

GENERAL CONSTRUCTION NOTES:

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

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

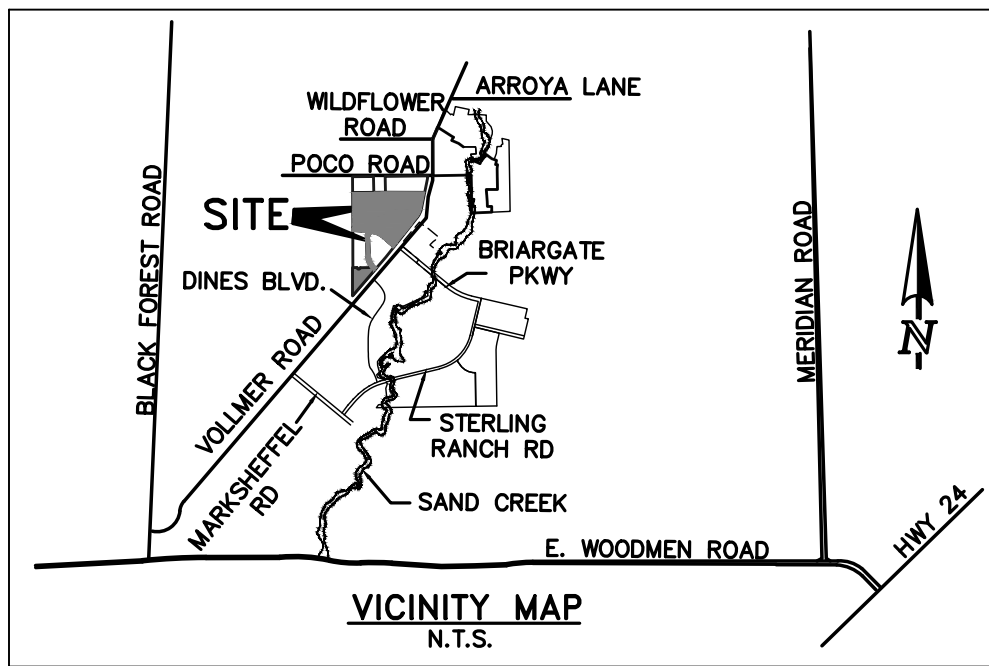
1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - d. CDOT M & S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.
16. EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR THE UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS SHOWN ON THESE PLANS AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION BY APPROVING THESE PLANS. MAINTENANCE AND WATER RIGHTS ARE THE RESPONSIBILITY OF THE DEVELOPER AND STERLING RANCH METROPOLITAN DISTRICT NO. 3.

RETREAT AT PRAIRIERIDGE FILING NO. 2

COUNTY OF EL PASO, STATE OF COLORADO

CONSTRUCTION DRAWINGS

JUNE 2026



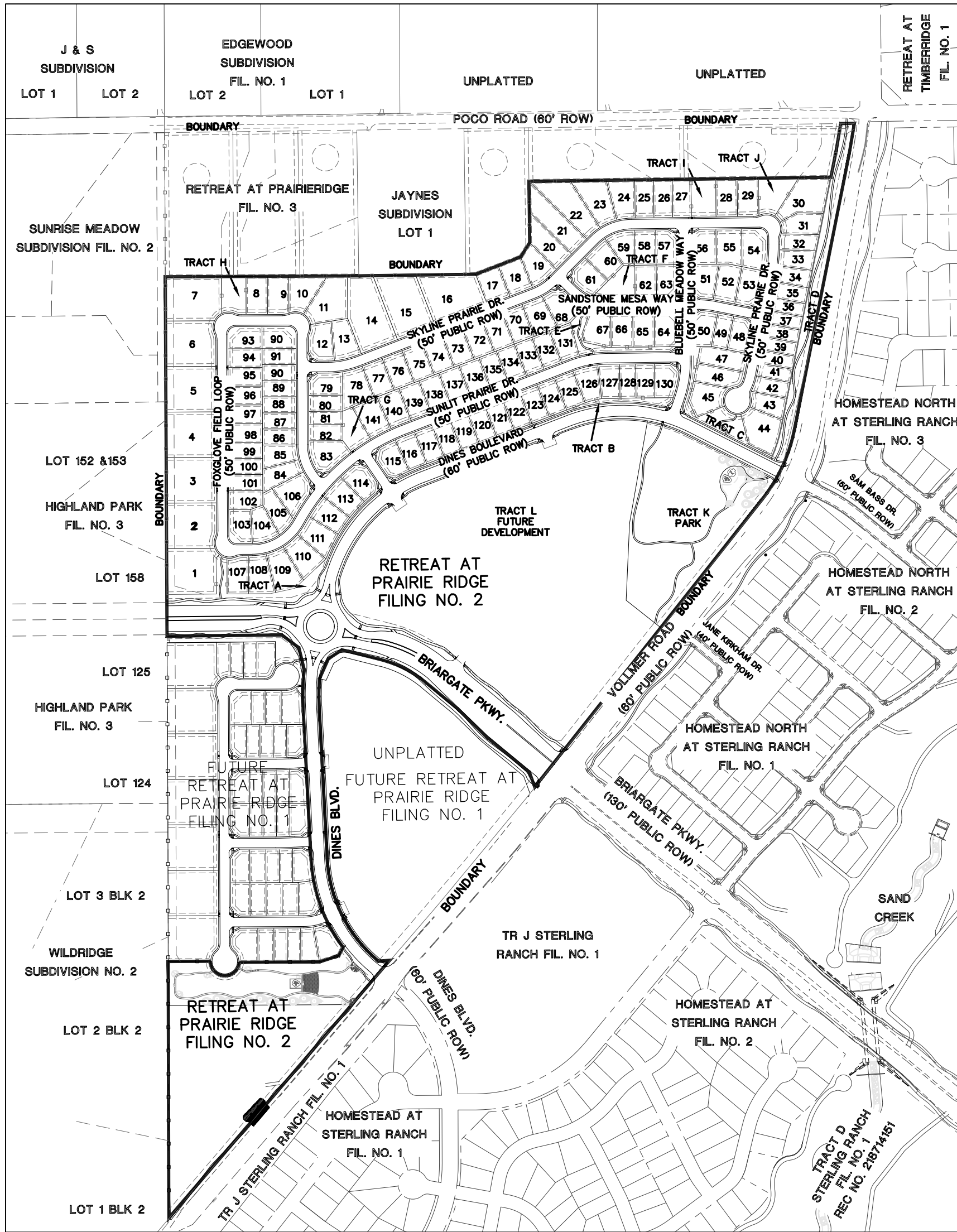
SHEET INDEX	
SHEET	TITLE
T001	TITLE SHEET
E001	ELECTRICAL LEGEND
E101	LIGHTING SITE PLAN - PHASE 1
E102	HORIZONTAL LIGHTING PHOTOMETRICS - PHASE 1 AREA A
E104	VERTICAL LIGHTING PHOTOMETRICS - PHASE 1 AREA A
E500	ELECTRICAL DETAILS
E501	ELECTRICAL DETAILS
E502	ELECTRICAL DETAILS

AGENCIES:

OWNER/DEVELOPER:	CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DR. COLORADO SPRINGS, CO 80921 MR. LOREN J. MORELAND (719) 592-9333
ELECTRICAL ENGINEER:	PLANT ENGINEERING CONSULTANTS, INC. 320 WEST FILLMORE STREET COLORADO SPRINGS, COLORADO 80907 MR. MITCHELL PLANT, P.E. (719) 473-7077
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, COLORADO 80910 MS. CHARLENE DURHAM (719) 520-7951
GAS COMPANY:	BLACKHILLS ENERGY 37 WIDEFIELD BOULEVARD WIDEFIELD, COLORADO 80911 MR. GEORGE M. PETERSON, (719) 392-3491
ELECTRIC COMPANY:	MOUNTAIN VIEW ELECTRIC LIMON, COLORADO 80828 MR. LES ULFERS, (719) 495-2283
FIRE DISTRICT:	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACOUT ROAD COLORADO SPRINGS, CO 80908 INTERM. CHIEF JOSH BARTLETT, (719) 495-4300
TELEPHONE COMPANY:	CENTURY LINK (LOCATORS) 811 AT & T (LOCATORS) 811

BENCHMARKS:

- A. EAST 1/16TH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN LOCATED AT SOUTHEAST CORNER OF VOLLMER ROAD AND POCO ROAD APPROXIMATELY 50 FEET SOUTH OF THE CENTERLINE OF POCO ROAD. ELEVATION = 7211.95
- B. THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN, BEING 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.



KEY MAP

SCALE: 1" = 400'



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 CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

Mitchell P. Plant
MITCHELL P. PLANT, P.E., COLORADO P.E. #51074
FOR AND ON THE BEHALF OF PLANT ENGINEERING CONSULTANTS, INC.
DATE 06/10/2026

OWNER/DEVELOPER'S STATEMENT:

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

Loren J. Moreland
LOREN J. MORELAND, VICE PRESIDENT/PROJECT MANAGER, CLASSIC HOMES
FOR AND ON BEHALF OF ELITE PROPERTIES OF AMERICA, INC.
DATE 6/10/2026

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

JOSHUA J. PALMER, P.E.
COUNTY ENGINEER / EGM ADMINISTRATOR
DATE 6/18/2026

PCD No. SF259

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 <i>Mitchell P. Plant</i> MITCHELL P. PLANT, P.E., COLORADO P.E. #51074 DATE 06/10/2026	PLANT ENGINEERING CONSULTANTS 320 WEST FILLMORE STREET COLORADO SPRINGS CO 80907 719 473 7077 PLANT PROJ #25111 www.planteci.com	RETREAT AT PRAIRIERIDGE FILING NO. 2 CONSTRUCTION PLANS TITLE SHEET
DESIGNED BY	CAO	SCALE	DATE	6-10-2025	
DRAWN BY	CAO	(H) 1"=	N/A	SHEET 1 OF 8	
CHECKED BY	MPP	(V) 1"=	N/A	JOB NO. 25111	

JUNE 2026

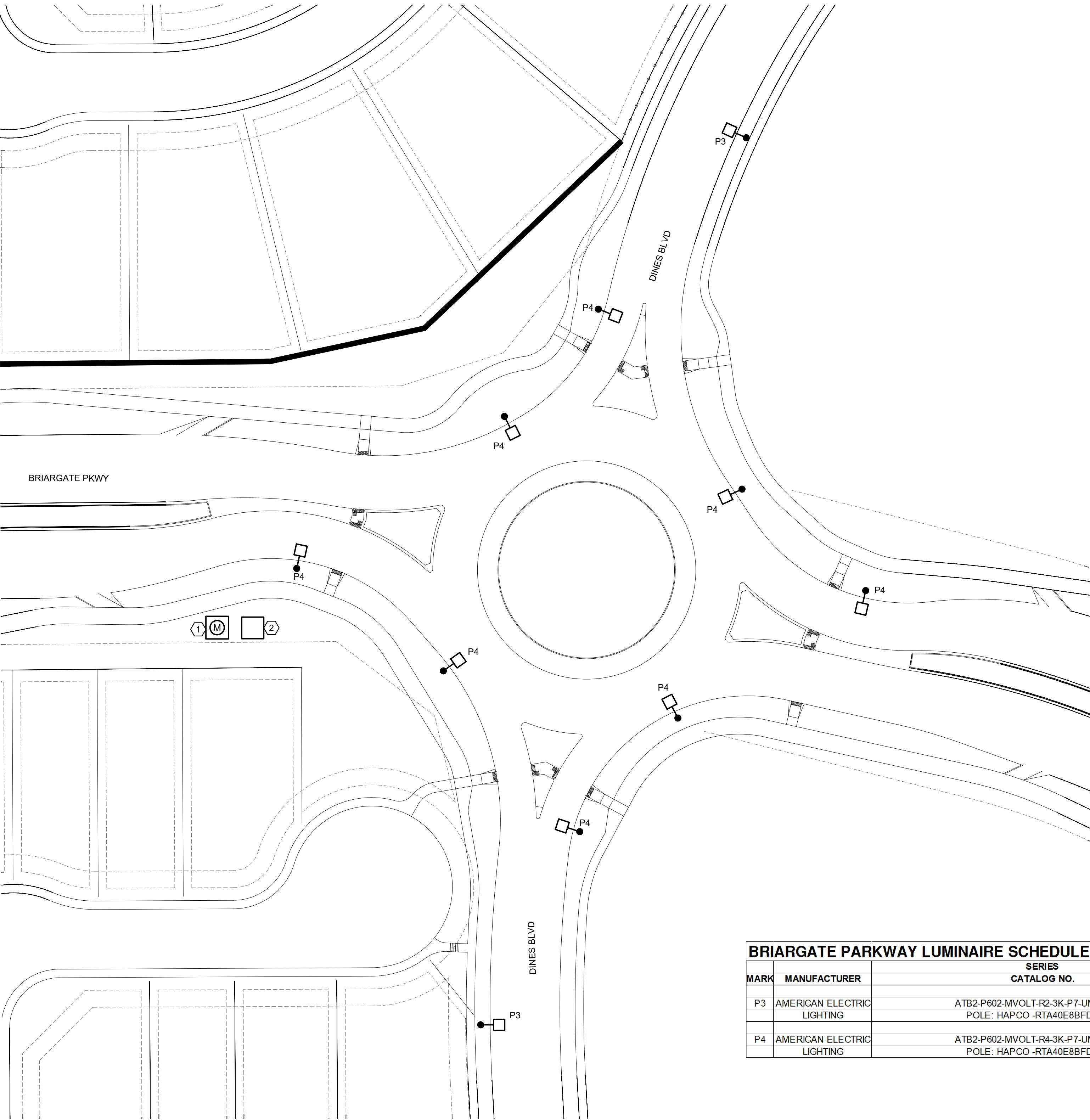
CODE REFERENCE	
ELEVATION	JURISDICTION
6035 FT	COLORADO SPRINGS, COLORADO
YEAR	ADOPTED CODE
2023	REGIONAL BUILDING CODE
2021	INTERNATIONAL BUILDING CODE
2021	INTERNATIONAL FIRE CODE
2021	INTERNATIONAL MECHANICAL CODE
2021	INTERNATIONAL PLUMBING CODE
2021	INTERNATIONAL FUEL GAS CODE
2021	INTERNATIONAL ENERGY CONSERVATION CODE
2023	NATIONAL ELECTRICAL CODE

A. A FINAL COMMISSIONING REPORT SHALL BE DELIVERED TO THE BUILDING OWNER PER SECTION C408.2.5 OF THE 2021 IECC. COMMISSIONING, REPORT PREPARATION, AND REVIEW OF THIS REPORT ARE NOT IN THE ENGINEER'S SCOPE OF WORK.

B. ELECTRICAL DESIGN COMPLIES WITH THE MAXIMUM VOLTAGE DROP OF 5% (ACROSS THE COMBINATION OF CUSTOMER-OWNED SERVICE ENTRANCE CONDUCTORS, FEEDERS, AND BRANCH CIRCUITS) PER C408.10 FOR ALL NEW FEEDERS AND BRANCH CIRCUITS. REVIEW OF EXISTING TO-REMAIN CONDITIONS FOR VOLTAGE DROP IS NOT IN THE ENGINEER'S SCOPE OF WORK.

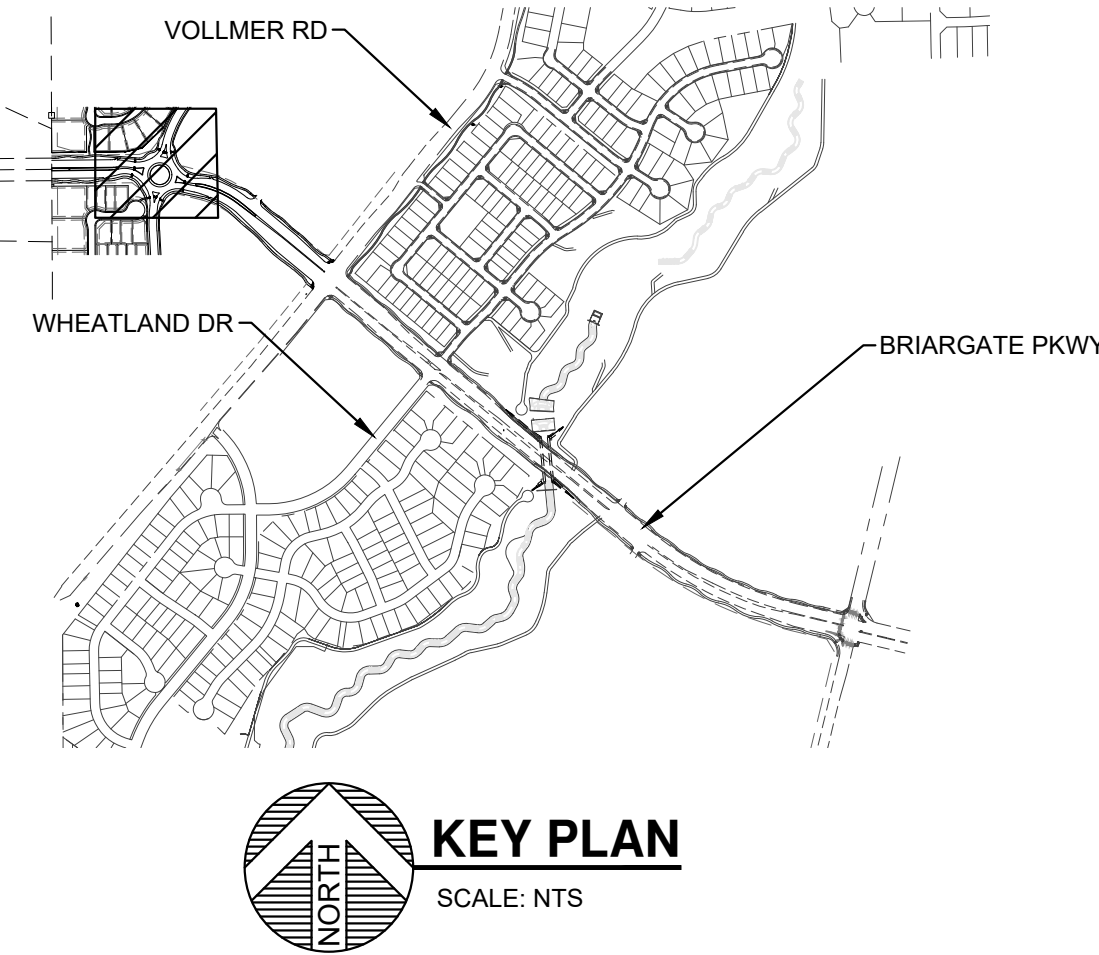
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					PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC						
					 MITCHELL P. PLANT, P.E., COLORADO P.E. #51074		06/10/2026 DATE				
							DESIGNED BY	CAO	SCALE	DATE	6-10-2025
							DRAWN BY	CAO	(H) 1"= N/A	SHEET	2 OF 8
							CHECKED BY	MPP	(V) 1"= N/A	JOB NO.	25111

RETREAT AT PRAIRIERIDGE FILING NO. 2
COUNTY OF EL PASO, STATE OF COLORADO
CONSTRUCTION DRAWINGS
JUNE 2026



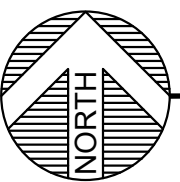
KEYED NOTES

- ① APPROXIMATE LOCATION OF METER PEDESTAL. SEE E502 FOR MORE DETAILS.
- ② APPROXIMATE LOCATION OF LIGHTING CONTROL PANEL. SEE E502 FOR MORE DETAILS.



BRIARGATE PARKWAY LUMINAIRE SCHEDULE - PHASE 1 - WEST

MARK	MANUFACTURER	SERIES CATALOG NO.	LAMPS QTY/TYPE	LUMEN	FINISH	MOUNTING	WATTAGE	VOLTAGE	REMARKS
P3	AMERICAN ELECTRIC LIGHTING	ATB2-P602-MVOLT-R2-3K-P7-UMR-GRAY POLE: HAPCO-RTA40E8BFD16-GC	LED 3000K 70CRI	29,188	GRAY	SINGLE HEAD POLE AT 40' AFG	196	120-277	31"LX14"WX5"H LED RADWAY FIXTURE, 0-10V DIMMING, TYPE 2 DISTRIBUTION, 0% UPLIGHT, IP66, 7 PIN CONTROL, -40 DEG C TO 40 DEG. C
P4	AMERICAN ELECTRIC LIGHTING	ATB2-P602-MVOLT-R4-3K-P7-UMR-GRAY POLE: HAPCO-RTA40E8BFD16-GC	LED 3000K 70CRI	29,188	GRAY	SINGLE HEAD POLE AT 40' AFG	196	120-277	31"LX14"WX5"H LED RADWAY FIXTURE, 0-10V DIMMING, TYPE 4 DISTRIBUTION, 0% UPLIGHT, IP66, 7 PIN CONTROL, -40 DEG C TO 40 DEG. C



LIGHTING SITE PLAN - PHASE 1

SCALE: 1" = 40'-0"

48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS

811

UTILITY NOTIFICATION CENTER OF COLORADO
IT'S THE LAW

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NO. REVISION

DATE

REVIEW:

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

Mitchell P. Plant
MITCHELL P. PLANT, P.E., COLORADO P.E. #51074

06/10/2026
DATE

PLANT
ENGINEERING CONSULTANTS
320 WEST FILLMORE STREET COLORADO SPRINGS CO 80907
719 473 7077 PLANT PROJ #25111 www.planteci.com

RETREAT AT PRAIRIERIDGE FILING NO. 2
CONSTRUCTION PLANS
LIGHTING SITE PLAN - PHASE 1

DESIGNED BY	CAO	SCALE	DATE	6-10-2025
DRAWN BY	CAO	(H) 1"= 40'	SHEET 3 OF 8	
CHECKED BY	MPP	(V) 1"= 40'	JOB NO.	25111

RETREAT AT PRAIRIERIDGE FILING NO. 2

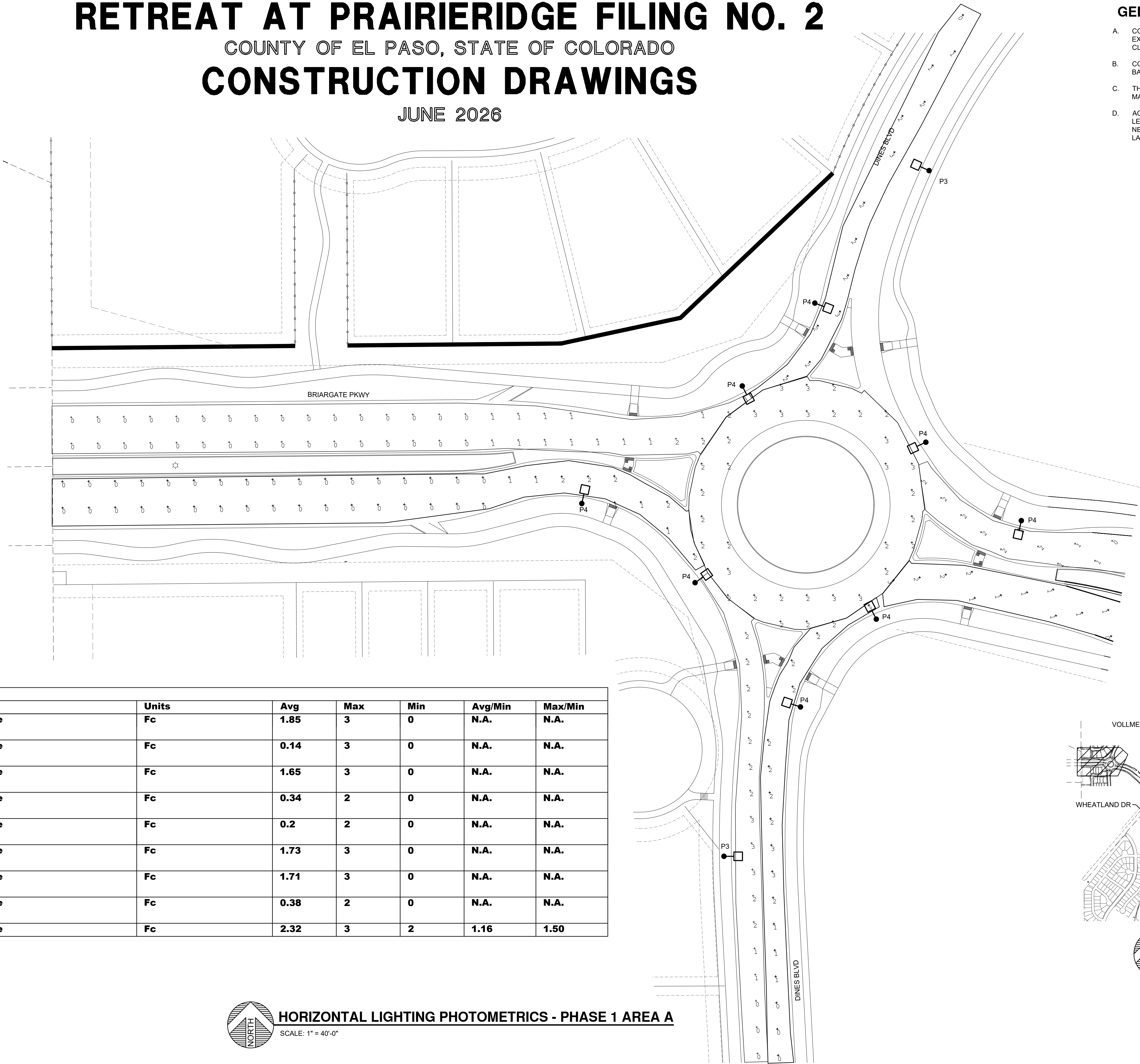
COUNTY OF EL PASO, STATE OF COLORADO

CONSTRUCTION DRAWINGS

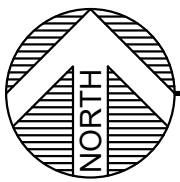
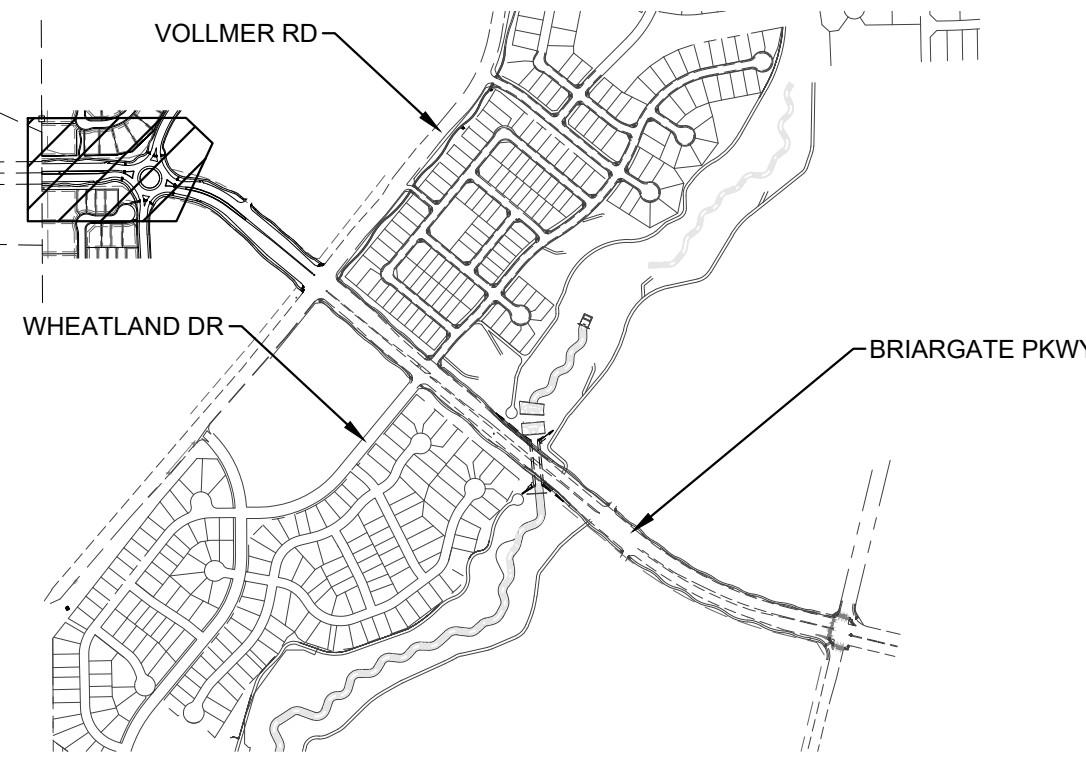
JUNE 2026

GENERAL NOTES

- A. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY EXCAVATION. NOT ALL EXISTING CONDITIONS ARE SHOWN FOR CLARITY.
- B. CONTRACTOR SHALL PROVIDE ALL REQUIRED CUTTING, TRENCHING, BACKFILLING, AND RESTORATION.
- C. THESE PHOTOMETRIC CALCULATIONS ARE BASED ON MANUFACTURER'S IES FILES AND 0.95 LIGHT DEPRECIATION FACTOR.
- D. ACTUAL ILLUMINANCE LEVELS MAY DIFFER FROM THE FOOT CANDLE LEVELS SHOWN DUE TO VARIABLE FIELD CONDITIONS, SUCH AS NEARBY EXISTING LUMINAIRES, LUMINAIRE DIRT DEPRECIATION, LANDSCAPING, AND FUTURE DEVELOPMENTS.



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Incoming Traffic North Of Roundabout	Illuminance	Fc	1.85	3	0	N.A.	N.A.
Incoming Traffic Roundabout and Vollmer Intersection	Illuminance	Fc	0.14	3	0	N.A.	N.A.
Incoming Traffic South of Roundabout	Illuminance	Fc	1.65	3	0	N.A.	N.A.
Incoming Traffic West Of Roundabout	Illuminance	Fc	0.34	2	0	N.A.	N.A.
Outgoing Traffic from Vollmer Intersection to Roundabout	Illuminance	Fc	0.2	2	0	N.A.	N.A.
Outgoing Traffic North Of Roundabout	Illuminance	Fc	1.73	3	0	N.A.	N.A.
Outgoing Traffic South Of Roundabout	Illuminance	Fc	1.71	3	0	N.A.	N.A.
Outgoing Traffic West of Roundabout	Illuminance	Fc	0.38	2	0	N.A.	N.A.
Roundabout	Illuminance	Fc	2.32	3	2	1.16	1.50



HORIZONTAL LIGHTING PHOTOMETRICS - PHASE 1 AREA A

SCALE: 1" = 40'-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

Mitchell P. Plant
MITCHELL P. PLANT, P.E., COLORADO P.E. #51074

06/10/2026
DATE

PLANT
ENGINEERING CONSULTANTS
320 WEST FILLMORE STREET COLORADO SPRINGS CO 80907
719 473 7077 PLANT PROJ #25111 www.planteci.com

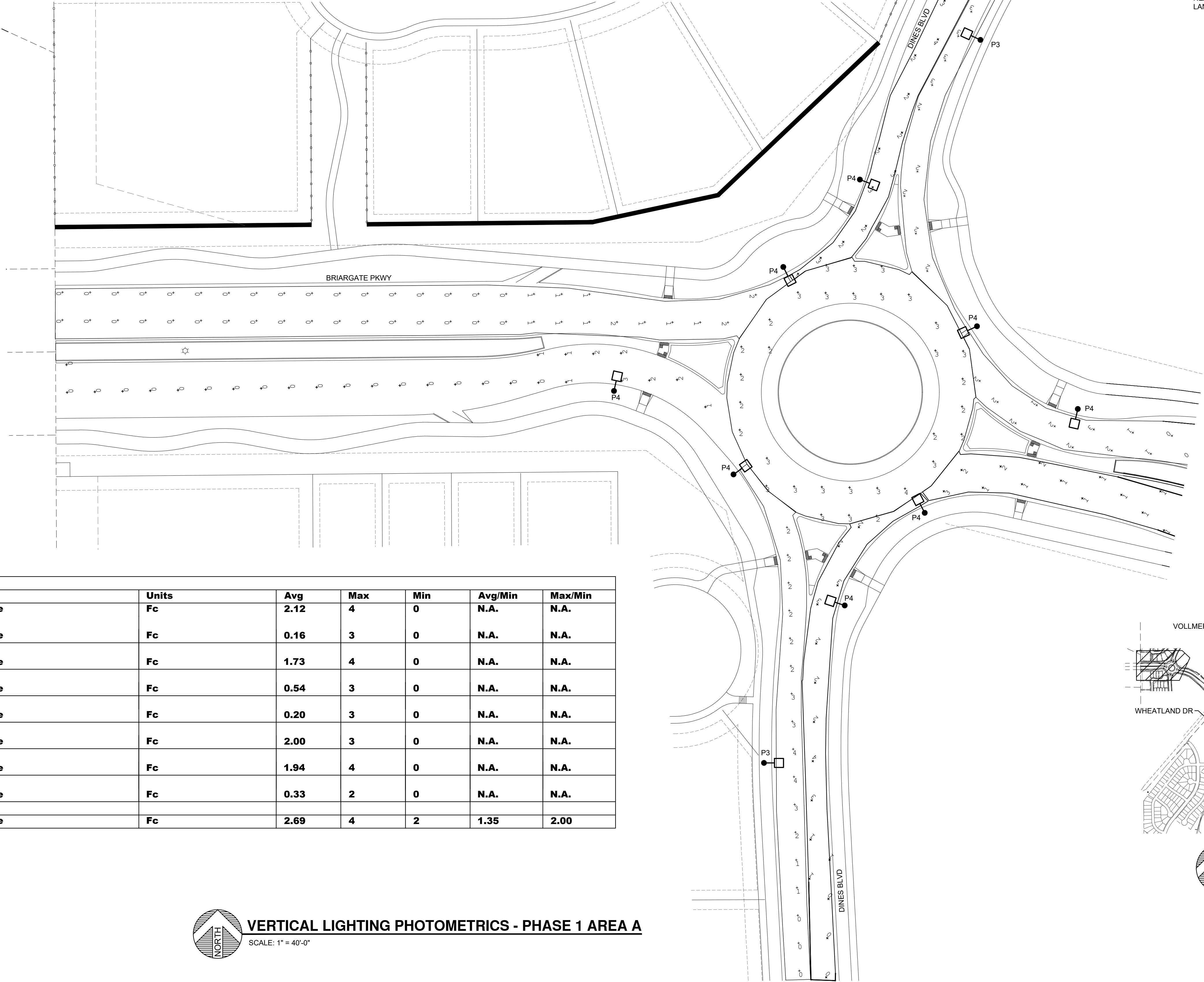
RETREAT AT PRAIRIERIDGE FILING NO. 2
CONSTRUCTION PLANS
HORIZONTAL LIGHTING PHOTOMETRICS - PHASE 1
AREA A

DESIGNED BY	CAO	SCALE	DATE	6-10-2025
DRAWN BY	CAO	(H) 1"= 40'	SHEET 4 OF 8	
CHECKED BY	MPP	(V) 1"= 40'	JOB NO.	25111

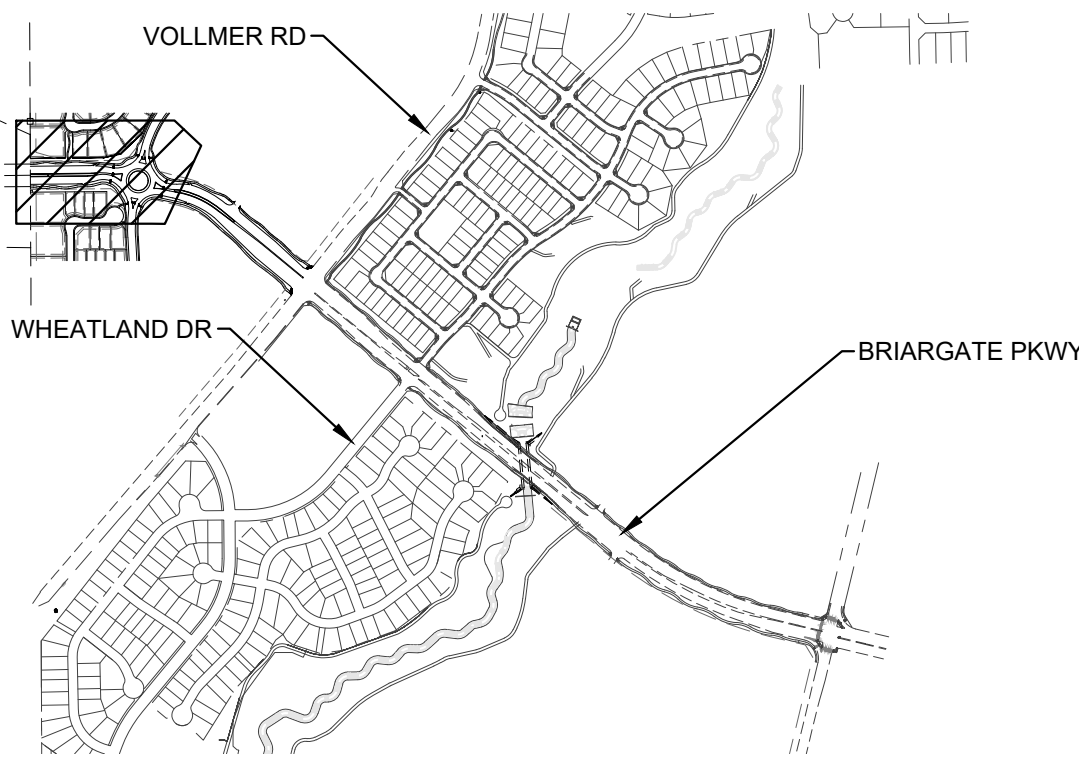
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COUNTY OF EL PASO, STATE OF COLORADO
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JUNE 2026

GENERAL NOTES

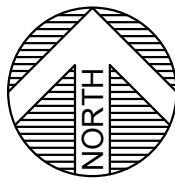
- A. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY EXCAVATION. NOT ALL EXISTING CONDITIONS ARE SHOWN FOR CLARITY.
- B. CONTRACTOR SHALL PROVIDE ALL REQUIRED CUTTING, TRENCHING, BACKFILLING, AND RESTORATION.
- C. THESE PHOTOMETRIC CALCULATIONS ARE BASED ON MANUFACTURER'S IES FILES AND 0.95 LIGHT DEPRECIATION FACTOR.
- D. ACTUAL ILLUMINANCE LEVELS MAY DIFFER FROM THE FOOT CANDLE LEVELS SHOWN DUE TO VARIABLE FIELD CONDITIONS, SUCH AS NEARBY EXISTING LUMINAIRES, LUMINAIRE DIRT DEPRECIATION, LANDSCAPING, AND FUTURE DEVELOPMENTS.



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Incoming Traffic North Of Roundabout	Illuminance	Fc	2.12	4	0	N.A.	N.A.
Incoming Traffic Roundabout and Vollmer Intersection	Illuminance	Fc	0.16	3	0	N.A.	N.A.
Incoming Traffic South Of Roundabout	Illuminance	Fc	1.73	4	0	N.A.	N.A.
Incoming Traffic West Of Roundabout	Illuminance	Fc	0.54	3	0	N.A.	N.A.
Roundabout Outgoing Traffic from Vollmer Intersection to Roundabout	Illuminance	Fc	0.20	3	0	N.A.	N.A.
Roundabout Outgoing Traffic North Of Roundabout	Illuminance	Fc	2.00	3	0	N.A.	N.A.
Roundabout Outgoing Traffic South Of Roundabout	Illuminance	Fc	1.94	4	0	N.A.	N.A.
Roundabout Outgoing Traffic West of Roundabout	Illuminance	Fc	0.33	2	0	N.A.	N.A.
Roundabout	Illuminance	Fc	2.69	4	2	1.35	2.00



KEY PLAN
SCALE: NTS



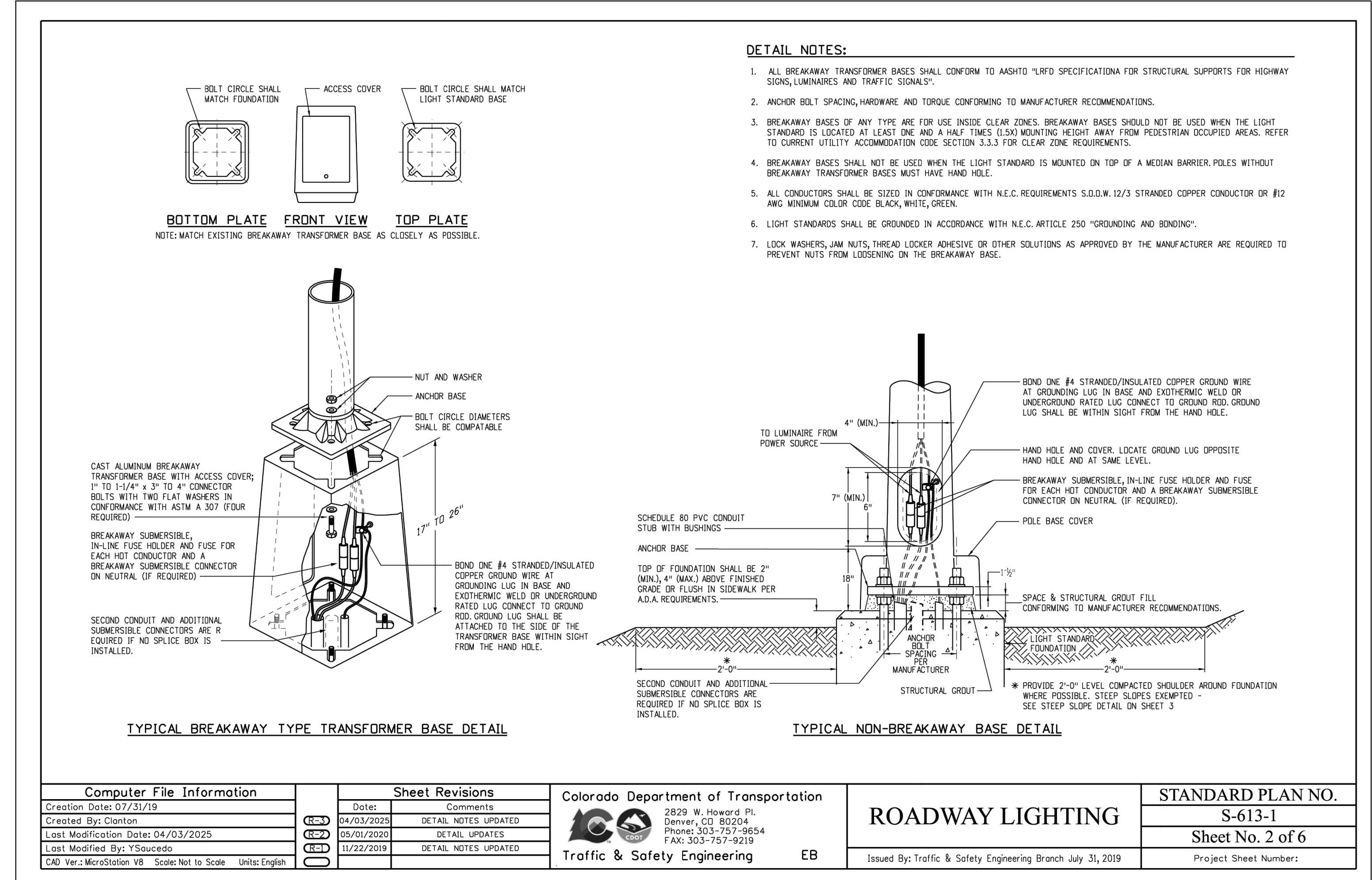
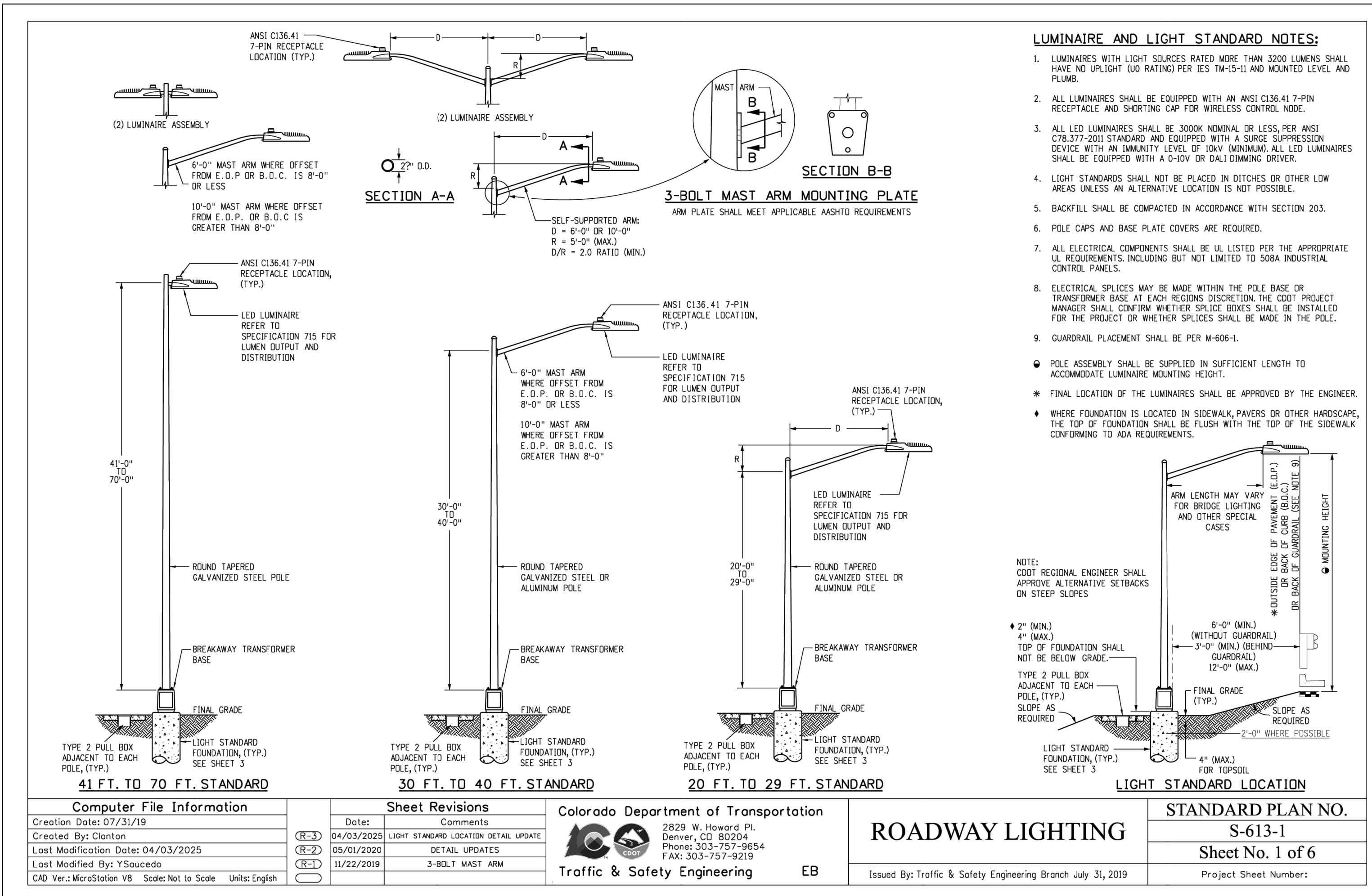
VERTICAL LIGHTING PHOTOMETRICS - PHASE 1 AREA A
SCALE: 1" = 40'-0"

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:	PLANT ENGINEERING CONSULTANTS 320 WEST FILLMORE STREET COLORADO SPRINGS CO 80907 719 473 7077 PLANT PROJ #25111 www.planteci.com	RETREAT AT PRAIRIERIDGE FILING NO. 2 CONSTRUCTION PLANS VERTICAL LIGHTING PHOTOMETRICS - PHASE 1 AREA A
			PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC		
			<i>Mitchell P. Plant</i> MITCHELL P. PLANT, P.E., COLORADO P.E. #51074		
			06/10/2026 DATE		
					DESIGNED BY CAO SCALE (H) 1"= 40' (V) 1"= 40' DATE 6-10-2025
					DRAWN BY CAO SHEET 5 OF 8
					CHECKED BY MPP JOB NO. 25111

COUNTY OF EL PASO, STATE OF COLORADO

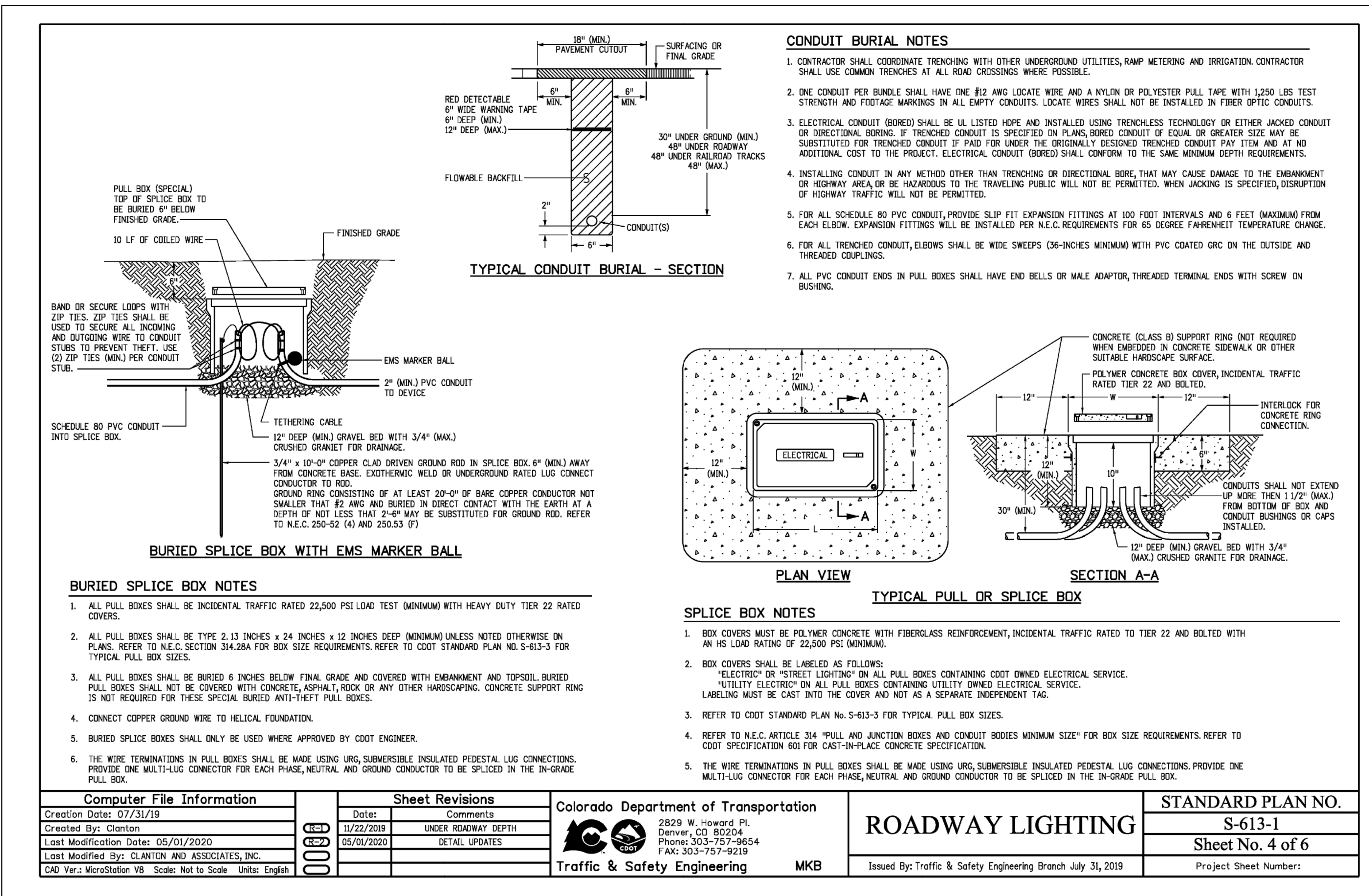
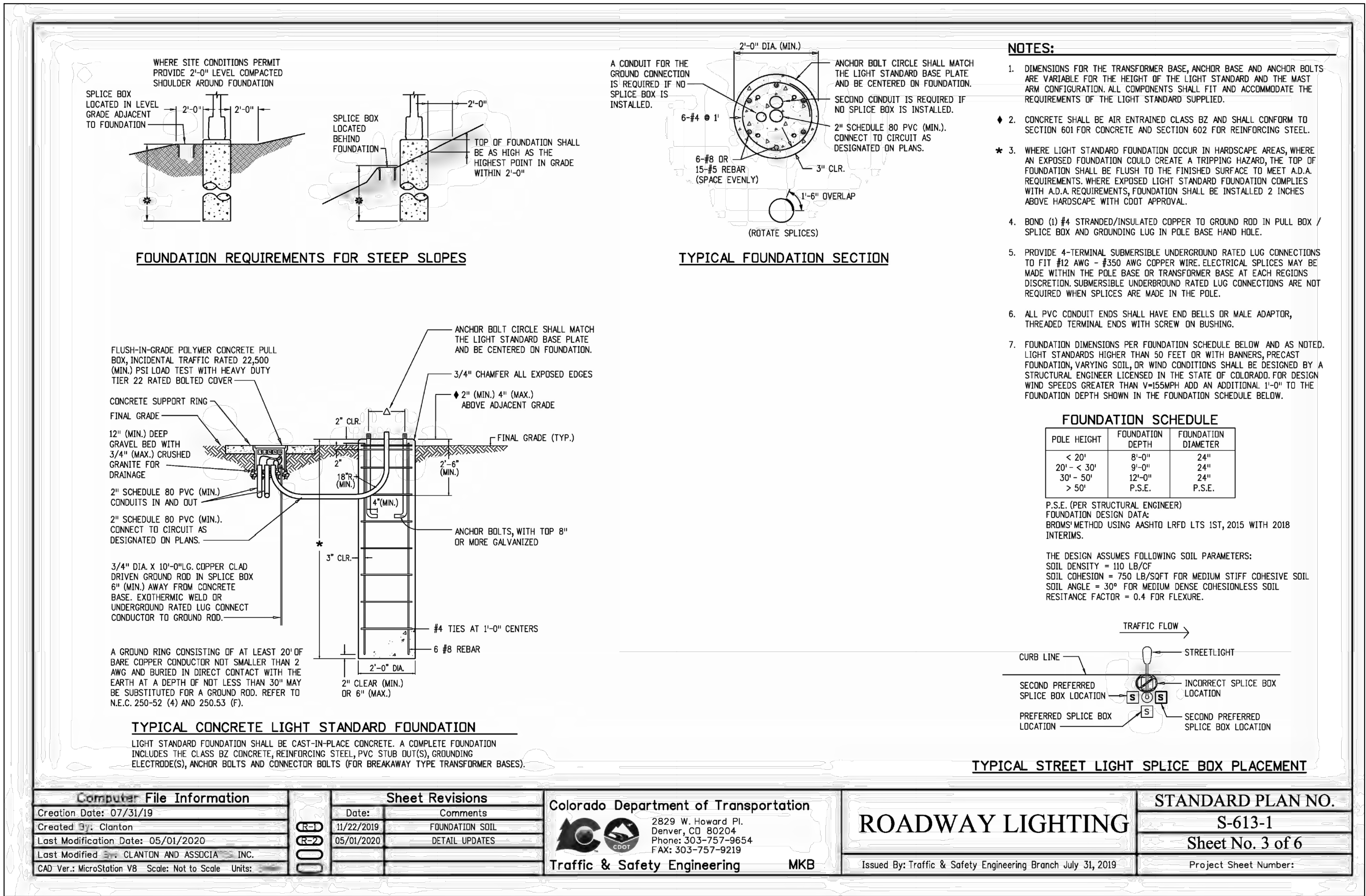
CONSTRUCTION DRAWINGS

JUNE 2026



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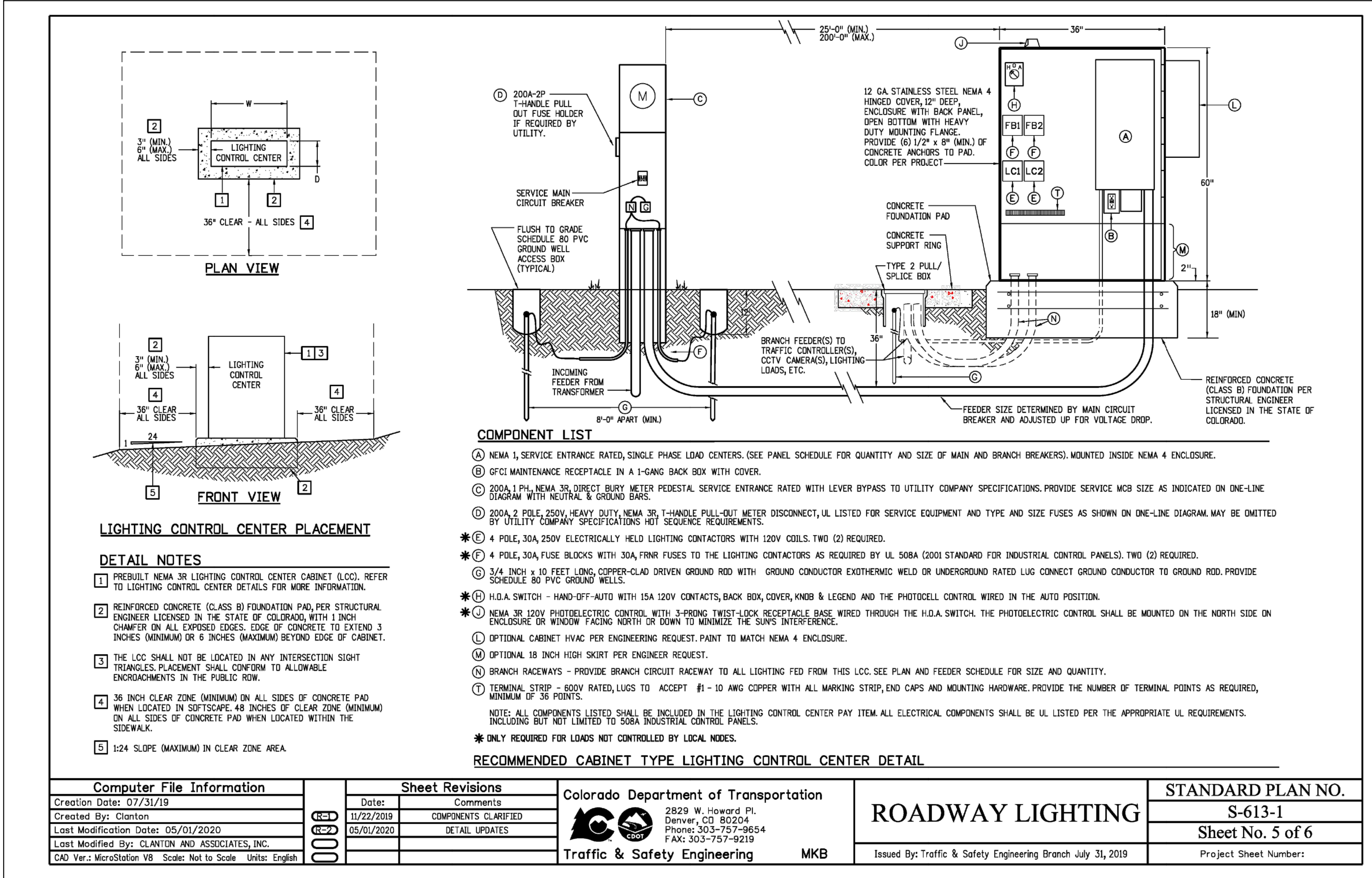
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