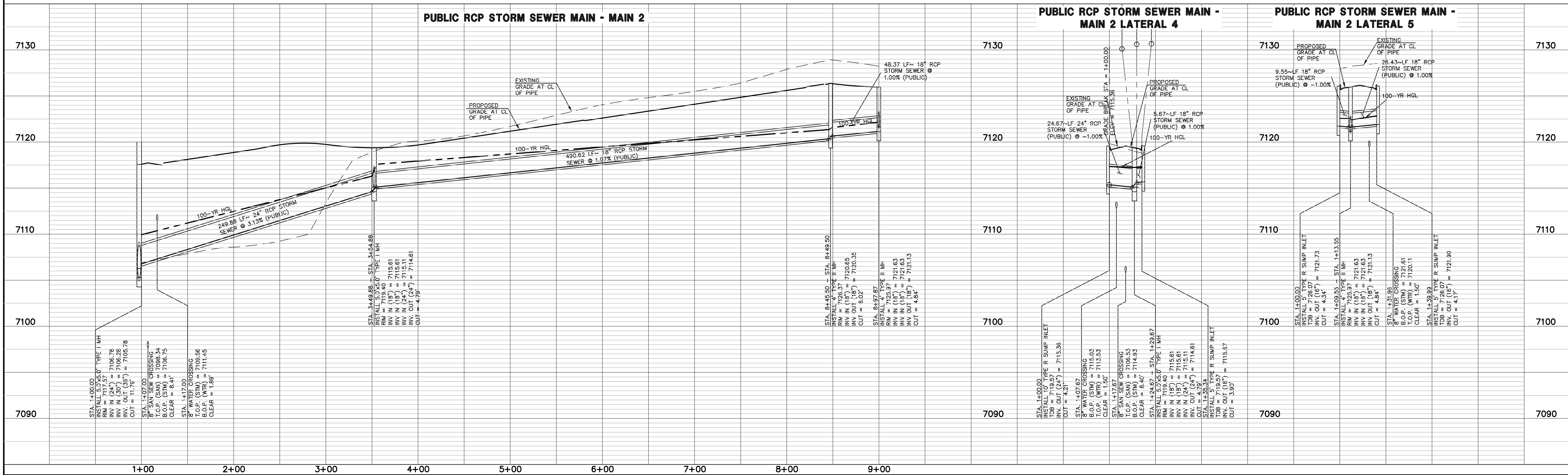
DESIGNED BY: JRH SCALE: DATE: 10/07/22
DRAWN BY: JRH (H) 1" = 50' SHEET 18 OF 27
CHECKED BY: (V) 1" = 5' JOB NO. 1183.23



LINE	LENGTH	BEARING	SIZE/MATERIAL	PIPE #
L9	249.88	S39°33'48"W	24" RCP STORM PUBLIC	PIPE 12
L10	490.62	S39°33'48"W	18" RCP STORM PUBLIC	PIPE 9
L11	48.37	N50°26'12"E	18" RCP STORM PUBLIC	PIPE 9
L12	5.67	S50°26'12"E	24" RCP STORM PUBLIC	PIPE 10
L13	24.67	S50°26'12"E	18" RCP STORM PUBLIC	PIPE 11
L14	9.55	N05°26'12"W	18" RCP STORM PUBLIC	PIPE 7
L15	26.43	N56°41'51"E	18" RCP STORM PUBLIC	PIPE 8



ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.



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

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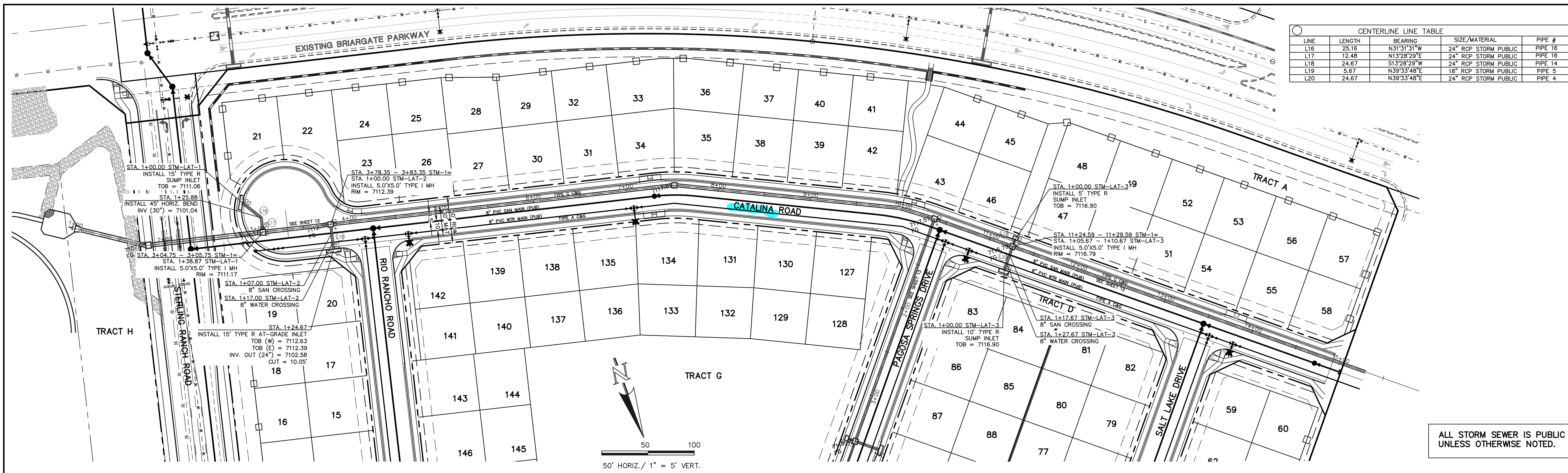
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PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

DAVID L GIBSON, COLORADO P.E. #46477 DATE



FOURSQUARE AT STERLING RANCH EAST
FILING NO. 1
PUBLIC STORM SEWER

DESIGNED BY: JRH SCALE: DATE: 10/07/22
DRAWN BY: JRH (H) 1" = 50' SHEET 19 OF 27
CHECKED BY: (V) 1" = 5' JOB NO. 1183.23

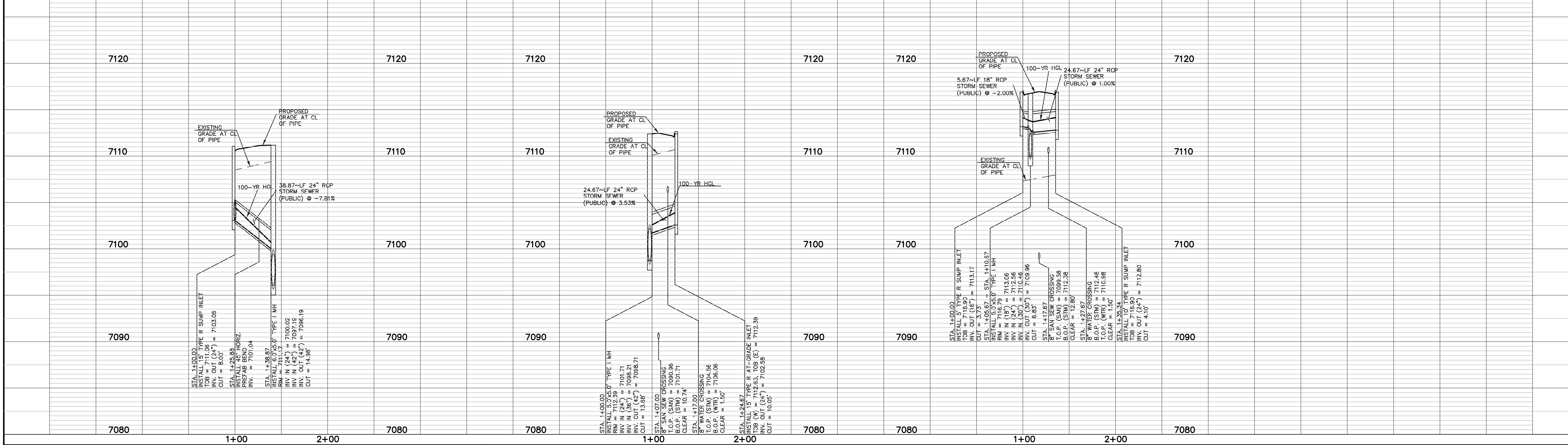


ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.

PUBLIC RCP STORM SEWER MAIN - MAIN 1 LATERAL 1

PUBLIC RCP STORM SEWER MAIN - MAIN 1 LATERAL 2

PUBLIC RCP STORM SEWER MAIN - MAIN 1 LATERAL 3



LEGEND

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

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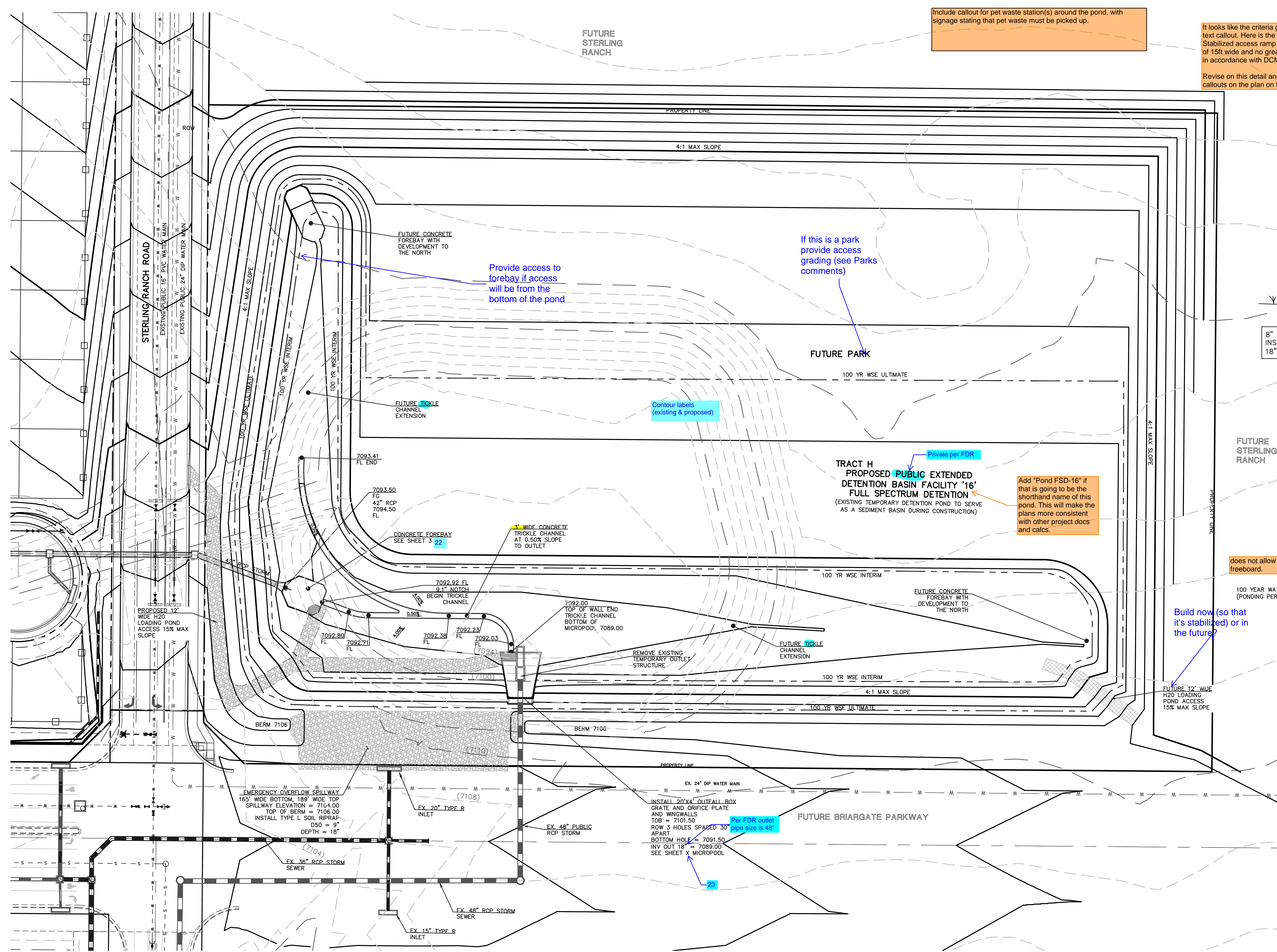
DAVID L GIBSON, COLORADO P.E. #46477

CLASSIC CONSULTING

FOURSQUARE AT STERLING RANCH EAST
FILING NO. 1
PUBLIC STORM SEWER

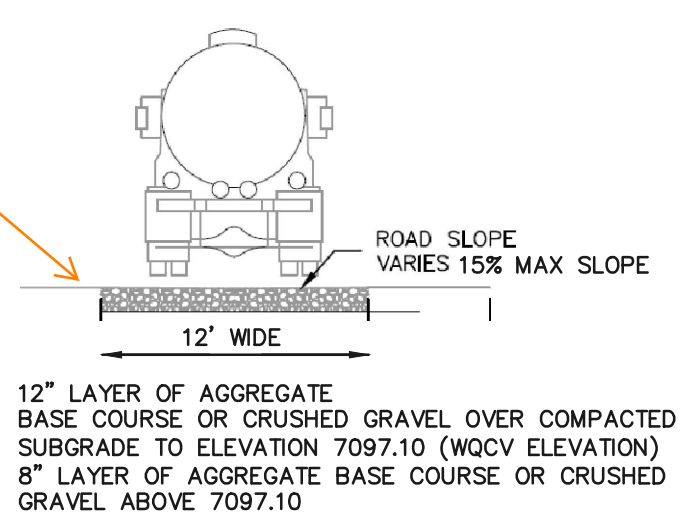
DESIGNED BY: JRH SCALE: DATE: 10/07/22
DRAWN BY: JRH (H) 1" = 50' SHEET 20 OF 27
CHECKED BY: (V) 1" = 5' JOB NO. 1183.23

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



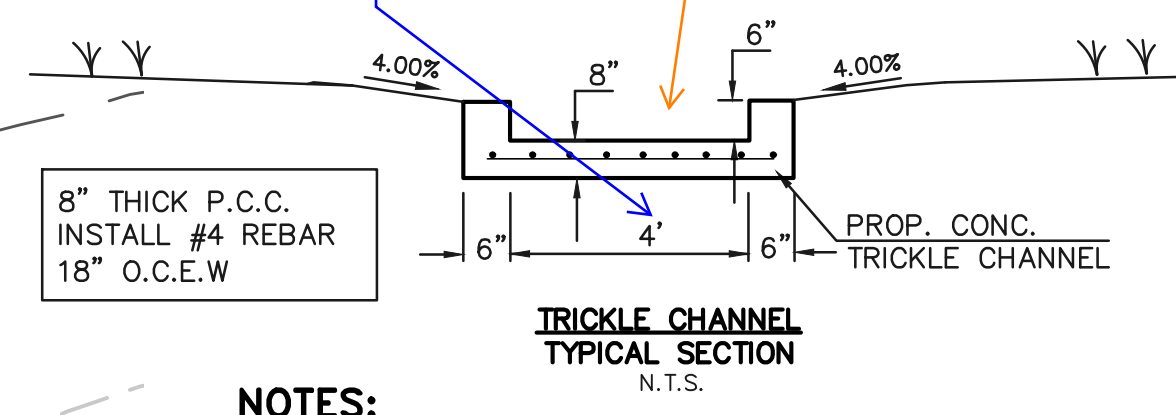
Include callout for pet waste station(s) around the pond, with signage stating that pet waste must be picked up.

It looks like the criteria got mixed up in this text callout. Here is the correct criteria: Stabilized access ramp shall be a minimum of 15ft wide and no greater than 12% slope, in accordance with DCMv1, Chap 11.2.2. Revise on this detail and on the two text callouts on the plan on this sheet.



Trickle channel width doesn't match note on plan. Per comments on FDR, provide calculation determining width of channel. Update notes accordingly!

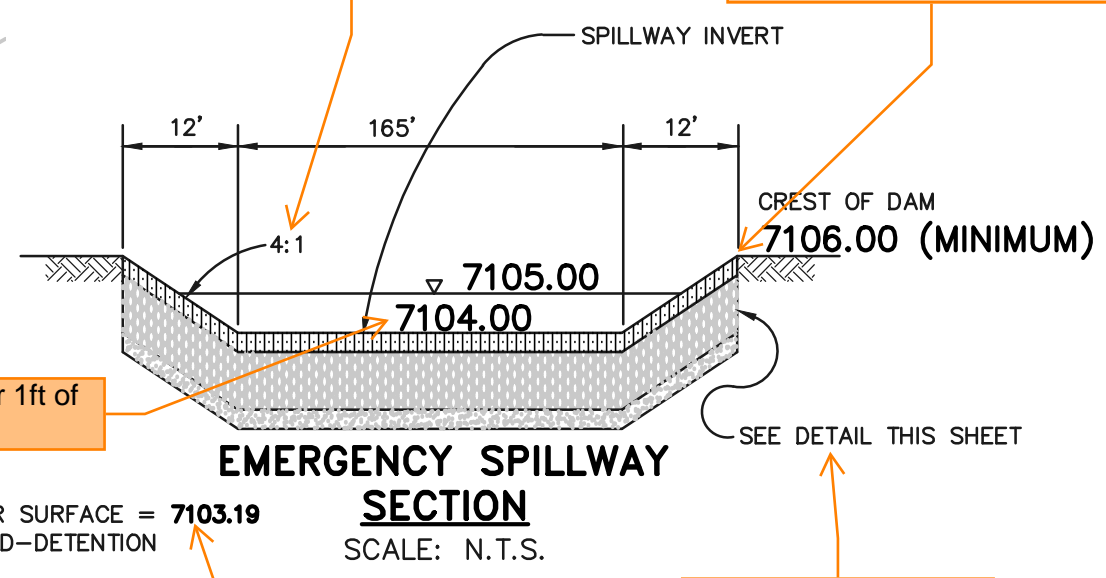
Consider having control joints every -10ft.



NOTES:
- POND BOTTOM TO SLOPE TOWARD TRICKLE CHANNEL AT 4%

should be 6:1 per UD-Detention spreadsheet.

The plan to the left states that this is soil riprap. But this detail appears to show topsoil on top of the soil riprap? At what depth? Clarify.

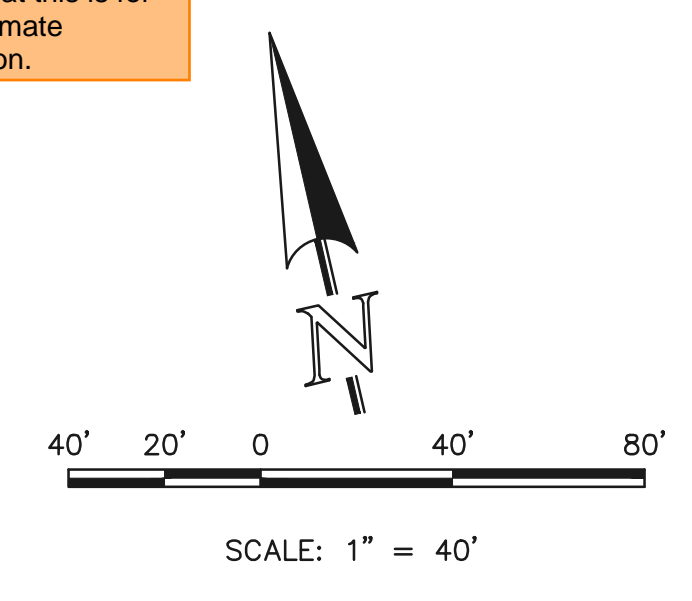


does not allow for 1ft of freeboard.

Build now (so that it's stabilized) or in the future?

shown as 7103.24 on sheet 23. Revise for consistency. Also label that this is for the Ultimate condition.

No other spillway detail provided. Do you mean "see plan this sheet"?



RESEEDING NOTE:
ALL AREAS OF LAND DISTURBANCE ARE TO BE RESEED. REAPPLY SEED & OTHER EROSION CONTROL MEASURES AS NEEDED TO PREVENT EROSION AND SEDIMENT RUNOFF ONTO AND FROM CONSTRUCTION ACTIVITIES.

LEGEND

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

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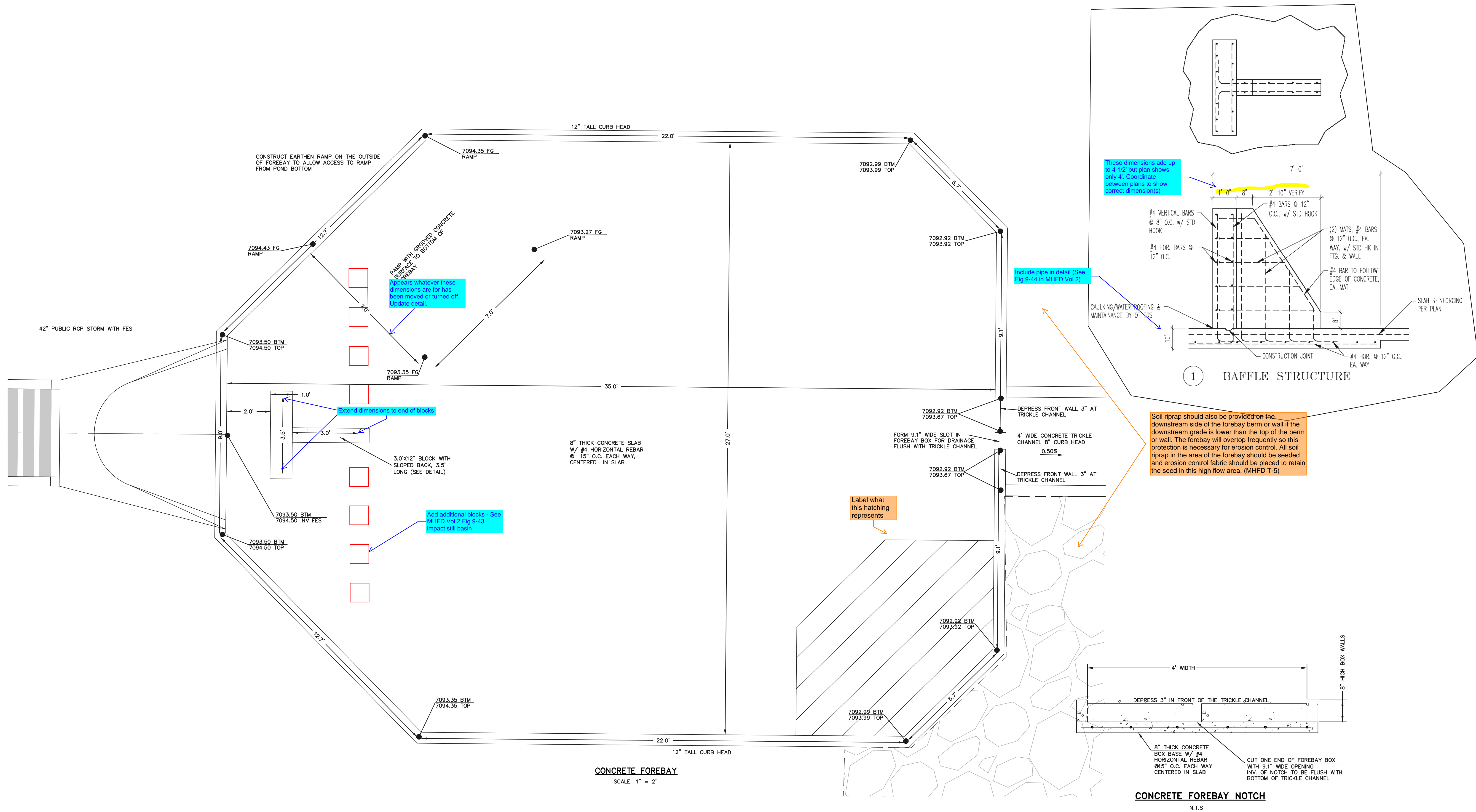
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DAVID L GIBSON, COLORADO P.E. #46477 DATE



FOURSQUARE AT STERLING RANCH EAST
FILE NO. 1
PRIVATE PERMANENT CONTROL MEASURE
PRIVATE EXTENDED DETENTION BASIN PLAN SET

DESIGNED BY	JRH	SCALE	DATE	10/07/22
DRAWN BY	JRH	(H) 1" = 40'	SHEET	21 OF 27
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.23	



CONCRETE FOREBAY
SCALE: 1" = 2'

CONCRETE FOREBAY NOTCH
N.T.S.

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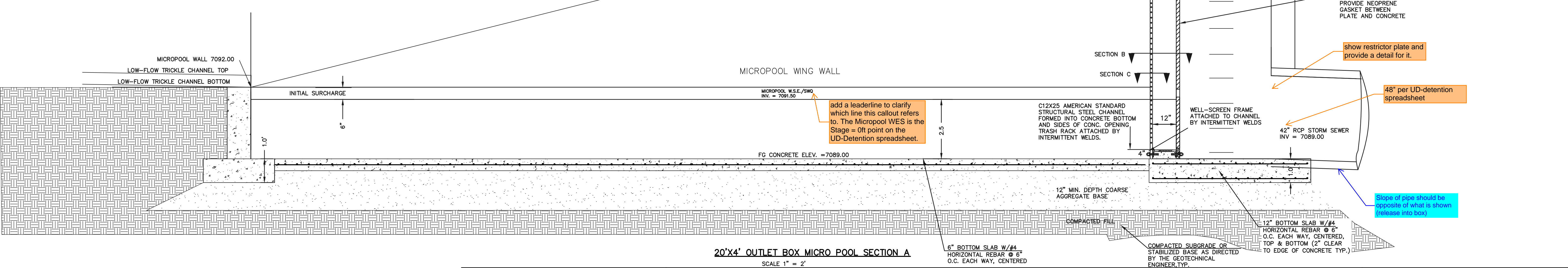
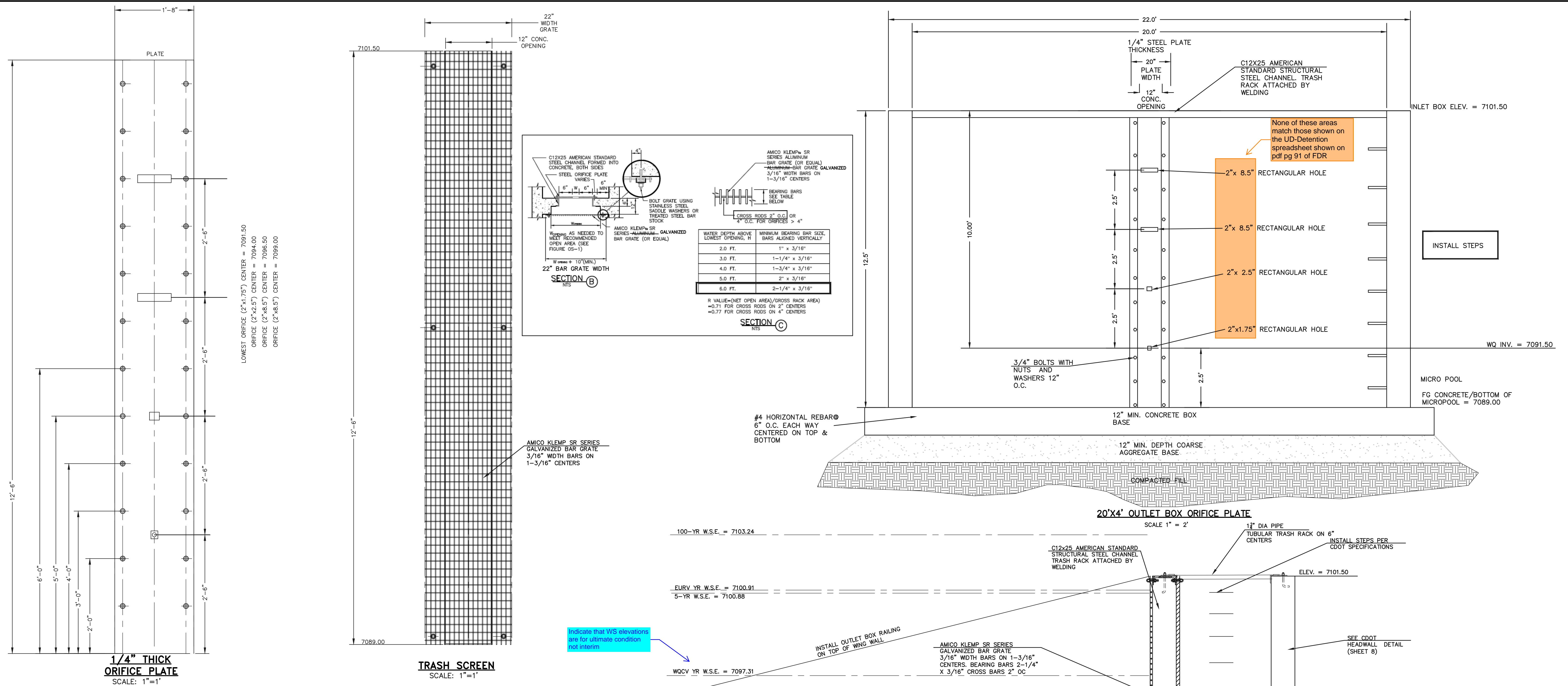
DAVID L GIBSON, COLORADO P.E. #46477 DATE

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Colorado Springs, Colorado 80903
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FOURSQUARE AT STERLING RANCH EAST
FIL. NO. 1
PUBLIC POND 16
FOREBAY DETAILS

DESIGNED BY	JRH	SCALE	DATE	10/11/22
DRAWN BY	JRH	(H) 1" = 2'	SHEET	22 OF 27
CHECKED BY	(V)	1" = N/A	JOB NO.	1183.23





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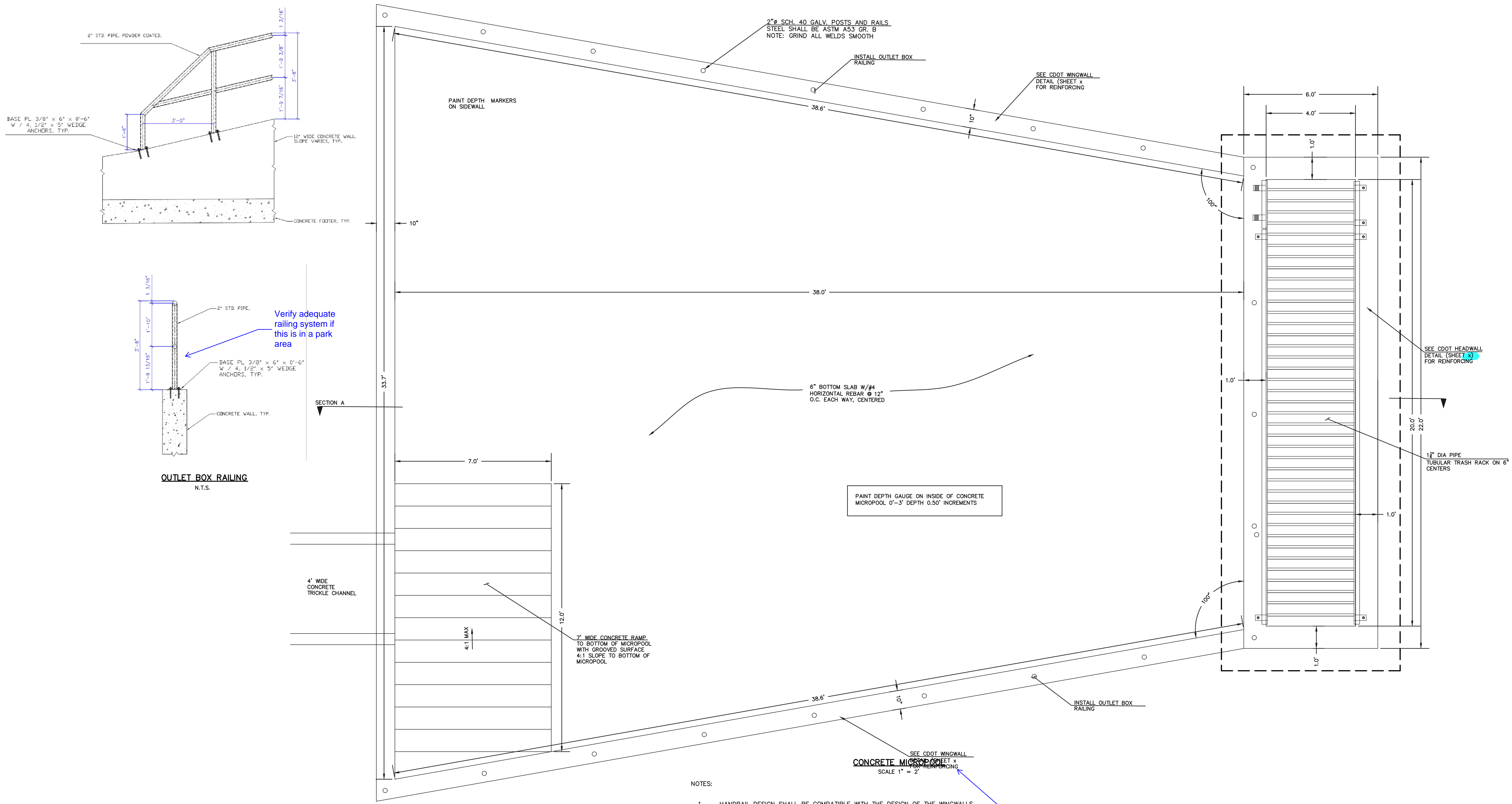
DAVID L. GIBSON, COLORADO P.E. #46477



FOURSQUARE AT STERLING RANCH EAST FIL. NO. 1
PRIVATE PERMANENT CONTROL MEASURE
PRIVATE EXTENDED DETENTION BASIN
OUTLET BOX DETAILS

DESIGNED BY: JRH SCALE: DATE: 10/11/22
DRAWN BY: JRH (H) 1" = 5' SHEET 23 OF 27
CHECKED BY: (V) 1" = N/A JOB NO. 1183.23

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



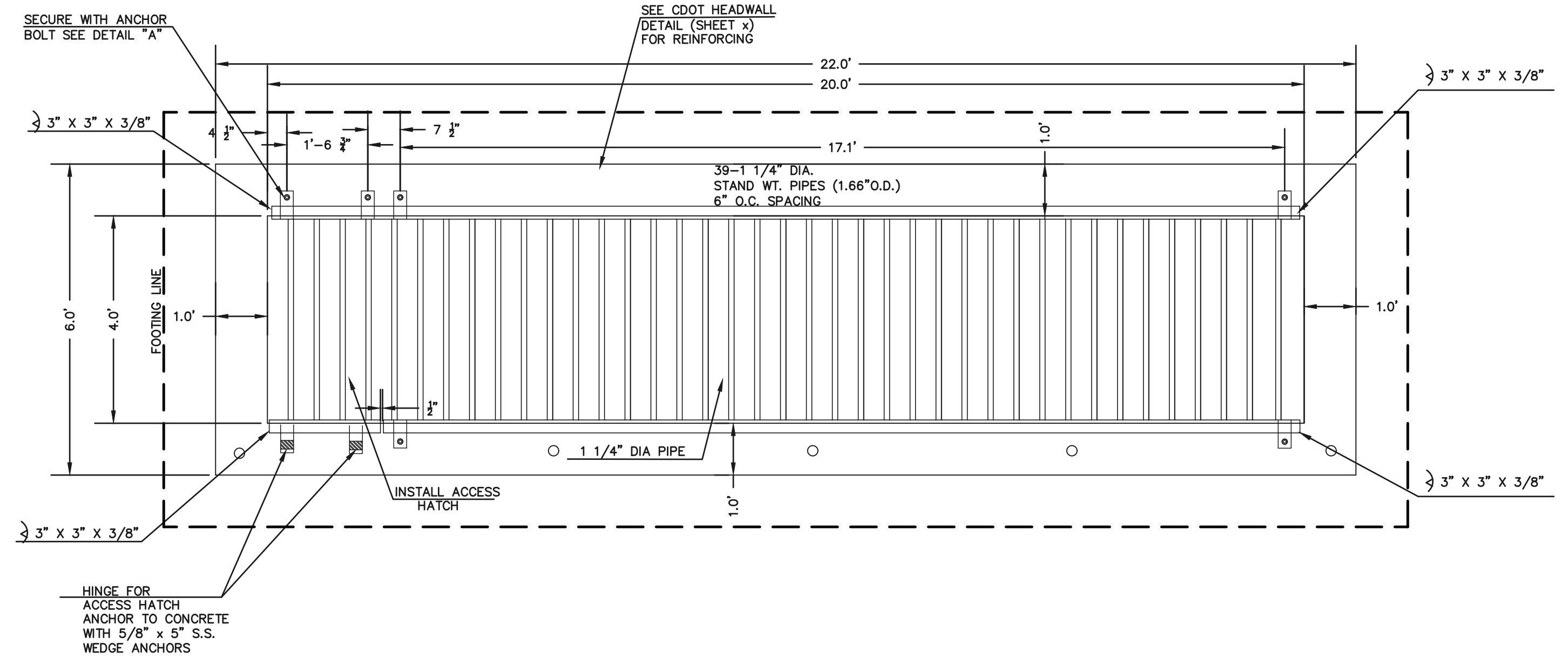
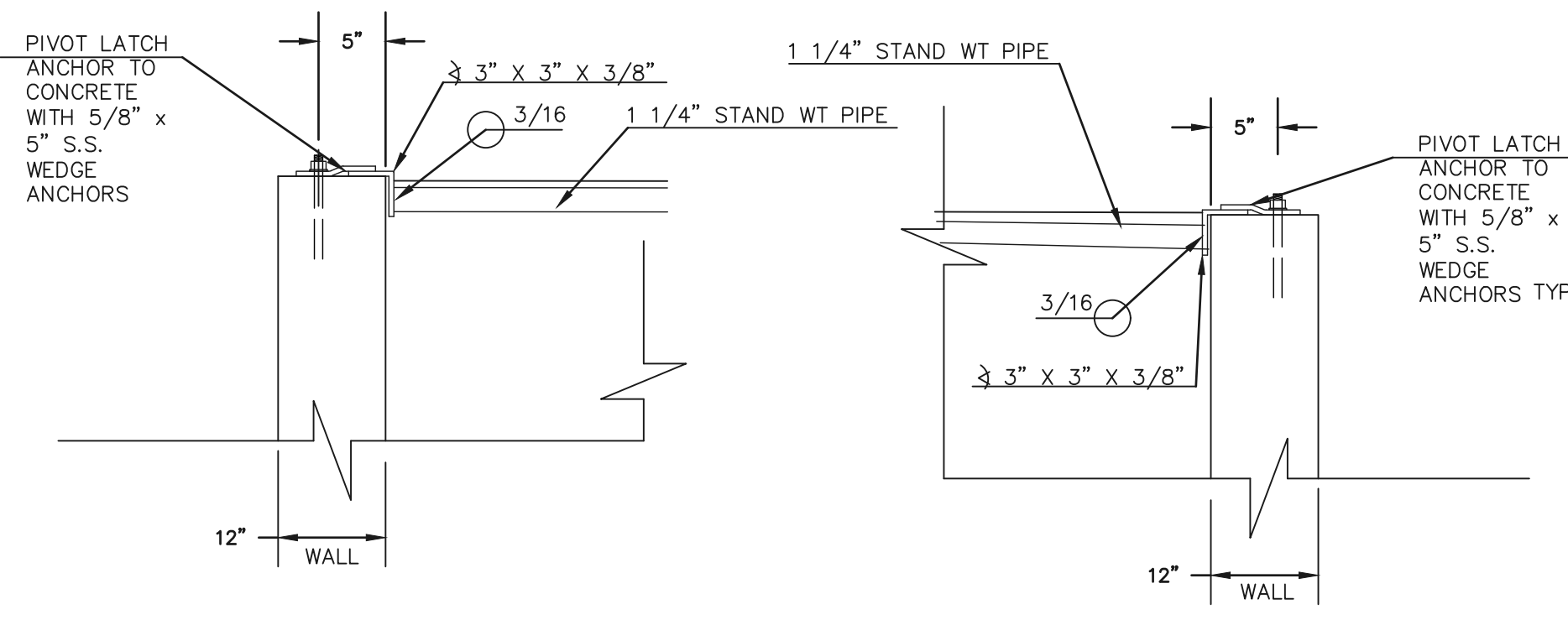
Verify adequate railing system if this is in a park area

Fix overlapping text

- NOTES:
- HANDRAIL DESIGN SHALL BE COMPATIBLE WITH THE DESIGN OF THE WINGWALLS AND HEADWALLS.
 - RAILING POSTS SHALL BE SET TO NORMAL TO GRADE. RAILS SHALL RUN PARALLEL TO THE SLOPES OF TOPS OF THE WALLS.

CONSTRUCT EARTHEN RAMP ON THE OUTSIDE OF MICROPOOL TO ALLOW ACCESS TO RAMP FROM POND BOTTOM

<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</p> <p>811</p> <p>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>	<p>NO. REVISION</p> <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>													<p>DATE</p> <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>													<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <p>DAVID L. GIBSON, COLORADO P.E. #46477</p>	<p>DATE</p>	<p>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903</p> <p>(719) 785-0790 (719) 785-0799 (Fax)</p>	<p>FOURSQUARE AT STERLING RANCH FIL. NO. 1 PRIVATE PERMANENT CONTROL MEASURE PRIVATE EXTENDED DETENTION BASIN OUTLET BOX DETAILS</p> <table border="1"> <tr> <td>DESIGNED BY</td> <td>JRH</td> <td>SCALE</td> <td>DATE</td> <td>10/11/22</td> </tr> <tr> <td>DRAWN BY</td> <td>JRH</td> <td>(H) 1" = 5'</td> <td>SHEET</td> <td>24 OF 27</td> </tr> <tr> <td>CHECKED BY</td> <td>(V)</td> <td>1" = N/A</td> <td>JOB NO.</td> <td>1183.23</td> </tr> </table>	DESIGNED BY	JRH	SCALE	DATE	10/11/22	DRAWN BY	JRH	(H) 1" = 5'	SHEET	24 OF 27	CHECKED BY	(V)	1" = N/A	JOB NO.	1183.23	<p>CLASSIC CONSULTING</p>
DESIGNED BY	JRH	SCALE	DATE	10/11/22																																										
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CHECKED BY	(V)	1" = N/A	JOB NO.	1183.23																																										



20'X4' OUTLET BOX OVERFLOW TRASH RACK
SCALE 1" = 2'

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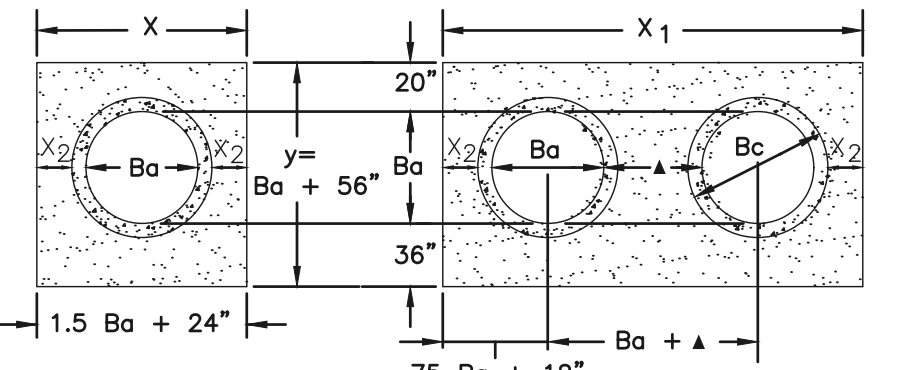
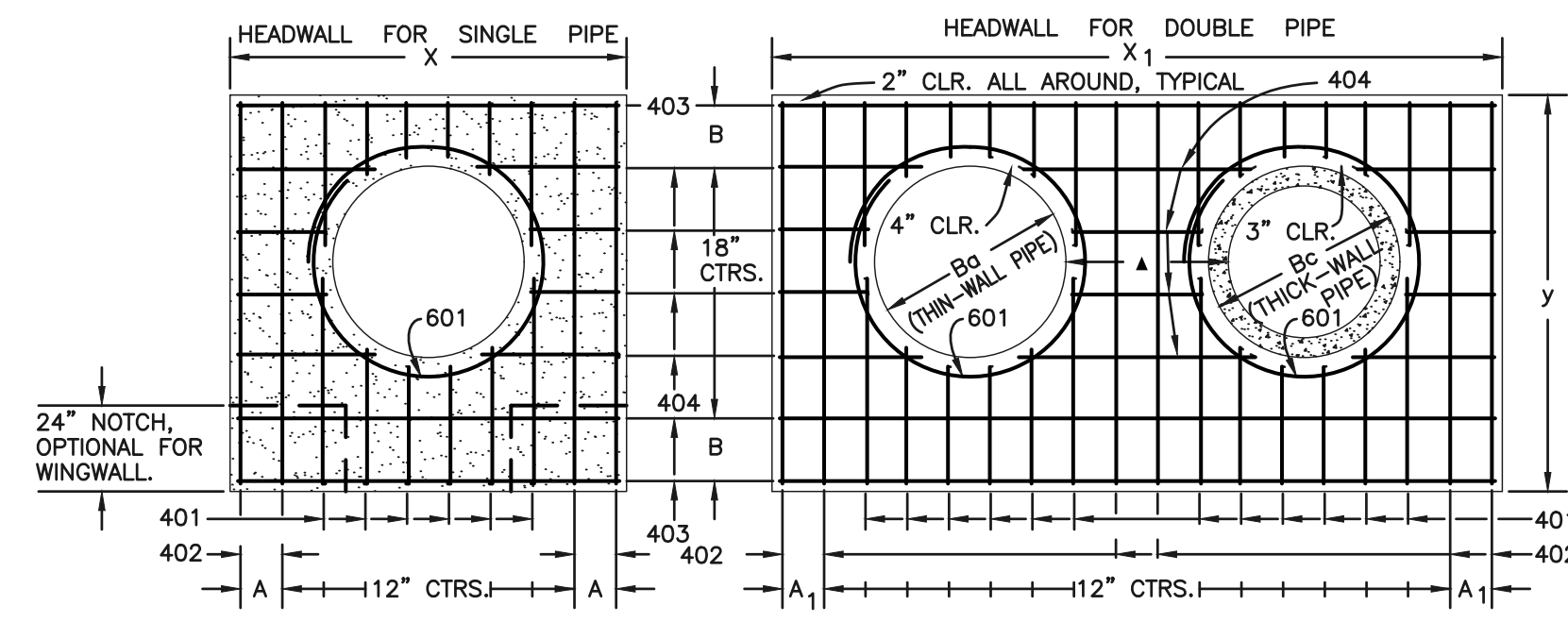
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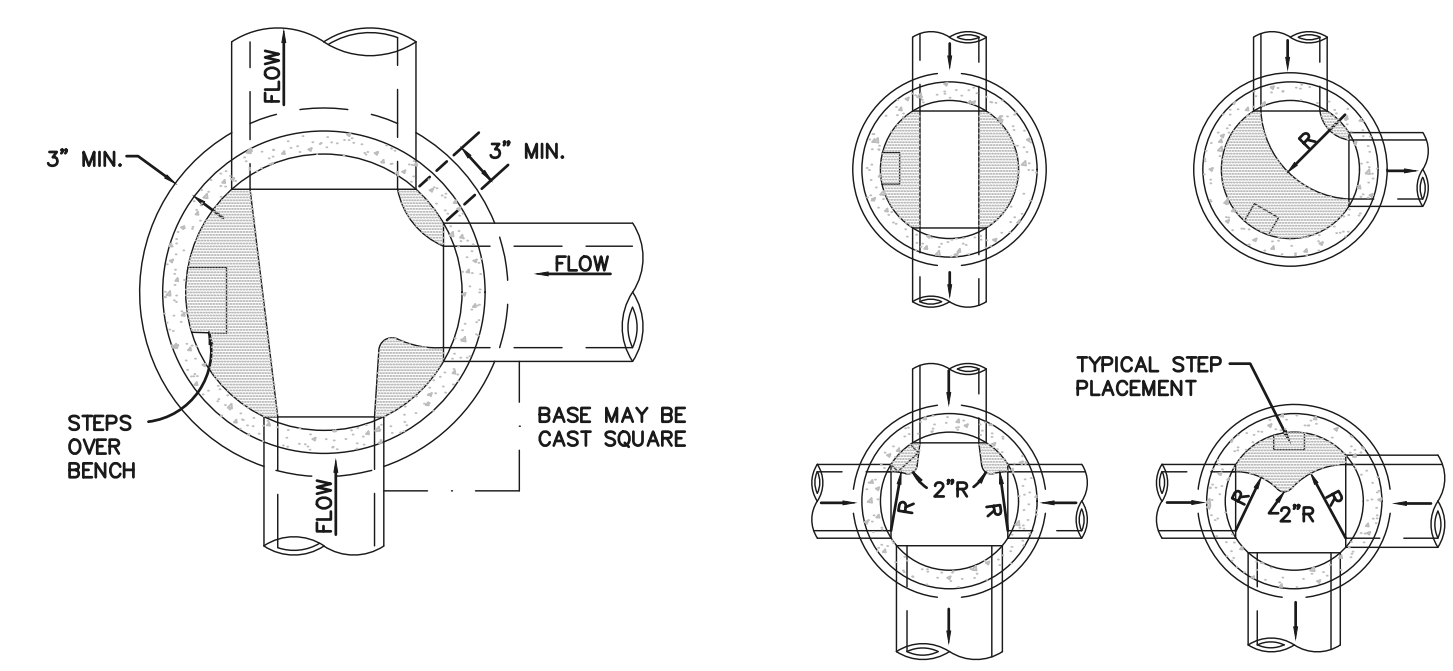
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PRIVATE PERMANENT CONTROL MEASURE			
PRIVATE EXTENDED DETENTION BASIN			
OUTLET BOX DETAILS			
DESIGNED BY	JRH	SCALE	DATE 10/11/22
DRAWN BY	JRH	(H) 1" = 5'	SHEET 25 OF 27
CHECKED BY	(V)	1" = N/A	JOB NO. 1183.23





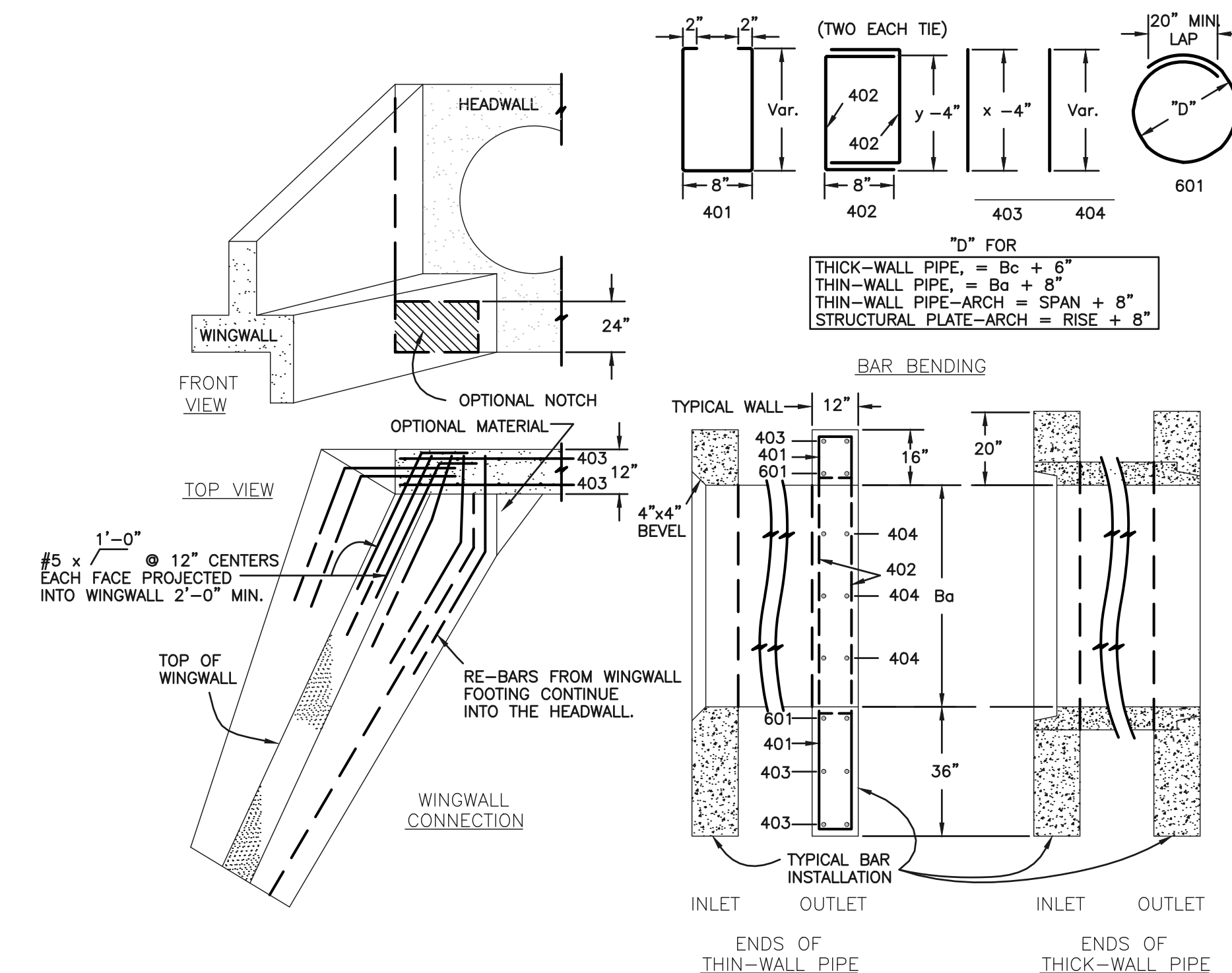
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Ba	Bc	CONCRETE	STEEL
in.	in.	cu. yd.	lbs.
54	65	8.9	8.7
60	72	9.6	7
66	79	10.3	11.7
72	86	11.0	10
78	93	11.9	8.7
84	100	12.6	7
90	107	13.3	11.7
96	114	14.0	10
102	121	14.9	8.7
108	128	15.6	7

- GENERAL NOTES**
- CONCRETE SHALL BE CLASS B.
 - HEADWALL SHALL BE PERPENDICULAR TO THE CULVERT Q UNLESS OTHERWISE SHOWN ON THE PLANS. TABULATED DIMENSIONS AND QUANTITIES MUST BE ADJUSTED FOR SKEWED INSTALLATIONS.
 - FOR WINGWALL DETAILS, SEE STANDARD M-601-20.
 - VOLUME OCCUPIED BY PIPE HAS BEEN DEDUCTED FROM STEEL AND CONCRETE QUANTITIES.
 - EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4".
 - ALL BARS SHALL HAVE A 2" MINIMUM CLEARANCE.
- ▲ WHEN TWO OR MORE CONDUITS ARE LAID SIDE BY SIDE, THEY SHALL BE PLACED SO THAT THE ADJACENT PIPES WILL BE 1/2 INSIDE DIAMETER OR 1/2 INSIDE SPAN OR 3 FEET APART (INCLUDING WALL THICKNESS) WHICHEVER IS LESS.
- ADD 0.89 x (X OR X₁) (LB.) WHEN APRON IS REQUIRED.

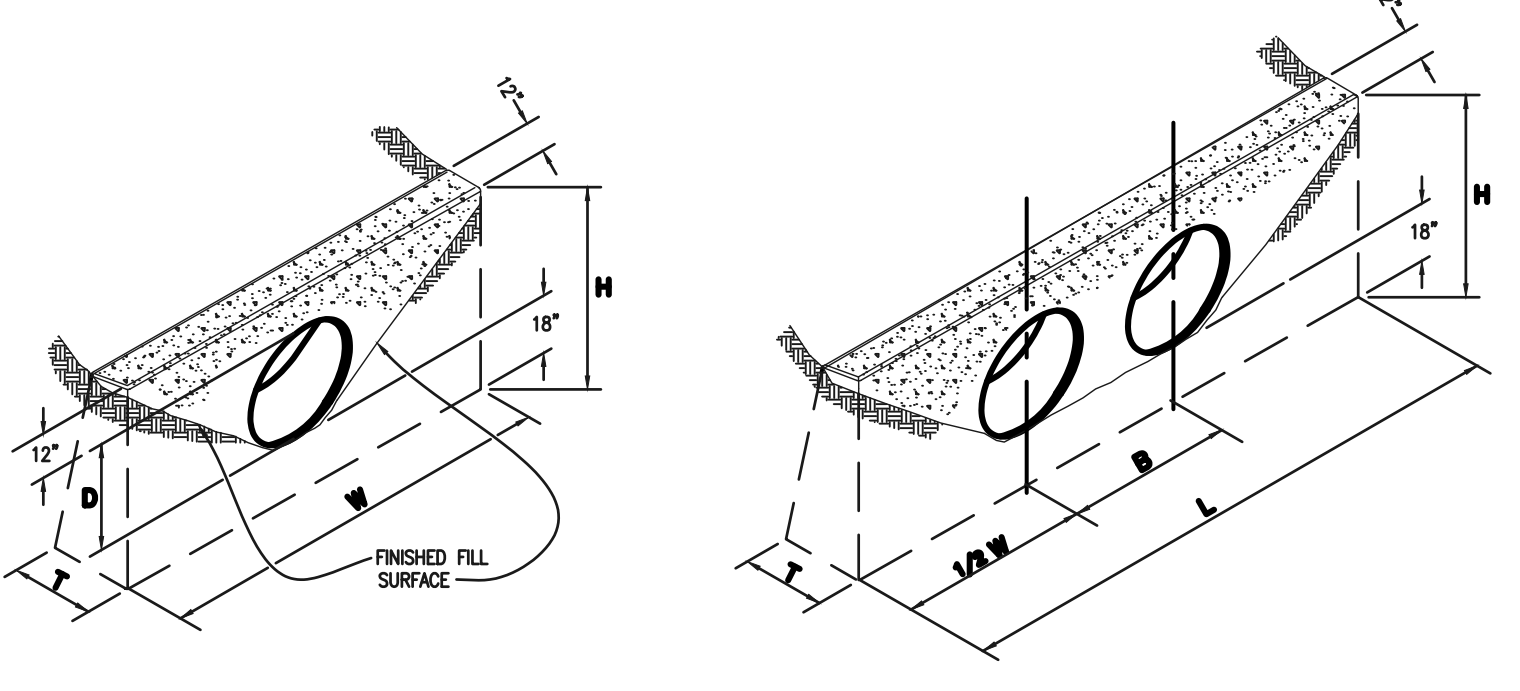


- NOTES**
- TYPE II MANHOLES SHALL BE USED ONLY WITH APPROVAL OF THE CITY ENGINEER AND ONLY WHEN THE PIPE SIZES ARE 30" OR LESS INSIDE DIAMETER.
 - VIEW AND DETAILS ARE TYPICAL. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.
 - EITHER 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 (6:1 MAX., 1/2" PER FT. MIN.). FLOOR SHALL BE SHARP AND CHANNELLED. SEE DETAILS THIS SHEET.

STORM SEWER MANHOLE - TYPE II



CDOT M-601-10 - HEADWALL DETAIL



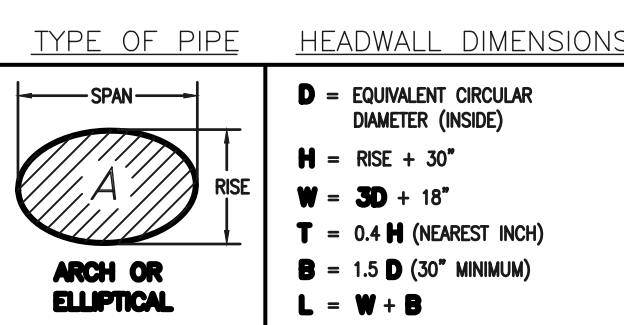
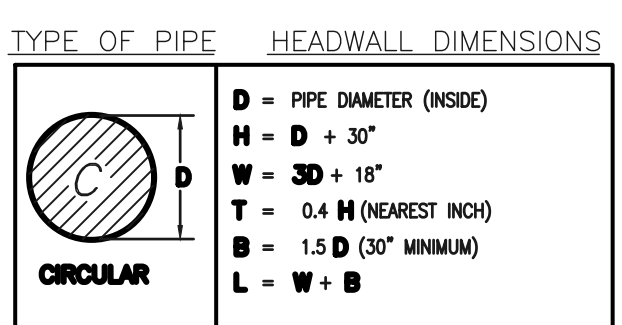
CONCRETE HEADWALL INSTALLATIONS
SEE M-601-10 FOR REINFORCING DETAILS.

QUANTITIES FOR ONE CONCRETE HEADWALL (CUBIC YARDS)

PIPE TYPE	MATERIAL	DIAMETER (AND EQUIVALENT DIAMETER) (INCHES)					
		18	24	30	36	42	48
CIRCULAR	RCP	1.0	1.3	1.5	2.0	2.7	3.6
	CMP OR PLASTIC	1.1	1.4	1.6	2.1	2.2	3.0
ELLIPTICAL	RCP	23 x 14	30 x 19	38 x 24	45 x 29	53 x 34	60 x 38
	CMP	0.9	1.2	1.3	1.6	1.7	2.2
ARCH	RCP	22 x 13	29 x 18	36 x 22	43 x 27	50 x 31	58 x 36
	CMP	0.9	1.3	1.4	1.9	1.8	2.4

CULVERT OUTLET PAVING (CUBIC YARDS)

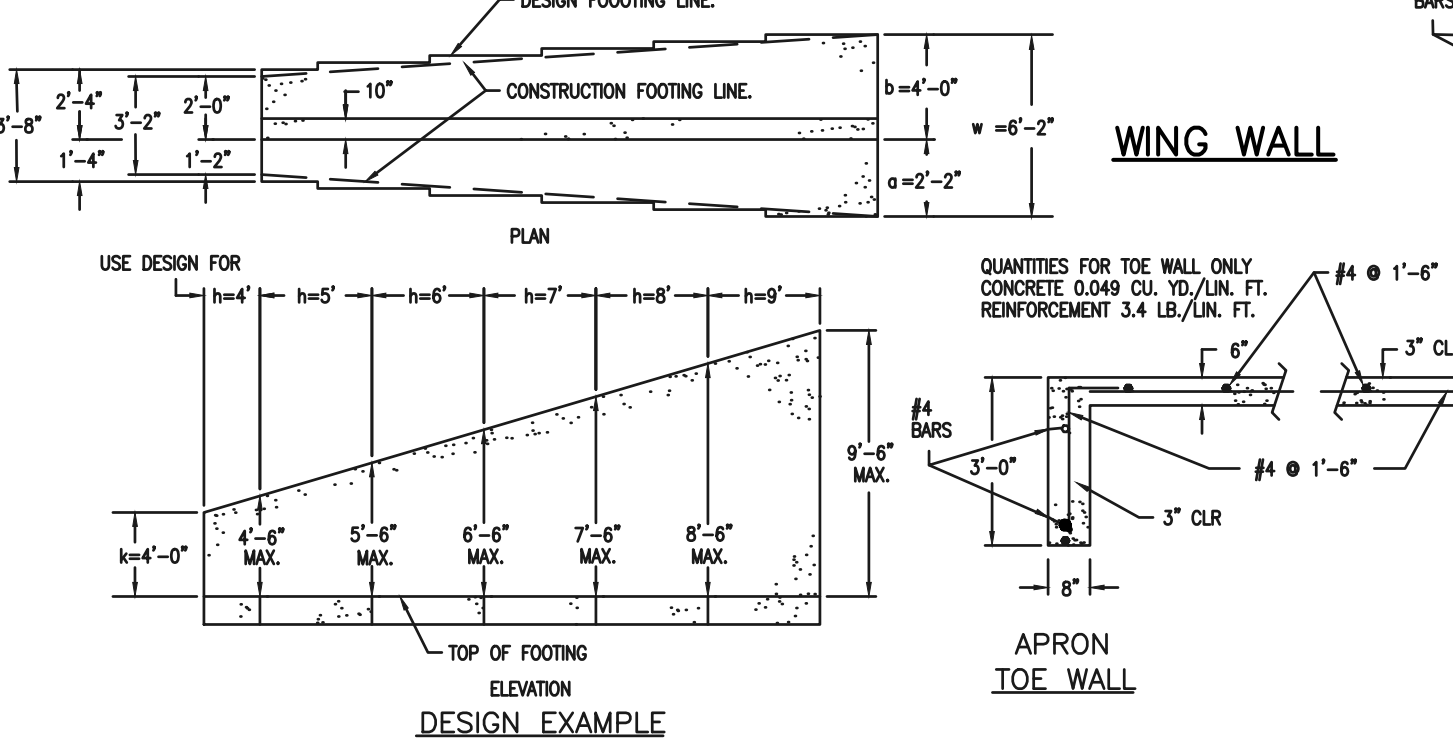
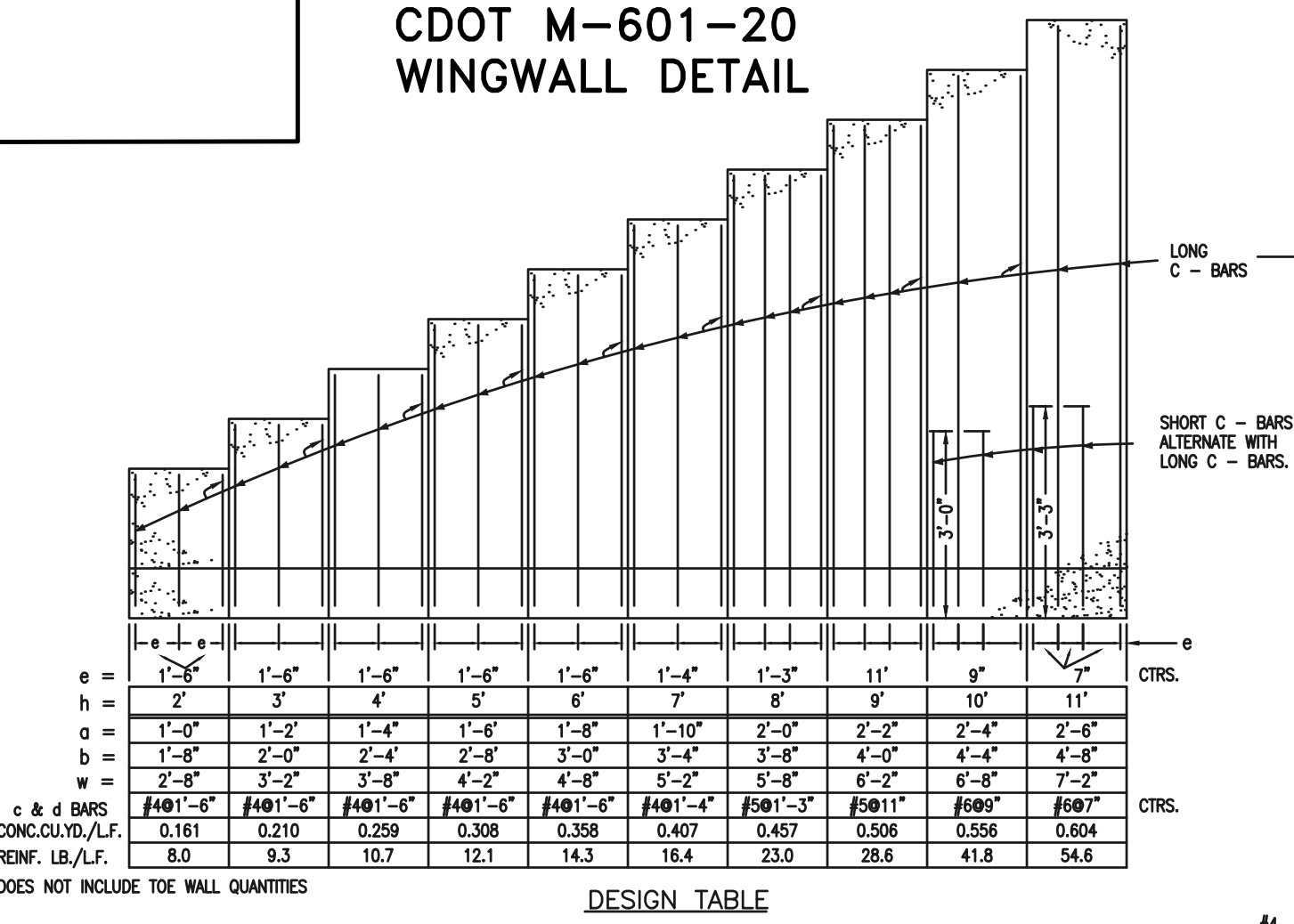
THICKNESS	MATERIAL	DIAMETER (INCHES)					
		18	24	30	36	42	48
4"	CONCRETE	0.4	0.8	1.2	2.6	3.6	4.7
6"	CONCRETE	0.9	1.3	1.4	1.9	1.8	2.4
18"	RIPRAP	2.0	3.5	5.4	7.8	10.7	13.9



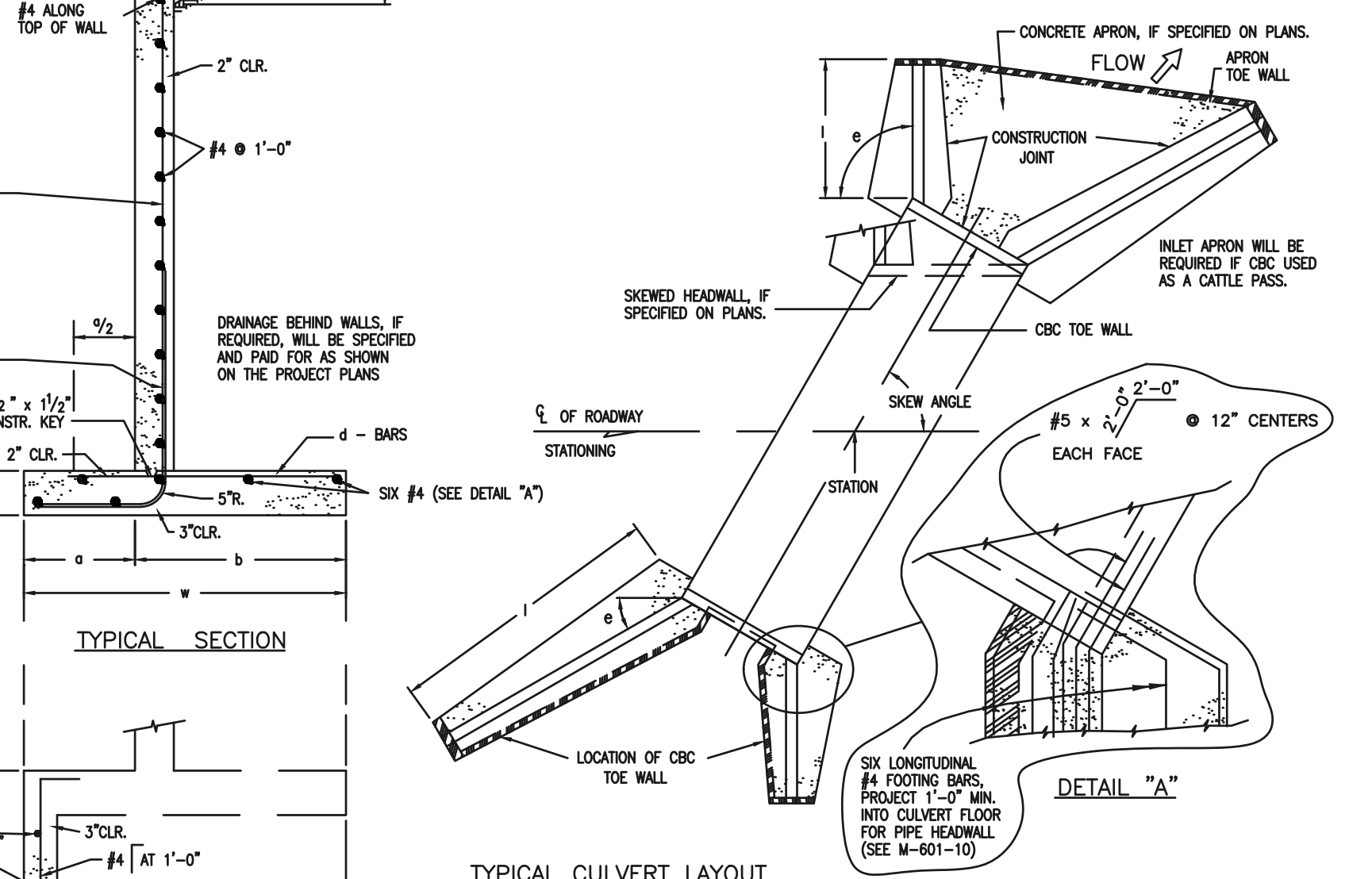
NOTE: VOLUME OCCUPIED BY PIPE HAS BEEN DEDUCTED.

- GENERAL NOTES**
- FOR SIZE AND LOCATION OF CULVERTS, SEE PLANS.
 - ALL CONCRETE SHALL BE CLASS B.
 - FOOTINGS IN ROCK SHALL BE POURED OUT TO ROCK AND NOT FORMED. IN ACCORDANCE WITH SUBSECTION 601.09(B).
 - EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4 IN.
 - HEADWALL SHALL HAVE REINFORCING STEEL INSTALLED IN A PATTERN SIMILAR TO STANDARD PLAN M-601-10 (ABOVE).
 - COST OF REINFORCING STEEL SHALL BE INCLUDED IN THE WORK UNLESS THE STEEL QUANTITIES ARE LISTED IN THE PLANS.

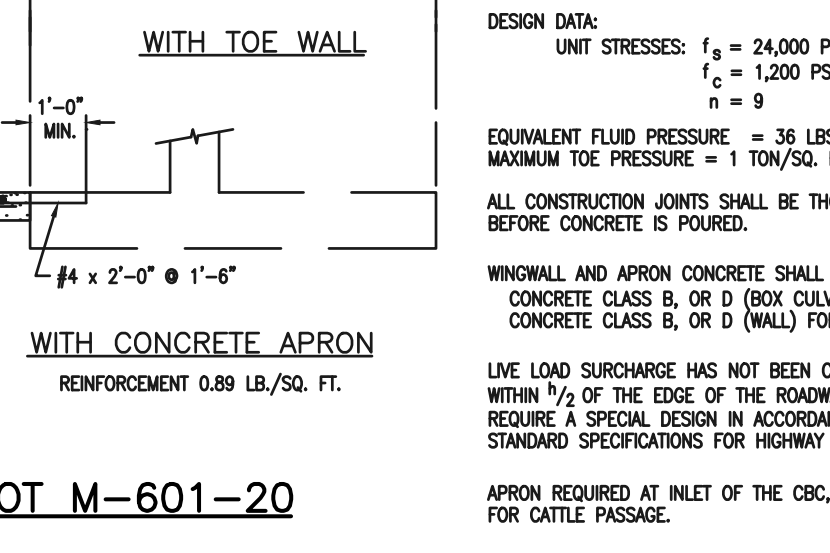
CDOT M-601-20 WINGWALL DETAIL



CDOT M-601-20



TYPICAL CULVERT LAYOUT



CDOT M-601-20

- GENERAL NOTES**
- ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4".
 - WINGWALL FOOTINGS AND FLOOR OF BOX CULVERT SHALL BE PLACED MONOLITHICALLY.
 - DIMENSIONS "H", "B", "RISE", "X", "T", "W" AND ANGLES FOR WINGWALLS SHALL BE AS SHOWN ON THE PLANS.
 - REINFORCING STEEL SHALL BE GRADE 60.
 - THE MINIMUM SPICE LENGTH FOR COMMON BAR SIZES SHALL BE:

BAR	#4	#5	#6
SPICE LENGTH	1'-3"	1'-7"	2'-0"

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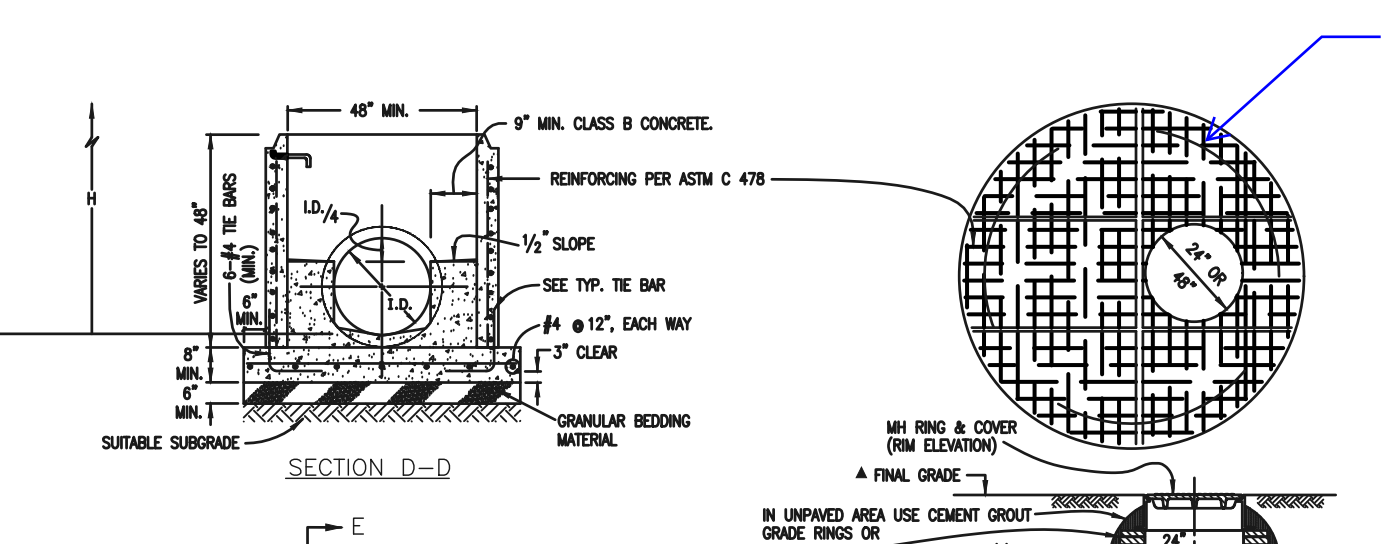
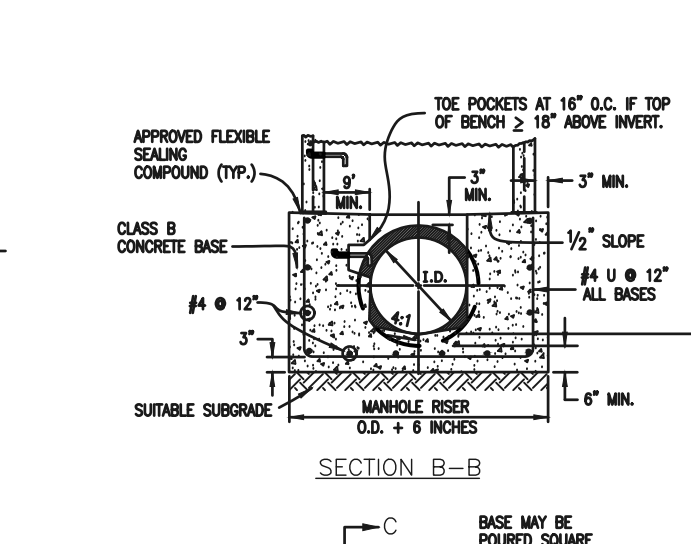
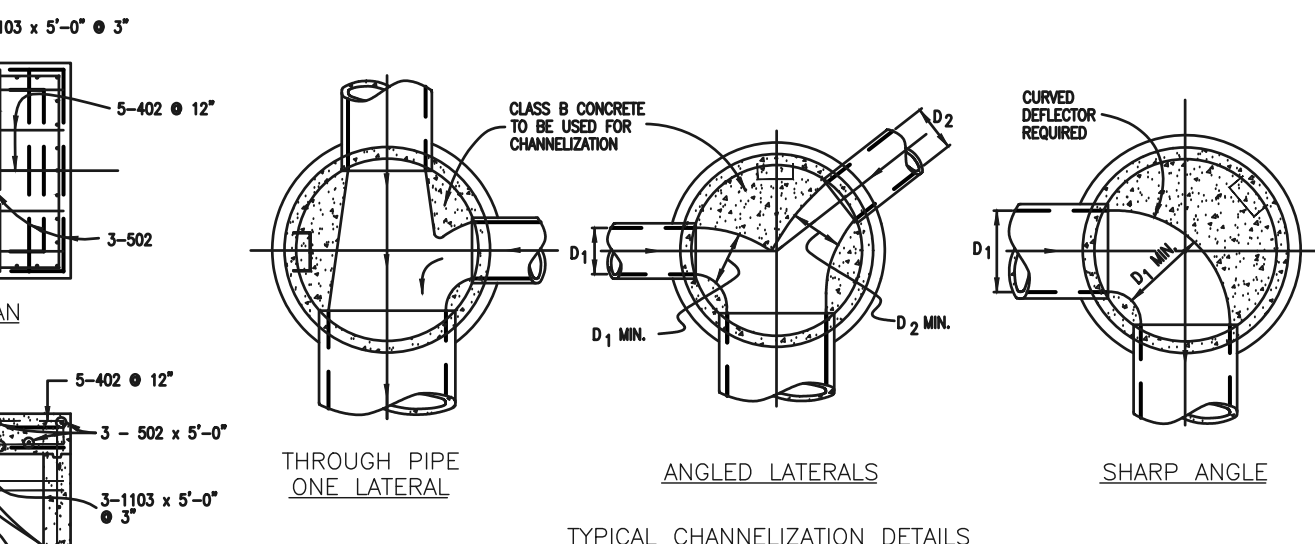
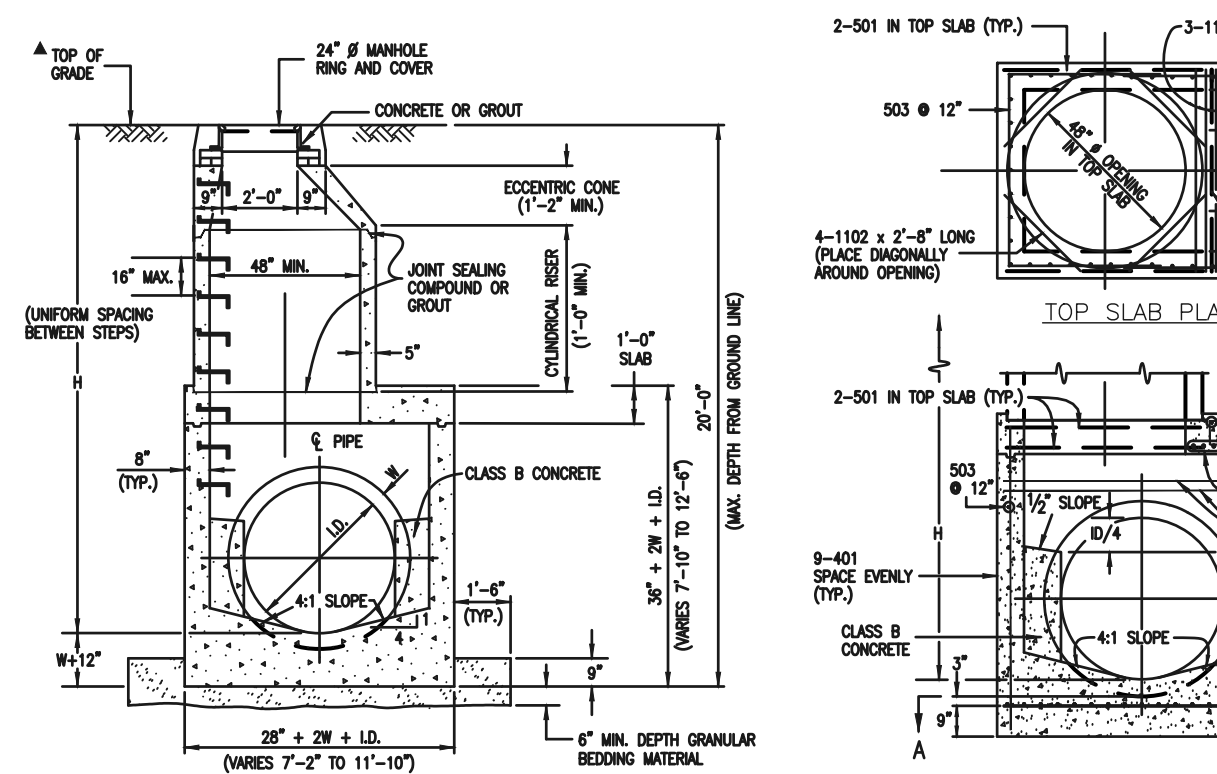
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NO.	REVISION	DATE

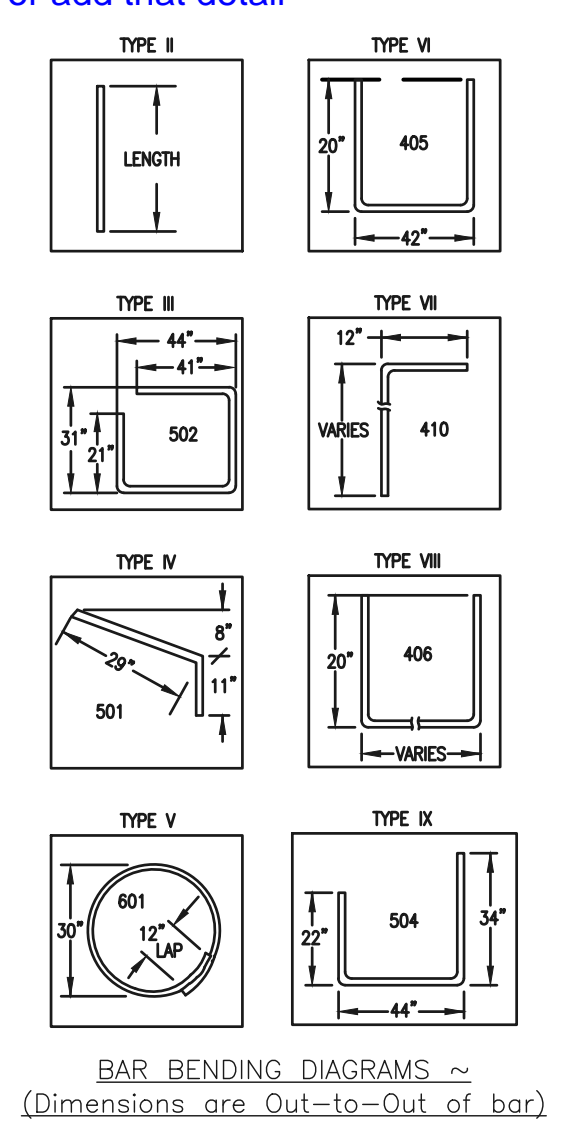
REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
DAVID L. GIBSON, COLORADO P.E. #46477



FOURSQUARE AT STERLING RANCH EAST FIL. NO. 1
PRIVATE PERMANENT CONTROL MEASURE
PRIVATE EXTENDED DETENTION BASIN
DETAILS
DESIGNED BY: JRH SCALE: DATE: 10/11/22
DRAWN BY: JRH (H) 1" = 5' SHEET 26 OF 27
CHECKED BY: (V) 1" = N/A JOB NO. 1183.23

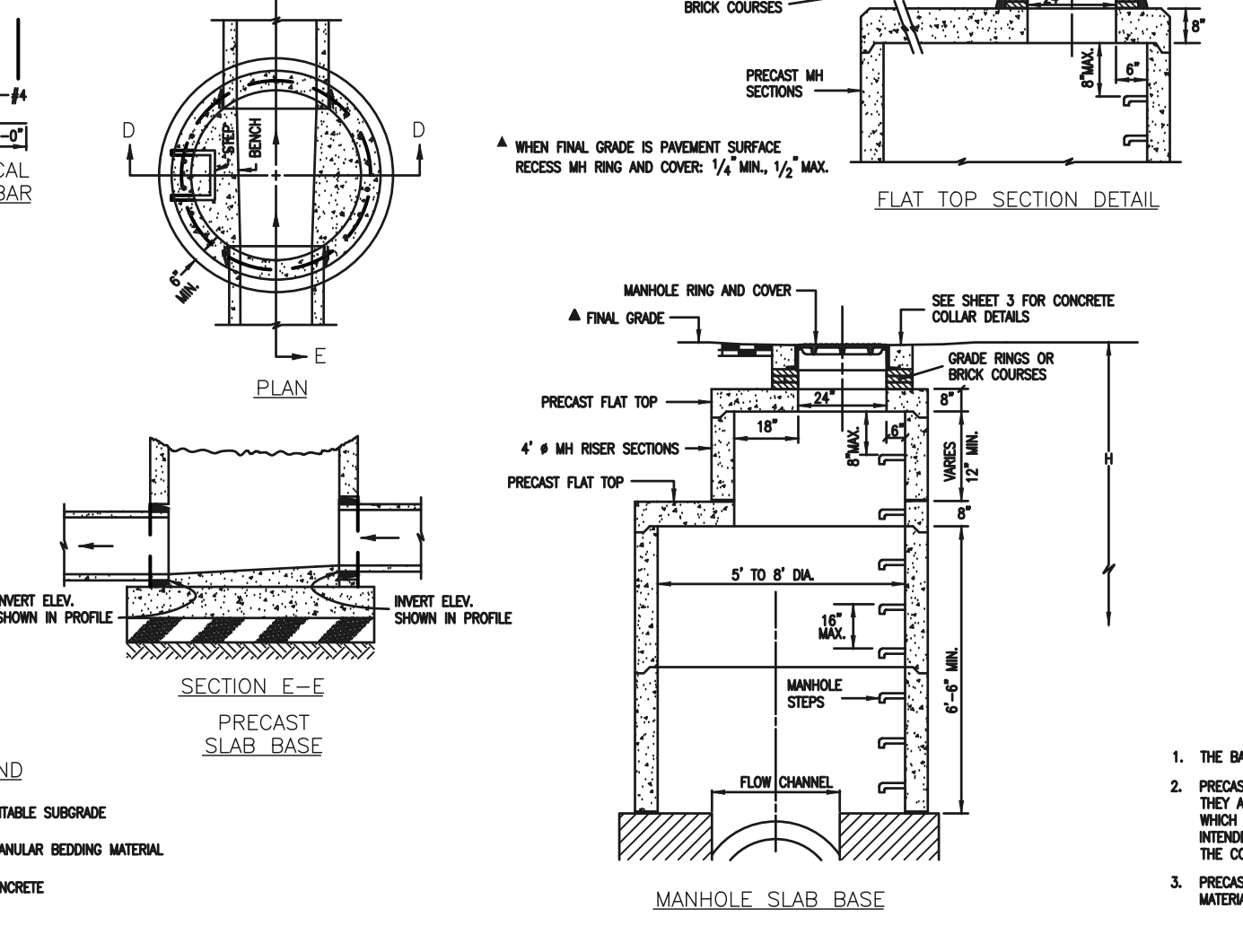
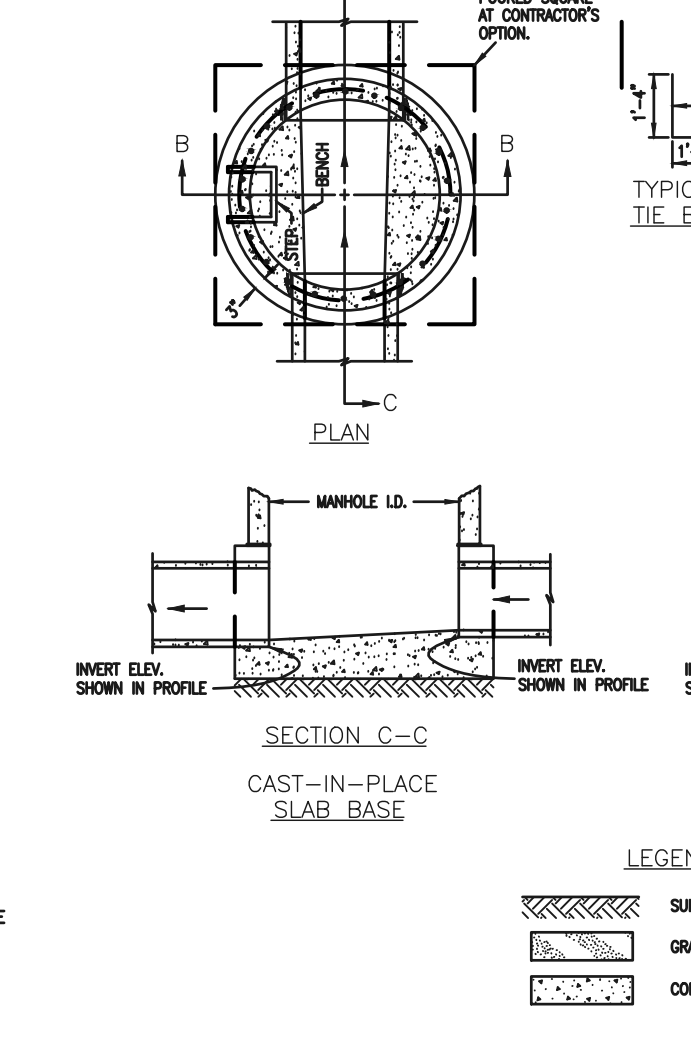
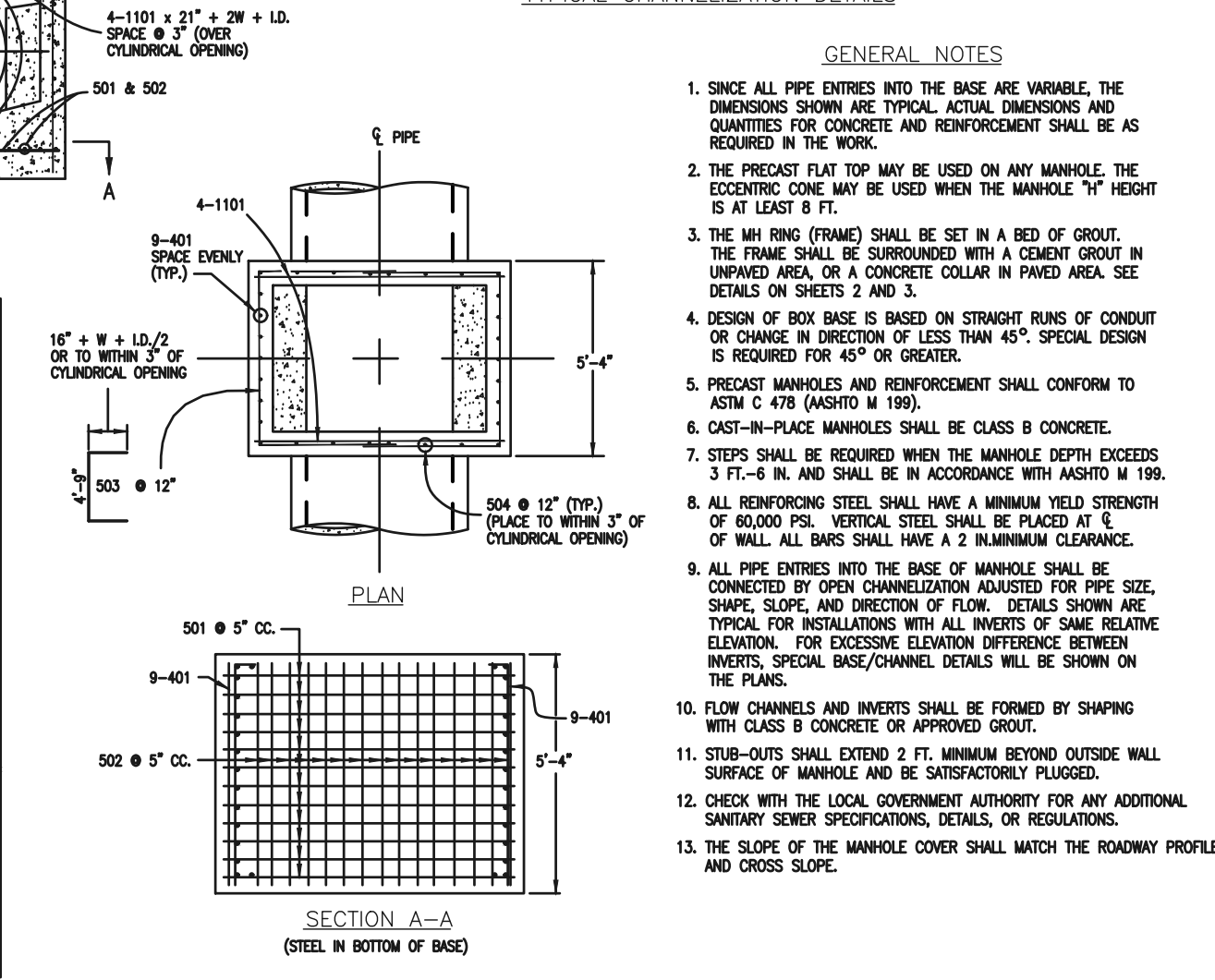


Add note that lettering/wording per EPC detail SD-3-5 is required or add that detail



QUANTITIES FOR CONCRETE MANHOLE BOX BASE

MARK	SIZE	WT. #/FT.	TYPE	NO. REQ'D.	NO. REQ'D.	NO. REQ'D.	NO. REQ'D.	NO. REQ'D.	NO. REQ'D.	FORMULAS
				401	402	403	404	405	406	
401	4	1.068	I	18	18	18	18	18	18	401 BAR LENGTH = 32'+2W+L.D.
402	4	1.068	II	18	18	18	18	18	18	402 BAR LENGTH = L.D. + 2W
403	5	1.043	I	22	22	22	22	22	22	403 BAR LENGTH = 24' + L.D. + 2W
404	5	1.043	II	22	22	22	22	22	22	404 BAR LENGTH = 24' + L.D. + 2W
405	5	1.043	I	22	22	22	22	22	22	405 BAR LENGTH = 24' + L.D. + 2W
406	5	1.043	II	22	22	22	22	22	22	406 BAR LENGTH = 24' + L.D. + 2W
1101	11	5.313	I	4	4	4	4	4	4	1101 BAR LENGTH = 21' + L.D. + 2W
1102	11	5.313	II	4	4	4	4	4	4	1102 BAR LENGTH = 21' + L.D. + 2W
1103	11	5.313	III	4	4	4	4	4	4	1103 BAR LENGTH = 21' + L.D. + 2W



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'			INLETS, H = 5'		
				L=5'	L=10'	L=15'	L=5'	L=10'	L=15'	L=5'	L=10'	L=15'
401	1 1/2"	11"	II	15	21	28	11	11	11	11	11	
402	1 1/2"	11"	II	7	13	18	7	7	7	7		
403	9"	11"	II	4	6	8	4	4	4	4		
405	6"	11"	VI	11	21	31	11	11	11	11		
406	6"	11"	VIII	7	13	18	7	7	7	7		
407	9"	11"	II	3	6	8	3	3	3	3		
408	9"	11"	II	3	6	8	3	3	3	3		
409	8"	11"	II	6	10	14	6	6	6	6		
410	1 1/2"	11"	VII	3	6	8	3	3	3	3		
411	1 1/2"	11"	II	3	6	8	3	3	3	3		
412	1 1/2"	11"	II	3	6	8	3	3	3	3		
413	9"	11"	II	3	6	8	3	3	3	3		
501	5 1/2"	11"	IV	11	22	33	11	11	11	11		
502	5 1/2"	11"	III	5	10	15	5	5	5	5		
503	5 1/2"	11"	II	5	10	15	5	5	5	5		
504	5 1/2"	11"	IX	5	10	15	5	5	5	5		
601	2 1/2"	11"	V	2	4	6	2	2	2	2		
601.5	1 1/2"	11"	I	1	2	3	1	1	1	1		

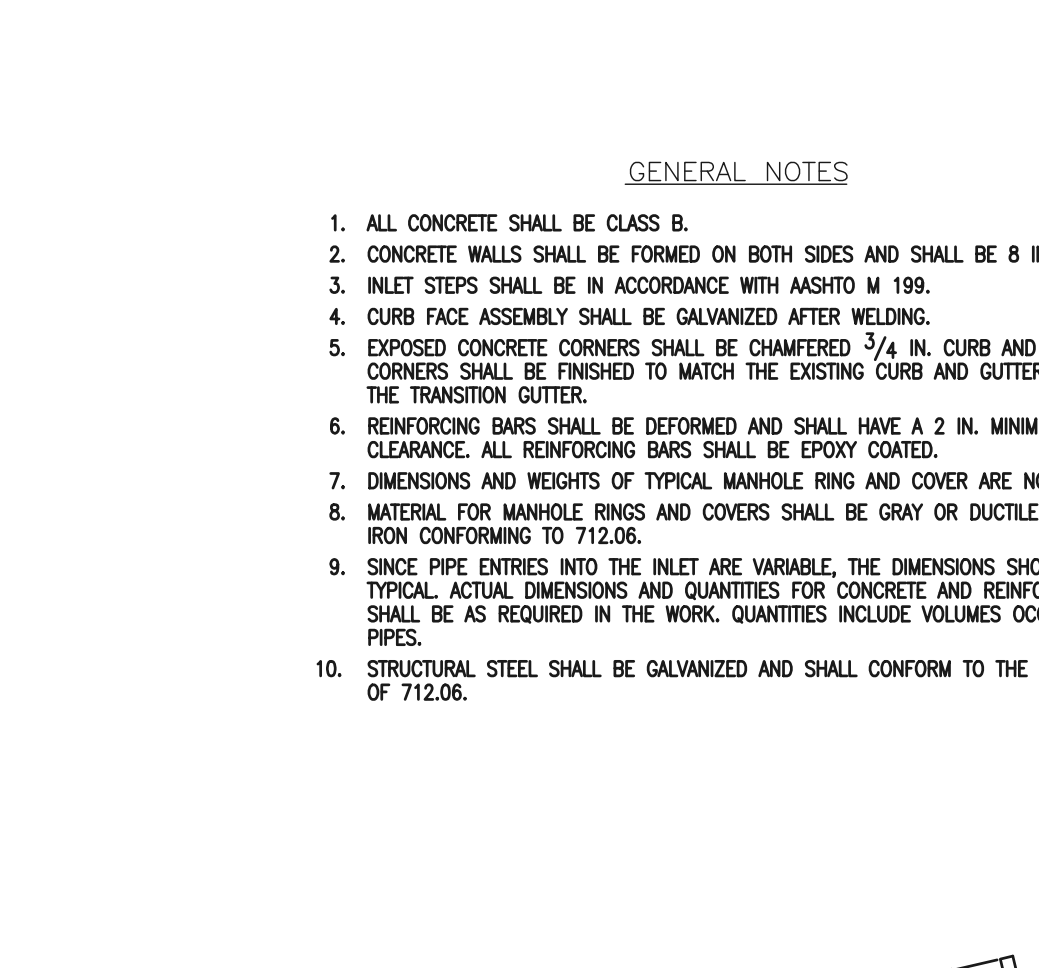
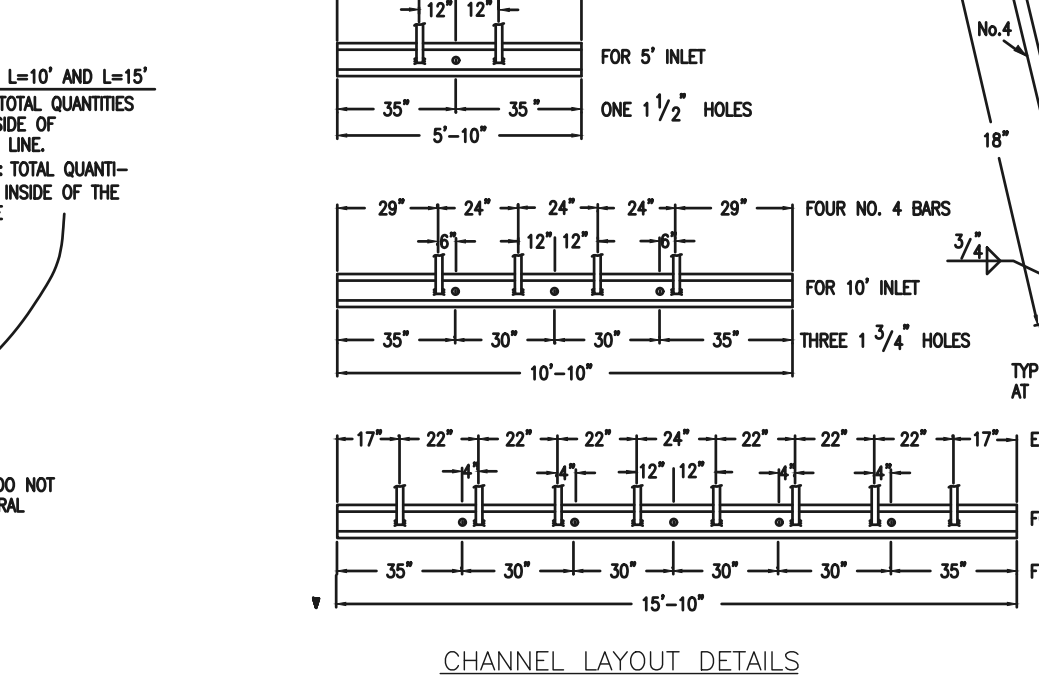
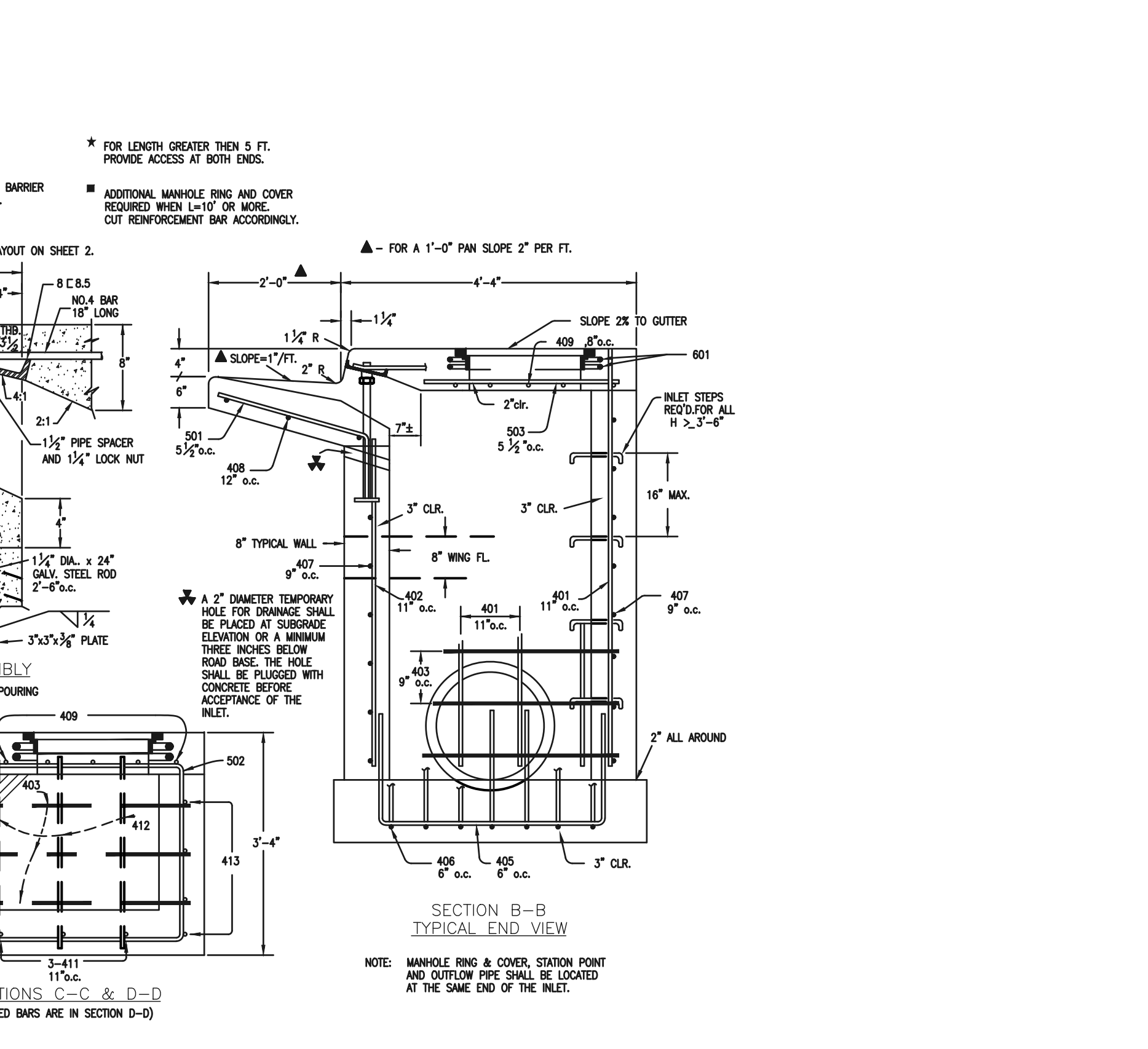
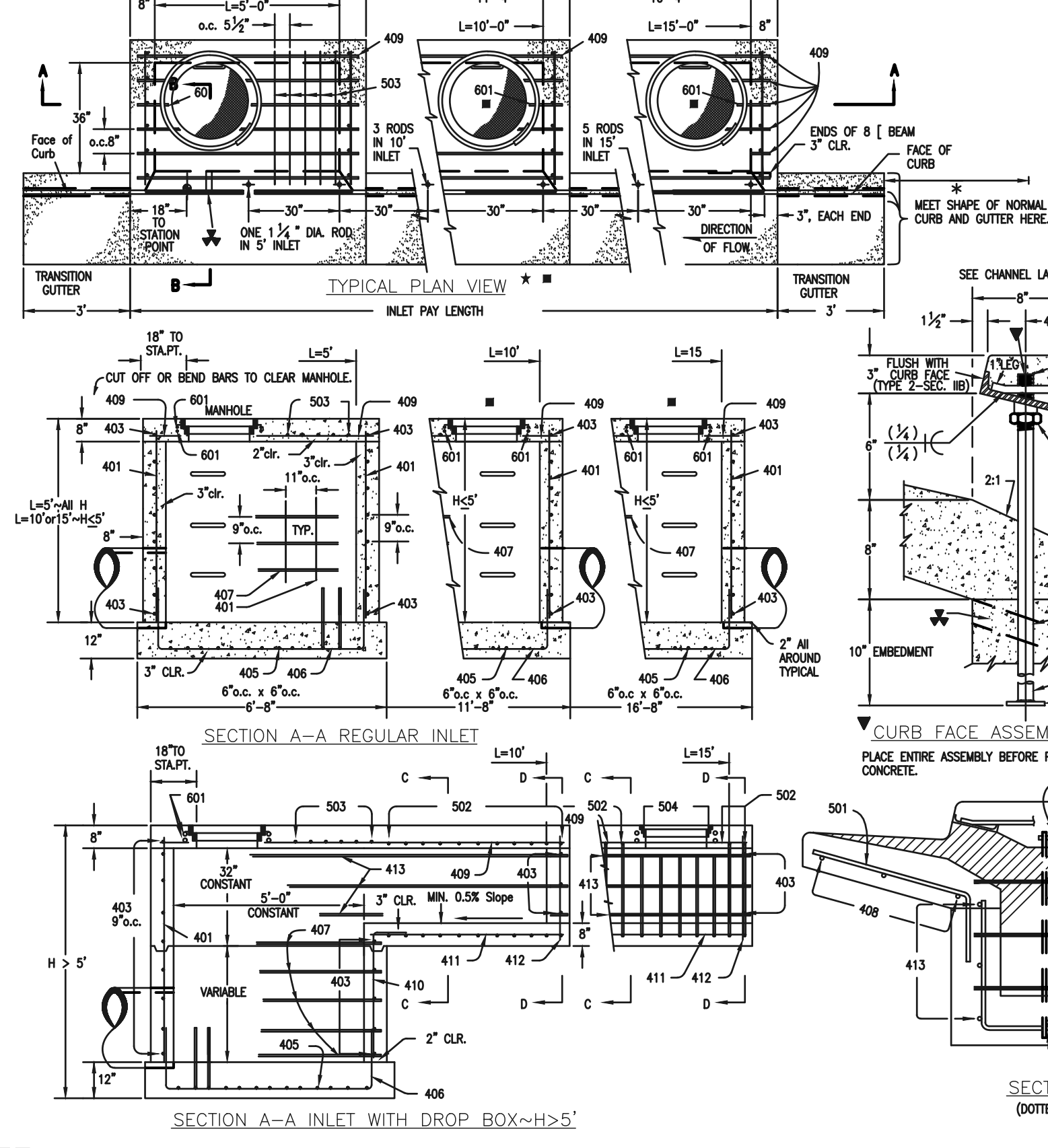


TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

H'	L=5'		L=10'		L=15'	
	NO. REQ'D.	NO. REQ'D.	NO. REQ'D.	NO. REQ'D.	NO. REQ'D.	NO. REQ'D.
3'-0"	401	402	403	404	405	406
3'-6"	401	402	403	404	405	406
4'-0"	401	402	403	404	405	406
4'-6"	401	402	403	404	405	406
5'-0"	401	402	403	404	405	406
5'-6"	401	402	403	404	405	406
6'-0"	401	402	403	404	405	406
6'-6"	401	402	403	404	405	406
7'-0"	401	402	403	404	405	406
7'-6"	401	402	403	404	405	406
8'-0"	401	402	403	404	405	406
8'-6"	401	402	403	404	405	406
9'-0"	401	402	403	404	405	406
9'-6"	401	402	403	404	405	406
10'-0"	401	402	403	404	405	406
10'-6"	401	402	403	404	405	406
11'-0"	401	402	403	404	405	406



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



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

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NO. REVISION	DATE

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DAVID L GIBSON, COLORADO P.E. #46477 DATE

FOURSQUARE AT STERLING RANCH EAST
FILING NO. 1

CLASSIC CONSULTING

DESIGNED BY: JRH SCALE: DATE: 10/11/22
DRAWN BY: JRH (H) 1"= N/A SHEET 27 OF 27
CHECKED BY: (V) 1"= N/A JOB NO. 1183.23

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