

FOURSQUARE AT STERLING RANCH EAST FILING NO. 1

COUNTY OF EL PASO, STATE OF COLORADO

CONSTRUCTION PLANS

AUGUST 2024

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

GENERAL CONSTRUCTION NOTES:

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

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

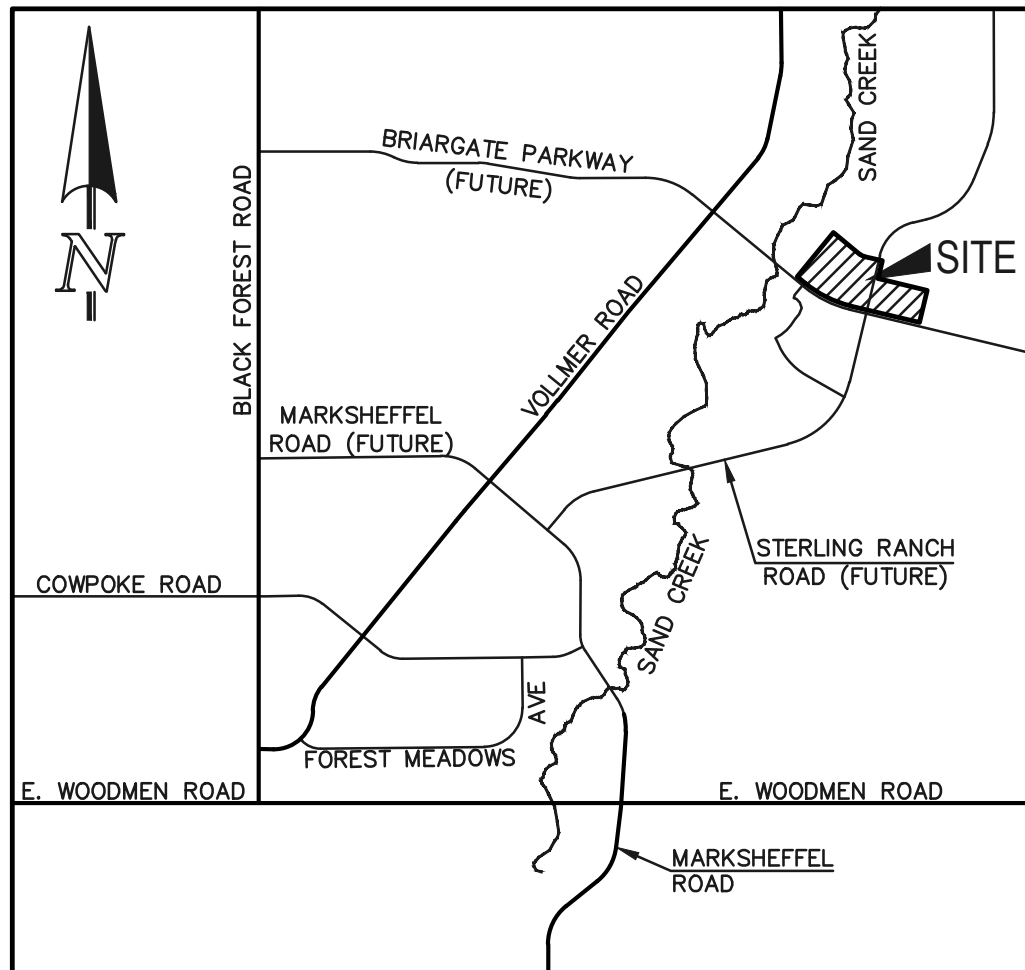
- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION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

SIGNING AND STRIPING NOTES:

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
- ALL WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

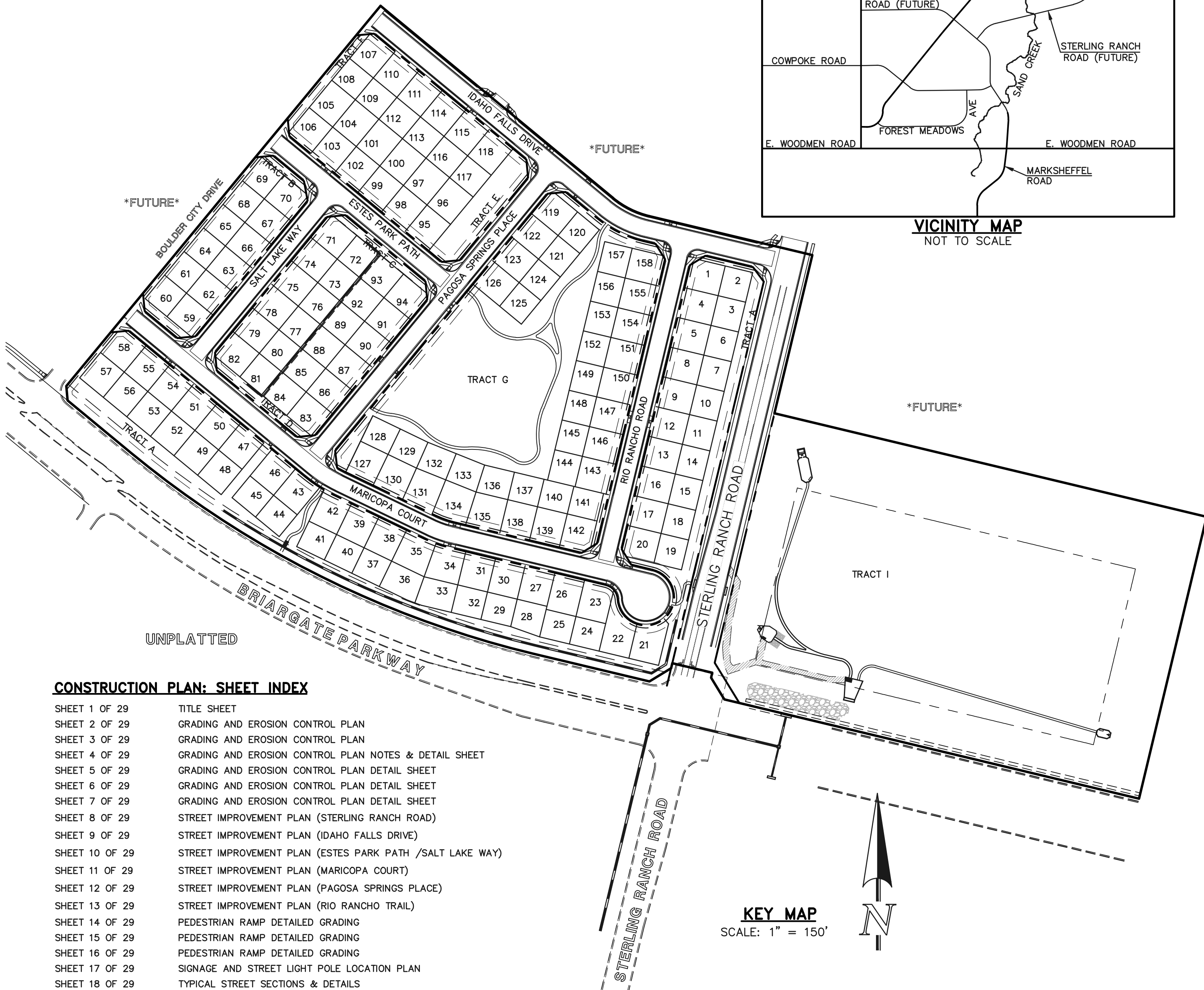
BENCHMARKS:

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



VICINITY MAP

NOT TO SCALE



CONSTRUCTION PLAN: SHEET INDEX

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AGENCIES:

DEVELOPER:	CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DR. COLORADO SPRINGS, CO 80921 MR. LOREN J. MORELAND (719) 592-9333
CIVIL ENGINEER:	CLASSIC CONSULTING ENGINEERS & SURVEYORS 619 N. CASCADE AVENUE, SUITE 200 COLORADO SPRINGS, CO 80903 MR. KYLE R. CAMPBELL, P.E. (719) 785-2800
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 MR. JEFF RICE, (719) 520-7877
WATER & SANITATION DISTRICT:	FALCON AREA WATER & WASTEWATER AUTHORITY
FIRE DISTRICT:	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK, (719) 495-4300
GAS COMPANY:	BLACK HILLS ENERGY 37 WIDEFIELD BOULEVARD WIDEFIELD, COLORADO 80911 MR. GEORGE M. PETERSON, (719) 392-3491
ELECTRIC COMPANY:	MOUNTAIN VIEW ELECTRIC P.O. BOX 1600 LIMON, COLORADO 80828 MR. LES ULFERS, (719) 495-2283
TELEPHONE COMPANY:	CENTURY LINK COMMUNICATIONS (LOCATORS) (800)-922-1987 A.T.&T. (LOCATORS) (719) 635-3674

APPROVALS:

DESIGN ENGINEER'S STATEMENT:

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

DAVID L. GIBSON, COLORADO, P.E. #46477
FOR AND ON THE BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS

08-23-2024

DATE

OWNER/DEVELOPER'S STATEMENT:

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

LOREN J. MORELAND
CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DR.
COLORADO SPRINGS, CO 80921

8/8/2024
DATE

EL PASO COUNTY:

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

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

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

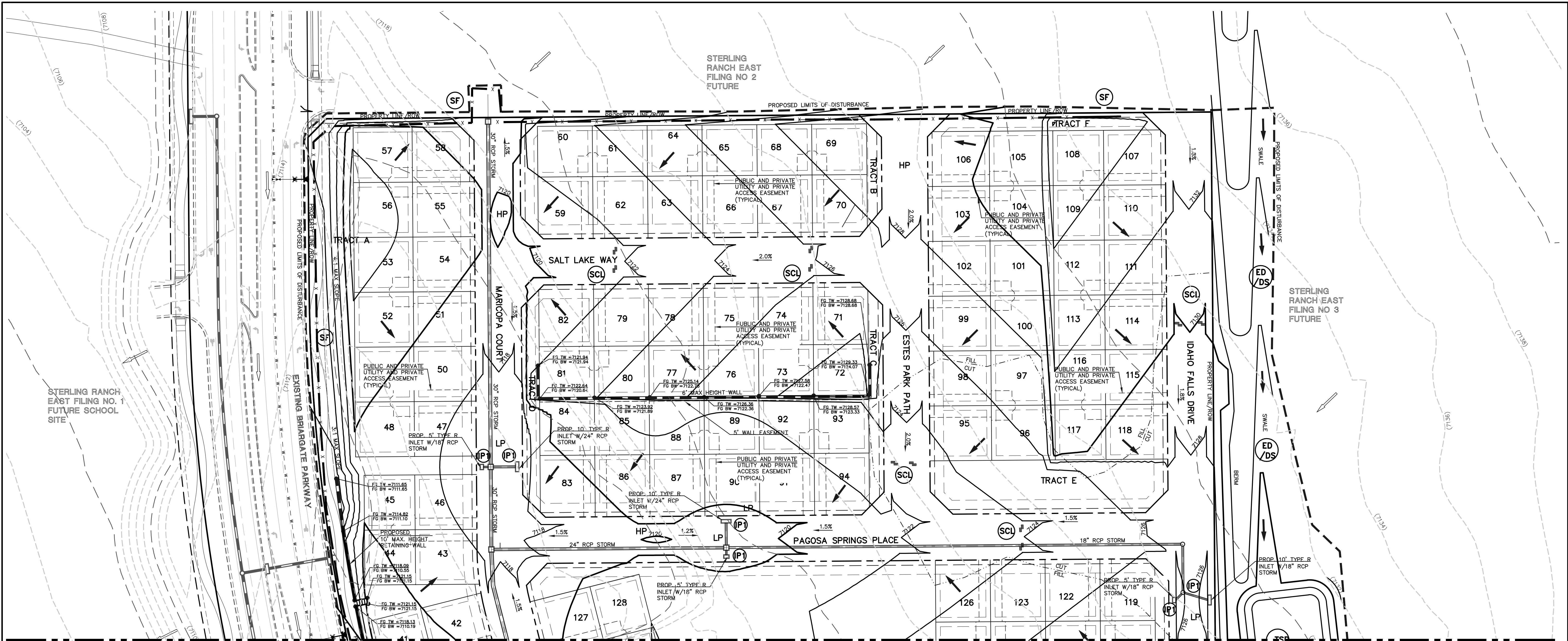
9/17/2024
COUNTY ENGINEER / ECM ADMINISTRATOR

9/17/2024
DATE

EDARP FILE # SF2236

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.	NO. REVISION <table><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><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>																					DATE <table><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><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>																					REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC DAVID L. GIBSON, COLORADO, P.E. #46477 08-23-2024 DATE	<div>CLASSIC CONSULTING</div> <div>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903</div> <div>(719)785-0790 (719)785-0799(Fax)</div>	FOURSQUARE AT STERLING RANCH EAST FILING NO. 1 CONSTRUCTION PLANS TITLE SHEET <table><tr><td>DESIGNED BY</td><td>JRH</td><td>SCALE</td><td>DATE</td><td>08/22/23</td></tr><tr><td>DRAWN BY</td><td>JRH</td><td>(H) 1"= N/A</td><td>SHEET 1 OF 29</td><td></td></tr><tr><td>CHECKED BY</td><td></td><td>(V) 1"= N/A</td><td>JOB NO.</td><td>1183.23</td></tr></table>	DESIGNED BY	JRH	SCALE	DATE	08/22/23	DRAWN BY	JRH	(H) 1"= N/A	SHEET 1 OF 29		CHECKED BY		(V) 1"= N/A	JOB NO.	1183.23
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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

CCM PHASING

- (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)
- (TS) TEMPORARY SEEDING (INSTALL DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)
- (CWA) CONCRETE WASHOUT AREA (INSTALL DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)
- (SP) STOCKPILE MANAGEMENT (INSTALL DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)
- (SSA) STABILIZED STAGING AREA (INSTALL DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)

RS

ROCK SOCK

ED/DS

EARTH DIKE/DRAINAGE SWALE

NOTES:

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

NOTES:

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

NOTE:

ALL TOP OF WALL (TW) AND BOTTOM OF WALL (BW) ELEVATIONS ARE BASED ON DESIGN FINISHED GRADE. RETAINING WALL SPOT ELEVATIONS AND HEIGHTS ARE FOR REFERENCE ONLY. ULTIMATE RETAINING WALL DESIGN BY OTHERS

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

48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
811

UTILITY NOTIFICATION CENTER OF COLORADO
IT'S THE LAW

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

08-23-2024
DATE

CLASSIC
CONSULTING

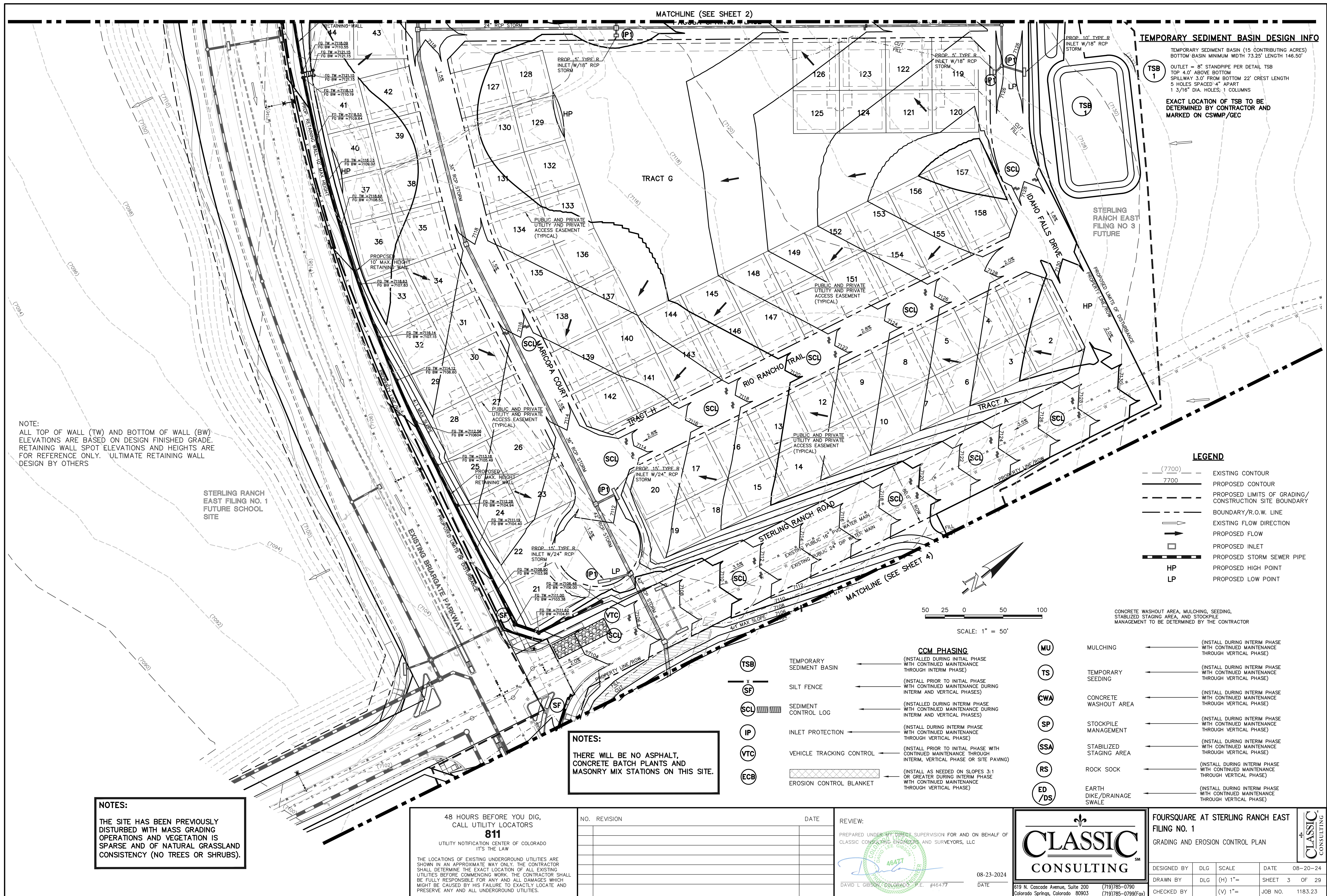
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(719)785-0790
(719)785-0799(Fax)

FOURSQUARE AT STERLING RANCH EAST
FILING NO. 1

GRADING AND EROSION CONTROL PLAN

DESIGNED BY	DLG	SCALE	DATE	08-20-24
DRAWN BY	DLG	(H) 1"=	SHEET 2 OF 29	
CHECKED BY		(V) 1"=	JOB NO.	1183.23



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
TSB	TEMPORARY SEDIMENT BASIN
X	SILT FENCE
SCL	SEDIMENT CONTROL LOG
IP	INLET PROTECTION
VTC	VEHICLE TRACKING CONTROL
ECB	EROSION CONTROL BLANKET
MU	MULCHING
TS	TEMPORARY SEEDING
CWA	CONCRETE WASHOUT AREA
SP	STOCKPILE MANAGEMENT
SSA	STABILIZED STAGING AREA
RS	ROCK SOCK
ED/DS	EARTH DIKE/DRAINAGE SWALE

CCM PHASING

←	(INSTALLED DURING INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM PHASE)
←	(INSTALL PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE DURING INTERIM AND VERTICAL PHASES)
←	(INSTALLED DURING INTERIM PHASE WITH CONTINUED MAINTENANCE DURING INTERIM AND VERTICAL PHASES)
←	(INSTALL DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)
←	(INSTALL PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM, VERTICAL PHASE OR SITE PAVING)
←	(INSTALL AS NEEDED ON SLOPES 3:1 OR GREATER DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)
←	(INSTALL DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)
←	(INSTALL DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)
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←	(INSTALL DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)

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

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).

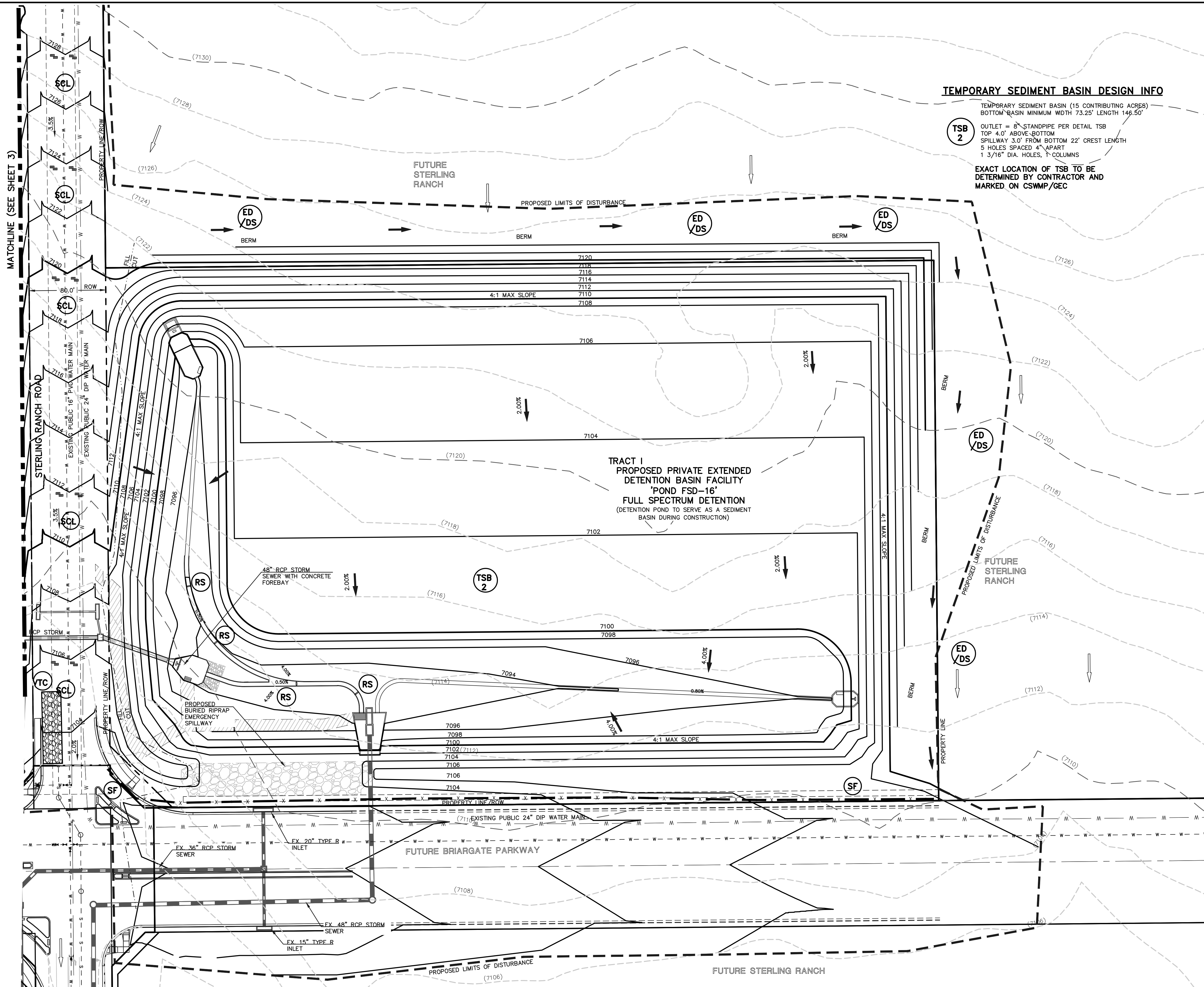
TEMPORARY SEDIMENT BASIN DESIGN INFO

TEMPORARY SEDIMENT BASIN (15 CONTRIBUTING ACRES)
BOTTOM BASIN MINIMUM WIDTH 73.25' LENGTH 146.50'

TSB 2

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 COLUMNS

EXACT LOCATION OF TSB TO BE DETERMINED BY CONTRACTOR AND MARKED ON CSWMP/GEC



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 THE DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

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

08-23-2024
DATE



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

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

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FILING NO. 1

GRADING AND EROSION CONTROL PLAN

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CLASSIC CONSULTING

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 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 EROSION 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 CONSTRUCTION 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 ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE 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 UNUSED 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 MS4 PERMITTEE MAY ALLOW ANOTHER APPROPRIATE BMP TO BE IN PLACE THAT PREVENTS SEDIMENT FROM LEAVING THE SITE. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.
- 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:

1. SEEDBED PREPARATION

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

2. FERTILIZER

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

3. SEEDING

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

4. MULCHING

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.

5. SUPPLEMENTAL WATER

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

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:

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

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

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

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

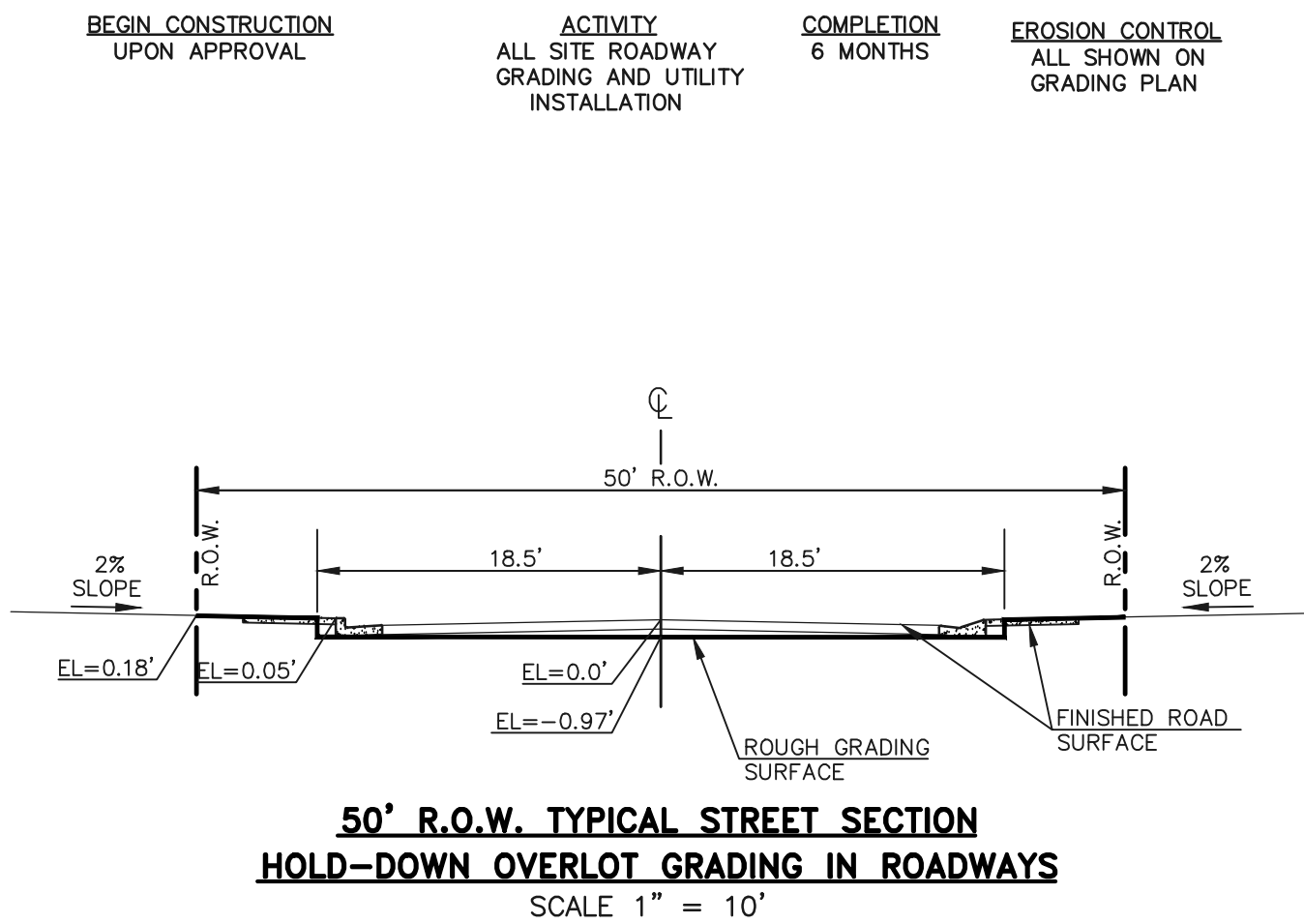
GRADING WITHIN THIS PHASE WILL BE FULLY DEVELOPED WITH HOME BUILDING OPERATIONS.

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

ALL AREAS ARE TO BE RESEEDDED OUTSIDE OF THE FILING NO. 1 AREA. RESEED ALL AREAS AS NEEDED TO PREVENT EROSION AND SEDIMENT RUNOFF ONTO CONSTRUCTION ACTIVITIES.

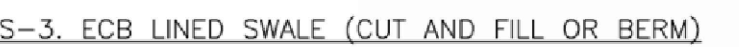
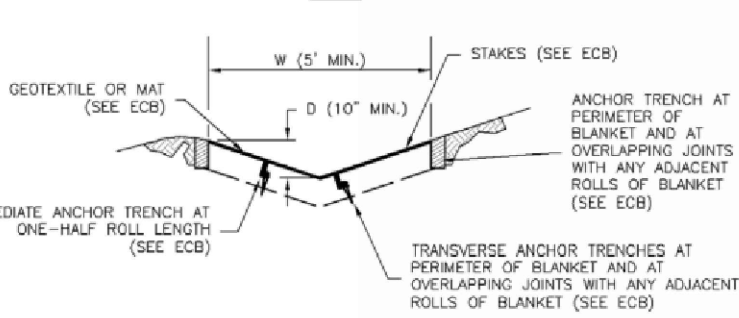
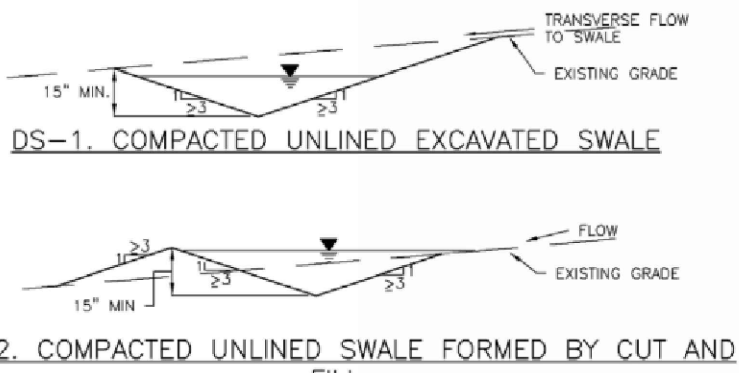
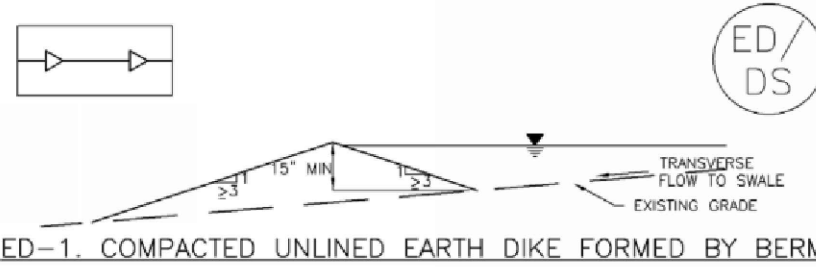
SCHEDULE OF ANTICIPATED CONSTRUCTION ACTIVITY:

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



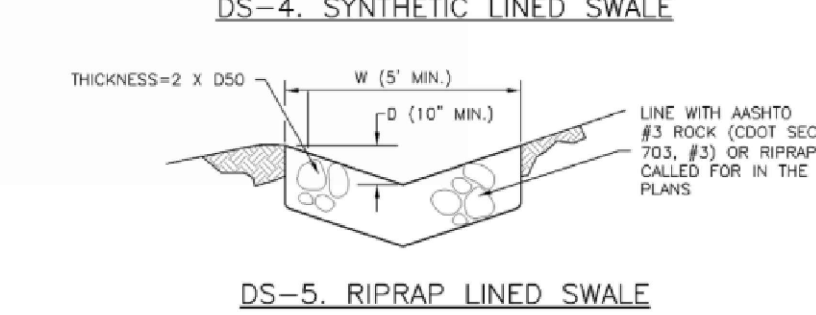
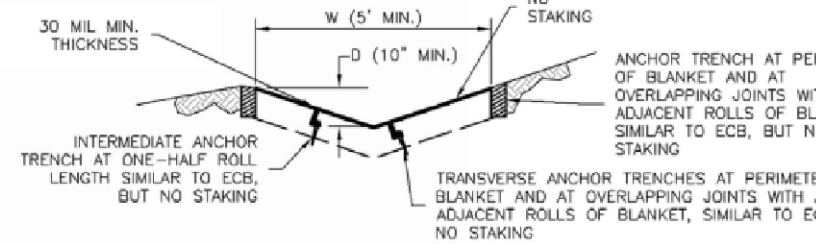
Earth Dikes and Drainage Swales (ED/DS) EC-10

Earth Dikes and Drainage Swales (ED/DS) EC-10



November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 ED/DS-3

EC-10 Earth Dikes and Drainage Swales (ED/DS)



- SEE SITE PLAN FOR:
 - LOCATION OF DIVERSION SWALE
 - TYPE OF SWALE (UNLINED, COMPACTED AND/OR LINED)
 - DEPTH, D, AND WIDTH, W DIMENSIONS
 - FOR ECG/IRW LINED DITCH, SEE ECG DETAIL
 - FOR RIPRAP LINED DITCH, SEE RIPRAP, DSD.
- SEE DRAINAGE PLANS FOR DETAILS OF PERMANENT CONVEYANCE FACILITIES AND/OR DIVERSION SWALES EXCEEDING 2-YEAR FLOW RATE OR 10 CFS.
- EARTH DIKES AND SWALES INDICATED ON SWMP PLAN SHALL BE INSTALLED PRIOR TO LAND-DISTURBING ACTIVITIES IN PROXIMITY.
- EMBANKMENT IS TO BE COMPACTED TO 90% OF MAXIMUM DENSITY AND WITHIN 2% OF OPTIMUM MOISTURE CONTENT ACCORDING TO ASTM D698.
- SWALES ARE TO DRAIN TO A SEDIMENT CONTROL BMP.
- FOR LINED DITCHES, INSTALLATION OF ECG/IRW SHALL CONFORM TO THE REQUIREMENTS OF THE ECG DETAIL.
- WHEN CONSTRUCTION TRAFFIC MUST CROSS A DIVERSION SWALE, INSTALL A TEMPORARY CULVERT WITH A MINIMUM DIAMETER OF 12 INCHES.

ED/DS-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

EARTH DIKE AND DRAINAGE SWALE MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SWALES SHALL REMAIN IN PLACE UNTIL THE END OF CONSTRUCTION; IF APPROVED BY LOCAL JURISDICTION, SWALES MAY BE LEFT IN PLACE.
- WHEN A SWALE IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOPSOIL, SEEDDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

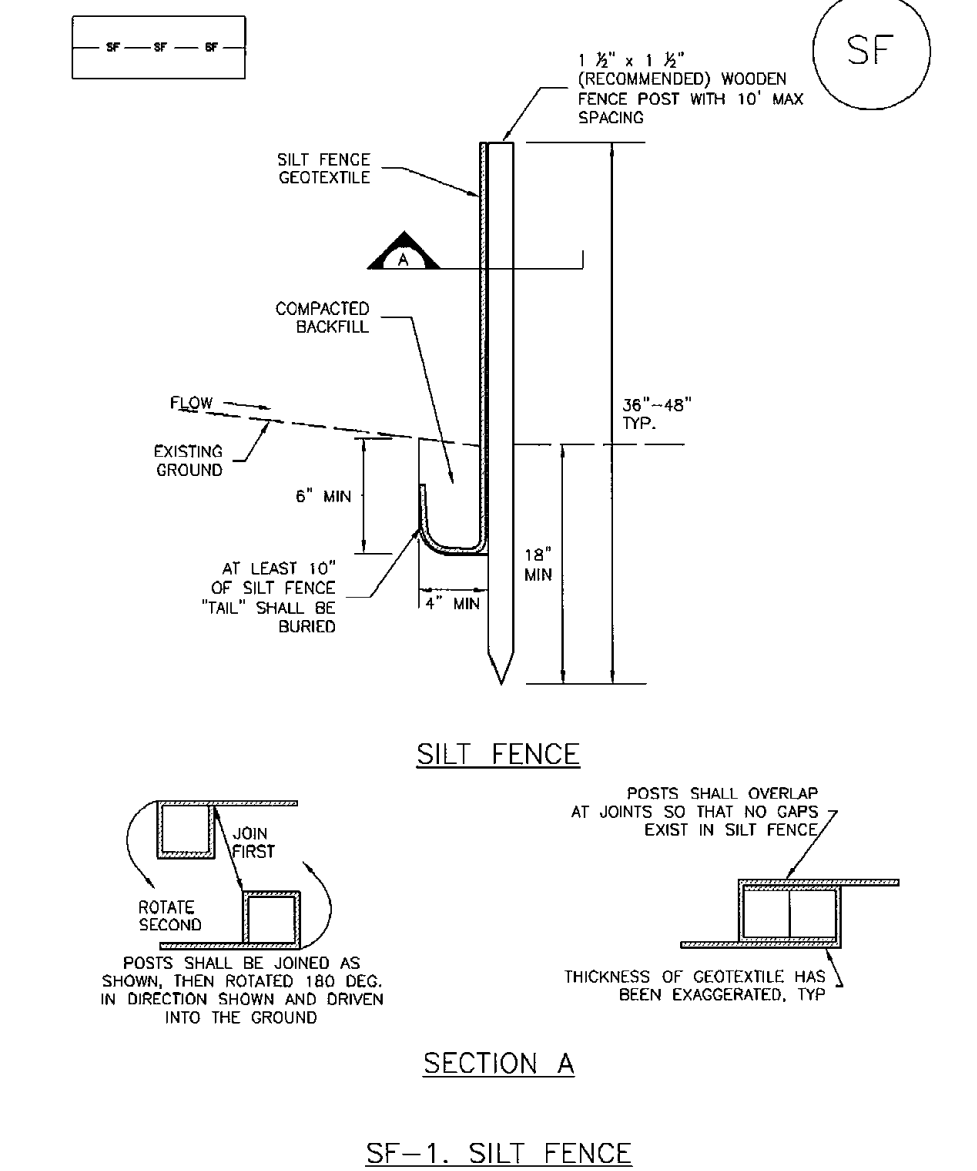
(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF COLORADO SPRINGS, COLORADO, NOT AVAILABLE IN AUTOCAD)

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

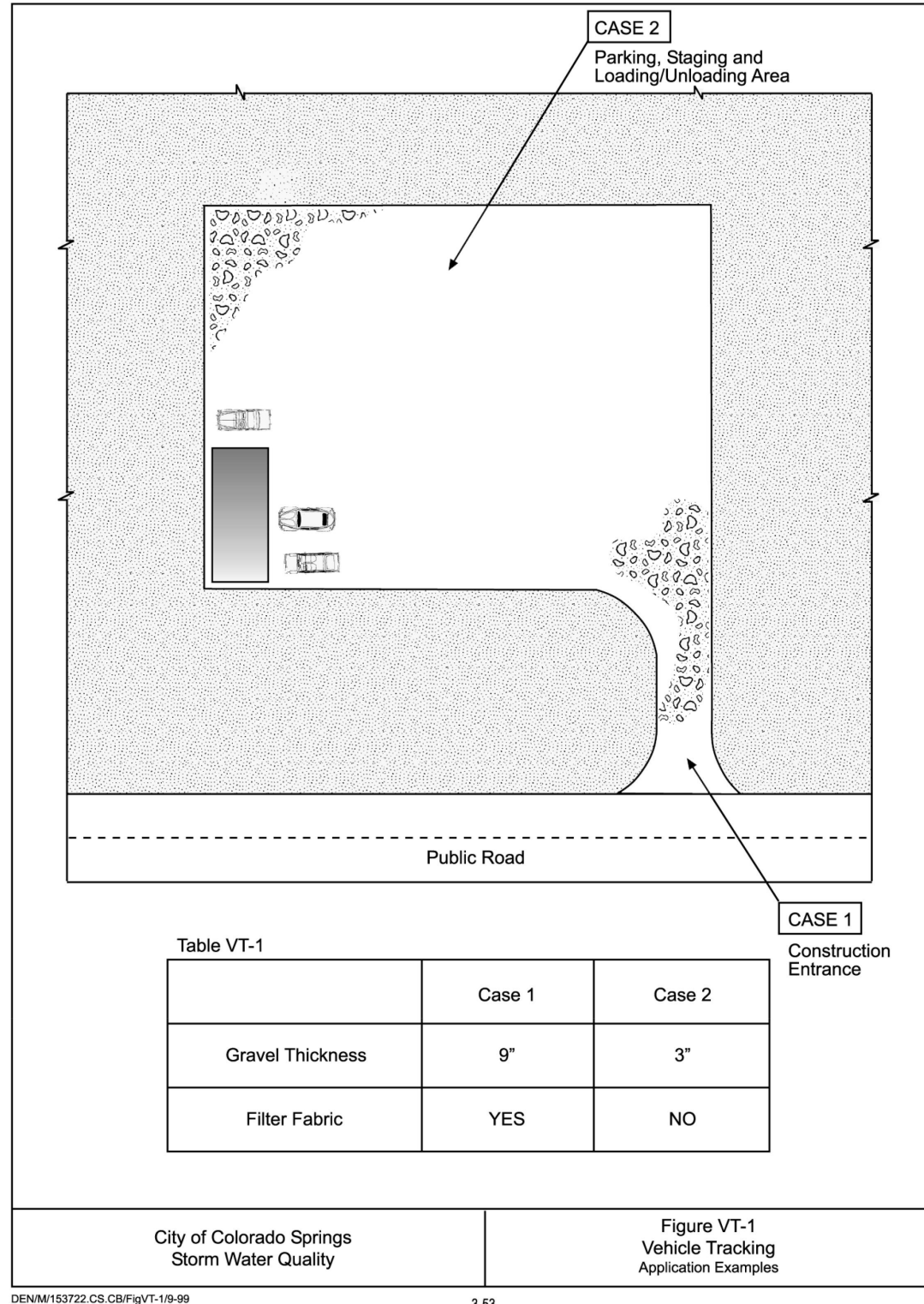
PCD FILE #

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 THE DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC DAVID L. GIBSON, COLORADO P.E. #46477 08-23-2024 DATE	CLASSIC CONSULTING 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 08-20-24 DRAWN BY MES (H) 1"= N/A SHEET 5 OF 29 CHECKED BY (V) 1"= N/A JOB NO. 1183.23
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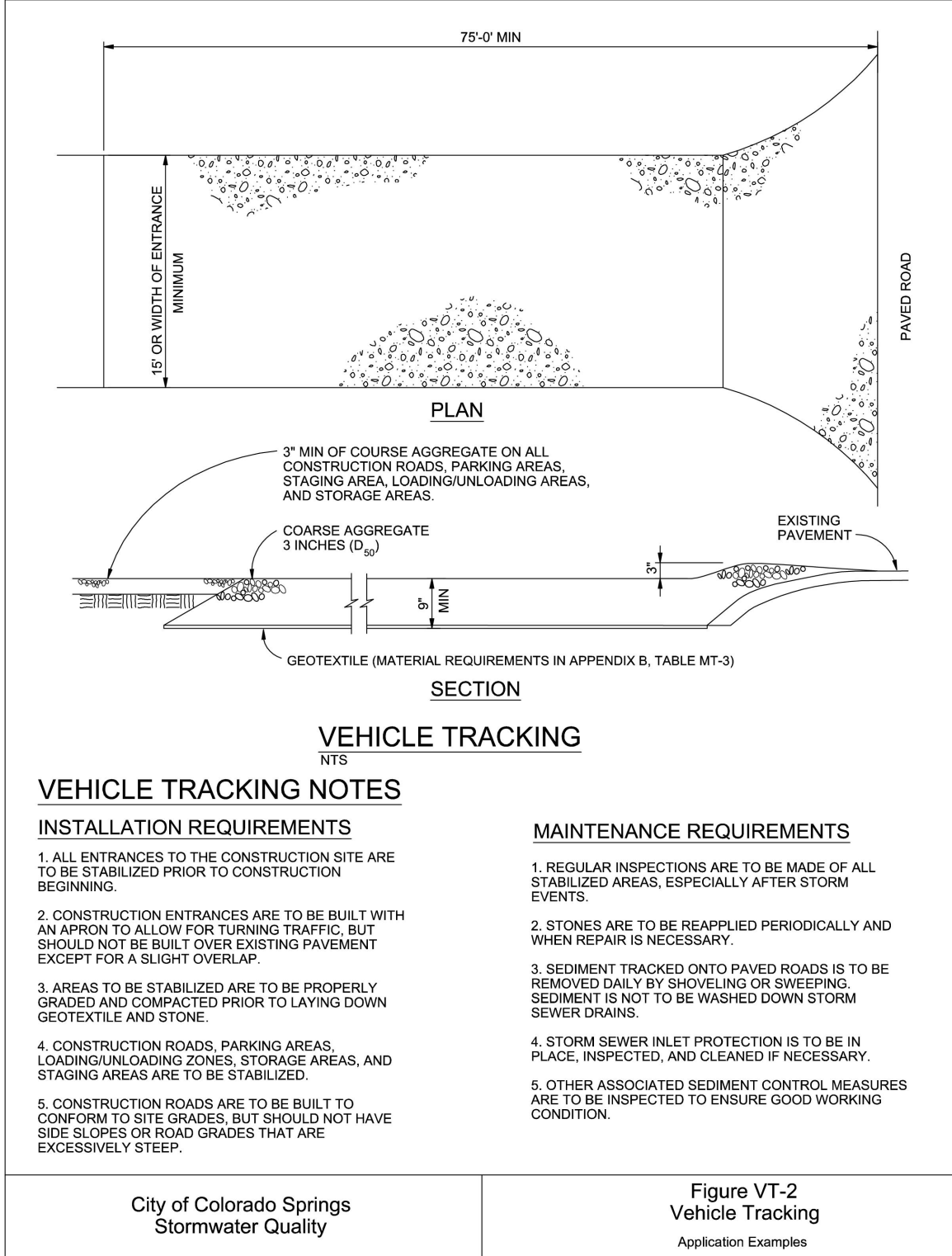
Silt Fence (SF) SC-1



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

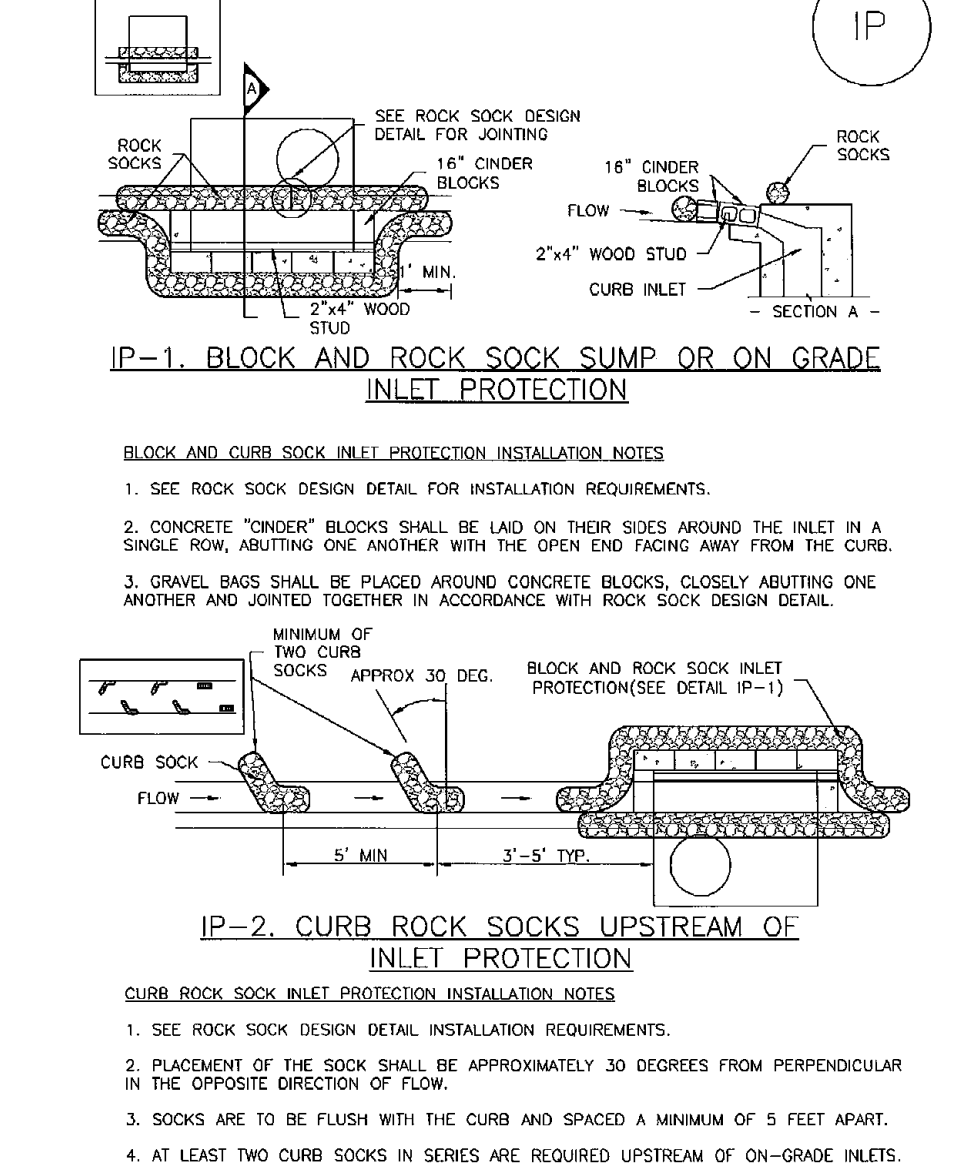


City of Colorado Springs Stormwater Quality Figure VT-1 Vehicle Tracking Application Examples 3-53



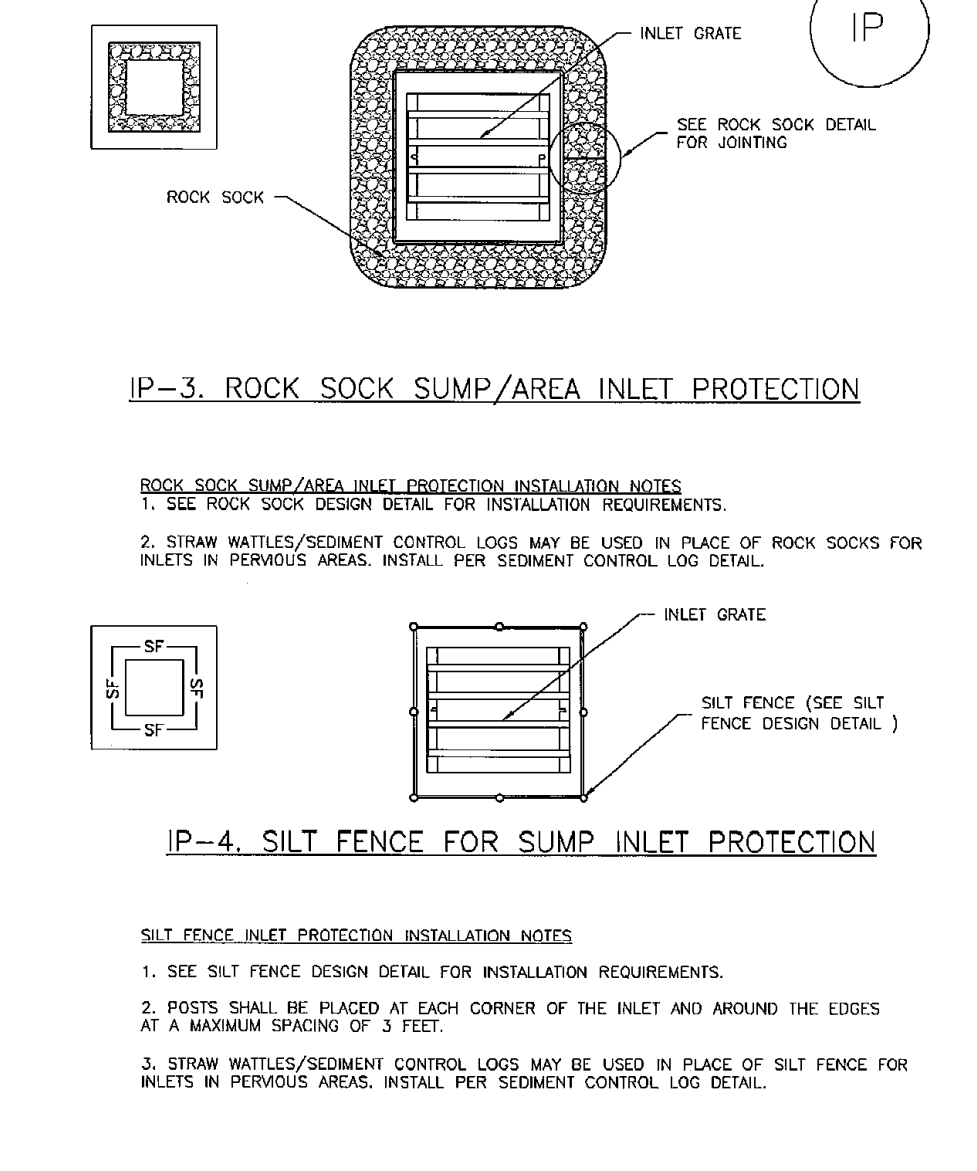
City of Colorado Springs Stormwater Quality Figure VT-2 Vehicle Tracking Application Examples 3-54

Inlet Protection (IP) SC-6



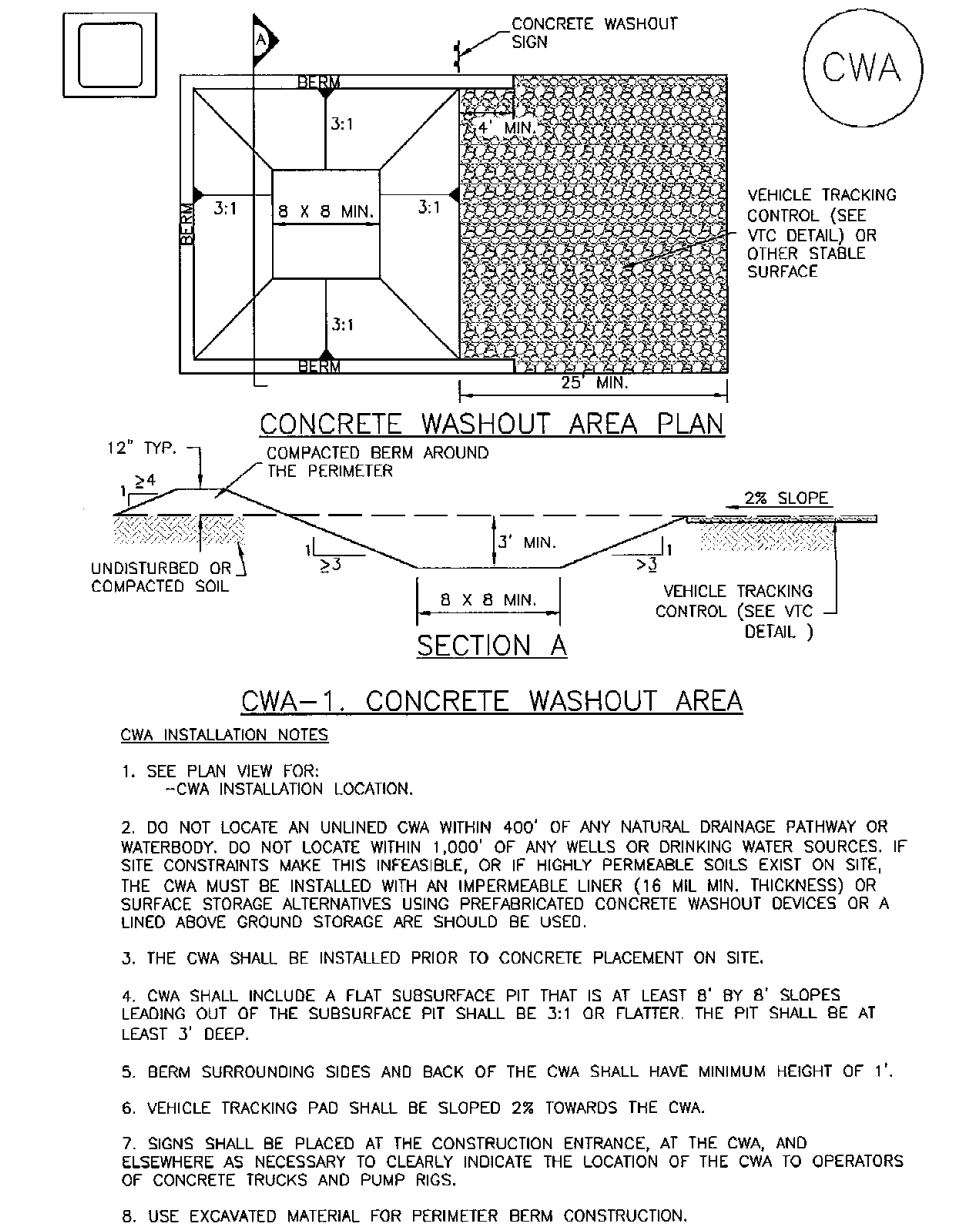
IP-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 August 2013

Inlet Protection (IP) SC-6



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

Concrete Washout Area (CWA) MM-1



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

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-roughen areas 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:

June 2012 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 MU-1

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 at final grade 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 roughening 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 *Vegetation* Chapter contains detailed seed mix, soil preparations, and seeding and mulching recommendations that may be referenced to supplement this Fact Sheet.

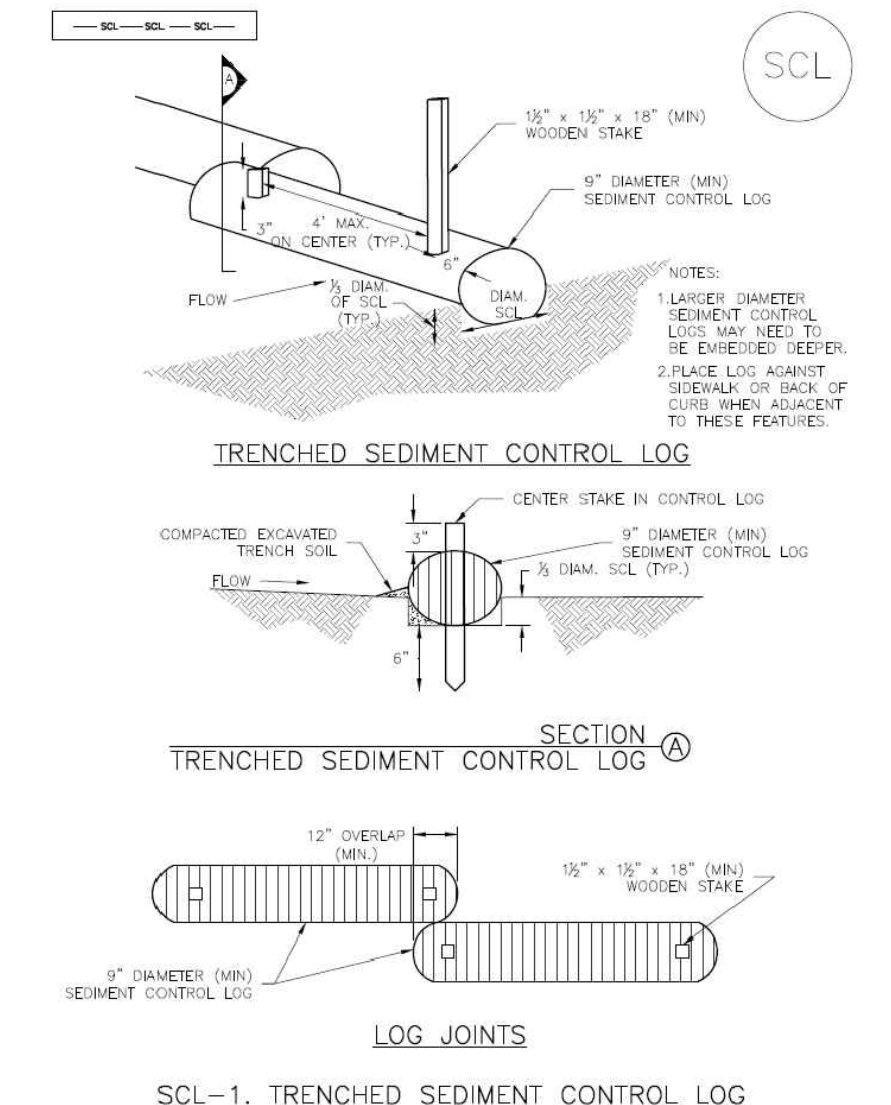
Drill seeding is the preferred seeding method. Hydroseding is not recommended except in areas where steep slopes prevent use of drill seeding equipment, and even in these instances it is preferable to hand seed and mulch. Some jurisdictions do not allow hydroseding or hydromulching.

Seedbed Preparation

Prior to seeding, ensure that areas to be revegetated have soil conditions capable of supporting vegetation. Overlaid 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

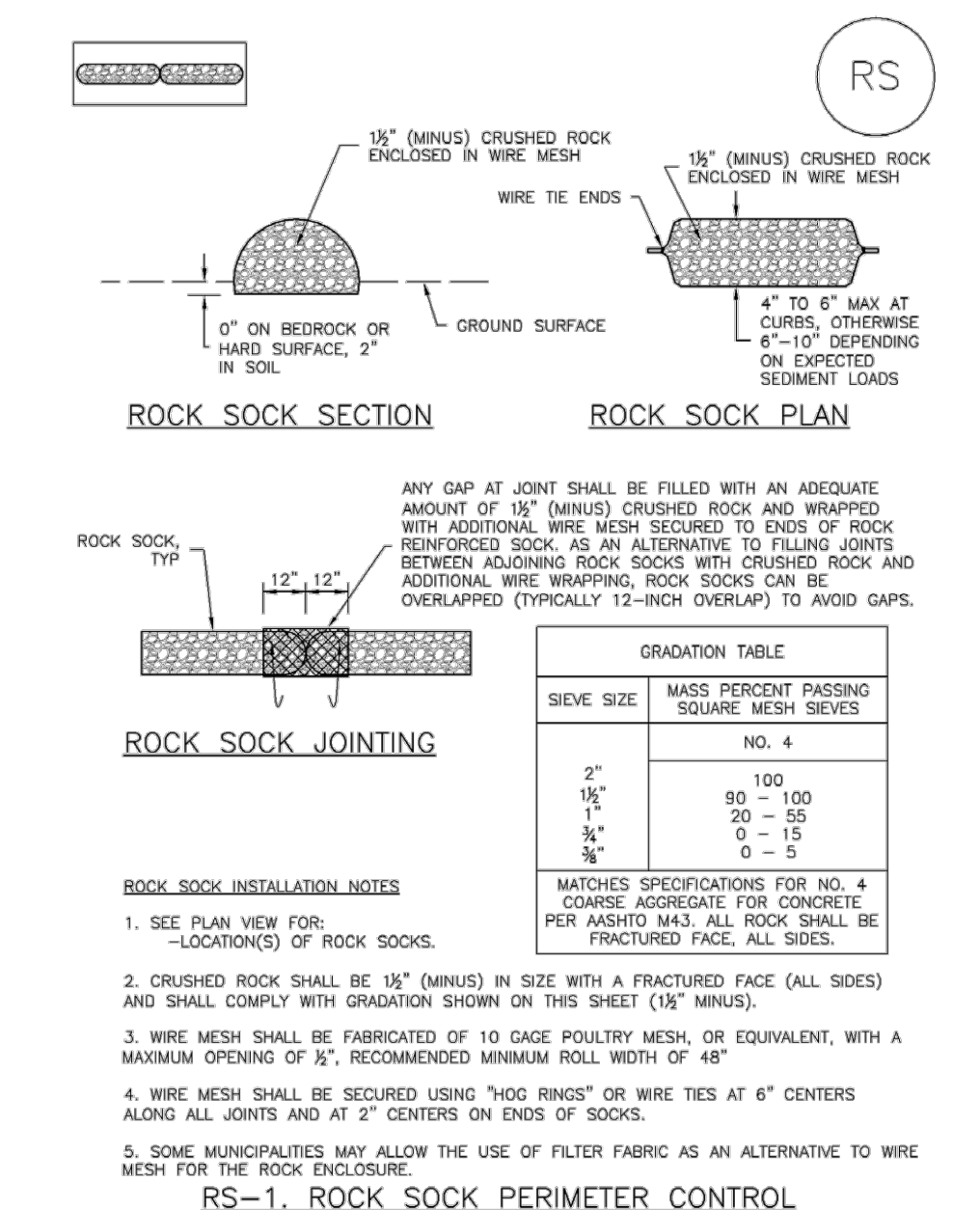
June 2012 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 TS/PS-1

Sediment Control Log (SCL) SC-2



November 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SCL-3

Rock Sock (RS) SC-5



RS-2 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

Concrete Washout Area (CWA) MM-1

CWA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. 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 AUTOCAD.)

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

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

08-23-2024

DATE

CLASSIC CONSULTING

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

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

FOURSQUARE AT STERLING RANCH EAST

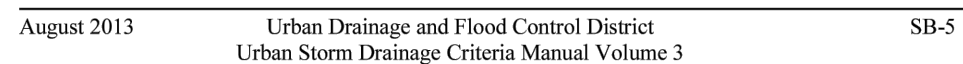
FLING NO. 1

GRADING AND EROSION CONTROL PLAN

DETAIL SHEET

DESIGNED BY	DLG	SCALE	DATE	08/20/24
DRAWN BY	DLG	(H) 1"= N/A	SHEET	6 OF 29
CHECKED BY	(V) 1"= N/A	JOB NO.	1183.30	

SC-7



Sediment Basin (SB)

SEDIMENT BASIN INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
- TYPE OF BASIN (STANDARD BASIN OR NONSTANDARD BASIN)
- TYPE OF INLET (STANDARD BASIN, BOTTOM WIDTH W, CREST LENGTH L, AND HOLE DIAMETER D)
- NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING DEPTH H, NUMBER OF COLUMNS N, HOLE DIAMETER HD AND PIPE DIAMETER D

2. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.

3. SEDIMENT BASINS SHALL BE INSTALLED PERFORM BY ANY OTHER LAND-DISTURBING ACTIVITY THAT RELIES ON OR BASINS AS A STORMWATER CONTROL.

4. EXHAUSTION OF SEDIMENT FROM BASIN SHALL BE DESIRED. ORGANIC MATERIAL, SUCH AS ROCK OR CONCRETE GRATE, SHALL BE REMOVED. BASIN SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.

5. EXHAUSTION OF SEDIMENT FROM BASIN SHALL BE COMPLETED TO AT LEAST 95 PERCENT OF MAXIMUM DRAINAGE IN ACCORDANCE WITH ASTM D929.

6. PIPE SHOD 40 OR GREATER SHALL BE USED.

7. THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EXHAUSTION OF SEDIMENT FROM STANDARD BASIN(S). SEE CONSTRUCTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS

SC-7

SEMENT BASH MAINTENANCE NOTES

1. INSPECT BASH EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. REMOVAL OF BMPs SHOULD BE MADE IMMEDIATELY IF ANY DAMAGE SUCH AS SUCH AS POSSIBLE (AND WITHIN 24 HOURS) FOLLOWING A RAINFALL EVENT THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. PRESENT 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.

4. SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (i.e., TWO FEET BENEATH THE SURFACE OF THE BASIN).

5. SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS ACCEPTED BY THE LOCAL JURISDICTION.

6. WHEN SEDIMENT BASINS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDER, AND MULCH OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAILS ADAPTED FROM DOWLING COUNTY, COLORADO)

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

SM-6



1. SEE PLAN VIEW FOR:
 - LOCATION OF STAGING AREAS.
 - CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE DISTRICT ENGINEER.
2. STABILIZED STAGING AREA SHALL BE APPROPRIATE FOR THE NEEDS OF THE SITE, OVERSEEING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
3. STAGING AREA SHALL BE STABILIZED PRIOR TO ANY OPERATIONS ON THE SITE.
4. THE STABILIZED STAGING AREA SHALL CONSIDER A MINIMUM 3" THICK ORANULAR MATERIAL.

UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIDER DOT SPEC. F30, AASHTO #3 COARSE AGGREGATE OR #3 (MINUS) ROCK.

6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SLOPE BENCH AND CONSTRUCTION FENCE.

STABILIZED STAGING AREA MAINTENANCE:

1. INSPECT EACH ROW IMMEDIATELY AFTER THE END OF EACH EFFECTIVE OPERATING CONSTRUCTION MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORY THAT CAUSES SURFACE EROSION OR DAMAGE TO THE BMP.
2. FREQUENT OPERATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REPLACED OR REGRADE AS NECESSARY IF RUTTING OCCURS OR OVERFLOWING SURFACE BECOMES UNDESIRABLE.

Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES:

5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.

6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, REUSED ON SITE AND RECOVERED FROM THE STAGING AREA, SECEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

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

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

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

MM-2

[illegible]

Stockpile Management (SM)

STOOPKPILE PROTECTION MAINTENANCE NOTES

1. INSPECT BUMPS EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. IF A BUMP IS DAMAGED OR NON-REACTIVE, REPAIR OR REPLACE IT AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. PRESENT OPERATIONS 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.

STOOPKPILE PROTECTION MAINTENANCE NOTES

4. IF PERMIETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOOPKPILE, REPLACE PERMIETER CONTROLS BY THE END OF THE WORKDAY.

5. STOOPKPILE PERMIETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOOPKPILE HAS BEEN USED.

(DETAILS DESIGNED FROM PAPER, COLOR/PRINT NOT AVAILABLE IN AUDIO/VIDEO)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UPOCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN REQUIRED.

RECP-6 Urban Drainage and Flood Control District November 2010
 Urban Storm Drainage Criteria Manual Volume 3

November 2010 Urban Drainage and Flood Control District RECP-7
Urban Storm Drainage Criteria Manual Volume 3

EROSION CONTROL BLANKET INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION OF EACH -
-TYPE OF ECG (STRAW, STRAW-COCOON, COCOON, OR EXCISLOR).
2. ECG REQUIRE HARDS OF EACH TYPE OF ECG -
3. 100% NATURAL AND BIODEGRADABLE MATERIALS ARE PREFERRED FOR ECGS, ALTHOUGH SOME JURISDICTIONS MAY ALLOW OTHER MATERIALS IN SOME APPLICATIONS.
3. IN AREAS WHERE ECGS ARE SHOWN ON THE PLAN, THE PERMITTEE SHALL PLACE THE ECGS IN ACCORDANCE WITH THE EROSION CONTROL SURFACE PREPARATION AND SEEDING AND MULCHING SPECIFICATIONS. THE ECGS SHALL BE PLACED IN SUCH A MANNER THAT THE ECGS WILL BE IN CONTACT WITH THE SUBGRADE. THE SUBGRADE SHALL BE SMOOTH AND MOIST TO PROMOTE ECG INSTALLATION AND THE ECG SHALL BE IN FULL CONTACT WITH SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.
4. PERMITTEE ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BULKHEADS AND TRENCHES.
5. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF EACH TYPE OF ECG TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL ECGS EXCEPT STRAW WHICH MAY REQUIRE ANCHOR TRENCH.
6. INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE-HALF ROLL LENGTH FOR COCOON AND EXCISLOR ECGS.
7. OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF ECGS TOGETHER FOR ECGS ON SLOPES.
8. MATERIAL SPECIFICATIONS OF ECG SHALL CONFORM TO TABLE ECG-1.
9. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING ECGS SHALL BE RESEEDED AND MULCHED.
10. DETAILS ON DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION WILL GOVERN IF DIFFERENT FROM THOSE SHOWN HERE.

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

EROSION CONTROL, BLANKET MAINTENANCE NOTES

1. INSPECT BARS EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. REPAIR OR REPLACE ANY BARS THAT ARE CRACKED, BENT, OR HAVE BEEN DAMAGED AS FAR AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. THROUGH OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BARS IN EFFECTIVE OPERATION. FOLLOW-UP INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BARS HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY.

4. EROSION SHOULD BE LEFT IN PLACE TO EVENTUALLY BIOLOGICIZE, UNLESS REQUESTED TO BE REMOVED BY THE LOCAL JURISDICTION.

5. ANY EYES PULLED OUT, TURN, OR OTHERWISE DAMAGED SHOULD BE REPAIRED OR REPLACED AS SOON AS POSSIBLE. THE AGGRIEVATE THAT HAVE EXPOSED TO BE CREATED A HOLE UNDER THE BLANKET, OR THAT REMAIN DEEP OF GRASS SHALL BE REPAIRED, AND THE AGGRIEVATE SHALL BE REPAIRED AS SOON AS POSSIBLE.

6. NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDFD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN APPLICABLE.

(DETAILS ADAPTED FROM OREGONIA COUNTY, OREGON AND STATE OF IOWA COUNTY, NOT AVAILABLE IN IOWA)

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DATE

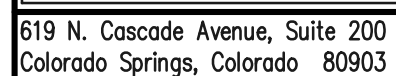
REVIEW:

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

DAVID L GIBSON, COLORADO P.E. #46477

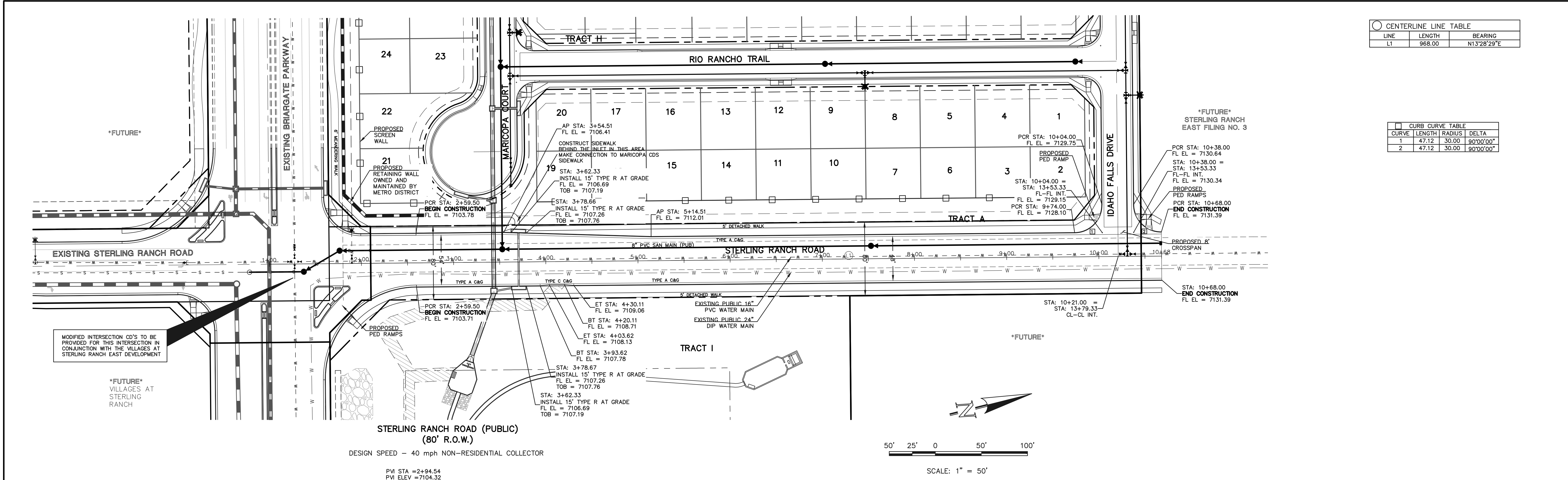
08-23-2024

DATE _____



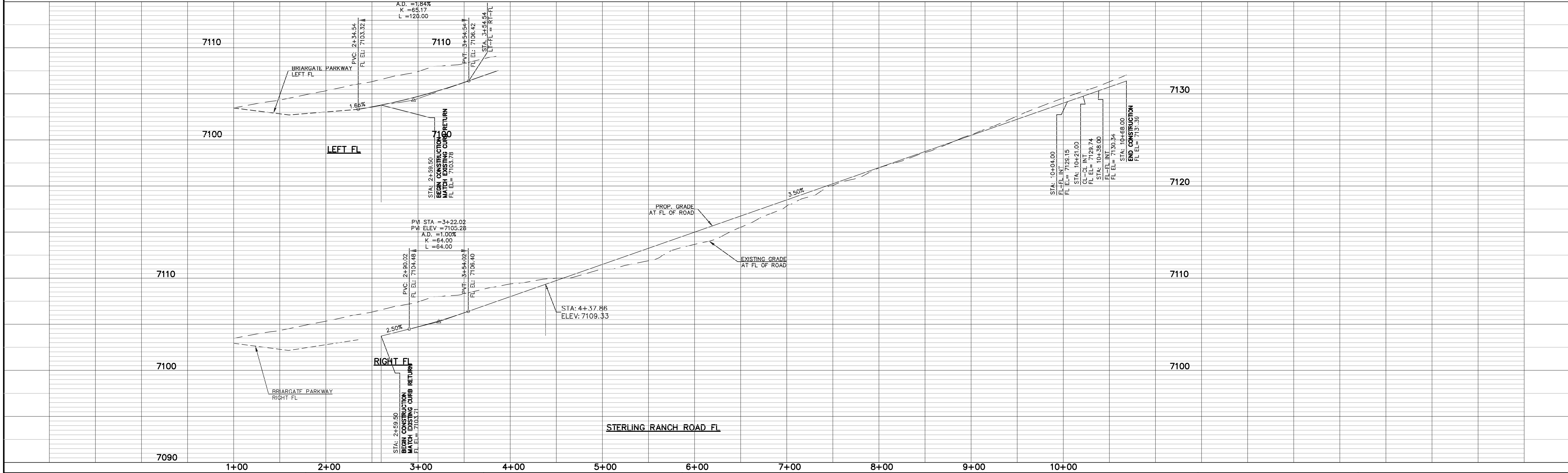
DESIGNED BY	DLG	SCALE	DATE	08/20/24
DRAWN BY	DLG	(H) 1" = N/A	SHEET	7 OF 29
CHECKED BY		(V) 1" = N/A	JOB NO.	1183.30

N:\18223\DRAWINGS\CONSTRUCTION\STREET\18223-SI-07.dwg, 6/23/2024 1:37:34 PM, 1:1



CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
1	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"



LEGEND

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

WALK CONSTRUCTION:

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

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811

UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW

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08-23-2024

CLASSIC CONSULTING ENGINEERS & SURVEYORS

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

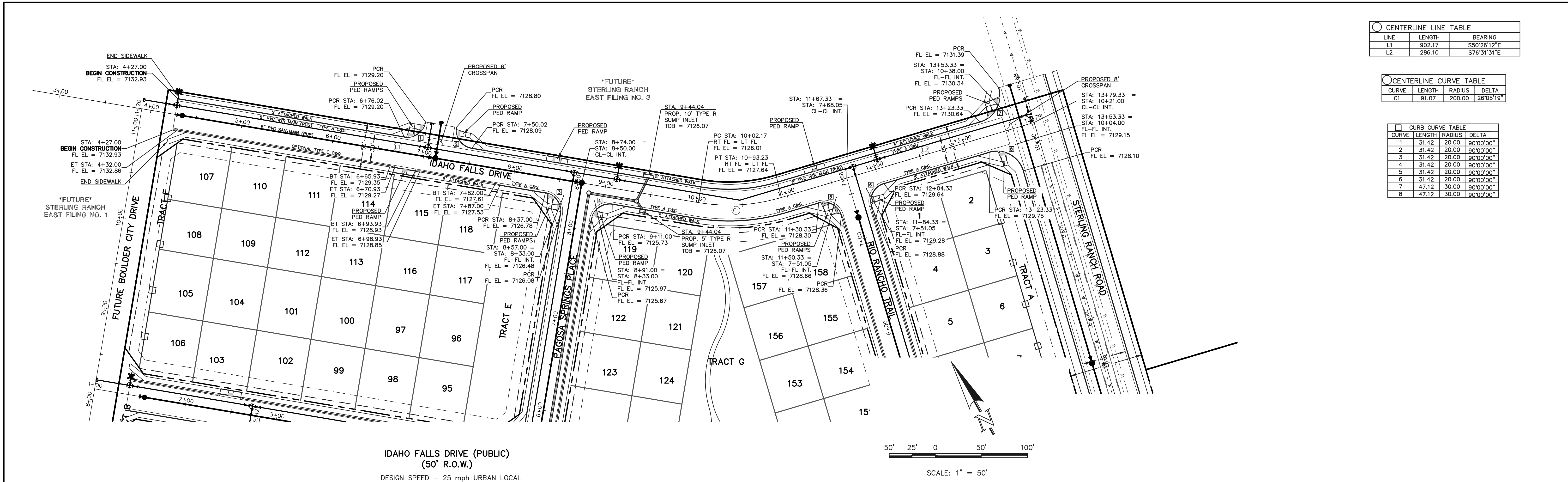
(719) 785-0790
(719) 785-0799 (Fax)

FOURSQUARE AT STERLING RANCH EAST FILING NO. 1

STREET IMPROVEMENT PLANS

DESIGNED BY	DLG	SCALE	DATE	08-23-24
DRAWN BY	JRH	(H) 1" = 50'	SHEET	8 OF 29
CHECKED BY		(V) 1" = 5'	JOB NO.	1183.23

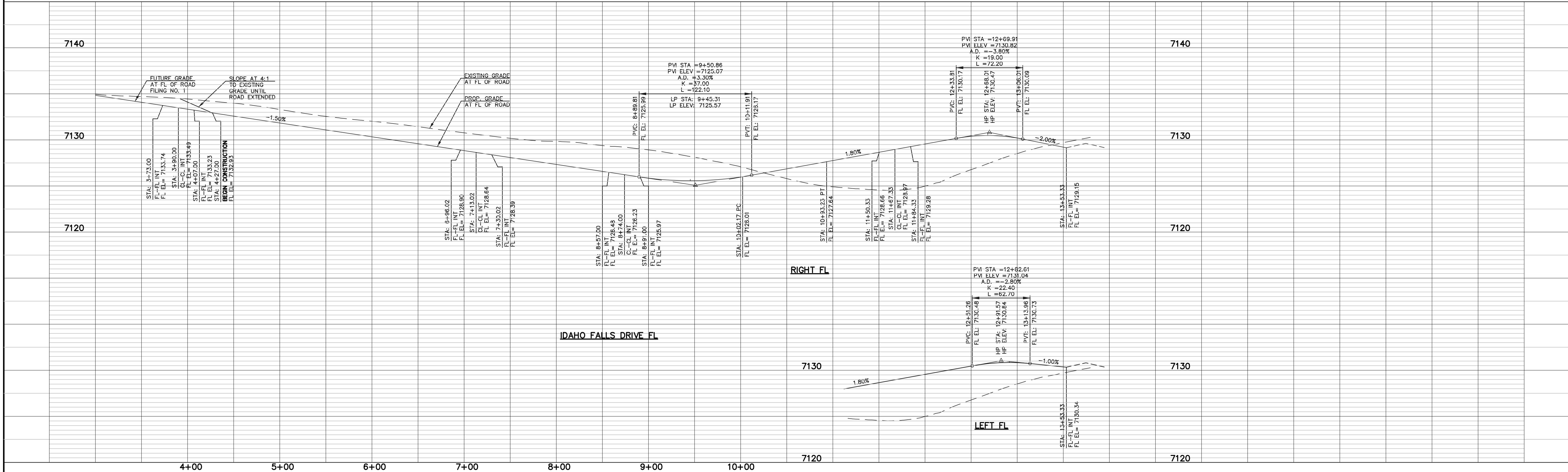
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CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
L1	902.17	S50°26'12"E
L2	286.10	S76°31'31"E

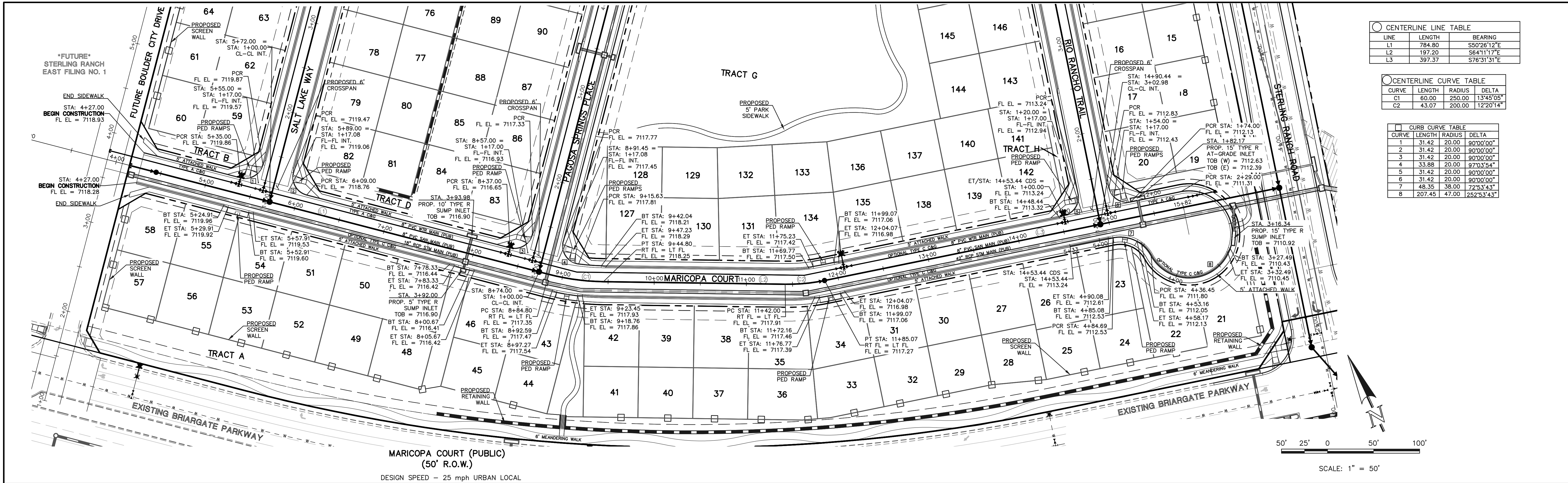
CENTERLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	91.07	200.00	26°05'19"

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 LIGHT POLE SIGN TYPE R INLET	48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.	NO. REVISION <table><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table> DATE <table><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>																					REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC DAVID L. GIBSON, COLORADO P.E. #46477 DATE 08-23-2024	 FOURSQUARE AT STERLING RANCH EAST FILING NO. 1 STREET IMPROVEMENT PLANS <table><tr><td>DESIGNED BY</td><td>DLG</td><td>SCALE</td><td>DATE</td><td>08-23-24</td></tr><tr><td>DRAWN BY</td><td>JRH</td><td>(H) 1"= 50'</td><td>SHEET</td><td>9 OF 29</td></tr><tr><td>CHECKED BY</td><td> </td><td>(V) 1"= 5'</td><td>JOB NO.</td><td>1183.23</td></tr></table>	DESIGNED BY	DLG	SCALE	DATE	08-23-24	DRAWN BY	JRH	(H) 1"= 50'	SHEET	9 OF 29	CHECKED BY		(V) 1"= 5'	JOB NO.	1183.23
DESIGNED BY	DLG	SCALE	DATE	08-23-24																																			
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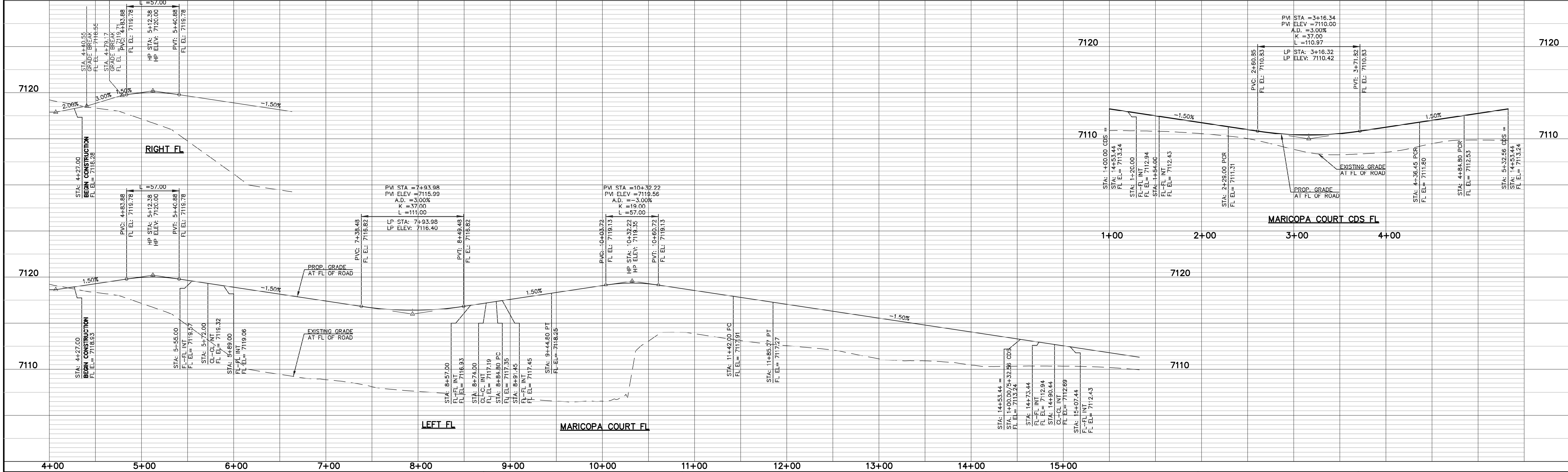
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CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
L1	784.80	S50°26'12"E
L2	197.20	S64°11'17"E
L3	397.37	S76°31'31"E

CENTERLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	60.00	250.00	13°45'05"
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"



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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08-23-2024

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

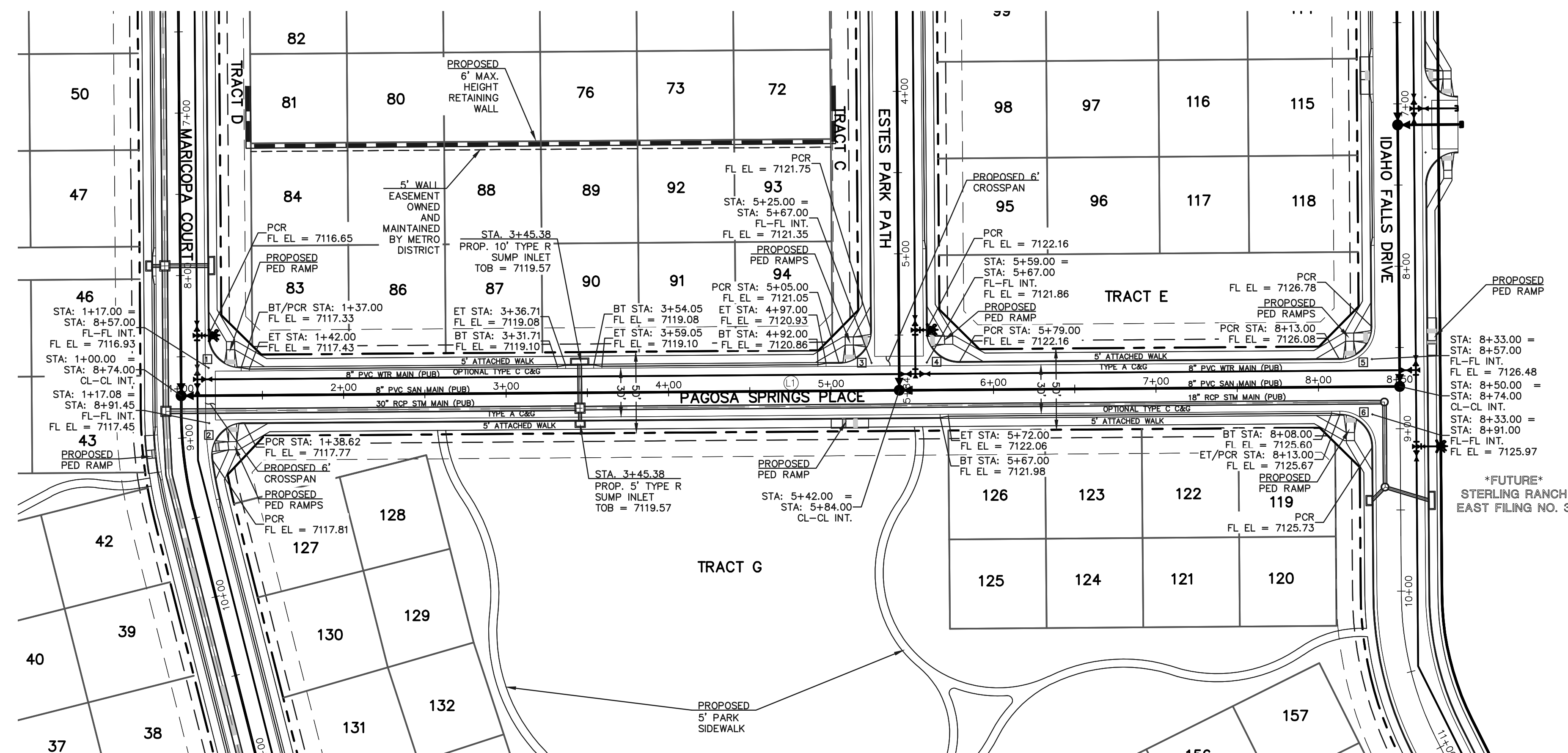
DESIGNED BY DLG SCALE DATE 08-23-24

DRAWN BY JRH (H) 1"= 50' SHEET 11 OF 29

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

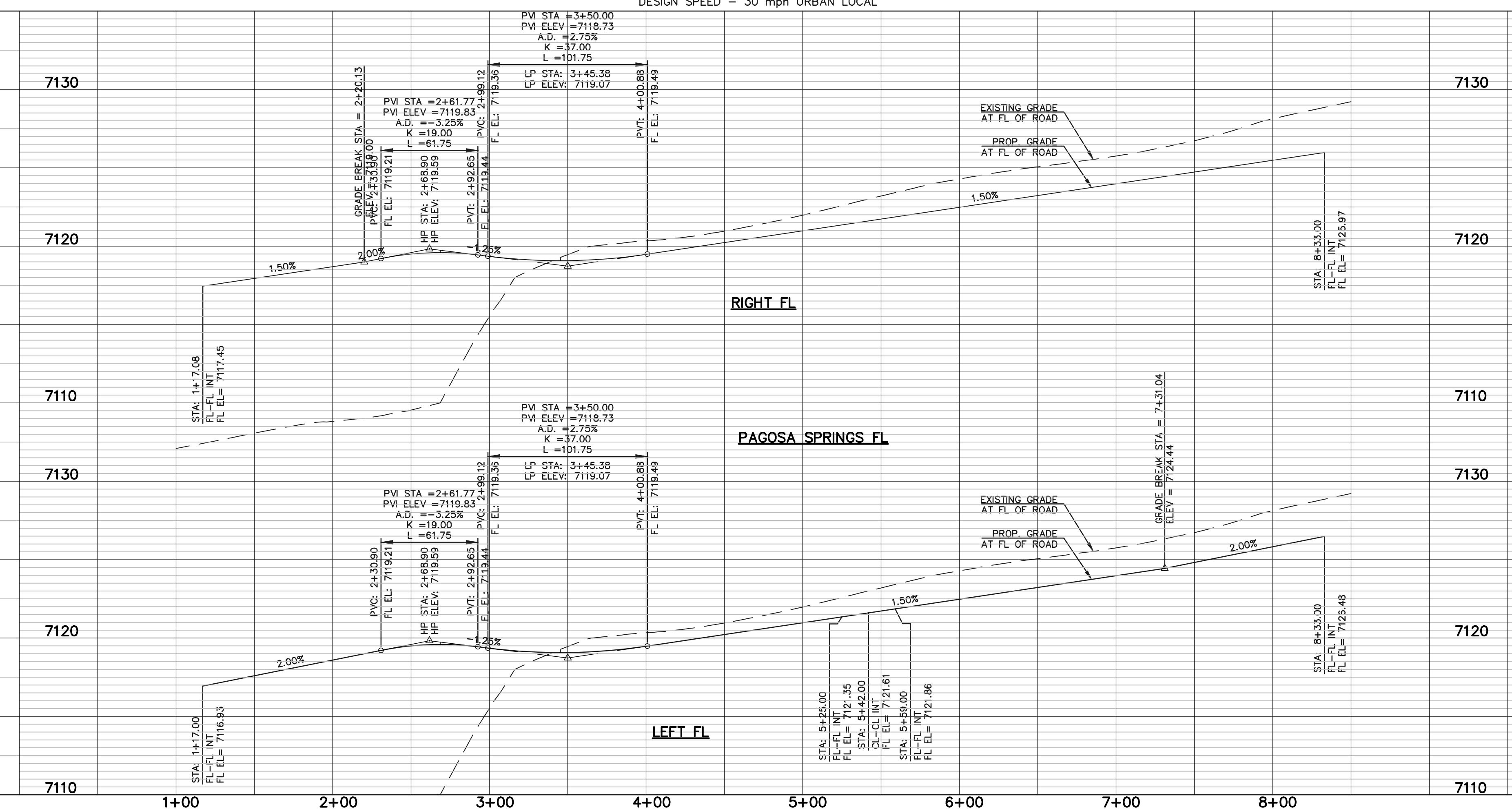
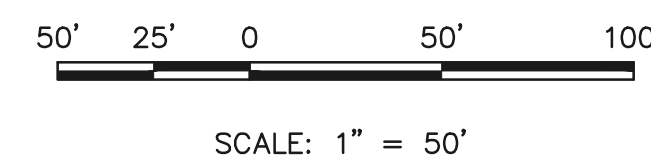
CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
11	750.00	N39°33'48"E









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



	<u>LEGEND</u>
BOUNDARY LINE	
ROW LINE	
LOT LINE	
CURB & GUTTER	
PED RAMP	
LIGHT POLE	
SIGN	
TYPE R INLET	

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[illegible]

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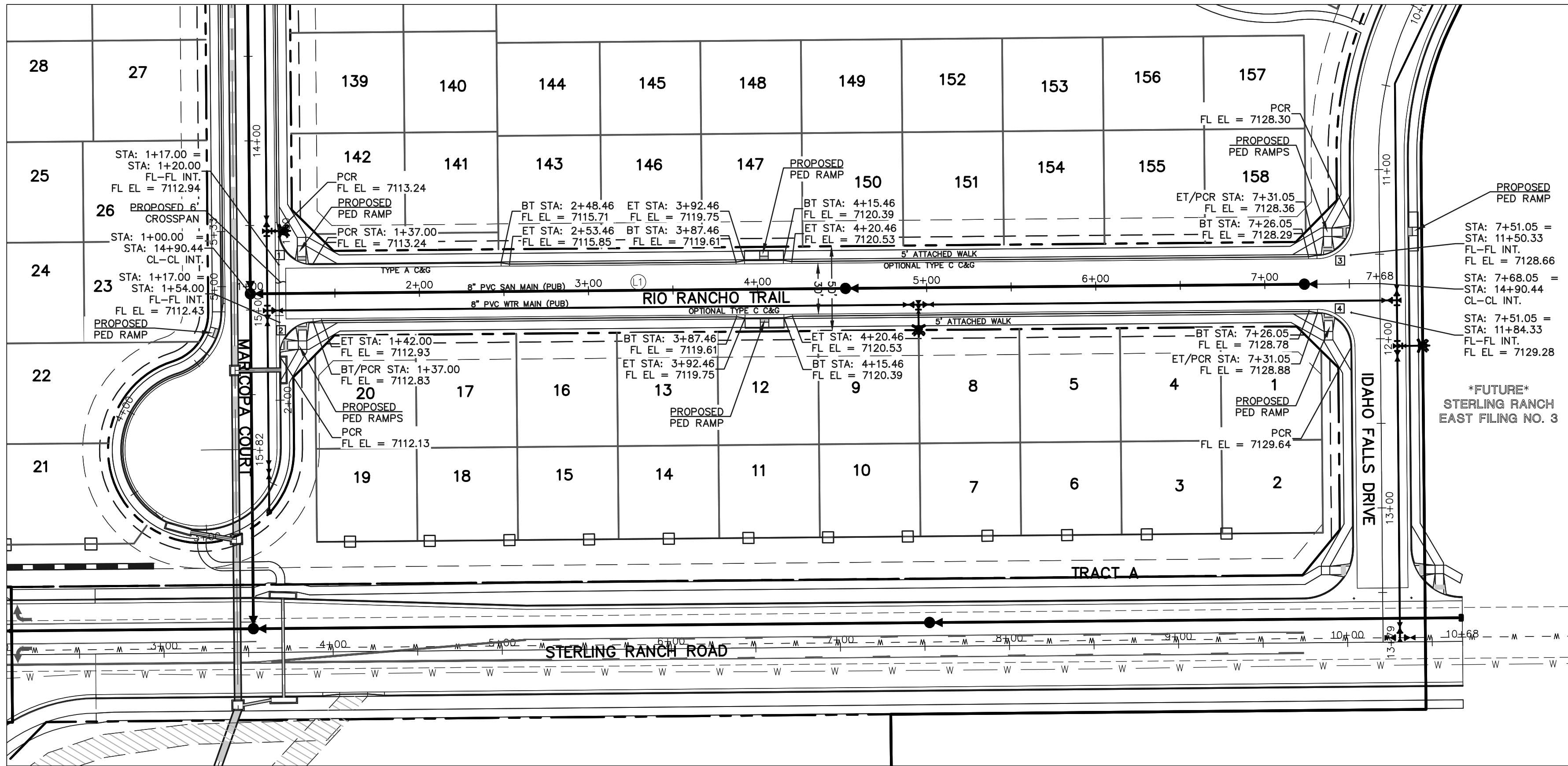
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(Fax)

FOURSQUARE AT STERLING RANCH EAST
FILING NO. 1

STREET IMPROVEMENT PLANS

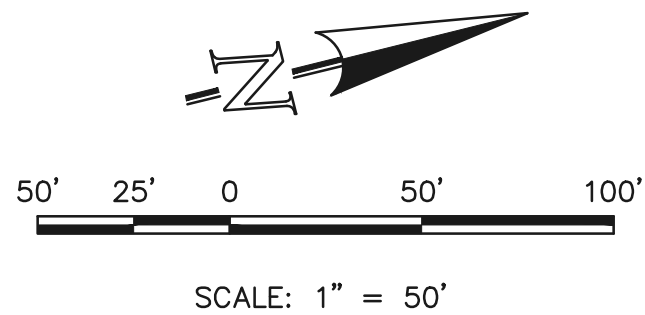
DESIGNED BY	DLG	SCALE	DATE	08-23-2
DRAWN BY	JRH	(H) 1" = 50'	SHEET	12 OF 2
CHECKED BY		(V) 1" = 5'	JOB NO.	1183.23

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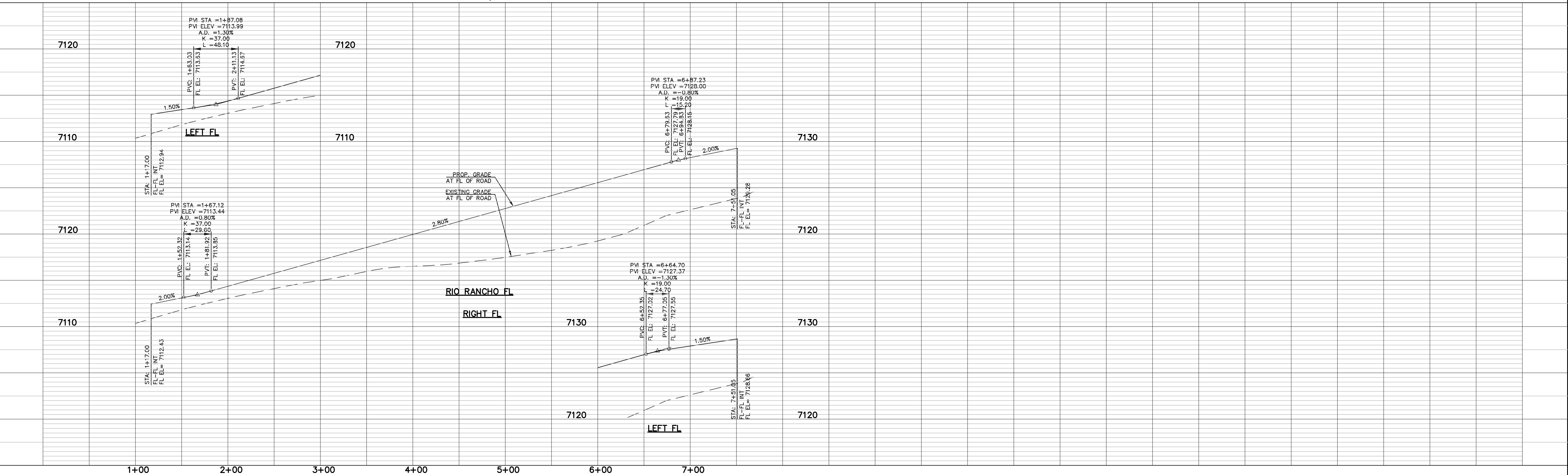


CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
L1	668.05	N132°29'E

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	[Symbol]
LIGHT POLE	[Symbol]
SIGN	[Symbol]
TYPE R INLET	[Symbol]

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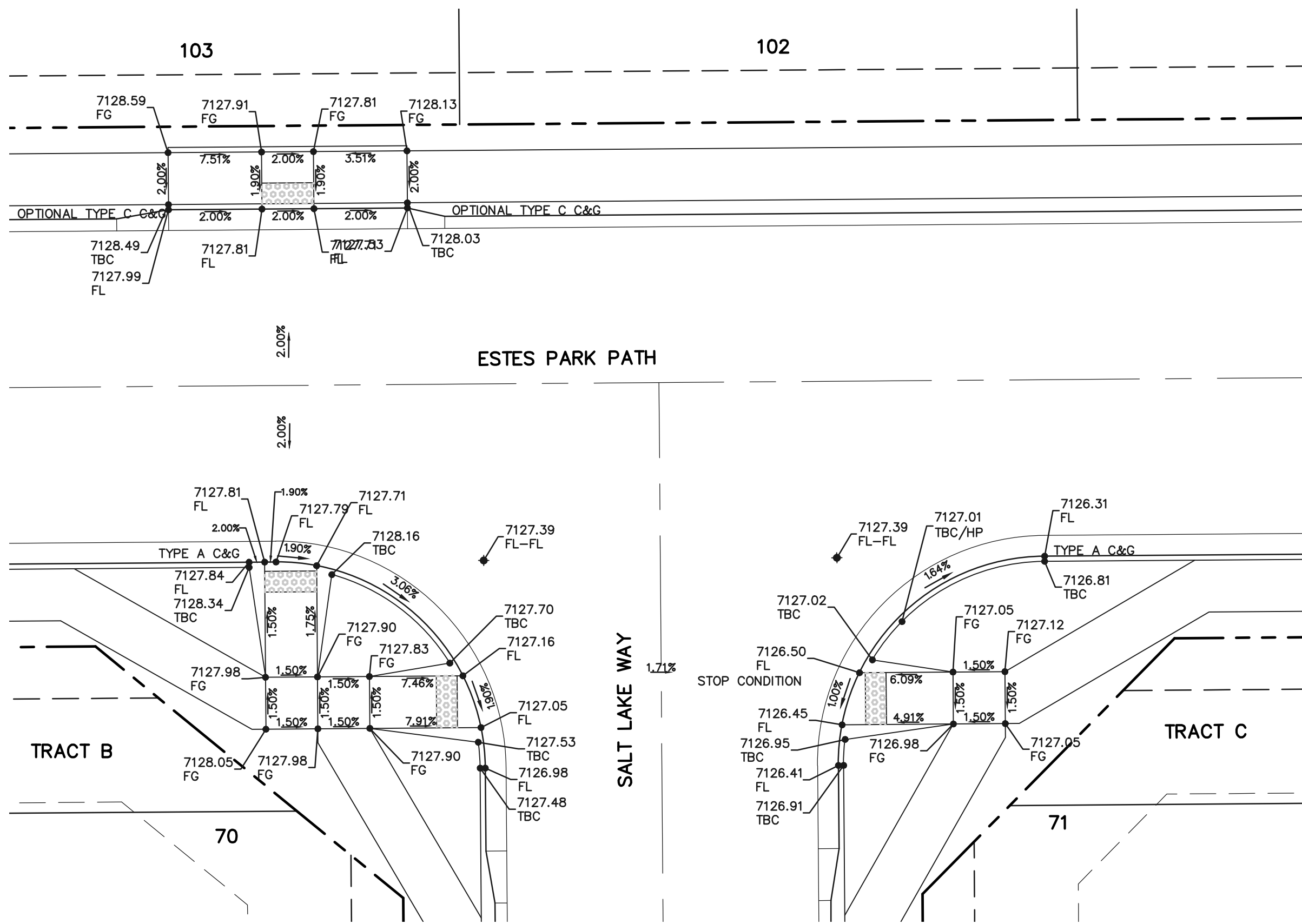
08-23-2024

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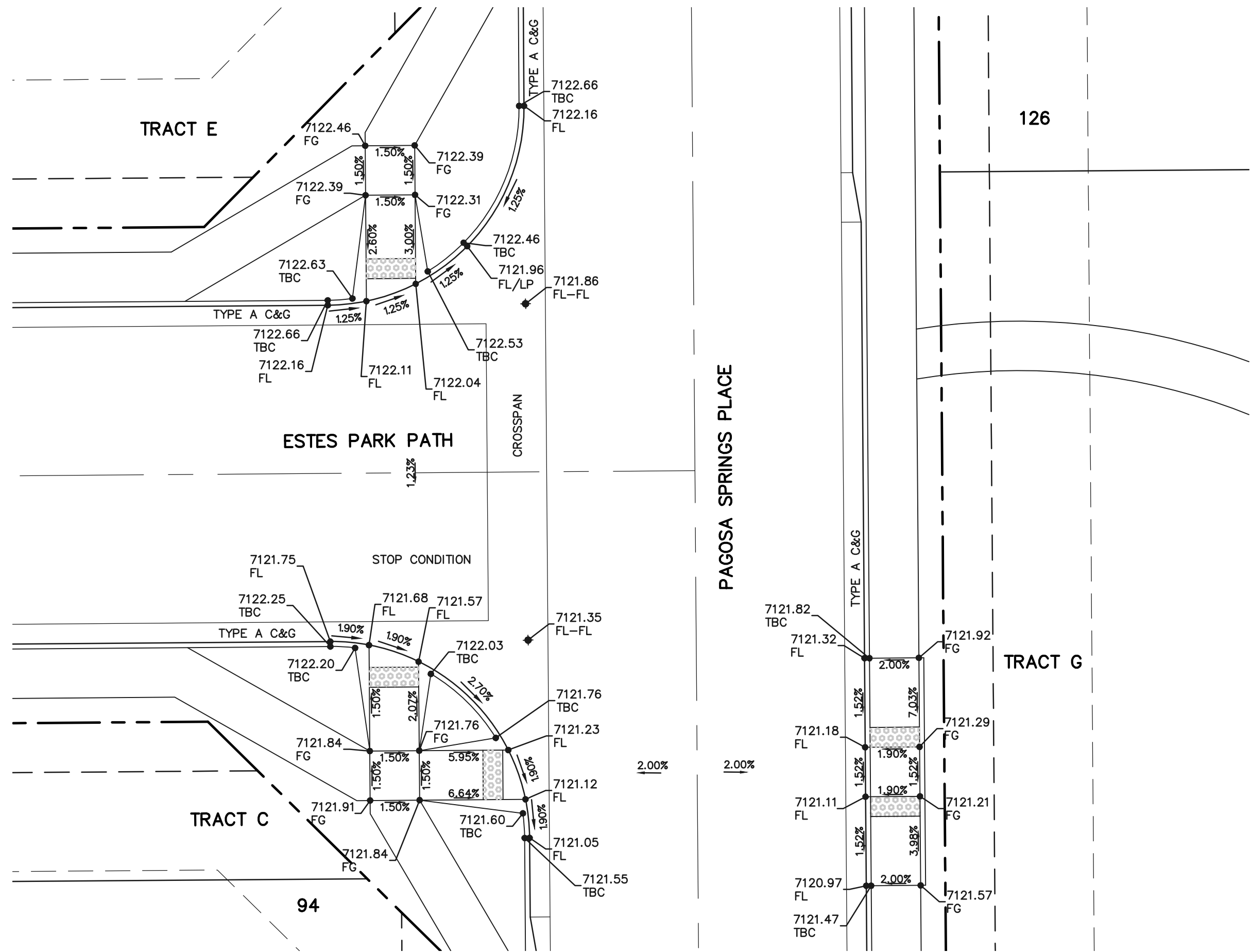
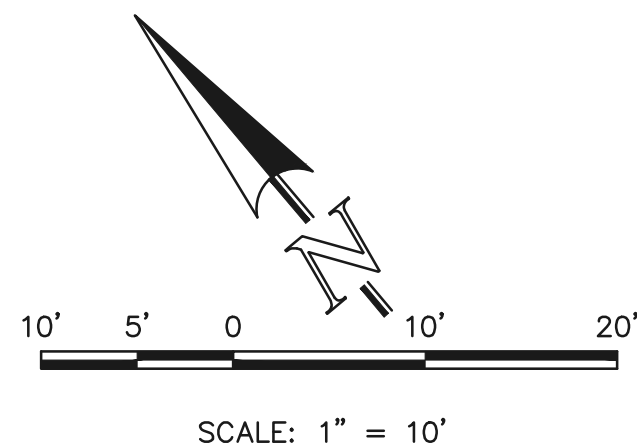
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
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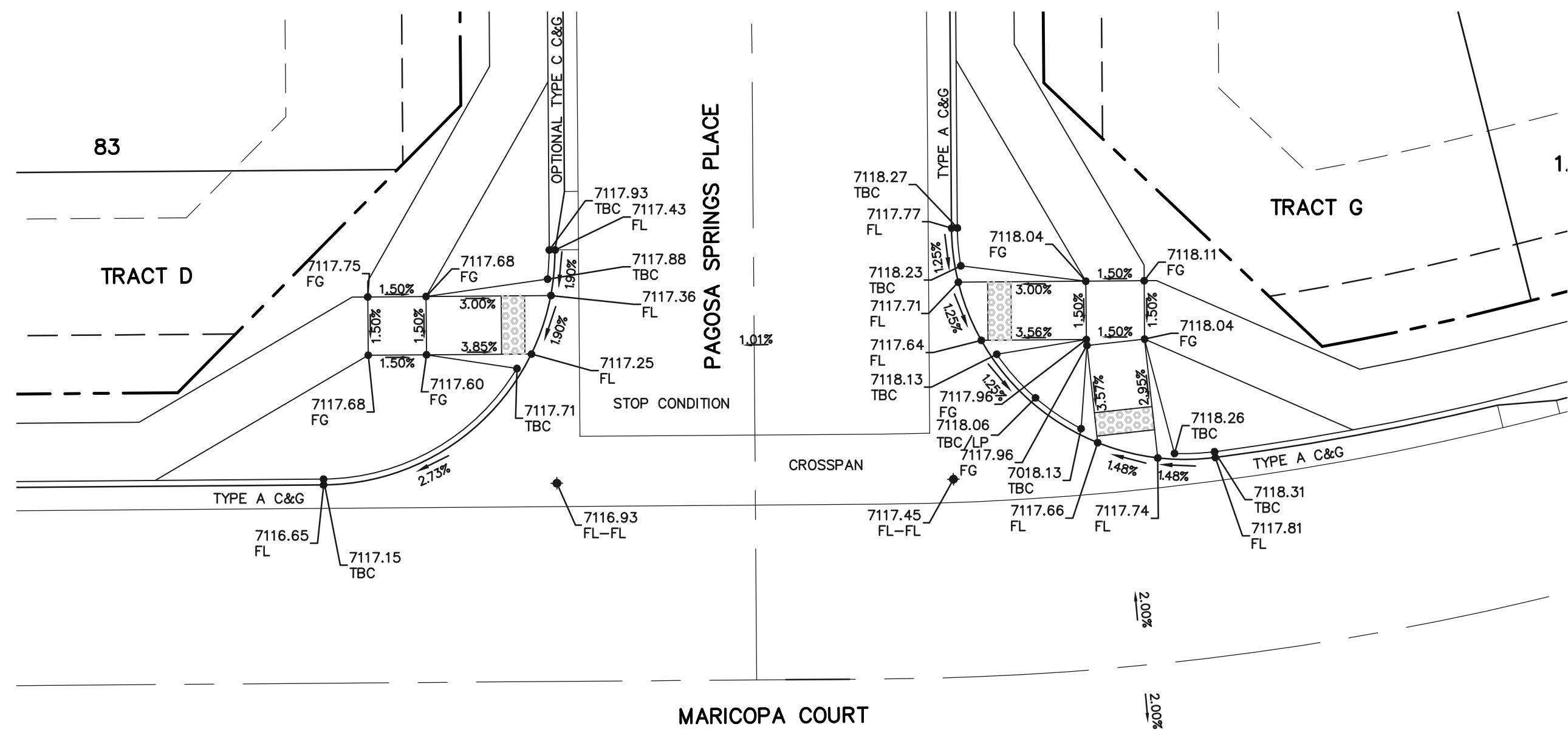
FOURSQUARE AT STERLING RANCH EAST FILING NO. 1 STREET IMPROVEMENT PLANS			
DESIGNED BY	DLG	SCALE	DATE 08-23-24
DRAWN BY	JRH	(H) 1"= 50'	SHEET 13 OF 29
CHECKED BY		(V) 1"= 5'	JOB NO. 1183.23



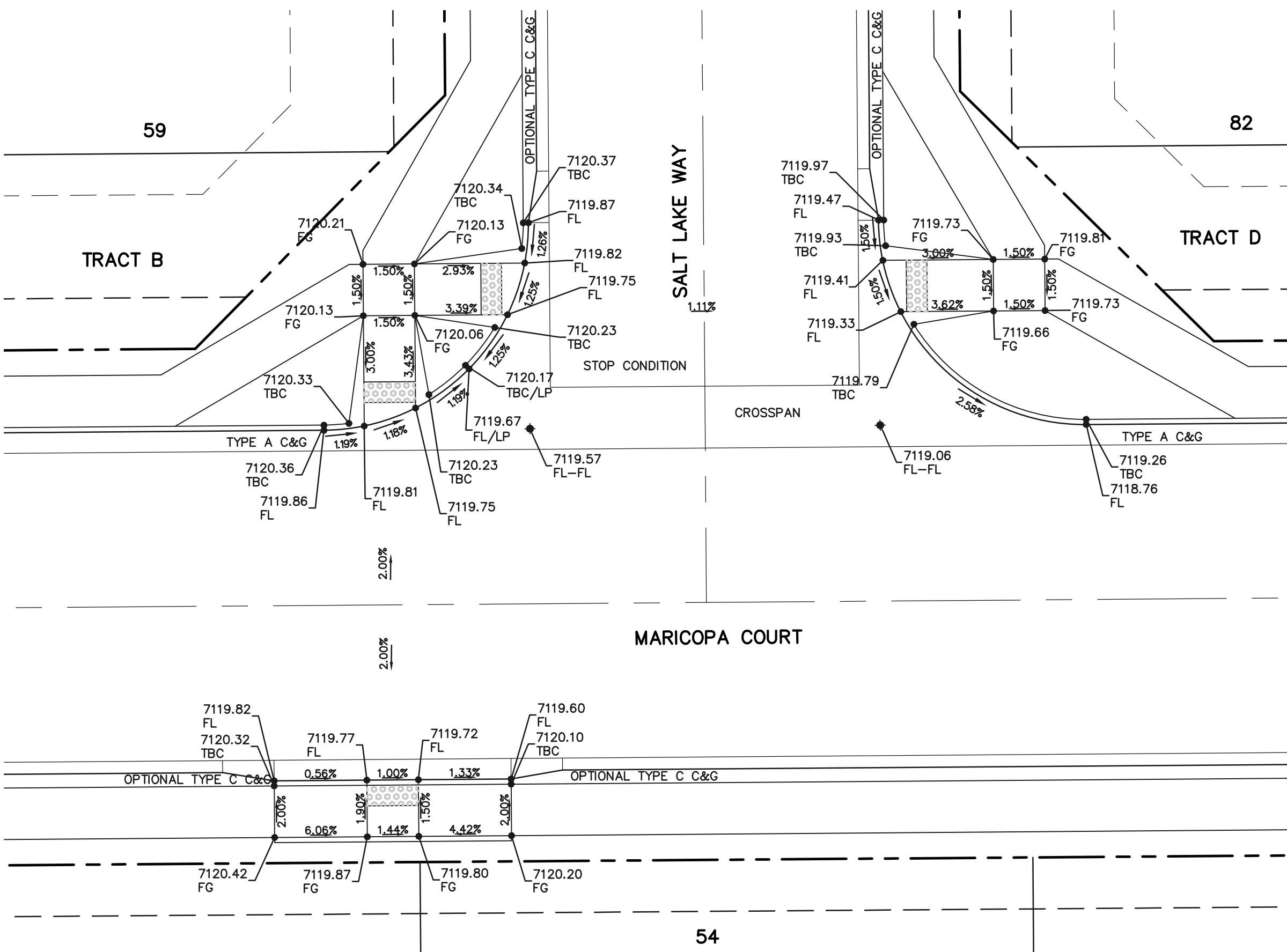
INTERSECTION
ESTES PARK PATH AND
SALT LAKE WAY



INTERSECTION
ESTES PARK PATH AND
PAGOSA SPRINGS DRIVE



INTERSECTION
MARICOPA COURT AND
PAGOSA SPRINGS PLACE



INTERSECTION
MARICOPA COURT AND
SALT LAKE WAY

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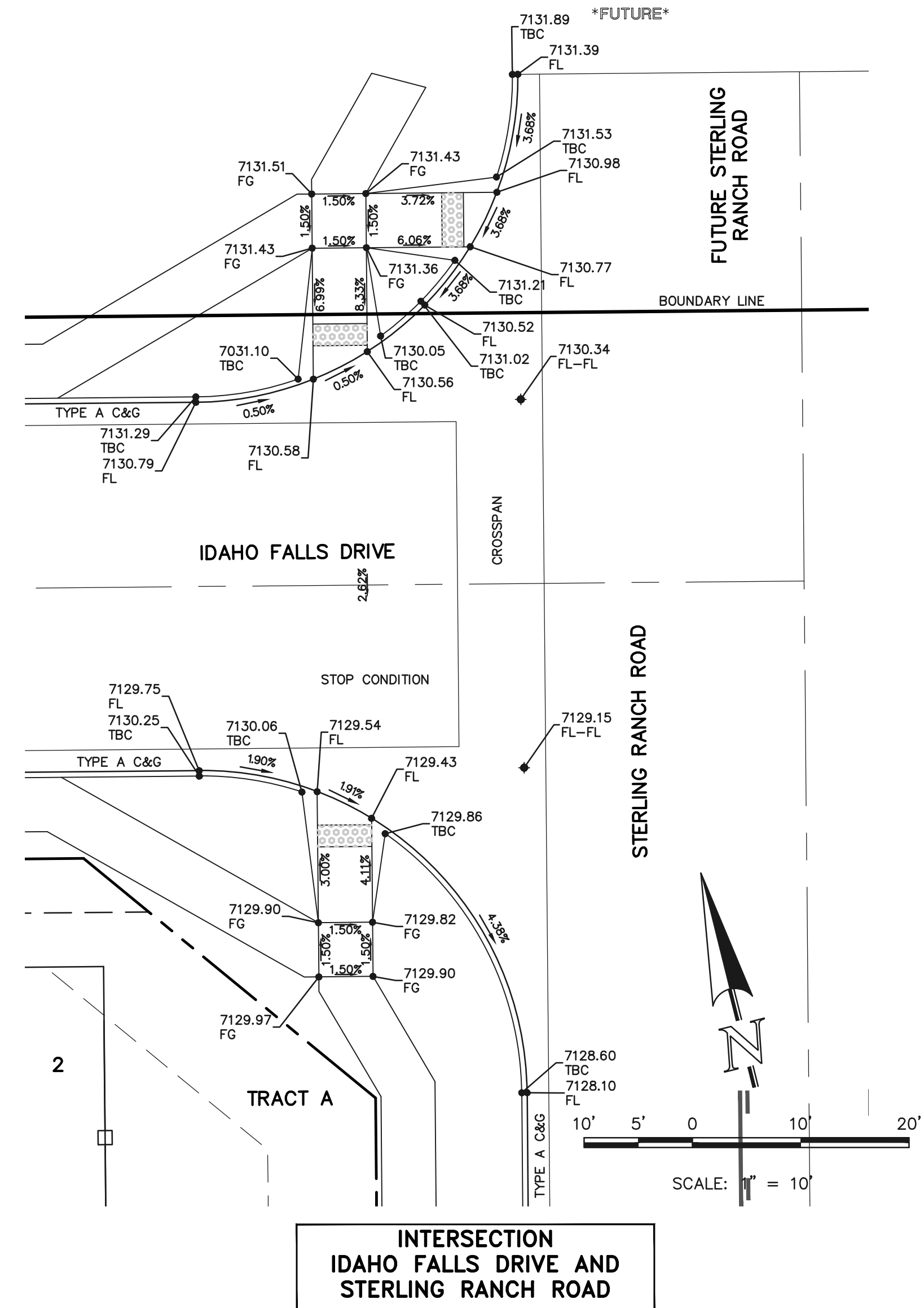
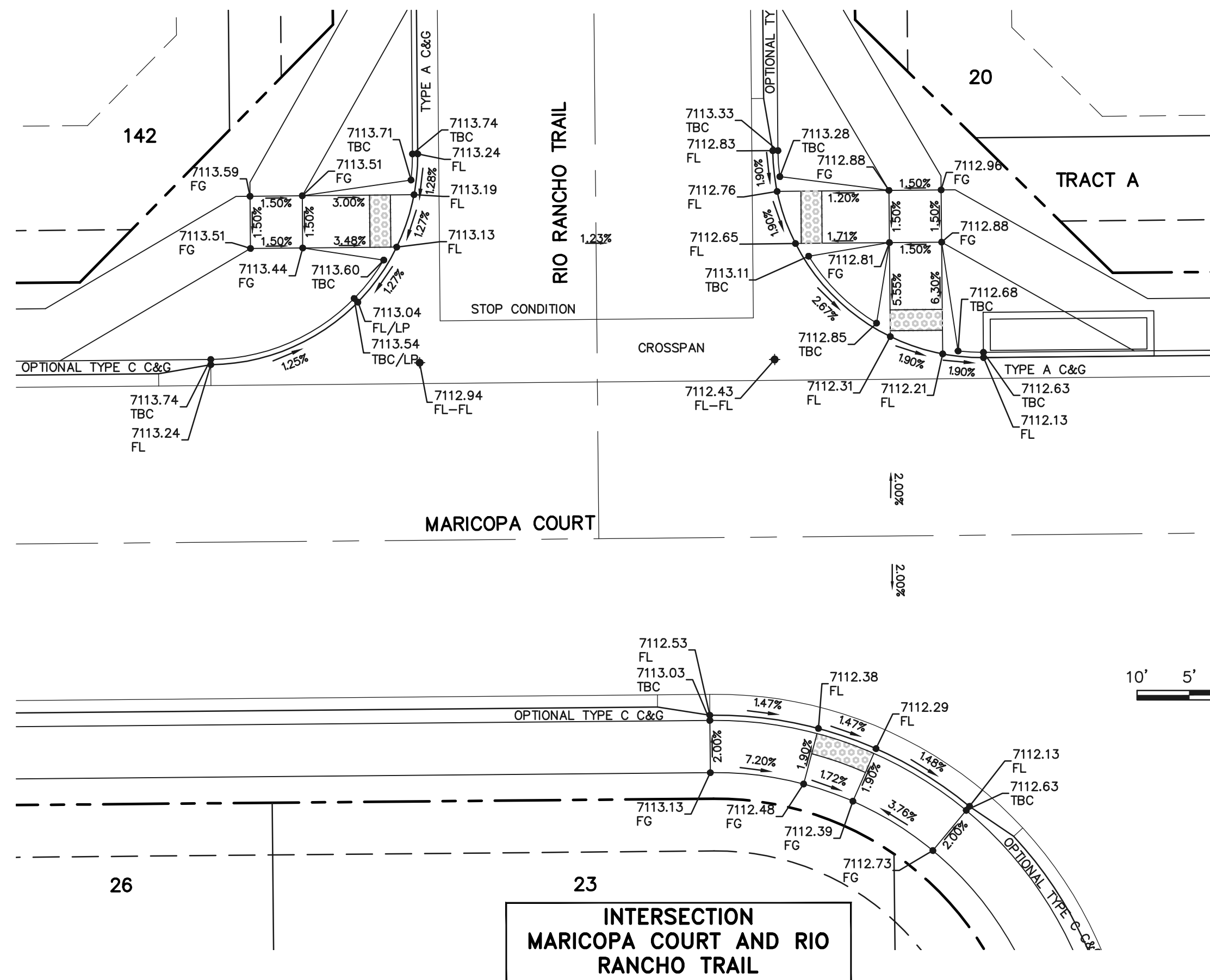
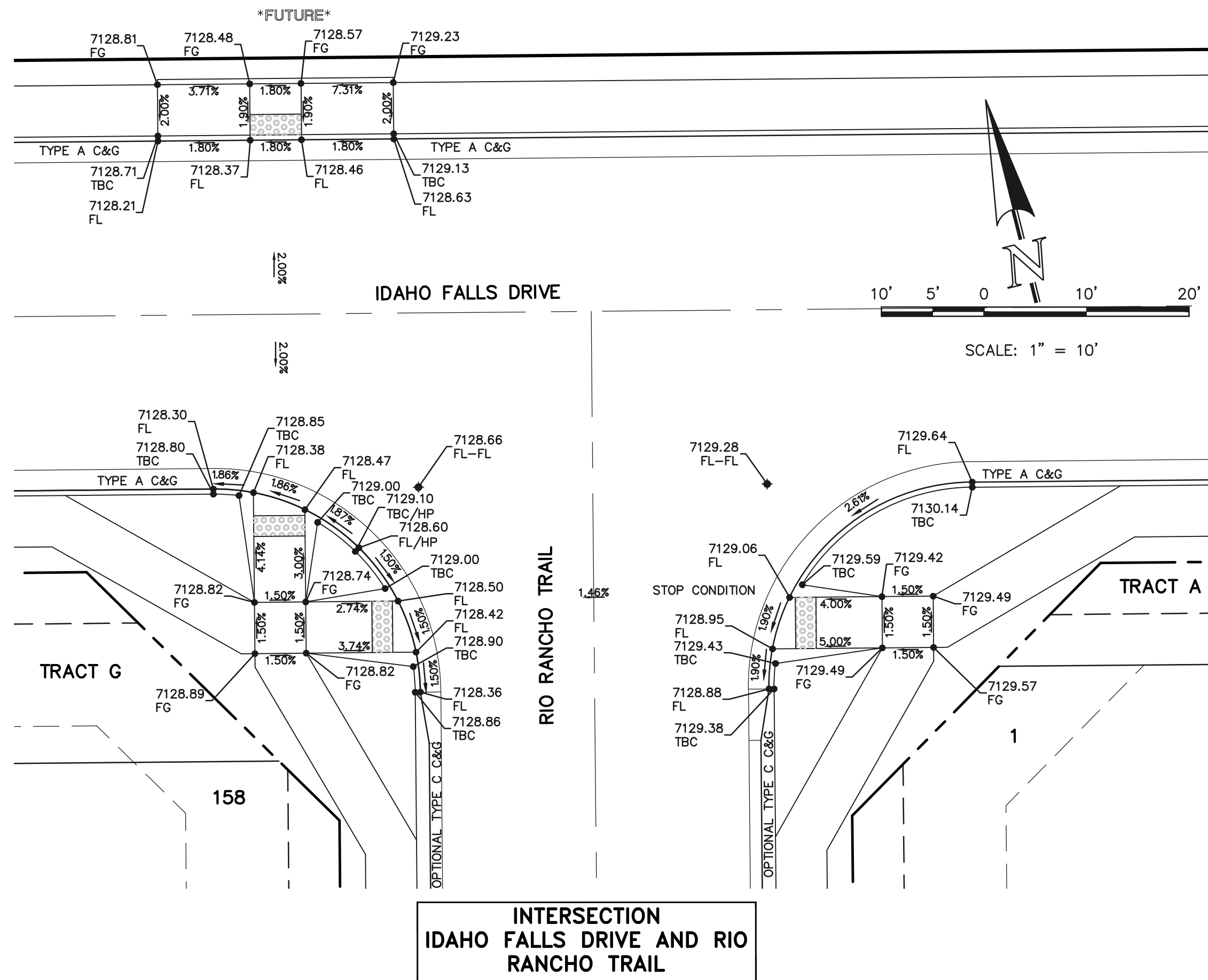
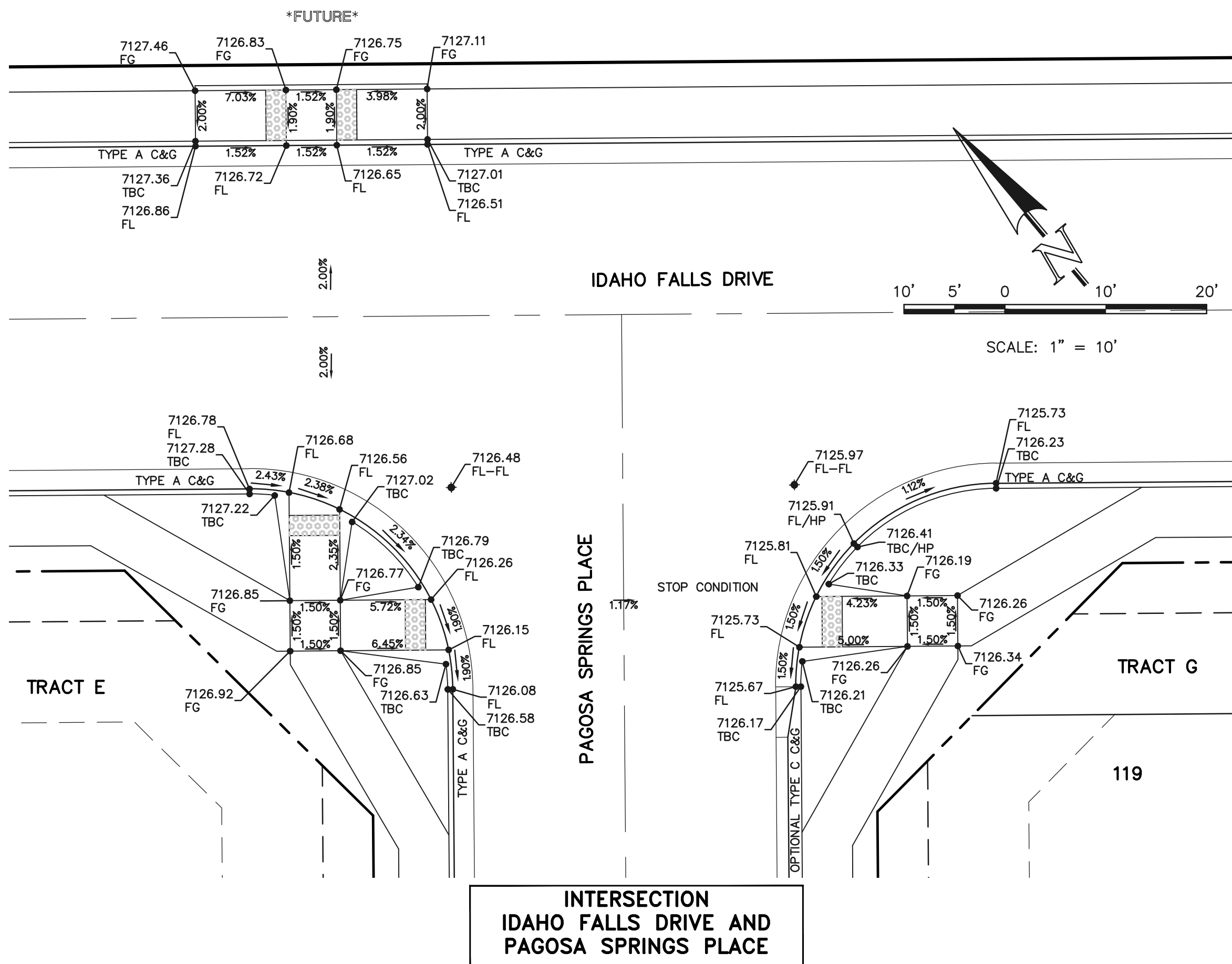
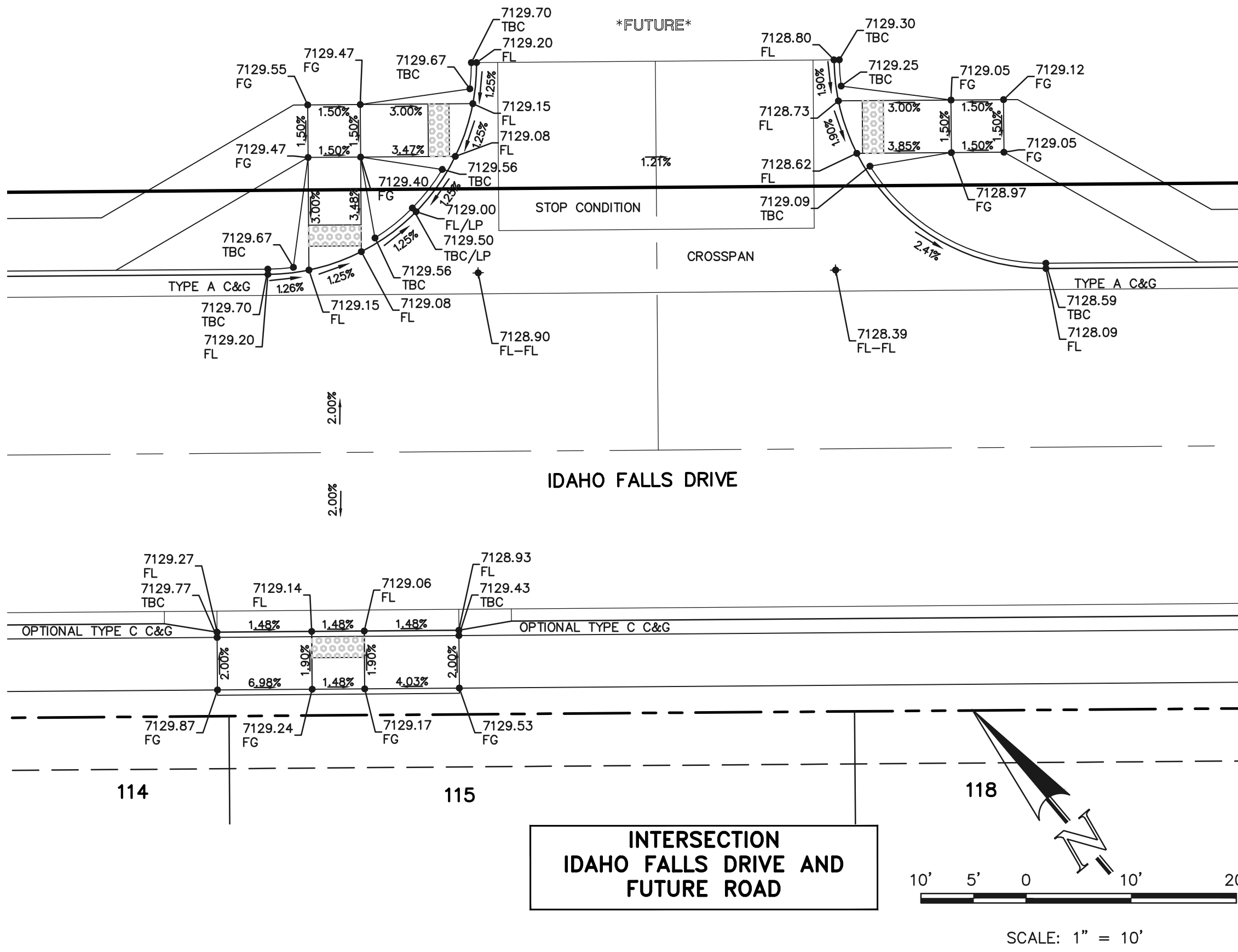
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

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

FOURSQUARE AT STERLING RANCH EAST
STREET IMPROVEMENT PLANS
PED RAMP DETAILS

DESIGNED BY	DLG	SCALE	DATE	08-23-24
DRAWN BY	JRH	(H) 1"= 10'	SHEET	14 OF 29
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.23

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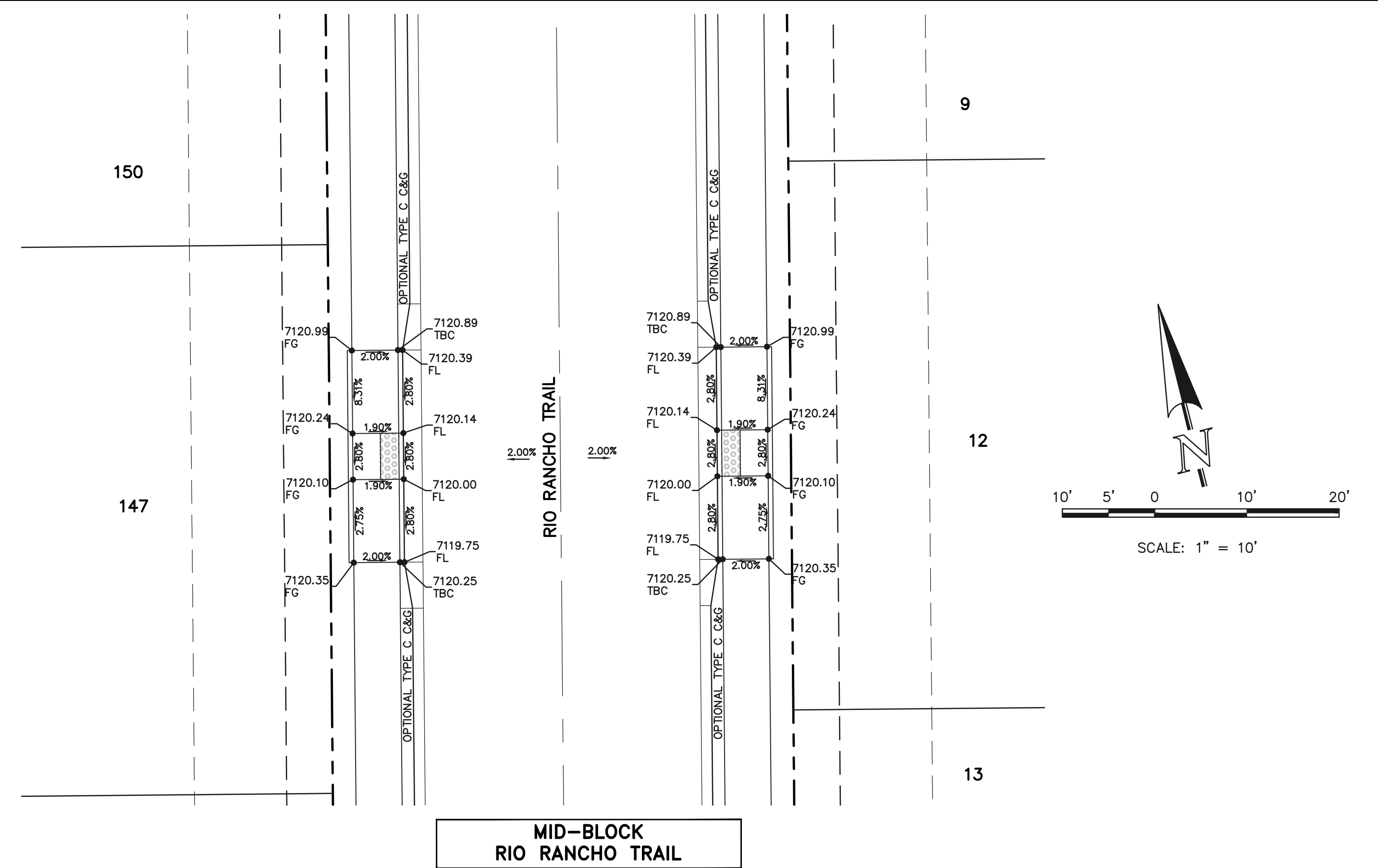
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FOURSQUARE AT STERLING RANCH EAST
STREET IMPROVEMENT PLANS


PED RAMP DETAILS

DESIGNED BY	DLG	SCALE	DATE	08-23-24
DRAWN BY	JRH	(H) 1"= 10'	SHEET	15 OF 29
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.23

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08-23-2024
 DATE

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

DESIGNED BY	DLG	SCALE	DATE	08-23-24
DRAWN BY	JRH	(H) 1"= 10'	SHEET	16 OF 29
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.23

NOTE TO CONTRACTOR

ALL 4",6" & 8" SOLID OR SKIP PAVEMENT MARKING ARE TO BE EPOXY.

LEFT/RIGHT TURN ARROWS, STOP LINES AND CROSSWALK LINES ARE TO BE 90 MIL PREFORMED THERMOPLASTIC PAVEMENT MARKING TYPE B.

STRIPING LEGEND		
STRIPE O	PAVEMENT MARKINGS	MARKING DESCRIPTION
1	CENTER LINES (EPOXY)	DOUBLE DASH YELLOW, 4" WIDE-SPACED 4" APART
2	LANE LINES (EPOXY)	DOUBLE SOLID YELLOW, 4" WIDE-SPACED 4" APART
3	CHANNELIZING LINES (EPOXY)	SOLID WHITE, 8" WIDE
4	TURN ARROW MARKINGS (EPOXY)	SEE DETAIL BELOW
5	STOP LINES (THERMO PLASTIC)	SOLID WHITE, 24" WIDE
6	CROSSWALK LINES (THERMO PLASTIC)	SOLID WHITE, 24" WIDE, 9' LONG, 48" GAPS

*NOTE: ALL STRIPING INSTALLATION SHALL BE PER COLORADO DEPARTMENT OF TRANSPORTATION "M&S STANDARDS" STANDARD PLAN NO. S-627-1

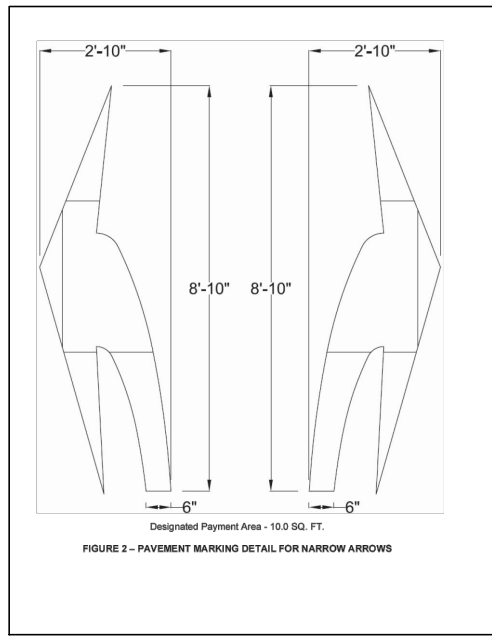
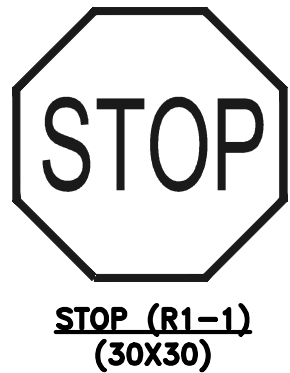
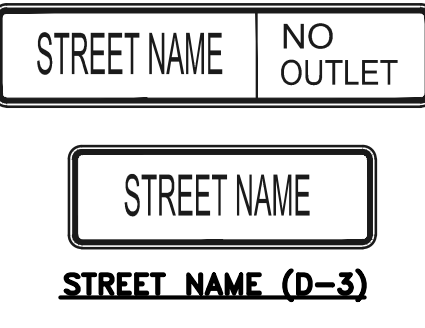
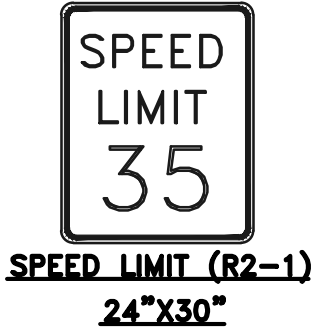


FIGURE 1: PAVEMENT MARKING DETAIL FOR NARROW ARROWS

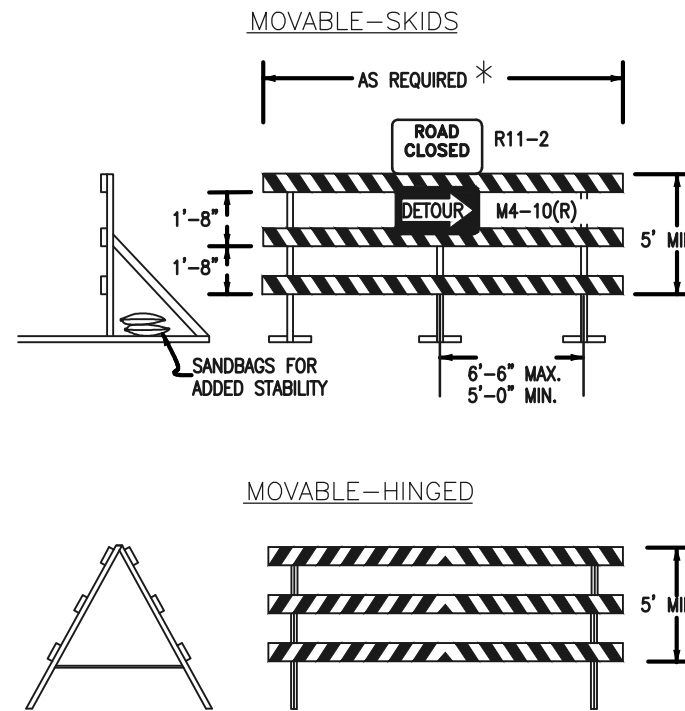


NOTE: ALL INTERNAL SIGNS SHALL BE 4" FONT LETTER SIZE. 6" FONT LETTER SIZE ON ALL STREETS POSTED 30MPH OR GREATER

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

NOTES

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



TYPICAL TYPE 3 BARRICADES

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

- 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.
- PRIVATE STREET NAME SIGNS TO BE WHITE ON BROWN

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

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NO. REVISION

DATE

REVIEW:

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

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

08-23-2024

DATE

CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

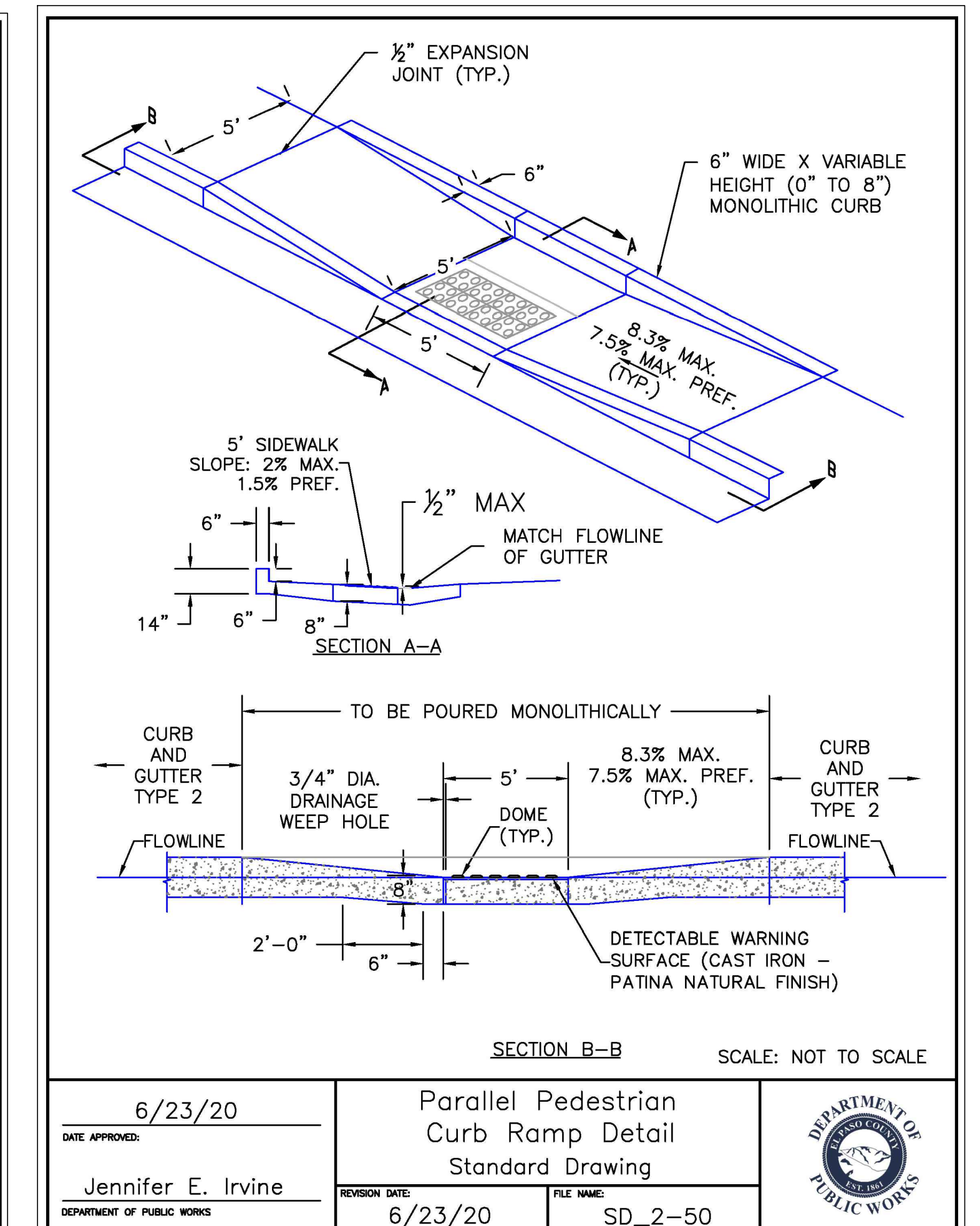
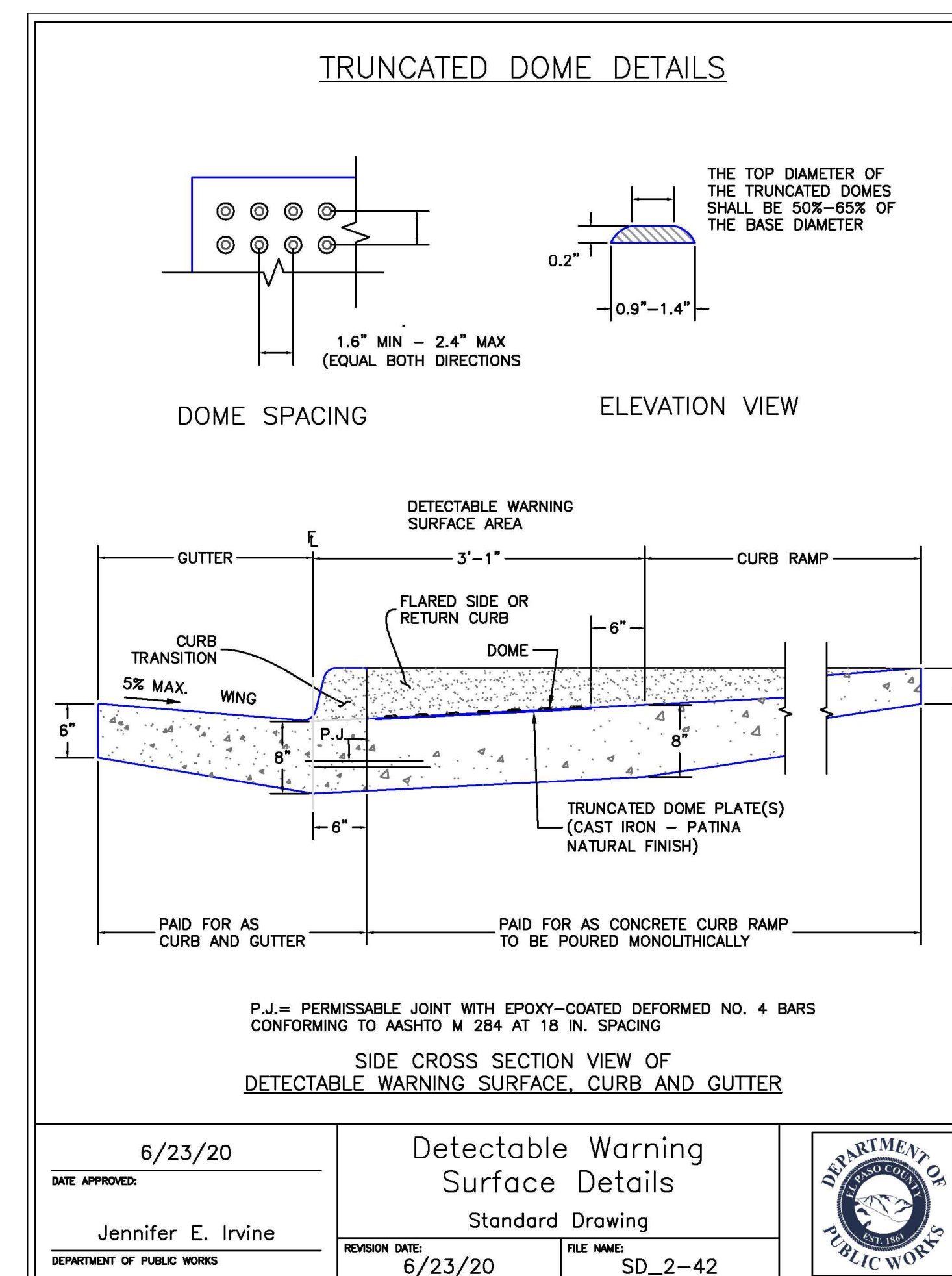
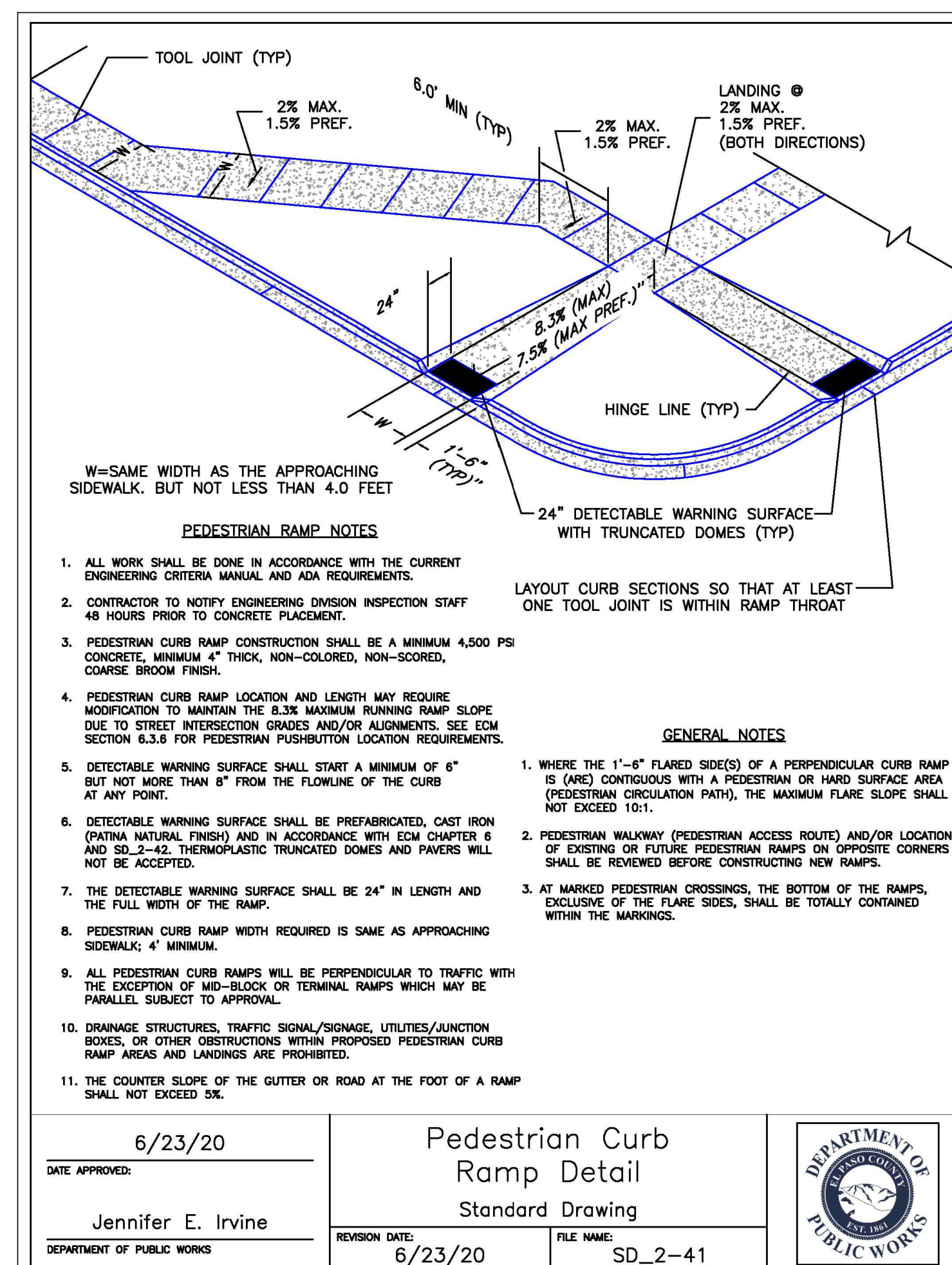
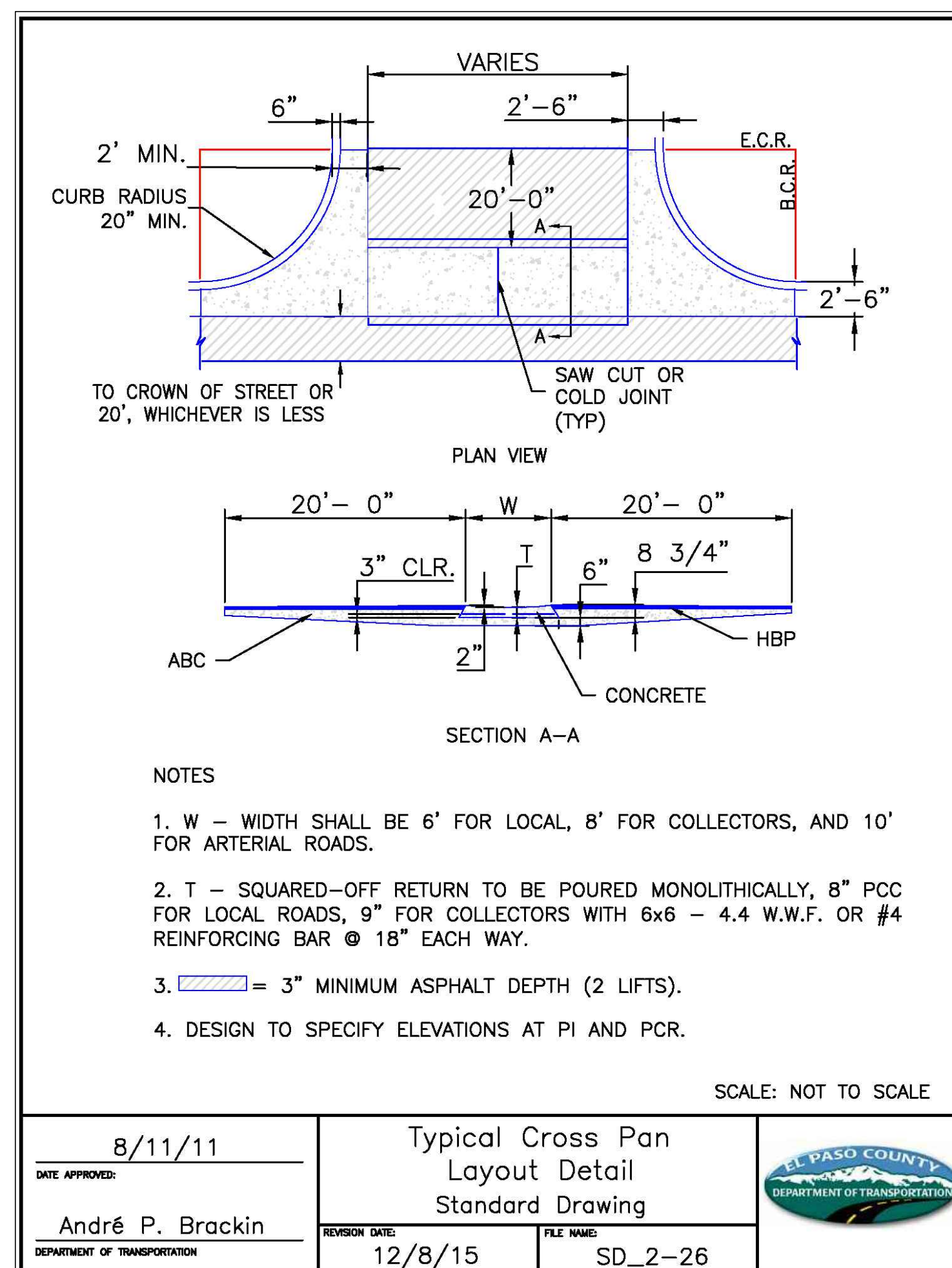
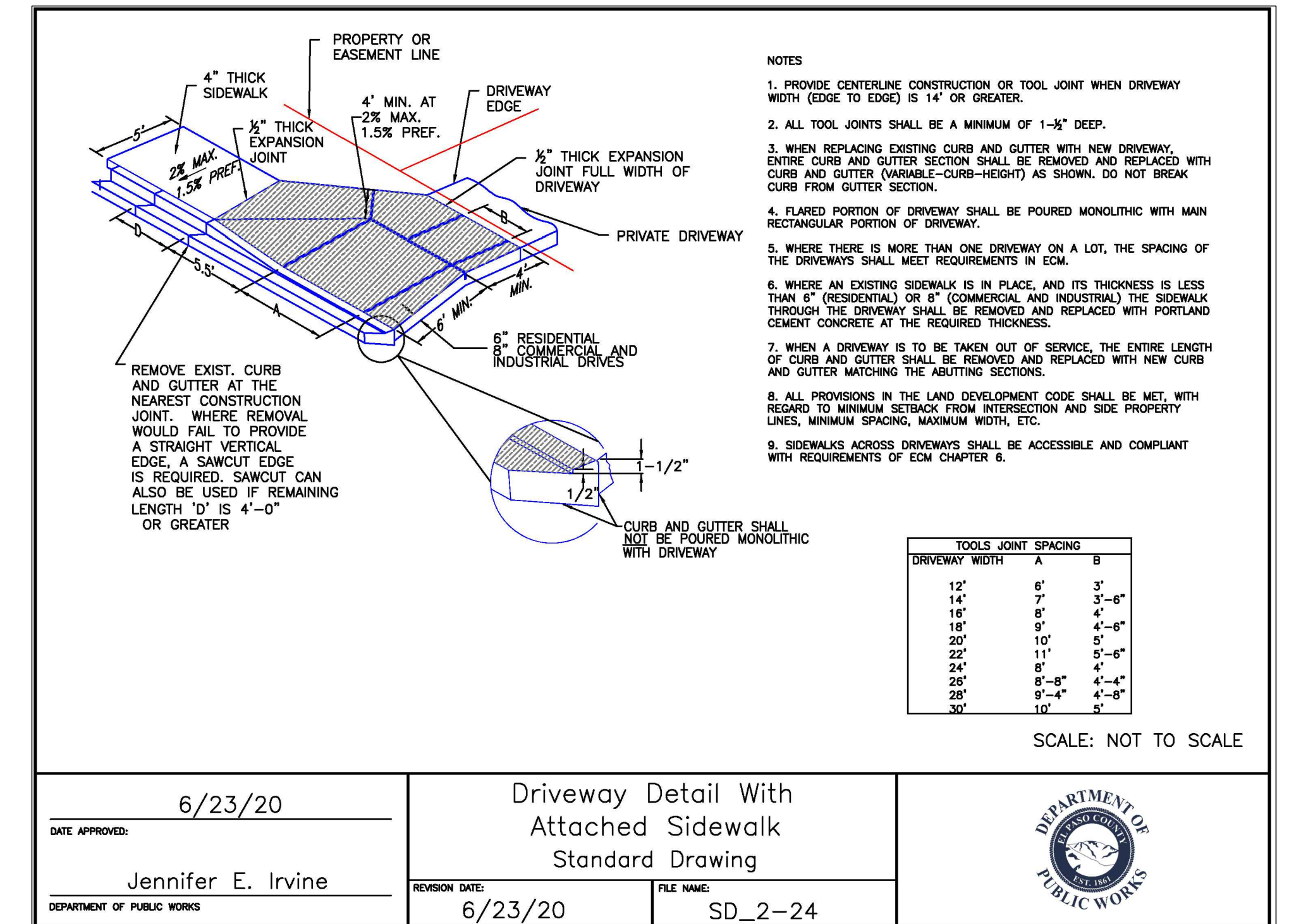
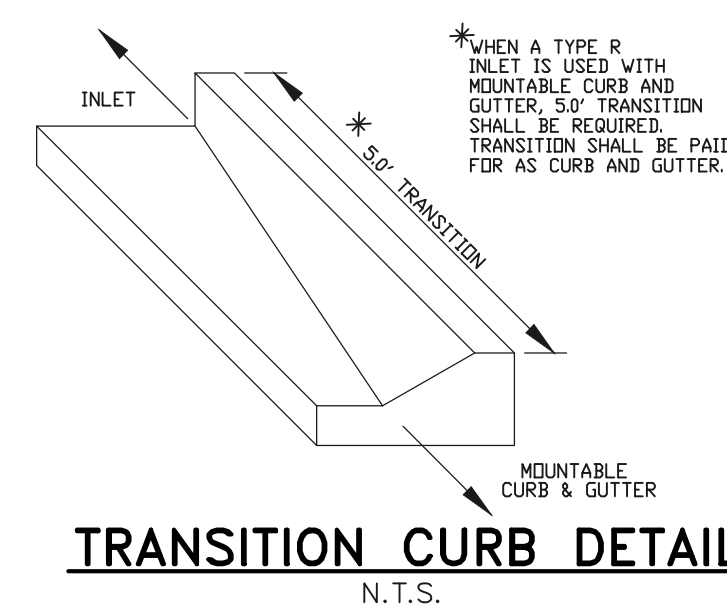
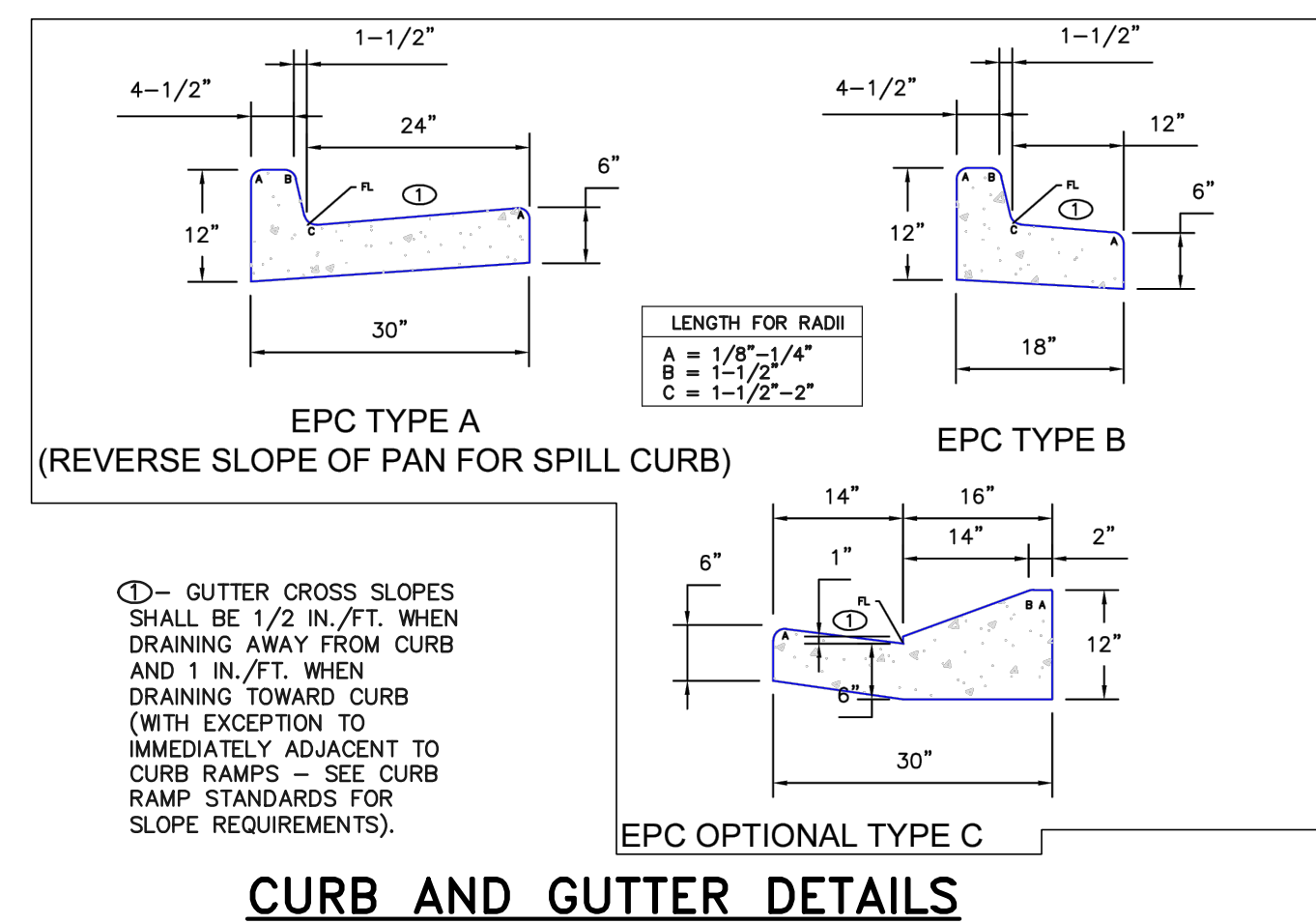
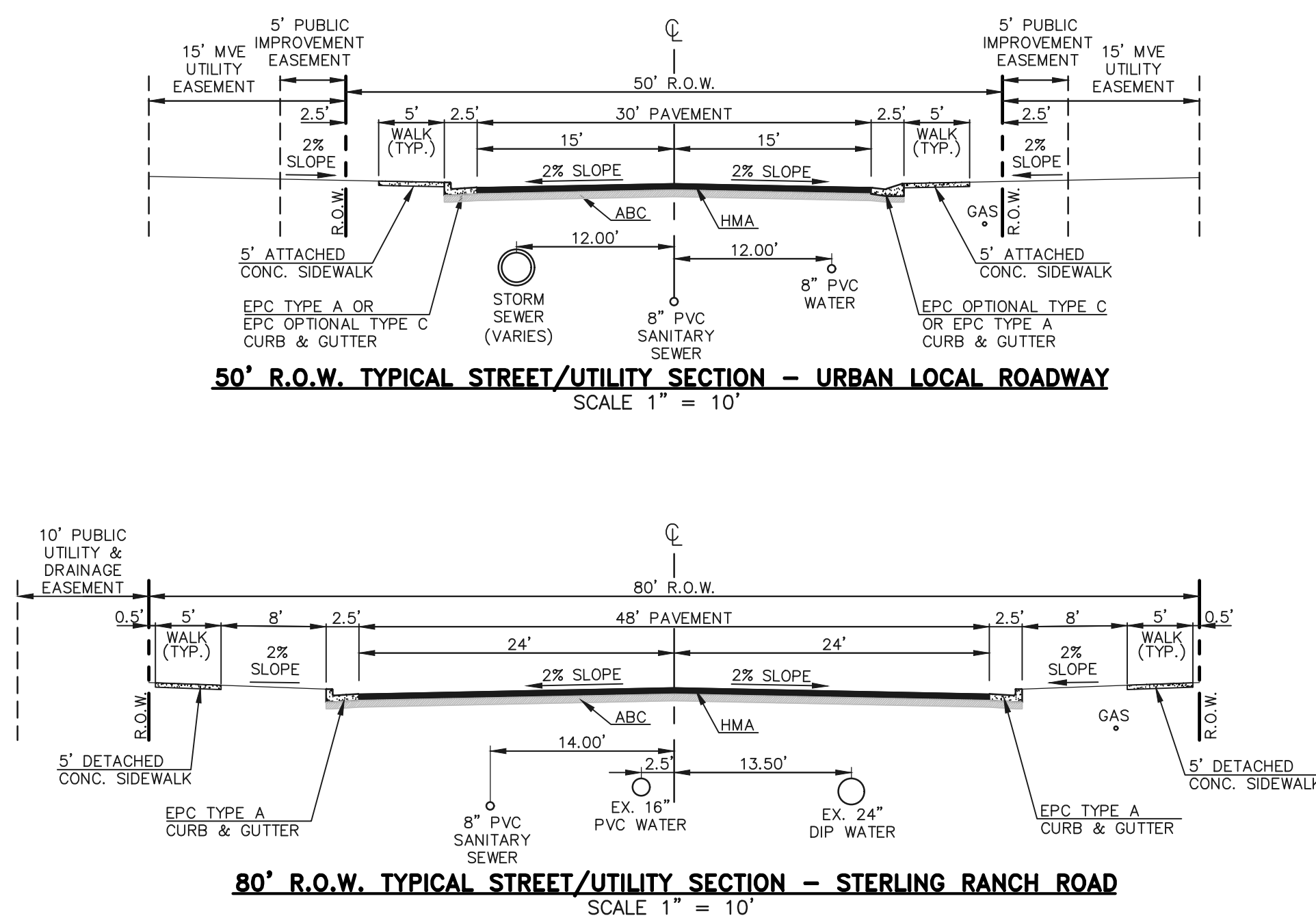
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

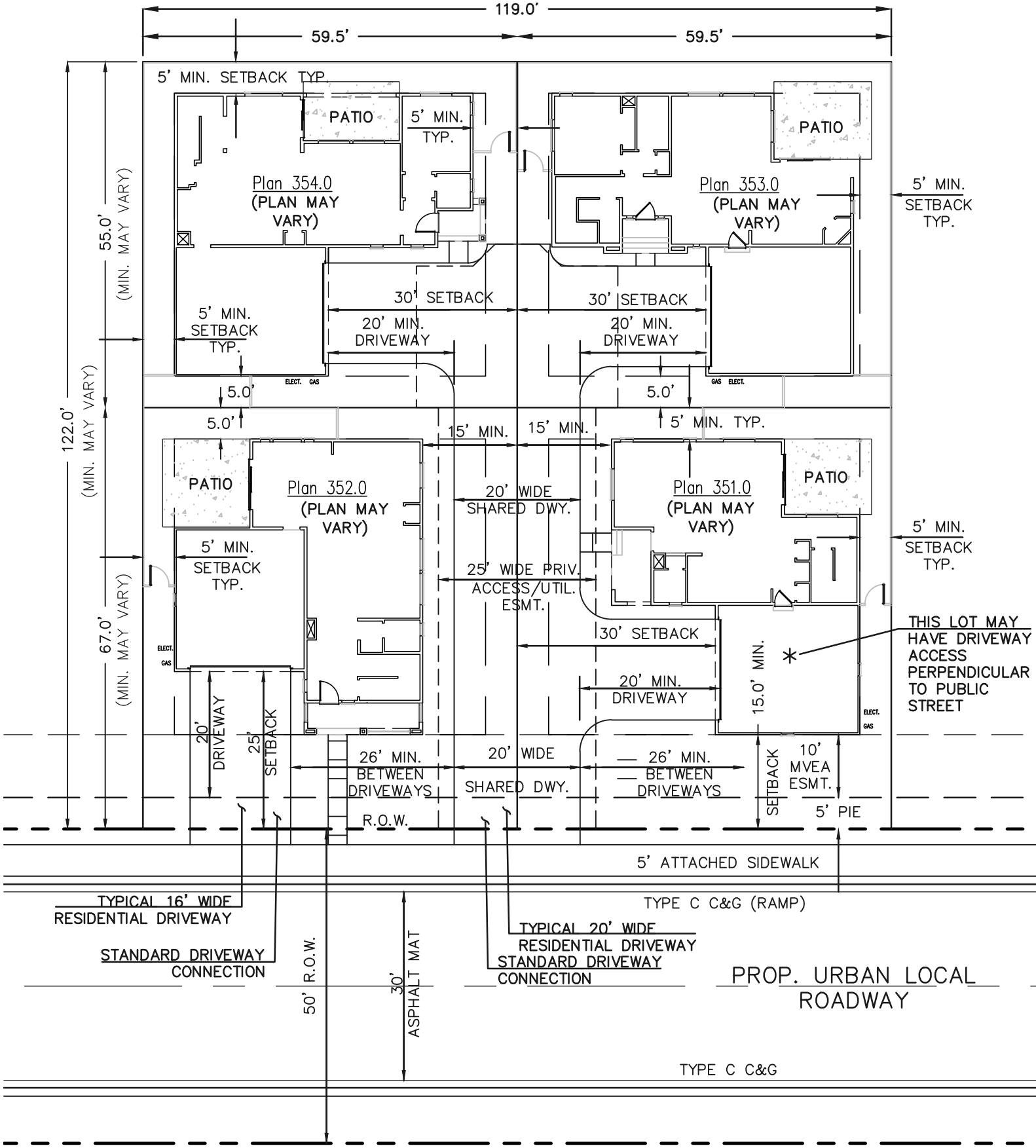
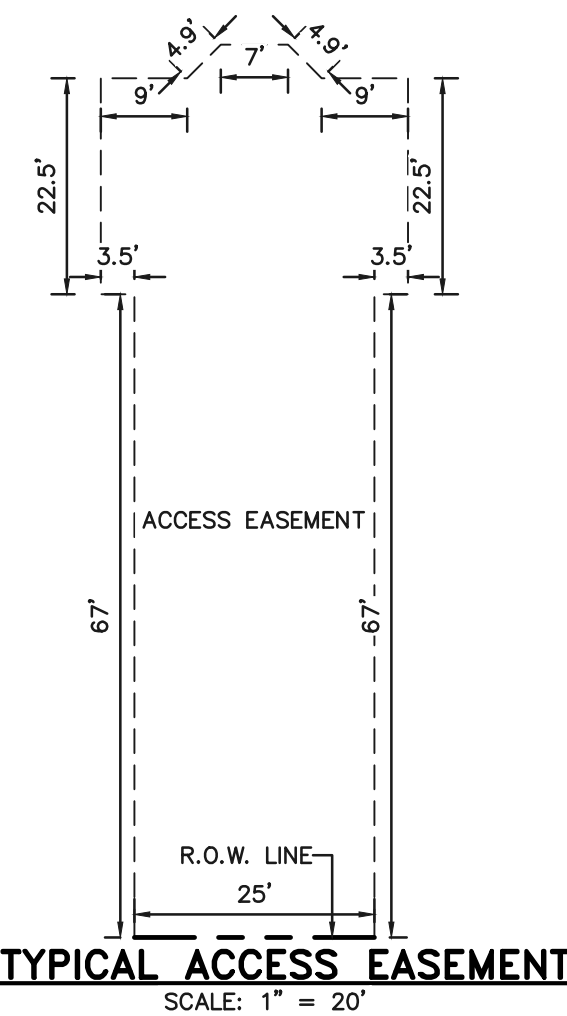
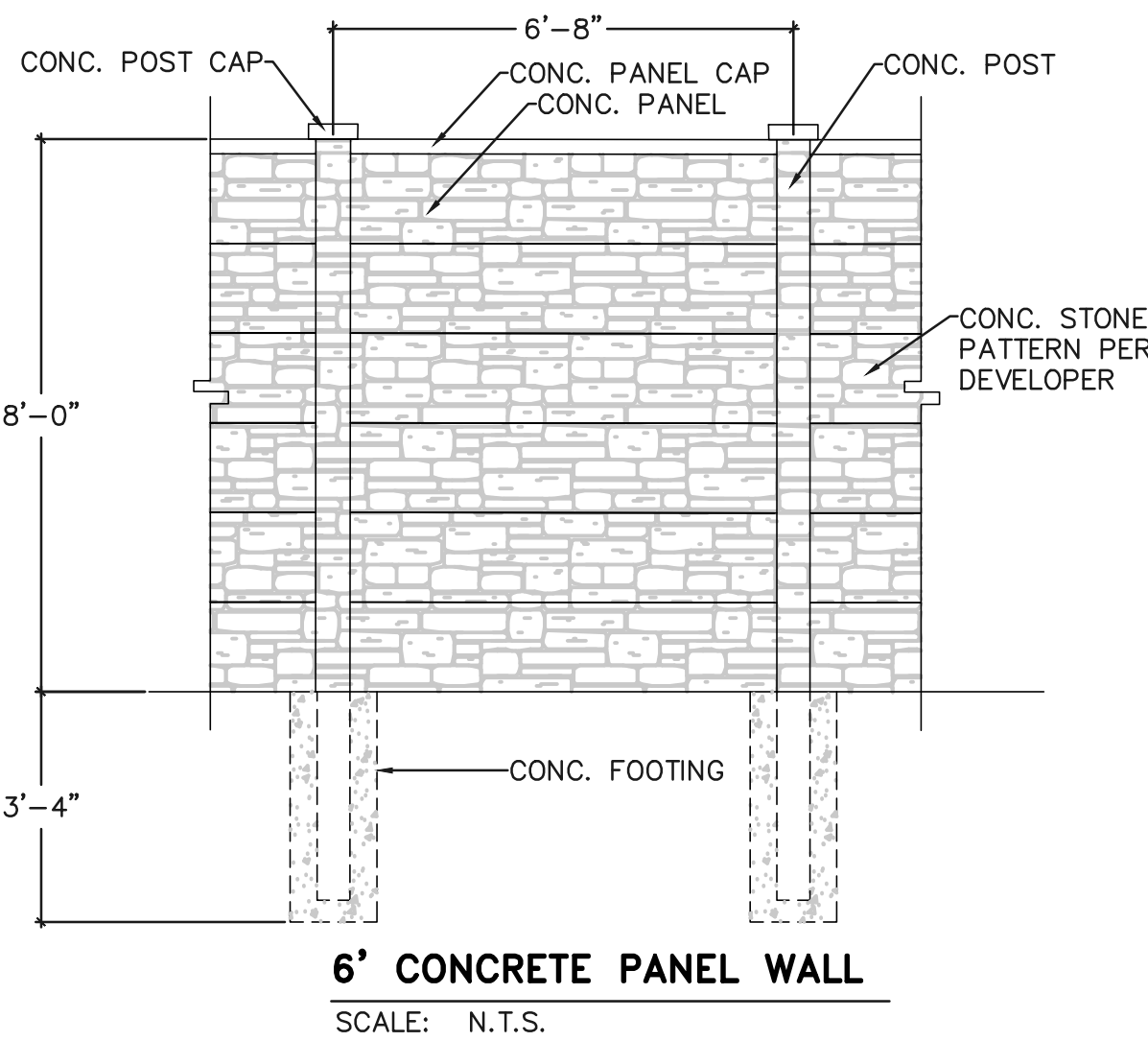
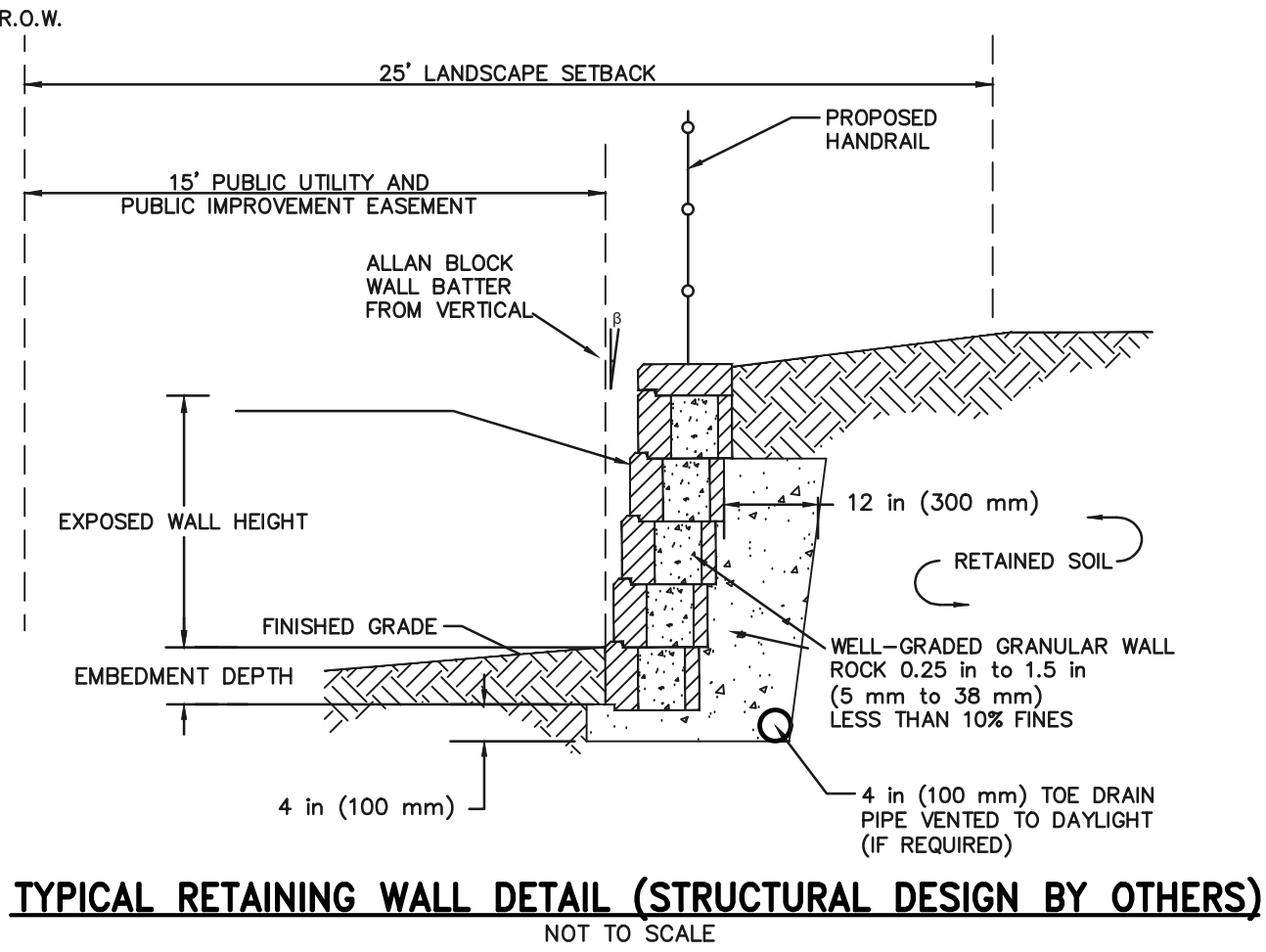
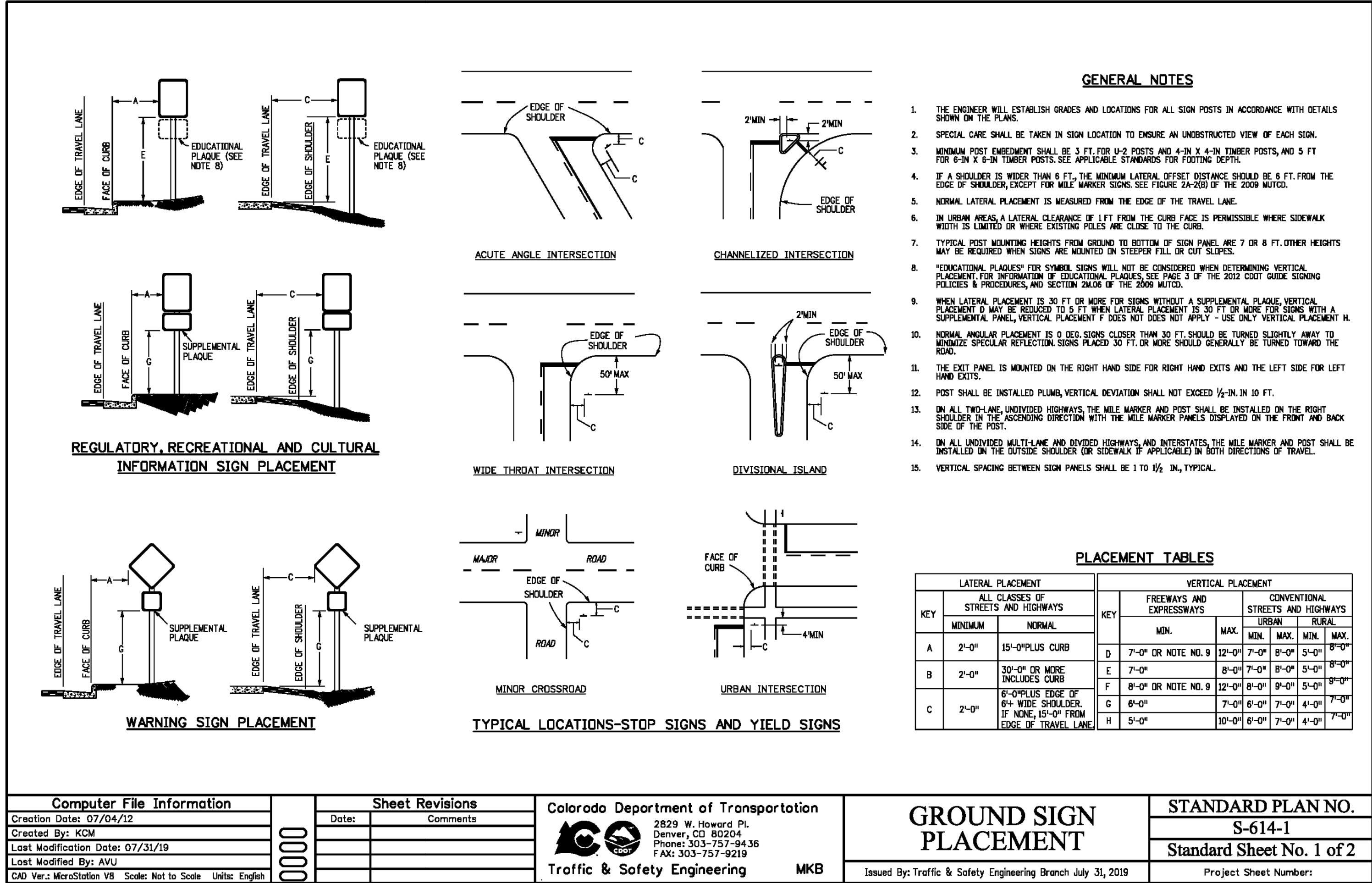
(719)785-0790
(719)785-0799(Fax)

FOURSQUARE AT STERLING RANCH EAST
FILING NO. 1

STREET IMPROVEMENT PLANS

DESIGNED BY	DLG	SCALE	DATE	08-23-24
DRAWN BY	JRH	(H) 1"= 50'	SHEET	17 OF 29
CHECKED BY		(V) 1"= 5'	JOB NO.	1183.23





NOTES:

TYPICAL DETAIL SHOWN IS FOR SETBACK AND DRIVEWAY 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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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

08-23-2024

DATE

CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

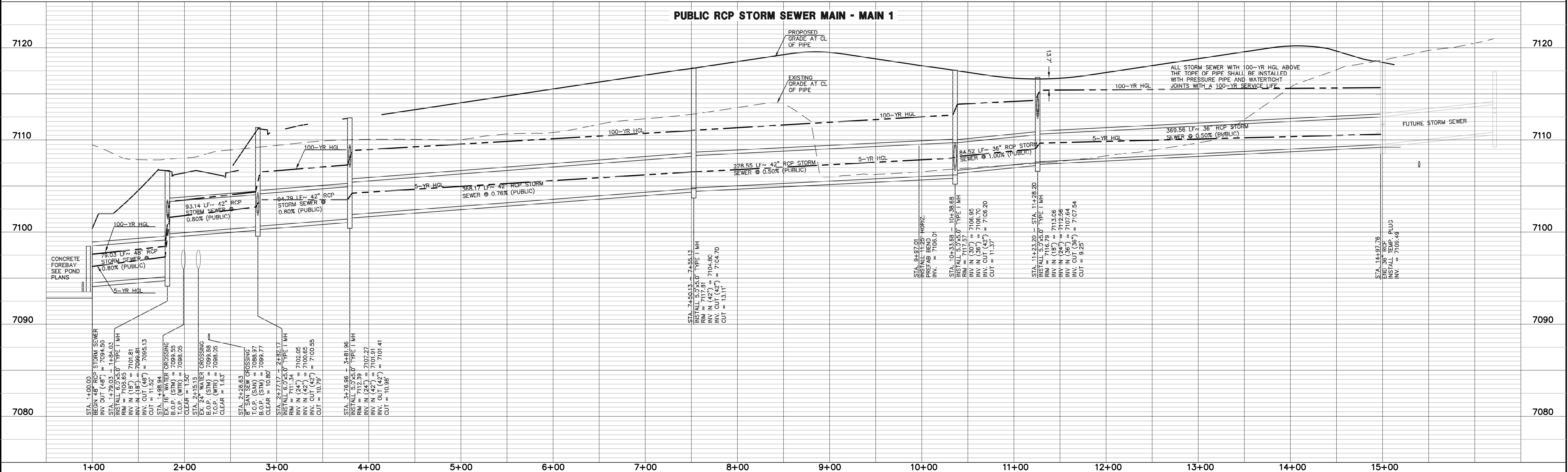
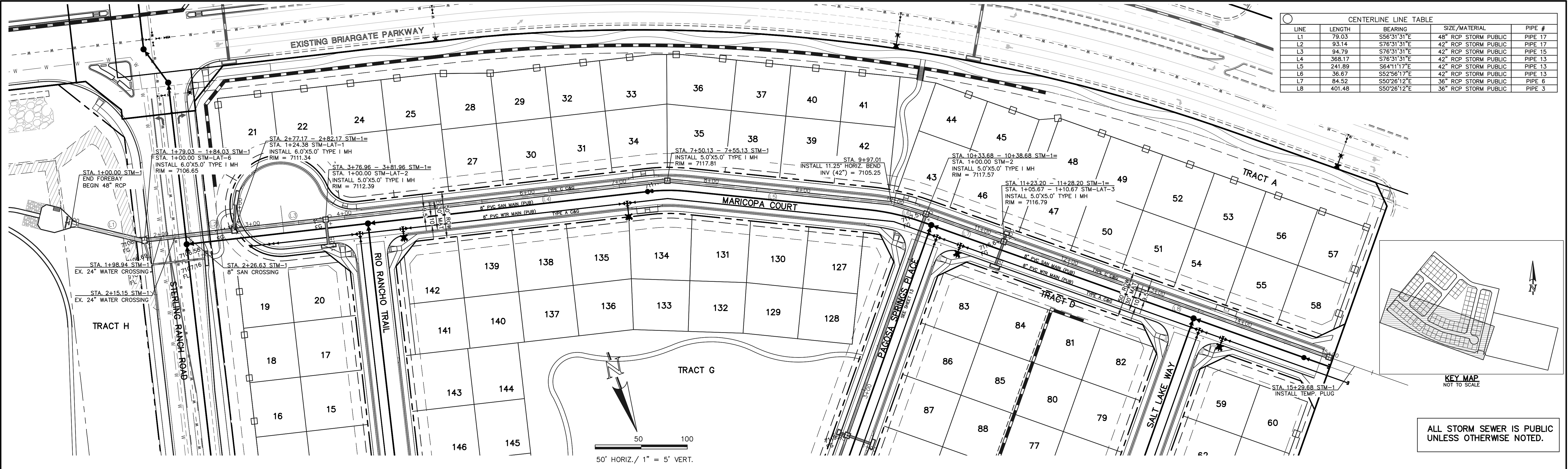
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Colorado Springs, Colorado 80903

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

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

DESIGNED BY	DLG	SCALE	DATE	08-23-24
DRAWN BY	JRH	(H) 1"= 50'	SHEET	19 OF 29
CHECKED BY		(V) 1"= 5'	JOB NO.	1183.23

CLASSIC
CONSULTING
ENGINEERS & SURVEYORS



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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NO. REVISION
DATE

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DAVID L. GIBSON, COLORADO P.E. #46477
08-23-2024

CLASSIC CONSULTING

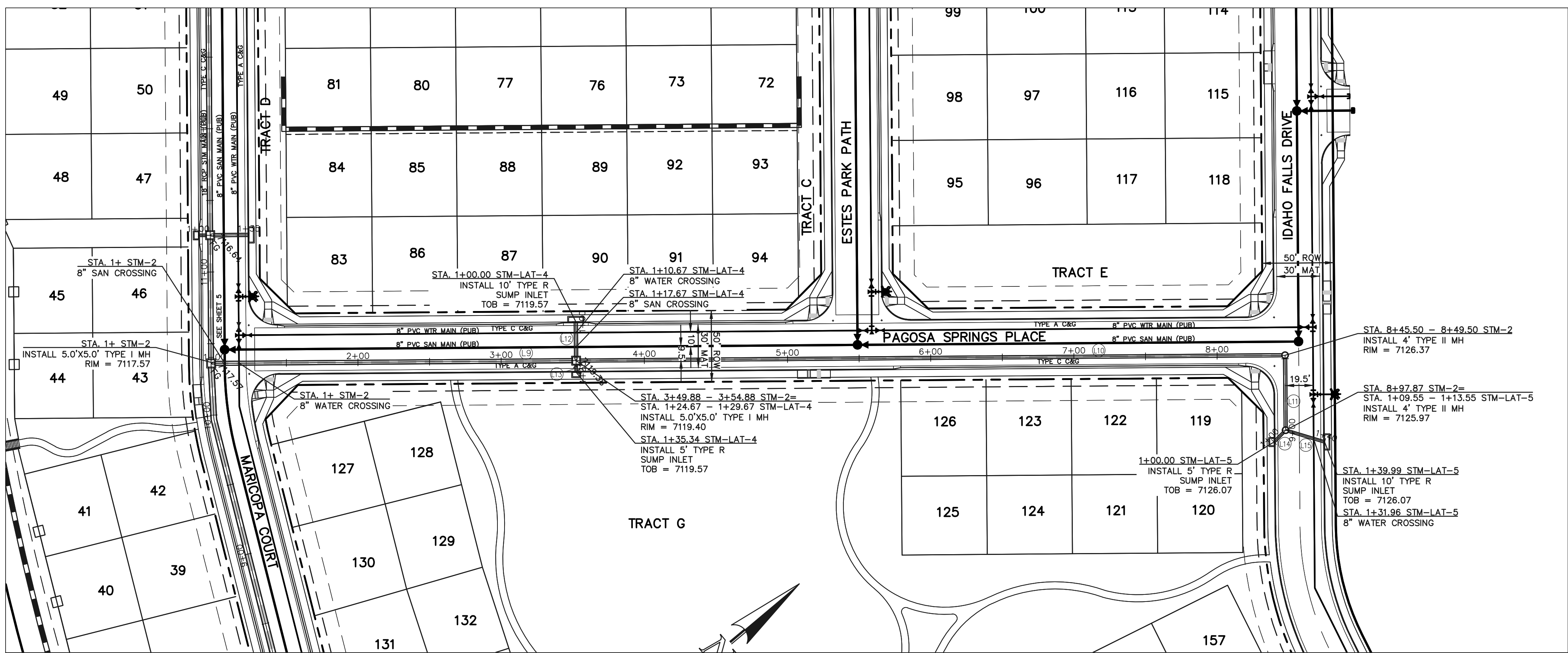
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

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

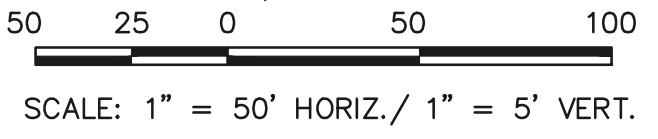
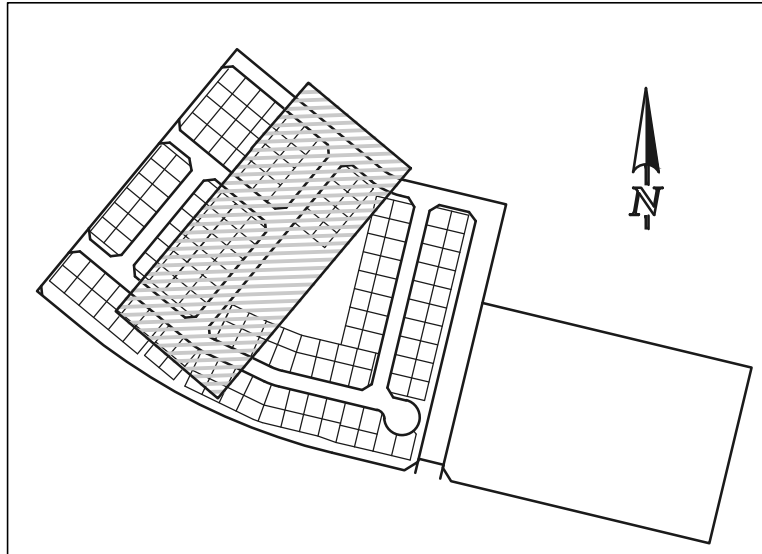
DESIGNED BY: JRH
DRAWN BY: JRH
CHECKED BY:

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

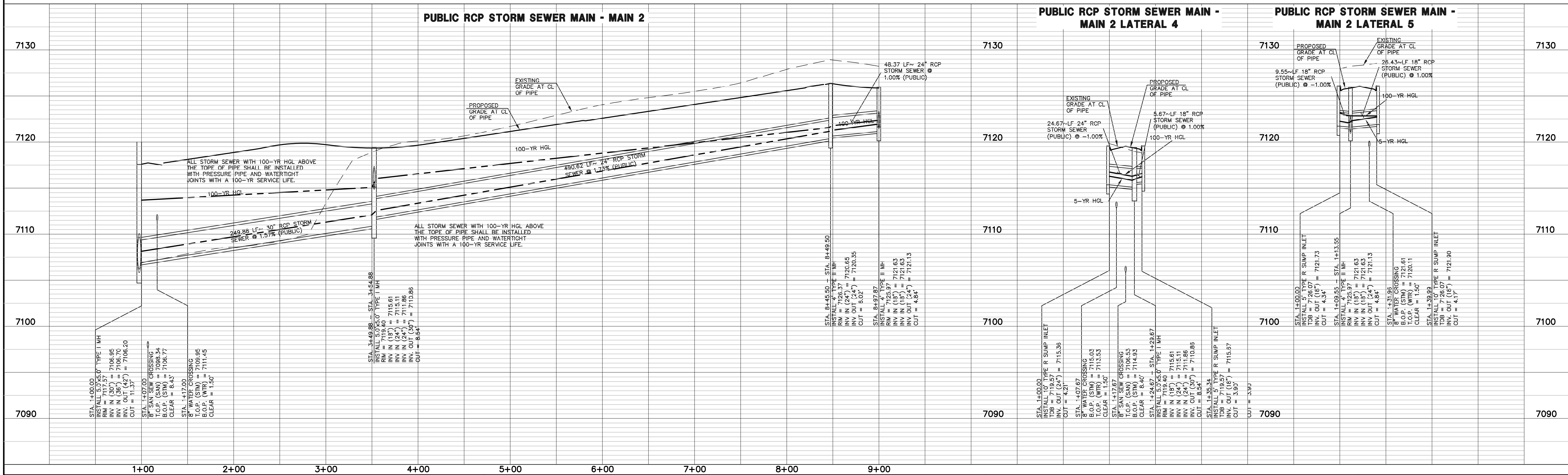
DATE: 08-23-24
SHEET: 20 OF 29
JOB NO.: 1183.23



CENTERLINE LINE TABLE				
LINE	LENGTH	BEARING	SIZE/MATERIAL	PIPE #
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\"W	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



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

08-23-2024

DATE

FOURSQUARE AT STERLING RANCH EAST
FILING NO. 1

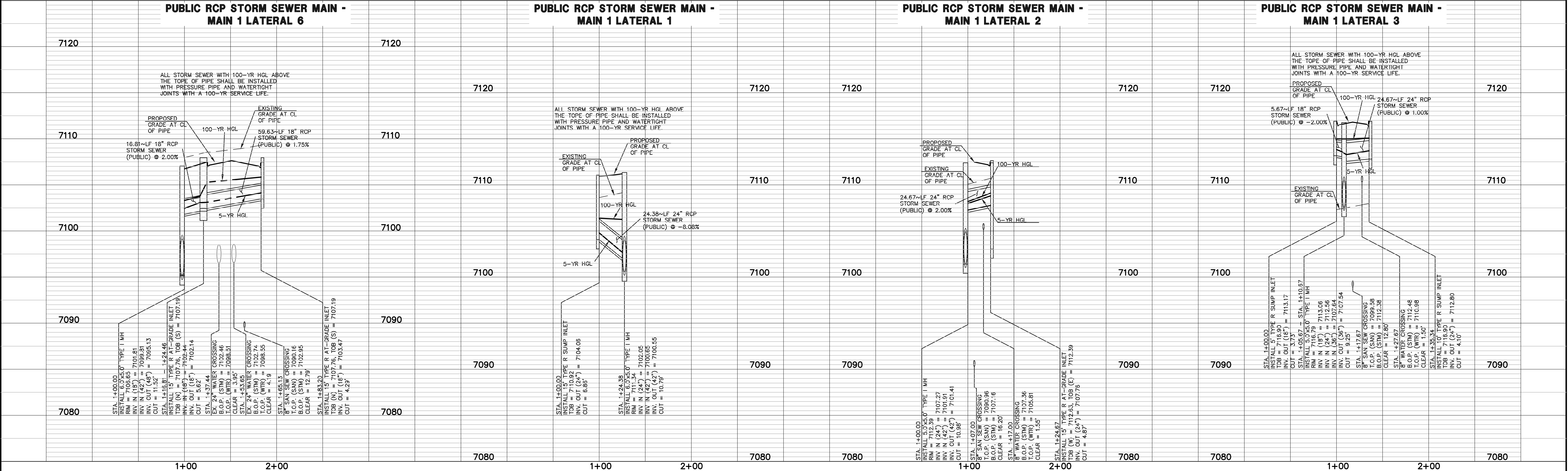
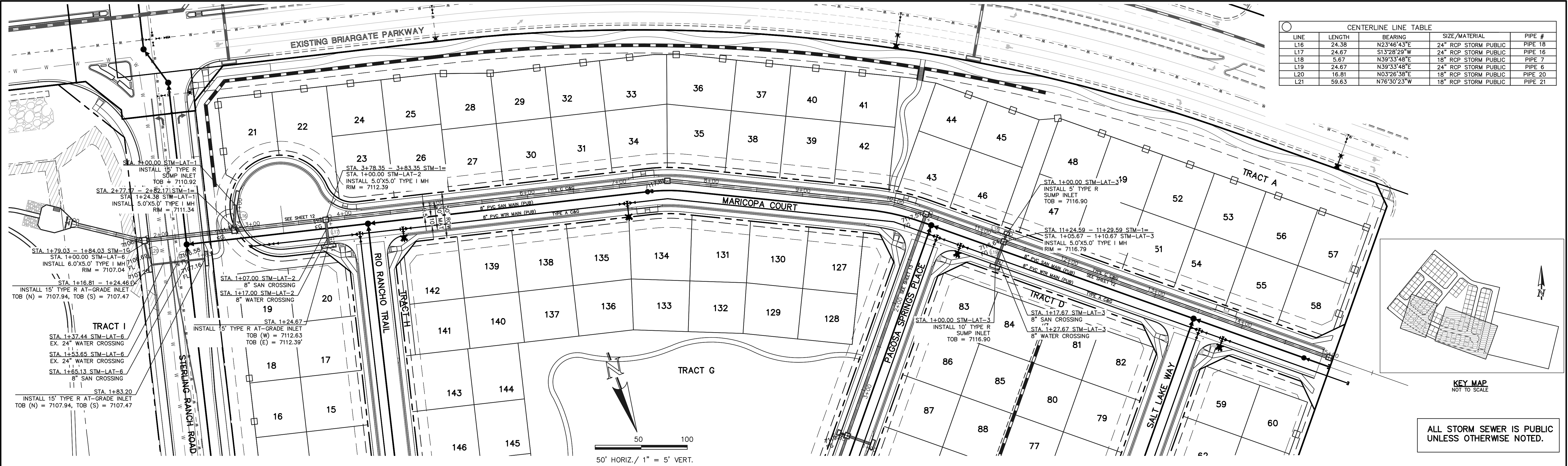
PUBLIC STORM SEWER

DESIGNED BY	JRH	SCALE	DATE	08-23-24
DRAWN BY	JRH	(H) 1"= 50'	SHEET	21 OF 29
CHECKED BY		(V) 1"= 5'	JOB NO.	1183.23

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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
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING STORM SEWER
- EXISTING STORM INLET
- EXISTING GAS MAIN
- EXISTING ELECTRIC

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FILING NO. 1

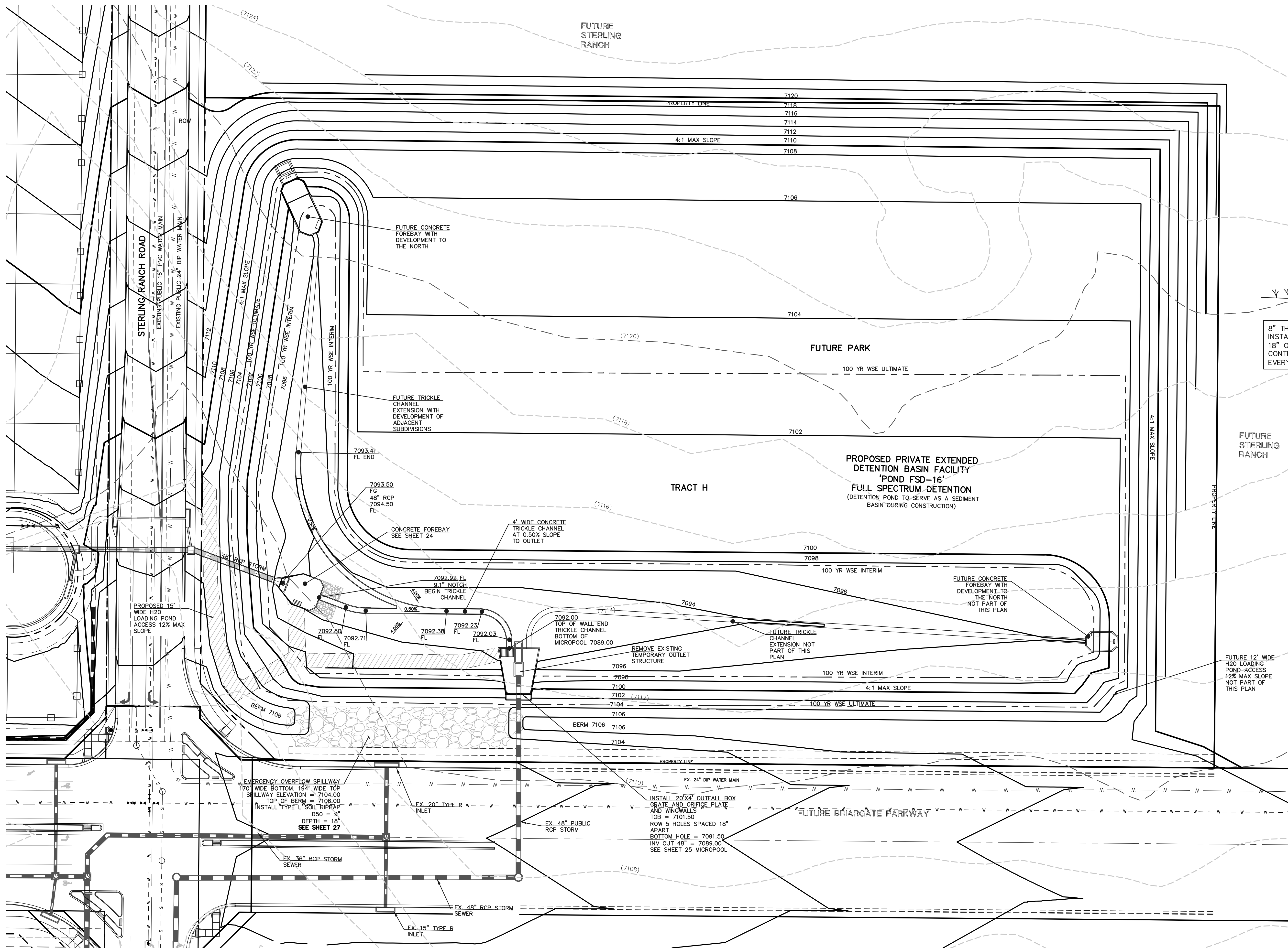
PUBLIC STORM SEWER

DESIGNED BY: JRH
DRAWN BY: JRH
CHECKED BY:

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

DATE: 08-23-24
SHEET: 22 OF 29
JOB NO.: 1183.23

N:\18223\DRAWINGS\CONSTRUCTION\STORM\18223-ST-23.dwg, 6/23/2024 4:51:31 PM, 1:1

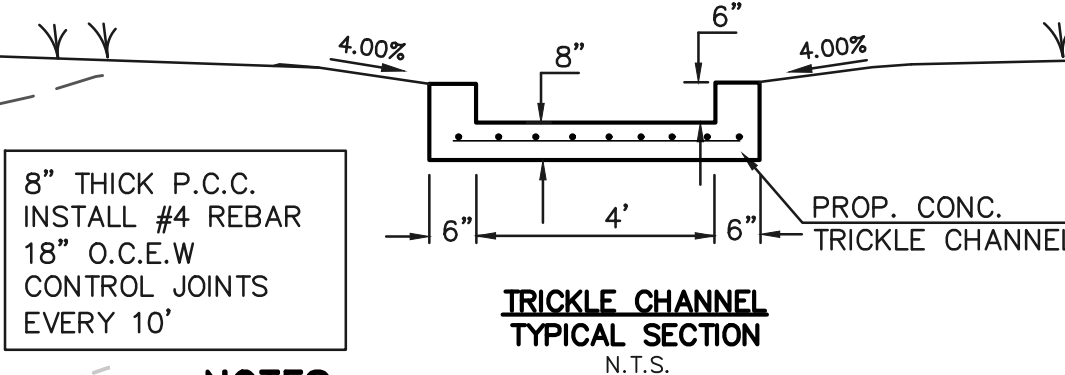


12" LAYER OF AGGREGATE
BASE COURSE OR CRUSHED GRAVEL OVER COMPACTED
SUBGRADE TO ELEVATION 7097.10 (WOCV ELEVATION)
8" LAYER OF AGGREGATE BASE COURSE OR CRUSHED
GRAVEL ABOVE 7097.10

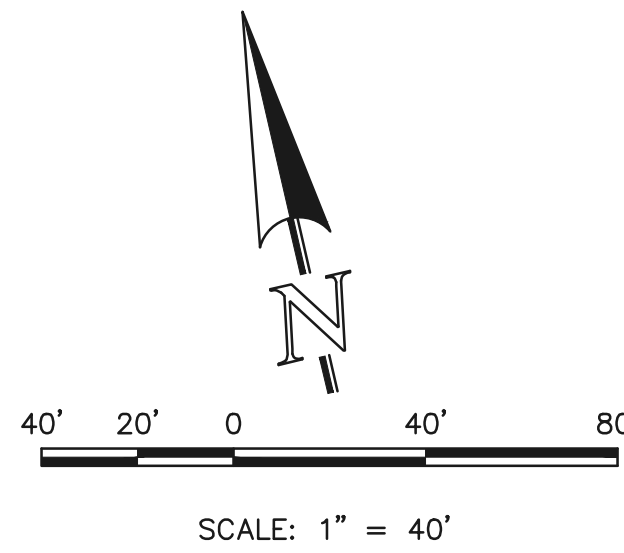
ROAD SLOPE
VARIES 12% MAX SLOPE

15' WIDE

ACCESS ROAD



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



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
	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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PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO.	REVISION	DATE

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CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

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

08-23-2024

DATE

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CONSULTING

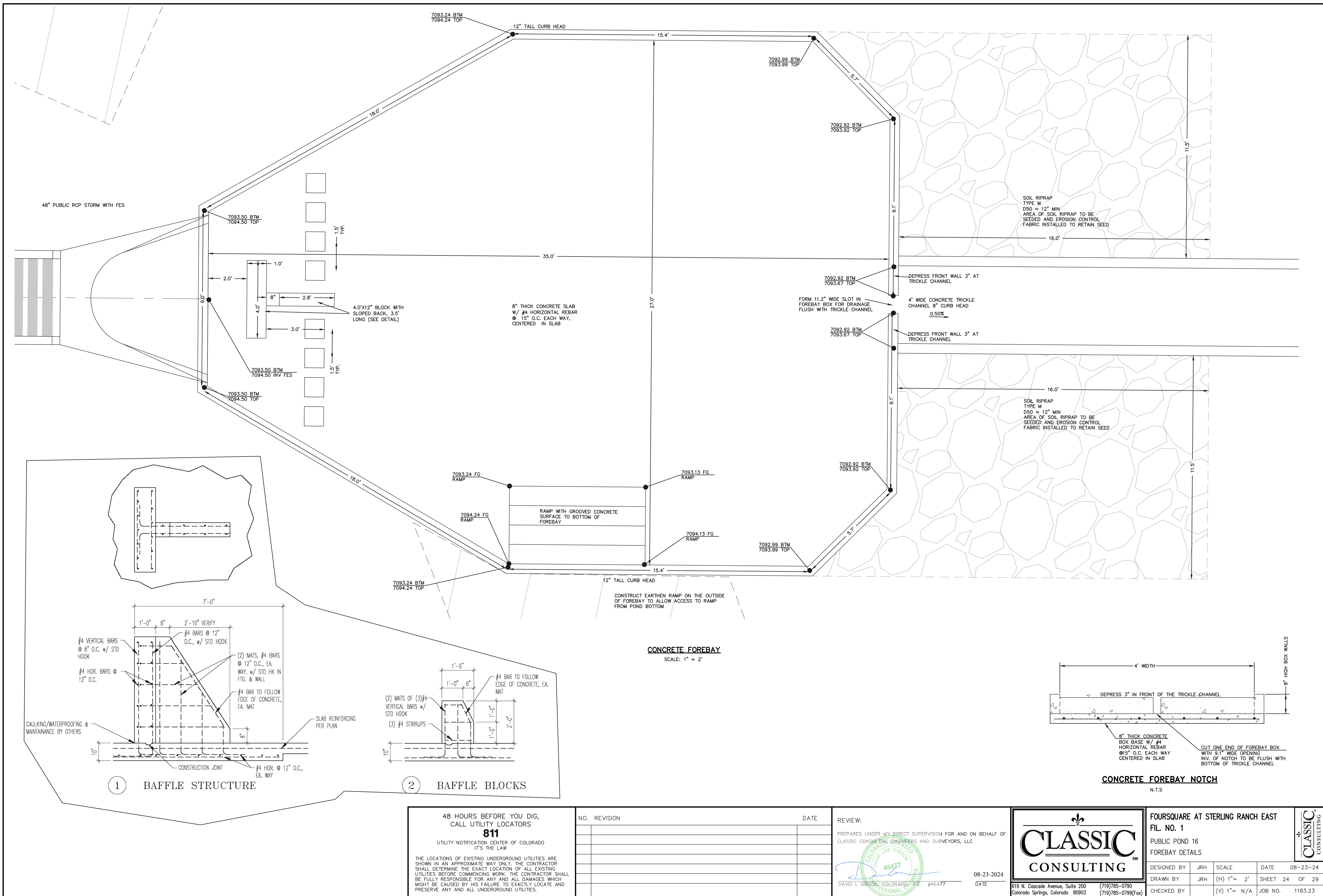
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

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

FOURSQUARE AT STERLING RANCH EAST			
FILE NO. 1			
PRIVATE PERMANENT CONTROL MEASURE			
PRIVATE EXTENDED DETENTION BASIN PLAN SET			
DESIGNED BY	JRH	SCALE	DATE 08-23-24
DRAWN BY	JRH	(H) 1"= 40'	SHEET 23 OF 29
CHECKED BY	(V) 1"= N/A	JOB NO.	1183.23

CLASSIC
CONSULTING

N:\118323\DRAWINGS\CONSTRUCTION\STORM\118323-ST-24.dwg, 6/23/2024 4:52:59 PM, 1:1



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08-23-2024

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Colorado Springs, Colorado 80903

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

FOURSQUARE AT STERLING RANCH EAST

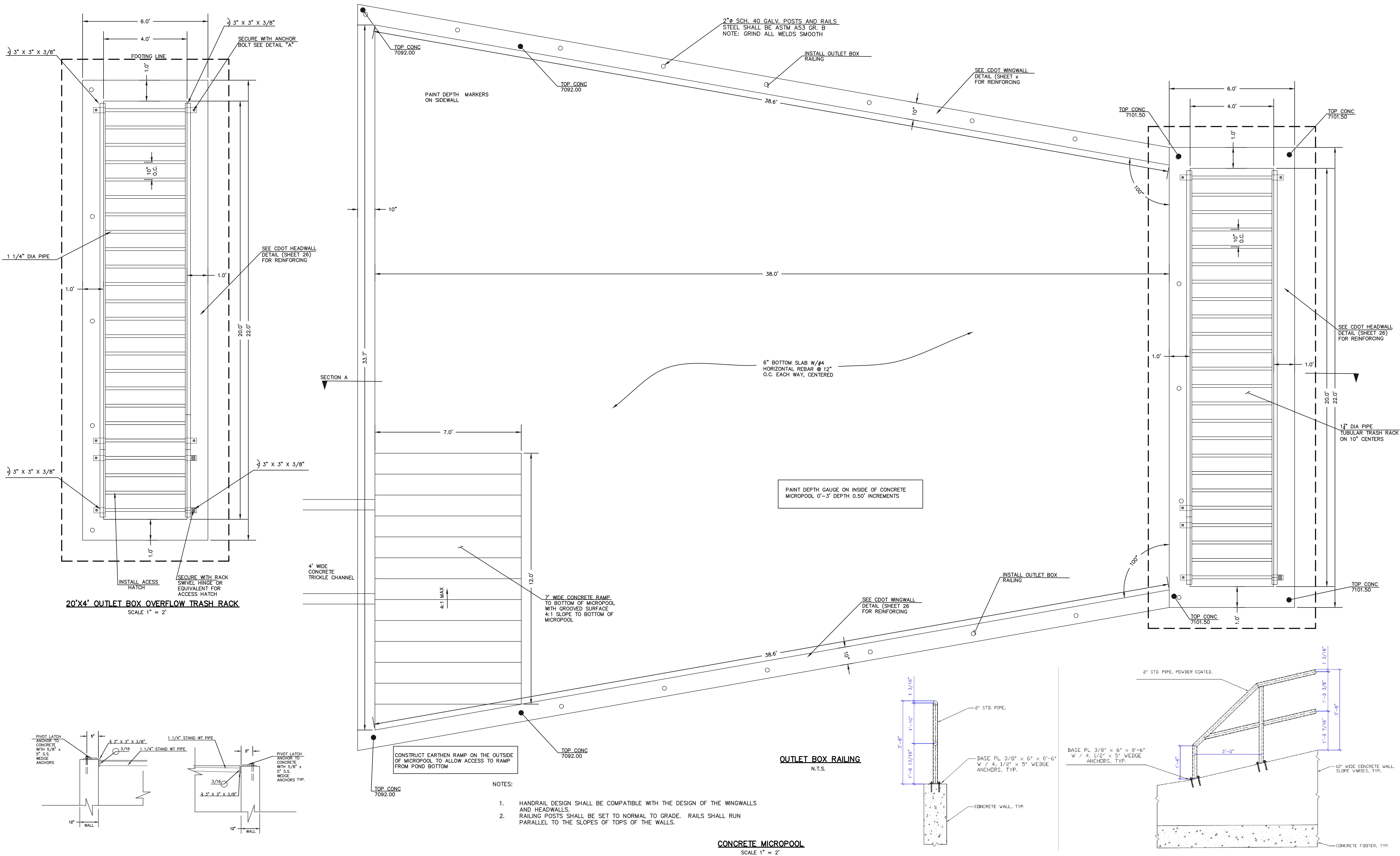
FIL NO. 1

PUBLIC POND 16

FOREBAY DETAILS

DESIGNED BY	JRH	SCALE	DATE	08-23-24
DRAWN BY	JRH	(H) 1"= 2'	SHEET	24 OF 29
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.23

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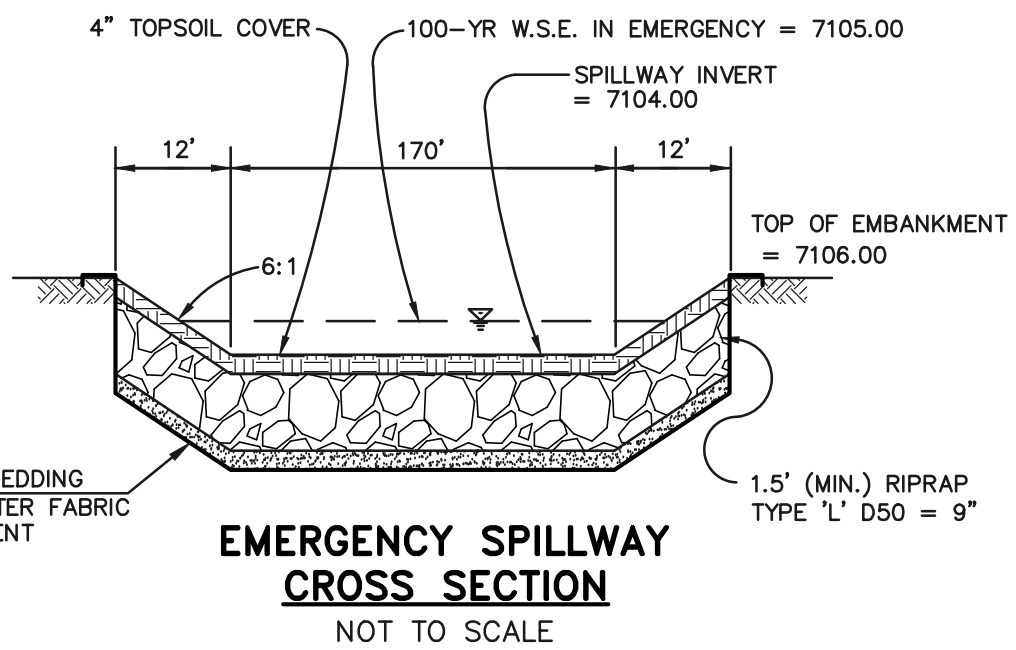
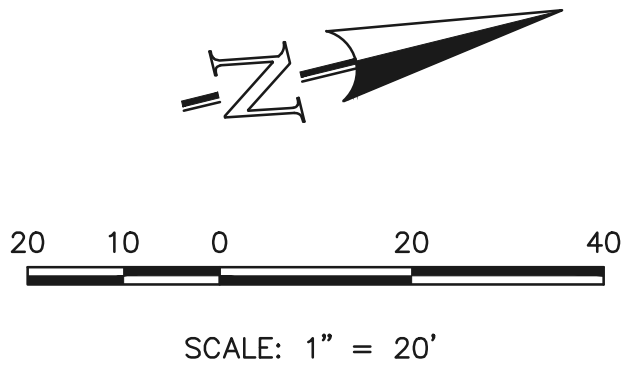
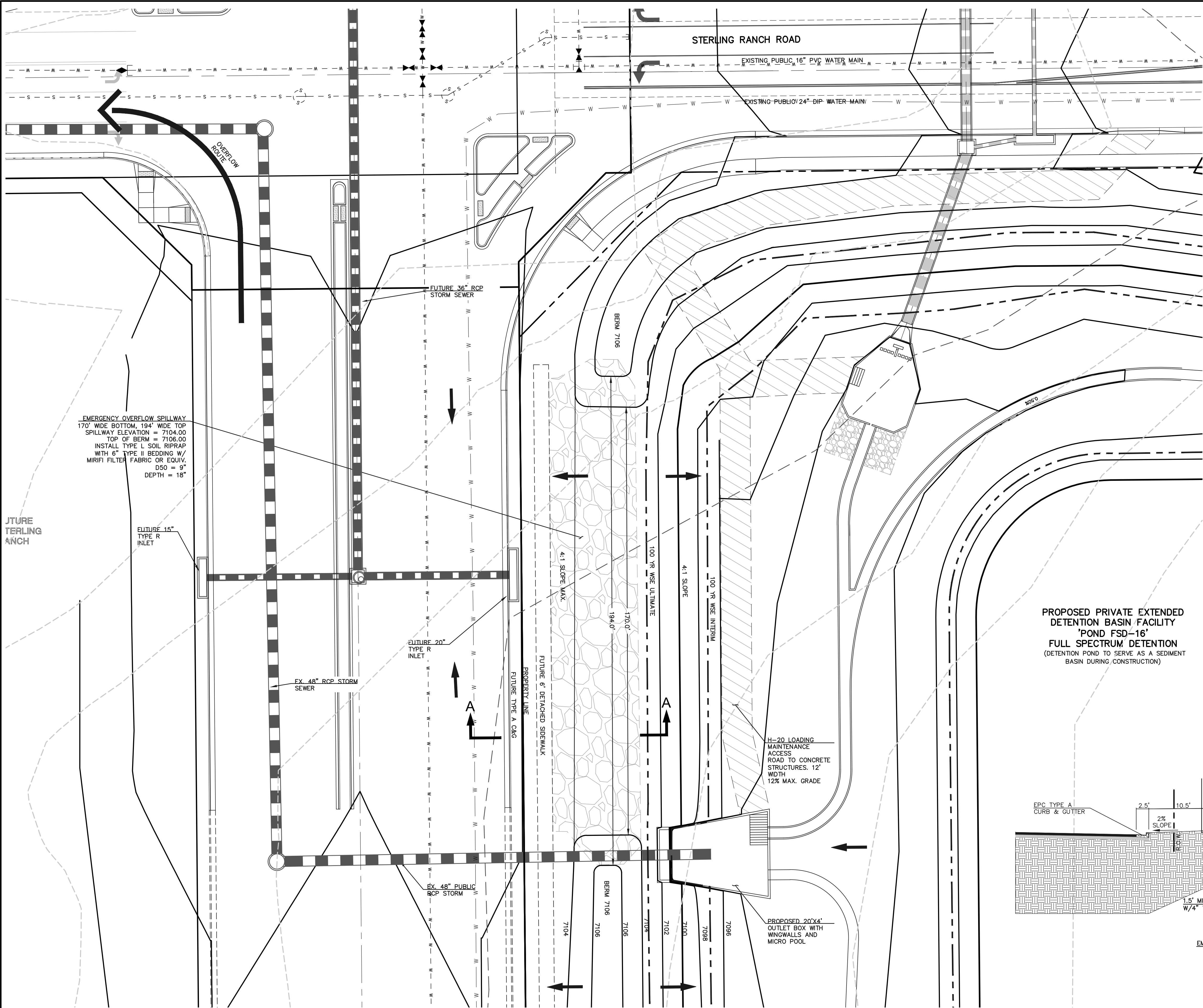
- NOTES:
- HANDRAIL DESIGN SHALL BE COMPATIBLE WITH THE DESIGN OF THE WINGWALLS AND HEADWALLS.
 - RAILING POSTS SHALL BE SET TO NORMAL TO GRADE. RAILS SHALL RUN PARALLEL TO THE SLOPES OF TOPS OF THE WALLS.

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW <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>	NO. REVISION	DATE	REVIEW:
			08-23-2024
			DATE

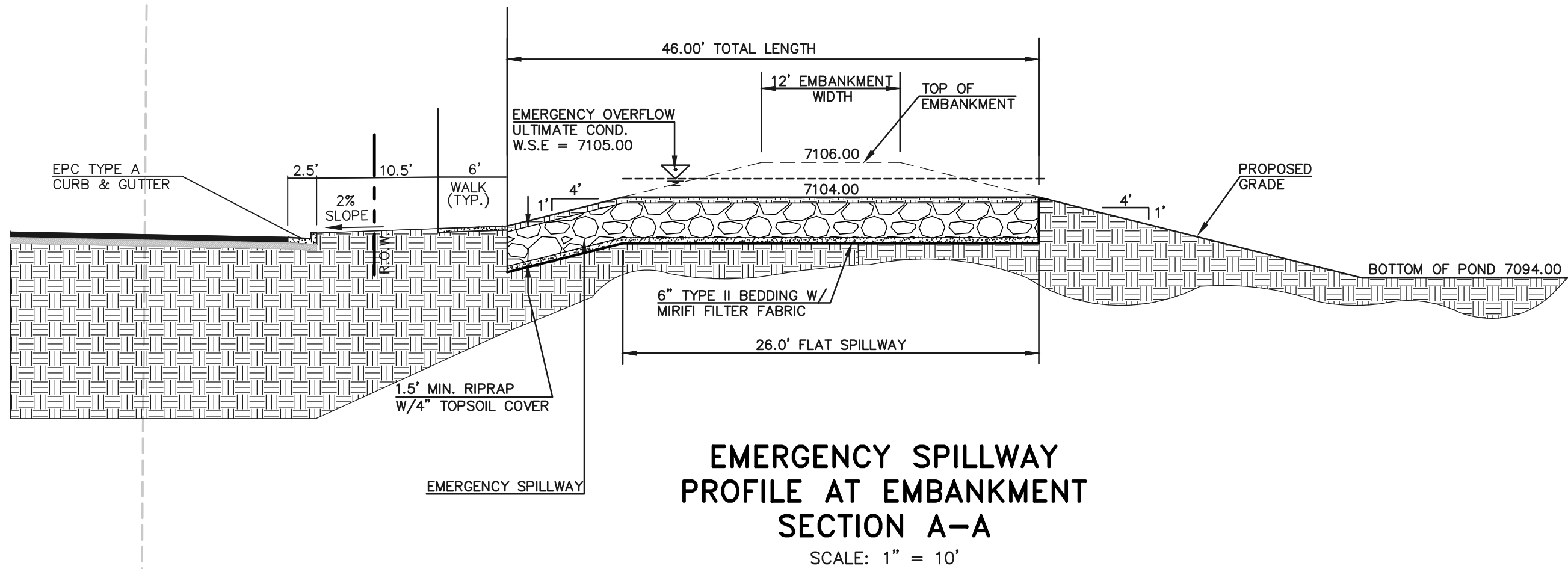
		FOURSQUARE AT STERLING RANCH FIL. NO. 1 PRIVATE PERMANENT CONTROL MEASURE	
DESIGNED BY JRH		SCALE (H) 1"= 5'	DATE 08-23-24
DRAWN BY JRH		(V) 1"= N/A	SHEET 26 OF 29
CHECKED BY			JOB NO. 1183.23

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

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PROPOSED PRIVATE EXTENDED
DETENTION BASIN FACILITY
'POND FSD-16'
FULL SPECTRUM DETENTION
(DETENTION POND TO SERVE AS A SEDIMENT
BASIN DURING CONSTRUCTION)



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 LICENSE #46477

08-23-2024

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CONSULTING

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Colorado Springs, Colorado 80903

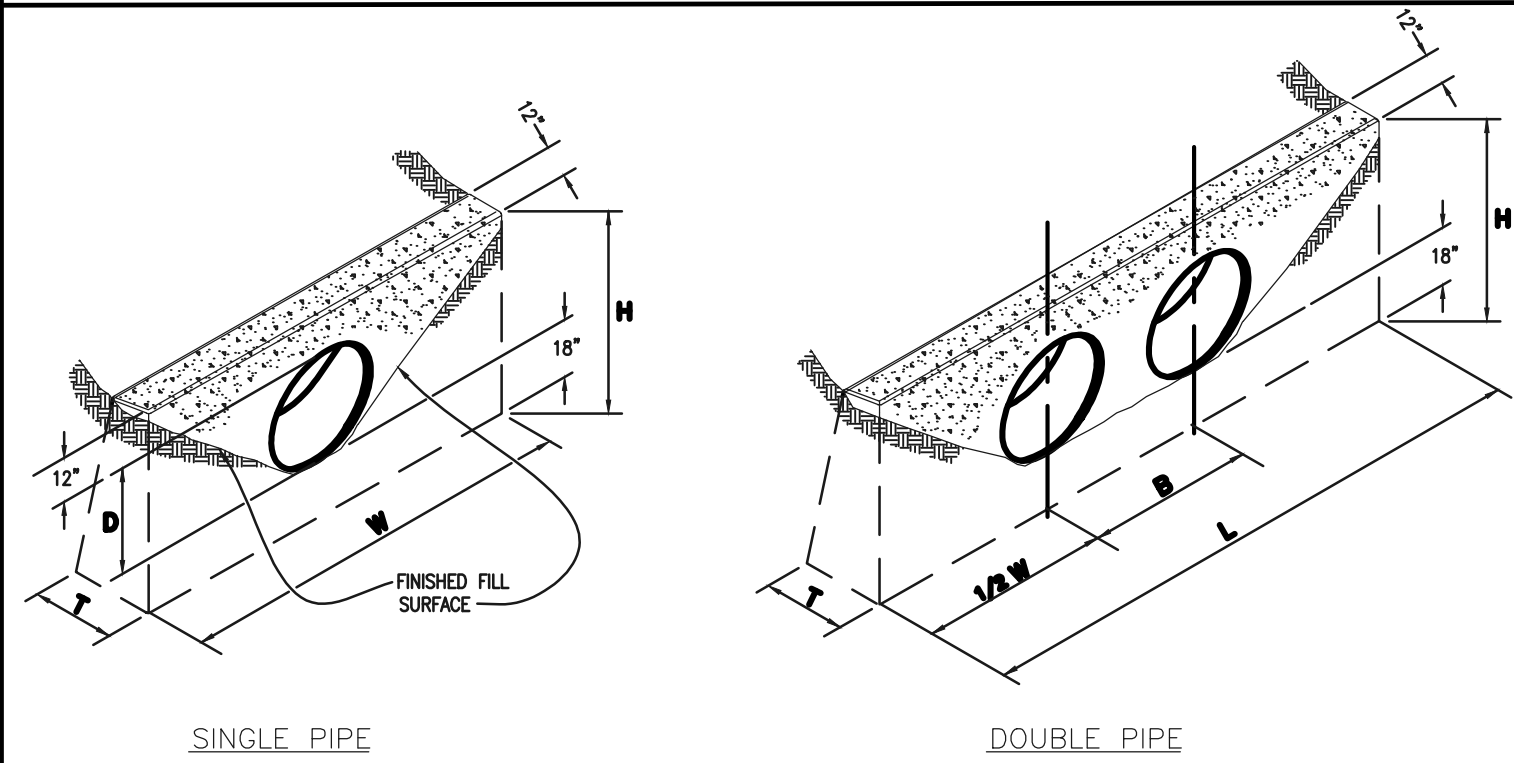
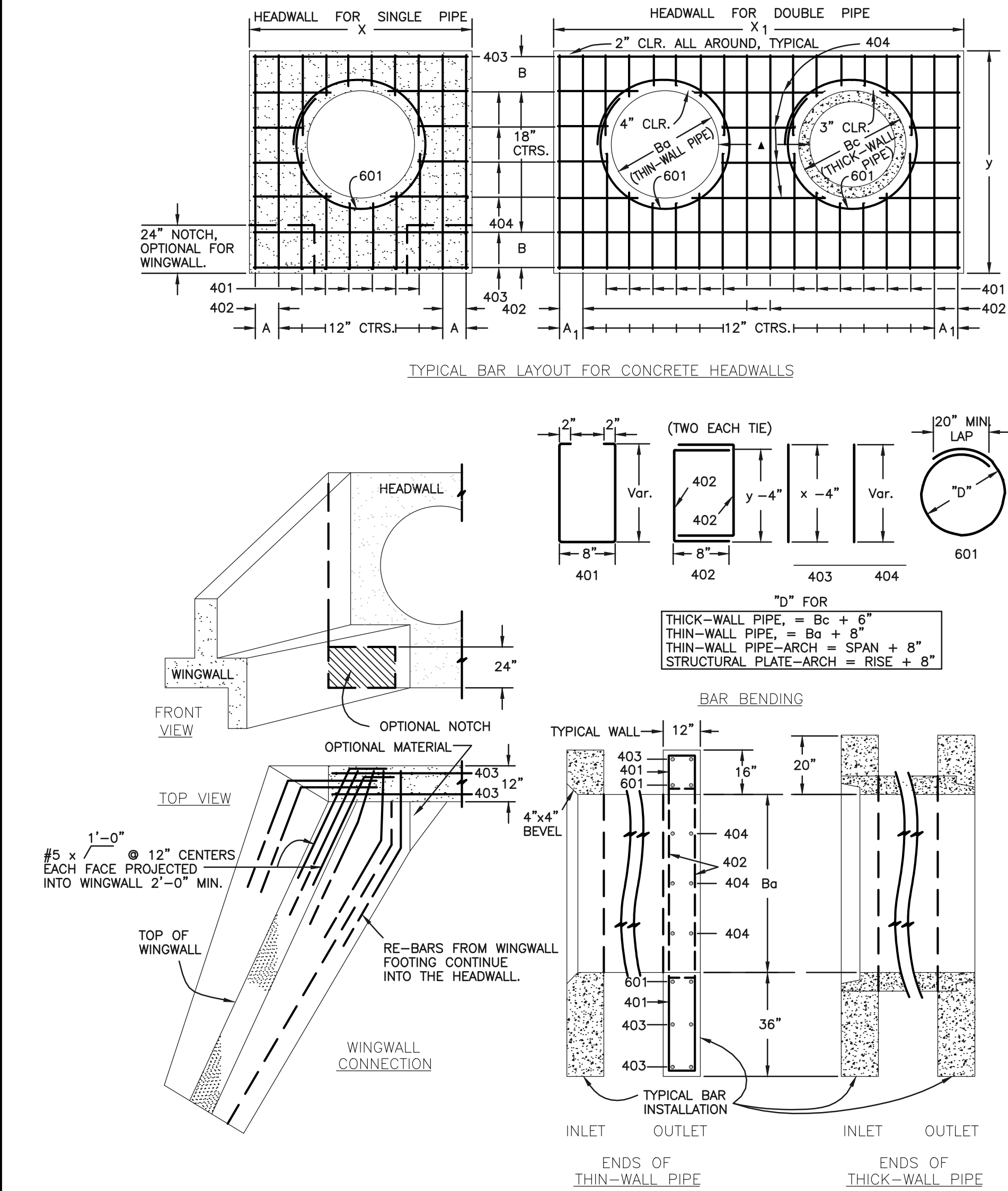
(719) 785-0790
(719) 785-0799 (Fax)

FOURSQUARE AT STERLING RANCH EAST
FILING NO. 1

PRIVATE PERMANENT CONTROL MEASURE
SPILLWAY DETAILS

DESIGNED BY	JRH	SCALE	DATE	08-23-24
DRAWN BY	JRH	(H) 1"= 20'	SHEET	27 OF 29
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.23

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CONCRETE HEADWALL INSTALLATIONS

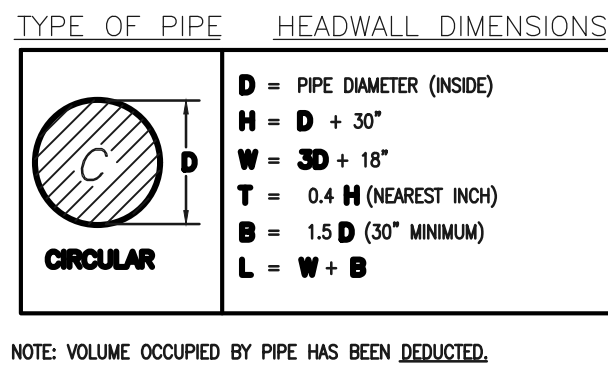
SEE M-601-10 FOR REINFORCING DETAILS.

QUANTITIES FOR ONE CONCRETE HEADWALL (CUBIC YARDS)

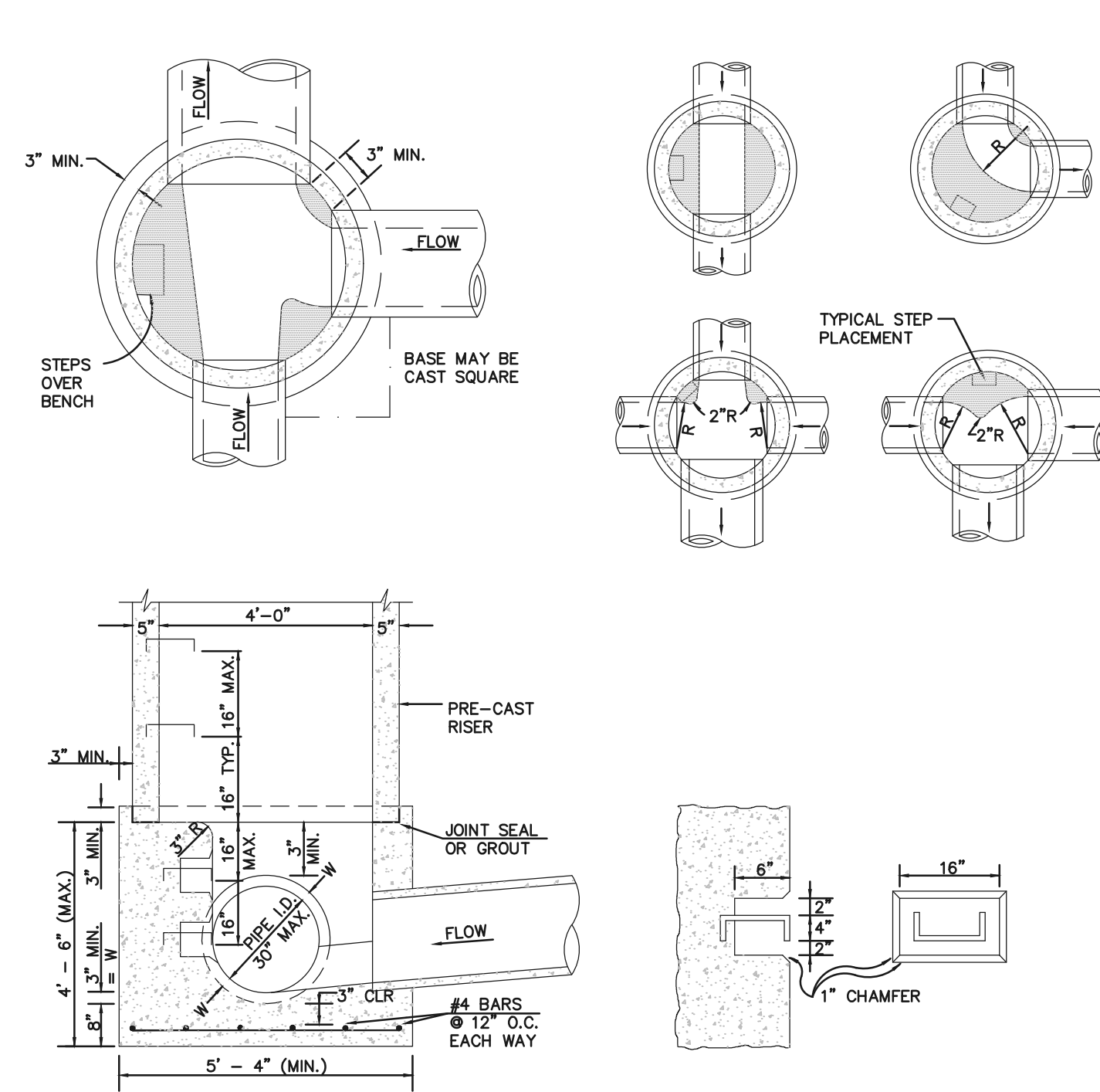
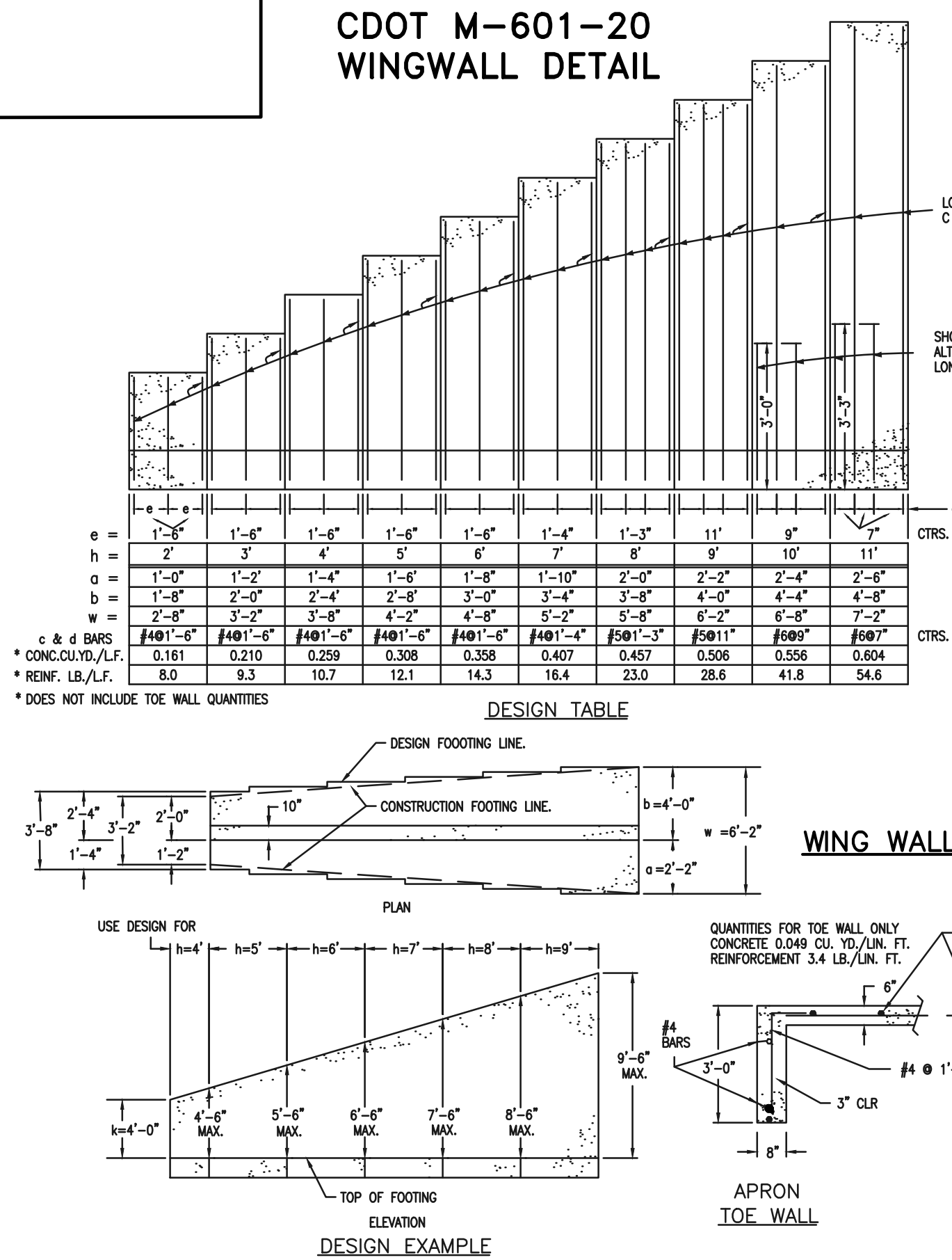
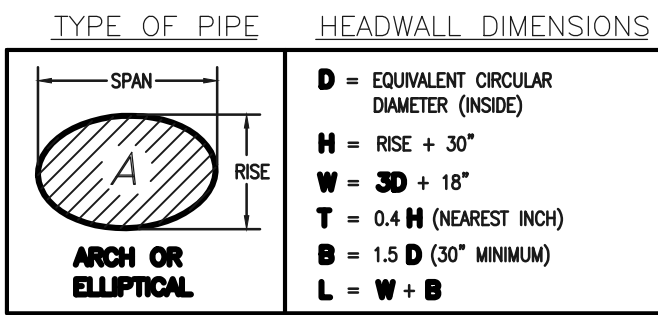
PIPE		DIAMETER (AND EQUIVALENT DIAMETER) (INCHES)											
		18		24		30		36		42		48	
TYPE	MATERIAL	SINGLE	DOUBLE	SINGLE	DOUBLE	SINGLE	DOUBLE	SINGLE	DOUBLE	SINGLE	DOUBLE	SINGLE	DOUBLE
CIRCULAR	RCP	1.0	1.3	1.5	2.0	2.0	2.7	2.8	3.6	3.6	4.6	4.6	6.0
	CMP OR PLASTIC	1.1	1.4	1.6	2.1	2.2	3.0	3.0	4.0	3.9	5.3	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"	RIPPAP	2.0	3.5	5.4	7.8	10.7	13.9



- 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.

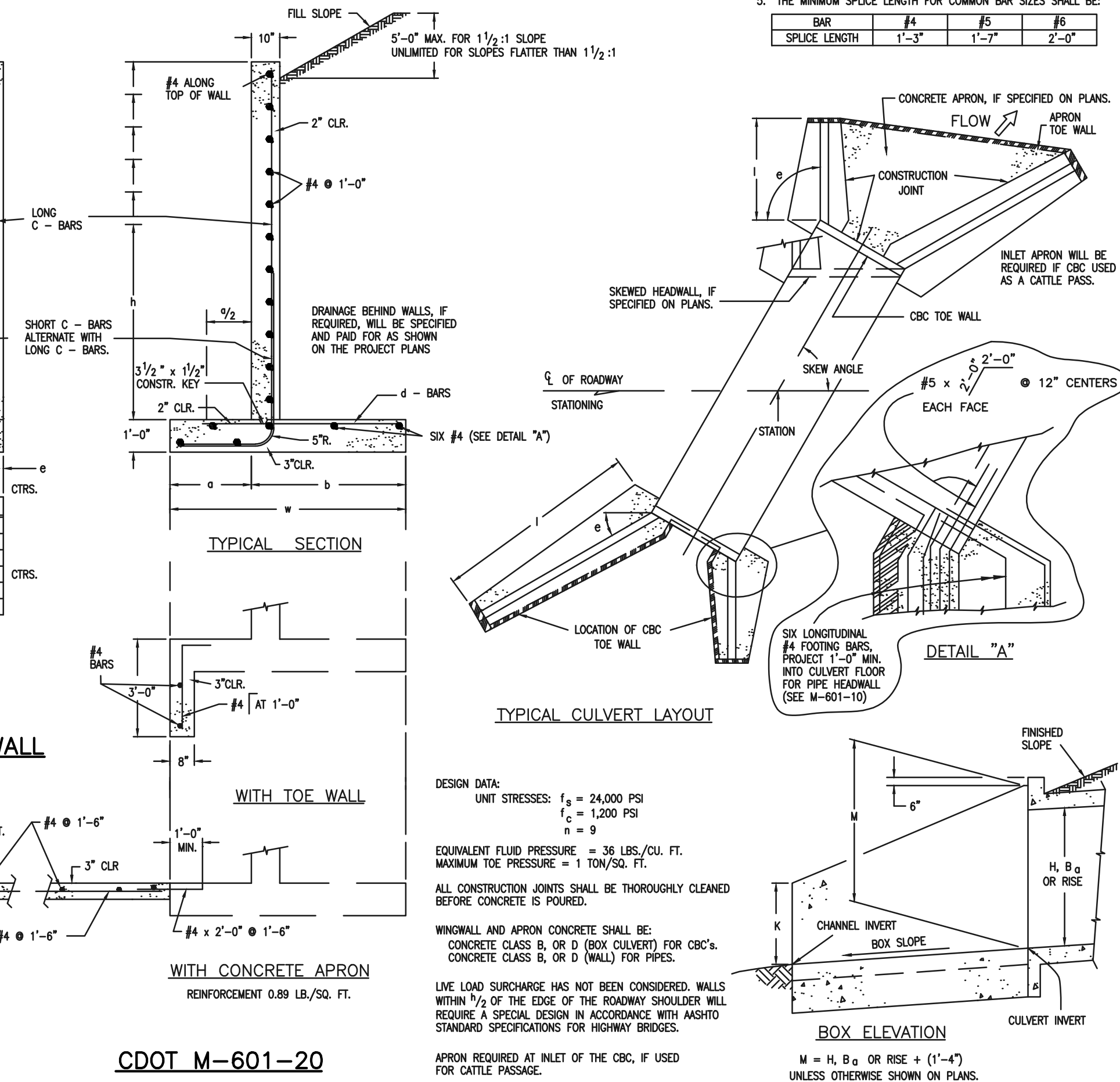


- NOTES
- TYPE II MANHOLES SHALL BE USED ONLY WITH APPROVAL OF THE CITY ENGINEER AND ONLY WHEN THE PIPE SIZES ARE 30" OR LESS INSIDE DIAMETER.
 - VIEW AND DETAILS ARE TYPICAL. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.
 - EITHER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

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", "R", "S", "T", "U", "V", "W", "X", "Y", "Z" AND ANGLES FOR WINGWALLS SHALL BE AS SHOWN ON THE PLANS.
- REINFORCING STEEL SHALL BE GRADE 60.
- THE MINIMUM STEEL LENGTH FOR COMMON BAR SIZES SHALL BE:

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



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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 LICENSED PROFESSIONAL ENGINEER
#46477

08-23-2024

DATE

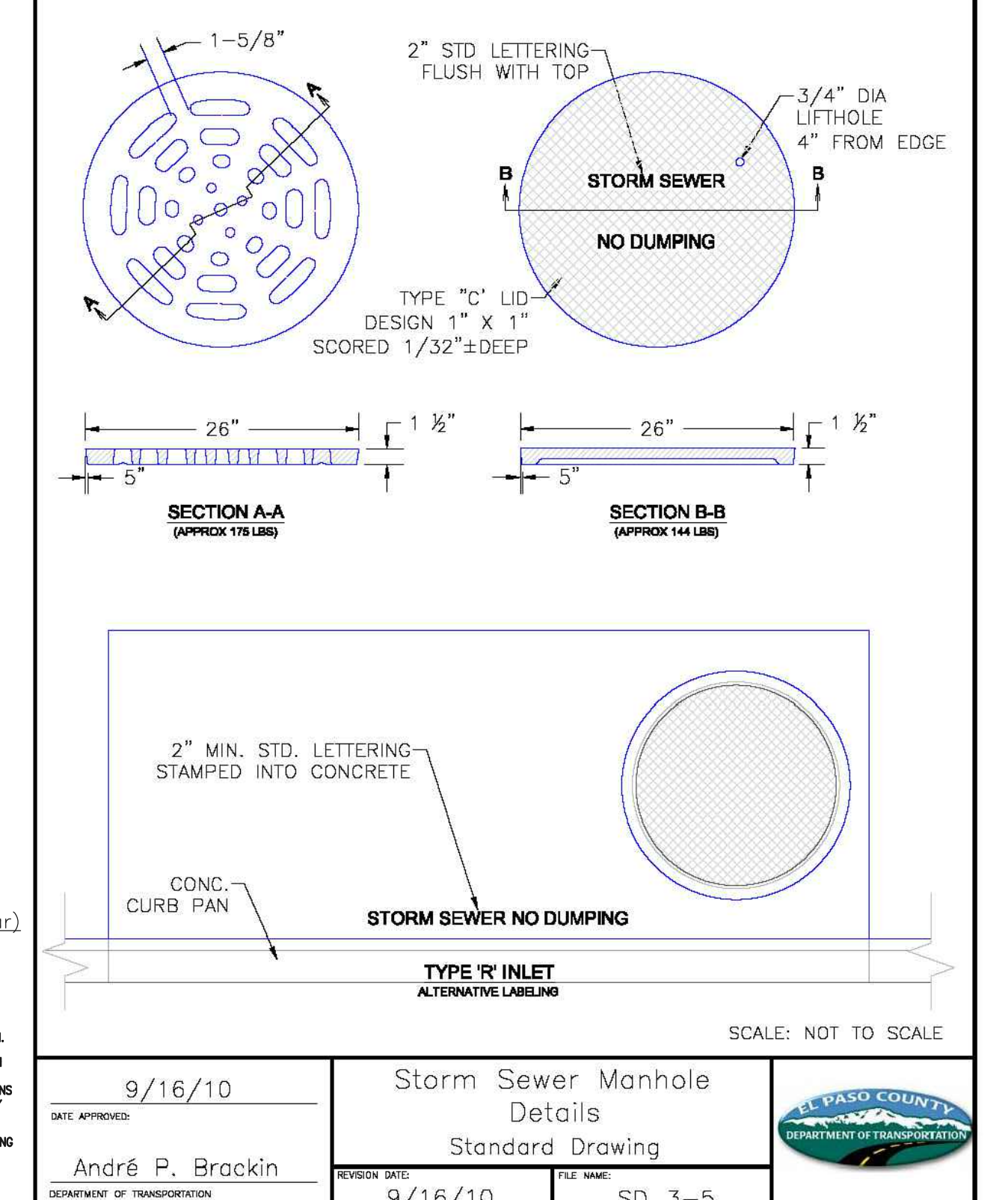
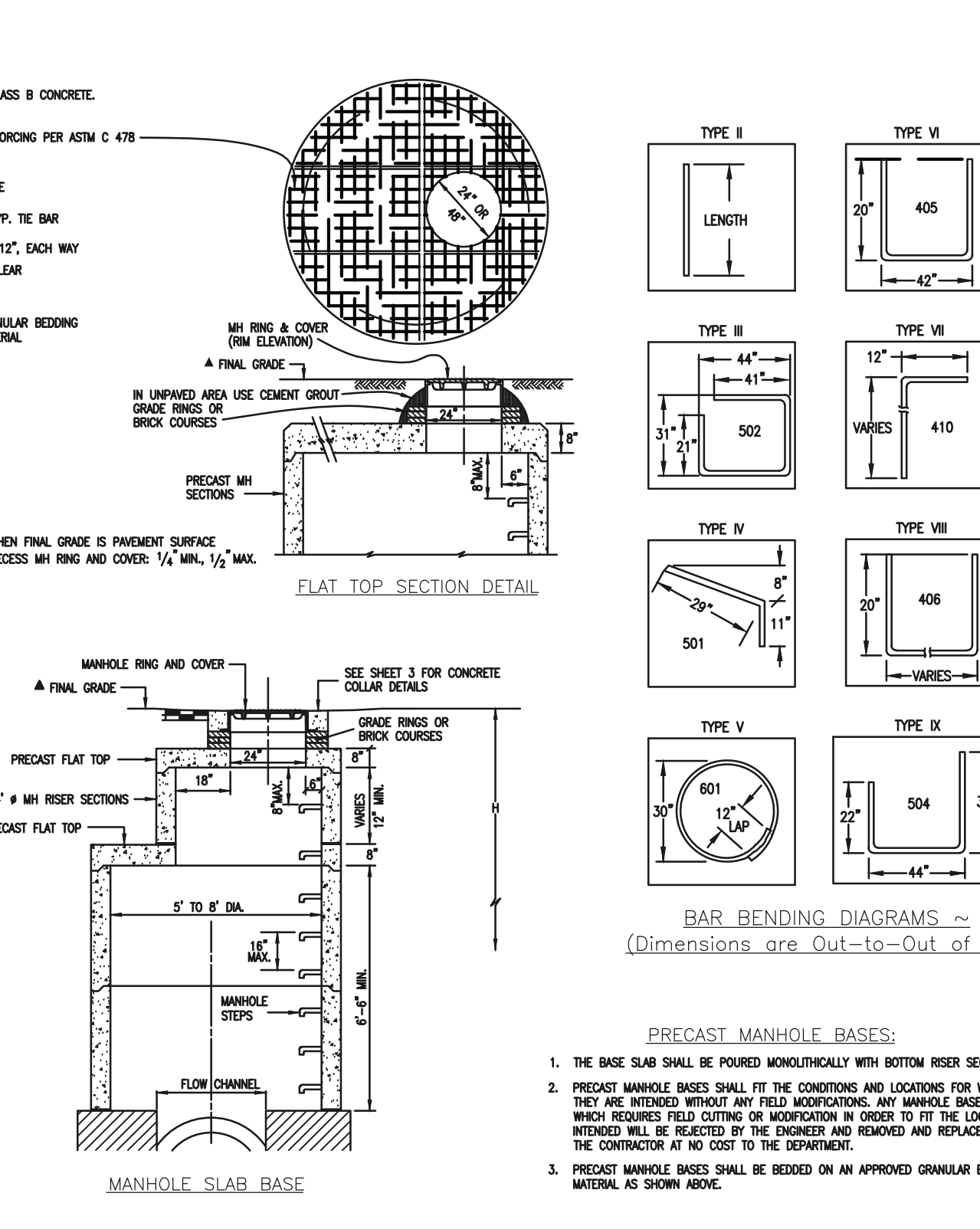
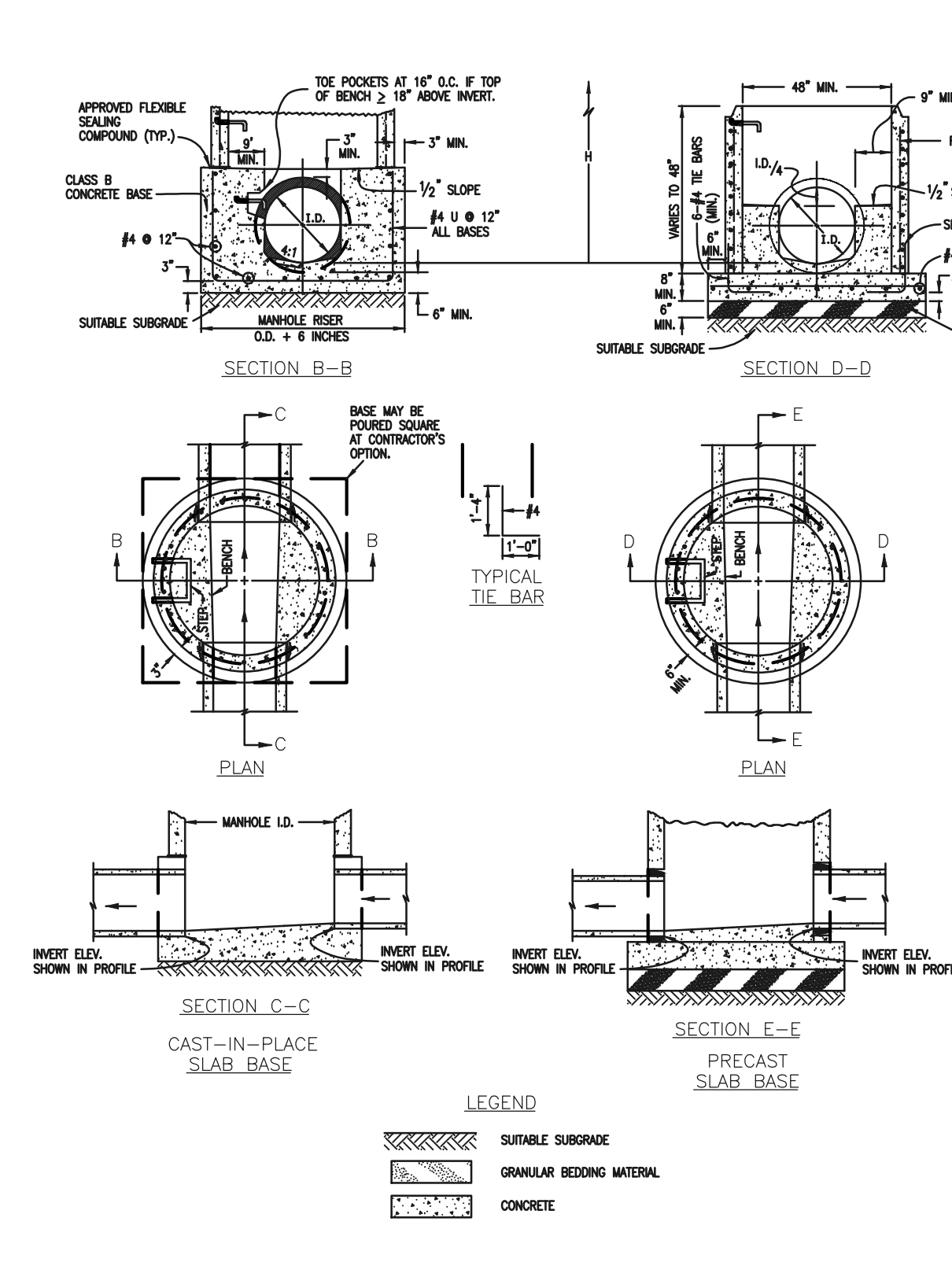
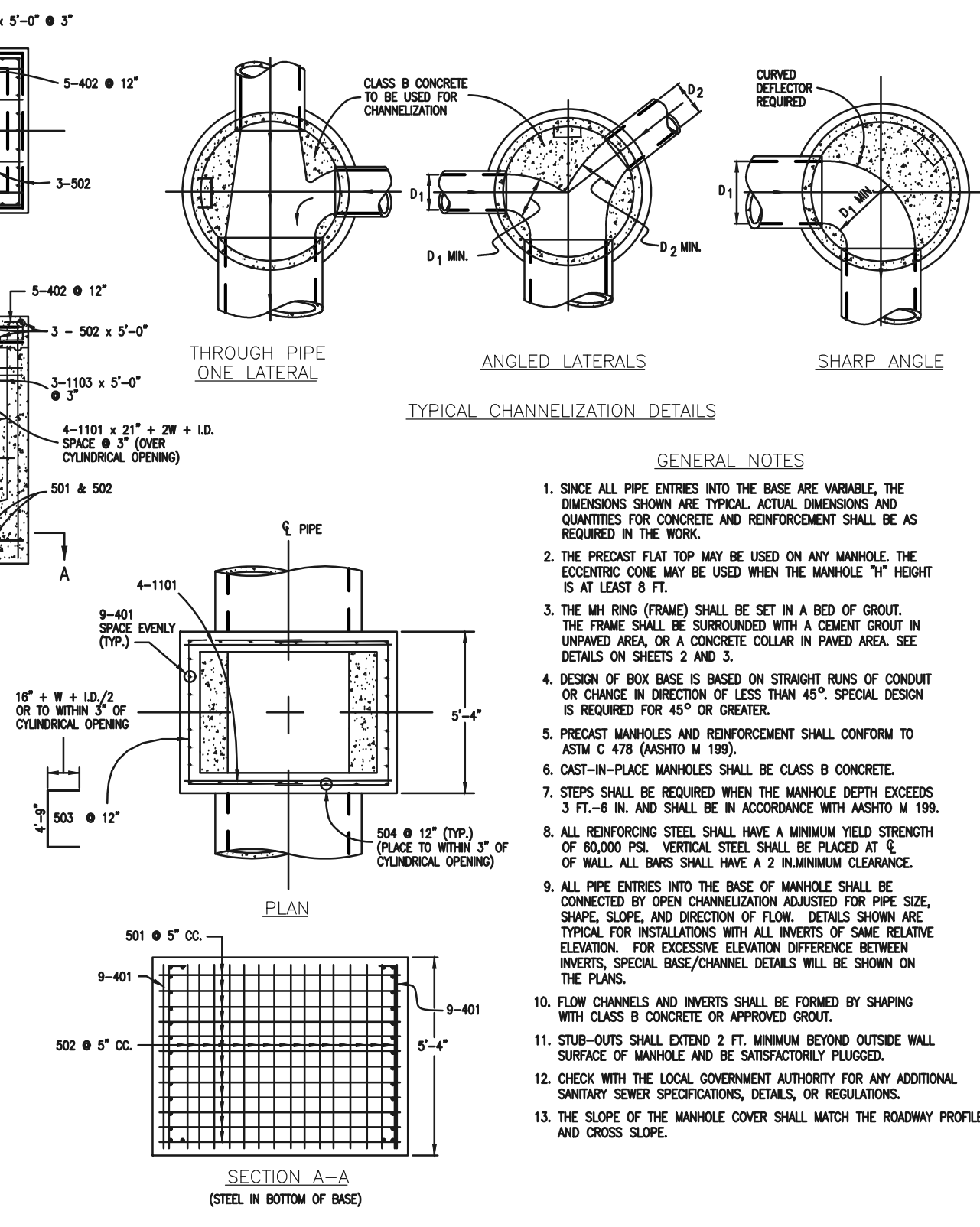
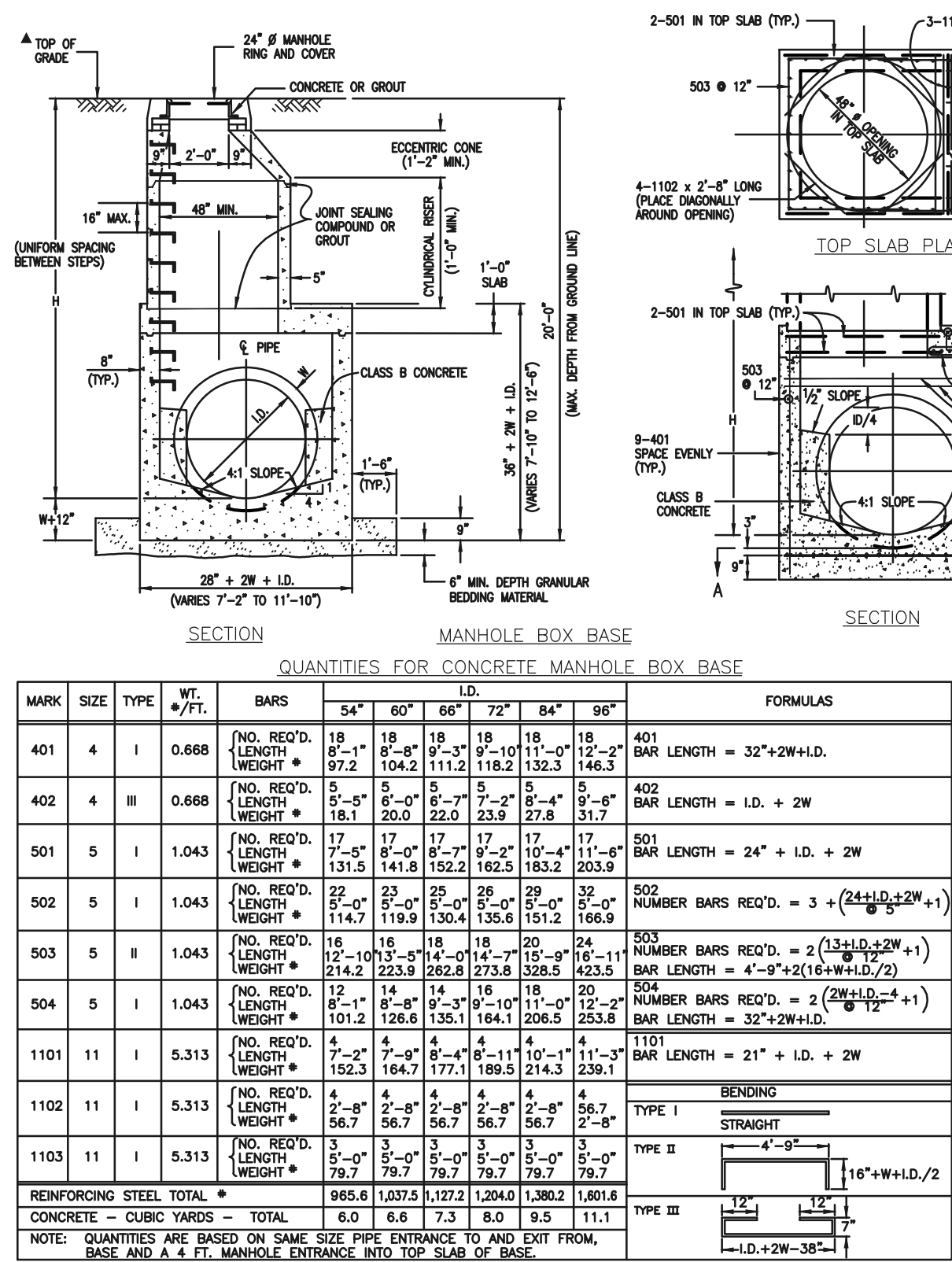
CLASSIC CONSULTING

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

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

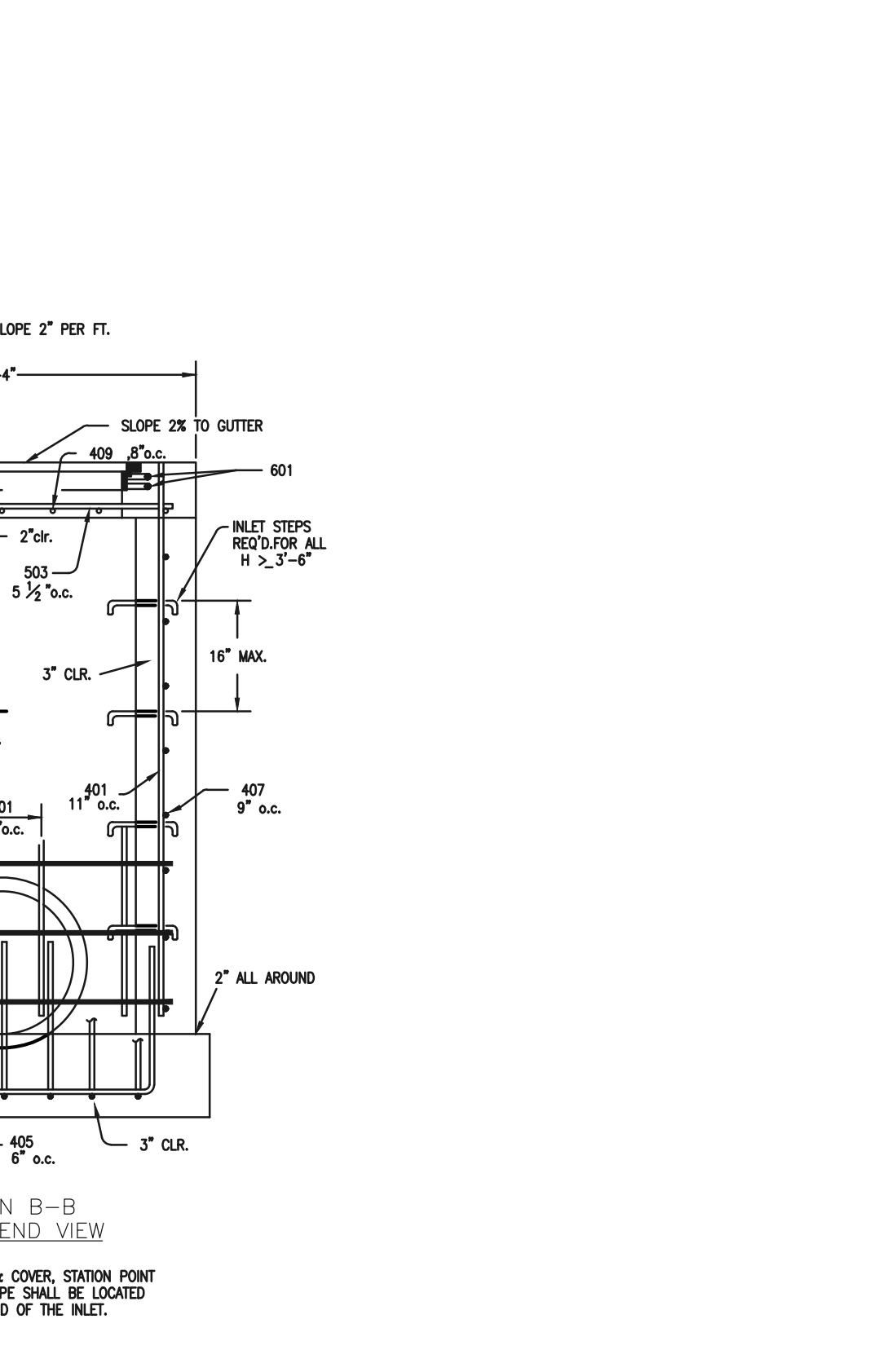
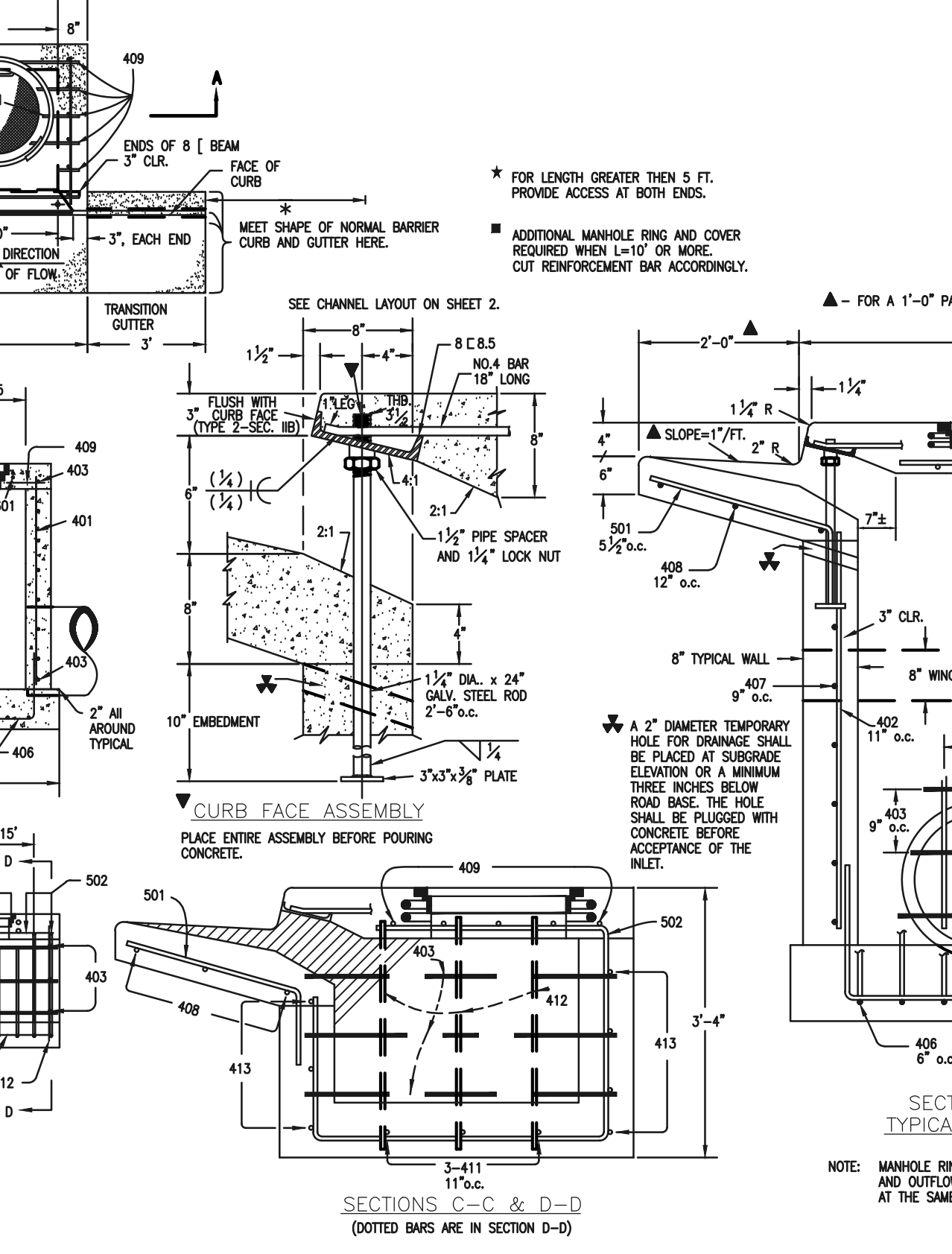
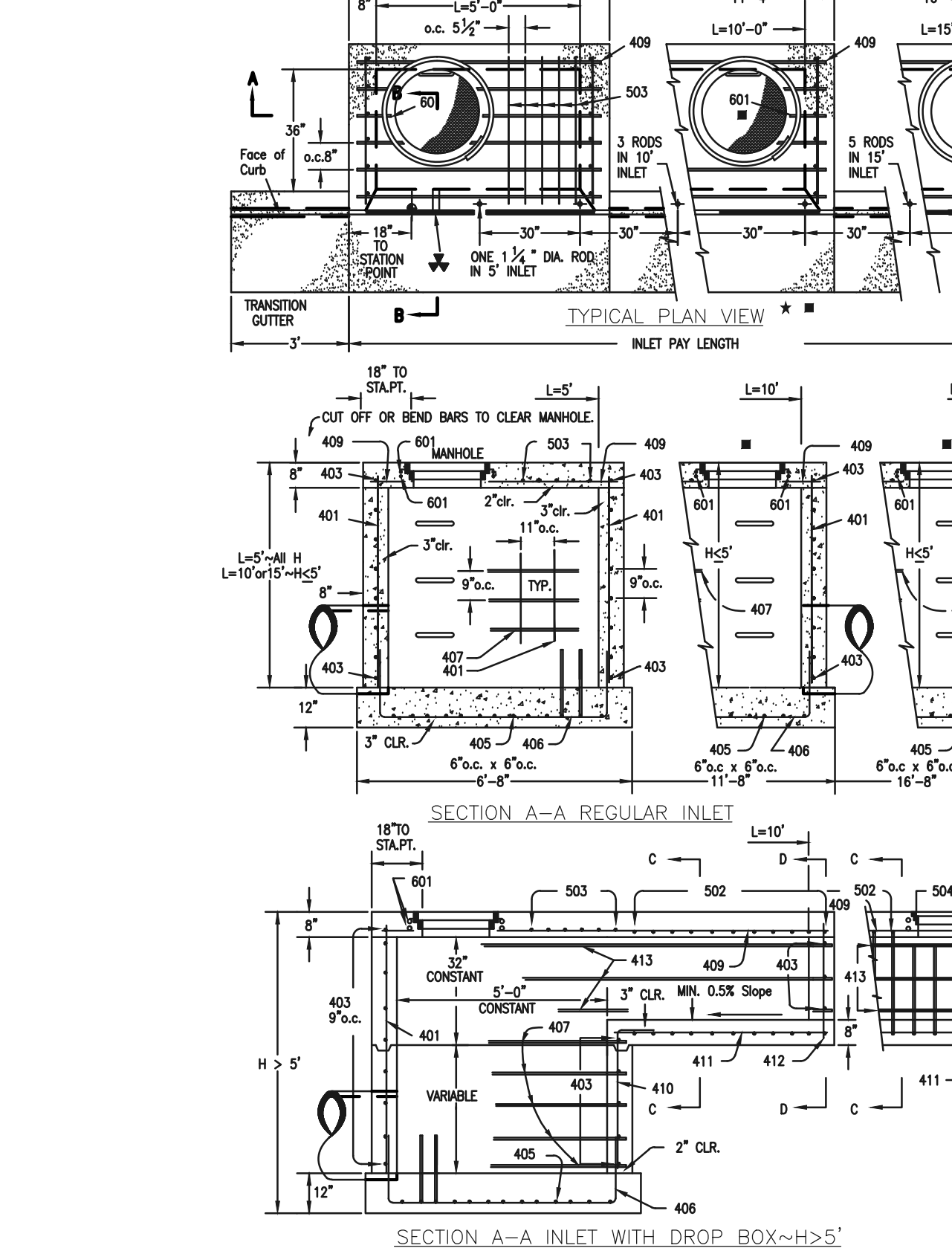
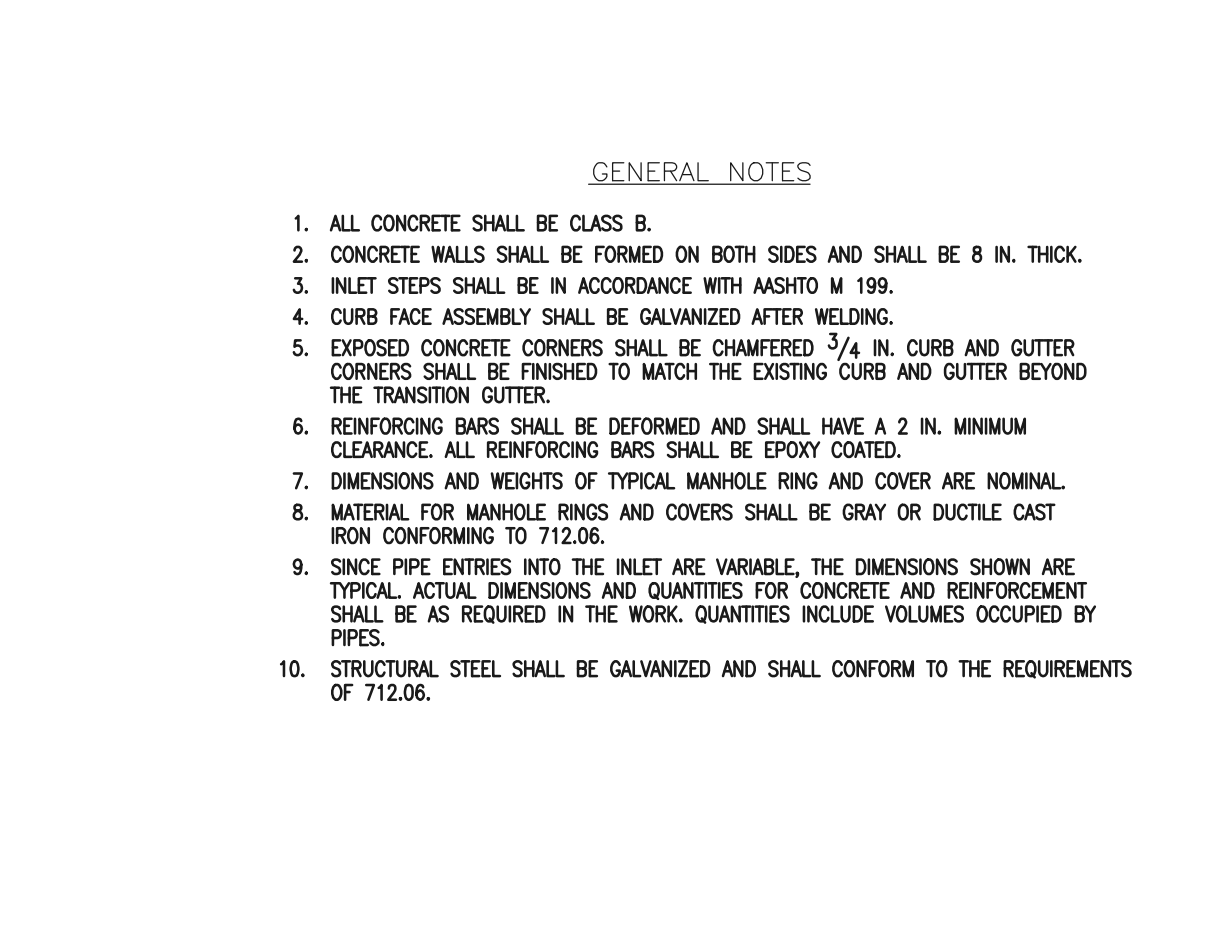
FOURSQUARE AT STERLING RANCH EAST FIL. NO. 1
PRIVATE PERMANENT CONTROL MEASURE
PRIVATE EXTENDED DETENTION BASIN
DETAILS

DESIGNED BY	JRH	SCALE	DATE	08-23-24
DRAWN BY	JRH	(H) 1"= 5'	SHEET	28 OF 29
CHECKED BY	(V) 1"= N/A	JOB NO.	1183.23	



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'	10'	15'	10'	15'	10'	15'			
											NO. REQ'D	LENGTH	NO. REQ'D
401		1\"	II	15	*	21	*	28	*	11	*	11	*
402		1\"	II	7	*	13	*	18	*	7	*	7	*
403		9\"	II	*	4'-10\"	*	4'-0\"	*	4'-0\"	*	4'-0\"	*	4'-10\"
405		6\"	VI	11	6'-10\"	21	6'-10\"	31	6'-10\"	11	6'-10\"	11	6'-10\"
406		6\"	VIII	7	8'-10\"	7	13'-10\"	7	18'-10\"	7	8'-10\"	7	8'-10\"
407		9\"	II	*	5'-10\"	*	11'-10\"	*	15'-10\"	*	5'-10\"	*	5'-10\"
408		12\"	II	3	6'-10\"	3	11'-0\"	3	16'-0\"	3	11'-0\"	3	16'-0\"
409		8\"	II	6	5'-10\"	6	10'-10\"	6	15'-10\"	6	10'-10\"	6	15'-10\"
410		1\"	VII							3	*	3	*
411		1\"	II							3	5'-2\"	3	10'-2\"
412	1\"	II							3	2'-9\"	3	2'-9\"	
413	9\"	II							7	10'-10\"	7	15'-10\"	
501		5 1/2\"	IV	11	3'-4\"	22	3'-4\"	33	3'-4\"	22	3'-4\"	33	3'-4\"
502		5 1/2\"	III							11	11'-5\"	17	11'-5\"
503		5 1/2\"	II	5	3'-6\"	16	3'-6\"	27	3'-6\"	6	3'-6\"	6	3'-6\"
504		5 1/2\"	IX									5	8'-4\"
601		3/4\"											
		2 1/2\"	V	2	8'-10\"	2	8'-10\"	2	8'-10\"	2	8'-10\"	4	8'-10\"
REINFORCING STEEL TOTAL				1	5'-10\"	1	10'-10\"	1	15'-10\"	1	10'-10\"	1	15'-10\"
* USAINS E OFFERS TO TURN TWO				2BARS,1ROD		4BARS,3RODS		8BARS,5RODS		4BARS,3RODS		8BARS,5RODS	



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

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CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

DAVID L. GIBSON, COLORADO LICENSE #46477

DATE

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Colorado Springs, Colorado 80903

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

FOURSQUARE AT STERLING RANCH EAST
FILING NO. 1

DETAILS SHEET

DESIGNED BY JRH SCALE DATE 08-23-24

DRAWN BY JRH (H) 1"= N/A SHEET 29 OF 29

CHECKED BY (V) 1"= N/A JOB NO. 1183.23

N:\118323\DRAWINGS\CONSTRUCTION\STORM\118323-ST-29.dwg, 6/26/2024 10:01:36 AM, 1:1

EPC 9/17/2024