

LEGEND

- (7700) --- EXISTING CONTOUR
- - - - - 7700 PROPOSED CONTOUR
- - - - - PROPOSED LIMITS OF GRADING/ CONSTRUCTION SITE BOUNDARY
- - - - - BOUNDARY/R.O.W. LINE
- EXISTING FLOW DIRECTION
- PROPOSED FLOW
- PROPOSED INLET
- PROPOSED STORM SEWER PIPE
- HP PROPOSED HIGH POINT
- LP PROPOSED LOW POINT

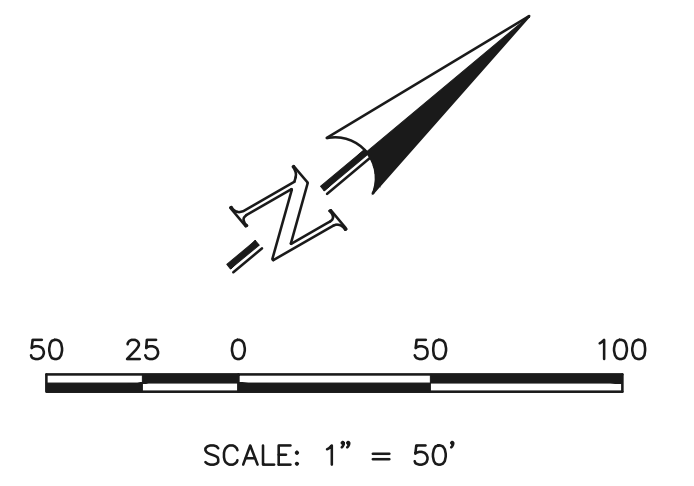
CONCRETE WASHOUT AREA, MULCHING, SEEDING, STABILIZED STAGING AREA, AND STOCKPILE MANAGEMENT TO BE DETERMINED BY THE CONTRACTOR

- (TSB) TEMPORARY SEDIMENT BASIN → (INSTALL DURING INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM PHASE)
- (SF) SILT FENCE → (INSTALL PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE DURING INTERIM AND VERTICAL PHASES)
- (SCL) SEDIMENT CONTROL LOG → (INSTALL DURING 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 AS NEEDED ON SLOPES 3:1 OR GREATER DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)
- (MU) MULCHING → (INSTALL DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)
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- (SP) STOCKPILE MANAGEMENT → (INSTALL DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)
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- (RS) ROCK SOCK → (INSTALL DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)
- (ED/DS) EARTH DIKE/DRAINAGE SWALE → (INSTALL DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)

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

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



<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>		<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	REVISION	DATE												
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<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>
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<p>FOURSQUARE AT STERLING RANCH EAST FILING NO. 1 GRADING AND EROSION CONTROL PLAN</p>			
DESIGNED BY	DLG	SCALE	DATE 08-28-23
DRAWN BY	DLG	(H) 1"=	SHEET 2 OF 29
CHECKED BY	(V) 1"=	JOB NO.	1183.23

CLASSIC CONSULTING

MATCHLINE (SEE SHEET 2)

TEMPORARY SEDIMENT BASIN DESIGN INFO

TEMPORARY SEDIMENT BASIN (15 CONTRIBUTING ACRES)
BOTTOM BASIN MINIMUM WIDTH 73.25' LENGTH 146.50'
OUTLET = 8" STANDPIPE PER DETAIL TSB
TOP 4.0' ABOVE BOTTOM
SPILLWAY 3.0' FROM BOTTOM 22' CREST LENGTH
5 HOLES SPACED 4" APART
1 3/16" DIA. HOLES, 1 COLUMN
EXACT LOCATION OF TSB TO BE
DETERMINED BY CONTRACTOR AND
MARKED ON CSWMP/GEC

TSB 1

STERLING RANCH EAST FILING NO 3 FUTURE

PROPOSED LIMITS OF DISTURBANCE

HP

LP

PROPOSED INLET

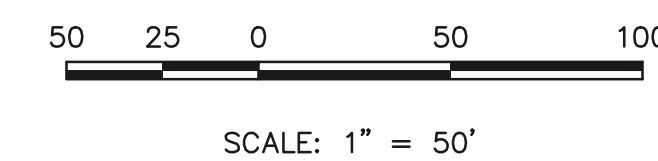
PROPOSED STORM SEWER PIPE

PROPOSED HIGH POINT

PROPOSED LOW POINT

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CONCRETE WASHOUT AREA, MULCHING, SEEDING, STABILIZED STAGING AREA AND STOCKPILE MANAGEMENT TO BE DETERMINED BY THE CONTRACTOR

CCM PHASING

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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 08-28-23
DRAWN BY DLG (H) 1"= SHEET 3 OF 29
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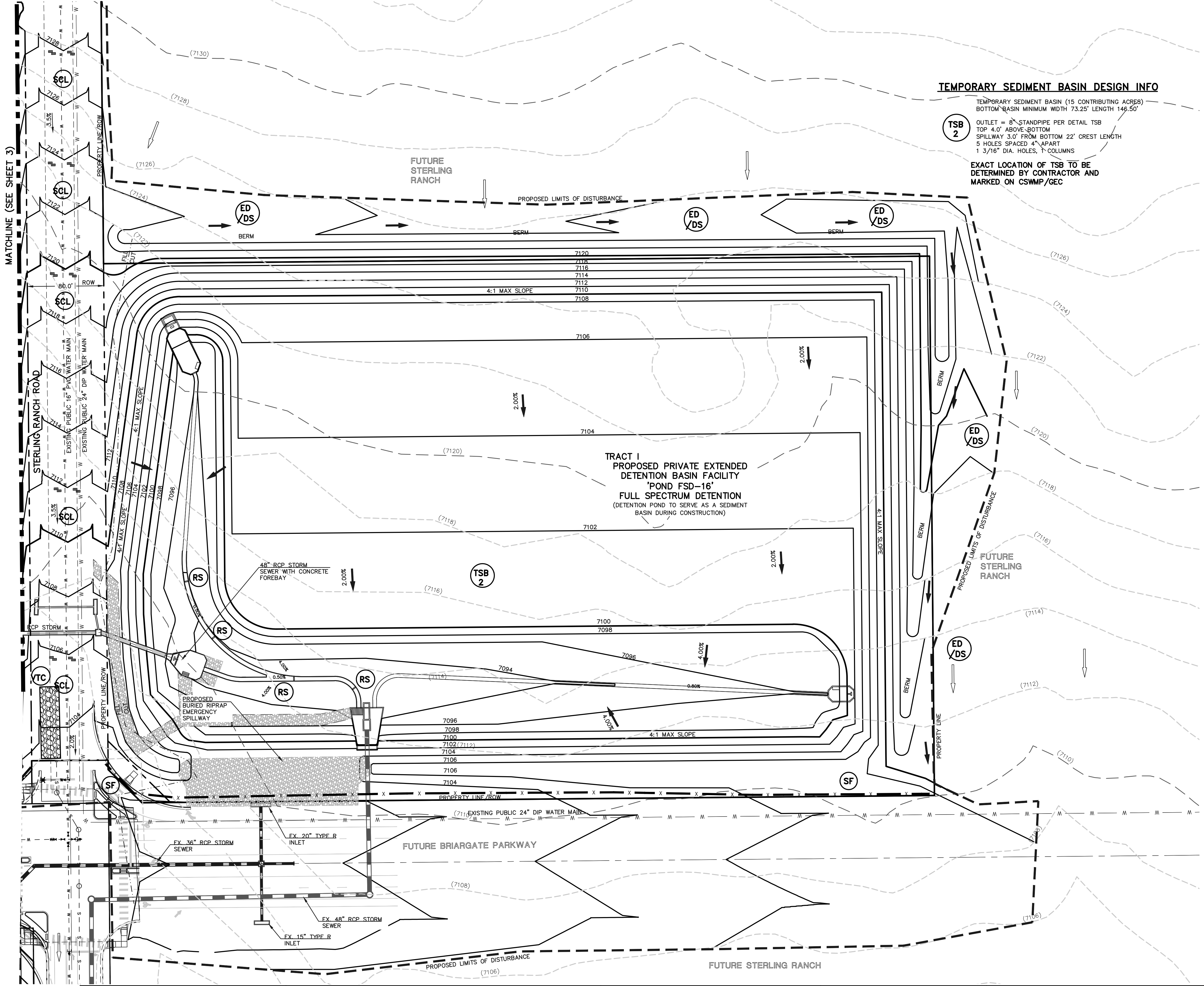
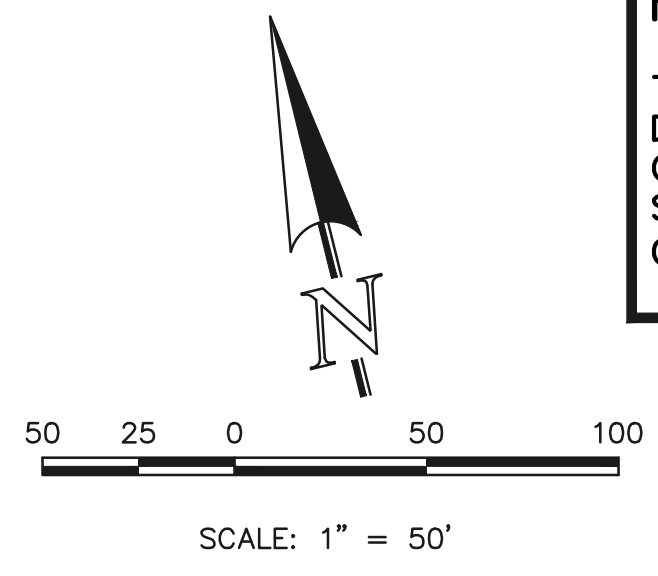
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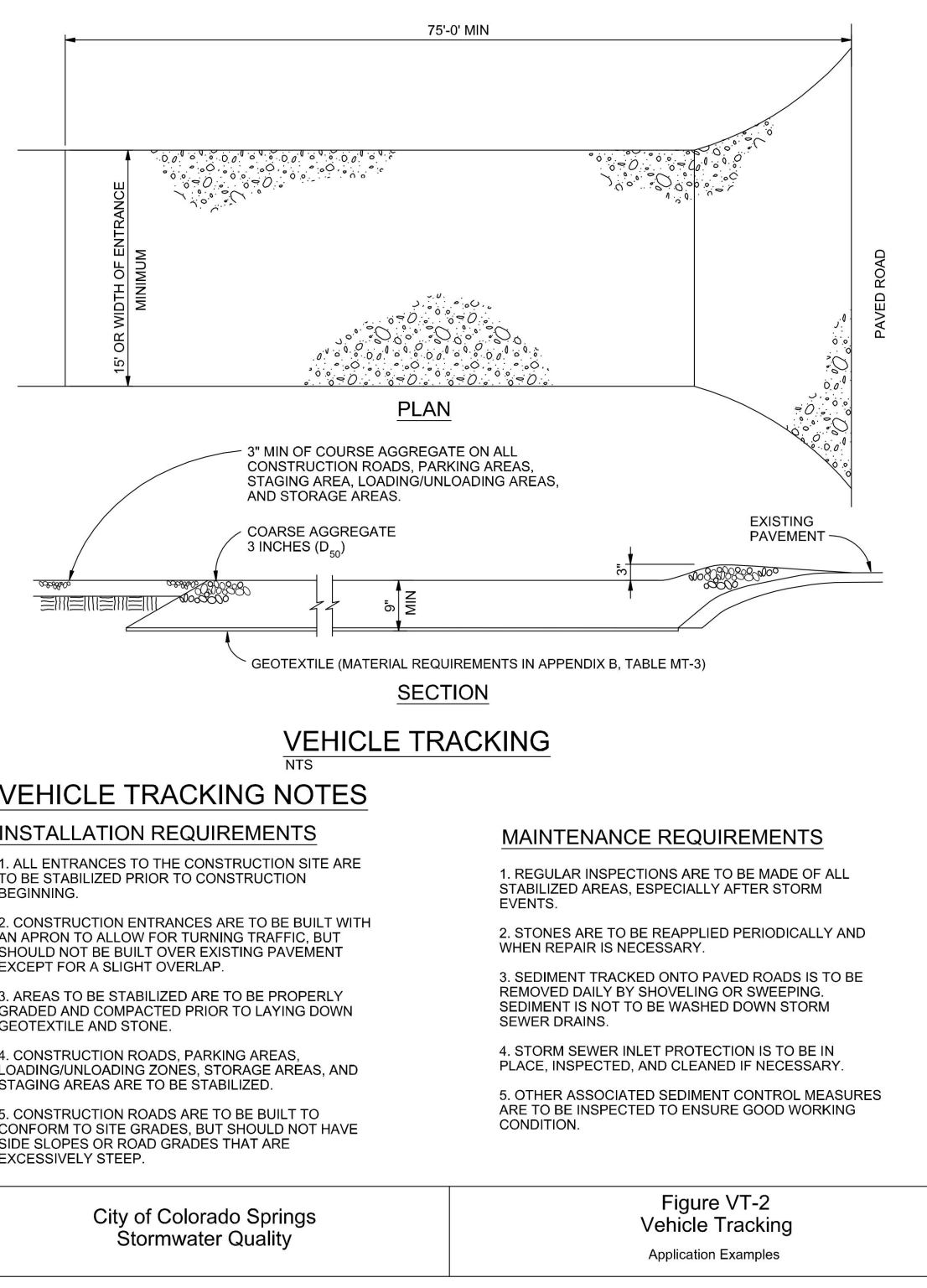
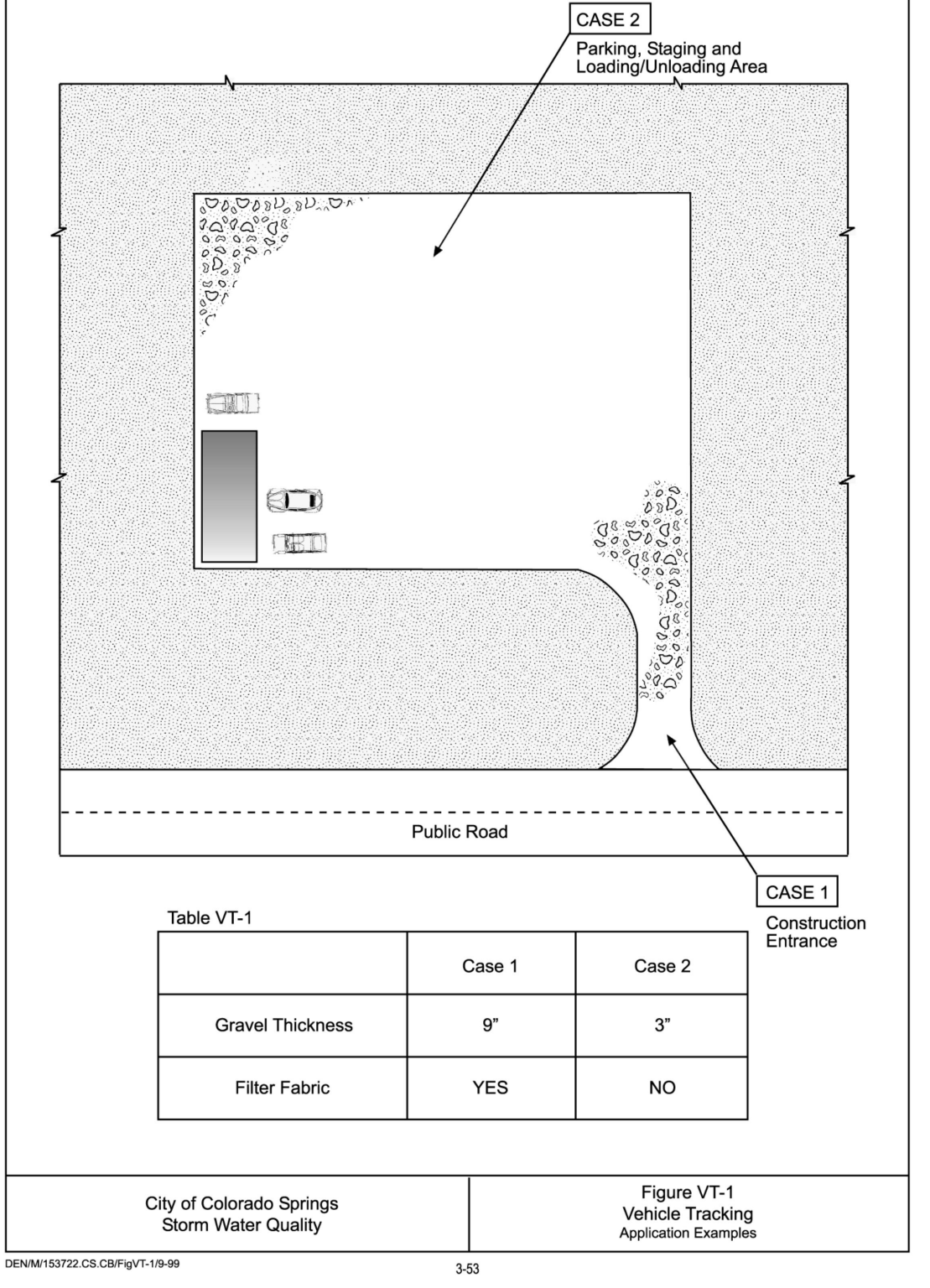
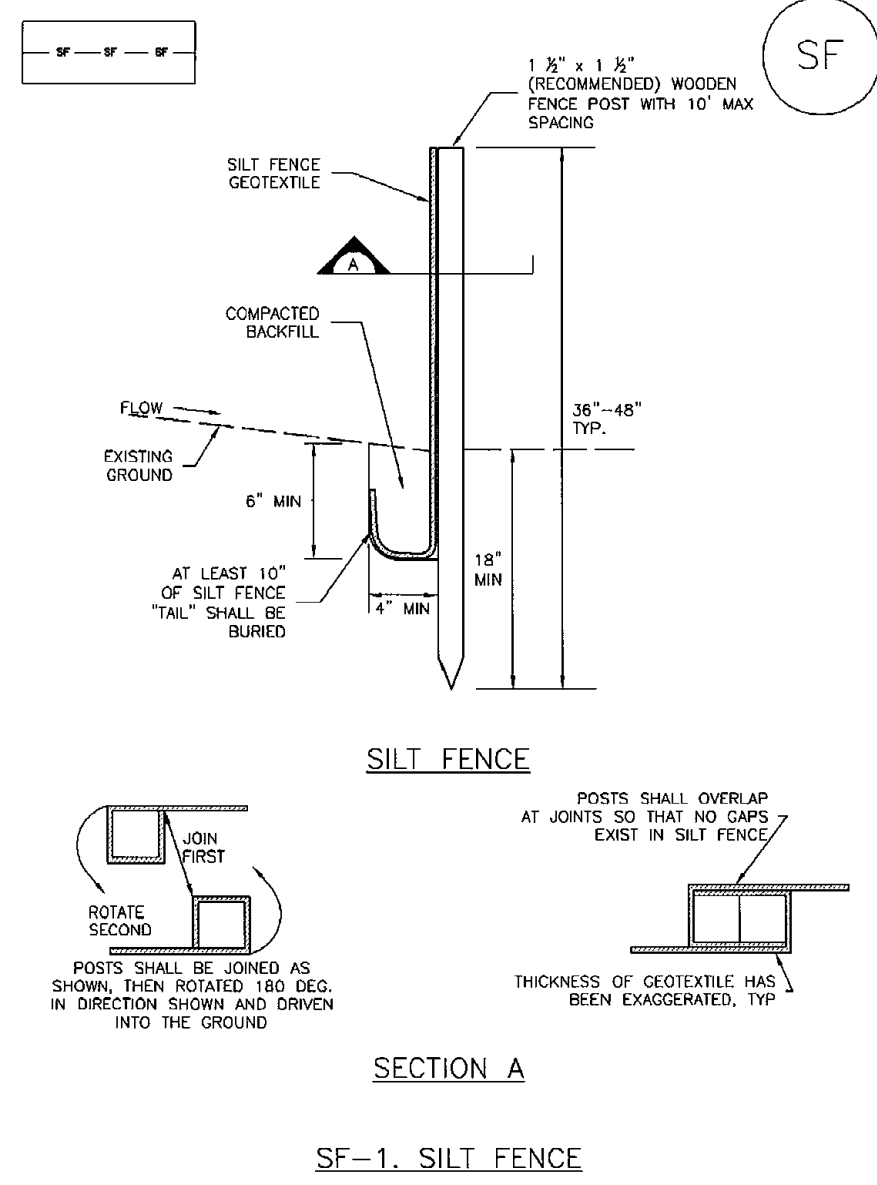
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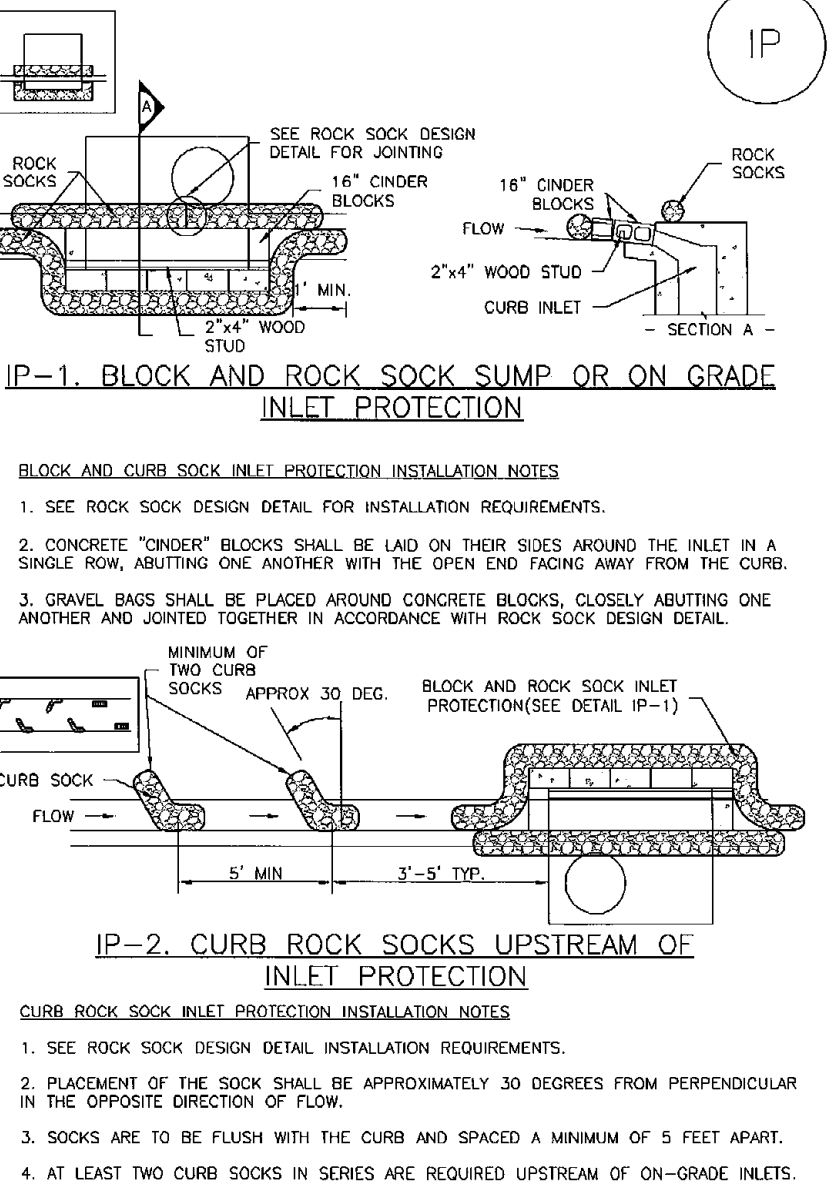
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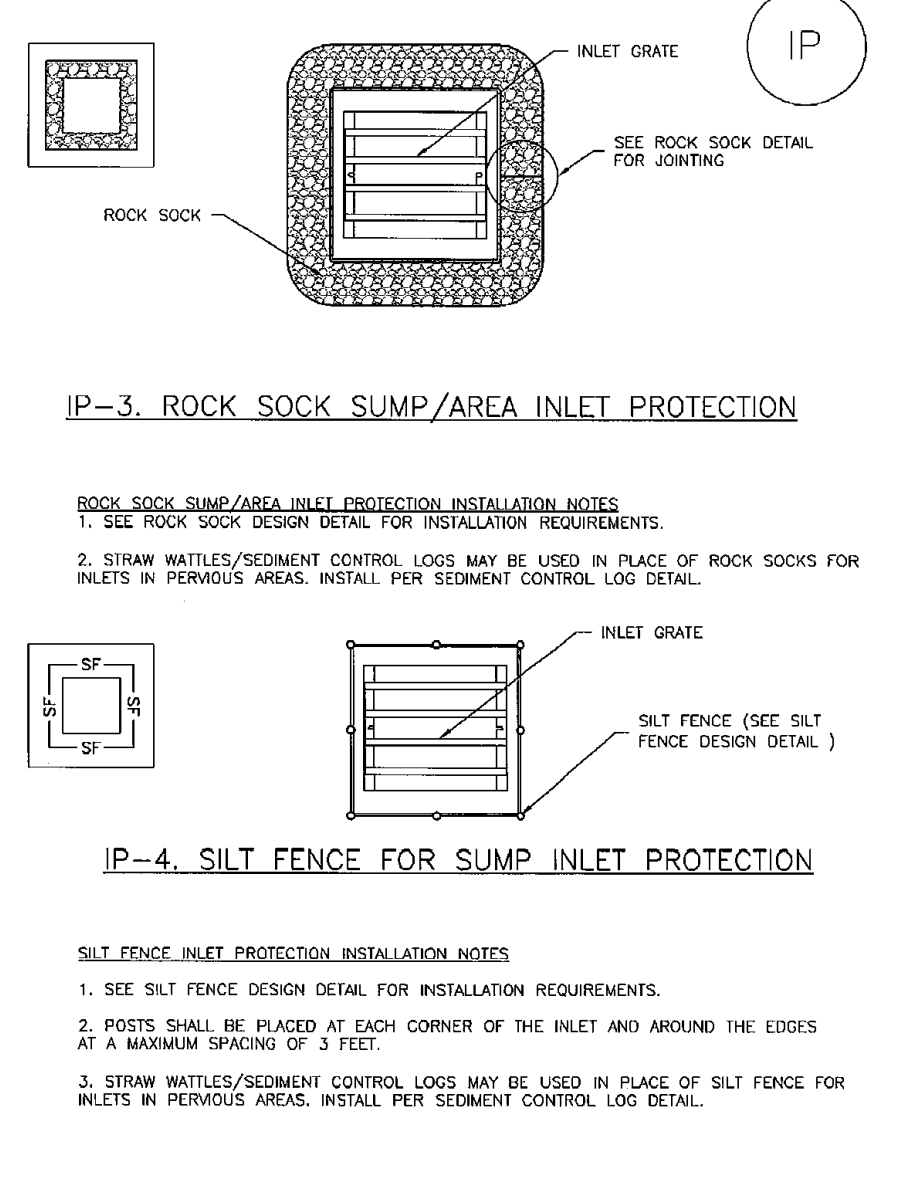
Silt Fence (SF) SC-1



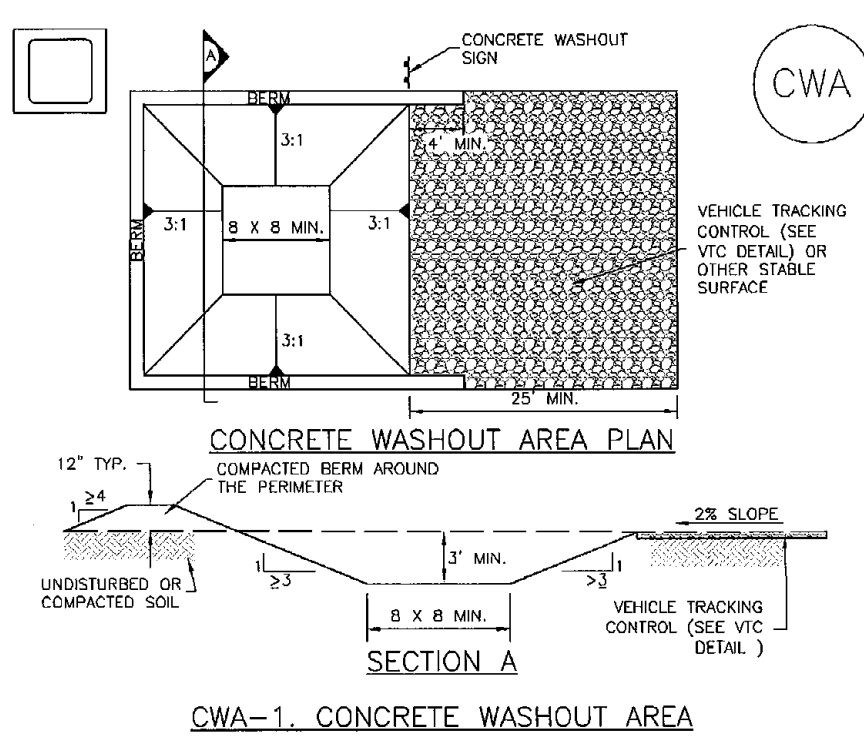
SC-6 Inlet Protection (IP)



Inlet Protection (IP) SC-6



Concrete Washout Area (CWA) MM-1



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 UNDESIRABLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (1.6 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINER ABOVE GROUND STORAGE ARE SHOULD BE USED.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8" BY 8" SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
5. SOUM 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.

Mulching (MU) EC-4

Description

Mulching consists of evenly applying straw, hay, shredded wood mulch, rock, bark or compost to disturbed soils and securing the mulch by crimping, tackifiers, netting or other measures. Mulching helps reduce erosion by protecting bare soil from rainfall impact, increasing infiltration, and reducing runoff. Although often applied in conjunction with temporary or permanent seeding, it can also be used for temporary stabilization of areas that cannot be reseeded due to seasonal constraints.

Mulch can be applied either using standard mechanical dry application methods or using hydromulching equipment that hydraulically applies a slurry of water, wood fiber mulch, and often a tackifier.

Appropriate Uses

Use mulch in conjunction with seeding to help protect the seedbed and stabilize the soil. Mulch can also be used as a temporary cover on low to mild slopes to help temporarily stabilize disturbed areas where growing season constraints prevent effective reseeded. Disturbed areas should be properly mulched and tacked, or seeded, mulched and tacked promptly after final grade is reached (typically within no longer than 14 days) on portions of the site not otherwise permanently stabilized.

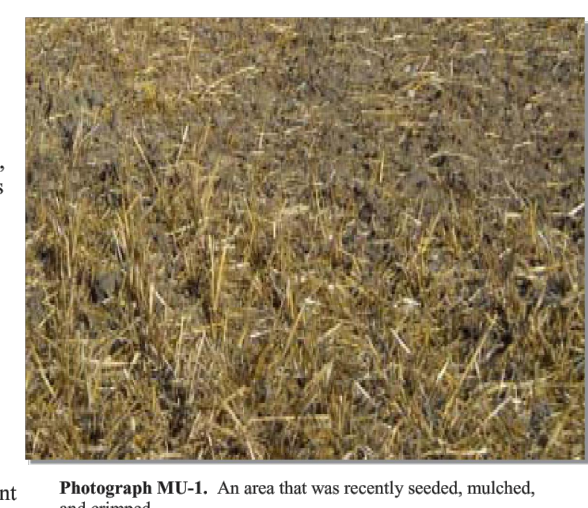
Standard dry mulching is encouraged in most jurisdictions; however, hydromulching may not be allowed in certain jurisdictions or may not be allowed near waterways.

Do not apply mulch during windy conditions.

Design and Installation

Prior to mulching, surface-grading by rolling with a crimping or punching type roller or by track walking. Track walking should only be used where other methods are impractical because track walking with heavy equipment typically compacts the soil.

A variety of mulches can be used effectively at construction sites. Consider the following:



Mulch	
Erosion Control	Yes
Sediment Control	Moderate
Site/Material Management	No

Temporary and Permanent Seeding (TS/PS) EC-2

Description

Temporary seeding can be used to stabilize disturbed areas that will be inactive for an extended period. Permanent seeding should be used to stabilize areas that will not be otherwise stabilized. Effective seeding includes preparation of a seedbed, selection of an appropriate seed mixture, proper planting techniques, and protection of the seeded area with mulch, geotextiles, or other appropriate measures.

Appropriate Uses

When the soil surface is disturbed and will remain inactive for an extended period (typically 30 days or longer), proactive stabilization measures should be implemented. If the inactive period is short-lived (on the order of two weeks), techniques such as surface seeding may be appropriate. For longer periods of inactivity, temporary seeding and mulching can provide effective erosion control. Permanent seeding should be used on finished areas that have not been otherwise stabilized.

Typically, local governments have their own seed mixes and timelines for seeding. Check jurisdictional requirements for seeding and temporary stabilization.

Design and Installation

Effective seeding requires proper seedbed preparation, selection of an appropriate seed mixture, use of appropriate seeding equipment to ensure proper coverage and density, and protection with mulch or fabric until plants are established.

The USDCM Volume 2 *Revegetation* Chapter contains detailed seed mix, soil preparations, and seeding and mulching recommendations that may be referenced to supplement this Fact Sheet.

Drill seeding is the preferred seeding method. Hydros seeding is not recommended except in areas where steep slopes prevent use of drill seeding equipment, and even in these instances it is preferable to hand seed and mulch. Some jurisdictions do not allow hydros seeding or hydromulching.

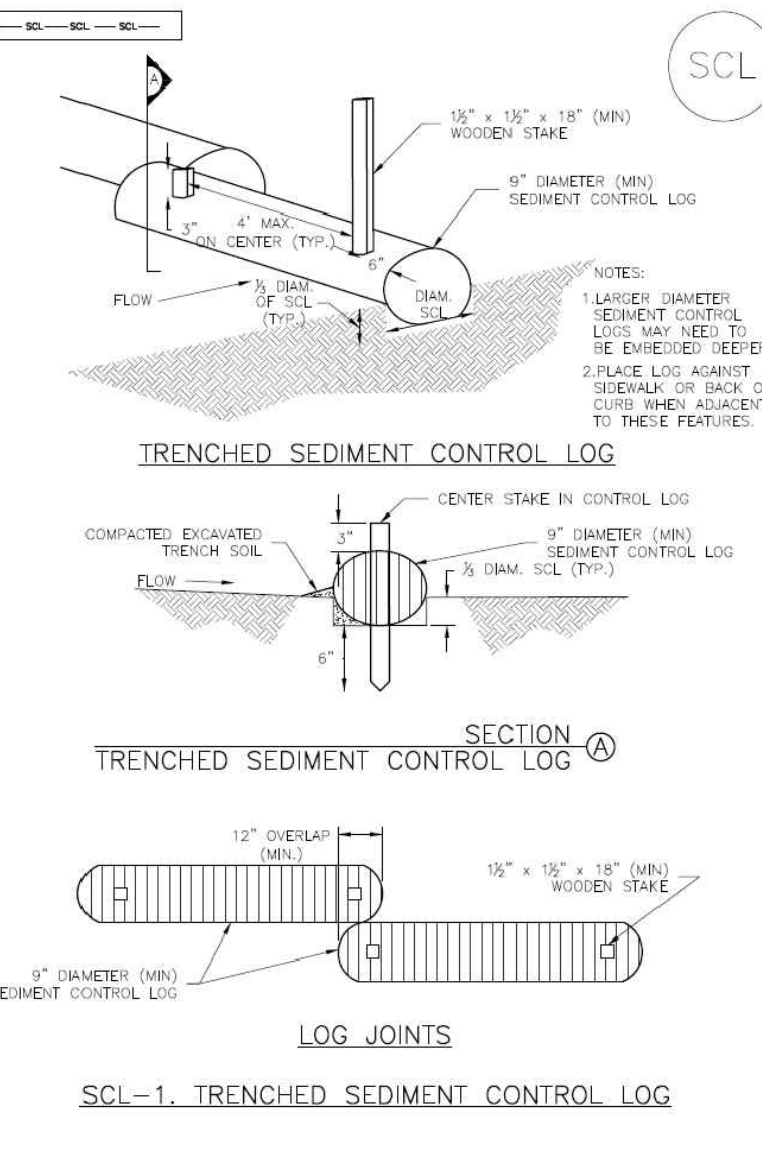
Seedbed Preparation

Prior to seeding, ensure that areas to be revegetated have soil conditions capable of supporting vegetation. Overcut grading can result in loss of topsoil, resulting in poor quality subsoils at the ground surface that have low nutrient value, little organic matter content, few soil microorganisms, rooting restrictions, and conditions less conducive to infiltration of precipitation. As a result, it is typically necessary to provide stockpiled topsoil, compost, or other

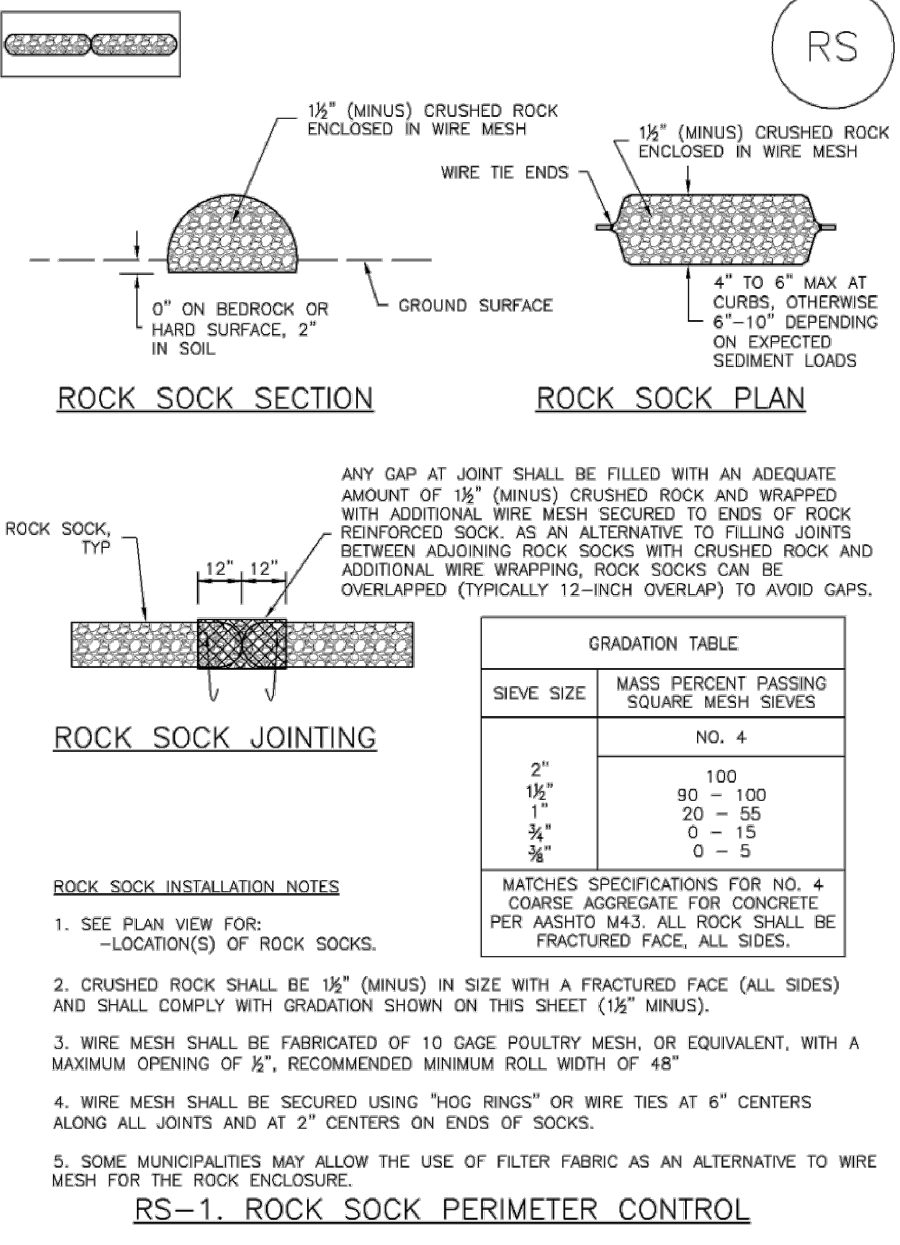


Temporary and Permanent Seeding	
Erosion Control	Yes
Sediment Control	No
Site/Material Management	No

Sediment Control Log (SCL) SC-2



Rock Sock (RS) SC-5



GRADATION TABLE	
SILO SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
No. 4	100
2"	80 - 100
1 1/2"	20 - 50
3/4"	0 - 15
3/8"	0 - 5

MM-1 Concrete Washout Area (CWA)

CWA MAINTENANCE NOTES

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

(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN WORDS) NOTE: MANY JURISDICTIONS HAVE THEIR OWN DETAILS THAT MAY VARY FROM USDCM STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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FOURSQUARE AT STERLING RANCH EAST

FLING NO. 1

EROSION AND EROSION CONTROL PLAN

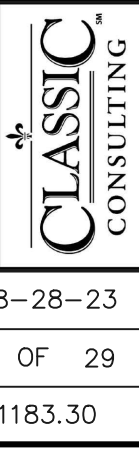
DETAIL SHEET

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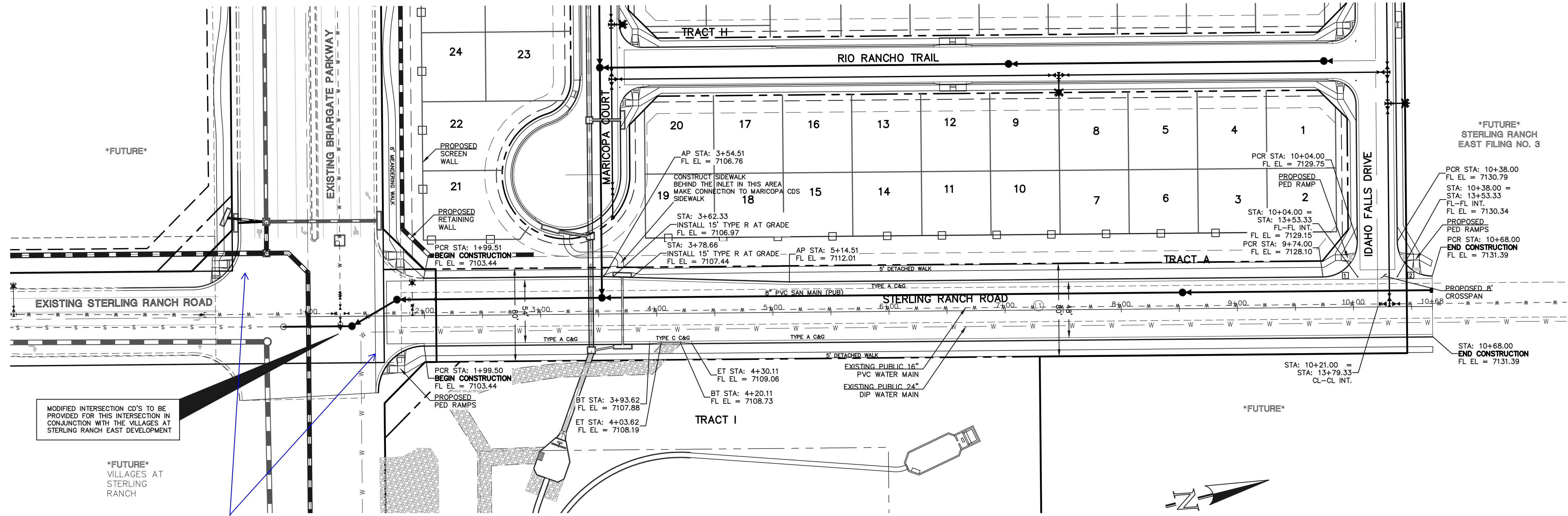
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619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785-0790 (719)785-0799(Fax)



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"

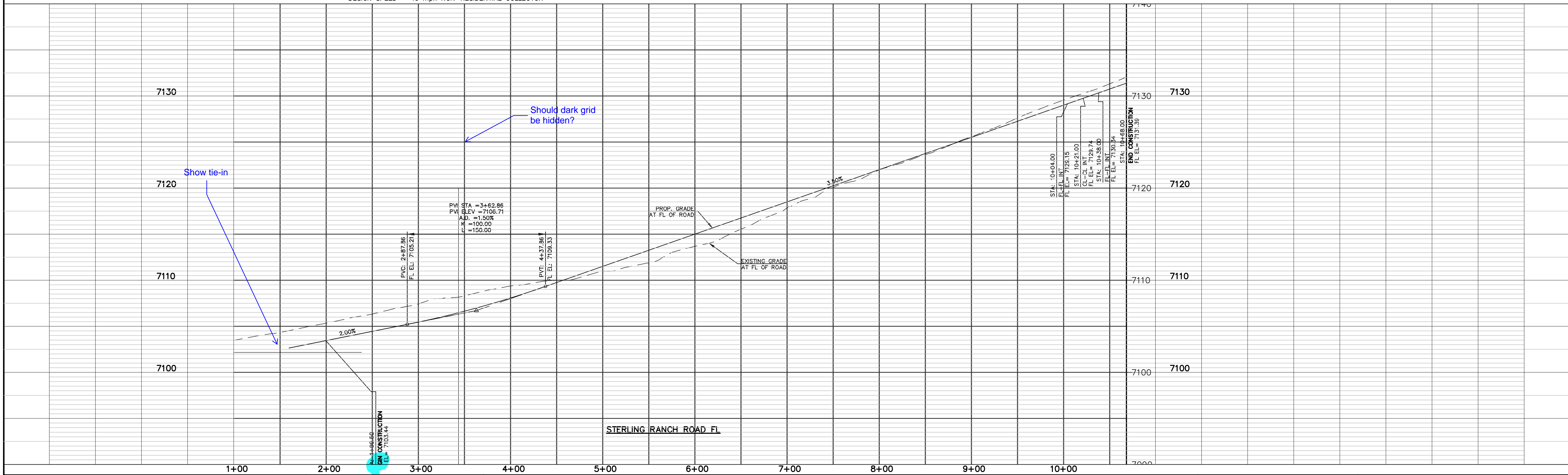
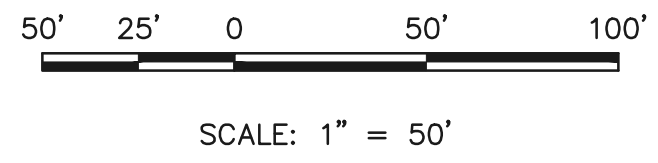


MODIFIED INTERSECTION CD'S TO BE PROVIDED FOR THIS INTERSECTION IN CONJUNCTION WITH THE VILLAGES AT STERLING RANCH EAST DEVELOPMENT

FUTURE VILLAGES AT STERLING RANCH

Are islands proposed or existing per sheet 4?

STERLING RANCH ROAD (PUBLIC)
(80' R.O.W.)
DESIGN SPEED - 40 mph NON-RESIDENTIAL COLLECTOR



Show tie-in

Should dark grid be hidden?

LEGEND

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

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
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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

CLASSIC
CONSULTING ENGINEERS & SURVEYORS

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

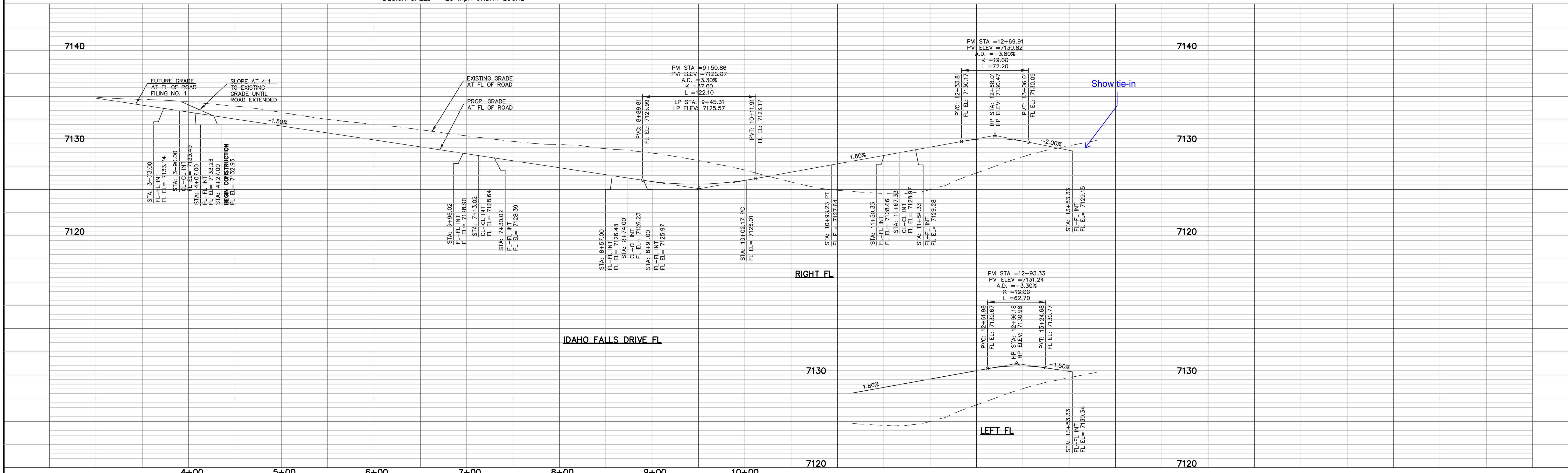
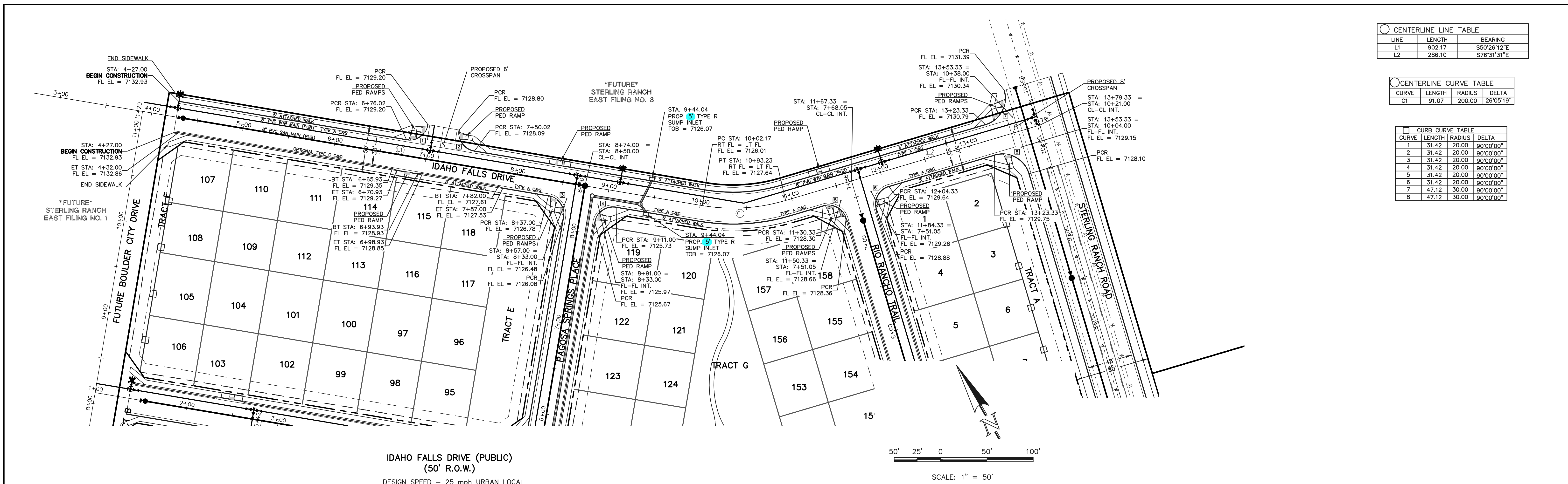
FOURSQUARE AT STERLING RANCH EAST
FILING NO. 1
STREET IMPROVEMENT PLANS

DESIGNED BY	DLG	SCALE	DATE	08-28-23
DRAWN BY	JRH	(H) 1" = 50'	SHEET	8 OF 29
CHECKED BY	(V) 1" = 50'	JOB NO.	1183.23	

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

CENTERLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	91.07	200.00	28°03'19"

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"
7	47.12	30.00	90°00'00"
8	47.12	30.00	90°00'00"



LEGEND

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

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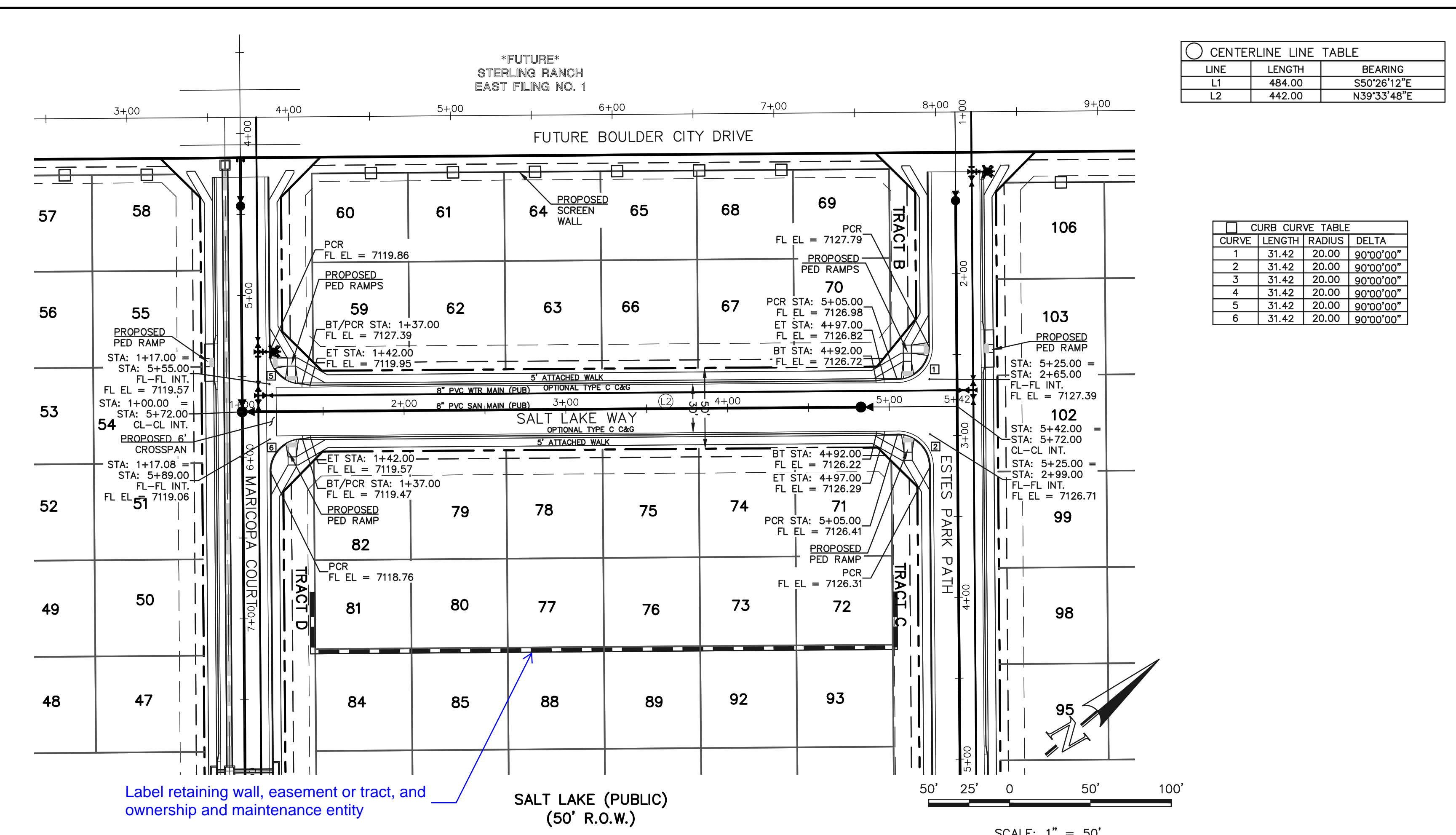
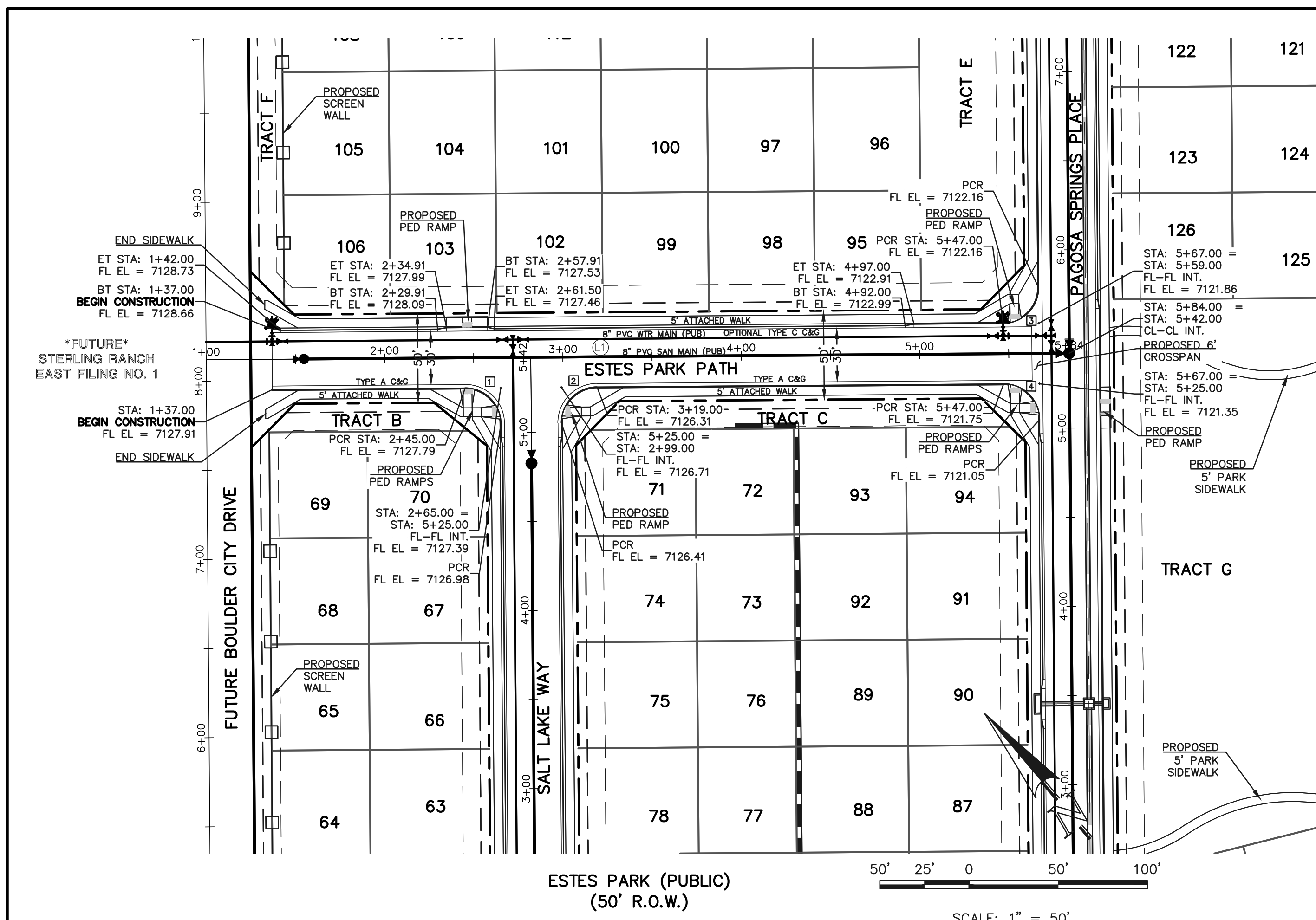
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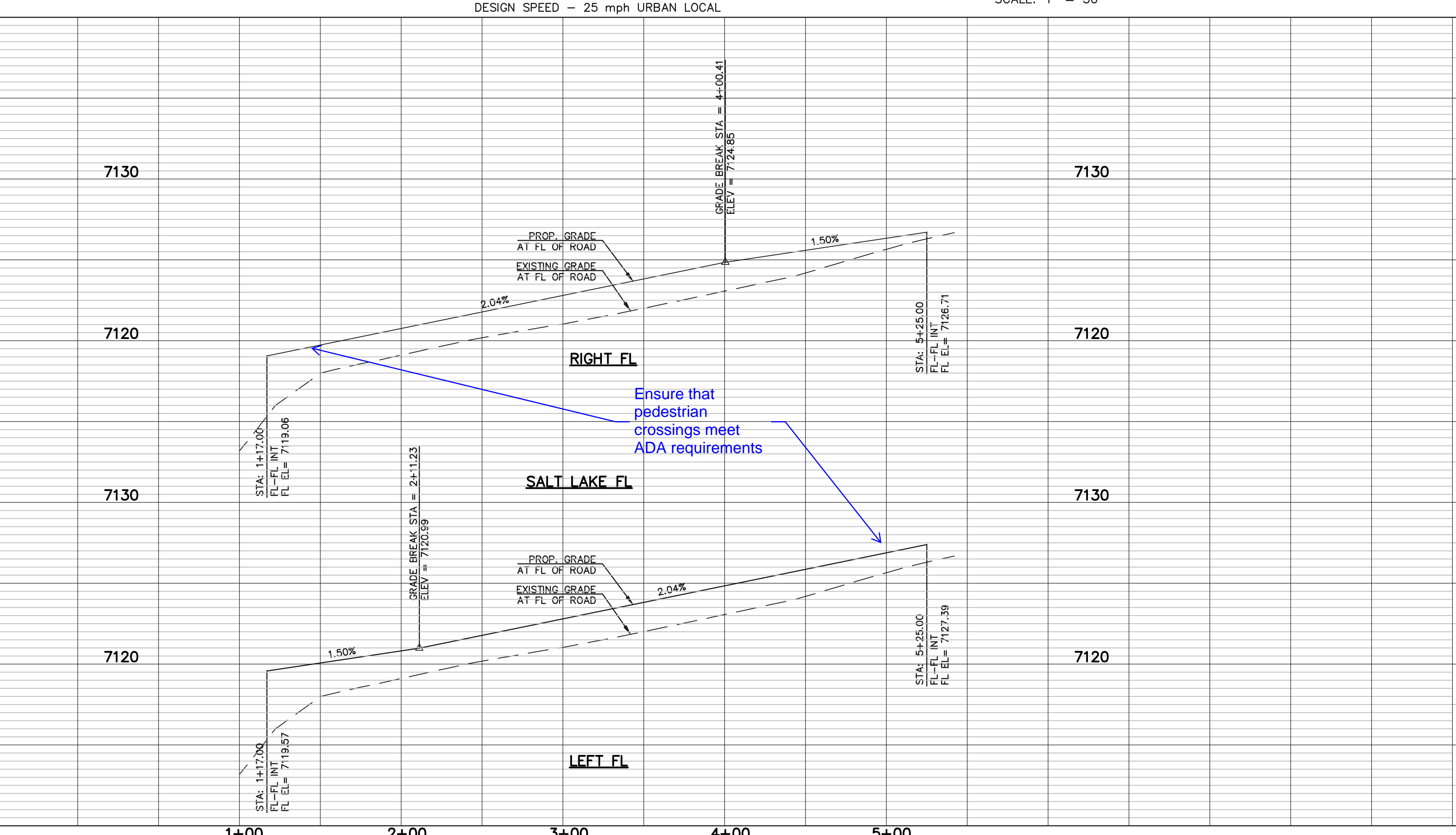
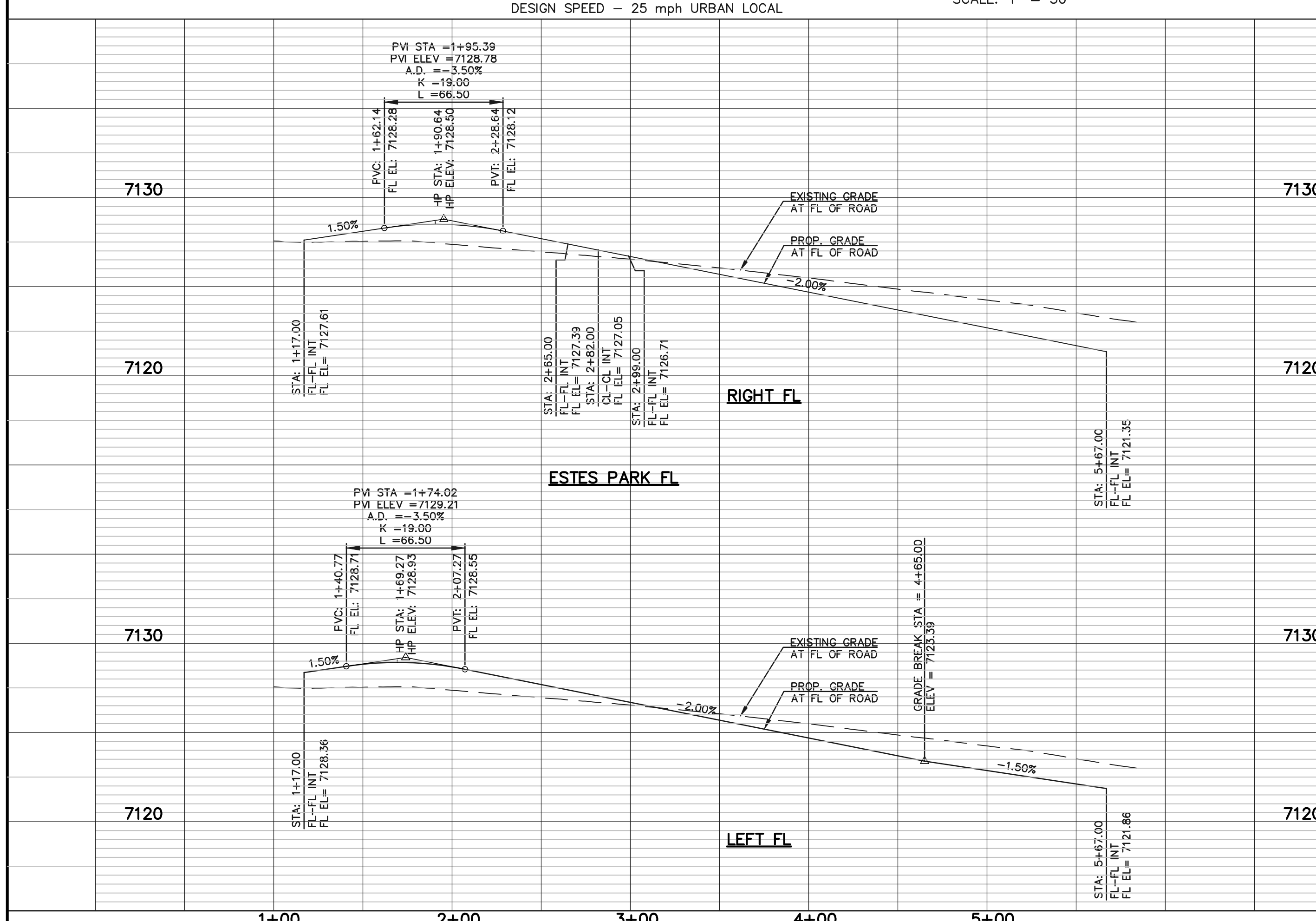
FOURSQUARE AT STERLING RANCH EAST
FILING NO. 1
STREET IMPROVEMENT PLANS

DESIGNED BY DLG SCALE DATE 08-28-23
DRAWN BY JRH (H) 1"= 50' SHEET 9 OF 29
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"



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:

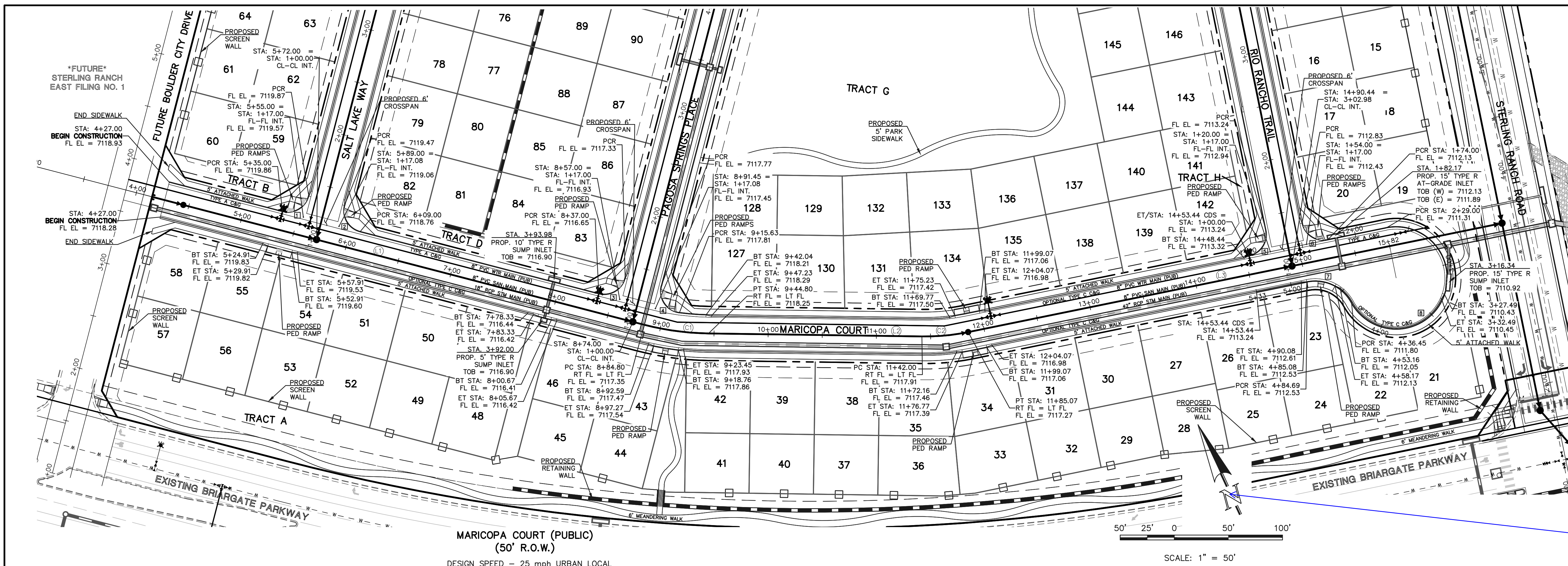
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

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

DESIGNED BY DLG SCALE DATE 08-28-23
DRAWN BY JRH (H) 1" = 50' SHEET 10 OF 29
CHECKED BY (V) 1" = 5' JOB NO. 1183.23

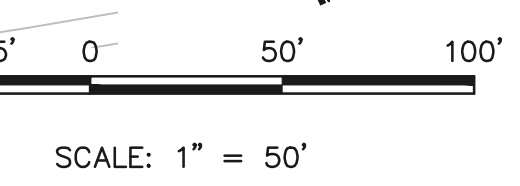


CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
L1	784.80	S50°26'12"E
L2	197.20	S64°11'17"E
L3	397.37	S76°31'31"E

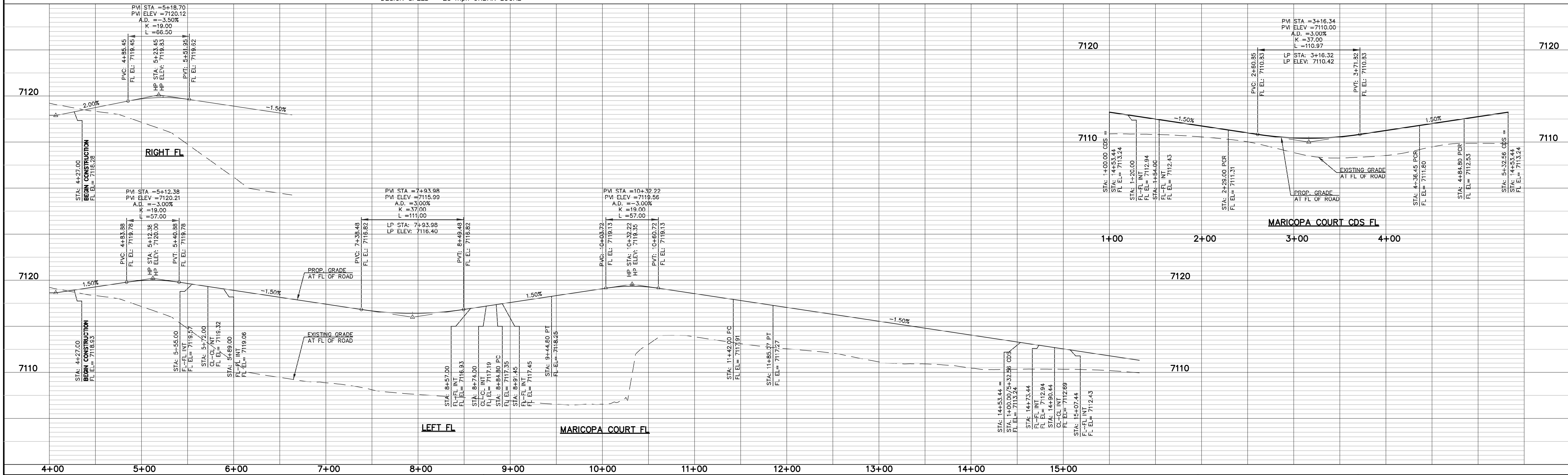
CENTERLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	60.00	250.00	13°43'05"
C2	43.07	200.00	12°20'14"

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"

MARICOPA COURT (PUBLIC)
(50' R.O.W.)
DESIGN SPEED - 25 mph URBAN LOCAL



Can north arrow be moved or blockout removed?



LEGEND

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

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

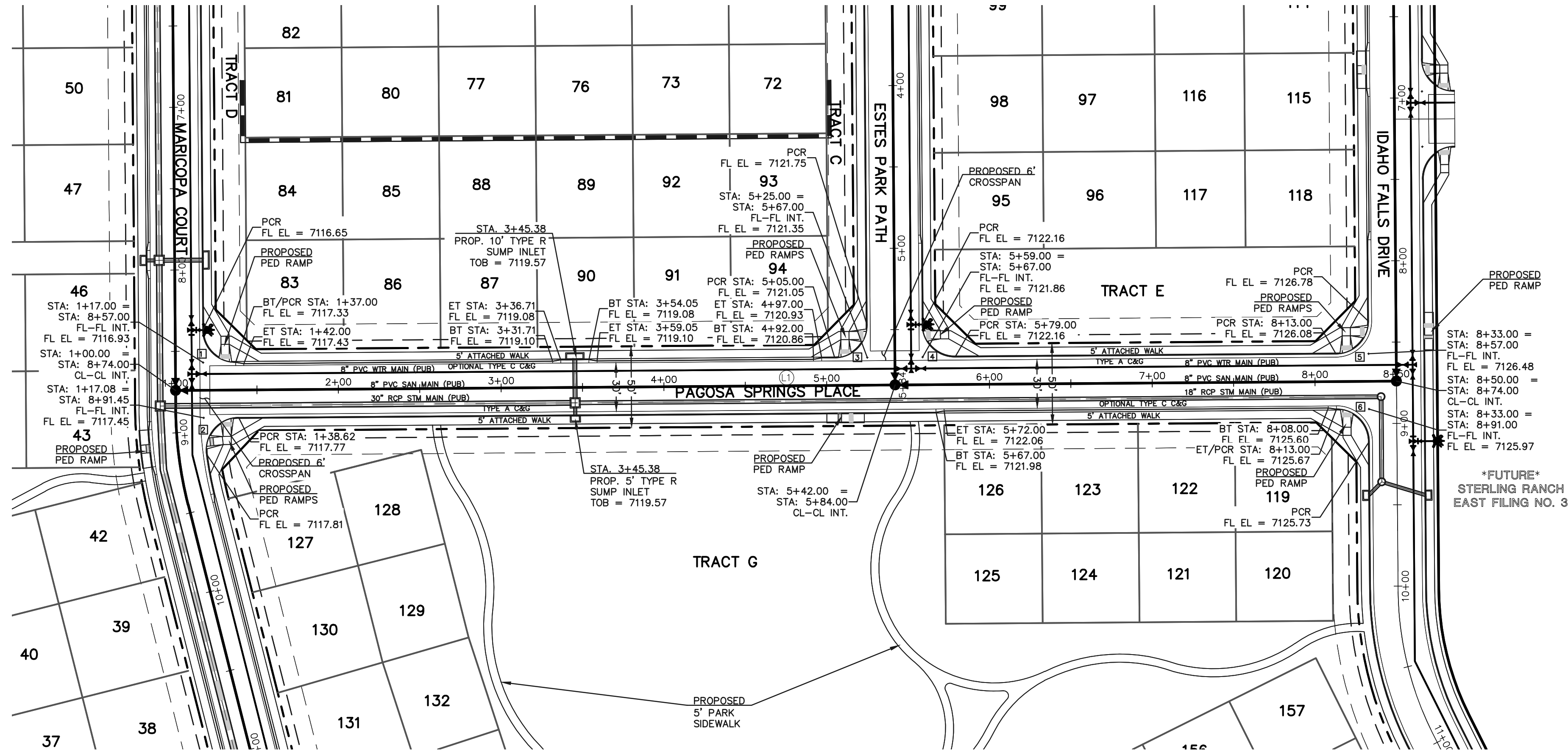
(719) 785-0790
(719) 785-0799 (Fax)

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

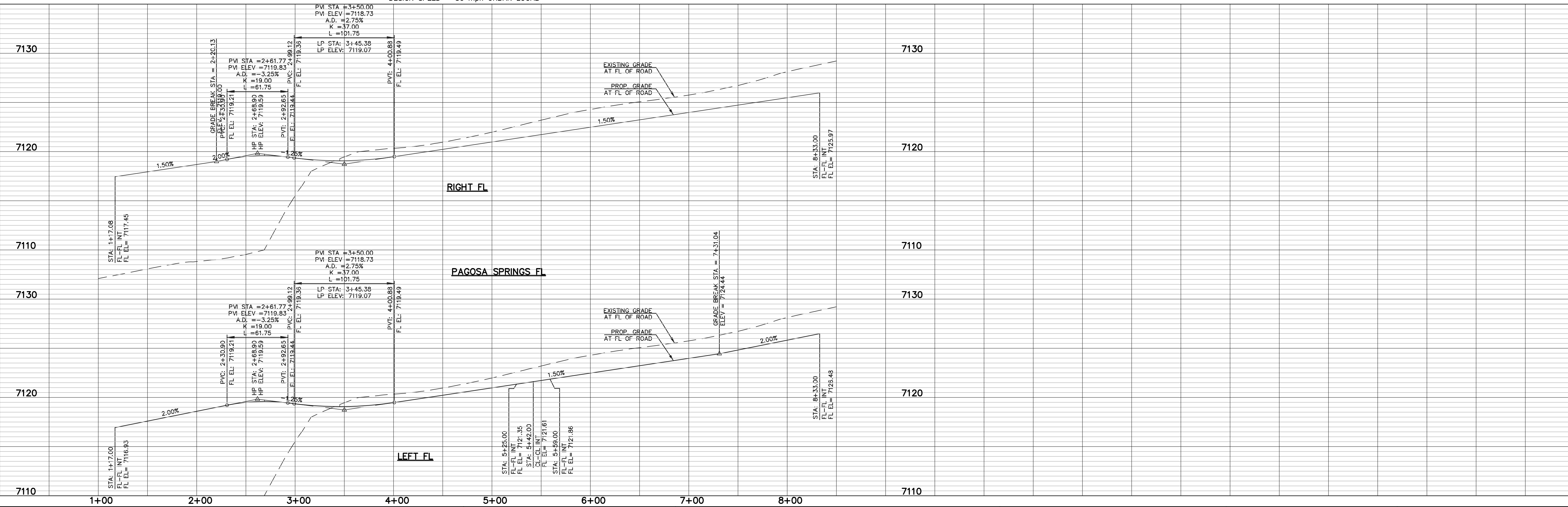
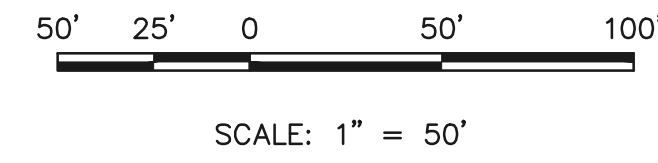
DESIGNED BY DLG SCALE DATE 08-28-23
DRAWN BY JRH (H) 1" = 50' SHEET 11 OF 29
CHECKED BY (V) 1" = 5' JOB NO. 1183.23

CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
LT	750.00	N39°33'48"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"



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



LEGEND

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

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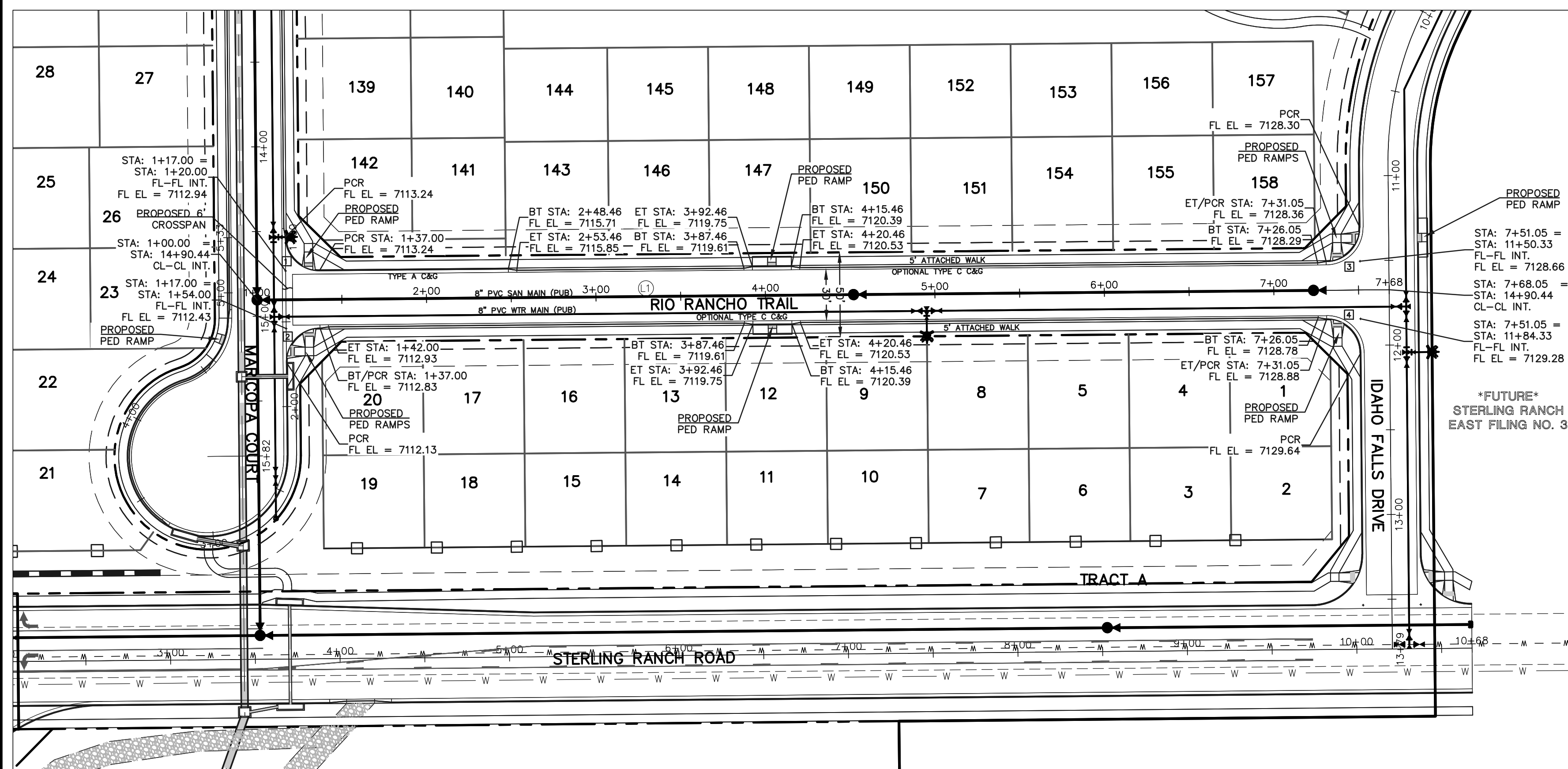
FOURSQUARE AT STERLING RANCH EAST FILING NO. 1 STREET IMPROVEMENT PLANS			
DESIGNED BY	DLG	SCALE	DATE 08-28-23
DRAWN BY	JRH	(H) 1" = 50'	SHEET 12 OF 29
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.23

CLASSIC CONSULTING ENGINEERS & SURVEYORS

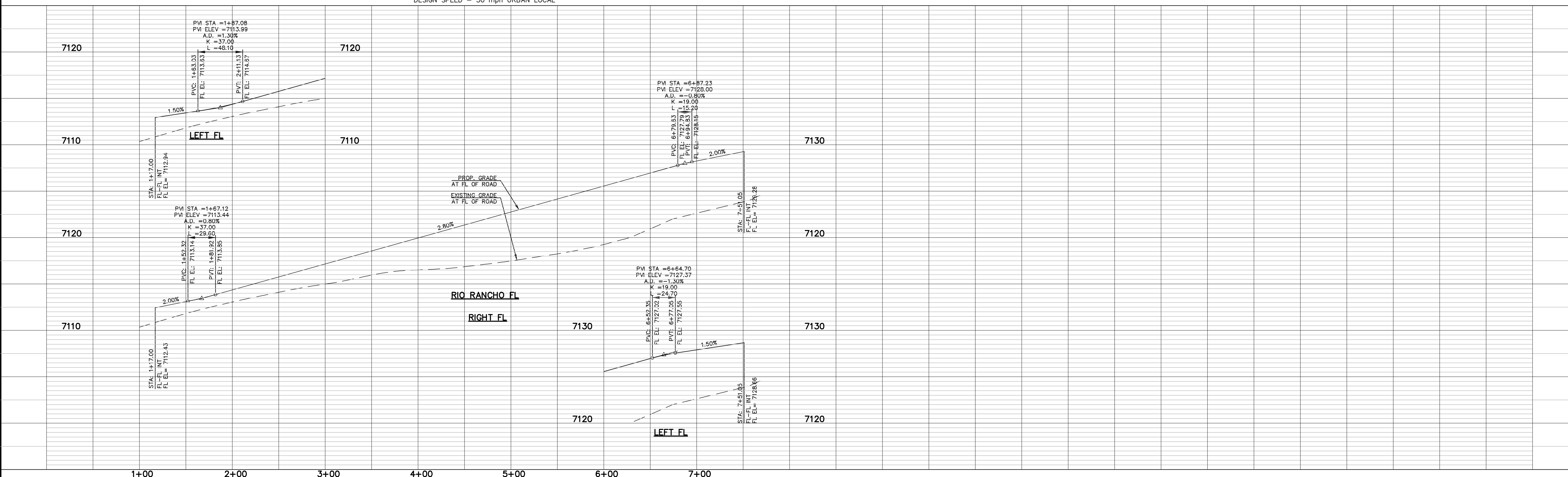
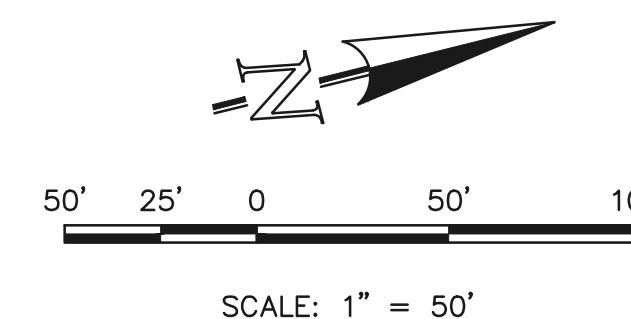
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
LT	668.05	N13°28'29"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"



RIO RANCHO TRAIL (PUBLIC)
(50' R.O.W.)
DESIGN SPEED - 30 mph URBAN LOCAL



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

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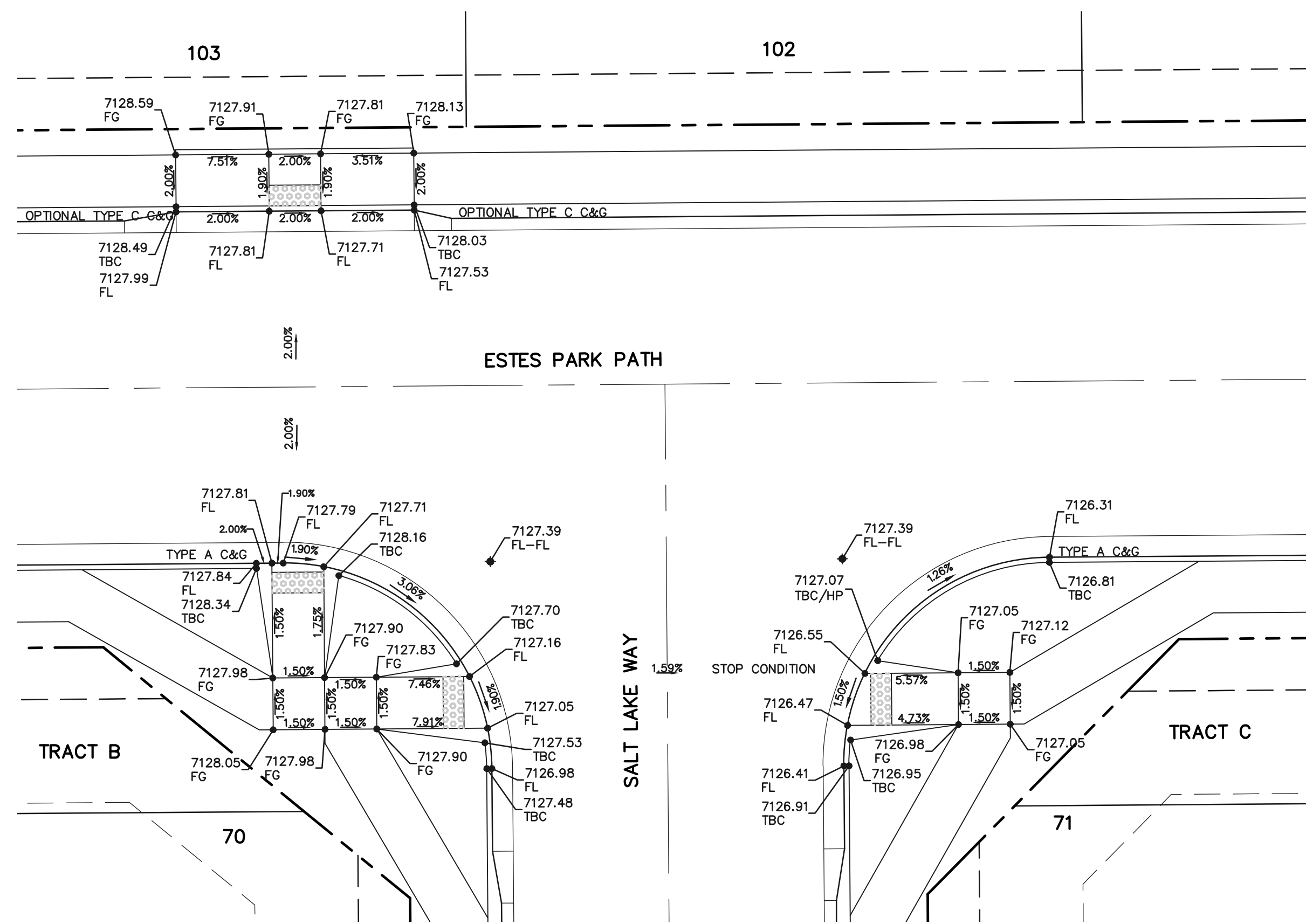
NO.	REVISION	DATE

REVIEW:

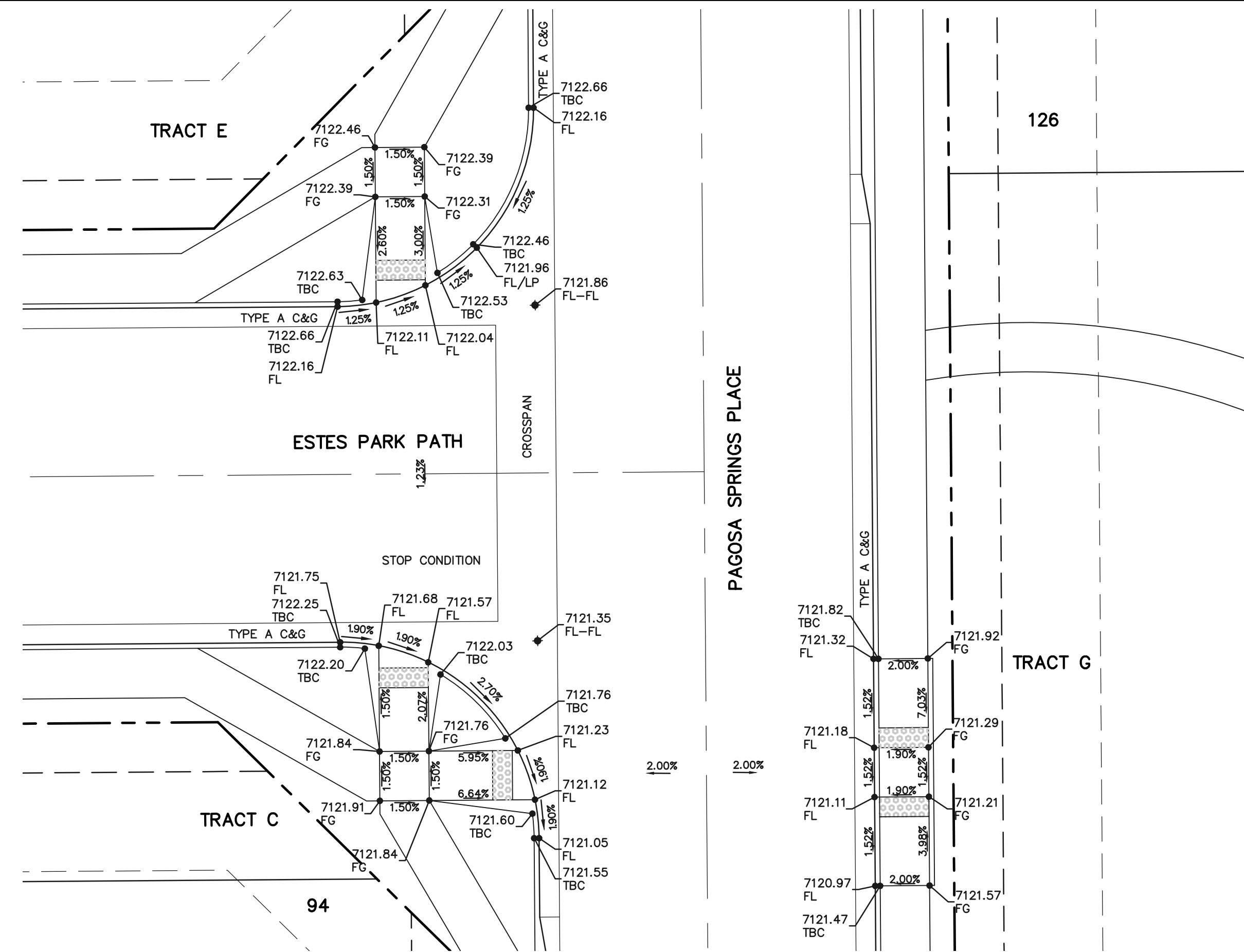
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DAVID L GIBSON, COLORADO P.E. #46477 DATE

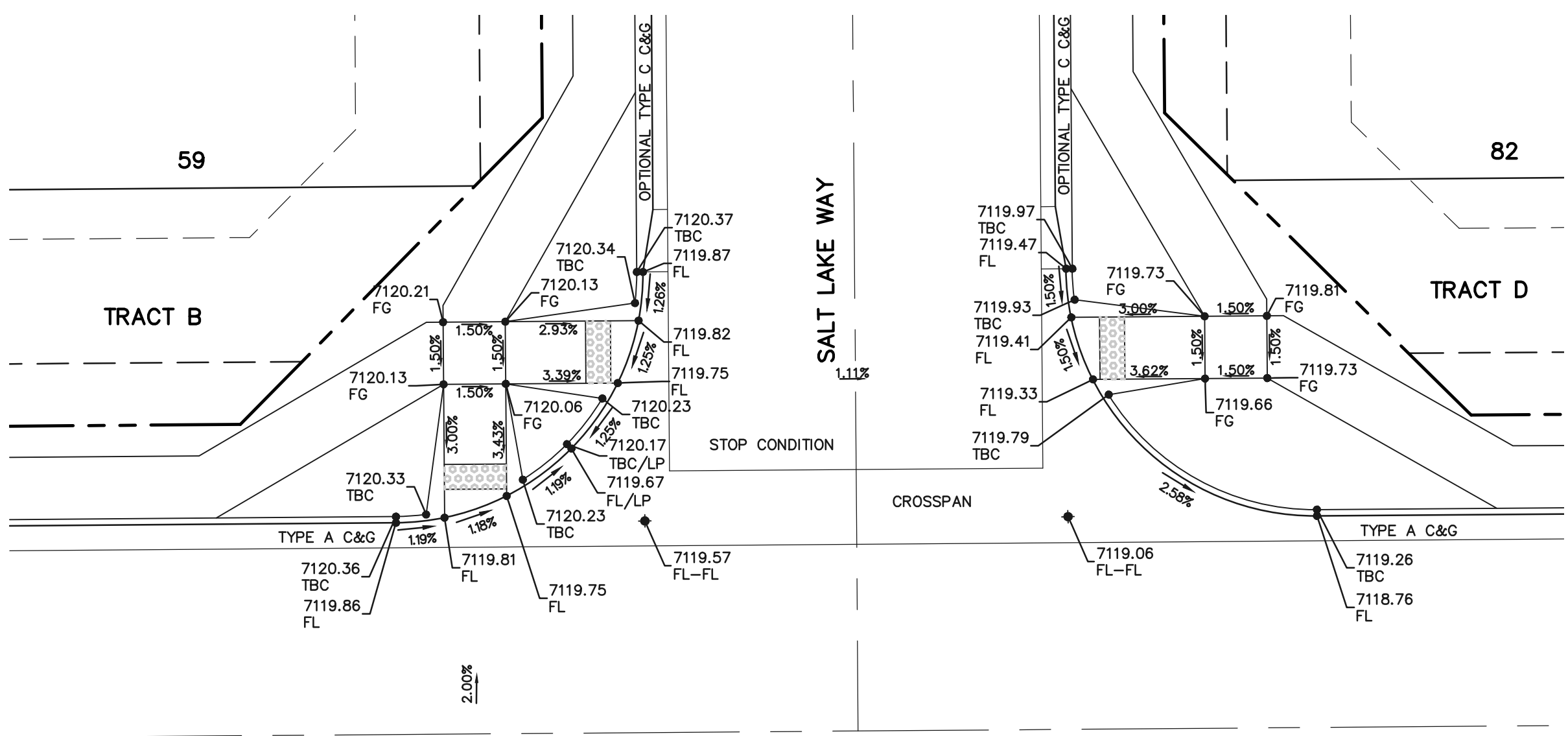
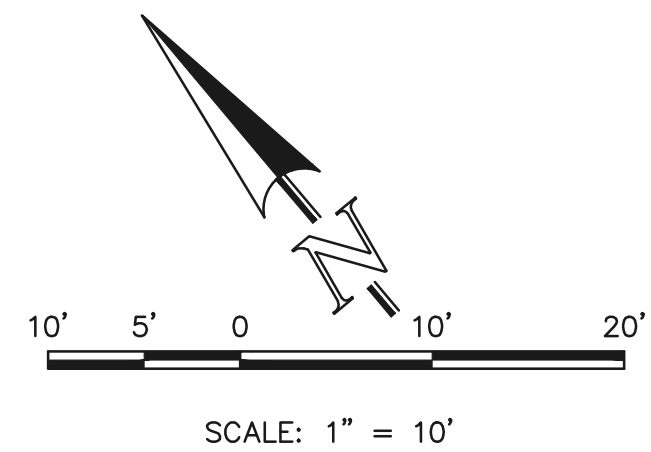
FOURSQUARE AT STERLING RANCH EAST FILING NO. 1 STREET IMPROVEMENT PLANS			
DESIGNED BY	DLG	SCALE	DATE 08-28-23
DRAWN BY	JRH	(H) 1" = 50'	SHEET 13 OF 29
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.23



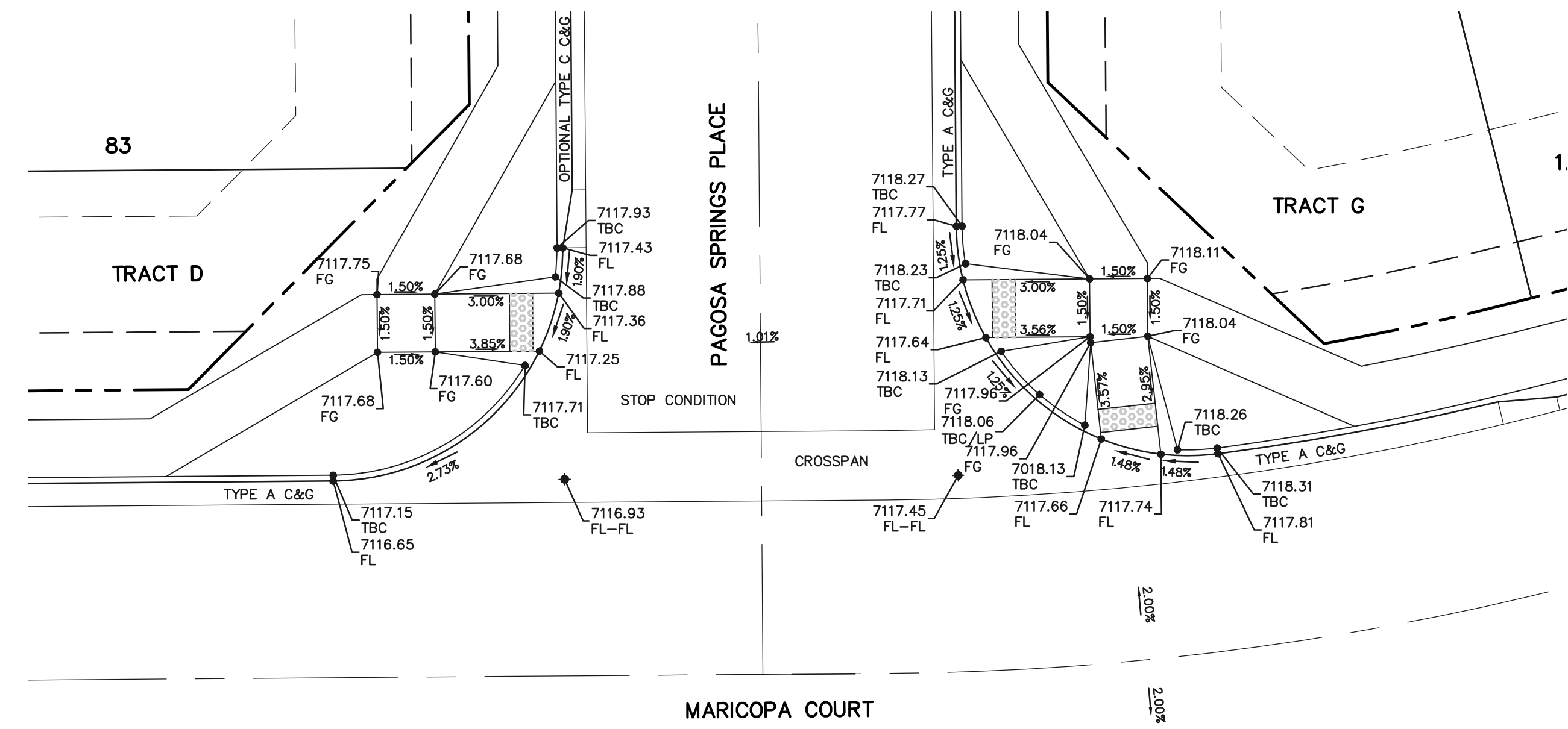
**INTERSECTION
ESTES PARK PATH AND SALT
LAKE WAY**



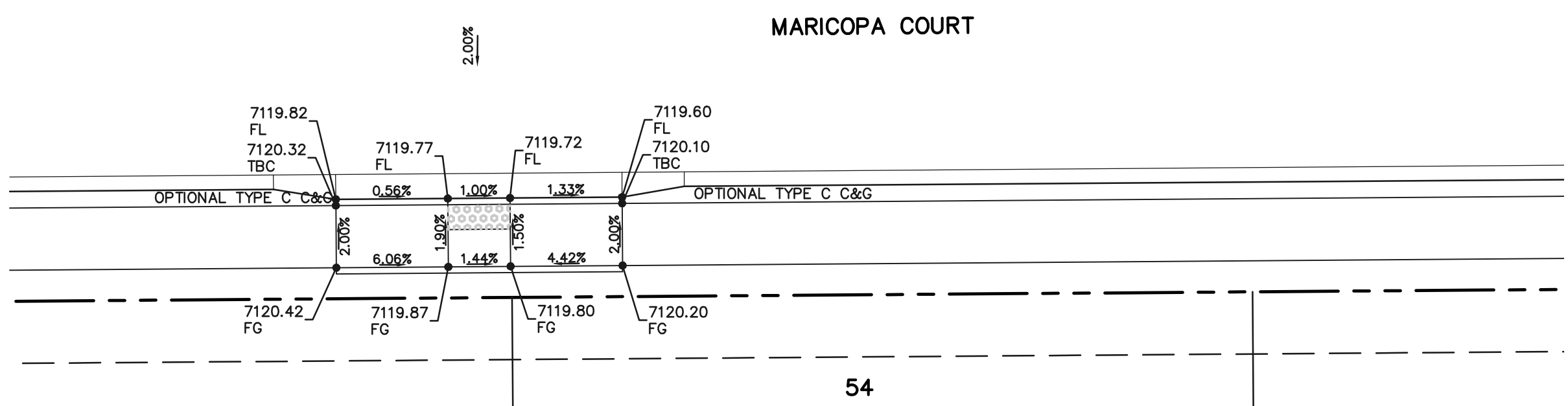
**INTERSECTION
ESTES PARK PATH AND
PAGOSA SPRINGS DRIVE**



**INTERSECTION
MARICOPA COURT AND SALT
LAKE WAY**



**INTERSECTION
MARICOPA COURT AND
PAGOSA SPRINGS PLACE**



**INTERSECTION
MARICOPA COURT AND SALT
LAKE WAY**

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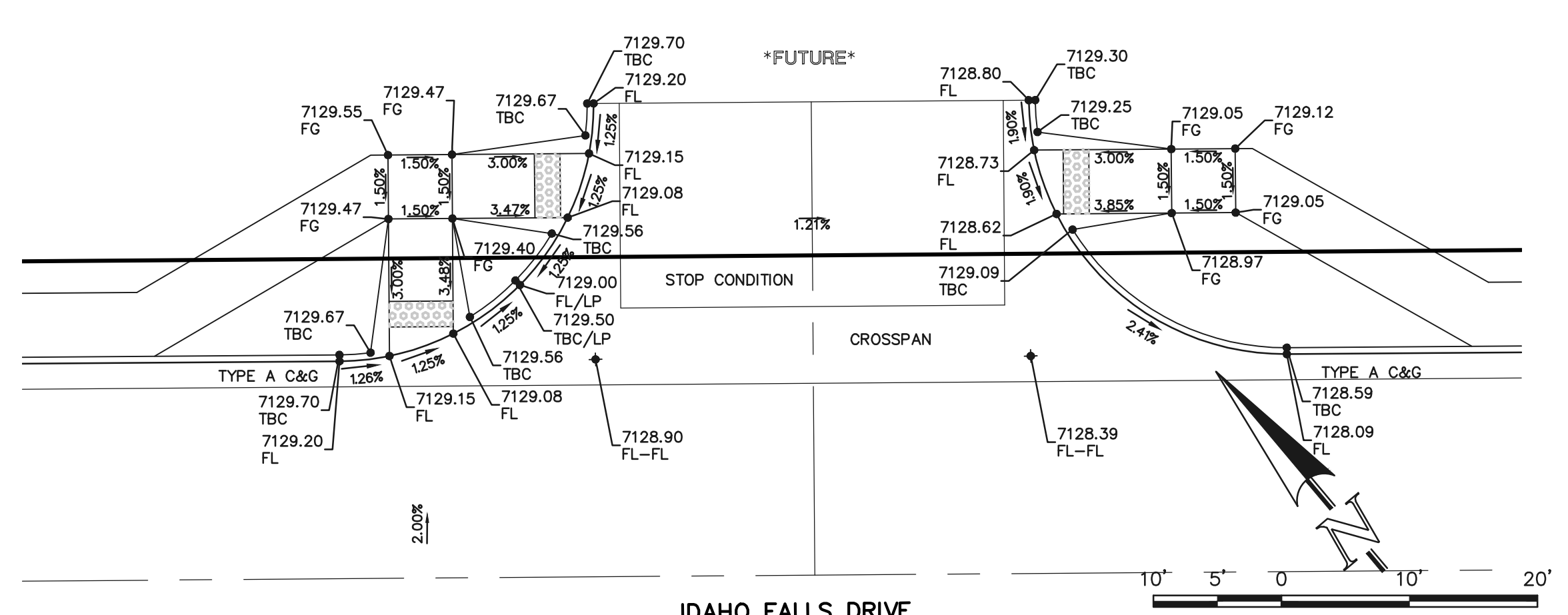
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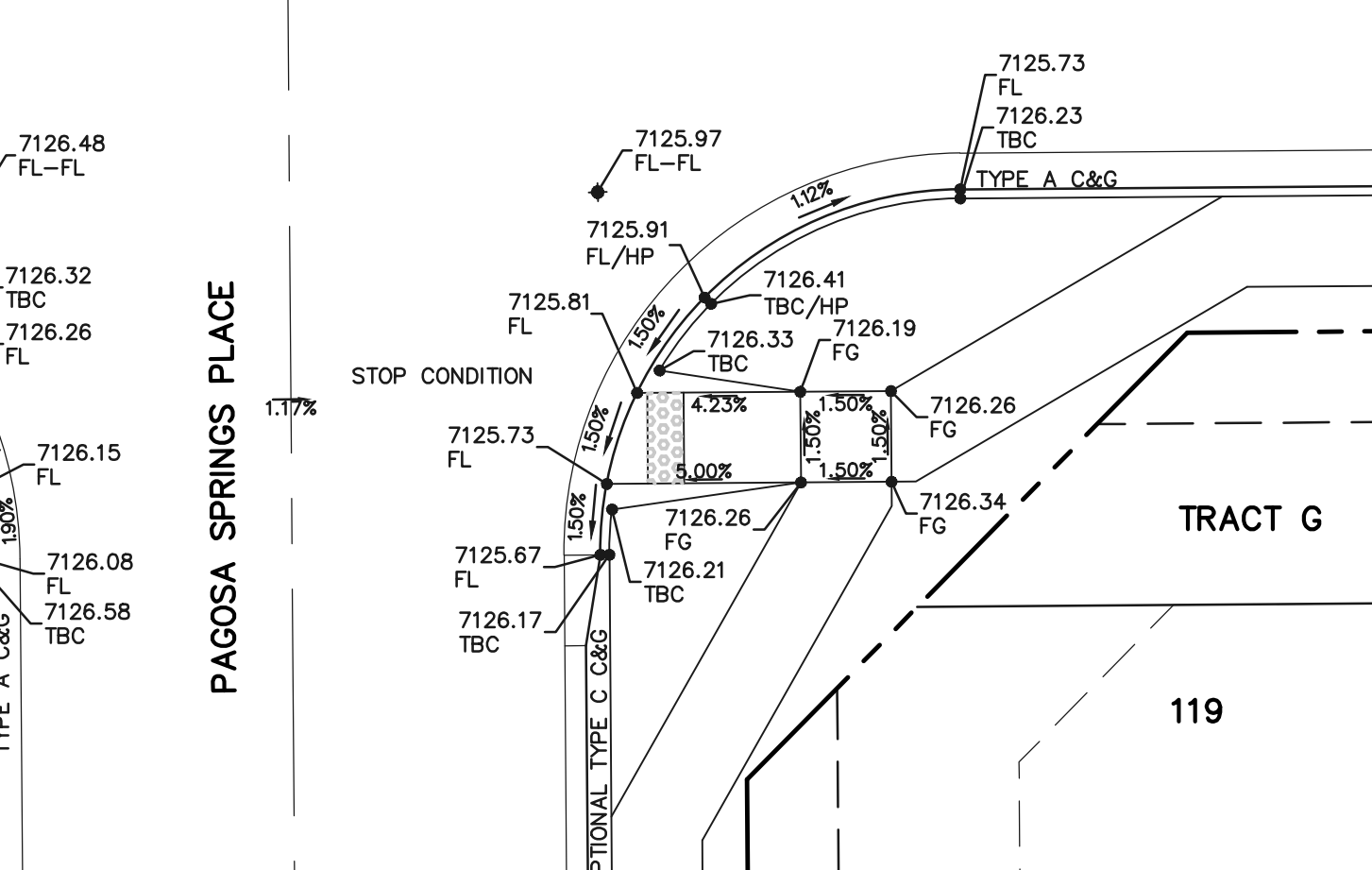
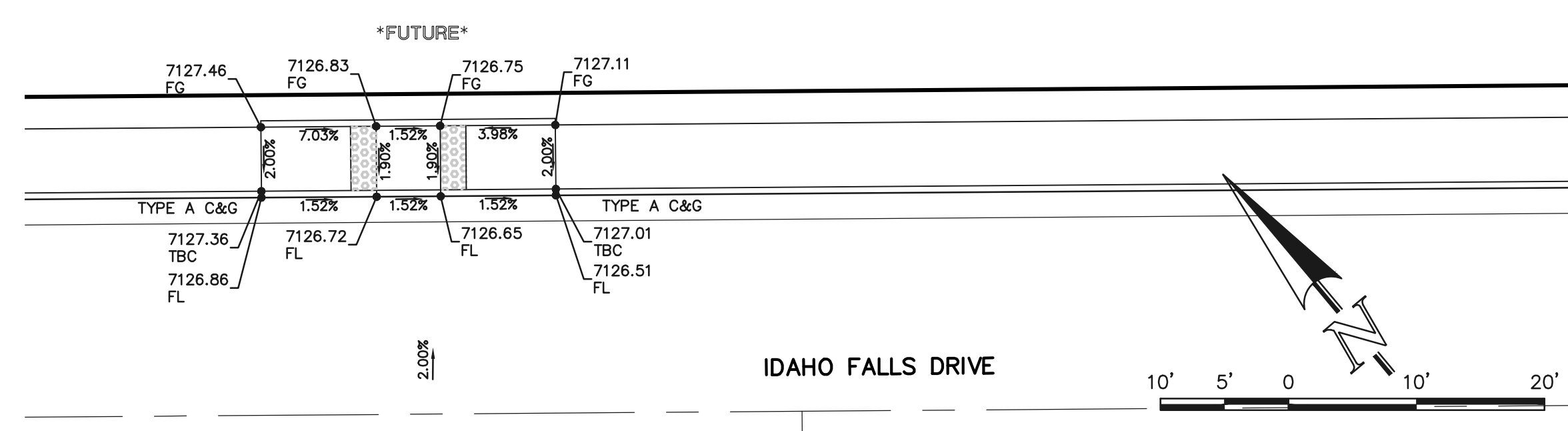
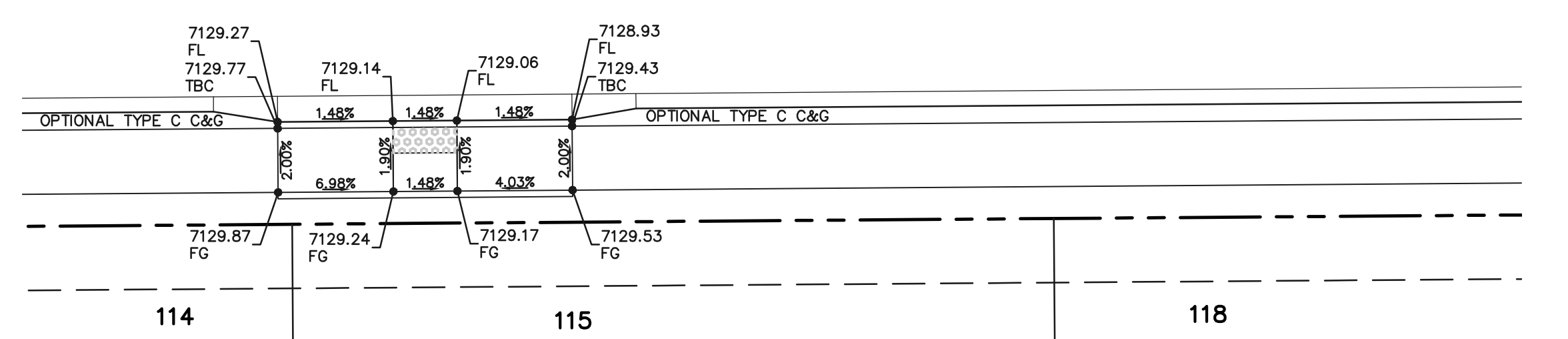
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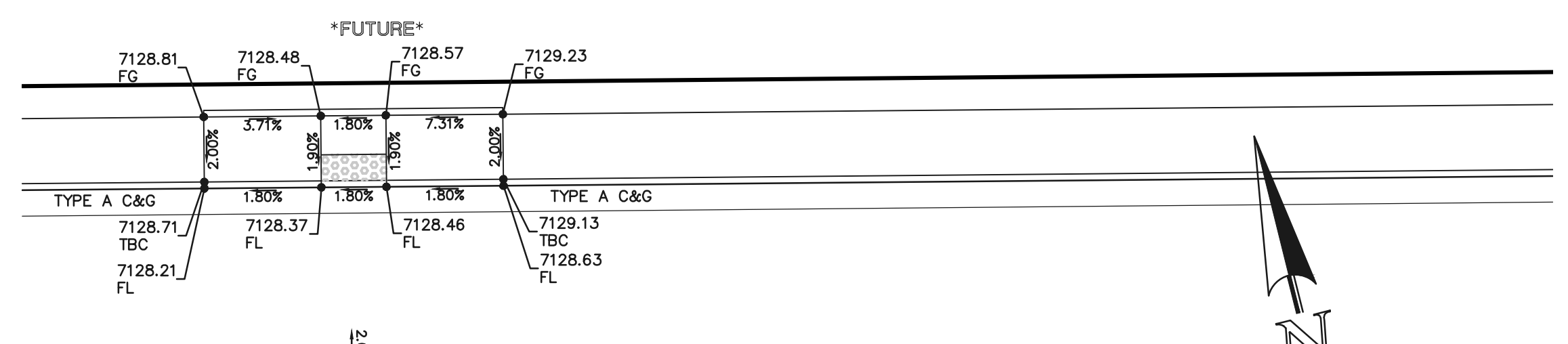
FOURSQUARE AT STERLING RANCH EAST			
FILE NO. 1			
STREET IMPROVEMENT PLANS			
PED RAMP DETAILS			
DESIGNED BY	DLG	SCALE	DATE 08-28-23
DRAWN BY	JRH	(H) 1" = 10'	SHEET 14 OF 29
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.23



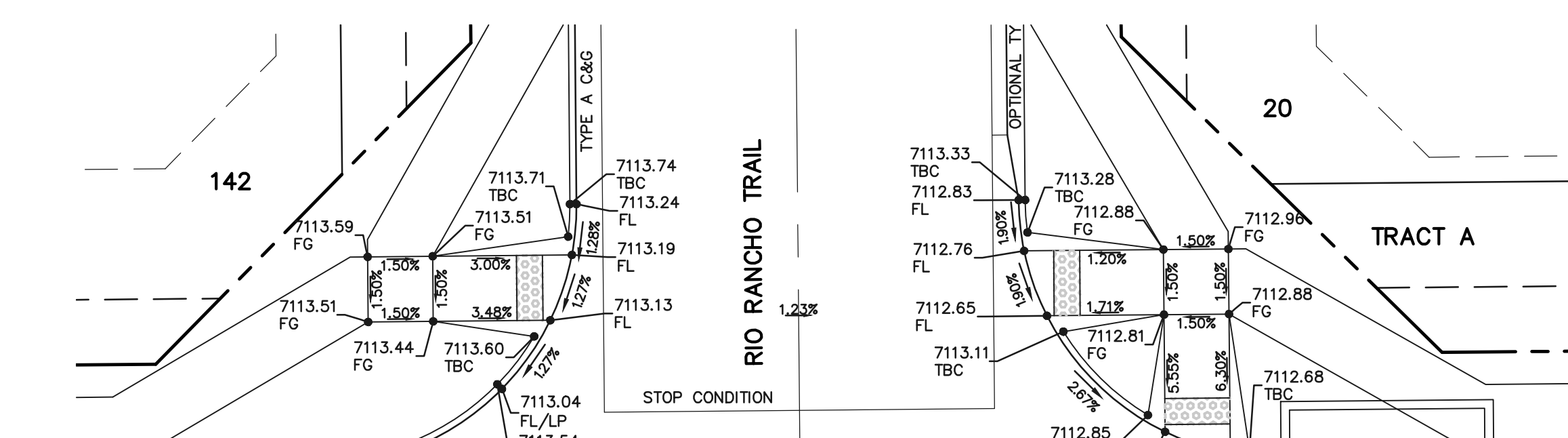
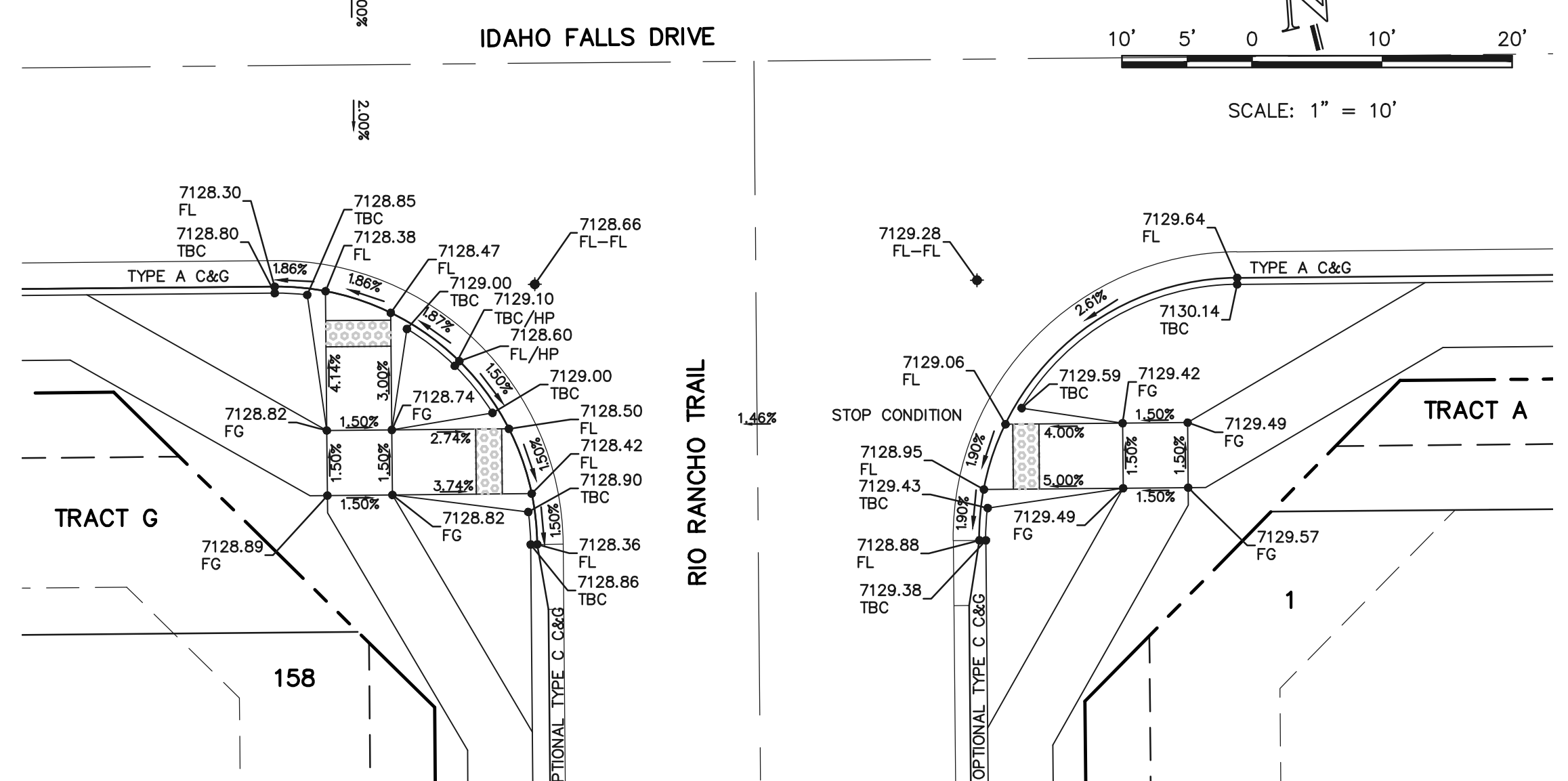
INTERSECTION
IDAHO FALLS DRIVE AND
FUTURE ROAD



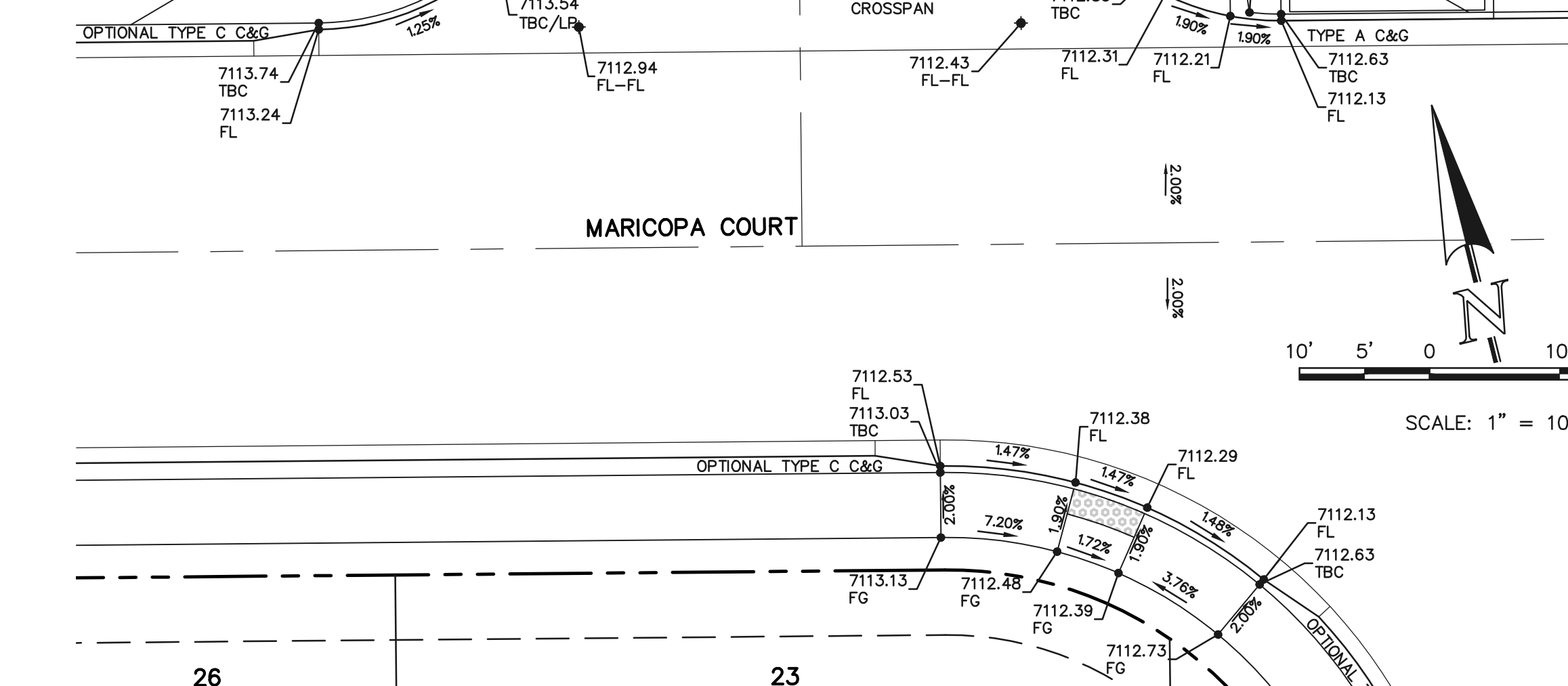
INTERSECTION
IDAHO FALLS DRIVE AND
PAGOSA SPRINGS PLACE



INTERSECTION
IDAHO FALLS DRIVE AND
RIO RANCHO TRAIL



INTERSECTION
IDAHO FALLS DRIVE AND
STERLING RANCH ROAD



INTERSECTION
MARICOPA COURT AND
RIO RANCHO TRAIL

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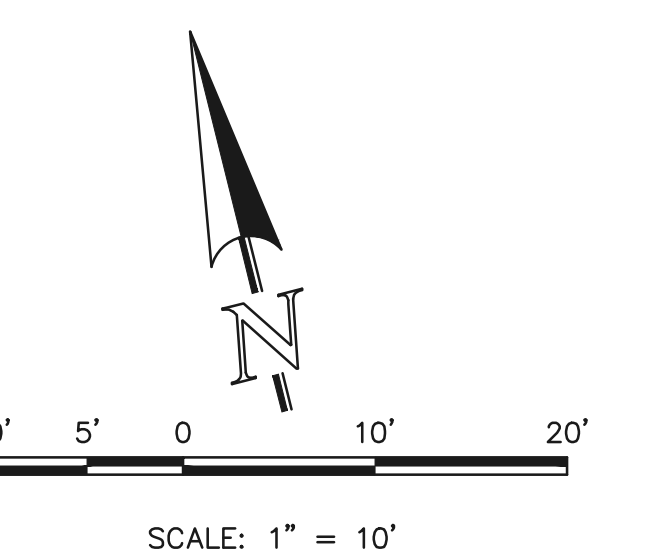
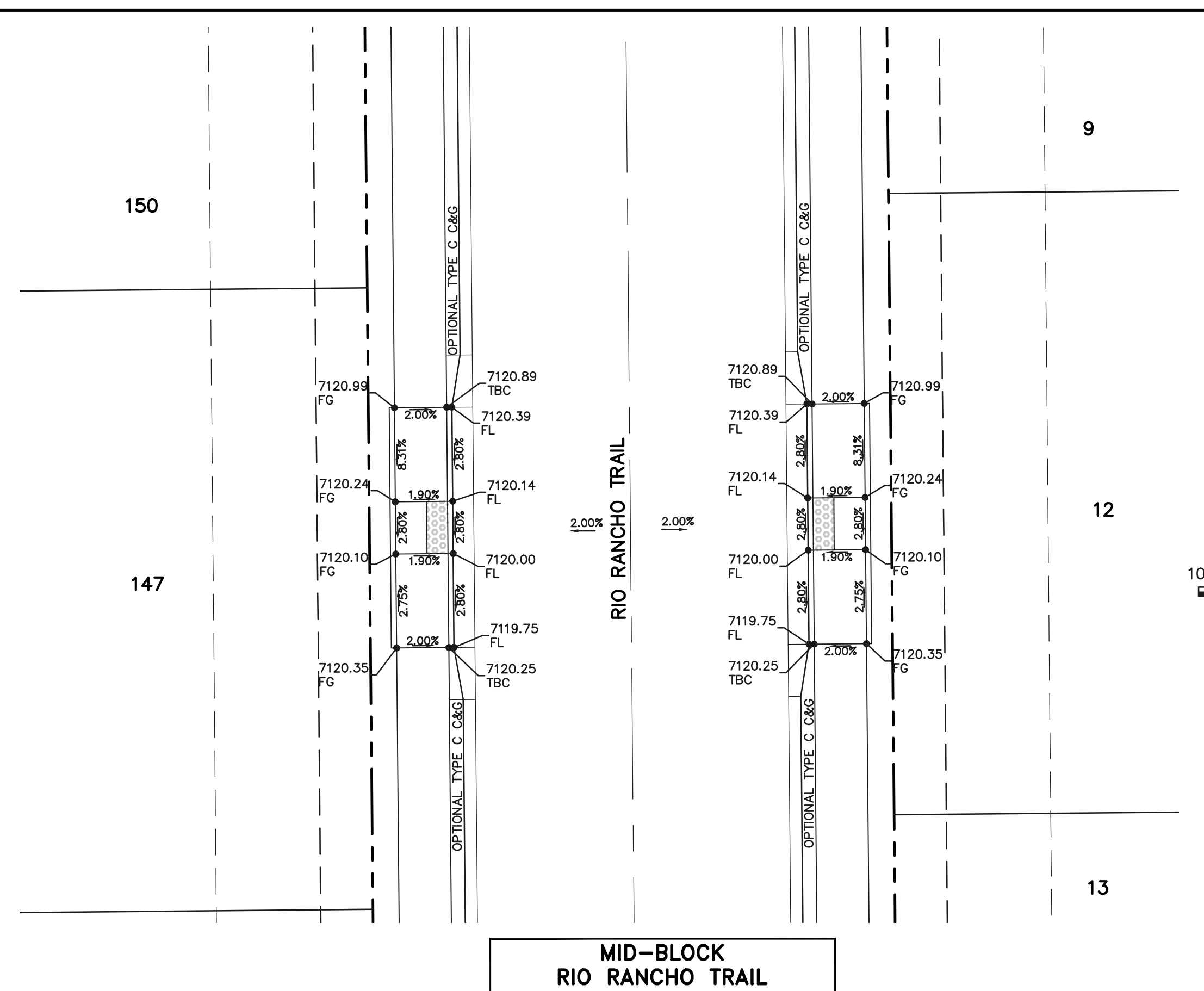
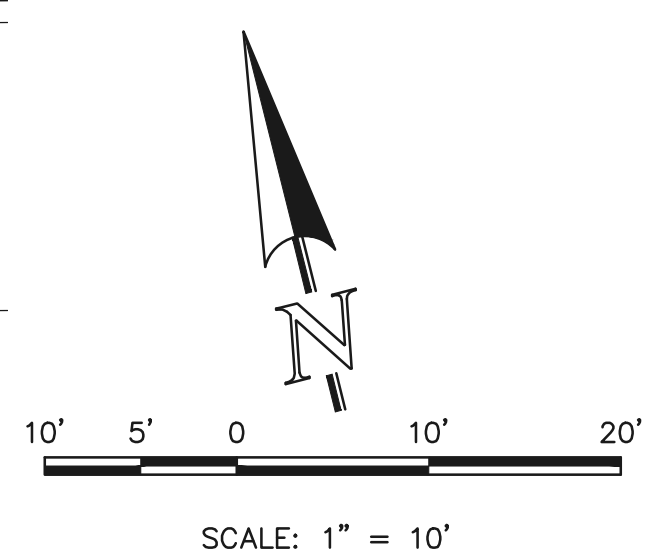
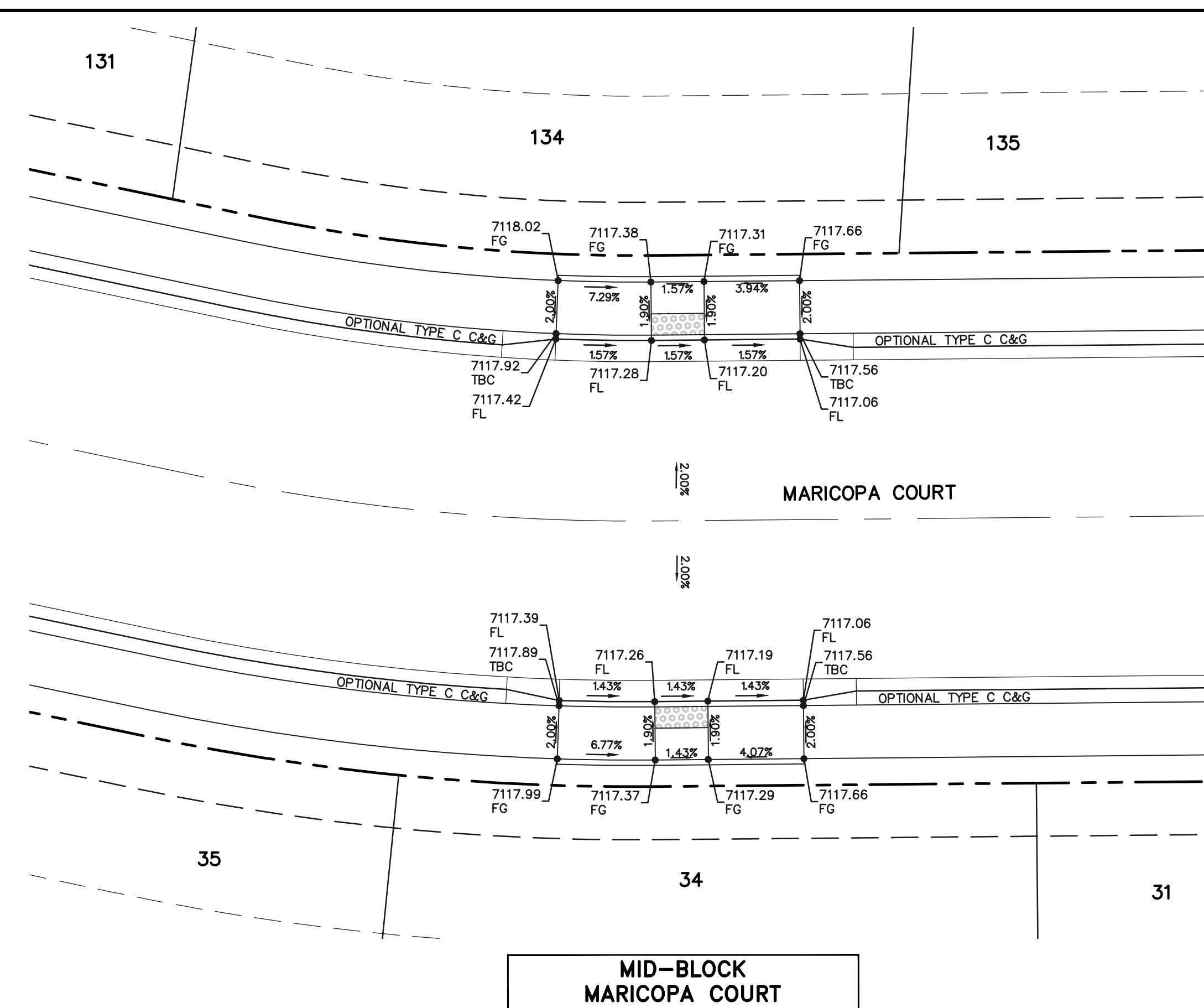
NO.	REVISION	DATE

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DAVID L GIBSON, COLORADO P.E. #46477

FOURSQUARE AT STERLING RANCH EAST			
FILE NO. 1			
STREET IMPROVEMENT PLANS			
PED RAMP DETAILS			
DESIGNED BY	DLG	SCALE	DATE 08-28-23
DRAWN BY	JRH	(H) 1" = 10'	SHEET 15 OF 29
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.23



MID-BLOCK MARICOPA COURT

MID-BLOCK RIO RANCHO TRAIL

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NO. REVISION	DATE

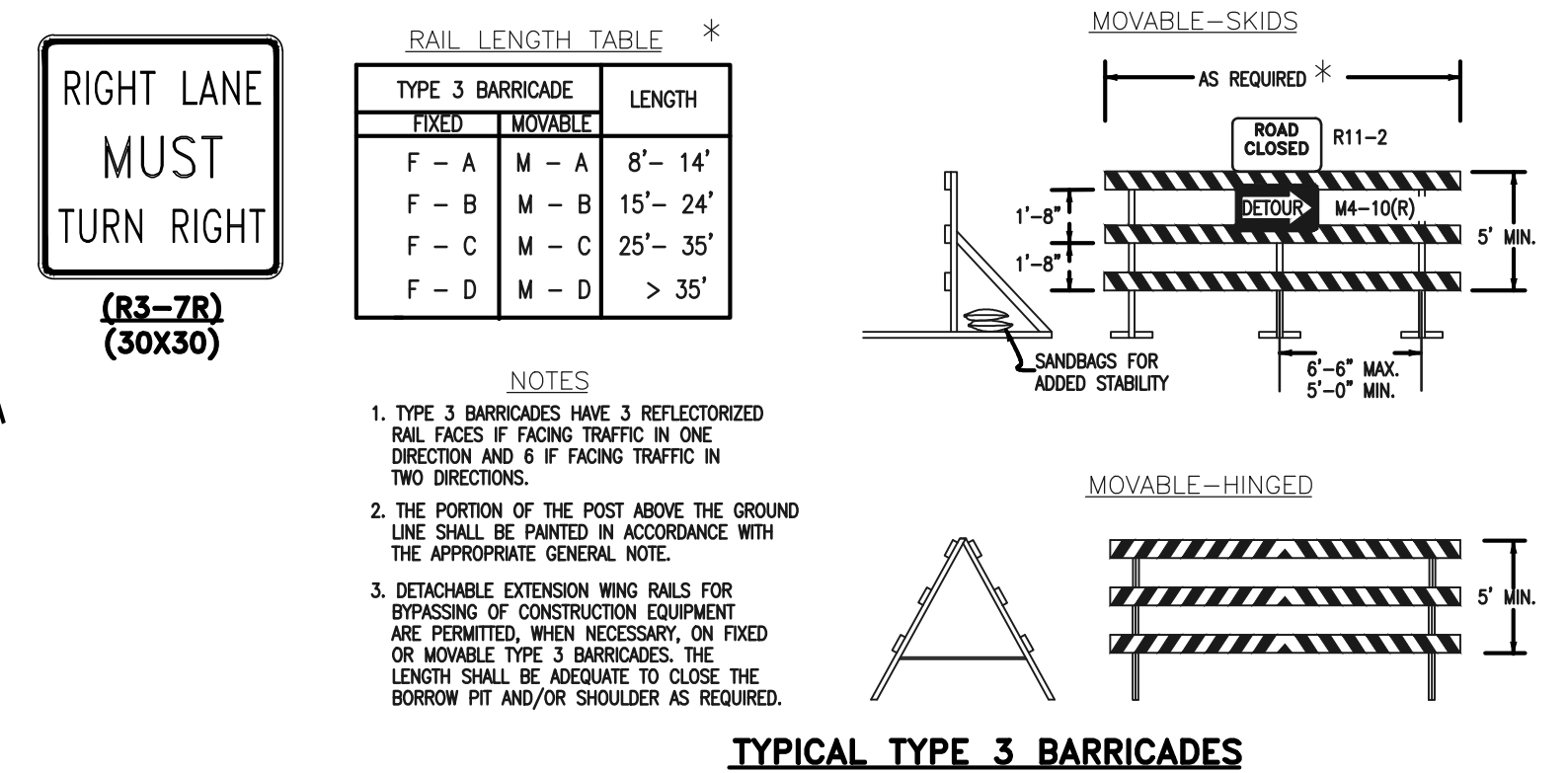
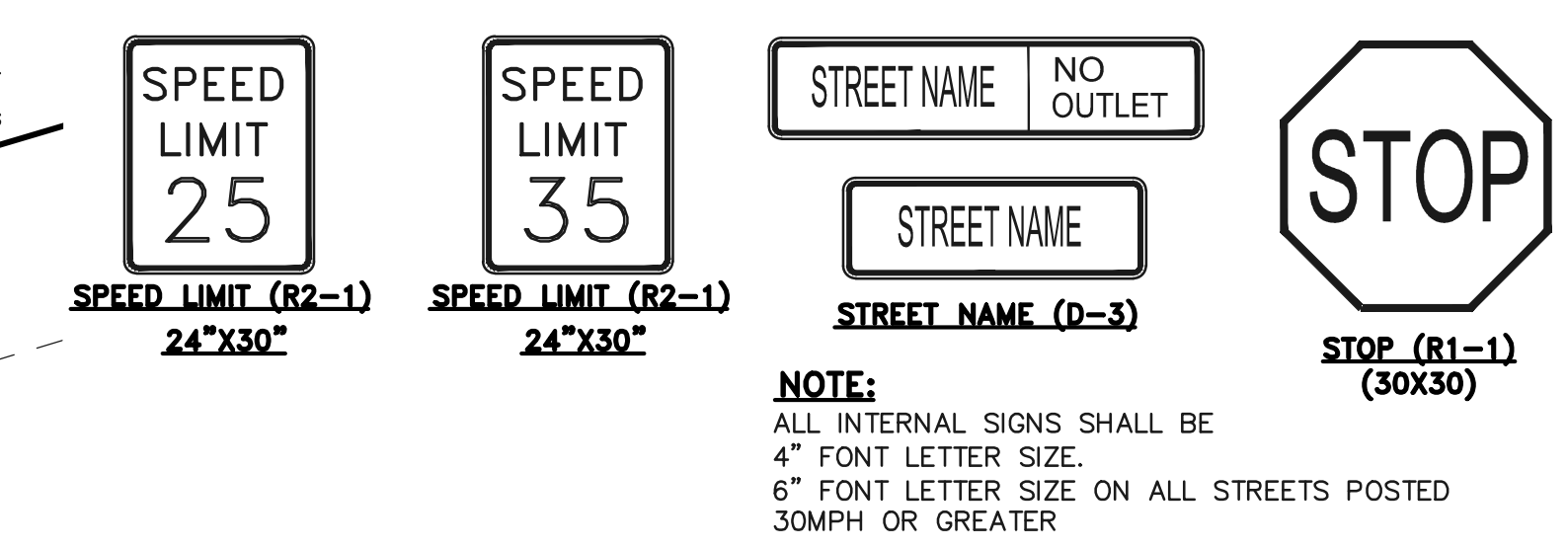
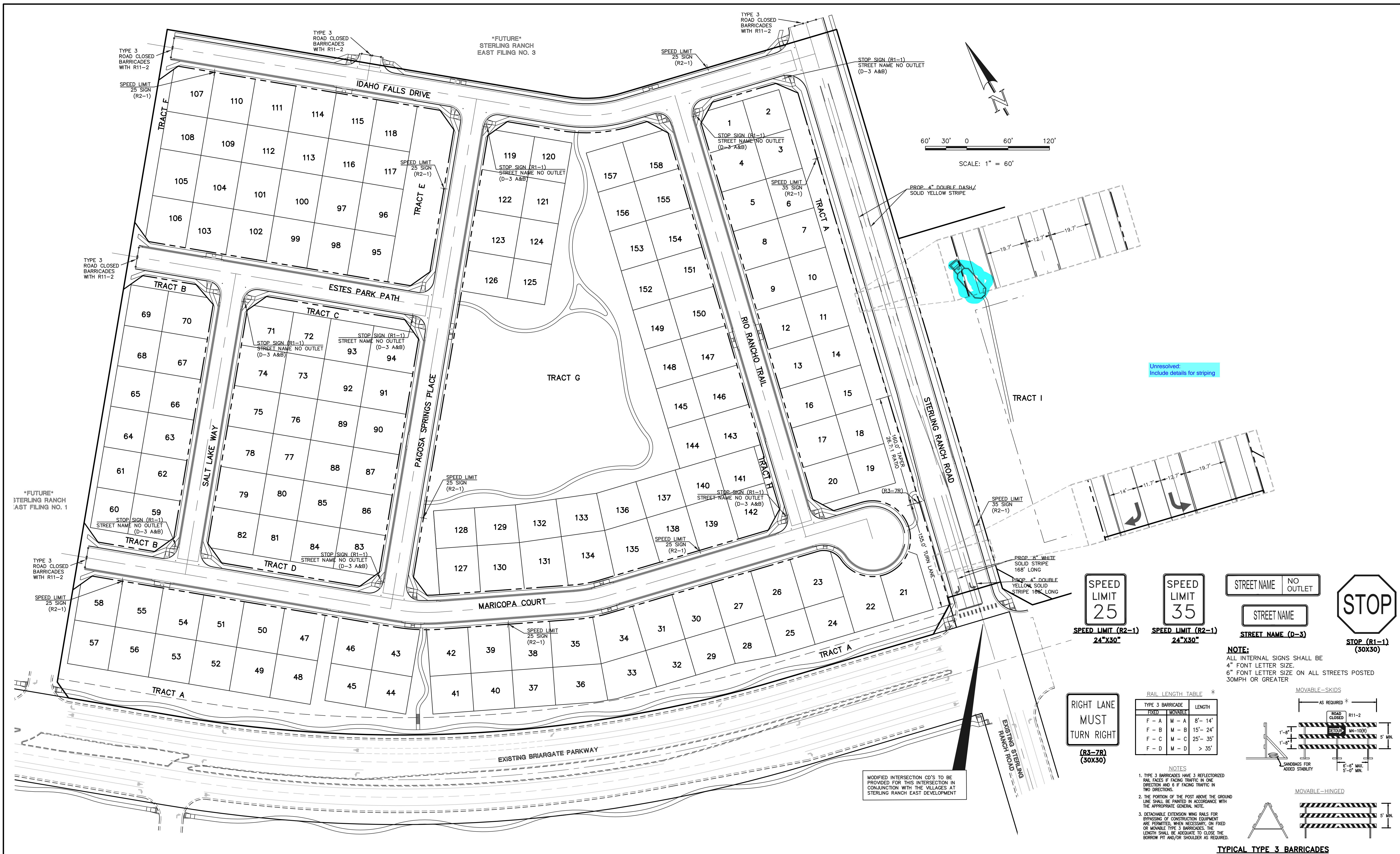
REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

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

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			
PED RAMP DETAILS			
DESIGNED BY	DLG	SCALE	DATE 08-28-23
DRAWN BY	JRH	(H) 1" = 10'	SHEET 16 OF 29
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.23





MODIFIED INTERSECTION CD'S TO BE PROVIDED FOR THIS INTERSECTION IN CONJUNCTION WITH THE VILLAGES AT STERLING RANCH EAST DEVELOPMENT

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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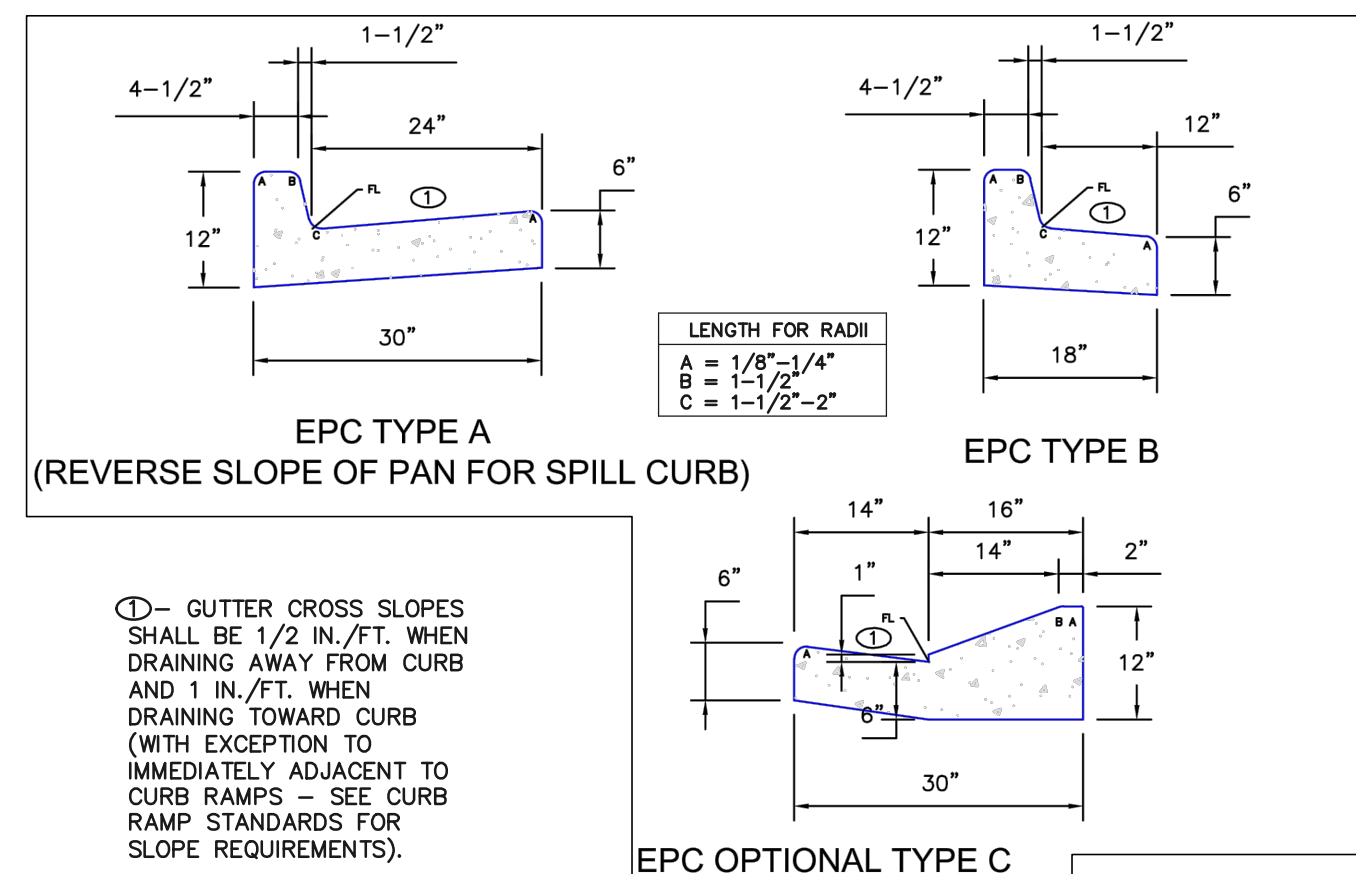
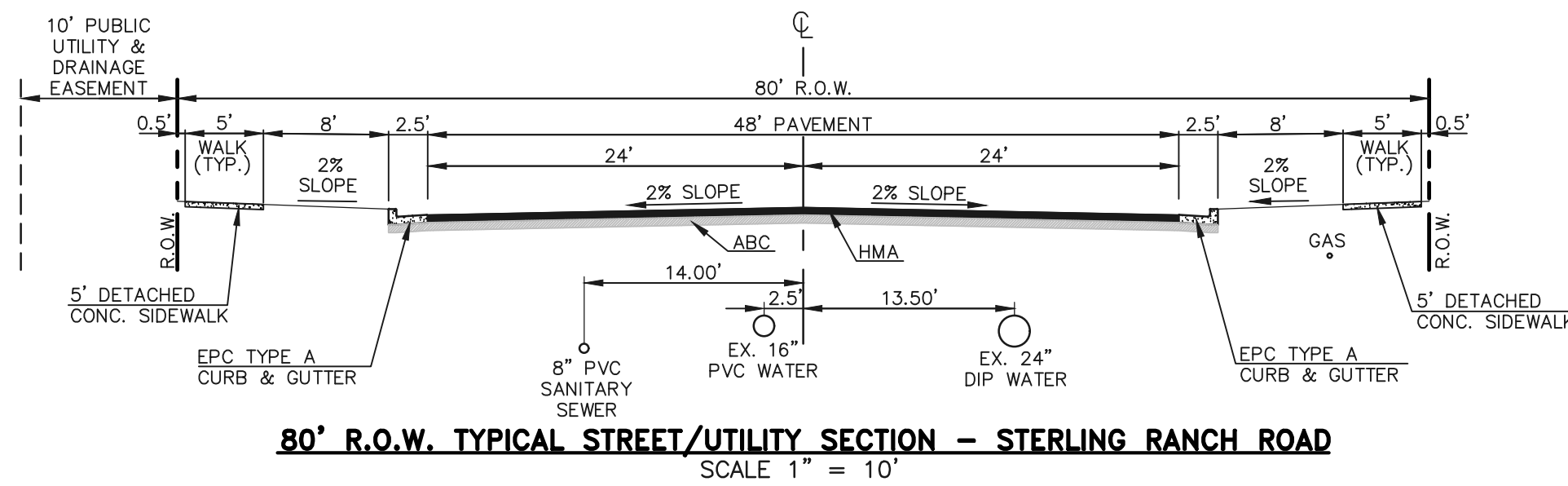
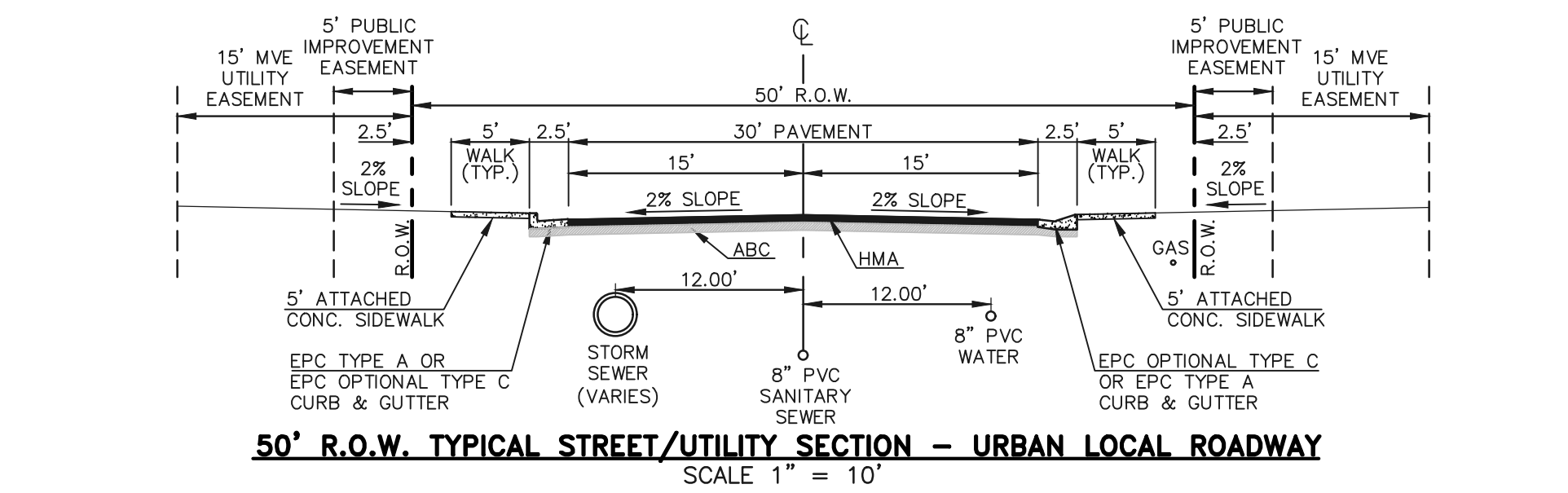
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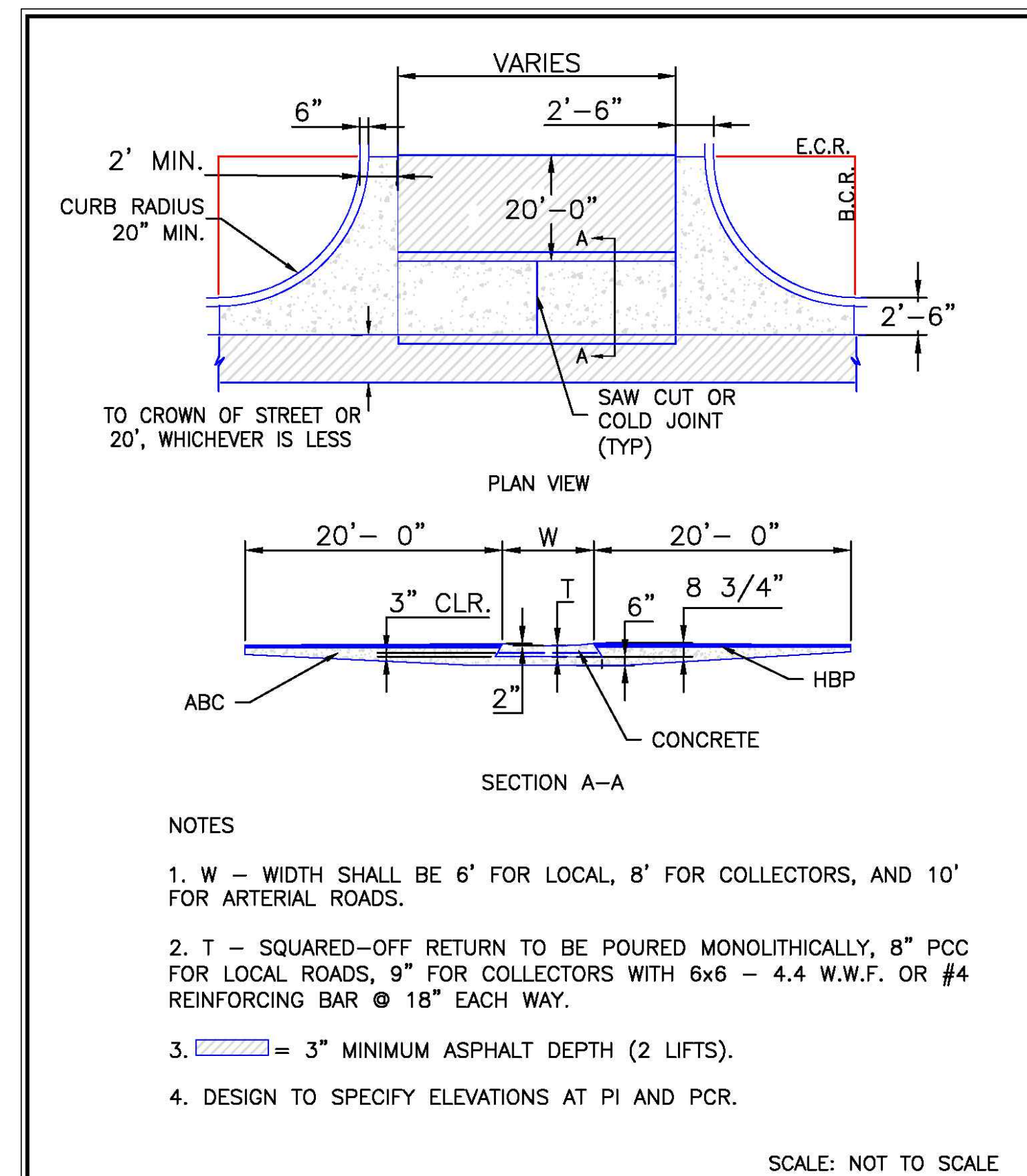
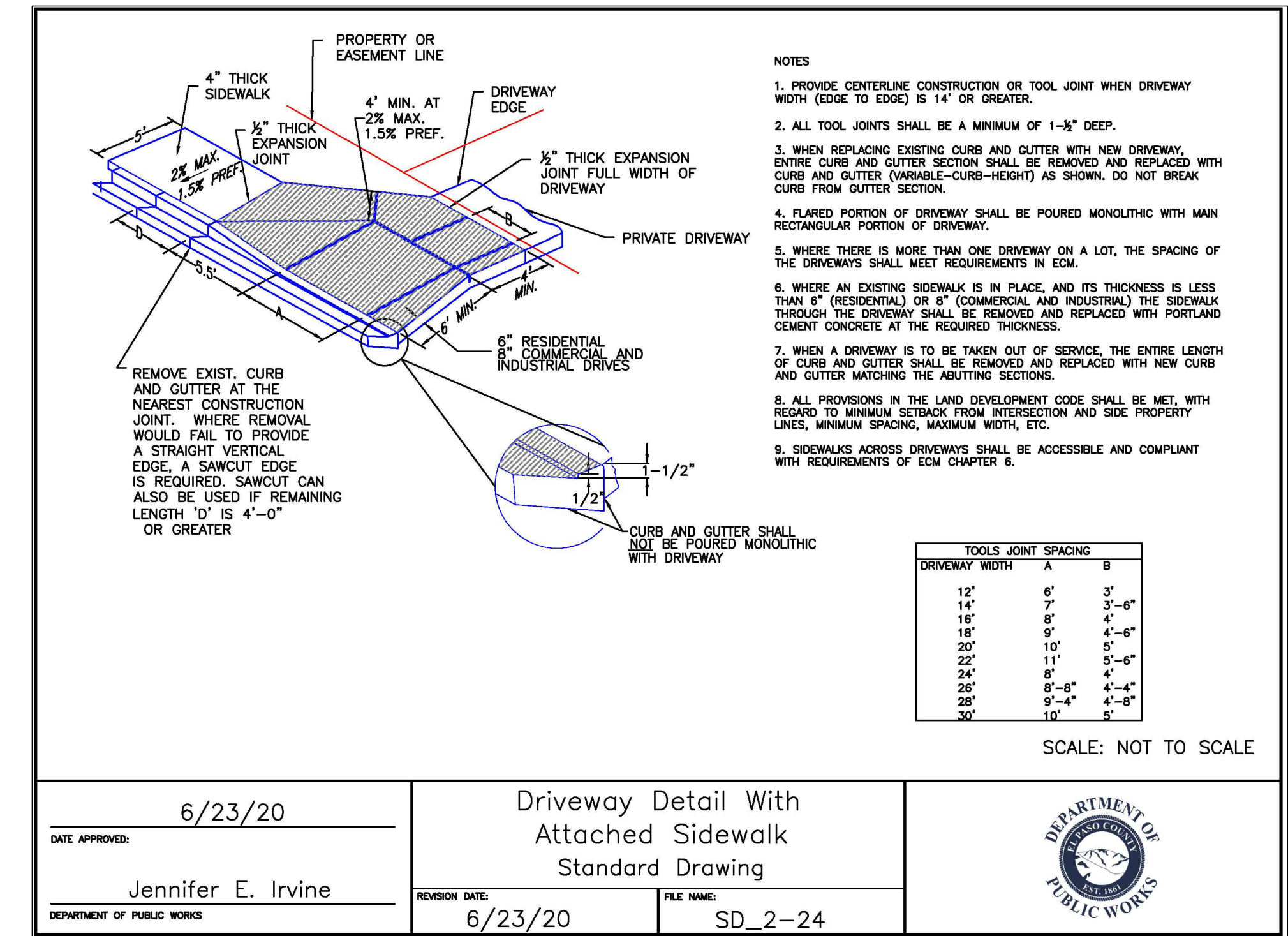
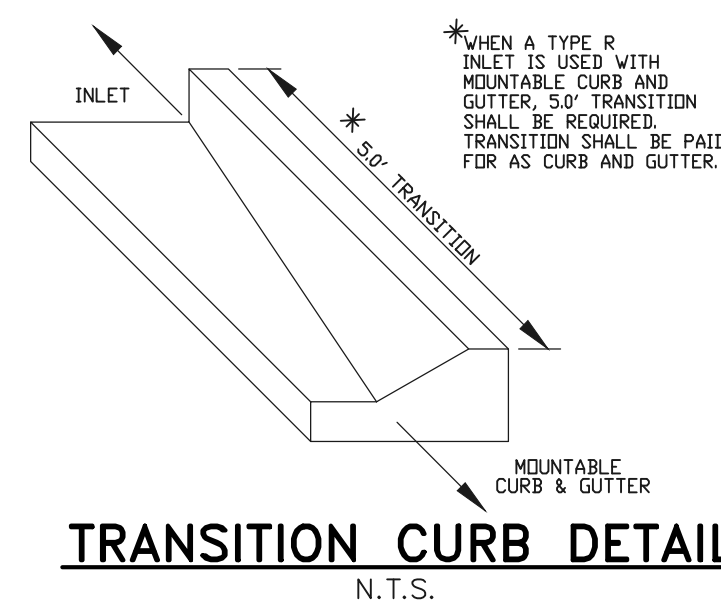
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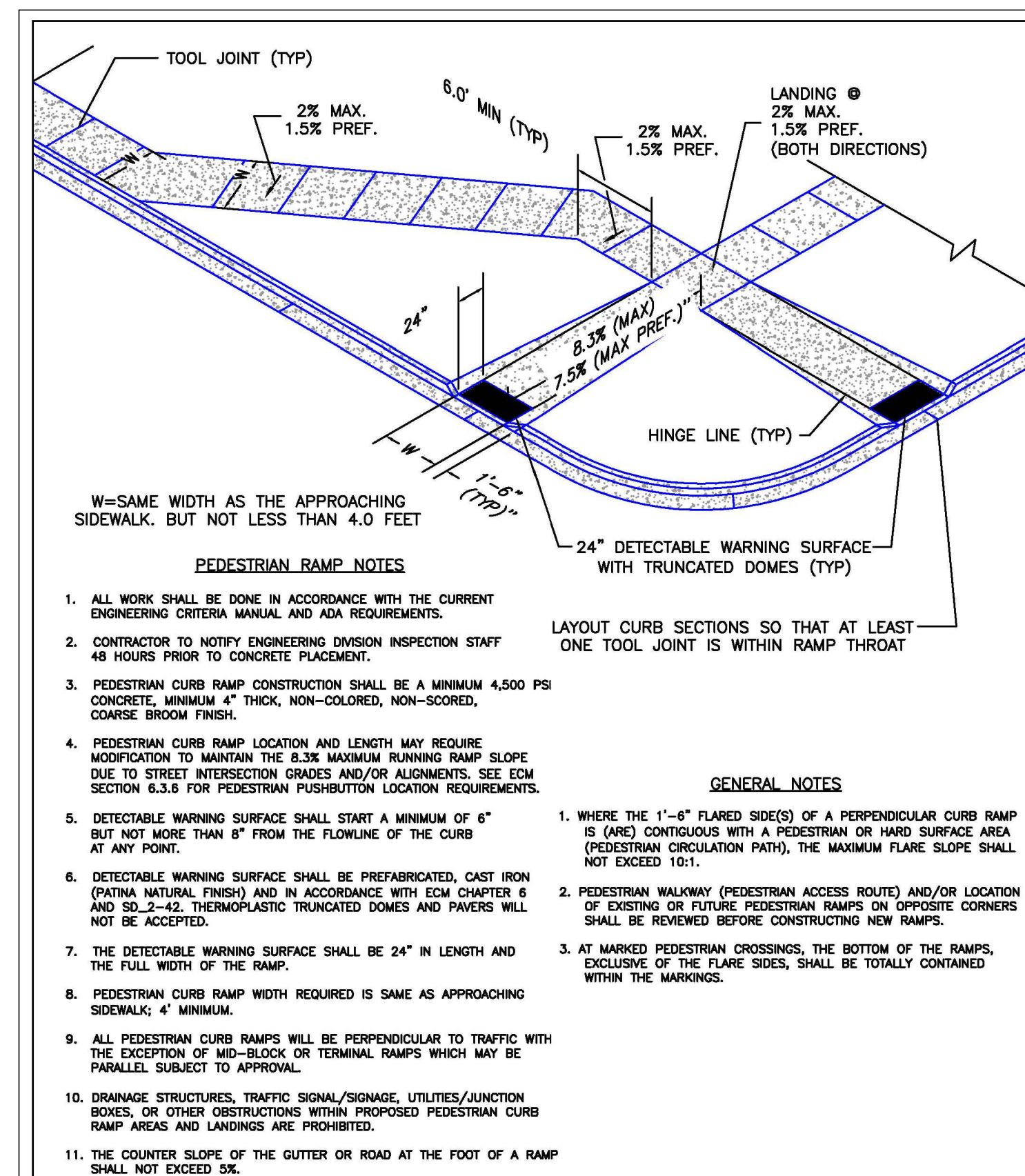
DESIGNED BY DLG SCALE DATE 08-28-23
DRAWN BY JRH (H) 1"= 50' SHEET 17 OF 29
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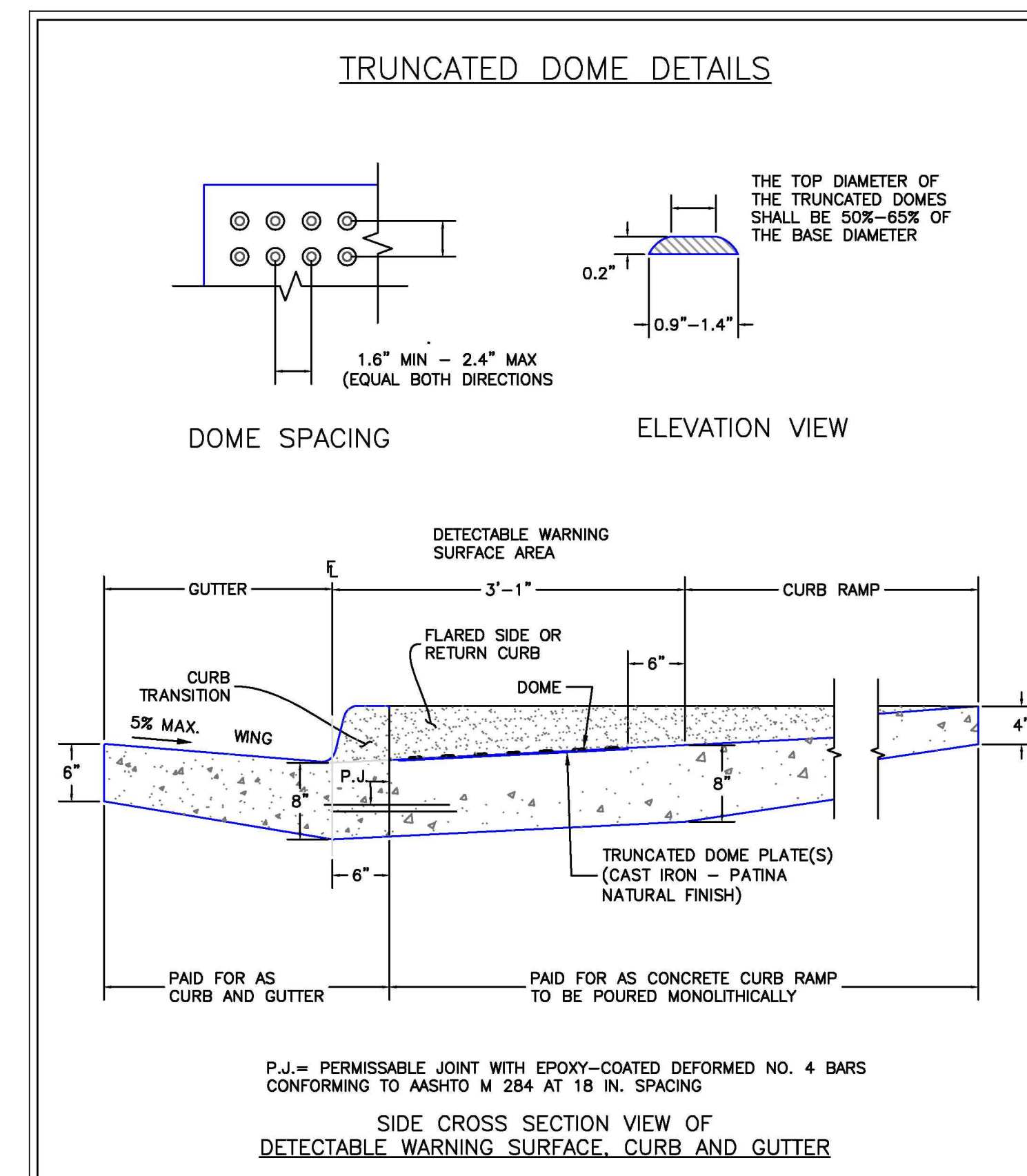
CURB AND GUTTER DETAILS



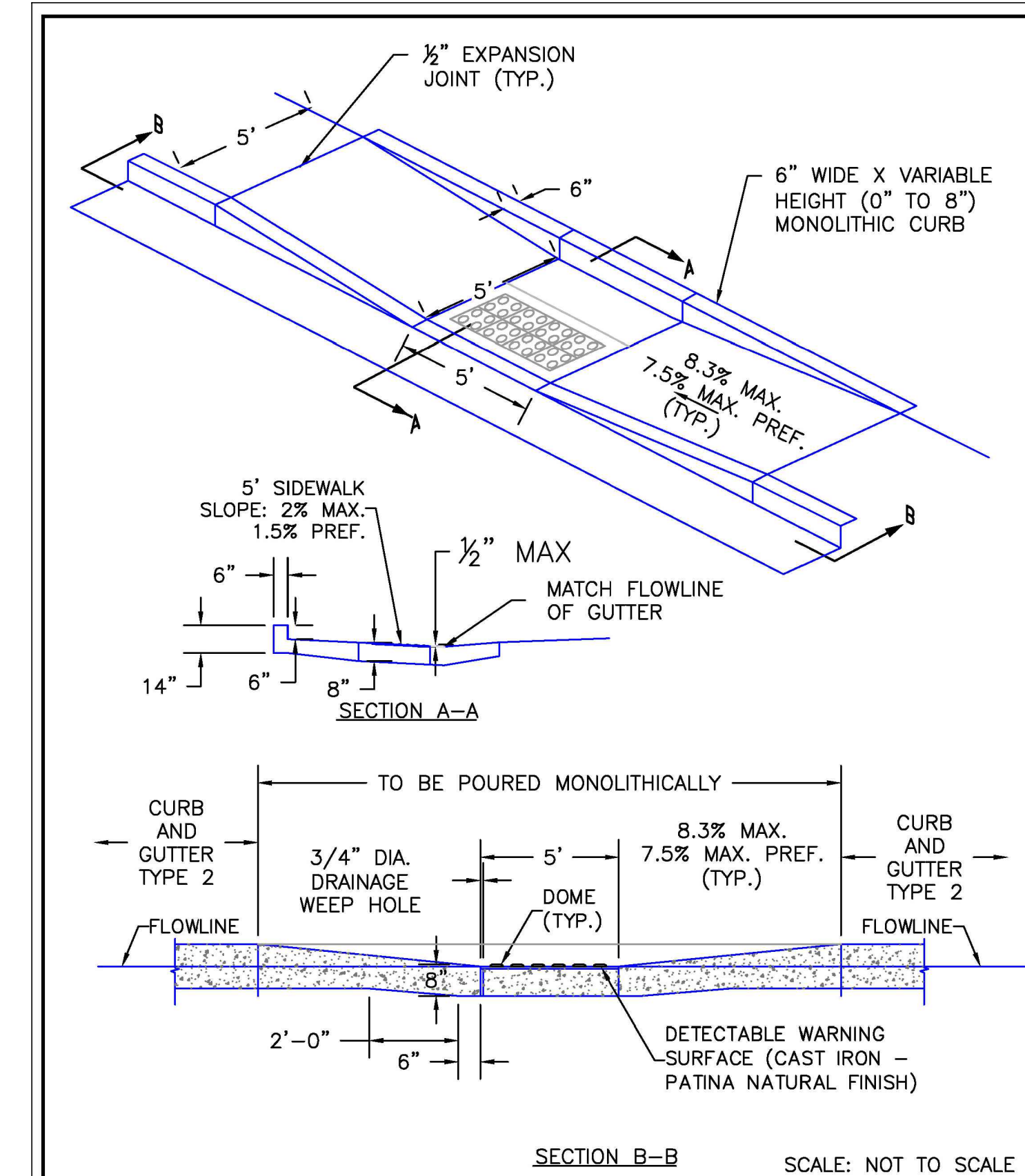
8/11/11
 Typical Cross Plan Layout Detail Standard Drawing
 André P. Brackin
 DEPARTMENT OF TRANSPORTATION



6/23/20
 Pedestrian Curb Ramp Detail Standard Drawing
 Jennifer E. Irvine
 DEPARTMENT OF PUBLIC WORKS



6/23/20
 Detectable Warning Surface Details Standard Drawing
 Jennifer E. Irvine
 DEPARTMENT OF PUBLIC WORKS



6/23/20
 Parallel Pedestrian Curb Ramp Detail Standard Drawing
 Jennifer E. Irvine
 DEPARTMENT OF PUBLIC WORKS

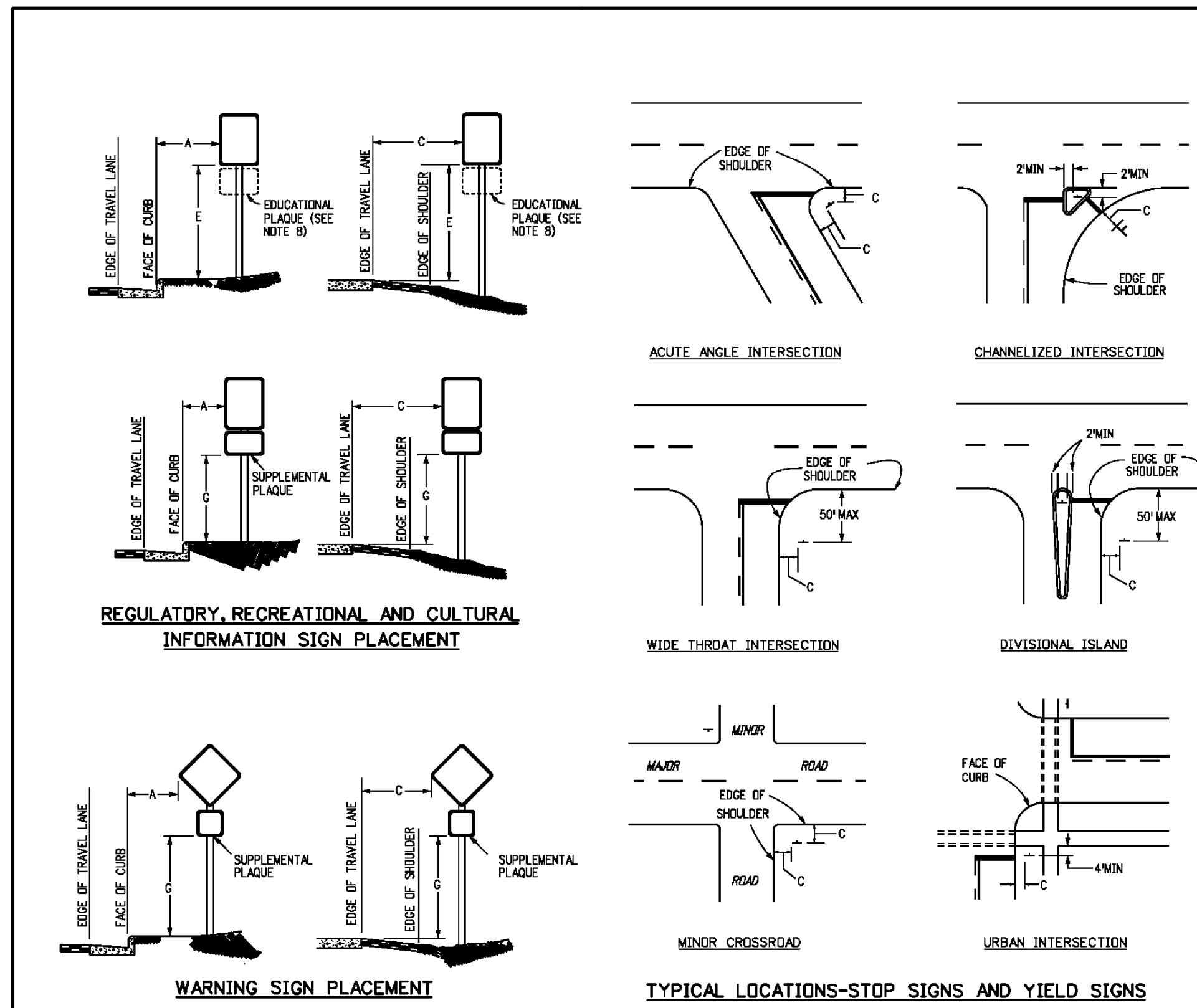
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FOURSQUARE AT STERLING RANCH EAST
 FILE NO. 1
 STREET IMPROVEMENT PLANS
 TYPICAL STREET SECTIONS & DETAILS
 DESIGNED BY: DLG SCALE: DATE: 08-28-23
 DRAWN BY: JRH (H) 1" = 50' SHEET 18 OF 29
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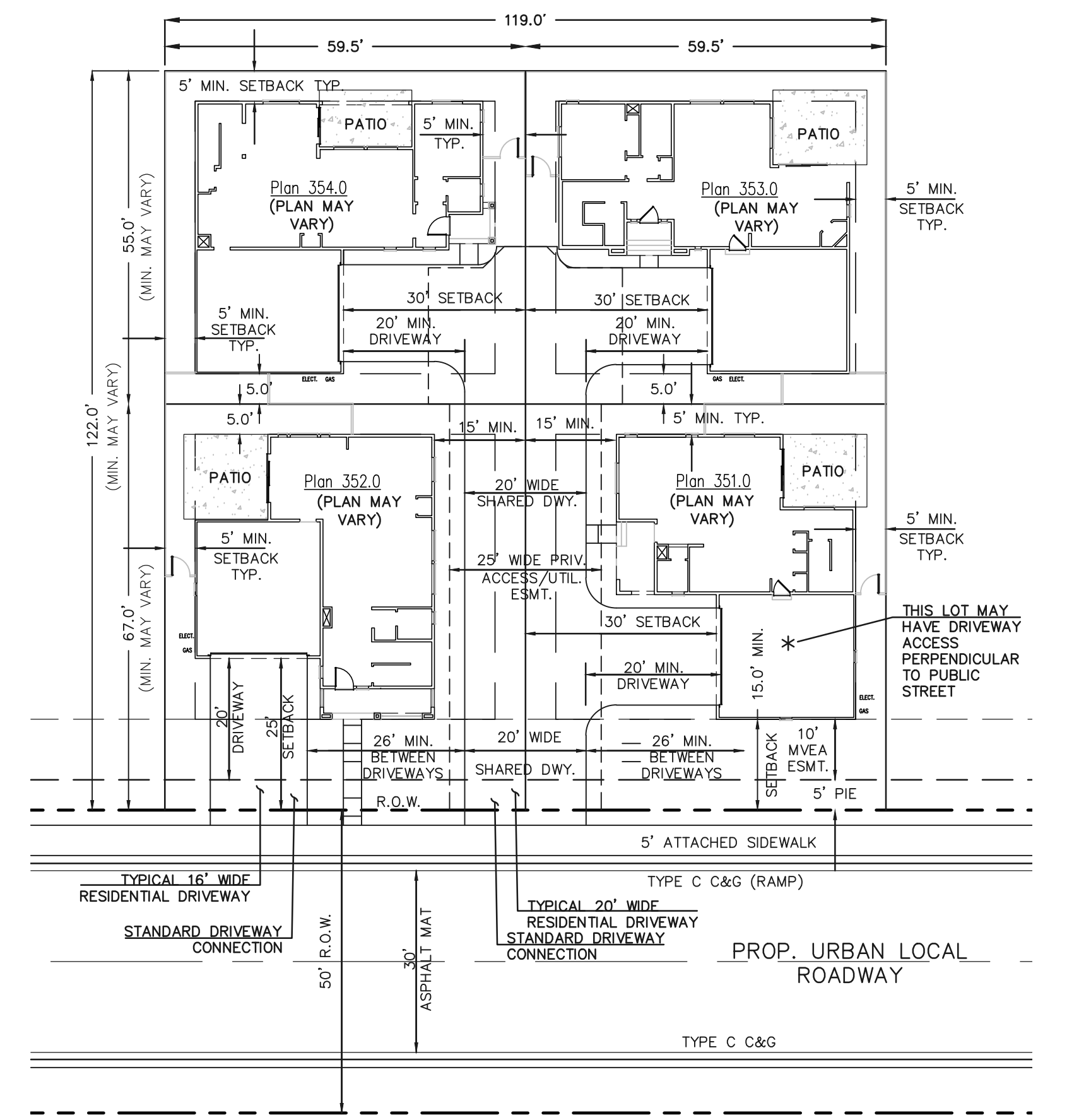
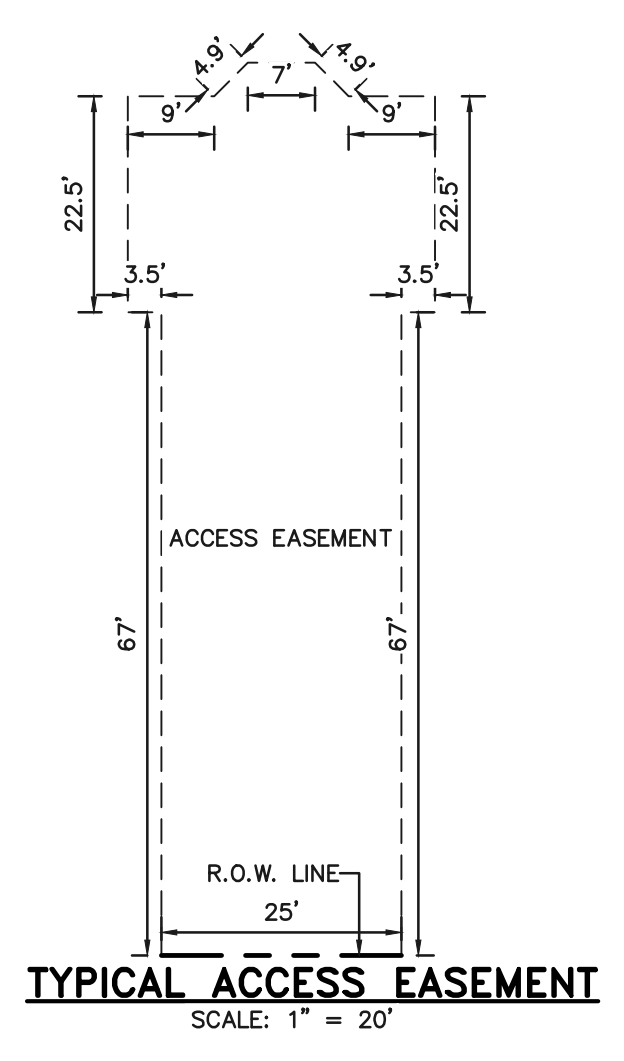
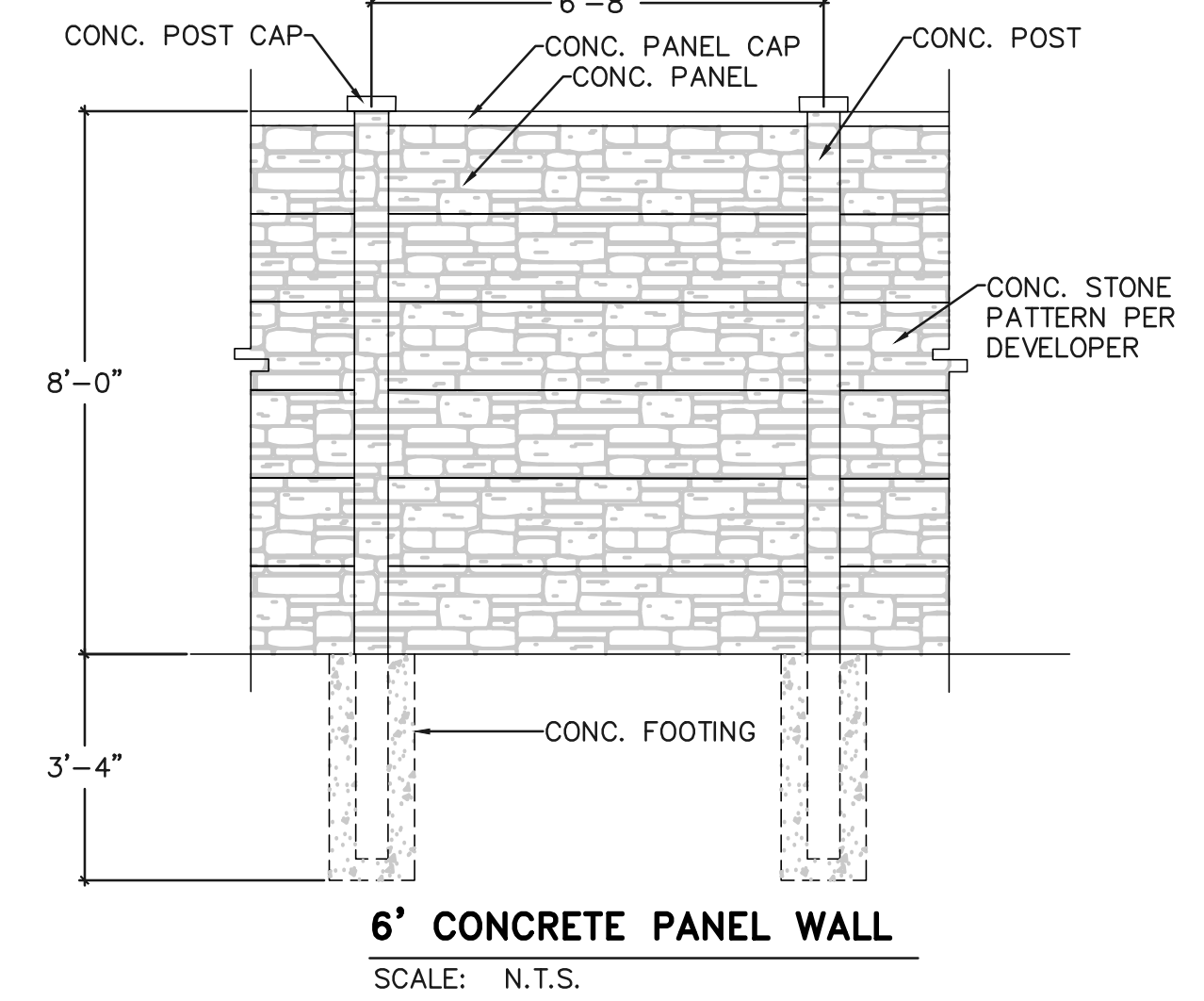
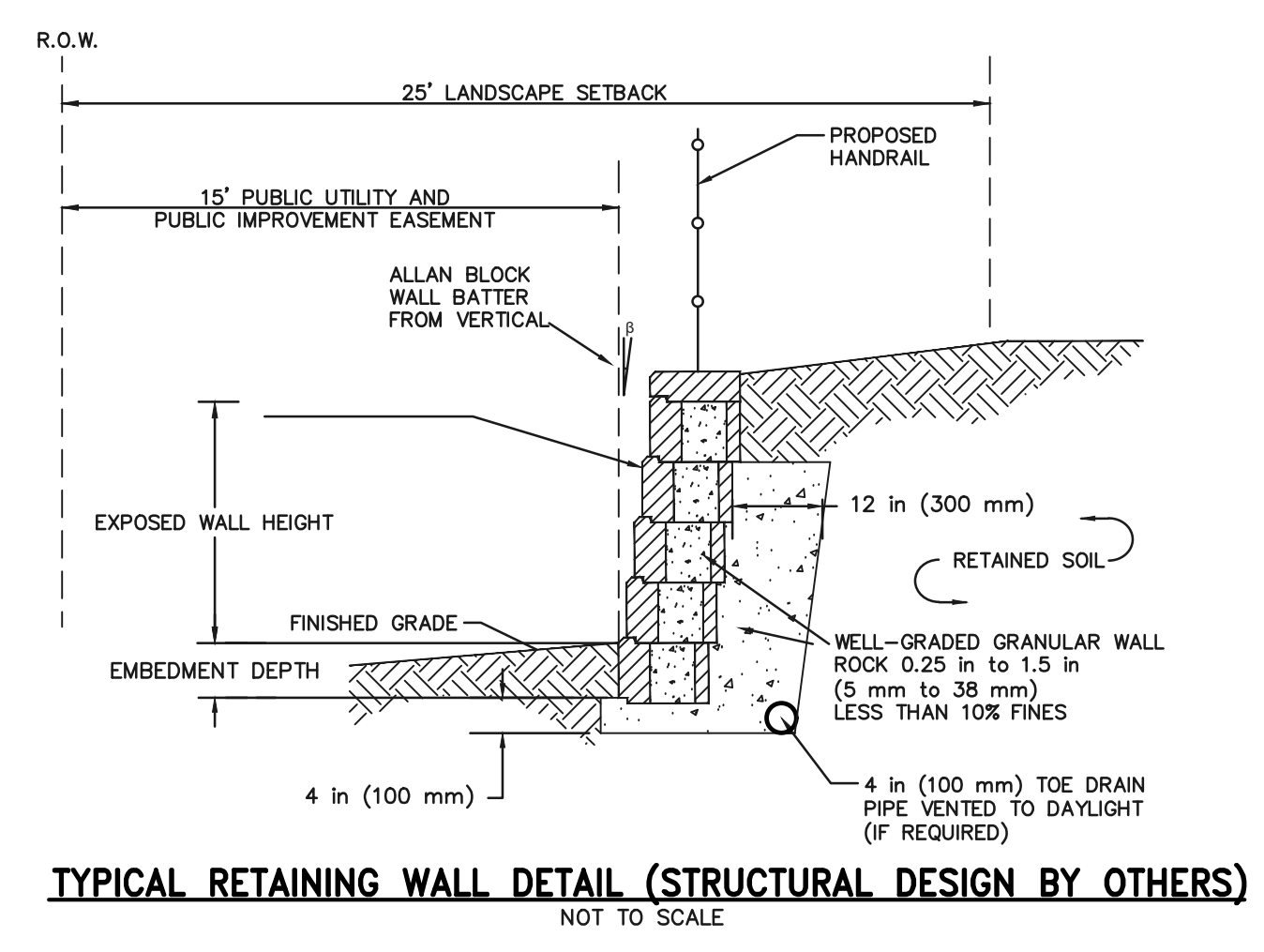


- GENERAL NOTES**
- THE ENGINEER WILL ESTABLISH GRADES AND LOCATIONS FOR ALL SIGN POSTS IN ACCORDANCE WITH DETAILS SHOWN ON THE PLANS.
 - SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
 - MINIMUM POST EMBEDMENT SHALL BE 3 FT. FOR 4-2 POSTS AND 4-IN X 4-IN TIMBER POSTS, AND 5 FT. FOR 4-IN X 6-IN TIMBER POSTS. SEE APPLICABLE STANDARDS FOR FOOTING DEPTH.
 - IF A SHOULDER IS WIDER THAN 6 FT., THE MINIMUM LATERAL OFFSET DISTANCE SHOULD BE 6 FT. FROM THE EDGE OF SHOULDER, EXCEPT FOR MILE MARKER SIGNS. SEE FIGURE 2A-200 OF THE 2009 MUTCD.
 - NORMAL LATERAL PLACEMENT IS MEASURED FROM THE EDGE OF THE TRAVEL LANE.
 - IN URBAN AREAS, A LATERAL CLEARANCE OF 1 FT. FROM THE CURB FACE IS PERMISSIBLE WHERE SIDEWALK WIDTH IS LIMITED OR WHERE EXISTING POLES ARE CLOSE TO THE CURB.
 - TYPICAL POST MOUNTING HEIGHTS FROM GROUND TO BOTTOM OF SIGN PANEL ARE 7 OR 8 FT. OTHER HEIGHTS MAY BE REQUIRED WHEN SIGNS ARE MOUNTED ON STEEPER HILL OR CUT SLOPES.
 - "EDUCATIONAL PLAQUES" FOR SYMBOL SIGNS WILL NOT BE CONSIDERED WHEN DETERMINING VERTICAL PLACEMENT FOR INFORMATION OF EDUCATIONAL PLAQUES. SEE PAGE 31 OF THE 2012 COST GUIDE SIGNING POLICIES & PROCEDURES, AND SECTION 2A.06 OF THE 2009 MUTCD.
 - WHEN LATERAL PLACEMENT IS 30 FT. OR MORE FOR SIGNS WITHOUT A SUPPLEMENTAL PLAQUE, VERTICAL PLACEMENT D MAY BE REDUCED TO 8 FT. WHEN LATERAL PLACEMENT IS 30 FT. OR MORE FOR SIGNS WITH A SUPPLEMENTAL PLAQUE, VERTICAL PLACEMENT F DOES NOT APPLY - USE ONLY VERTICAL PLACEMENT H.
 - NORMAL ANGULAR PLACEMENT IS 0 DEG. SIGNS CLOSER THAN 30 FT. SHOULD BE TURNED SLIGHTLY AWAY TO MINIMIZE SPECULAR REFLECTION. SIGNS PLACED 30 FT. OR MORE SHOULD GENERALLY BE TURNED TOWARD THE ROAD.
 - THE EXIT PANEL IS MOUNTED ON THE RIGHT HAND SIDE FOR RIGHT HAND EXITS AND THE LEFT SIDE FOR LEFT HAND EXITS.
 - POST SHALL BE INSTALLED PLUMB, VERTICAL DEVIATION SHALL NOT EXCEED 1/4-IN. IN 10 FT.
 - ON ALL TWO-LANE UNDIVIDED HIGHWAYS, THE MILE MARKER AND POST SHALL BE INSTALLED ON THE RIGHT SHOULDER IN THE ASCENDING DIRECTION WITH THE MILE MARKER PANELS DISPLAYED ON THE FRONT AND BACK SIDE OF THE POST.
 - ON ALL UNDIVIDED MULTI-LANE AND DIVIDED HIGHWAYS AND INTERSTATES, THE MILE MARKER AND POST SHALL BE INSTALLED ON THE OUTSIDE SHOULDER (OR SIDEWALK IF APPLICABLE) IN BOTH DIRECTIONS OF TRAVEL.
 - VERTICAL SPACING BETWEEN SIGN PANELS SHALL BE 1 TO 1 1/2 IN., TYPICAL.

PLACEMENT TABLES

LATERAL PLACEMENT		VERTICAL PLACEMENT			
ALL CLASSES OF STREETS AND HIGHWAYS		FREeways AND EXPRESSWAYS		CONVENTIONAL STREETS AND HIGHWAYS	
KEY		MIN.	MAX.	MIN.	MAX.
A	2'-0"	15'-0" PLUS CURB	D	7'-0" OR NOTE NO. 9	12'-0" 7'-0" 8'-0" 5'-0" 8'-0"
B	2'-0"	30'-0" OR MORE INCLUDES CURB	E	7'-0"	8'-0" 7'-0" 8'-0" 5'-0" 8'-0"
C	2'-0"	6'-0" PLUS EDGE OF 6" WIDE SHOULDER, IF NONE, 15'-0" FROM EDGE OF TRAVEL LANE	F	8'-0" OR NOTE NO. 9	12'-0" 8'-0" 9'-0" 5'-0" 8'-0"
			G	8'-0"	7'-0" 6'-0" 7'-0" 4'-0" 7'-0"
			H	5'-0"	10'-0" 6'-0" 7'-0" 4'-0" 7'-0"

Computer File Information		Sheet Revisions		Colorado Department of Transportation		GROUND SIGN PLACEMENT		STANDARD PLAN NO.	
Created Date: 07/04/12		Date:	Comments:	2829 N. Howard Pl.		2829 N. Howard Pl.		S-614-1	
Created By: KCM				Denver, CO 80204		Denver, CO 80204		Standard Sheet No. 1 of 2	
Last Modification Date: 07/31/19				Phone: 303-757-9436		Phone: 303-757-9436		Project Sheet Number:	
Last Modified By: AVU				FAX: 303-757-9219		FAX: 303-757-9219			
CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English		Traffic & Safety Engineering	MKB	Traffic & Safety Engineering	MKB		



NOTES:

TYPICAL DETAIL SHOWN IS FOR SETBACK AND ACCESS PURPOSES ONLY. SPECIFIC HOUSE PLAN AND DRIVEWAY ACCESS CONFIGURATIONS MAY VARY.

LOT LINE DIMENSIONS MAY VARY (SEE SITE PLAN)

NO TRASH OR DELIVERY TRUCKS TO USE SHARED DRIVEWAY. REAR LOT TRASH CANS TO BE TAKEN TO CURB.

TYPICAL LOT DETAIL
SCALE: 1" = 20'

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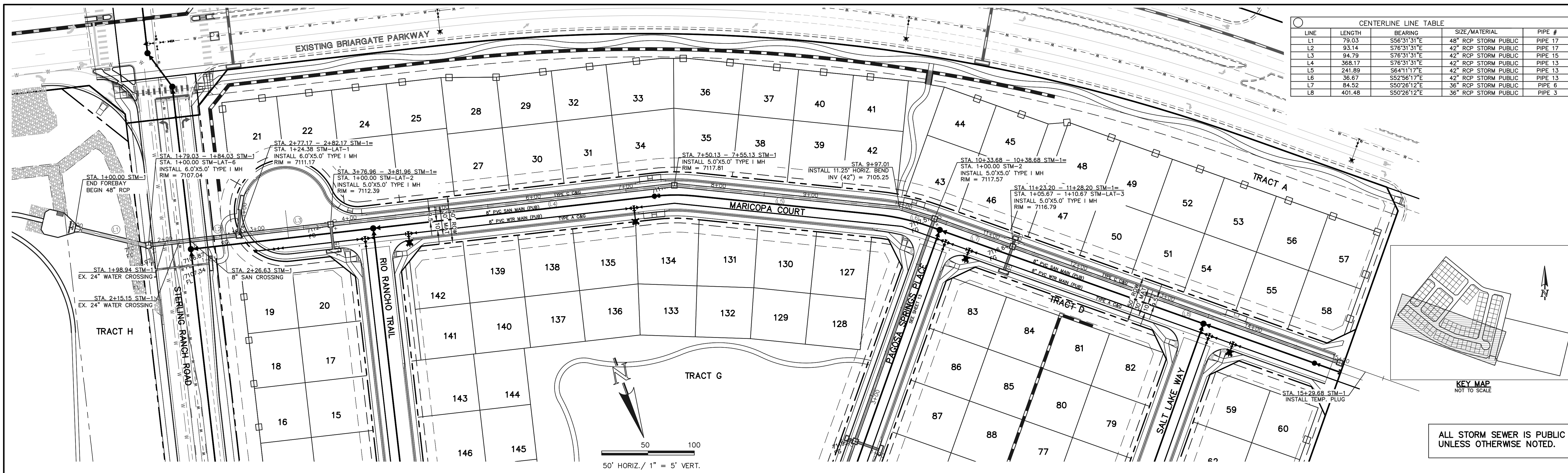
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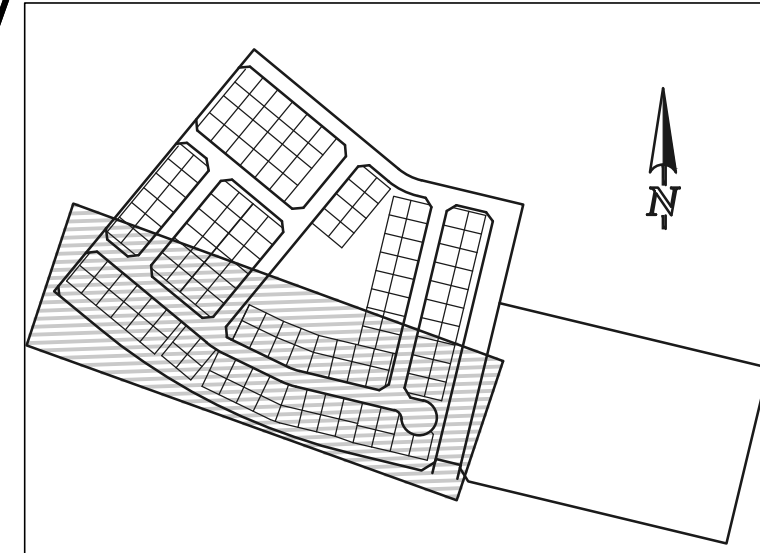
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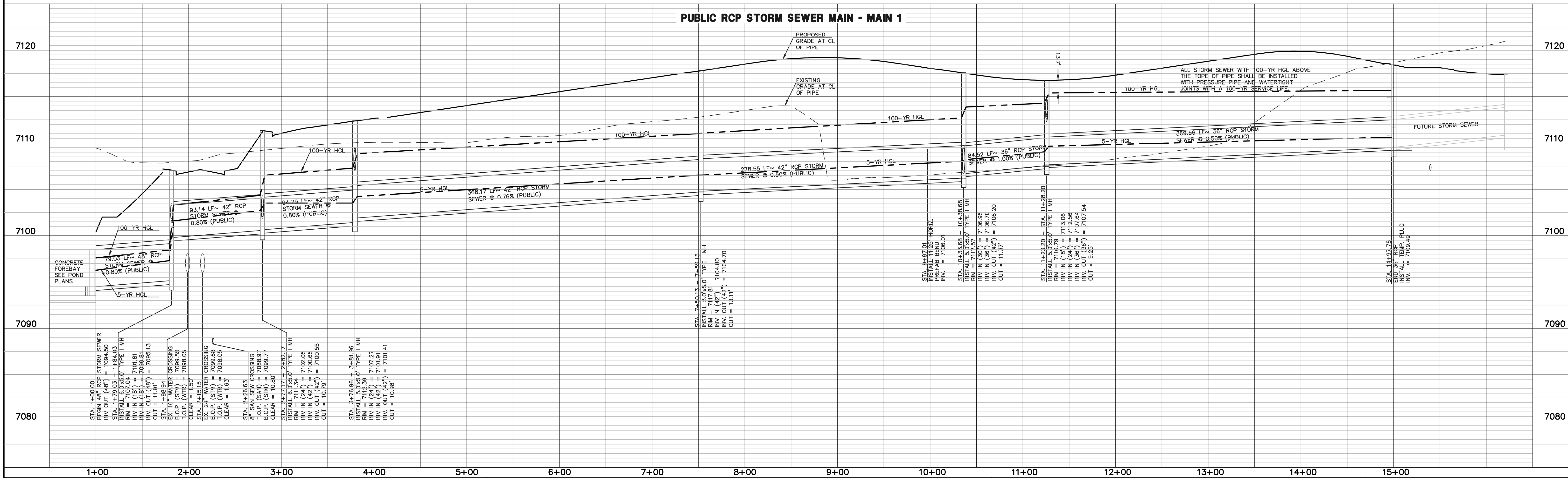
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CHECKED BY	(V) 1" = 5'	JOB NO.	1183.23	



LINE	LENGTH	BEARING	SIZE/MATERIAL	PIPE #
L1	79.03	S56°31'31"E	48" RCP STORM PUBLIC	PIPE 17
L2	93.14	S76°31'31"E	42" RCP STORM PUBLIC	PIPE 17
L3	94.79	S76°31'31"E	42" RCP STORM PUBLIC	PIPE 15
L4	368.17	S76°31'31"E	42" RCP STORM PUBLIC	PIPE 13
L5	241.89	S64°11'17"E	42" RCP STORM PUBLIC	PIPE 13
L6	36.67	S52°56'17"E	42" RCP STORM PUBLIC	PIPE 13
L7	84.52	S50°26'12"E	36" RCP STORM PUBLIC	PIPE 6
L8	401.48	S50°26'12"E	36" RCP STORM PUBLIC	PIPE 3



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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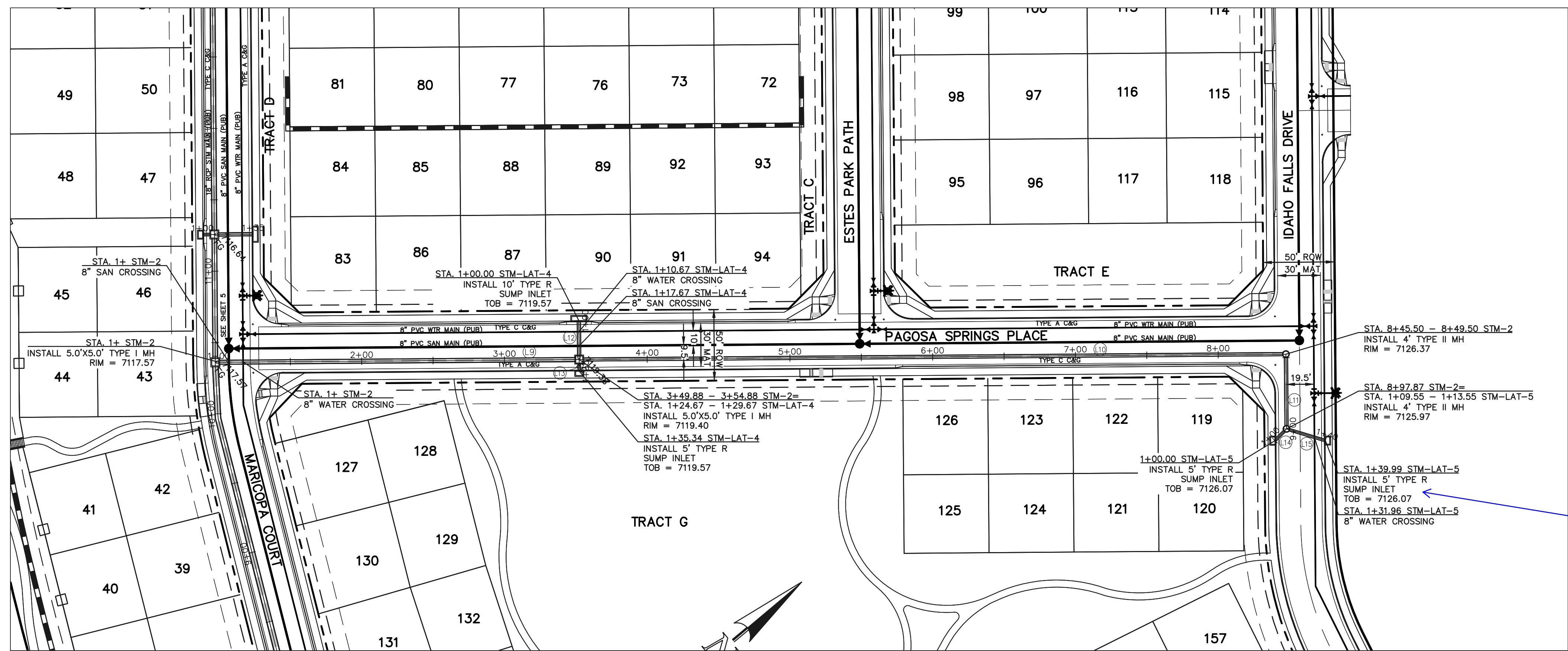
PUBLIC STORM SEWER

DESIGNED BY JRH SCALE DATE 08-28-23

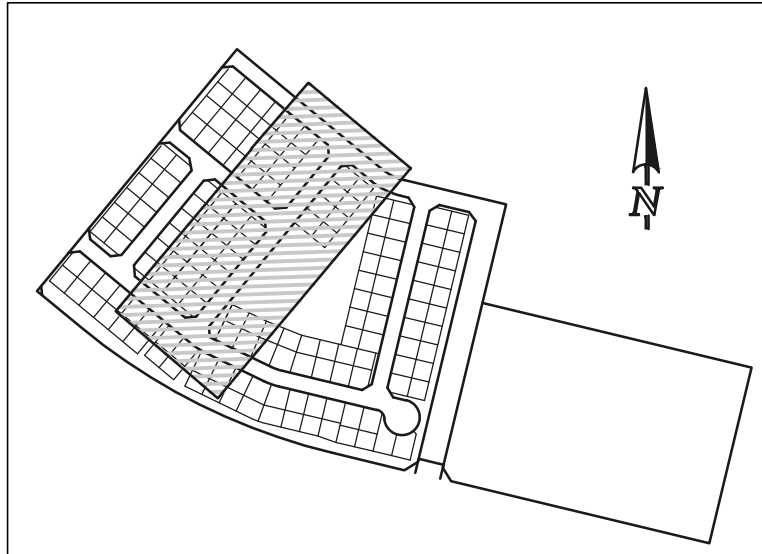
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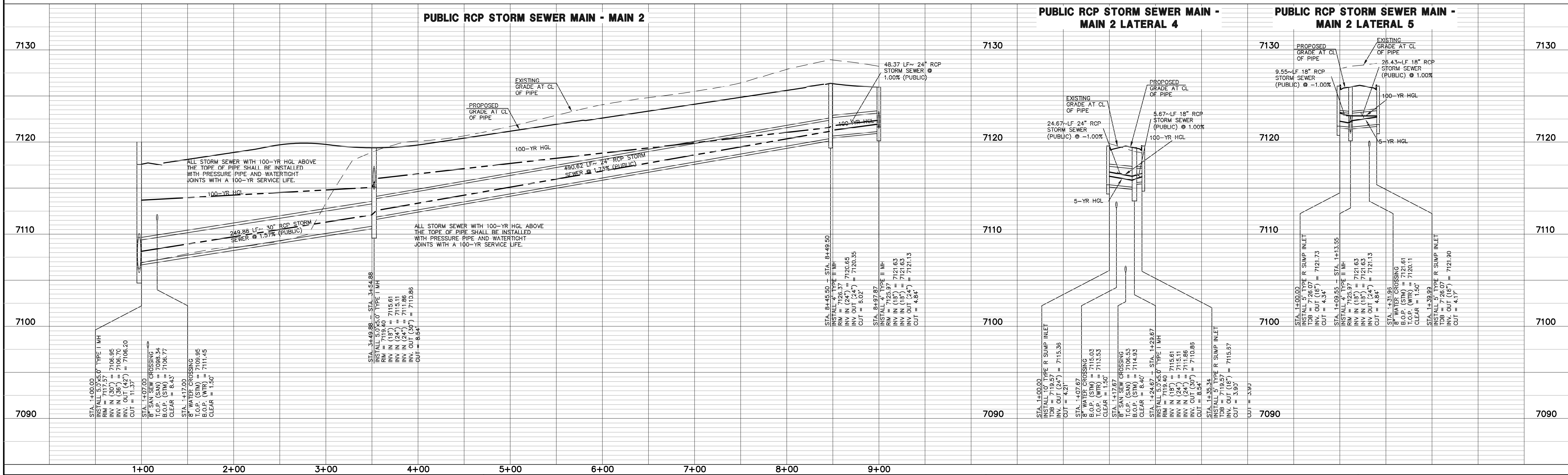
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L9	249.88	S39°33'48"W	30" RCP STORM PUBLIC	PIPE 12
L10	490.62	S39°33'48"W	24" RCP STORM PUBLIC	PIPE 9
L11	48.37	N50°26'12"E	24" RCP STORM PUBLIC	PIPE 9
L12	5.67	S50°26'12"E	24" RCP STORM PUBLIC	PIPE 10
L13	24.67	S50°26'12"E	18" RCP STORM PUBLIC	PIPE 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



KEY MAP
NOT TO SCALE

ALL STORM SEWER IS PUBLIC
UNLESS OTHERWISE NOTED.

Verify inlet sizes



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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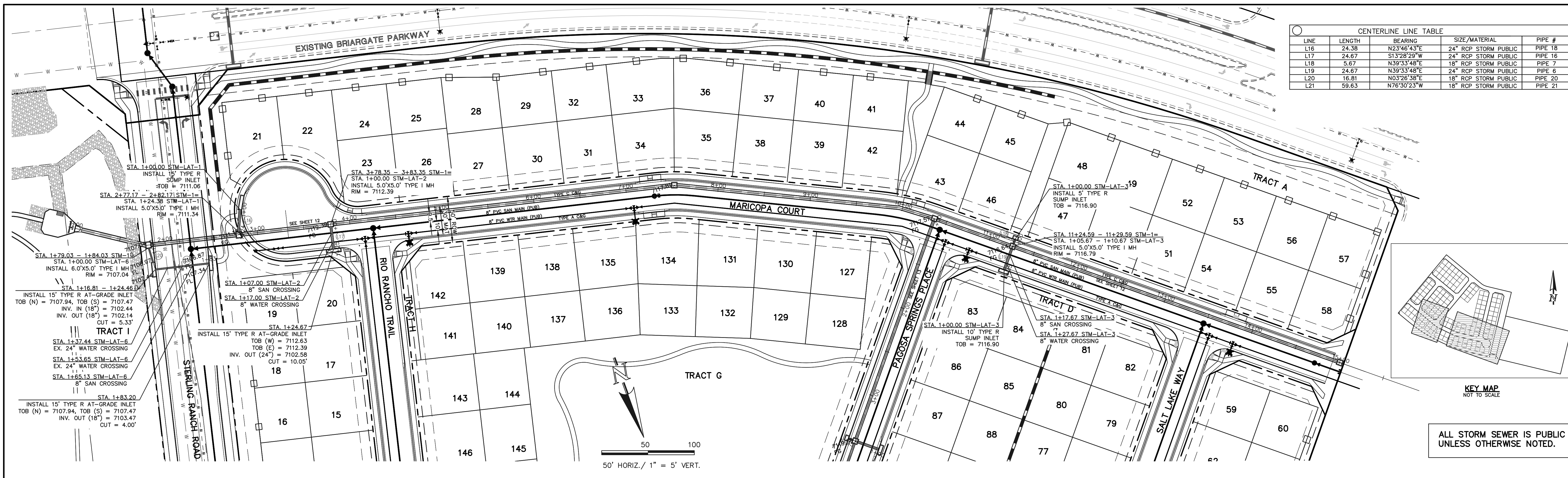
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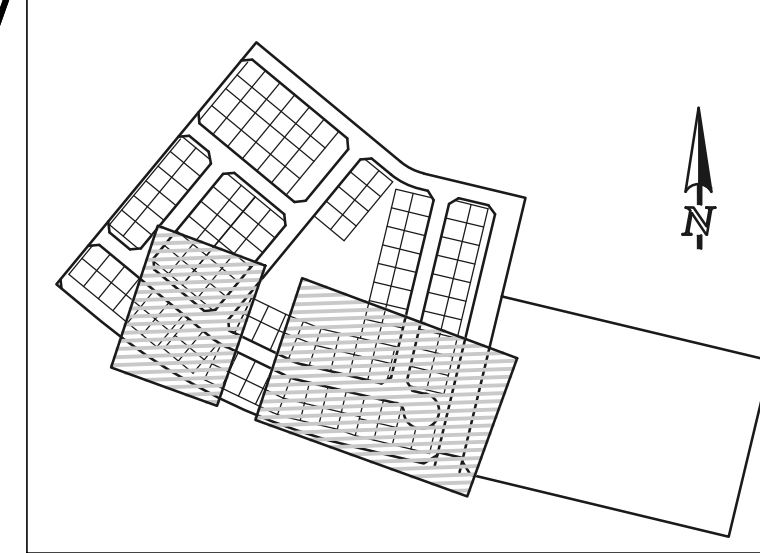
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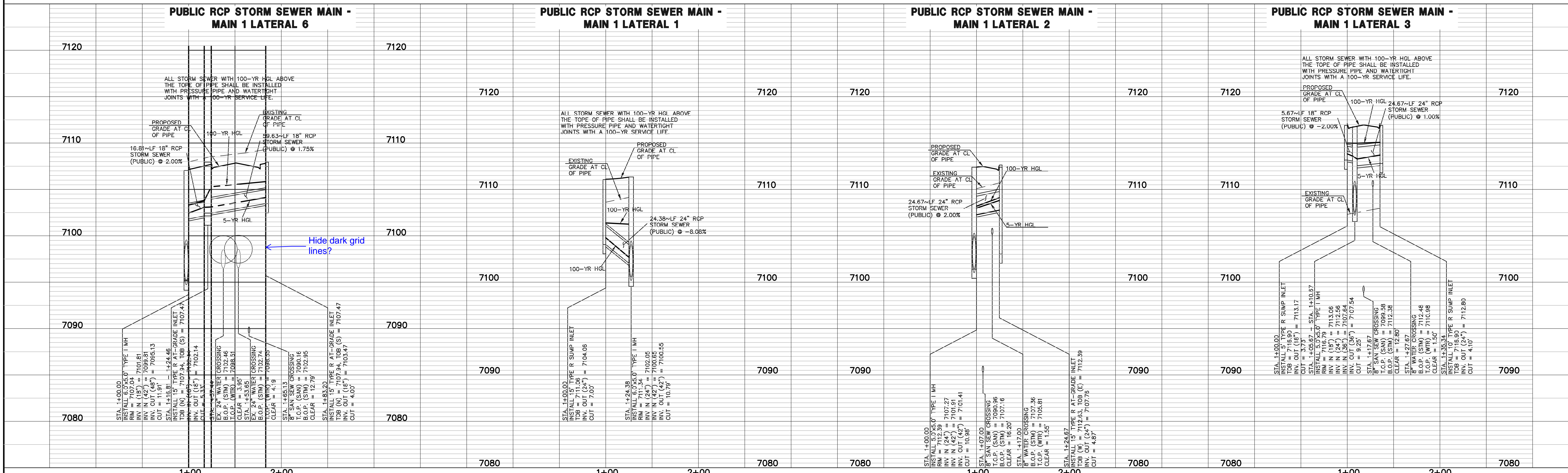
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CENTERLINE LINE TABLE					
LINE	LENGTH	BEARING	SIZE/MATERIAL	PIPE #	
L16	24.38	N23°46'43"E	24" RCP STORM PUBLIC	PIPE 16	
L17	24.67	S13°28'29"W	24" RCP STORM PUBLIC	PIPE 16	
L18	5.67	N39°33'48"E	18" RCP STORM PUBLIC	PIPE 7	
L19	24.67	N39°33'48"E	24" RCP STORM PUBLIC	PIPE 6	
L20	16.81	N03°26'38"E	18" RCP STORM PUBLIC	PIPE 20	
L21	59.63	N76°30'23"W	18" RCP STORM PUBLIC	PIPE 21	



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LEGEND	
	PROPOSED FIRE HYDRANT
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER MAIN
	PROPOSED STORM SEWER
	PROPOSED STORM INLET
	ROW/BOUNDARY LINE
	EXISTING FIRE HYDRANT
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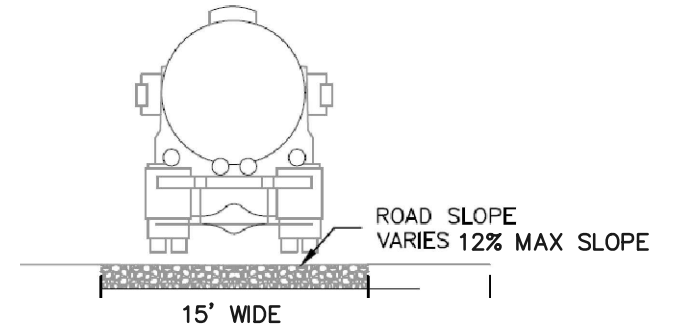
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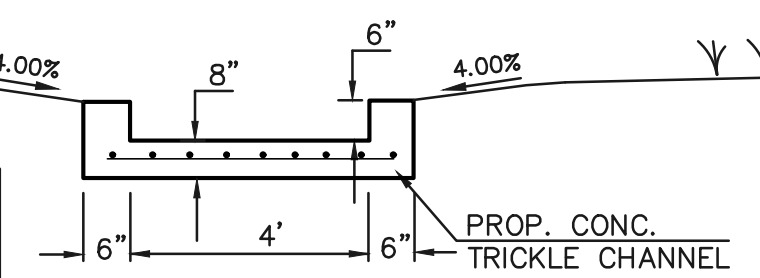
DRAWN BY: JRH (H) 1" = 50' SHEET 22 OF 29

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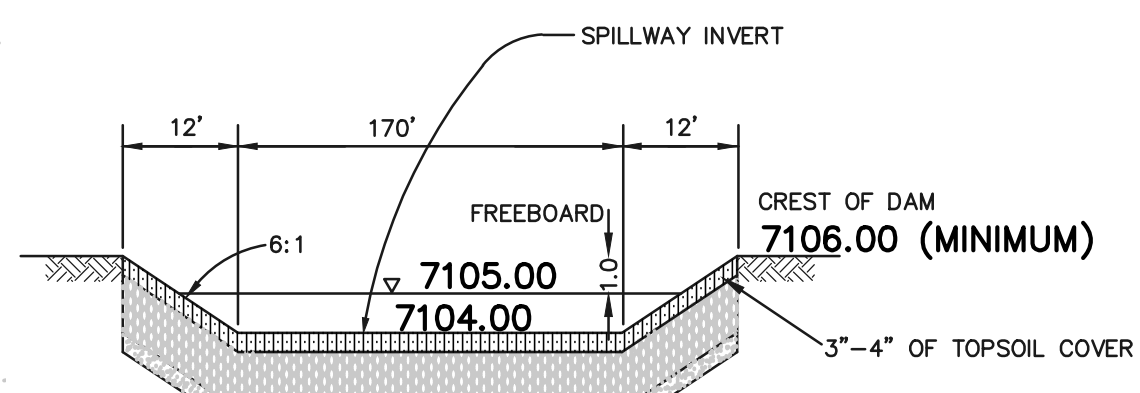
12" LAYER OF AGGREGATE
BASE COURSE OR CRUSHED GRAVEL OVER COMPACTED
SUBGRADE TO ELEVATION 7097.10 (WOCV ELEVATION)
8" LAYER OF AGGREGATE BASE COURSE OR CRUSHED
GRAVEL ABOVE 7097.10

ACCESS ROAD



**TRICKLE CHANNEL
TYPICAL SECTION**
N.T.S.

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



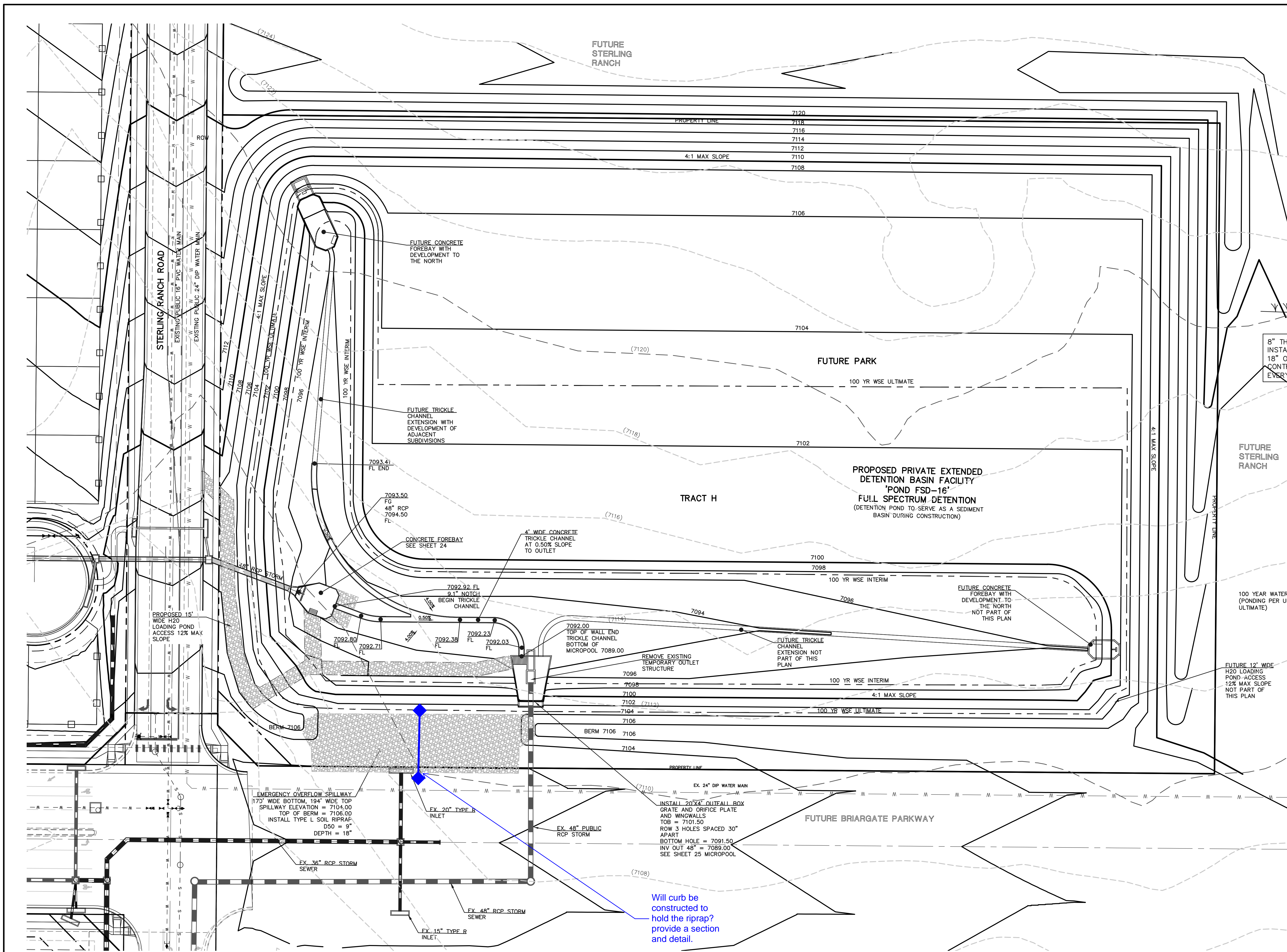
**EMERGENCY SPILLWAY
SECTION**
SCALE: N.T.S.

100 YEAR WATER SURFACE = 7103.21
(PONDING PER UD-DETENTION FUTURE
ULTIMATE)



40' 20' 0 40' 80'
SCALE: 1" = 40'

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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NO.	REVISION	DATE

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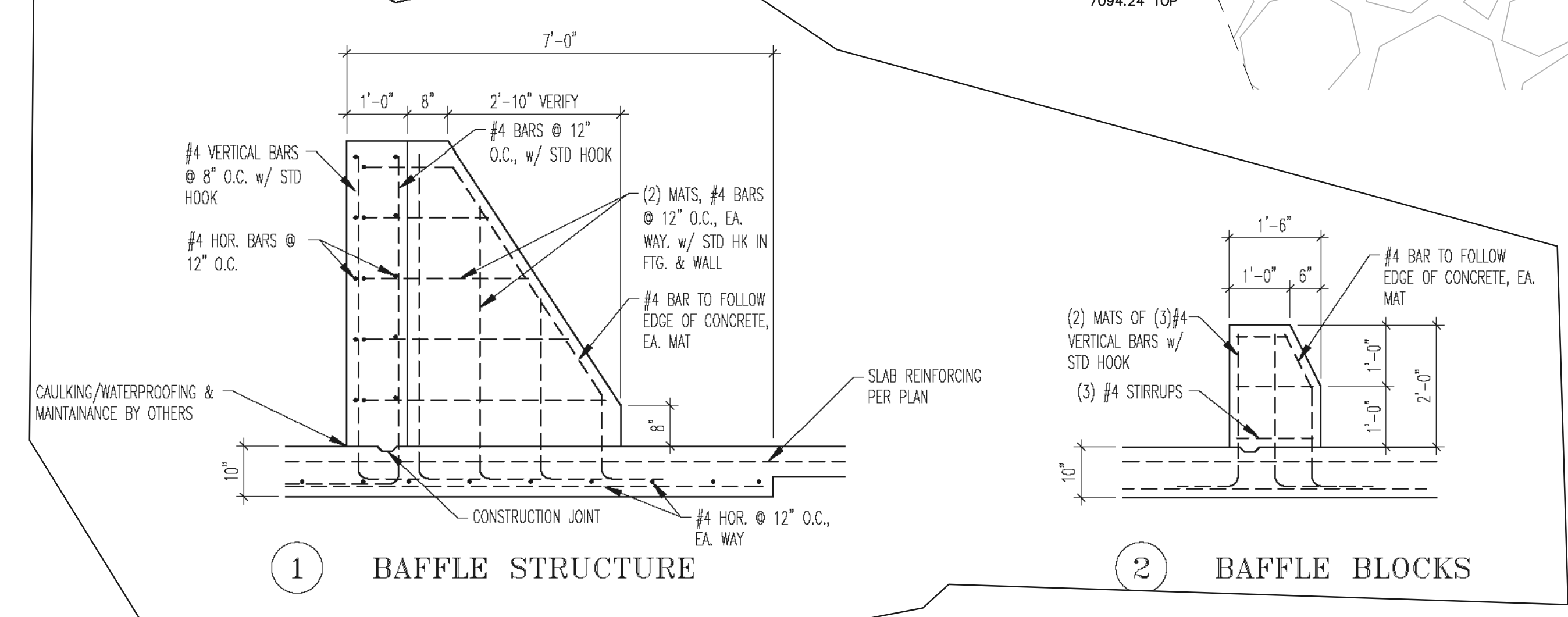
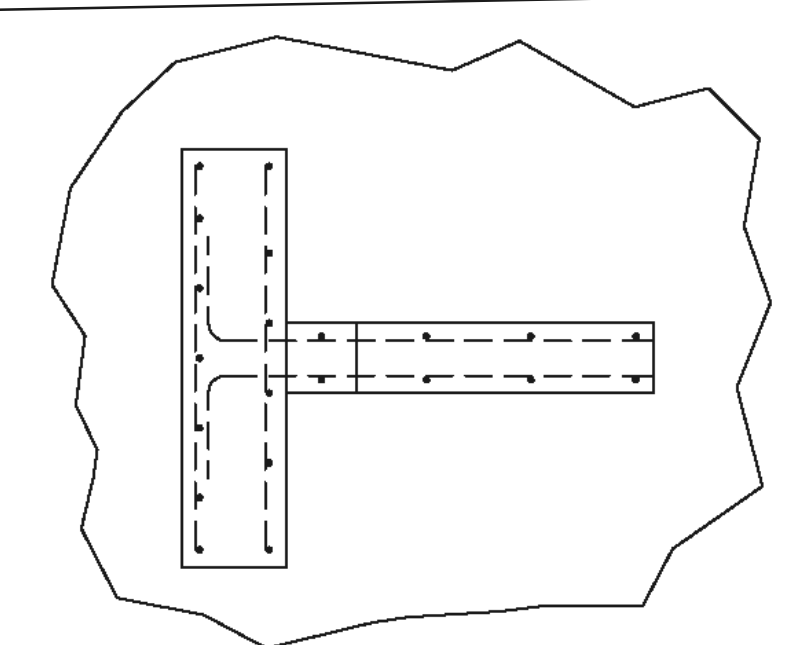
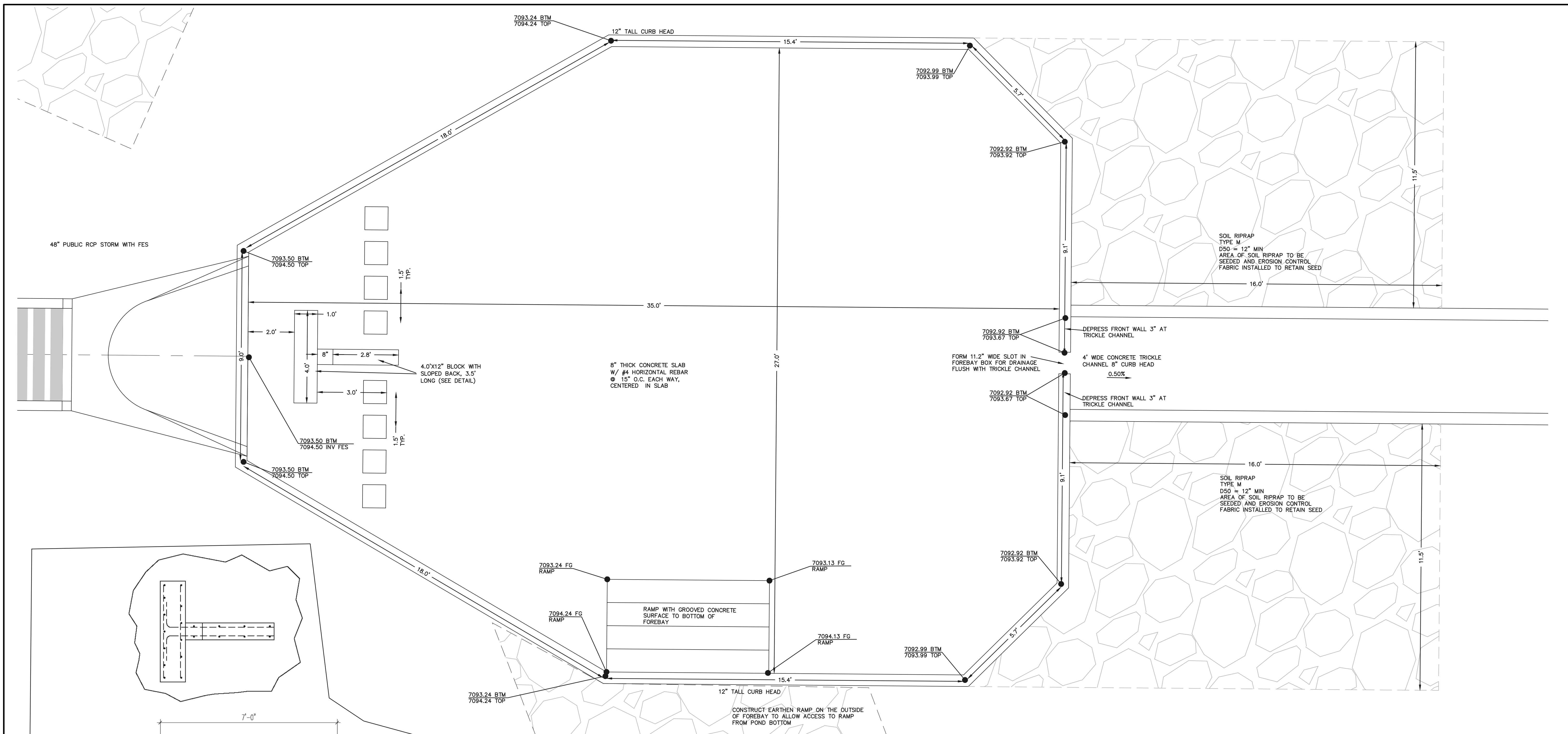
DAVID L GIBSON, COLORADO P.E. #46477 DATE



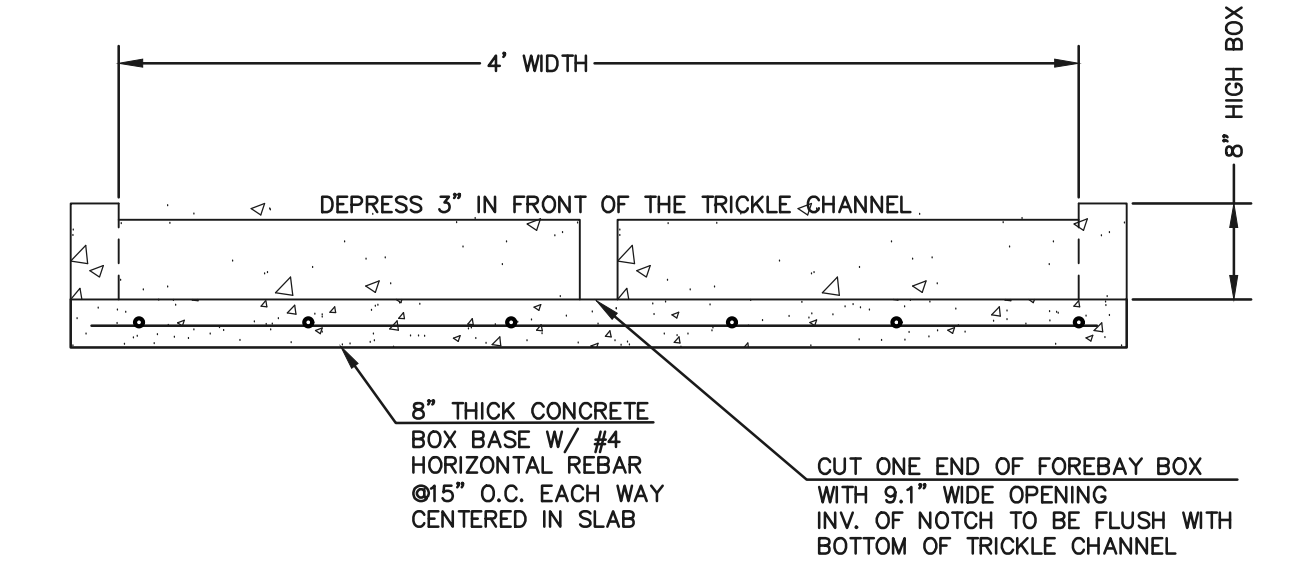
FOURSQUARE AT STERLING RANCH EAST
FILE NO. 1
PRIVATE PERMANENT CONTROL MEASURE
PRIVATE EXTENDED DETENTION BASIN PLAN SET

DESIGNED BY	JRH	SCALE	DATE	08-28-23
DRAWN BY	JRH	(H) 1" = 40'	SHEET	23 OF 29
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.23	



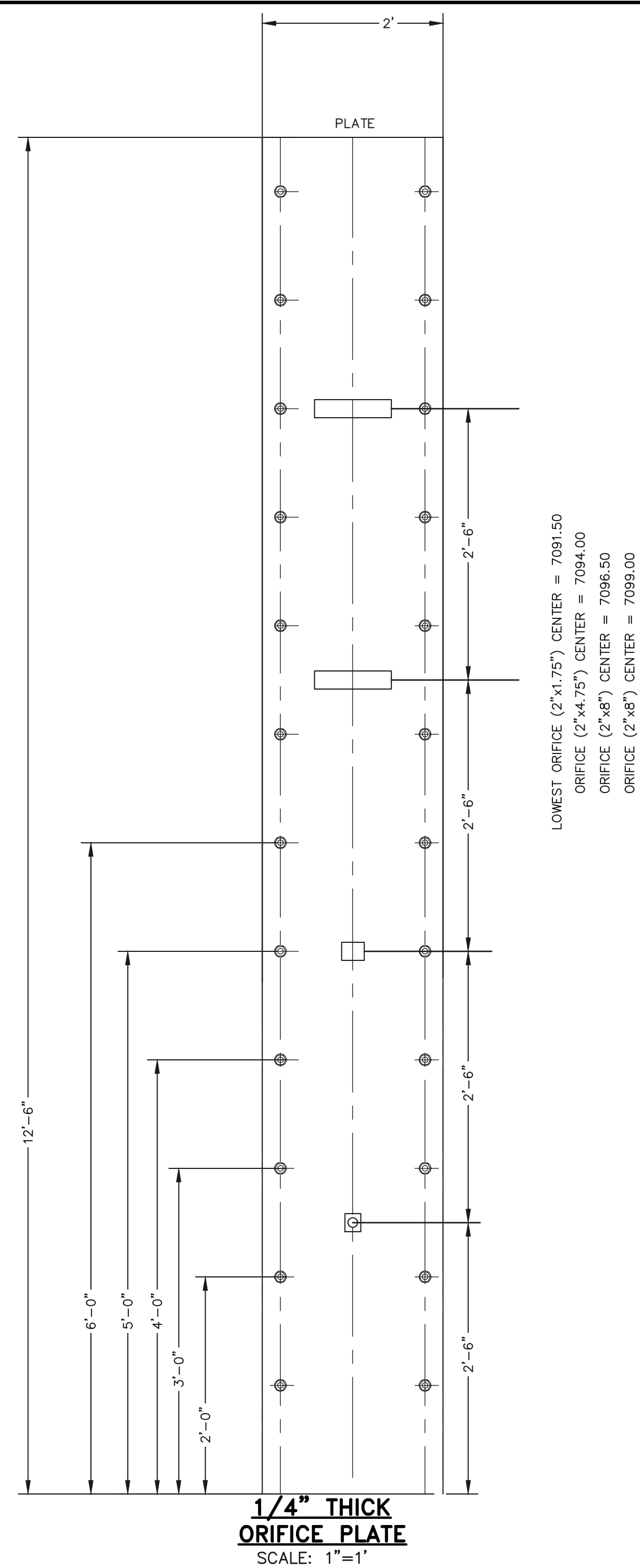


CONCRETE FOREBAY
SCALE: 1" = 2'

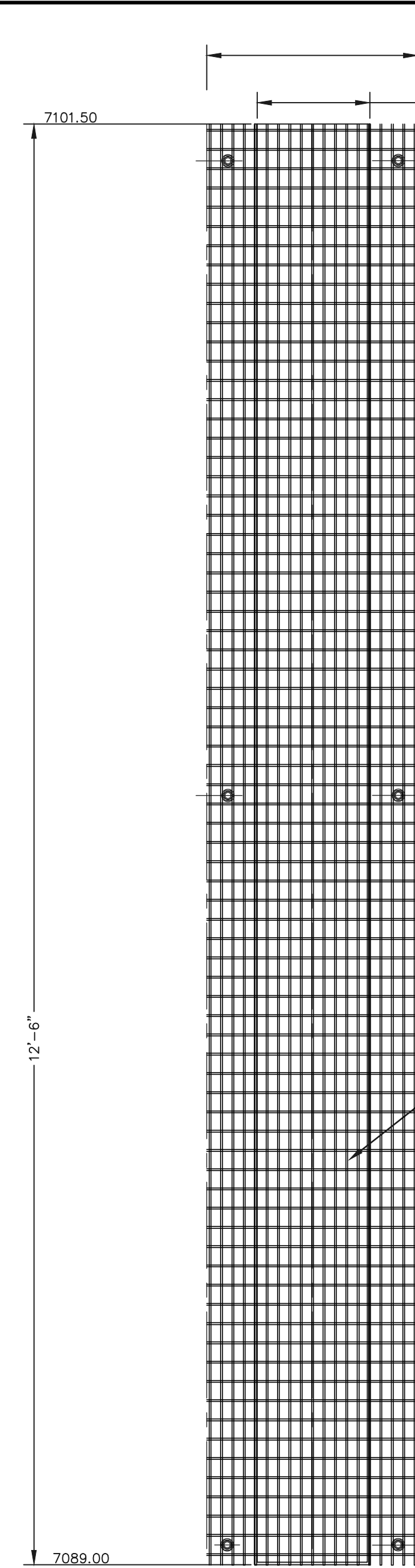


CONCRETE FOREBAY NOTCH
N.T.S.

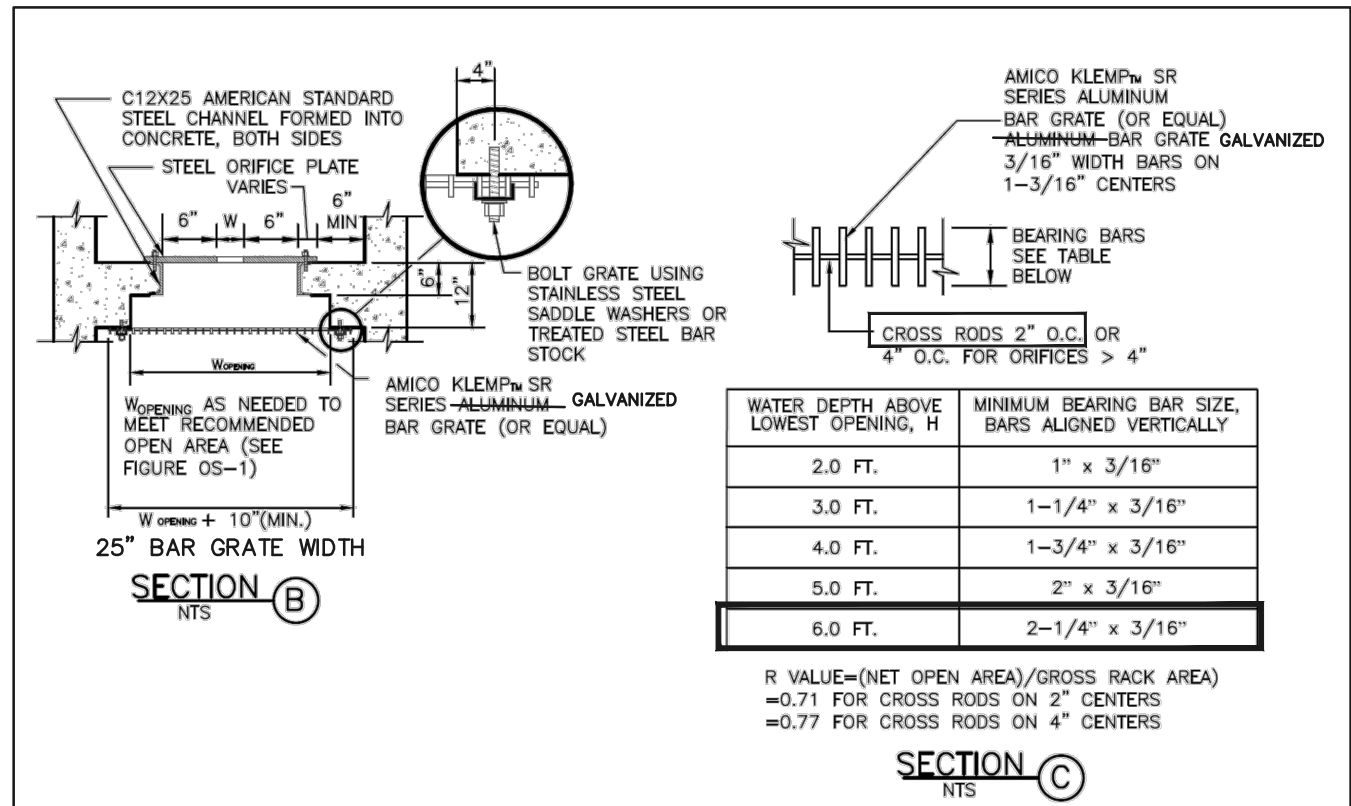
<p style="text-align: center;">48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</p> <p style="text-align: center;">811</p> <p style="text-align: center;">UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p><small>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. 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.</small></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> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </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>DAVID L GIBSON, COLORADO P.E. #46477 DATE</p>	<p>CLASSIC CONSULTING</p>	<p>FOURSQUARE AT STERLING RANCH EAST</p> <p>FIL NO. 1</p> <p>PUBLIC POND 16</p> <p>FOREBAY DETAILS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DESIGNED BY</td> <td>JRH</td> <td>SCALE</td> <td>DATE</td> <td>08-28-23</td> </tr> <tr> <td>DRAWN BY</td> <td>JRH</td> <td>(H) 1" = 2'</td> <td>SHEET</td> <td>24 OF 29</td> </tr> <tr> <td>CHECKED BY</td> <td>(V) 1" = N/A</td> <td>JOB NO.</td> <td colspan="2">1183.23</td> </tr> </table>	DESIGNED BY	JRH	SCALE	DATE	08-28-23	DRAWN BY	JRH	(H) 1" = 2'	SHEET	24 OF 29	CHECKED BY	(V) 1" = N/A	JOB NO.	1183.23	
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1/4" THICK ORIFICE PLATE
SCALE: 1"=1'

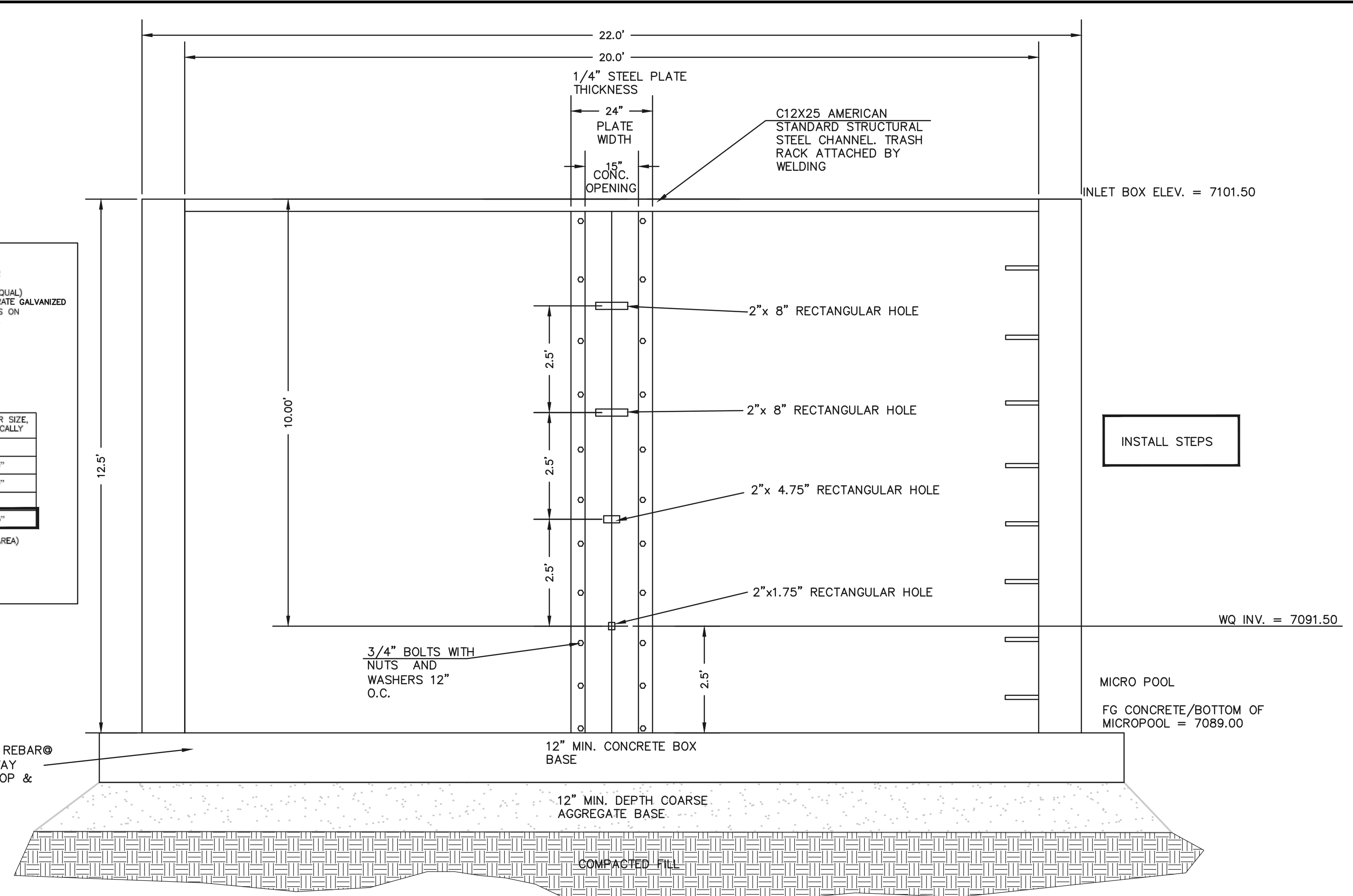


TRASH SCREEN
SCALE: 1"=1'



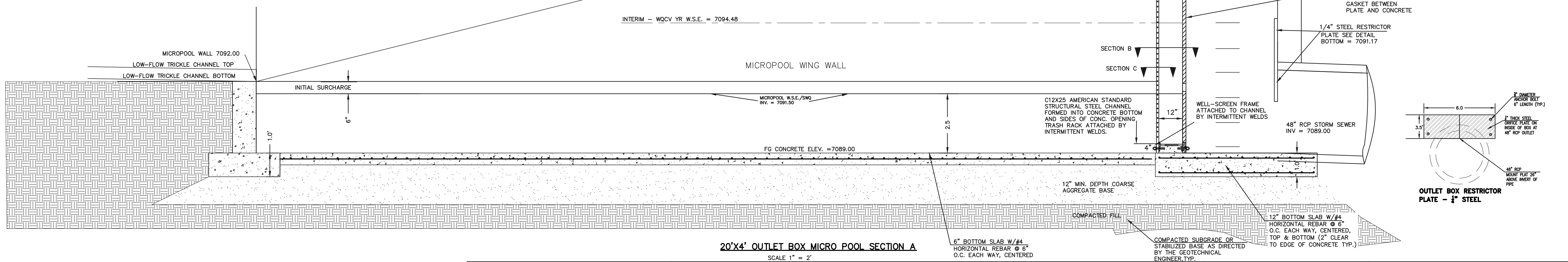
WATER DEPTH ABOVE LOWEST OPENING, H	MINIMUM BEARING BAR SIZE, BARS ALIGNED VERTICALLY
2.0 FT.	1" x 3/16"
3.0 FT.	1-1/4" x 3/16"
4.0 FT.	1-3/4" x 3/16"
5.0 FT.	2" x 3/16"
6.0 FT.	2-1/4" x 3/16"

R VALUE=(NET OPEN AREA)/GROSS RACK AREA
 =0.71 FOR CROSS RODS ON 2" CENTERS
 =0.77 FOR CROSS RODS ON 4" CENTERS



20'x4' OUTLET BOX ORIFICE PLATE
SCALE 1" = 2'

- ULTIMATE - 100-YR W.S.E. = 7103.21
- ULTIMATE - EURV YR W.S.E. = 7100.85
- ULTIMATE - 5-YR W.S.E. = 7100.82
- INTERIM - 100-YR W.S.E. = 7097.76
- ULTIMATE - WQCV YR W.S.E. = 7097.14
- INTERIM - EURV YR W.S.E. = 7096.07
- INTERIM - 5-YR W.S.E. = 7095.99
- INTERIM - WQCV YR W.S.E. = 7094.48



20'x4' OUTLET BOX MICRO POOL SECTION A
SCALE 1" = 2'

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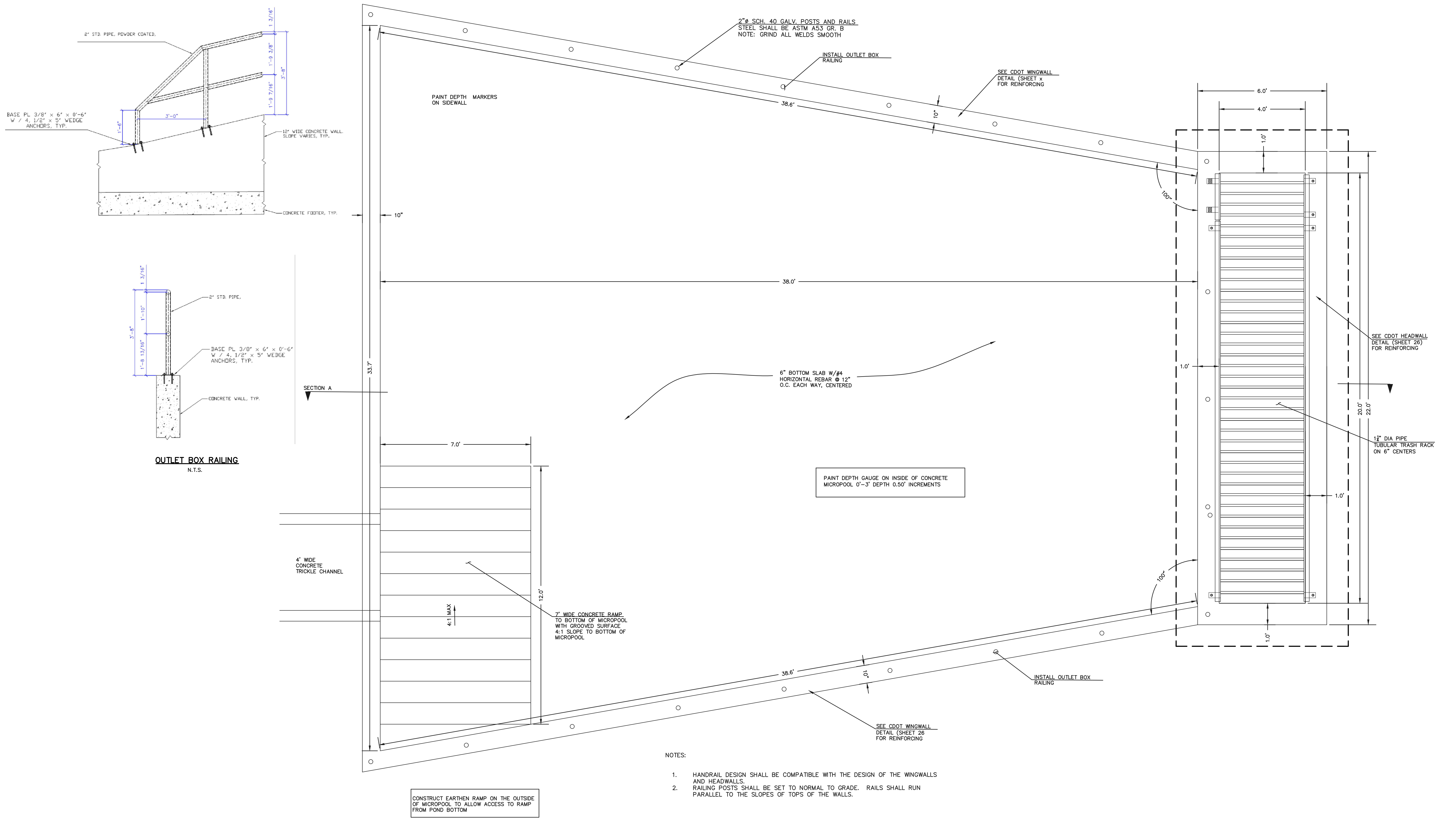
REVIEW:
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DAVID L. GIBSON, COLORADO P.E. #46477



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

DESIGNED BY	JRH	SCALE	DATE	08-28-23
DRAWN BY	JRH	(H) 1"= 5'	SHEET	25 OF 29
CHECKED BY	(V) 1"= N/A	JOB NO.	1183.23	



- 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

CONCRETE MICROPOOL
SCALE 1" = 2'

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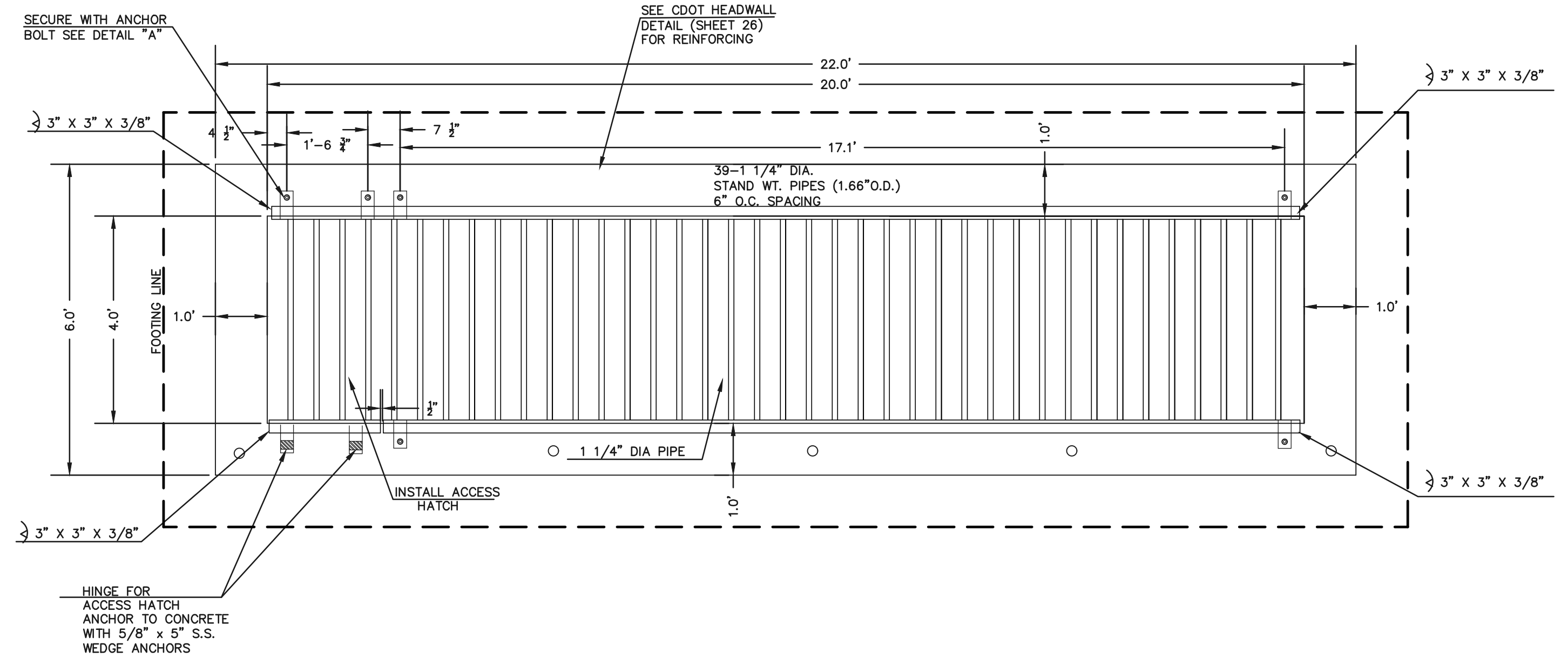
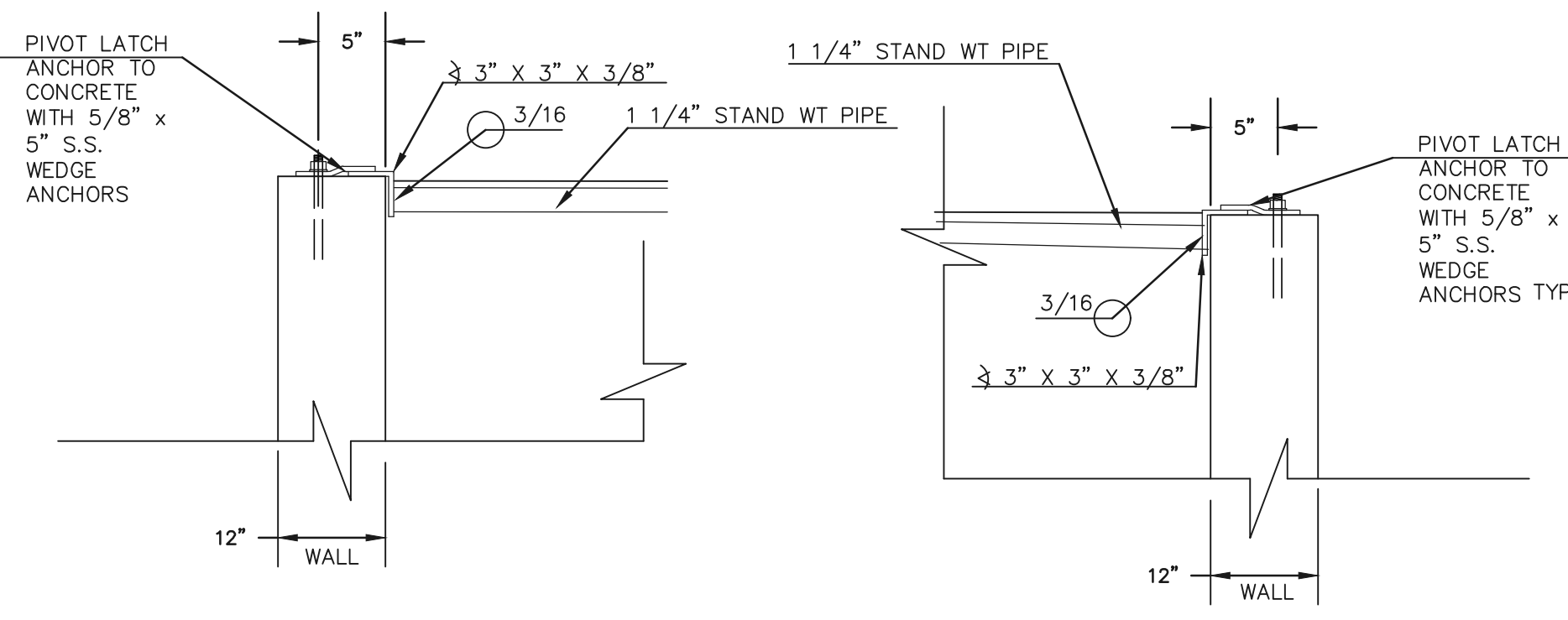
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DAVID L. GIBSON, COLORADO P.E. #46477 DATE



FOURSQUARE AT STERLING RANCH FIL. NO. 1			
PRIVATE PERMANENT CONTROL MEASURE			
PRIVATE EXTENDED DETENTION BASIN			
OUTLET BOX DETAILS			
DESIGNED BY	JRH	SCALE	DATE 08-28-23
DRAWN BY	JRH	(H) 1" = 5'	SHEET 26 OF 29
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.23

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



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

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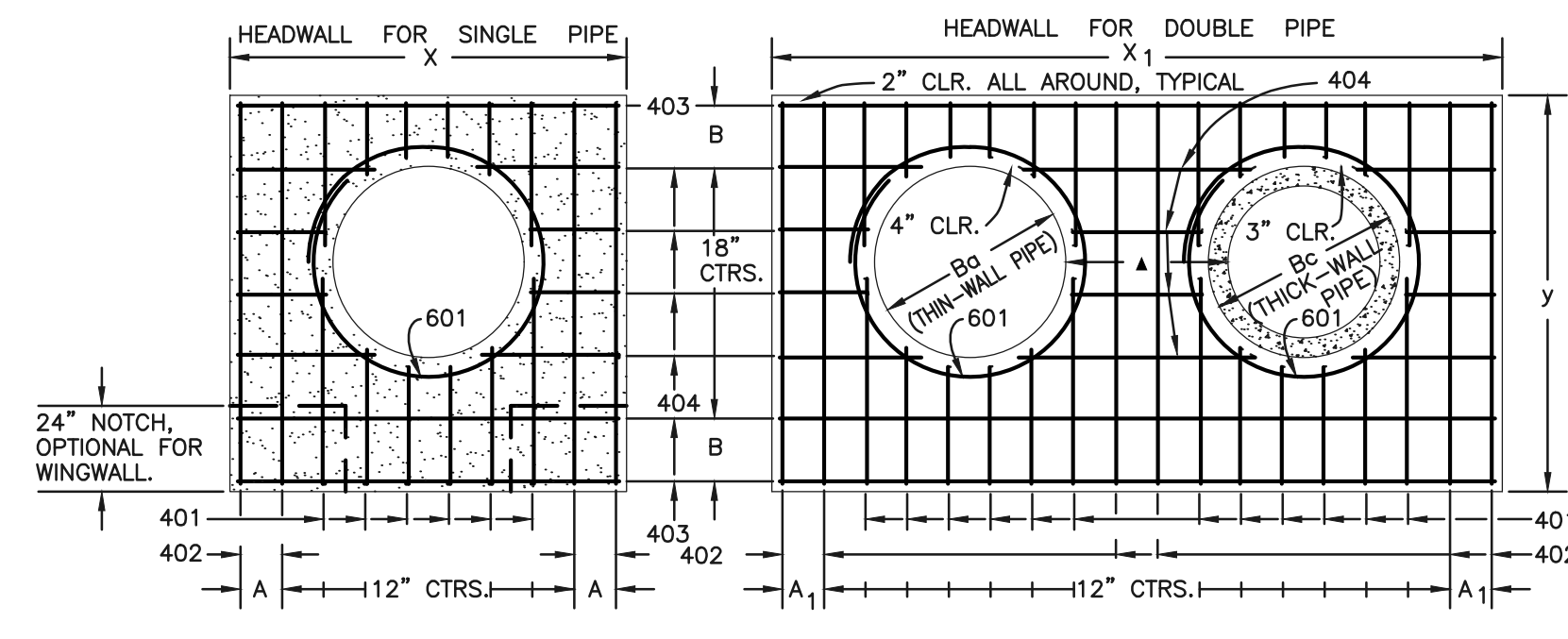
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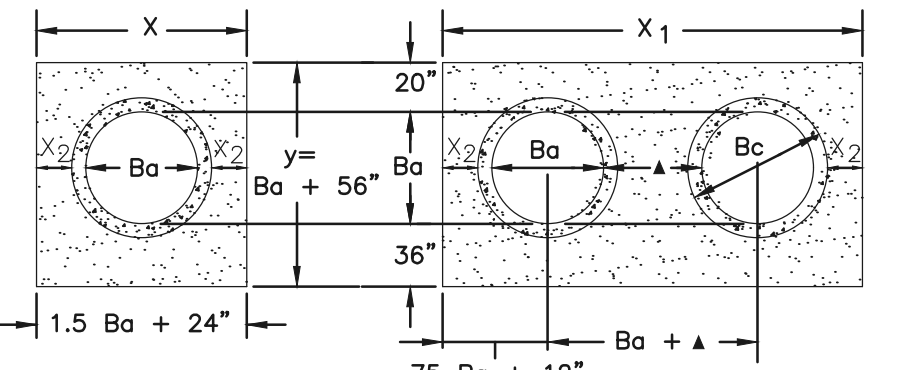
DAVID L GIBSON, COLORADO P.E. #46477 DATE



FOURSQUARE AT STERLING RANCH FIL. NO. 1			
PRIVATE PERMANENT CONTROL MEASURE			
PRIVATE EXTENDED DETENTION BASIN			
OUTLET BOX DETAILS			
DESIGNED BY	JRH	SCALE	DATE 08-28-23
DRAWN BY	JRH	(H) 1" = 5'	SHEET 27 OF 29
CHECKED BY	(V)	1" = N/A	JOB NO. 1183.23



TYPICAL BAR LAYOUT FOR CONCRETE HEADWALLS



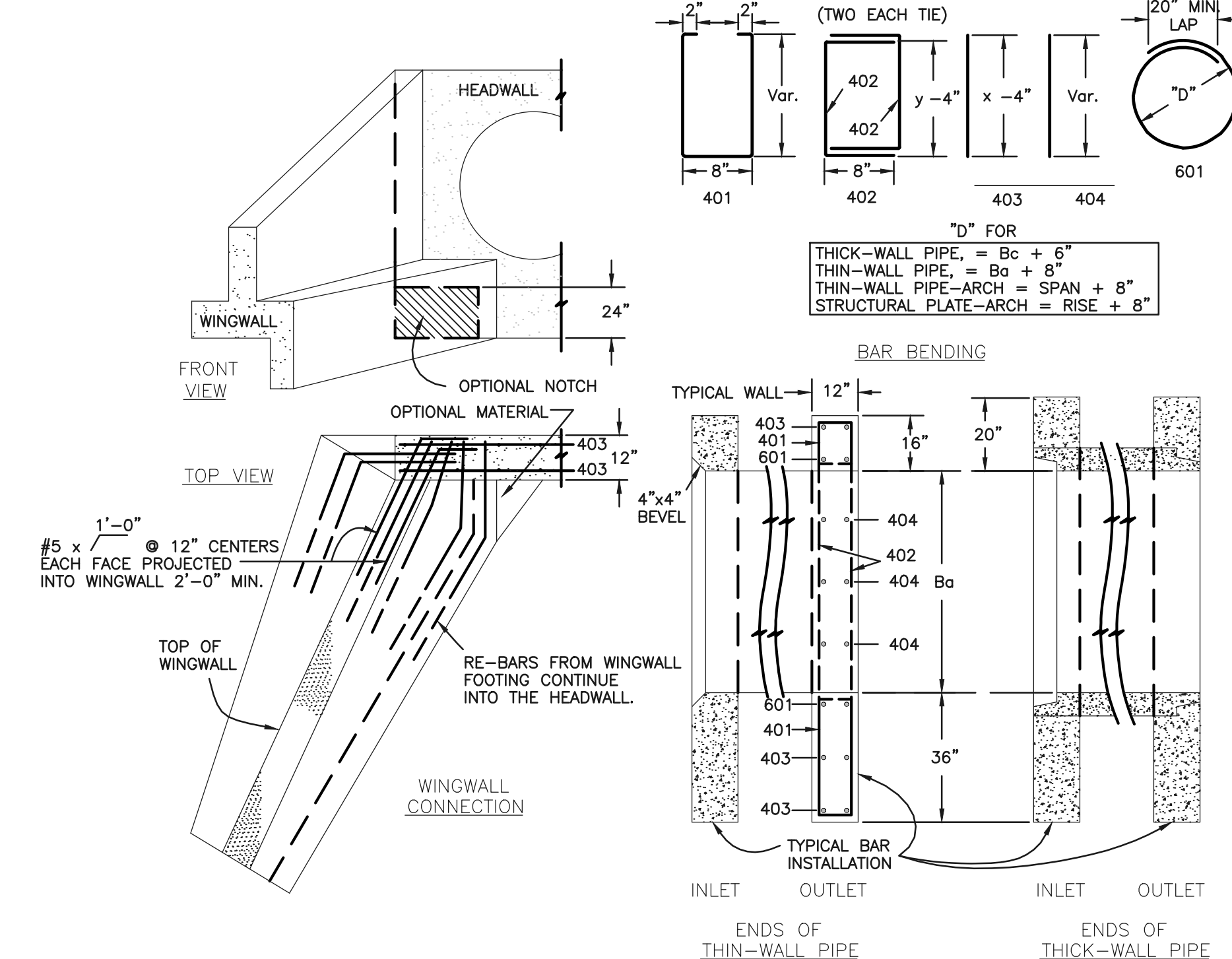
DIMENSIONS		QUANTITIES										
Ba	Bc	CONCRETE	STEEL									
in.	in.	CSG. DBL. CU. YD.	DBL. LB.									
54	65	8-9	8 1/2	15-6	7	9-2	17	20	2.12	3.55	209	364
60	72	9-6	7	17-0	10	9-8	11	21	2.35	3.99	236	414
66	79	10-3	11 1/2	18-6	7	10-2	14	22	2.60	4.44	249	453
72	85	11-0	10	20-0	10	10-8	17	23	2.85	4.91	270	476
78	93	11-9	8 1/2	21-3	11	11-2	11	24	3.11	5.29	306	527
84	100	12-6	7	22-6	7	11-8	14	25	3.38	5.68	333	572
90	107	13-3	11 1/2	23-9	8 1/2	12-2	17	26	3.66	6.08	335	593
96	114	14-0	10	25-0	10	12-8	11	27	3.94	6.48	379	649
102	121	14-9	8 1/2	26-3	11 1/2	13-2	14	28	4.24	6.89	400	664
108	128	15-6	7	27-6	7	13-8	17	29	4.54	7.30	424	707

HEADWALL FOR THICK - WALL ROUND PIPE

GENERAL NOTES

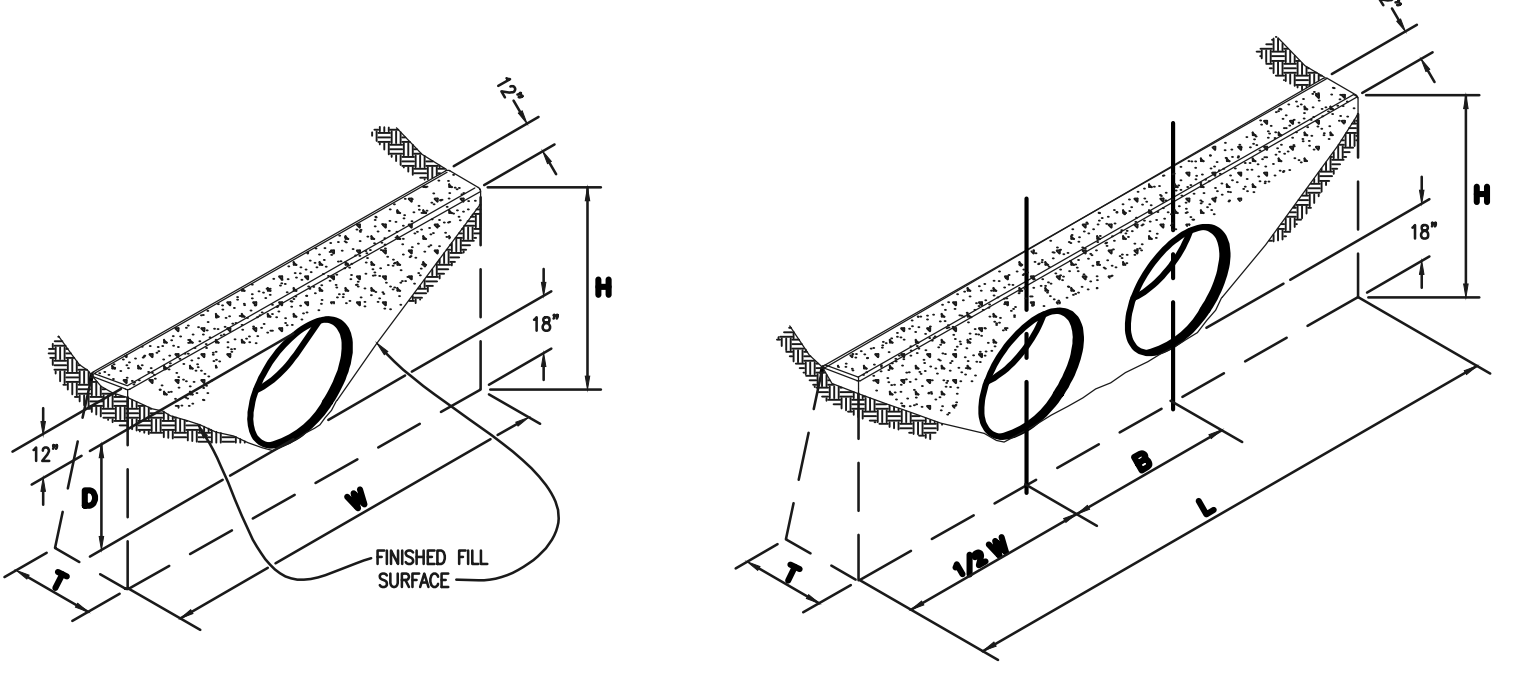
- CONCRETE SHALL BE CLASS B.
 - HEADWALL SHALL BE PERPENDICULAR TO THE CULVERT Q UNLESS OTHERWISE SHOWN ON THE PLANS. TABULATED DIMENSIONS AND QUANTITIES MUST BE ADJUSTED FOR SKEWED INSTALLATIONS.
 - FOR WINGWALL DETAILS, SEE STANDARD M-601-20.
 - VOLUME OCCUPIED BY PIPE HAS BEEN DEDUCTED FROM STEEL 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.

CDOT M-601-10 - HEADWALL DETAIL



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.



CONCRETE HEADWALL INSTALLATIONS

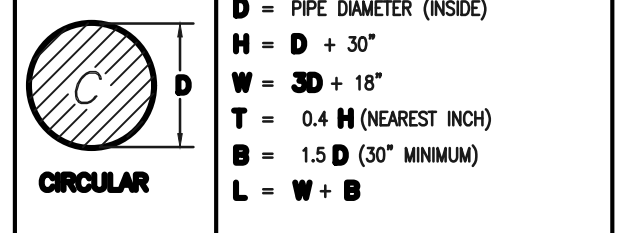
QUANTITIES FOR ONE CONCRETE HEADWALL (CUBIC YARDS)

PIPE TYPE	MATERIAL	DIAMETER (AND EQUIVALENT DIAMETER) (INCHES)											
		18	24	30	36	42	48	18	24	30	36		
CIRCULAR	RCP	1.0	1.3	1.5	2.0	2.0	2.7	2.8	3.6	3.6	4.6	4.6	6.0
	CMP OR PLASTIC	1.1	1.4	1.6	2.1	2.2	3.0	3.0	4.0	3.9	5.3	5.0	6.8
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	2.3	2.9	2.9	3.7	3.5	4.4
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	2.4	3.4	3.2	4.4	3.4	5.0

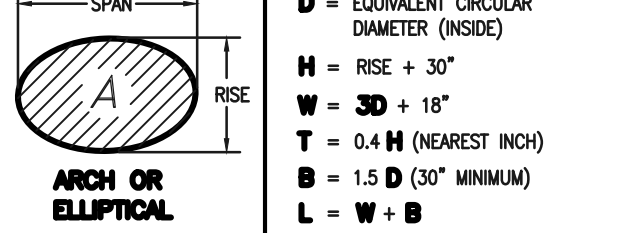
CULVERT OUTLET PAVING (CUBIC YARDS)

THICKNESS	MATERIAL	DIAMETER (INCHES)					
		18	24	30	36	42	48
4"	CONCRETE	0.4	0.8	1.2			
6"	CONCRETE				2.6	3.6	4.7
18"	BITUM	2.0	3.5	5.4	7.8	10.7	13.9

TYPE OF PIPE HEADWALL DIMENSIONS

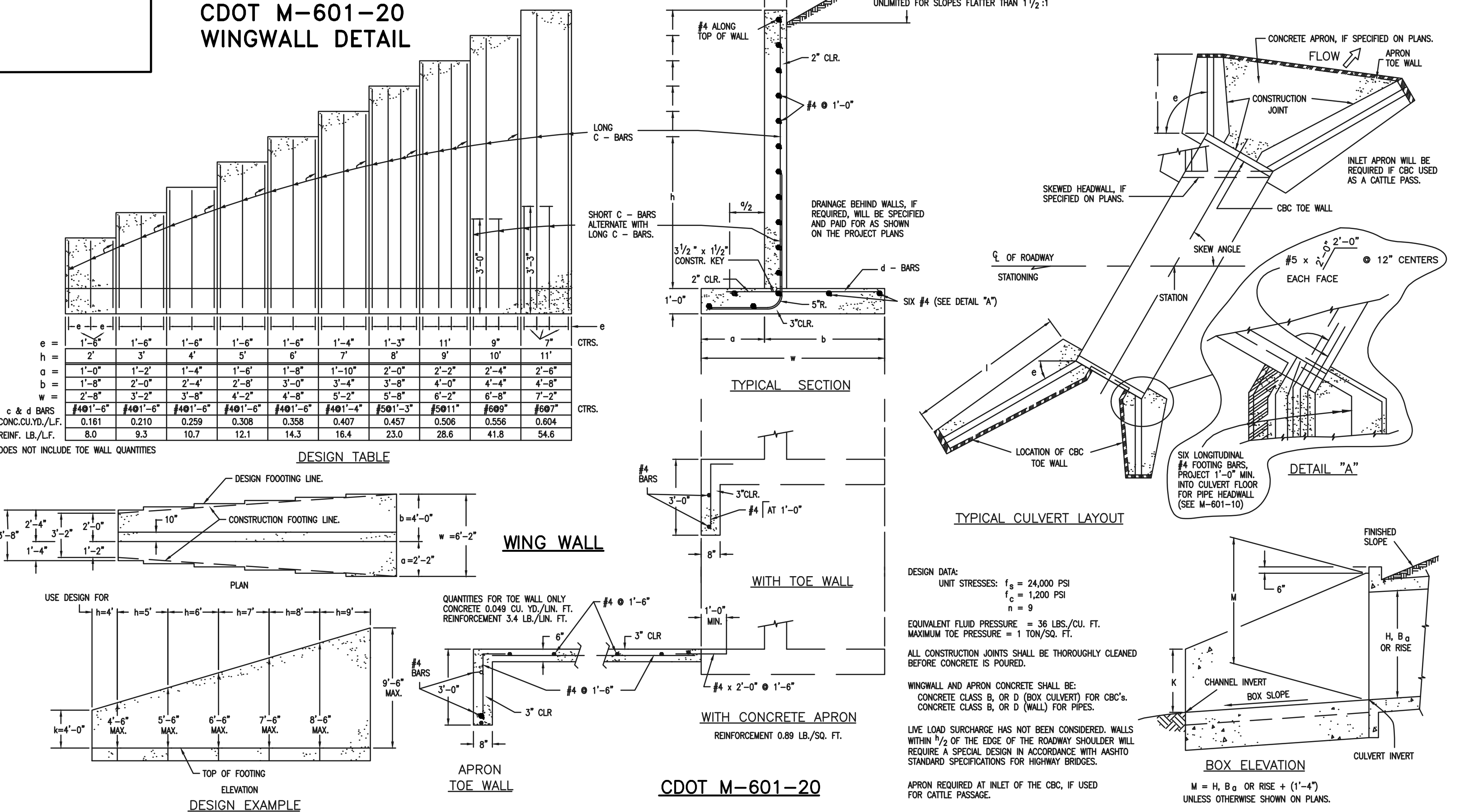


TYPE OF PIPE HEADWALL DIMENSIONS



NOTE: VOLUME OCCUPIED BY PIPE HAS BEEN DEDUCTED.

CDOT M-601-20 WINGWALL DETAIL



DESIGN TABLE

DESIGN FOR	h=4'	h=5'	h=6'	h=7'	h=8'	h=9'
CONCRETE	0.161	0.210	0.259	0.308	0.358	0.407
REINFORCING STEEL	8.0	9.3	10.7	12.1	14.3	16.4

DESIGN DATA

UNIT STRESSES: $f_c = 24,000$ PSI
 $f_s = 1,200$ PSI
 $n = 9$
 EQUIVALENT FLUID PRESSURE = 36 LBS./CU. FT.
 MAXIMUM TOE PRESSURE = 1 TON/SQ. FT.
 ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED BEFORE CONCRETE IS POURED.
 WINGWALL AND APRON CONCRETE SHALL BE: CONCRETE CLASS B, OR D (BOX CULVERT) FOR CBC'S, CONCRETE CLASS B, OR D (WALL) FOR PIPES.
 LINE LOAD SURCHARGE HAS NOT BEEN CONSIDERED. WALLS WITHIN 1/2 OF THE EDGE OF THE ROADWAY SHOULDER WILL REQUIRE A SPECIAL DESIGN IN ACCORDANCE WITH ASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES.
 APRON REQUIRED AT INLET OF THE CBC, IF USED FOR CATTLE PASSAGE.

BOX ELEVATION

$M = H, B$ OR RISE + (1'-4") UNLESS OTHERWISE SHOWN ON PLANS.

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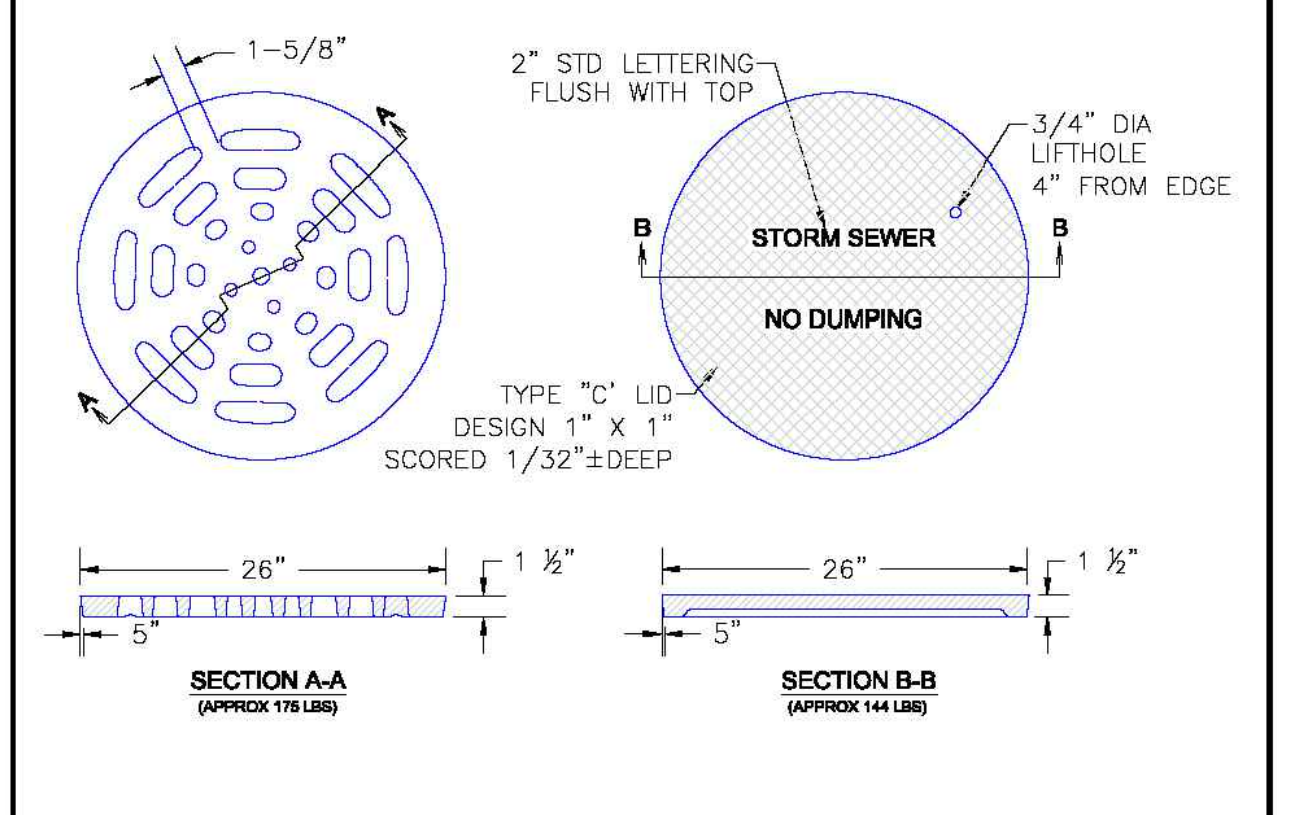
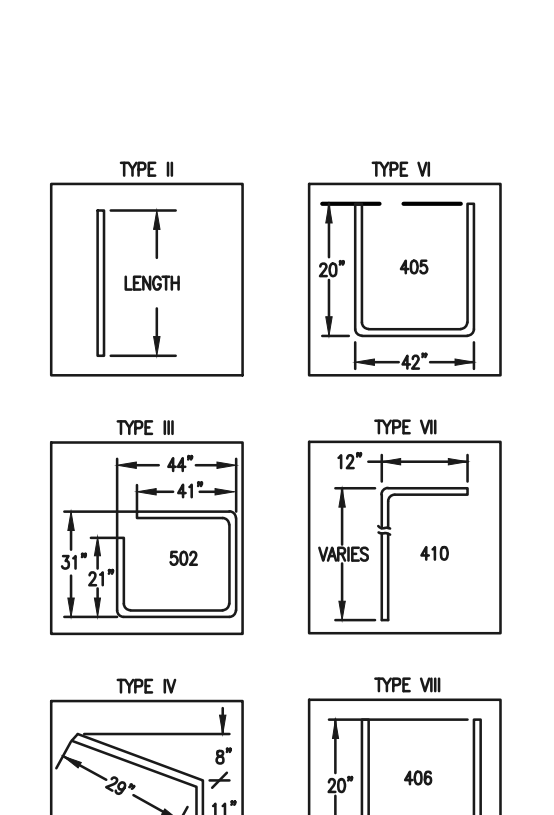
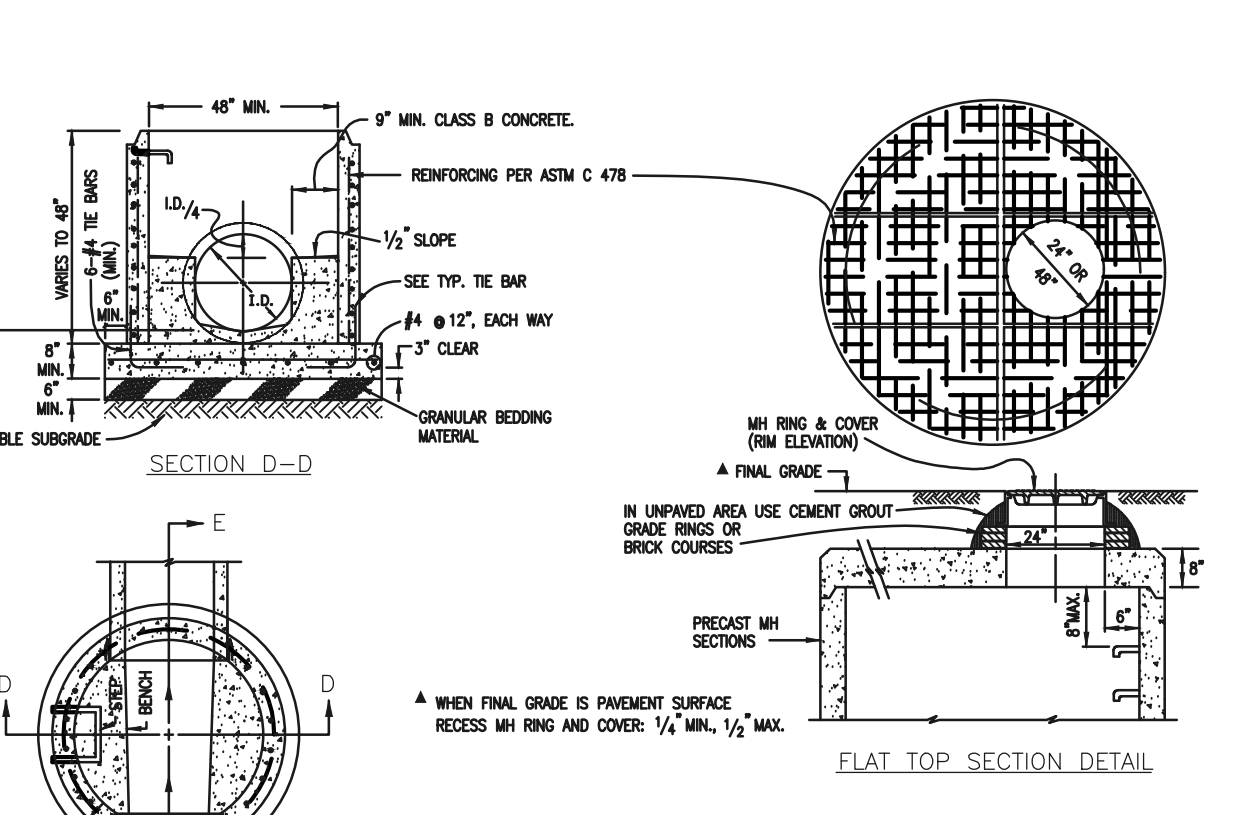
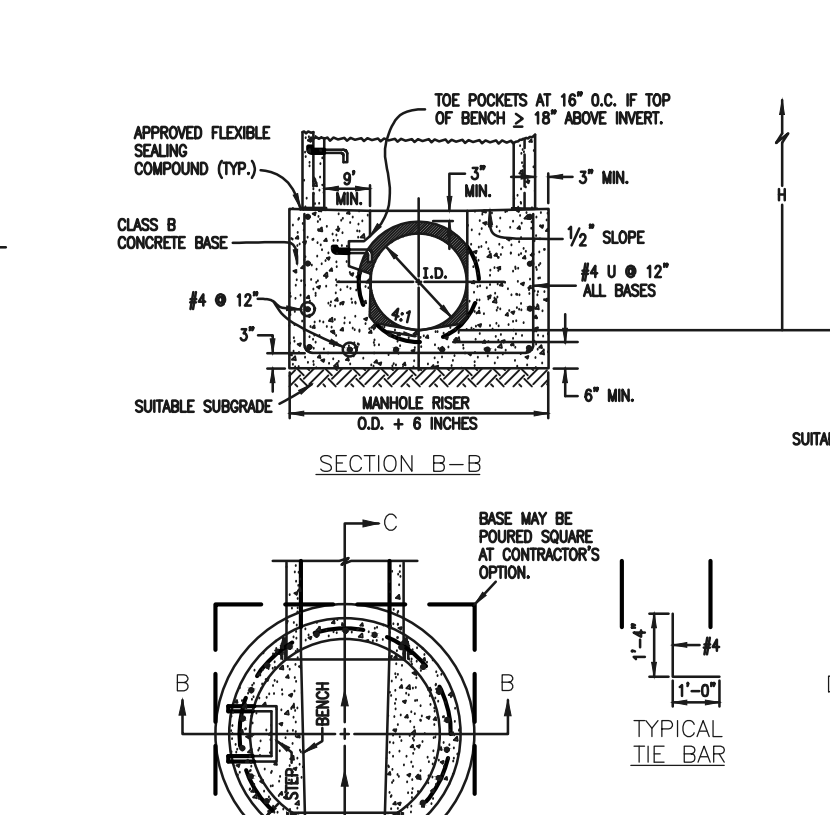
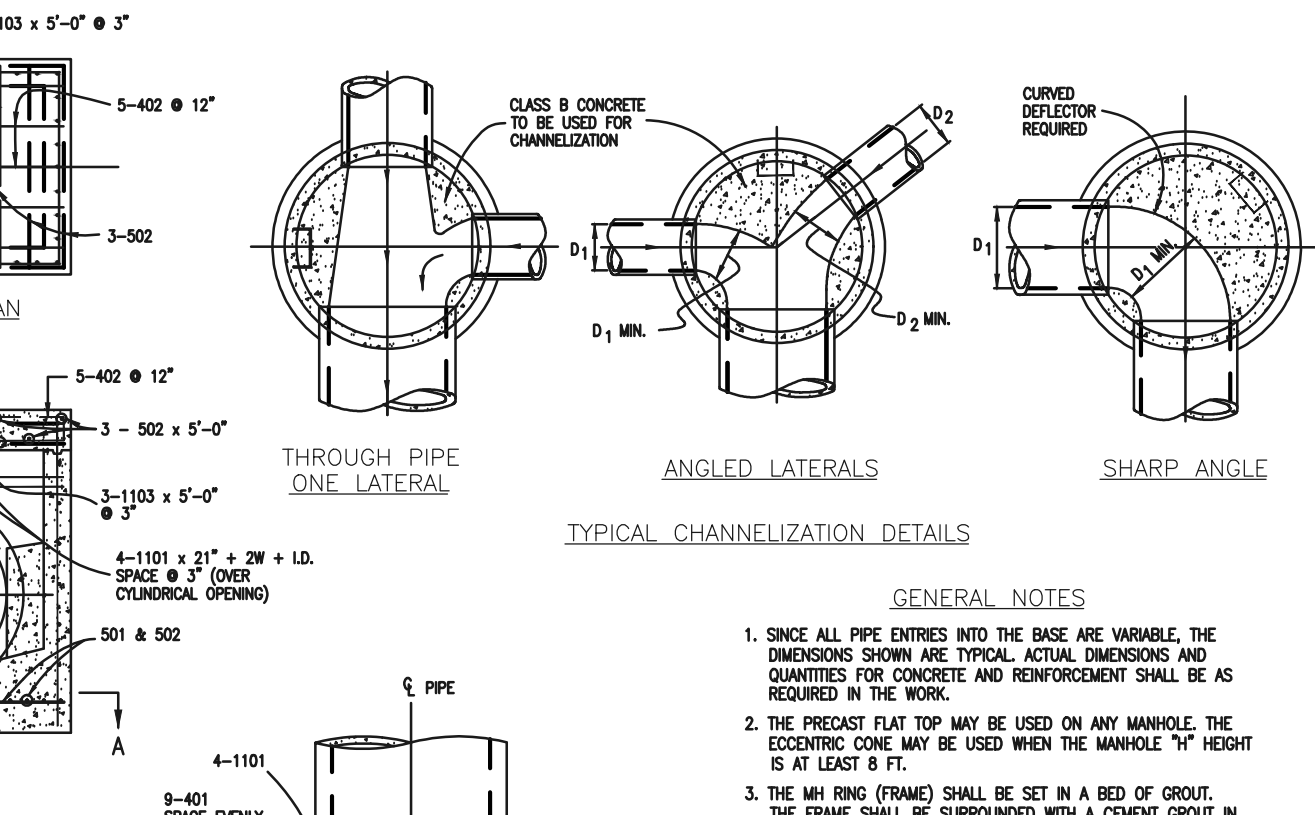
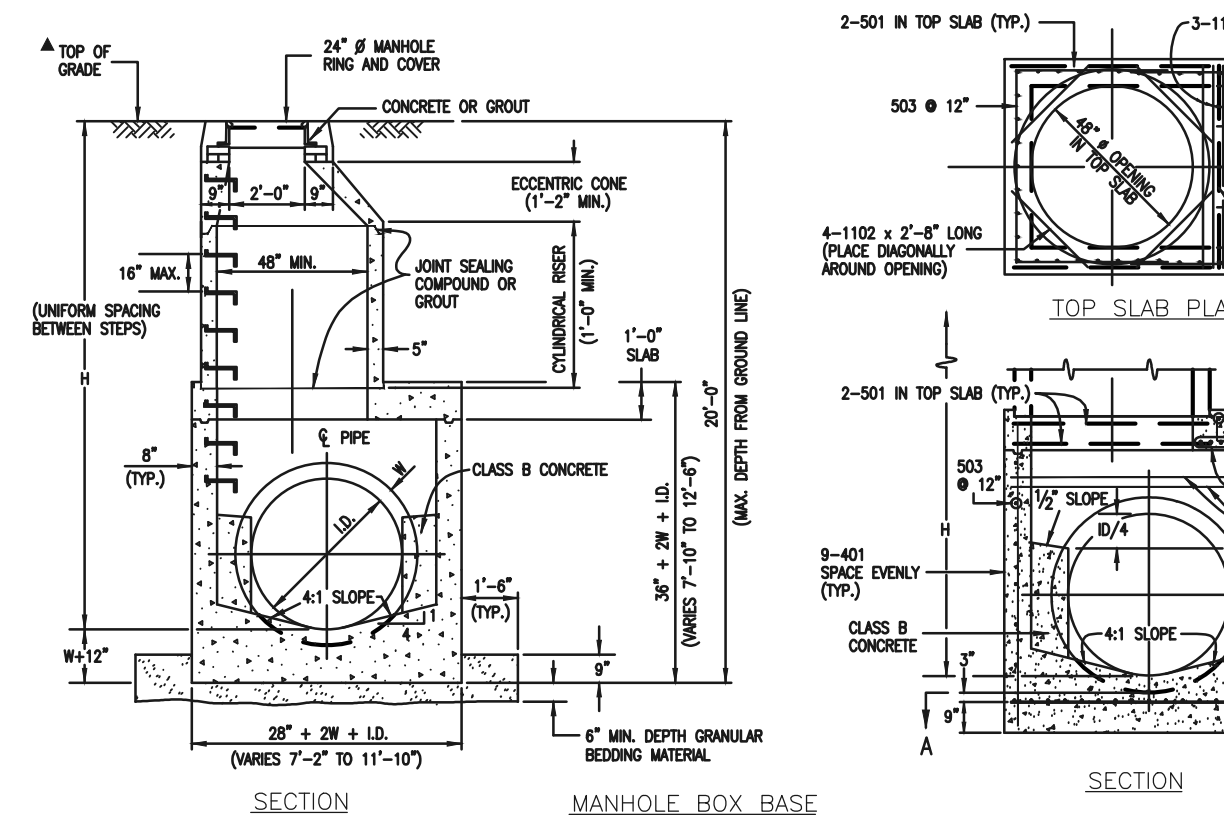
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NO.	REVISION	DATE

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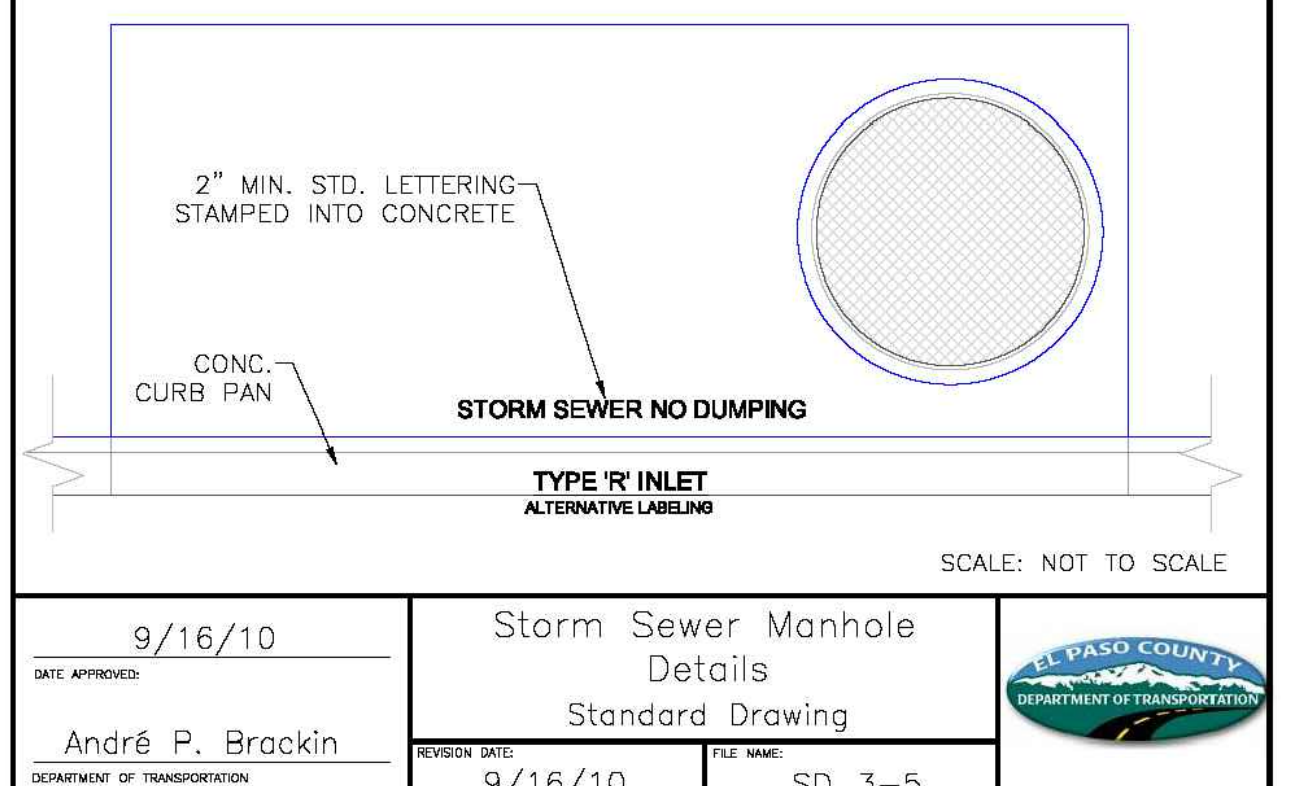
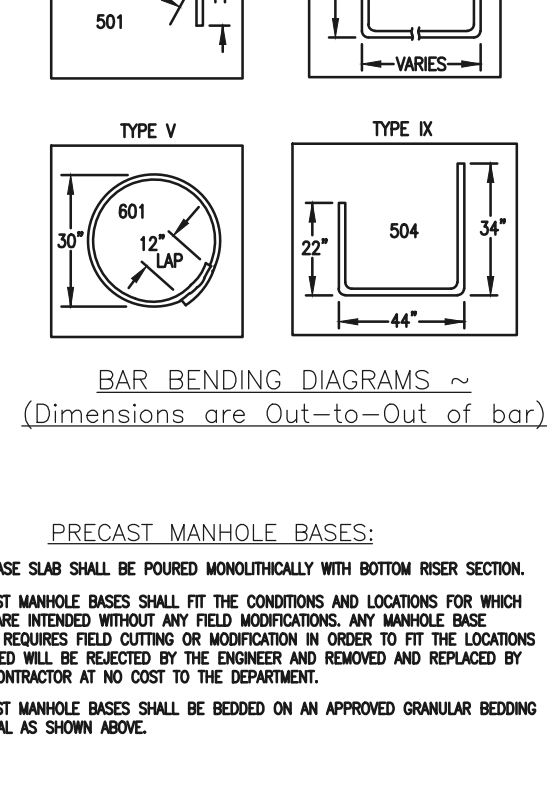
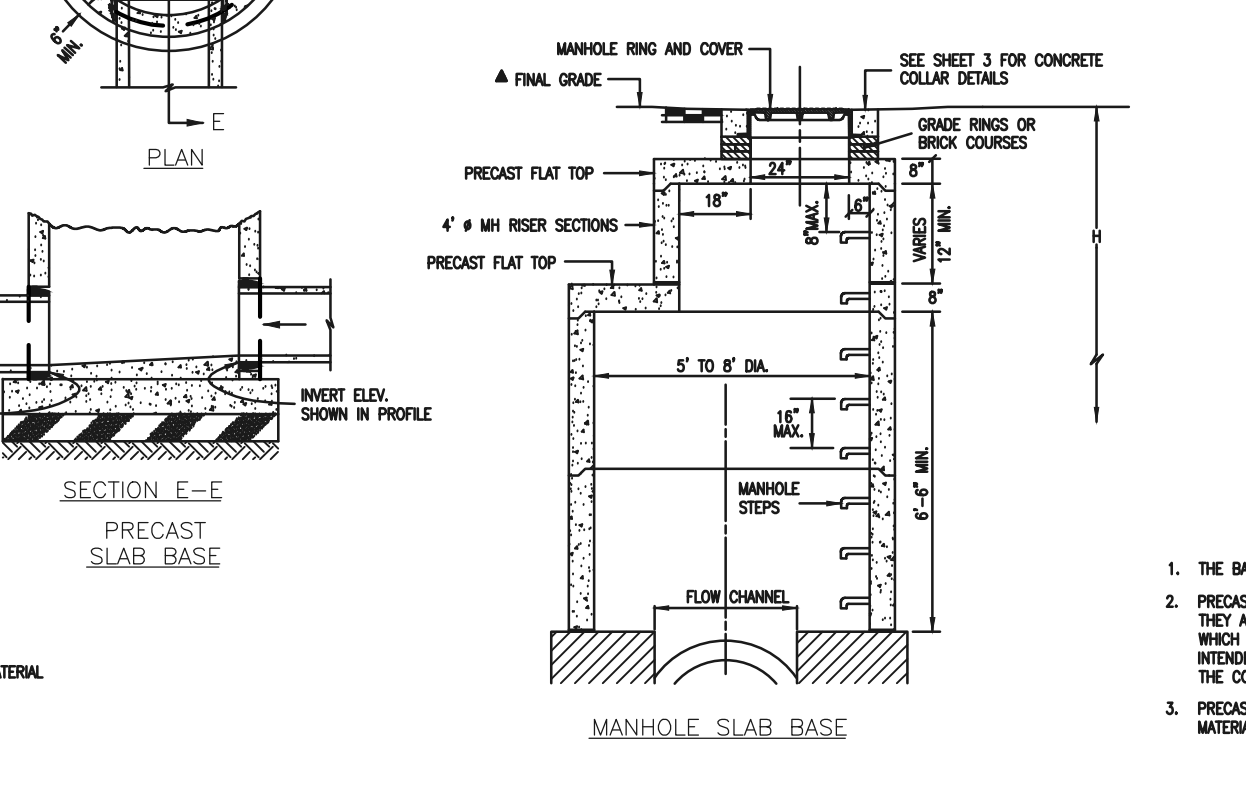
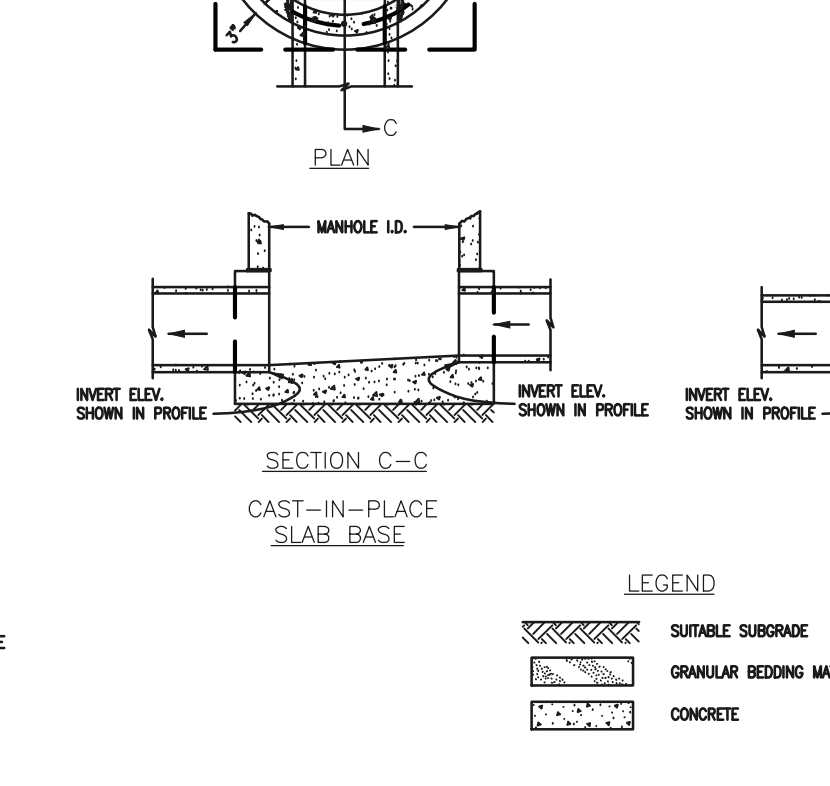
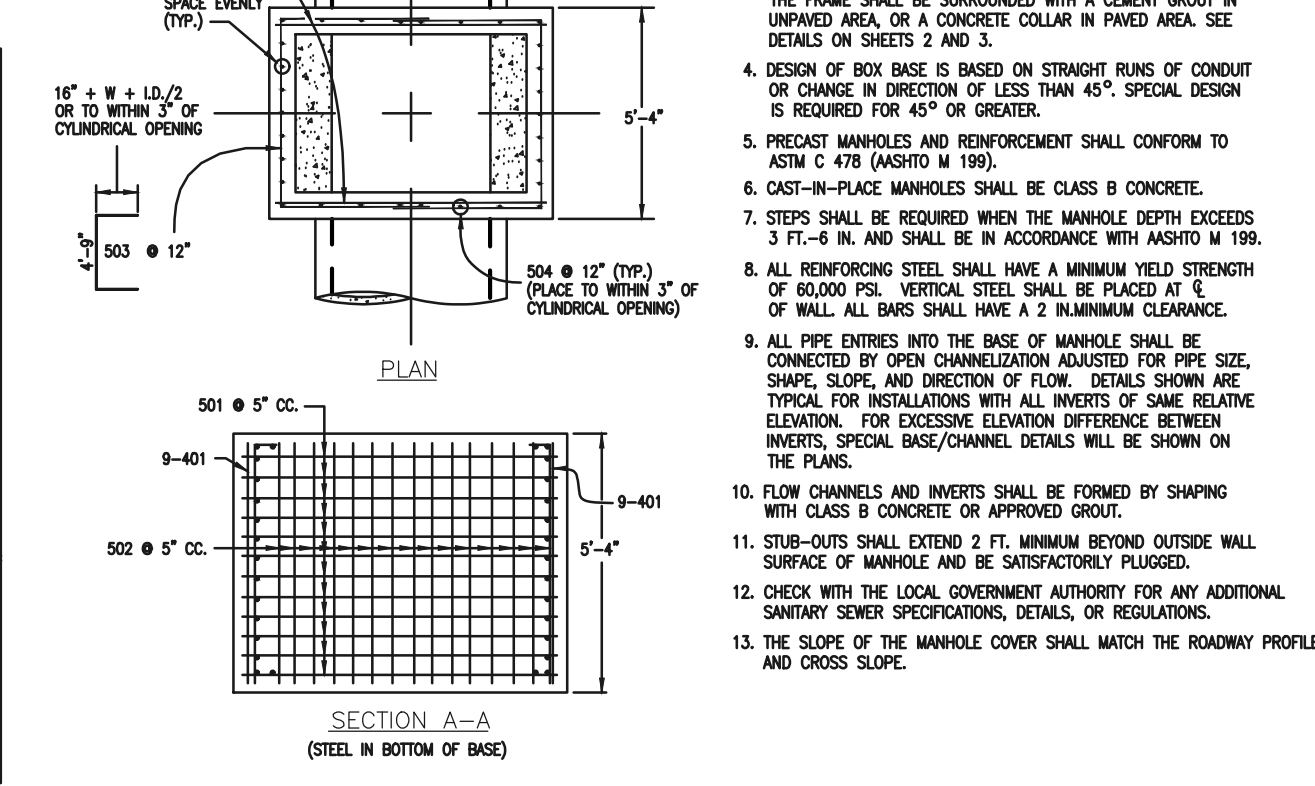
CLASSIC CONSULTING
 619 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719) 785-0790
 (719) 785-0799 (Fax)

FOURSQUARE AT STERLING RANCH EAST FIL. NO. 1
 PRIVATE PERMANENT CONTROL MEASURE
 PRIVATE EXTENDED DETENTION BASIN
 DETAILS
 DESIGNED BY: JRH SCALE: DATE: 08-28-23
 DRAWN BY: JRH (H) 1" = 5' SHEET 28 OF 29
 CHECKED BY: (V) 1" = N/A JOB NO. 1183.23



QUANTITIES FOR CONCRETE MANHOLE BOX BASE

MARK	SIZE	TYPE	WT. #/FT.	MARK	SIZE	TYPE	WT. #/FT.	FORMULAS
401	4	I	0.668	401	4	I	0.668	401 BAR LENGTH = 32'+2W+L.D.
402	4	III	0.668	402	4	III	0.668	402 BAR LENGTH = L.D. + 2W
502	5	I	1.043	501	5	I	1.043	501 BAR LENGTH = 24'+L.D. + 2W
502	5	II	1.043	502	5	II	1.043	502 NUMBER BARS REQ'D. = 3 + (24+L.D.+2W+L) / 5
503	5	II	1.043	503	5	II	1.043	503 NUMBER BARS REQ'D. = 2 (32+L.D.+2W+L) / 5
504	5	I	1.043	504	5	I	1.043	504 NUMBER BARS REQ'D. = 2 (28+L.D.+2W+L) / 5
1101	11	I	5.313	1101	11	I	5.313	1101 BAR LENGTH = 21'+L.D. + 2W
1102	11	I	5.313	1102	11	I	5.313	1102 BAR LENGTH = 21'+L.D. + 2W
1103	11	I	5.313	1103	11	I	5.313	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'			
				L=5'	L=10'	L=15'	L=5'	L=10'	L=15'	
401	1 1/2"	11"	II	15	21	26	11	11	11	
402	1 1/2"	11"	II	7	13	18	7	7	7	
403	9"	11"	II	4-10"	4-10"	4-10"	4-10"	4-10"	4-10"	
405	6"	VI	11	6-10"	21	6-10"	31	6-10"	11	6-10"
406	6"	VIII	7	6-10"	7	6-10"	7	6-10"	7	6-10"
407	6"	9"	II	5-10"	10-10"	15-10"	3	5-10"	3	5-10"
408	6"	12"	II	3	6-10"	3	11-10"	3	11-10"	3
409	8"	11"	II	6	6-10"	6	10-10"	6	10-10"	6
410	1 1/2"	VII	11	6-10"	21	6-10"	31	6-10"	11	6-10"
411	1 1/2"	11"	II	7	13	18	7	7	7	
412	1 1/2"	11"	II	7	13	18	7	7	7	
413	9"	11"	II	4-10"	4-10"	4-10"	4-10"	4-10"	4-10"	
501	5 1/2"	IV	11	3-4"	22	3-4"	33	3-4"	33	3-4"
502	5 1/2"	III	5	3-6"	16	3-6"	27	3-6"	11	11-5"
503	5 1/2"	II	5	3-6"	16	3-6"	27	3-6"	6	3-6"
504	5 1/2"	IX	5	3-6"	16	3-6"	27	3-6"	5	8-4"
601	2 1/2"	V	2	8-10"	2	8-10"	2	8-10"	4	8-10"
601.5	1 1/2"	I	1	5-10"	1	10-10"	1	15-10"	1	15-10"

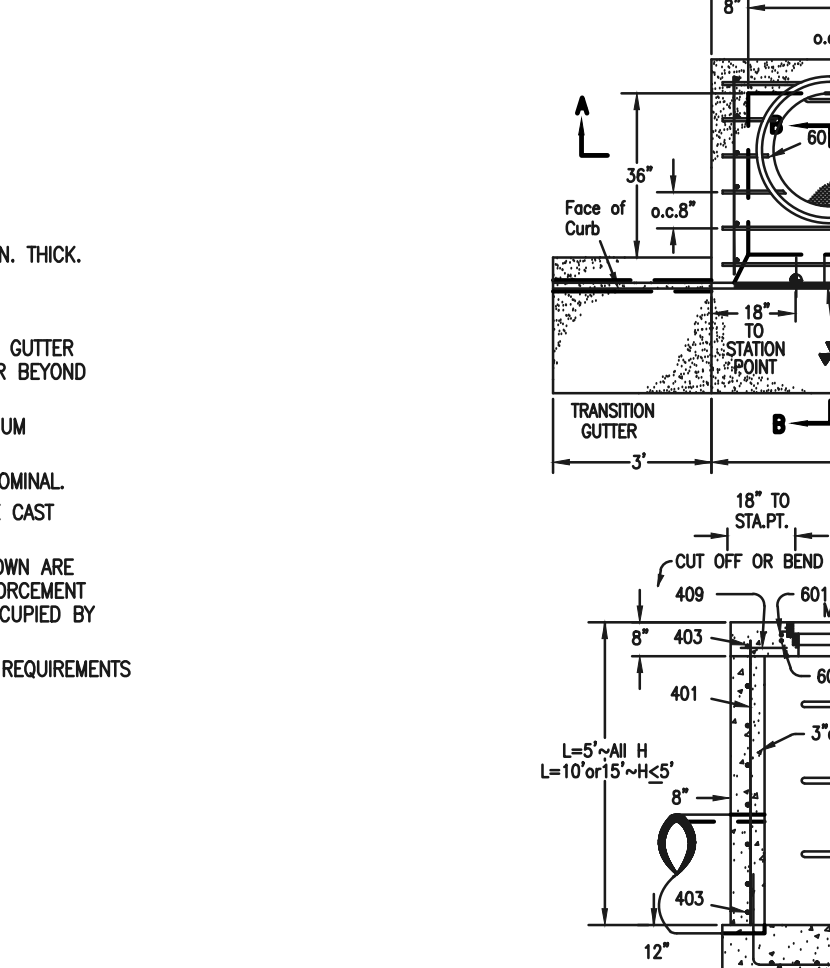
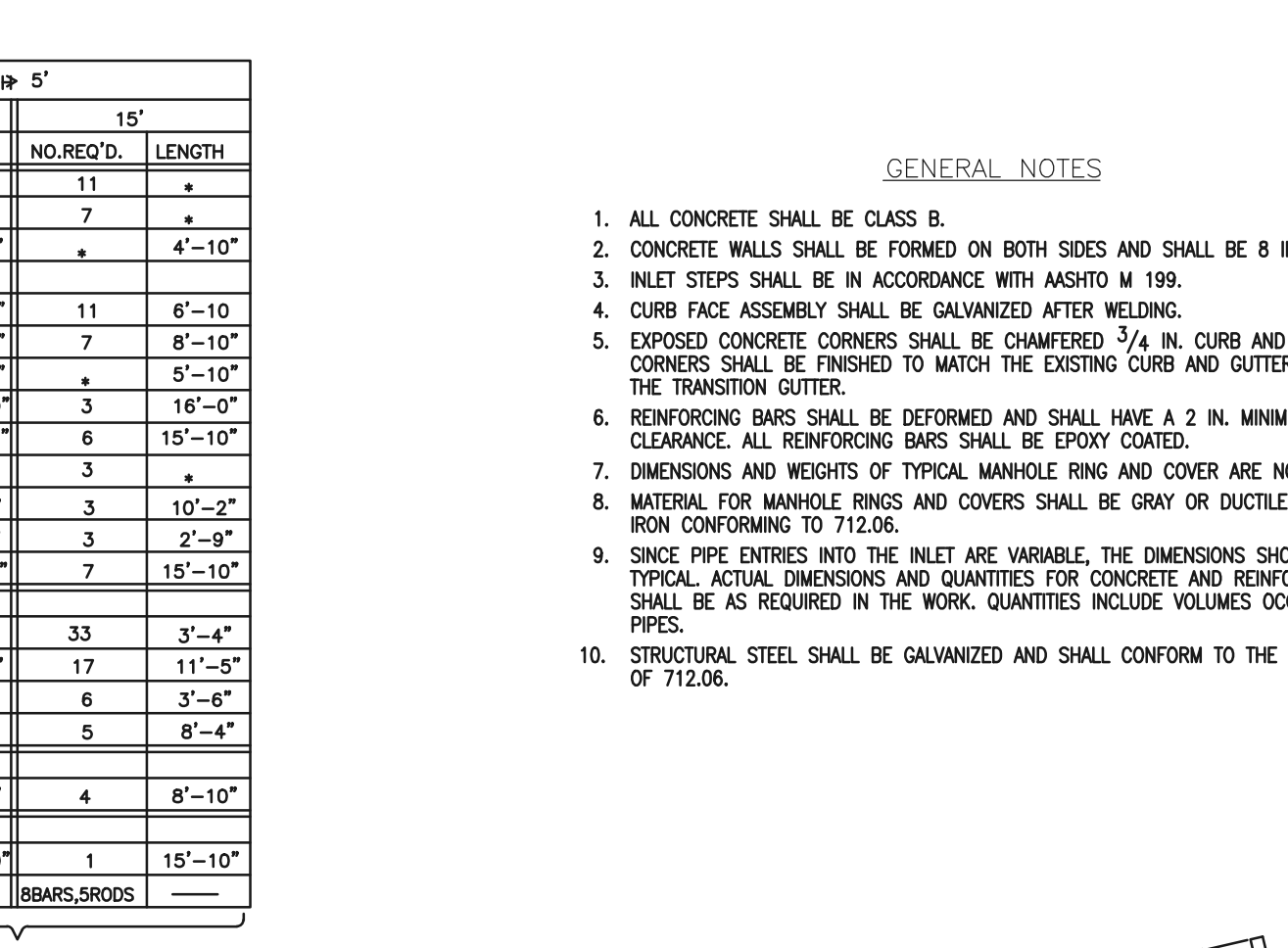
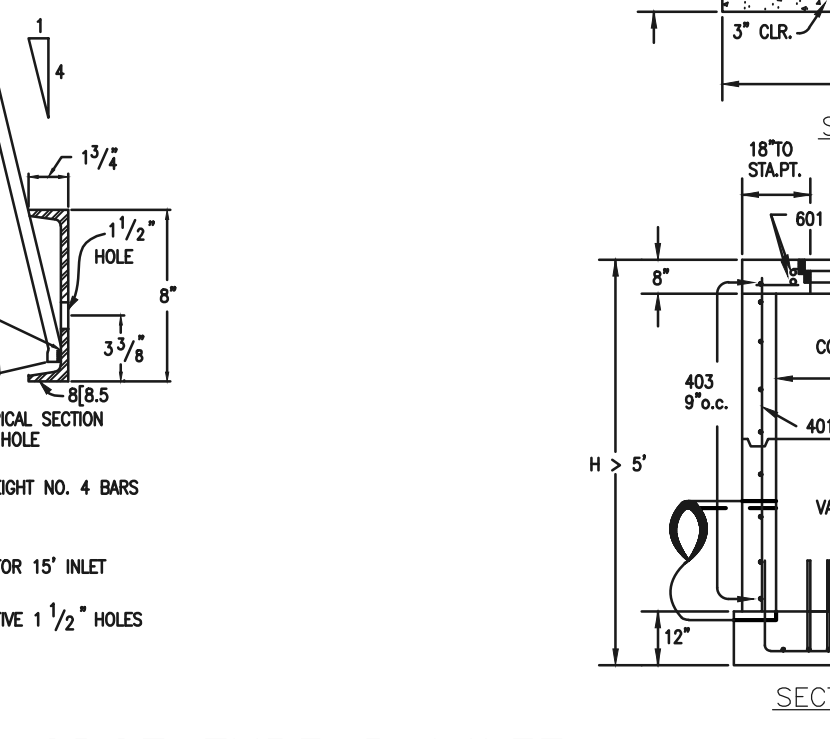
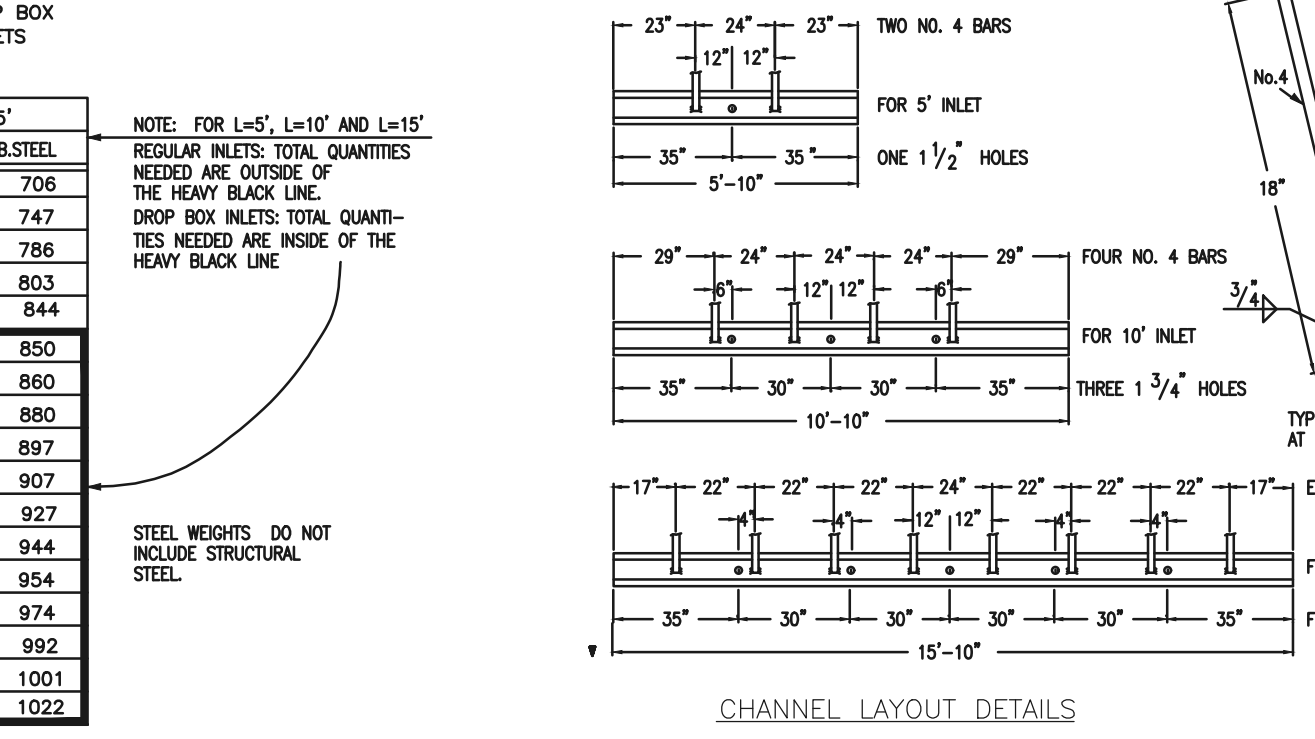


TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

H'	L=5'		L=10'		L=15'	
	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH
3'-0"	4	1'-8"	7	3.2	285	5.3
3'-6"	4	2'-2"	7	3.4	305	5.7
4'-0"	4	3'-8"	12	9	3.7	326
4'-6"	4	3'-2"	12	9	3.9	334
5'-0"	4	3'-8"	14	11	4.1	354
5'-6"	4	4'-2"	16	13	4.4	375
6'-0"	4	4'-8"	16	13	4.6	382
6'-6"	4	5'-2"	18	15	4.8	402
7'-0"	4	5'-8"	20	17	5.0	423
7'-6"	4	6'-2"	20	17	5.0	423
8'-0"	4	6'-8"	22	19	5.2	443
8'-6"	4	7'-2"	24	21	5.4	463
9'-0"	4	7'-8"	24	21	5.4	463
9'-6"	4	8'-2"	26	23	5.6	483
10'-0"	4	8'-8"	28	25	5.8	503
10'-6"	4	9'-2"	28	25	5.8	503
11'-0"	4	9'-8"	30	27	6.0	523



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

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

DAVID L GIBSON, COLORADO P.E. #46477

FOURSQUARE AT STERLING RANCH EAST
FILING NO. 1

CLASSIC CONSULTING

DESIGNED BY: JRH
SCALE: (H) 1" = N/A
DATE: 08-28-23

DRAWN BY: JRH
SCALE: (V) 1" = N/A
SHEET 29 OF 29

CHECKED BY: JRH
JOB NO. 1183.23