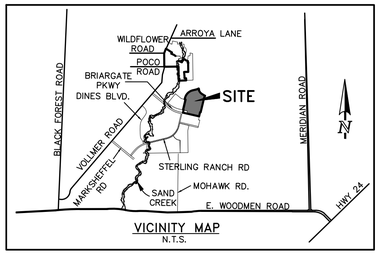
STERLING RANCH EAST FILING NO. 6

COUNTY OF EL PASO, STATE OF COLORADO

CONSTRUCTION DRAWINGS

OCTOBER 2025



VICINITY MAP
N.T.S.

KEY MAP
SCALE: 1" = 200'

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.

SIGNING AND STRIPING NOTES:

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. 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.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. 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.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. 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."
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. 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.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. 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. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
12. 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.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT **(719) 520-6819** PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. 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:

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 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.

AGENCIES:

OWNER/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, COLORADO 80903 MR. MARC A. WHORTON, P.E. (719) 785-2802
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 P.O. BOX 1600 LIMON, COLORADO 80828 MR. LES ULFERS, (719) 495-2283
FIRE DISTRICT:	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK, (719) 495-4300
TELEPHONE COMPANY:	CENTURY LINK (LOCATORS) 811 AT & T (LOCATORS) 811

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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.

MARC A. WHORTON, COLORADO P.E. #37155 — DATE
FOR AND ON THE BEFALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS

OWNER/DEVELOPER'S STATEMENT:

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

LOREN J. MORELAND, VICE PRESIDENT/PROJECT MANAGER, CLASSIC HOMES — DATE
FOR AND ON BEHALF OF ELITE PROPERTIES OF AMERICA, INC.

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 PALMER, P.E. — DATE
COUNTY ENGINEER / ECM ADMINISTRATOR

PCD No. SF-XXXX

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

MARC A. WHORTON, COLORADO P.E. #37155 — DATE

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

STERLING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
TITLE SHEET

CLASSIC CONSULTING

DESIGNED BY	MAW	SCALE		DATE	5-1-2025
DRAWN BY	ESO	(H) 1"= N/A		SHEET	1 OF 49
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.60

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STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS:

1. 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.

2. 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 TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.

3. 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. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR AND 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.

4. 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.

5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT MAY CONTRIBUTE POLLUTANTS TO STORMWATER. TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.

6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES IS NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.

7. 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.

8. 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 PLAN 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.

9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE HYDROLOGY OR HYDRAULICS OS A PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.

10. 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.

11. 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 LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).

12. 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.

13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.

14. DURING DEWATERING OPERATIONS: 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..

15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.

16. 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 DISCHAGED AT THE SITE.

17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED 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.

18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.

19. 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.

20. 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.

21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF A SPECIFIC 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.

22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER LIQUID CHEMICALS IN AXCESS 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 FACILITIES.

23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.

24. 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 LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.

25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.

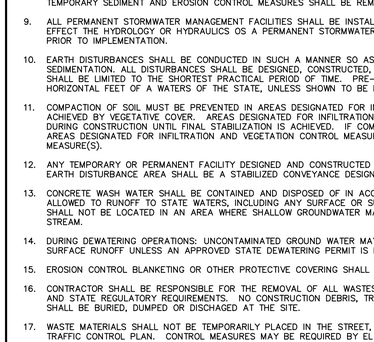
26. PRIOR TO CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.

27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.

28. THE SOILS REPORTS FOR THIS SITE HAVE BEEN PREPARED BY ENTECH ENGINEERING, INC. TITLED "SOILS AND GEOLOGY STUDY – STERLING RANCH EAST FILING NO. 5", DATED JUNE 27, 2023. THIS REPORT SHALL BE CONSIDERED A PART OF THESE PLANS.

29. 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
WQCD – PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT



NOTES:

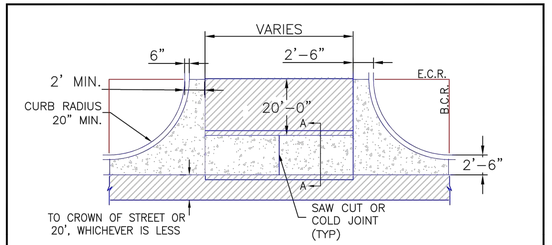
1.) DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.

2.) SEE PLANS FOR EASEMENTS WITHIN TRACTS

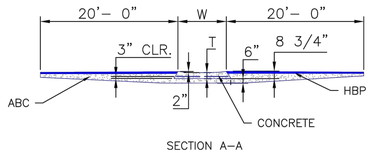
3.) DEPENDING UPON FINAL UTILITY DESIGN, SOME OF THE SIDE AND REAR EASEMENTS MAY NOT BE UTILIZED.

4.) UTILITY EASEMENT USE WITHIN FOREST MITIGATION AREAS WILL BE MINIMIZED AS MUCH AS POSSIBLE.

DETAIL: TYPICAL LOT EASEMENTS
N.T.S.



PLAN VIEW



SECTION A-A

NOTES

1. W = WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.

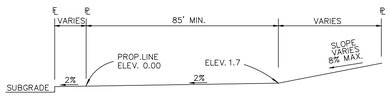
2. T = SQUARED-OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 – 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.

3. ▨ = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).

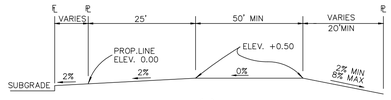
4. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

SCALE: NOT TO SCALE

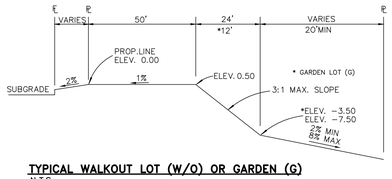
8/11/11 DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Typical Cross Pan Layout Detail Standard Drawing REVISION DATE: 12/8/15 FILE NAME: SD_2-26	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION



TYPICAL (A) LOT
N.T.S



TYPICAL (B) LOT
N.T.S

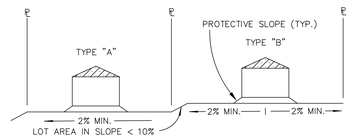


TYPICAL WALKOUT LOT (W/O) OR GARDEN (G)
N.T.S

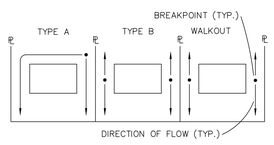
TYPICAL TRANSITION LOT (T)

"T" LOTS OR "TRANSITION" LOTS OCCUR IN PLACES WHERE BOTH PROPERTY LINES CANNOT BE GRADED AS THE TYPICAL STANDARD LOT TEMPLATES SHOWN. THESE LOTS WILL STILL BE GRADED TO CREATE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.

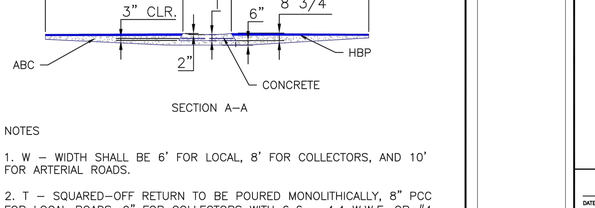
SIDE LOT SWALES ARE REQUIRED ON THE DOWNHILL LOTS, EITHER BY BUILDER OR GRADING CONTRACTOR.



TYPICAL LOT SECTION DETAIL
N.T.S.



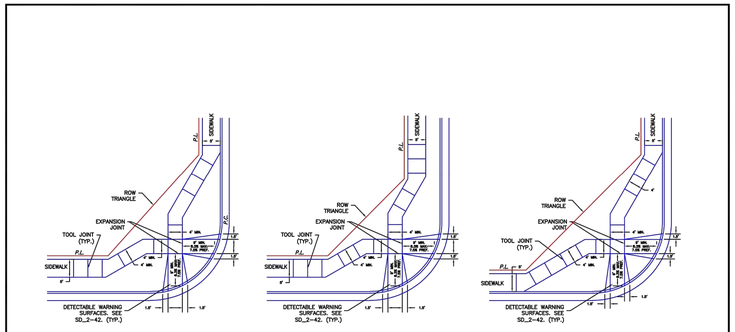
LOT DRAINAGE TYPES
N.T.S.



NOTES:
1. ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS

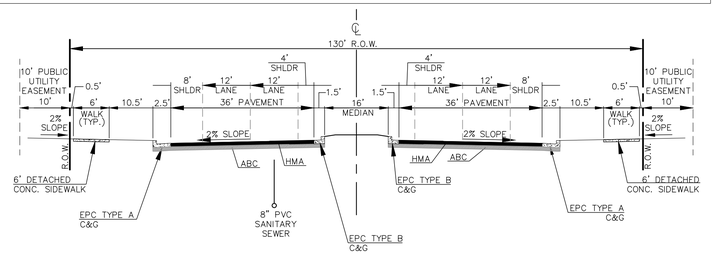
2. ALL PROPOSED STORM ALIGNMENT AND INLET SIZING IS PRELIMINARY. FINAL DESIGN TO BE PROVIDED WITH CD'S AND FINAL DRAINAGE REPORT

50' R.O.W. TYPICAL STREET/UTILITY SECTION – URBAN LOCAL ROADWAYS
(25 MPH DESIGN SPEED)
SCALE 1" = 10'

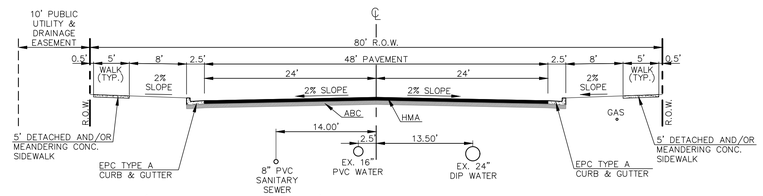


SCALE: NOT TO SCALE

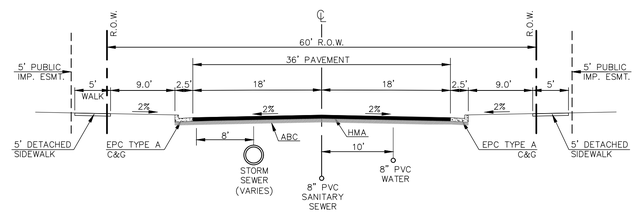
6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Pedestrian Curb Ramp Detail Standard Drawing REVISION DATE: 6/23/20 FILE NAME: SD_2-40	DEPARTMENT OF PUBLIC WORKS



130' R.O.W. TYPICAL STREET/UTILITY SECTION (BRIARGATE PARKWAY)
URBAN PRINCIPAL 4-LANE ARTERIAL ROADWAY
DESIGN SPEED: 50 MPH
N.T.S.



80' R.O.W. TYPICAL STREET/UTILITY SECTION – URBAN MINOR COLLECTOR
(40 MPH DESIGN SPEED) STERLING RANCH ROAD
SCALE 1" = 10'



60' R.O.W. TYPICAL STREET/UTILITY SECTION (APPLETON DR.)
URBAN RESIDENTIAL COLLECTOR ROADWAY
(40 MPH DESIGN SPEED)
SCALE: 1" = 10'

PCD No. SF-XXXX

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

MARC A. WHORTON, COLORADO P.E. #37155 — DATE

CLASSIC CONSULTING SM

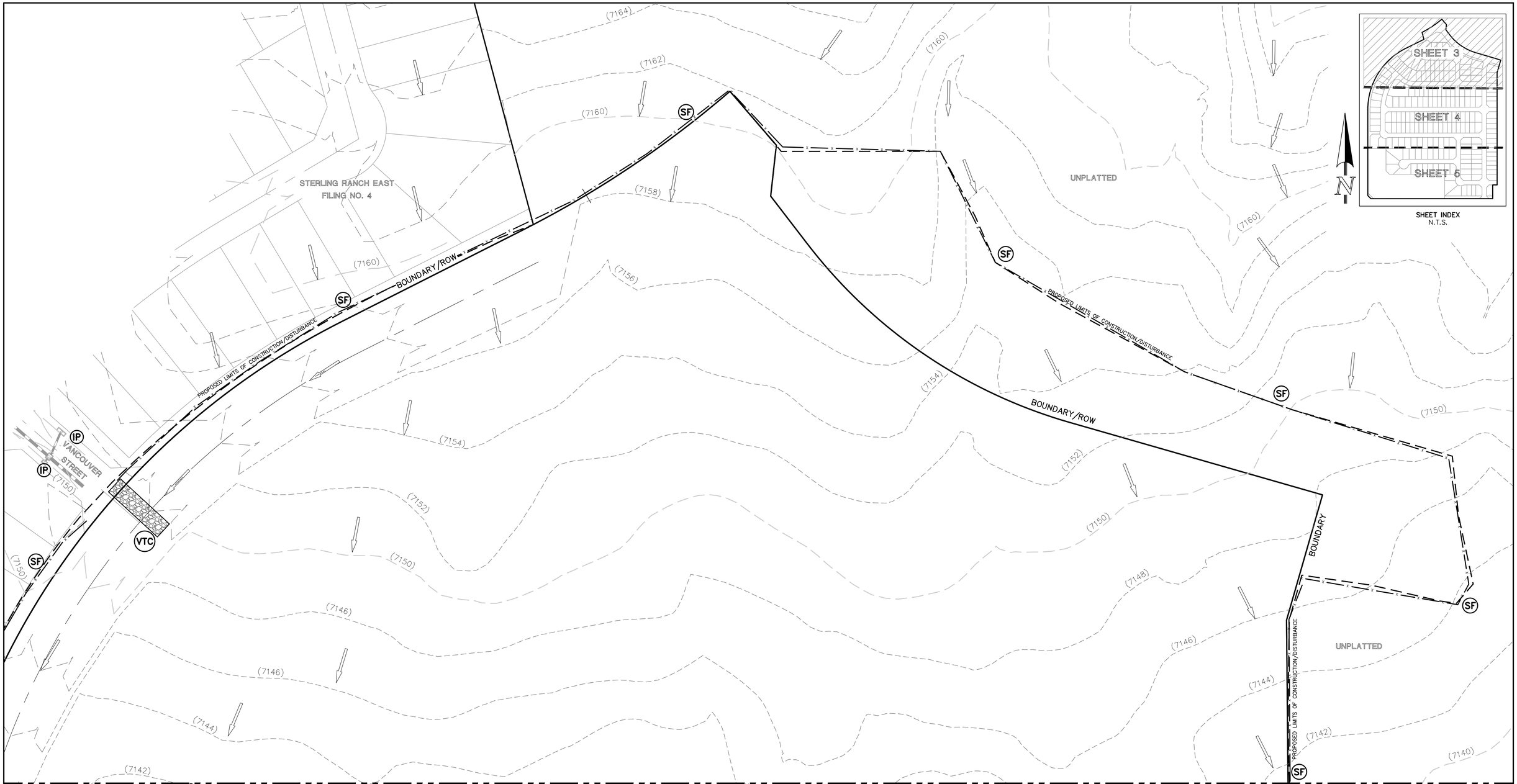
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(Fax)

STERLING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
STREET SECTIONS / EROSION CONTROL NOTES

CLASSIC CONSULTING

DESIGNED BY	MAW	SCALE		DATE	5-1-2025
DRAWN BY	ESO	(H) 1"= N/A		SHEET	2 OF 49
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.25

N:\11836\0\DRAWING\CONSTRUCTION\02-11836\0-DET.dwg, 5/1/2025 3:15:32 PM, 1:1, KS



PCD No. SP-244

LEGEND

- LIMITS OF CONST./DISTURBANCE
- EXISTING CONTOUR–10
- EXISTING CONTOUR–2
- EXIST. DIRECTION OF FLOW
- BOUNDARY

EROSION CONTROL LEGEND

- (SF) SILT FENCE —x—
- (VTC) VEHICLE TRACKING CONTROL
- (IP) INLET PROTECTION

NOTES:

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

NOTES:

PORTIONS OF THIS SITE HAVE BEEN PREVIOUSLY DISTURBED WITH GRADING OPERATIONS AND VEGETATION IS SPARSE AND OF NATURAL GRASSLAND CONSISTENCY (NO TREES OR SHRUBS).

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

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NO.	REVISION	DATE

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

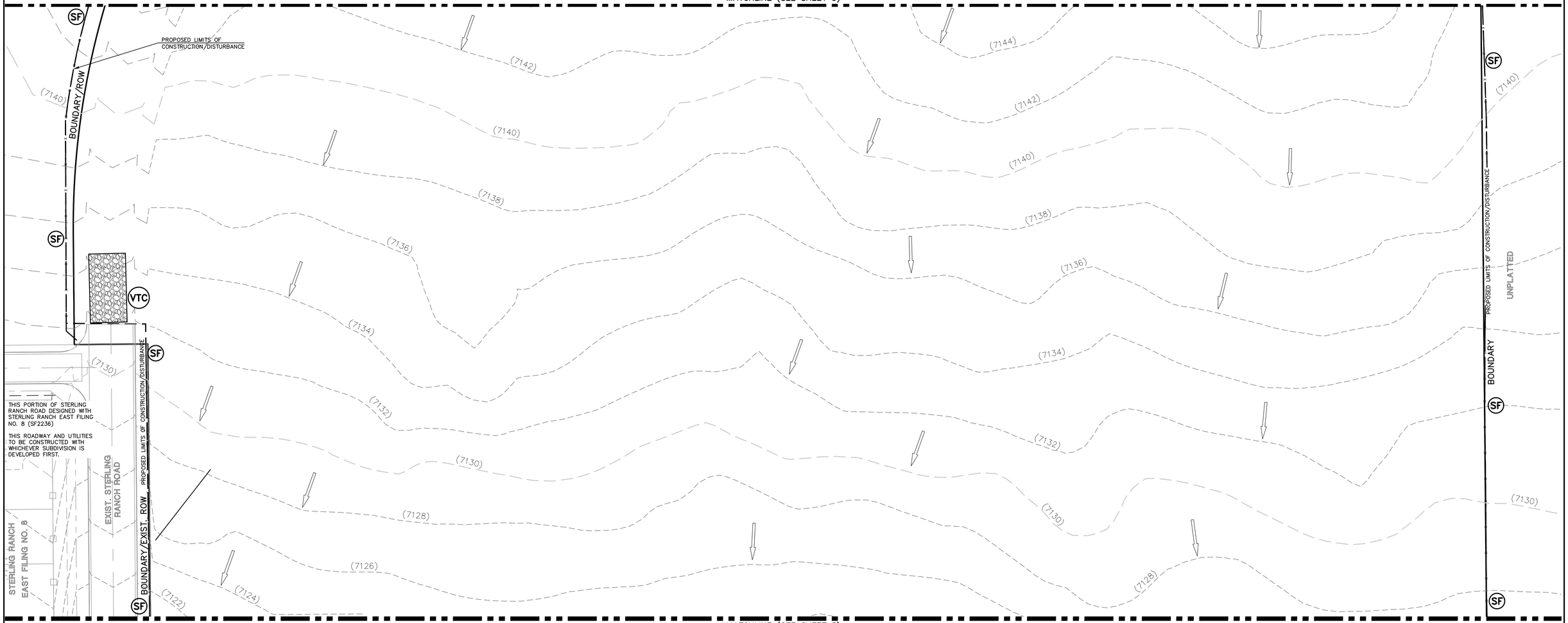
STERLING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
GRADING AND EROSION CONTROL PLAN

CLASSIC CONSULTING

DESIGNED BY	PRA	SCALE	DATE 5-1-2025
DRAWN BY	ESO	(H) 1"= 50'	SHEET 3 OF 49
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.60

N:\1183600\DRAWINGS\CONSTRUCTION\03-118360-GR-01 INITIAL.dwg, 5/1/2025 3:16:22 PM, 1:1, KS

MATCHLINE (SEE SHEET 3)



MATCHLINE (SEE SHEET 5)

LEGEND

- LIMITS OF CONST./DISTURBANCE
- EXISTING CONTOUR–10
- EXISTING CONTOUR–2
- EXIST. DIRECTION OF FLOW
- BOUNDARY

EROSION CONTROL LEGEND

- (SF) SILT FENCE —x—
- (VTC) VEHICLE TRACKING CONTROL

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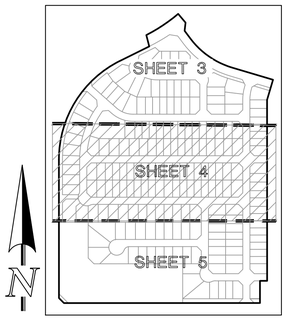
CONCRETE WASHOUT AREA, MULCHING, SEEDING, STABLIZED STAGING AREA, AND STOCKPILE MANAGEMENT TO BE DETERMINED BY THE CONTRACTOR

N

50 25 0 50 100

SCALE: 1" = 50'



SHEET INDEX
N.T.S.

PCD No. SF–244

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NO.	REVISION	DATE

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MARC A. WHORTON, COLORADO P.E. #37155 DATE

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

STERLING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
GRADING AND EROSION CONTROL PLAN

CLASSIC CONSULTING

DESIGNED BY	MAW	SCALE		DATE	5–1–2025
DRAWN BY	ESO	(H) 1"= 50'		SHEET	4 OF 49
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.60

N:\1183600\DRAWINGS\CONSTRUCTION\04-118360-GR-02 INITIAL.dwg, 5/1/2026 3:17:01 PM, 1:1, KS

MATCHLINE (SEE SHEET 4)

BOUNDARY

4:1 (TYP.)

LIMITS OF DISTURBANCE

STERLING RANCH EAST FILING NO. 8

EXIST. STERLING RANCH ROAD (80' PUBLIC ROW)

BOUNDARY/EXIST. ROW

THIS PORTION OF STERLING RANCH ROAD DESIGNED WITH STERLING RANCH EAST FILING NO. 8 (SF2236)

THIS ROADWAY AND UTILITIES TO BE CONSTRUCTED WITH WHICHEVER SUBDIVISION IS DEVELOPED FIRST.

POND FSD-16
DESIGNED WITH STERLING RANCH FILING NO. 8 (SF2236)

TRACT AND POND MODIFIED WITH THIS PROP. DEVELOPMENT (SEE SHEET 6 FOR REVISED GRADING)

DESIGNED CONC. TRICKLE CHANNEL AND FOREBAY (SF2236)

DESIGNED ACCESS ROADS (SF2236)

DESIGNED CONC. OUTLET STRUCTURE AND EMERGENCY OVERFLOW (SF2236)

EX. BRIARGATE PARKWAY (130' PUBLIC ROW)

EXIST. 20' TYPE R SUMP INLET

EXIST. STORM SEWER SYSTEM DESIGN AND CONSTRUCTED WITH STERLING RANCH EAST FILING NO.8 (SF2236)

EX. LP

EXIST. 15' TYPE R SUMP INLET

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 REC NO. 223715150

BOUNDARY/ROW

VILLAGES AT STERLING RANCH

BOUNDARY

UNPLATTED

LIMITS OF DISTURBANCE

LEGEND

- LIMITS OF CONST./DISTURBANCE
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- EXIST. DIRECTION OF FLOW
- BOUNDARY

EROSION CONTROL LEGEND

- SF — SILT FENCE —x—
- VTC — VEHICLE TRACKING CONTROL

50 25 0 50 100

SCALE: 1" = 50'

SHEET 3
SHEET 4
SHEET 6

SHEET INDEX
N.T.S.

PCD No. SF-XXXX

NOTES:

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

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

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NO.	REVISION	DATE

REVIEW:

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MARC A. WHORTON, COLORADO P.E. #37155 DATE

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Colorado Springs, Colorado 80903 (719)785-0799(Fax)

STERLING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
GRADING AND EROSION CONTROL PLAN

DESIGNED BY	MAW	SCALE	DATE 5-1-2025
DRAWN BY	ESO	(H) 1"= 50'	SHEET 5 OF 49
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.60

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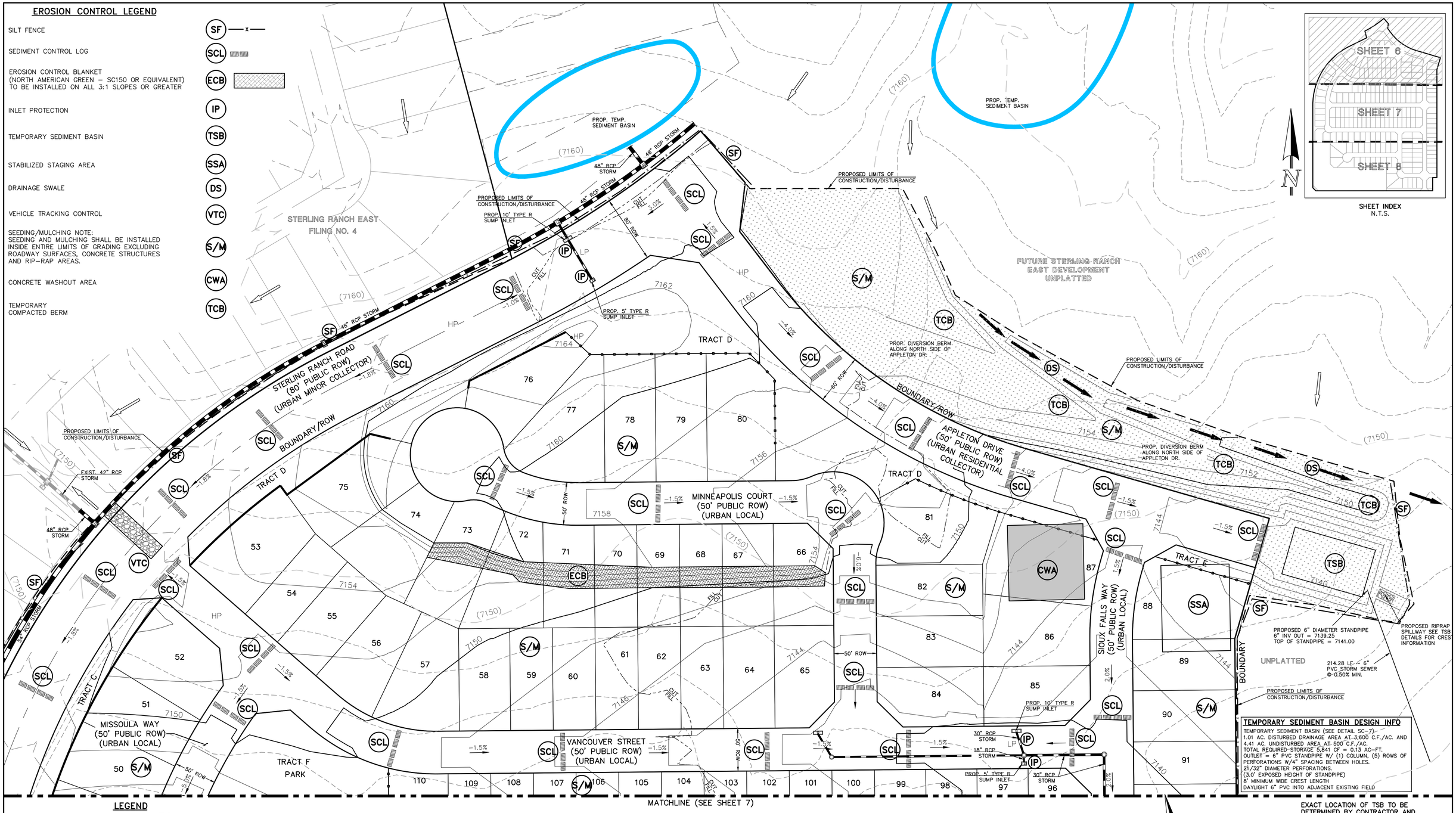
EROSION CONTROL LEGEND

SILT FENCE	SF
SEDIMENT CONTROL LOG	SCL
EROSION CONTROL BLANKET (NORTH AMERICAN GREEN – SC150 OR EQUIVALENT) TO BE INSTALLED ON ALL 3:1 SLOPES OR GREATER	ECB
INLET PROTECTION	IP
TEMPORARY SEDIMENT BASIN	TSB
STABILIZED STAGING AREA	SSA
DRAINAGE SWALE	DS
VEHICLE TRACKING CONTROL	VTC
SEEDING/MULCHING NOTE: SEEDING AND MULCHING SHALL BE INSTALLED INSIDE ENTIRE LIMITS OF GRADING EXCLUDING ROADWAY SURFACES, CONCRETE STRUCTURES AND RIP–RAP AREAS.	S/M
CONCRETE WASHOUT AREA	CWA
TEMPORARY COMPACTED BERM	TCB



TEMPORARY SEDIMENT BASIN DESIGN INFO

TEMPORARY SEDIMENT BASIN (SEE DETAIL SC–7)
1.01 AC. DISTURBED DRAINAGE AREA AT 3,600 C.F./AC. AND 4.41 AC. UNDISTURBED AREA AT 500 C.F./AC.
TOTAL REQUIRED STORAGE 5,841 CF = 0.13 AC–FT.
OUTLET = 6" PVC STANDPIPE W/ (1) COLUMN, (5) ROWS OF PERFORATIONS W/4" SPACING BETWEEN HOLES.
21/32" DIAMETER PERFORATIONS.
(3.0' EXPOSED HEIGHT OF STANDPIPE)
8' MINIMUM WIDE CREST LENGTH
DAYLIGHT 6" PVC INTO ADJACENT EXISTING FIELD

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

LEGEND

- LIMITS OF CONST./DISTURBANCE
- WETLAND DELINEATION LINE
- PROPOSED CONTOUR–10 (7090)
- PROPOSED CONTOUR–2
- EXISTING CONTOUR–10 (7090)
- EXISTING CONTOUR–2
- CUT/FILL LINE
- EXIST. DIRECTION OF FLOW
- DIRECTION OF FLOW
- HIGH POINT H.P.
- LOW POINT L.P

NOTES:

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

NOTES:

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

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50 25 0 50 100

SCALE: 1" = 50'

PCD No. SP–XXXX

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS
811
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NO.	REVISION	DATE

REVIEW:

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

MARC A. WHORTON, COLORADO P.E. #37155 DATE

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

STERLING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
GRADING AND EROSION CONTROL PLAN

DESIGNED BY	PRA	SCALE		DATE	5–1–2025
DRAWN BY	ESO	(H) 1"= 50'		SHEET	6 OF 49
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.60

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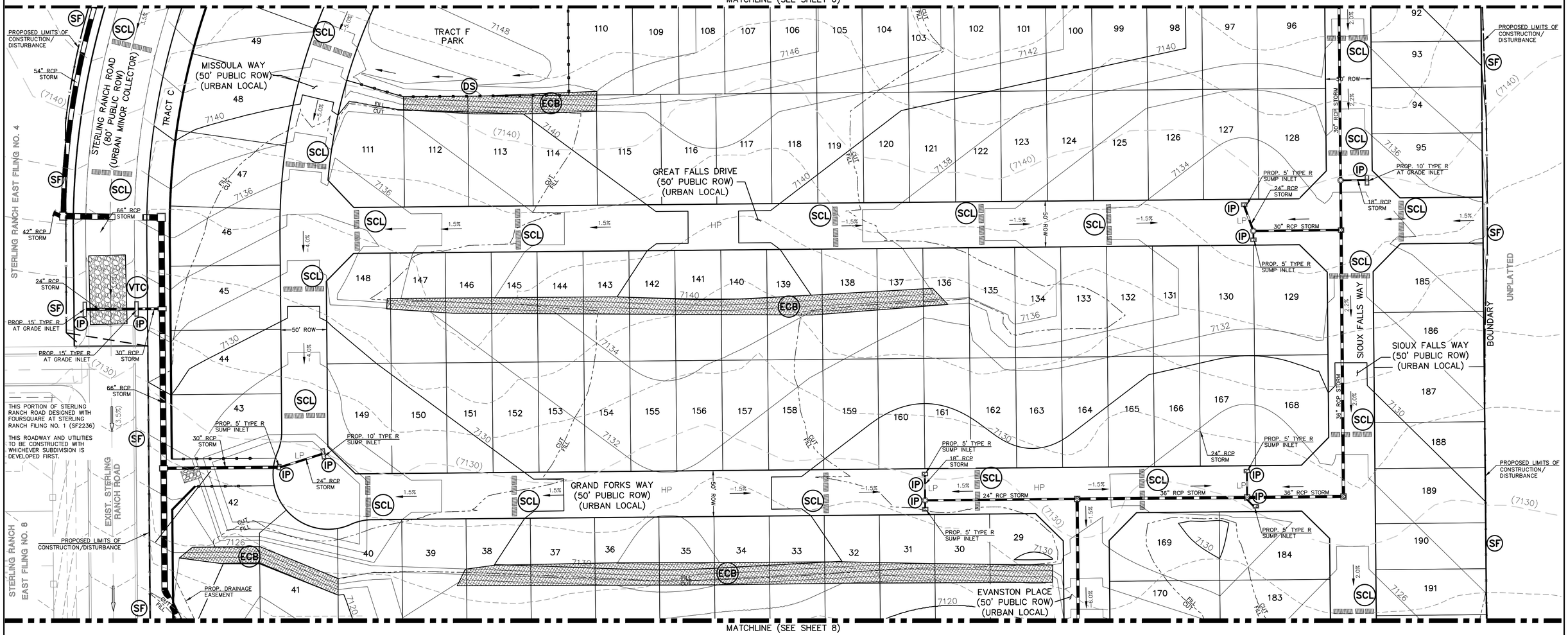

EROSION CONTROL LEGEND

SILT FENCE	SF
SEDIMENT CONTROL LOG	SCL
EROSION CONTROL BLANKET (NORTH AMERICAN GREEN – SC150 OR EQUIVALENT) TO BE INSTALLED ON ALL 3:1 SLOPES OR GREATER	ECB
INLET PROTECTION	IP
TEMPORARY SEDIMENT BASIN	TSB
STABILIZED STAGING AREA	SSA
DRAINAGE SWALE	DS
VEHICLE TRACKING CONTROL	VTC
SEEDING/MULCHING NOTE: SEEDING AND MULCHING SHALL BE INSTALLED INSIDE ENTIRE LIMITS OF GRADING EXCLUDING ROADWAY SURFACES, CONCRETE STRUCTURES AND RIP-RAP AREAS.	S/M
CONCRETE WASHOUT AREA	CWA
TEMPORARY COMPACTED BERM	TCB

LEGEND

LIMITS OF CONST./DISTURBANCE	
WETLAND DELINEATION LINE	
PROPOSED CONTOUR–10	7090
PROPOSED CONTOUR–2	
EXISTING CONTOUR–10	(7090)
EXISTING CONTOUR–2	
CUT/FILL LINE	
EXIST. DIRECTION OF FLOW	
DIRECTION OF FLOW	%
HIGH POINT	H.P.
LOW POINT	L.P

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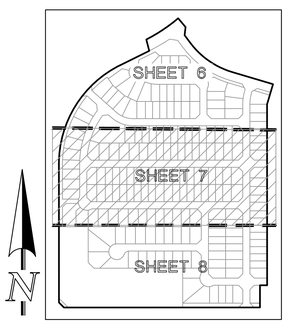
SCALE: 1" = 50'



SHEET INDEX
N.T.S.

PCD No. SF–XXXX

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Colorado Springs, Colorado 80903 (719)785-0799(Fax)

STERLING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
GRADING AND EROSION CONTROL PLAN

CLASSIC CONSULTING

DESIGNED BY	MAW	SCALE	DATE 5–1–2025
DRAWN BY	ESO	(H) 1"= 50'	SHEET 7 OF 40
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.60

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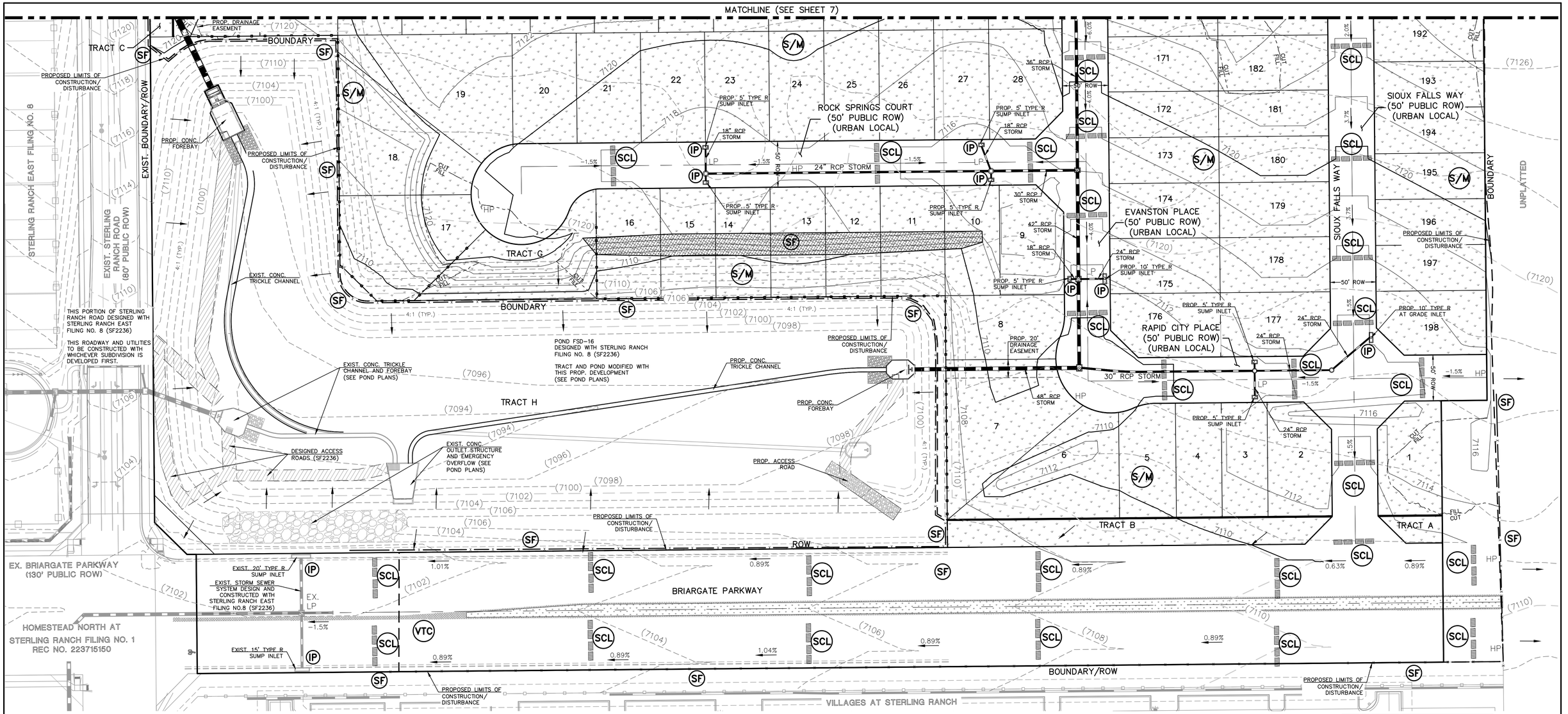

EROSION CONTROL LEGEND

- SILT FENCE — SF
- SEDIMENT CONTROL LOG — SCL
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN – SC150 OR EQUIVALENT) TO BE INSTALLED ON ALL 3:1 SLOPES OR GREATER — ECB
- INLET PROTECTION — IP
- TEMPORARY SEDIMENT BASIN — TSB
- STABILIZED STAGING AREA — SSA
- DRAINAGE SWALE — DS
- VEHICLE TRACKING CONTROL — VTC
- SEEDING/MULCHING NOTE: SEEDING AND MULCHING SHALL BE INSTALLED INSIDE ENTIRE LIMITS OF GRADING EXCLUDING ROADWAY SURFACES, CONCRETE STRUCTURES AND RIP-RAP AREAS. — S/M
- CONCRETE WASHOUT AREA — CWA
- TEMPORARY COMPACTED BERM — TCB

LEGEND

- LIMITS OF CONST./DISTURBANCE
- WETLAND DELINEATION LINE
- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- CUT/FILL LINE
- EXIST. DIRECTION OF FLOW
- DIRECTION OF FLOW
- HIGH POINT — H.P.
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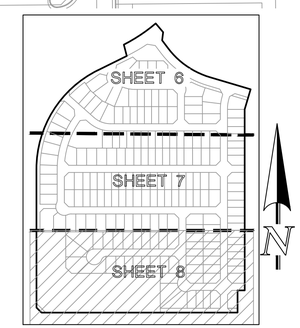
N

50 25 0 50 100

SCALE: 1" = 50'



SHEET INDEX
N.T.S.

PCD No. SF-XXXX

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Colorado Springs, Colorado 80903 (719)785-0799(Fax)

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CONSTRUCTION PLANS
GRADING AND EROSION CONTROL PLAN

DESIGNED BY	MAW	SCALE		DATE	5-1-2025
DRAWN BY	ESO	(H) 1"= 50'		SHEET	8 OF 49
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.60

N:\1183\60\DRAWINGS\CONSTRUCTION\08-118360-GR-03 INTERIM.dwg, 5/1/2026 3:20:03 PM, 1:1, KS

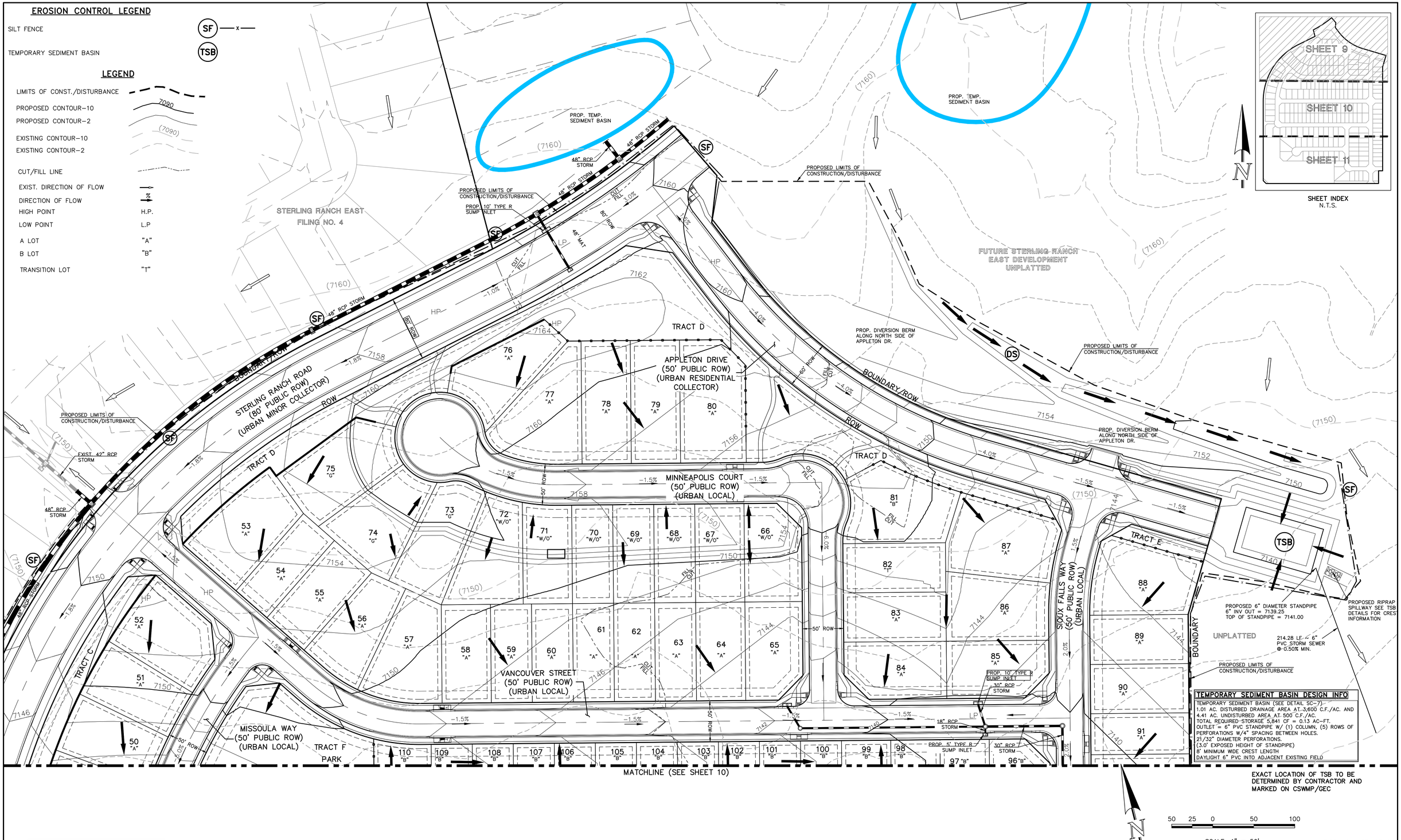
EROSION CONTROL LEGEND

SILT FENCE — SF — x —

TEMPORARY SEDIMENT BASIN — TSB

LEGEND

LIMITS OF CONST./DISTURBANCE	
PROPOSED CONTOUR–10	7090
PROPOSED CONTOUR–2	
EXISTING CONTOUR–10	(7090)
EXISTING CONTOUR–2	
CUT/FILL LINE	
EXIST. DIRECTION OF FLOW	
DIRECTION OF FLOW	%
HIGH POINT	H.P.
LOW POINT	L.P
A LOT	"A"
B LOT	"B"
TRANSITION LOT	"T"



SHEET INDEX
N.T.S.

MATCHLINE (SEE SHEET 10)

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

50 25 0 50 100

SCALE: 1" = 50'

PCD No. SP–XXXX

TEMPORARY SEDIMENT BASIN DESIGN INFO

TEMPORARY SEDIMENT BASIN (SEE DETAIL SC–7)
1.01 AC. DISTURBED DRAINAGE AREA AT 3,600 C.F./AC. AND
4.41 AC. UNDISTURBED AREA AT 500 C.F./AC.
TOTAL REQUIRED STORAGE 5,841 CF = 0.13 AC–FT.
OUTLET = 6" PVC STANDPIPE W/ (1) COLUMN, (5) ROWS OF PERFORATIONS W/ 4" SPACING BETWEEN HOLES.
21/32" DIAMETER PERFORATIONS.
(3.0' EXPOSED HEIGHT OF STANDPIPE)
8' MINIMUM WIDE CREST LENGTH
DAYLIGHT 6" PVC INTO ADJACENT EXISTING FIELD

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DESIGNED BY	PRA	SCALE		DATE	5–1–2025
DRAWN BY	ESO	(H) 1"= 50'		SHEET	9 OF 49
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.60

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MATCHLINE (SEE SHEET 9)

MATCHLINE (SEE SHEET 11)

EROSION CONTROL LEGEND

SILT FENCE — SF — x —

LEGEND

LIMITS OF CONST./DISTURBANCE	
PROPOSED CONTOUR–10	7090
PROPOSED CONTOUR–2	
EXISTING CONTOUR–10	(7090)
EXISTING CONTOUR–2	
CUT/FILL LINE	
EXIST. DIRECTION OF FLOW	
DIRECTION OF FLOW	%
HIGH POINT	H.P.
LOW POINT	L.P
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TRANSITION LOT	"T"

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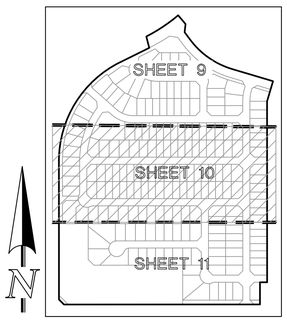
N

50 25 0 50 100

SCALE: 1" = 50'



SHEET INDEX
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DESIGNED BY	MAW	SCALE	DATE 5–1–2025
DRAWN BY	ESO	(H) 1"= 50'	SHEET 10 OF 49
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.60

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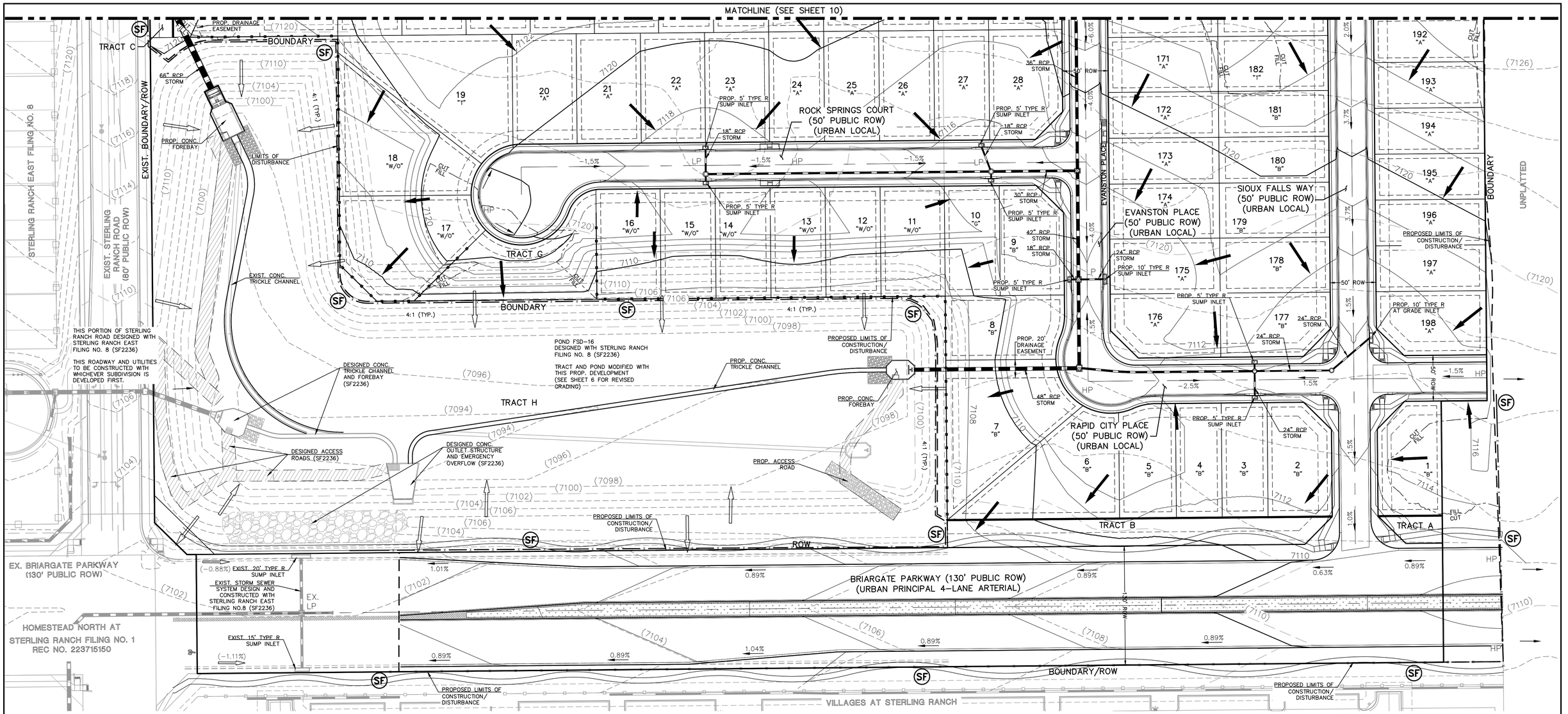

EROSION CONTROL LEGEND

SILT FENCE — SF — x —

LEGEND

LIMITS OF CONST./DISTURBANCE	
PROPOSED CONTOUR–10	7090
PROPOSED CONTOUR–2	
EXISTING CONTOUR–10	(7090)
EXISTING CONTOUR–2	
CUT/FILL LINE	
EXIST. DIRECTION OF FLOW	
DIRECTION OF FLOW	%
HIGH POINT	H.P.
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A LOT	"A"
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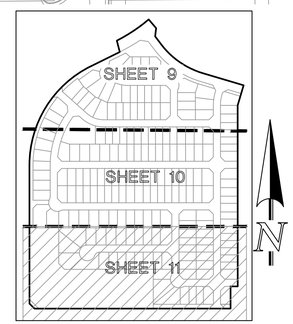
SCALE: 1" = 50'



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DESIGNED BY	MAW	SCALE		DATE	5–1–2025
DRAWN BY	ESO	(H) 1"=	50'	SHEET	11 OF 49
CHECKED BY		(V) 1"=	N/A	JOB NO.	1183.60

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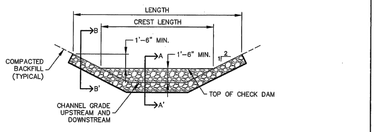
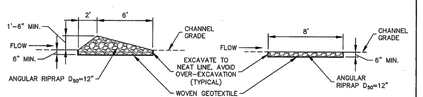
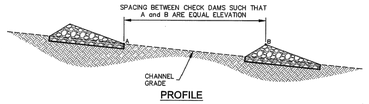


CHECK DAM ELEVATION VIEW



SECTION A-A' SECTION B-B'



PROFILE

INSTALLATION NOTES

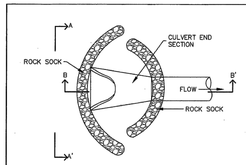
1. CHECK DAMS SHOULD BE INSTALLED BEFORE UPSTREAM LAND DISTURBING ACTIVITIES.
2. RIPRAP PAD SHOULD BE TRENCHED INTO GROUND BY A MINIMUM OF 6".

MAINTENANCE NOTES

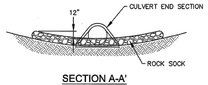
1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ THE HEIGHT OF THE CHECK DAM CREST.
3. CHECK DAMS MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA AFTER CHECK DAMS ARE REMOVED IF REMOVAL IS REQUIRED.

CD

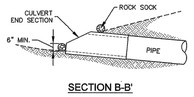
STORMWATER ENTERPRISE — CHECK DAM
APPROVED: ENGINEER MANAGER
ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO. 900-CD



CULVERT INLET PROTECTION PLAN



SECTION A-A'



SECTION B-B'

INSTALLATION NOTES

1. SEE ROCK SOCK DETAIL.

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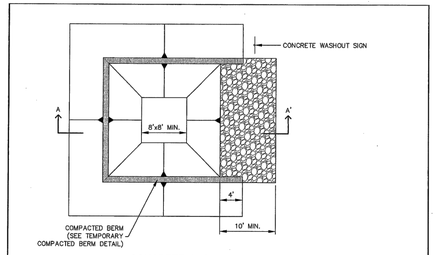
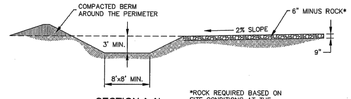
2. ACCUMULATED SEDIMENT UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS ½ HEIGHT OF THE ROCK SOCK.
3. CULVERT INLET PROTECTION SHALL REMAIN UNTIL THE UPSTREAM AREA IS PERMANENTLY STABILIZED.

CIP

STORMWATER ENTERPRISE — CULVERT INLET PROTECTION
APPROVED: ENGINEER MANAGER
ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO. 900-CIP



CONCRETE WASHOUT AREA PLAN

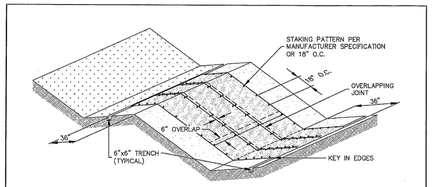


SECTION A-A'

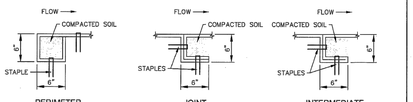
*ROCK REQUIRED BASED ON SITE CONDITIONS AT THE DISCRETION OF THE GEC INSPECTOR

CWA

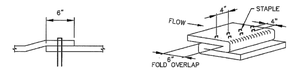
STORMWATER ENTERPRISE — CONCRETE WASHOUT AREA
APPROVED: ENGINEER MANAGER
ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO. 900-CWA-1



EROSION CONTROL BLANKET



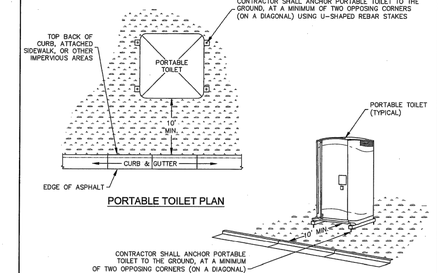
PERIMETER ANCHOR TRENCH — JOINT ANCHOR TRENCH — INTERMEDIATE CHECK SLOT



TO BE USED ON SLOPE EVERY 15 FEET

ECB

STORMWATER ENTERPRISE — EROSION CONTROL BLANKET
APPROVED: ENGINEER MANAGER
ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO. 900-ECB-1



PORTABLE TOILET PLAN — ISOMETRIC

INSTALLATION NOTES

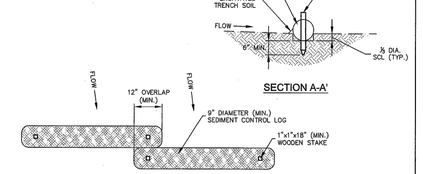
1. PORTABLE TOILETS SHALL BE PLACED A MINIMUM OF 10 FEET BEHIND ALL CURBS, SIDEWALKS, AND OTHER IMPERVIOUS AREAS; 50 FEET FROM STORM INLETS, AND 100 FEET FROM WATERWAYS.
2. PORTABLE TOILETS IN THE RIGHT-OF-WAY ARE REQUIRED TO BE PLACED ON MOBILE TRAILERS AND MUST BE ANCHORED OR WEIGHTED DOWN. PORTABLE TOILETS MAY BE INSTALLED IN ACCORDANCE WITH NOTE #1 IN STAGING AREAS/YARDS.
3. PORTABLE TOILETS SHALL BE SECURELY ANCHORED TO THE GROUND USING U-SHAPED REBAR STAKES, OR OTHER EFFECTIVE ANCHORING.
4. ANCHORING SHALL BE POSITIONED ON AT LEAST TWO OPPOSING (DIAGONAL) CORNERS.
5. TOILET CONTAINMENT PANS MAY BE USED IN PLACE OF A TRAILER AT THE GEC INSPECTOR'S DISCRETION. TOILET CONTAINMENT PANS MUST BE ANCHORED IN PLACE AND MUST NOT BE USED WITHIN THE CITY R.O.W.

MAINTENANCE NOTES

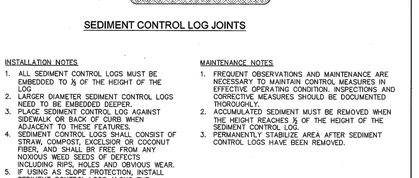
1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. PORTABLE TOILETS SHALL BE SERVICED AT THE NECESSARY INTERVALS TO ELIMINATE THE POSSIBILITY OF OVERFLOW.
3. WHEN THE PORTABLE TOILETS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE TOILETS MUST BE PERMANENTLY STABILIZED.

PT

PORTABLE TOILET
APPROVED: ENGINEER MANAGER
ISSUED: 2/10/19 | REVISED: 8/19/2020 | DRAWING NO. 900-PTM



SEDIMENT CONTROL LOG



SEDIMENT CONTROL LOG JOINTS

INSTALLATION NOTES

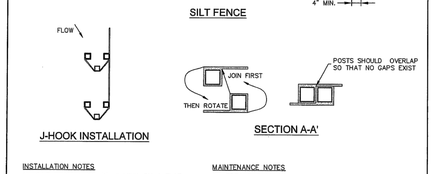
1. ALL SEDIMENT CONTROL LOGS MUST BE EMBEDDED TO ½ OF THE HEIGHT OF THE LOG.
2. LARGER DIAMETER SEDIMENT CONTROL LOGS NEED TO BE EMBEDDED DEEPER.
3. PLACE SEDIMENT CONTROL LOG AGAINST SIDEWALK OR BACK OF CURB WHEN ADJACENT TO THESE FEATURES.
4. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR OR COCONUT FIBER, AND SHALL BR FREE FROM ANY NOXIOUS WEED SEEDS OF DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
5. IF USING AS SLOPE PROTECTION, INSTALL SEDIMENT CONTROL LOGS ALONG THE CONTOUR.

MAINTENANCE NOTES

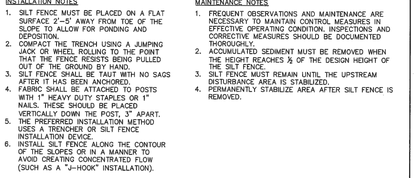
1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
3. PERMANENTLY STABILIZE AREA AFTER SEDIMENT CONTROL LOGS HAVE BEEN REMOVED.

SCL

STORMWATER ENTERPRISE — SEDIMENT CONTROL LOGS
APPROVED: ENGINEER MANAGER
ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO. 900-SCL



SILT FENCE



J-HOOK INSTALLATION — SECTION A-A'

INSTALLATION NOTES

1. SILT FENCE MUST BE PLACED ON A FLAT SURFACE 2"-5" AWAY FROM TOE OF THE SLOPE TO ALLOW FOR PONDING AND DEPOSITION.
2. COMPACT THE TRENCH USING A JUMPING JACK OR WHEEL ROLLING TO THE POINT THAT THE FENCE RESISTS BEING PULLED OUT OF THE GROUND BY HAND.
3. SILT FENCE SHALL BE TAUT WITH NO SAGS AFTER IT HAS BEEN ANCHORED.
4. FABRIC SHALL BE ATTACHED TO POSTS WITH 1" HEAVY DUTY STAPLES OR 1" NAILS. THESE SHOULD BE PLACED VERTICALLY DOWN THE POST, 3" APART.
5. THE PREFERRED INSTALLATION METHOD USES A TRENCHER OR SILT FENCE INSTALLATION DEVICE.
6. INSTALL SILT FENCE ALONG THE CONTOUR OF THE SLOPES OR IN A MANNER TO AVOID CREATING CONCENTRATED FLOW (SUCH AS A "J-HOOK" INSTALLATION).

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE DESIGN HEIGHT OF THE SILT FENCE.
3. SILT FENCE MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA AFTER SILT FENCE IS REMOVED.

SF

STORMWATER ENTERPRISE — SILT FENCE
APPROVED: ENGINEER MANAGER
ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO. 900-SF

INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   -LOCATION OF CONCRETE WASHOUT AREA
2. LOCATE AT LEAST 50' AWAY FROM STATE WATERS MEASURED HORIZONTALLY.
3. AN IMPERMEABLE LINER (16 MIL. MINIMUM THICKNESS) IS REQUIRED IF CONCRETE WASH AREA IS LOCATED WITHIN 400' OF STATE WATERS OR 1000' OF WELLS OR DRINKING WATER SOURCES.
4. DO NOT LOCATE IN AREAS WHERE SHALLOW GROUNDWATER MAY BE PRESENT.
5. THE CONCRETE WASH AREA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
6. CONCRETE WASH AREA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8'.
7. BERM SURROUNDING SIDES AND BACK OF CONCRETE WASH AREA SHALL HAVE A MINIMUM HEIGHT OF 2 FEET.
8. CONCRETE WASH AREA ENTRANCE SHALL BE SLOPED 2% TOWARDS THE CONCRETE WASH AREA.
9. SIGNS SHALL BE PLACED AT THE CONCRETE WASH AREA.
10. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. THE CONCRETE WASH AREA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN THE PIT SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF ⅔ THE HEIGHT OF THE CONCRETE WASH AREA.
3. 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.
4. THE CONCRETE WASH AREA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
5. PERMANENTLY STABILIZE AREA AFTER CONCRETE WASH AREA IS REMOVED.

CWA

STORMWATER ENTERPRISE — CONCRETE WASHOUT AREA
APPROVED: ENGINEER MANAGER
ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO. 900-CWA-2

INSTALLATION NOTES

1. 100% NATURAL AND BIODEGRADABLE MATERIALS ARE REQUIRED FOR EROSION CONTROL BLANKETS. TRM PRODUCTS MAY ME USED WHERE APPROPRIATE AS DESIGNATED BY THE ENGINEER.
2. IN AREAS WHERE EROSION CONTROL BLANKETS ARE SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO EROSION CONTROL BLANKET INSTALLATION, AND THE EROSION CONTROL BLANKET SHALL BE IN FULL CONTACT WITH THE SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.
3. PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.
4. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF EROSION CONTROL BLANKETS TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL EROSION CONTROL BLANKETS.
5. INTERMEDIATE CHECK SLOT OR STAPLE CHECK SHALL BE INSTALLED EVERY 15' DOWN SLOPES. IN DRAINAGEWAYS, INSTALL CHECK SLOTS EVERY 25' PERPENDICULAR TO FLOW DIRECTION.
6. OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF EROSION CONTROL BLANKETS TOGETHER FOR EROSION CONTROL BLANKETS ON SLOPES.
7. MATERIAL SPECIFICATIONS OF EROSION CONTROL BLANKETS SHALL CONFORM TO TABLE ECB-1.
8. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING EROSION CONTROL BLANKETS SHALL BE RESEEDED AND MULCHED.
9. STRAW EROSION CONTROL BLANKETS SHALL NOT BE USED WITHIN STREAMS AND DRAINAGE CHANNELS.
10. COMPACT ALL TRENCHES.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. EROSION CONTROL BLANKETS SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE. TRM MUST BE REMOVED AT THE DISCRETION OF THE GEC INSPECTOR.
3. ANY EROSION CONTROL BLANKET PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REINSTALLED. ANY SUBGRADE AREAS BELOW GEOTEXTILE THAT HAVE ERODED TO CREATE A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE EROSION CONTROL BLANKET REINSTALLED.

TABLE ECB-1, EROSION CONTROL BLANKET MATERIAL SPECIFICATIONS

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

ECB

STORMWATER ENTERPRISE — EROSION CONTROL BLANKET
APPROVED: ENGINEER MANAGER
ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO. 900-ECB-2

PCD No. SF-XXXX

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

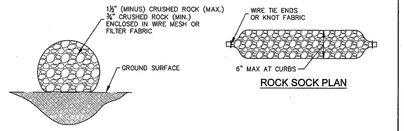
MARC A. WHORTON, COLORADO P.E. #37155 — DATE

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

STRELING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
GRADING AND EROSION CONTROL PLAN DETAILS

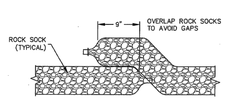
DESIGNED BY	MAW	SCALE		DATE	5-1-2025
DRAWN BY	ESO	(H) 1"=	N/A	SHEET	12 OF 49
CHECKED BY		(V) 1"=	N/A	JOB NO.	1183.60

N:\1183\60\DRAWINGS\CONSTRUCTION\12-11830-GR-DET-01.dwg, 5/1/2025 3:22:35 PM, 1:1, KS



ROCK SOCK SECTION

ROCK SOCK PLAN



ROCK SOCK OVERLAP

GRADATION TABLE	
	MASS PERCENT PASSING SQUARE MESH SIEVES
	No. 4
2"	100
1½"	90–100
1"	20–55
¾"	0–15
⅜"	0–5

MATCHES SPECIFICATIONS FOR No. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M–43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES

INSTALLATION NOTES

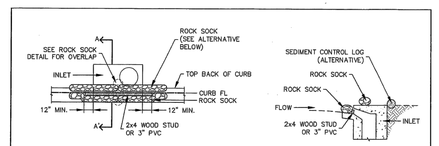
1. CRUSHED ROCK SHALL BE BETWEEN MAX. 1½" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH CONDITIONS SHOWN ON THIS SHEET AND MIN. ¾" CRUSHED ROCK.
2. WIRE MESH SHALL HAVE OPENINGS SMALLER THAN THE SMALLEST SIZE ROCK.
3. WIRE MESH SHALL BE SECURED USING 'HOG RINGS' OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED BEYOND REPAIR.
3. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE DEPTH REACHES ½ OF THE HEIGHT OF THE ROCK SOCK.
4. ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL DISTURBED AREA IS STABILIZED.
5. PERMANENTLY STABILIZE AREA AFTER ROCK SOCKS HAVE BEEN REMOVED.

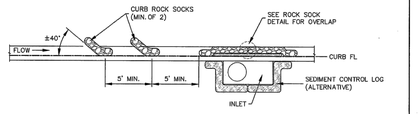
RS

STORMWATER ENTERPRISE	ROCK SOCK	
APPROVED: CHEIC MANAGER		
ISSUED: 10/7/19	REVISED: 8/19/2020	DRAWING NO. 900–RS



CURB INLET PROTECTION PLAN

SECTION A-A'



CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

INSTALLATION NOTES

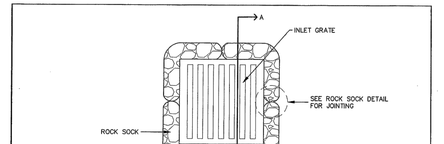
1. SEE ROCK SOCK DETAIL FOR INSTALLATION REQUIREMENTS.
2. PLACEMENT OF THE ROCK SOCK SHALL BE APPROXIMATELY 40 DEGREES FROM THE CURB.
3. ROCK SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5' APART.
4. AT LEAST TWO CURB ROCK SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON–GRADIENT INLETS.
5. ADDITIONAL ROCK SOCKS MAY BE REQUIRED AT CEC INSPECTOR'S DISCRETION.

MAINTENANCE NOTES

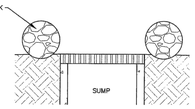
1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE DESIGN DEPTH OF THE INLET BARRIER.
3. ROCK SOCKS MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA BEHIND INLET AFTER ROCK SOCKS ARE REMOVED WHEN REMOVAL IS APPROPRIATE.

IP-1

STORMWATER ENTERPRISE	ON-GRADE INLET PROTECTION	
APPROVED: CHEIC MANAGER		
ISSUED: 10/7/19	REVISED: 8/19/2020	DRAWING NO. 900–IP–1



ROCK SOCK SUMP INLET PROTECTION PLAN



SECTION A-A'

INSTALLATION NOTES

1. SEE ROCK SOCK DETAIL FOR INSTALLATION REQUIREMENTS.
2. SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.
3. CONTROL MEASURES MUST BE WRAPPED AROUND INLET AS TIGHTLY AS POSSIBLE.

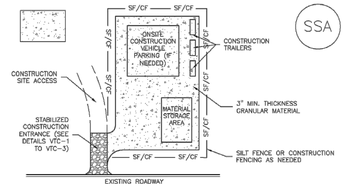
MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE DESIGN DEPTH OF THE INLET BARRIER.
3. ROCK SOCKS MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA AROUND INLET AFTER ROCK SOCKS ARE REMOVED WHEN REMOVAL IS APPROPRIATE.

IP-2

STORMWATER ENTERPRISE	SUMP INLET PROTECTION	
APPROVED: CHEIC MANAGER		
ISSUED: 10/7/19	REVISED: 8/19/2020	DRAWING NO. 900–IP–2

Stabilized Staging Area (SSA) SM-6



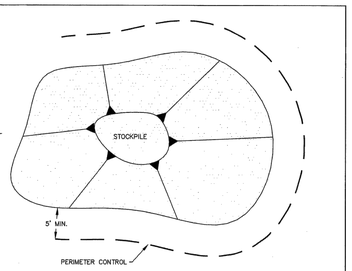
SSA–1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

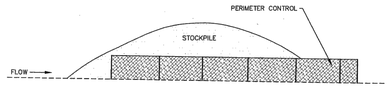
1. SEE PLAN VIEW FOR
   –LOCATION OF STAGING AREA(S).
   –CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA 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. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.



STOCKPILE PROTECTION PLAN



STOCKPILE PROTECTION ELEVATION

INSTALLATION NOTES

1. INSTALL PERIMETER CONTROL AROUND STOCKPILE ON DOWNGRADIENT SIDE. PERIMETER CONTROL MUST BE SUITABLE TO SITE CONDITIONS AND INSTALLED ACCORDING TO THE RELEVANT DETAIL.
2. FOR STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS INCLUDING PERIMETER CONTROL ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. IF PERIMETER CONTROLS MUST BE MOVED TO ACCESS STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORK DAY.
3. ACCUMULATED SEDIMENT MUST BE REMOVED ACCORDING TO PERIMETER CONTROL DETAIL.

SP

STORMWATER ENTERPRISE	STOCKPILE PROTECTION	
APPROVED: CHEIC MANAGER		
ISSUED: 10/7/19	REVISED: 8/19/2020	DRAWING NO. 900–SP

SEEDING & MULCHING

ALL SOIL TESTING, SOILS AMENDMENT AND FERTILIZER DOCUMENTATION, AND SEED LOAD AND BAG TICKETS MUST BE ADDED TO THE CSWMP.

SOIL PREPARATION

1. IN AREAS TO BE SEEDED, THE UPPER 6 INCHES OF THE SOIL MUST NOT BE HEAVILY COMPACTED, AND SHOULD BE IN FRIABLE CONDITION. LESS THAN 85% STANDARD PROCTOR DENSITY IS ACCEPTABLE. AREAS OF COMPACTION OR GENERAL CONSTRUCTION ACTIVITY MUST BE SCARIFIED TO A DEPTH OF 6 TO 12 INCHES PRIOR TO SPREADING TOPSOIL TO BREAK UP COMPACTED LAYERS AND PROVIDE A BLENDING ZONE BETWEEN DIFFERENT SOIL LAYERS.
2. AREAS TO BE PLANTED SHALL HAVE AT LEAST 4 INCHES OF TOPSOIL SUITABLE TO SUPPORT PLANT GROWTH.
3. THE CITY RECOMMENDS THAT EXISTING AND/OR IMPORTED TOPSOIL BE TESTED TO IDENTIFY SOIL DEFICIENCIES AND ANY SOIL AMENDMENTS NECESSARY TO ADDRESS THESE DEFICIENCIES. SOIL AMENDMENTS AND/OR FERTILIZERS SHOULD BE ADDED TO CORRECT TOPSOIL DEFICIENCIES BASED ON SOIL TESTING RESULTS.
4. TOPSOIL SHALL BE PROTECTED DURING THE CONSTRUCTION PERIOD TO RETAIN ITS STRUCTURE AVOID COMPACTION, AND TO PREVENT EROSION AND CONTAMINATION. STRIPPED TOPSOIL MUST BE STORED IN AN AREA AWAY FROM MACHINERY AND CONSTRUCTION OPERATIONS, AND CARE MUST BE TAKEN TO PROTECT THE TOPSOIL AS A VALUABLE COMMODITY. TOPSOIL MUST NOT BE STRIPPED DURING UNDESIRABLE WORKING CONDITIONS (E.G. DURING WET WEATHER OR WHEN SOILS ARE SATURATED). TOPSOIL SHALL NOT BE STORED IN SWALES OR IN AREAS WITH POOR DRAINAGE.

SEEDING

1. ALLOWABLE SEED MIXES ARE INCLUDED IN THE CITY OF COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL. ALTERNATIVE SEED MIXES ARE ACCEPTABLE IF INCLUDED IN AN APPROVED LANDSCAPING PLAN.
2. SEED SHOULD BE DRILL–SEEDED WHENEVER POSSIBLE
   - SEED DEPTH MUST BE ¼ TO ½ INCHES WHEN DRILL–SEEDING IS USED
3. BROADCAST SEEDING OR HYDRO–SEEDING WITH TACKIFIER MAY BE SUBSTITUTED ON SLOPES STEEPER THAN 3:1 OR ON OTHER AREAS NOT PRACTICAL TO DRILL SEED.
   - SEEDING RATES MUST BE DOUBLED FOR BROADCAST SEEDING OR INCREASED BY 50% IF USING A BRILLION DRILL OR HYDRO–SEEDING
   - BROADCAST SEEDING MUST BE LIGHTLY HAND–RAKED INTO THE SOIL

MULCHING

1. MULCHING SHOULD BE COMPLETED AS SOON AS PRACTICABLE AFTER SEEDING, HOWEVER PLANTED AREAS MUST BE MULCHED NO LATER THAN 14 DAYS AFTER PLANTING.
2. MULCHING REQUIREMENTS INCLUDE:
   - HAY OR STRAW MULCH
     - ONLY CERTIFIED WEED–FREE AND CERTIFIED SEED–FREE MULCH MAY BE USED. MULCH MUST BE APPLIED AT 2 TONS/ACRE AND ADEQUATELY SECURED BY CRIMPING AND/OR TACKIFIER.
     - CRIMPING MUST NOT BE USED ON SLOPES GREATER THAN 3:1 AND MULCH FIBERS MUST BE TUCKED INTO THE SOIL TO A DEPTH OF 3 TO 4 INCHES.
     - TACKIFIER MUST BE USED IN PLACE OF CRIMPING ON SLOPES STEEPER THAN 3:1.
   - HYDRAULIC MULCHING
     - HYDRAULIC MULCHING IS AN OPTION ON STEEP SLOPES OR WHERE ACCESS IS LIMITED.
     - IF HYDRO–SEEDING IS USED, MULCHING MUST BE APPLIED AS A SEPARATE, SECOND OPERATION.
     - WOOD CELLULOSE FIBERS MIXED WITH WATER MUST BE APPLIED AT A RATE OF 2,000 TO 2,500 POUNDS/ACRE, AND TACKIFIER MUST BE APPLIED AT A RATE OF 100 POUNDS/ACRE.
   - EROSION CONTROL BLANKET
     - EROSION CONTROL BLANKET MAY BE USED IN PLACE OF TRADITIONAL MULCHING METHODS.

SM

STORMWATER ENTERPRISE	SEEDING & MULCHING	
APPROVED: CHEIC MANAGER		
ISSUED: 10/7/19	REVISED: 8/19/2020	DRAWING NO. 900–SM

Table 5-1. El Paso County Conservation District All-Purpose Mix for Upland, Transition and Permanent Control Measure Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				• Irrigated broadcast • Irrigated hydroseeded	• Non-irrigated broadcast • Non-irrigated hydroseeded • Irrigated drilled	• Non-irrigated drilled
				80 seeds/sq ft	40 seeds/sq ft	20 seeds/sq ft
Bluestem, big	*Andropogon gerardii*	Warm, sod	20	4.4	2.2	1.1
Grama, blue	*Bouteloua gracilis*	Warm, bunch	10	0.5	0.25	0.13
Green needlegrass[2]	*Nassella viridula*	Cool, bunch	10	2	1	0.5
Wheatgrass, western[2]	*Pascopyrum smithii*	Cool, sod	20	6.4	3.2	1.6
Grama, sideoats	*Bouteloua curtipendula*	Warm, bunch	10	2	1	0.5
Switchgrass[2]	*Panicum virgatum*	Warm, bunch/sod	10	0.8	0.4	0.2
Prairie sandreed	*Calimovilfa longifolia*	Warm, sod	10	1.2	0.6	0.3
Yellow indiangrass[2]	*Sorghastrum nutans*	Warm, sod	10	2	1	0.5
		Seed rate (lbs PLS/acre)		19.3	9.7	4.8

[1]For portions of facilities located near or on the bottom or where wet soil conditions occur. Planting of potted nursery stock wetland plants 2-foot on-center is recommended for sites with wetland hydrology.

[2]Species that will do well in the bottom of pond areas.

Table 5-2. El Paso County All-Purpose Low Grow Mix for Upland and Transition Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				• Irrigated broadcast • Irrigated hydroseeded	• Non-irrigated broadcast • Non-irrigated hydroseeded • Irrigated drilled	• Non-irrigated drilled
				80 seeds/sq ft	40 seeds/sq ft	20 seeds/sq ft
Buffalograss	*Buchloe dactyloides*	Warm, sod	25	9.6	4.8	2.4
Grama, blue	*Bouteloua gracilis*	Warm, bunch	20	10.8	5.4	2.7
Grama, sideoats	*Bouteloua curtipendula*	Warm, bunch	29	5.6	2.8	1.4
Green needlegrass	*Nassella viridula*	Cool, bunch	5	3.2	1.6	0.8
Wheatgrass, western	*Pascopyrum smithii*	Cool, sod	20	12	6	3
Dropseed, sand	*Sporobolus cryptandrus*	Warm, bunch	1	0.8	0.4	0.2
		Seed rate (lbs PLS/acre)		42	21	10.3

SM-6 Stabilized Staging Area (SSA)

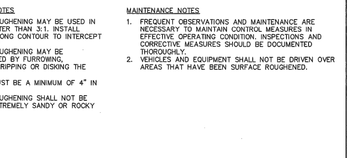
STABILIZED STAGING AREA MAINTENANCE NOTES

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, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED 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 UDFCD 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)



SURFACE ROUGHENING

INSTALLATION NOTES

1. SURFACE ROUGHENING MAY BE USED IN AREAS FLATTER THAN 3:1. INSTALL FURROWS ALONG CONTOUR TO INTERCEPT SHEET FLOW.
2. SURFACE ROUGHENING MAY BE ACCOMPLISHED BY FURROWING, SCARIFYING, RIPPING OR DISKING THE SOIL.
3. FURROWS MUST BE A MINIMUM OF 4" IN DEPTH.
4. SURFACE ROUGHENING SHALL NOT BE USED ON EXTREMELY SANDY OR ROCKY SOILS.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. VEHICLES AND EQUIPMENT SHALL NOT BE DRIVEN OVER AREAS THAT HAVE BEEN SURFACE ROUGHENED.

SR

STORMWATER ENTERPRISE	SURFACE ROUGHENING	
APPROVED: CHEIC MANAGER		
ISSUED: 10/7/19	REVISED: 8/19/2020	DRAWING NO. 900–SR

PCD No. SF–XXXX

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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

MARC A. WHORTON, COLORADO P.E. #37155 DATE

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

STRELING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
GRADING AND EROSION CONTROL PLAN DETAILS

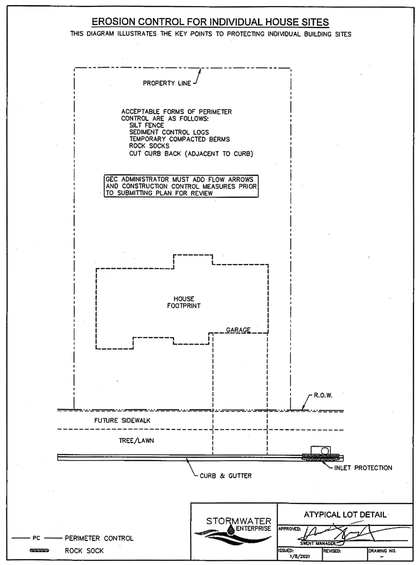
CLASSIC CONSULTING

DESIGNED BY	MAW	SCALE	DATE 5–1–2025
DRAWN BY	ESO	(H) 1"= N/A	SHEET 13 OF 49
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.60

N:\1183\0\DRAWINGS\CONSTRUCTION\13-11830-GR-DET-02.dwg, 5/1/2026 3:22:46 PM, 1:1, KS

EROSION CONTROL FOR INDIVIDUAL HOUSE SITES

THIS DIAGRAM ILLUSTRATES THE KEY POINTS TO PROTECTING INDIVIDUAL BUILDING SITES

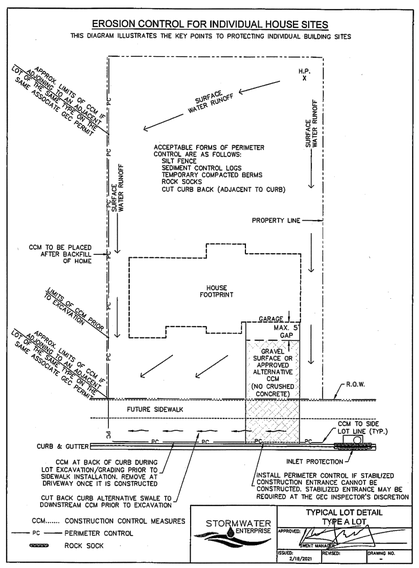


STORMWATER ENTERPRISE — ATYPICAL LOT DETAIL

APPROVED:		
CMENT MANAGER		
ISSUED: 1/5/2021	REVISED:	DRAWING NO. -

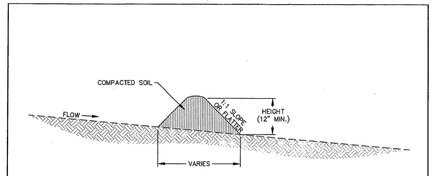
EROSION CONTROL FOR INDIVIDUAL HOUSE SITES

THIS DIAGRAM ILLUSTRATES THE KEY POINTS TO PROTECTING INDIVIDUAL BUILDING SITES



STORMWATER ENTERPRISE — TYPICAL LOT DETAIL TYPE A LOT

APPROVED:		
CMENT MANAGER		
ISSUED: 2/18/2021	REVISED:	DRAWING NO. -



TEMPORARY COMPACTED BERM

INSTALLATION NOTES

1. COMPACTED BERM MUST BE A MINIMUM HEIGHT OF ONE FOOT. BASE WIDTH IS DETERMINED BY HEIGHT.
2. COMPACTED BERMS MUST BE ADEQUATELY COMPACTED. NOT ALL SOILS ARE SUITABLE FOR COMPACTED BERMS.
3. INSTALL COMPACTED BERMS ALONG CONTOUR; DO NOT INSTALL PERPENDICULAR TO SLOPE.
4. THE MAXIMUM TRIBUTARY DRAINAGE AREA PER 100 LINEAR FEET OF COMPACTED BERMS SHALL BE ¼ ACRE.

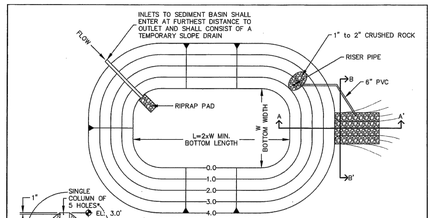
MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE DESIGN DEPTH OF THE BERM.

TCB

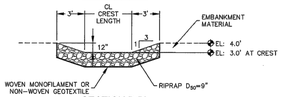
STORMWATER ENTERPRISE — TEMPORARY COMPACTED BERM

APPROVED:		
CMENT MANAGER		
ISSUED: 10/7/19	REVISED: 8/19/2020	DRAWING NO. 900-TCB



SEDIMENT BASIN PLAN

SECTION A-A'

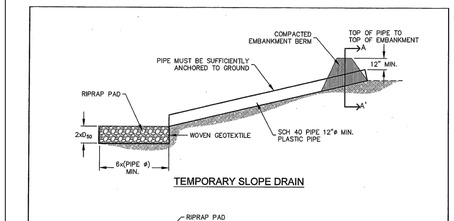


SECTION B-B'

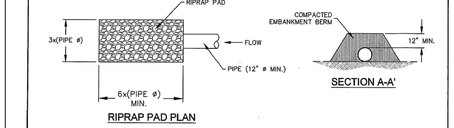
TSB

STORMWATER ENTERPRISE — TEMPORARY SEDIMENT BASIN

APPROVED:		
CMENT MANAGER		
ISSUED: 10/7/19	REVISED: 8/19/2020	DRAWING NO. 900-TSB-1



TEMPORARY SLOPE DRAIN



SECTION A-A'

RIPRAP PAD PLAN

INSTALLATION NOTES

1. THE LISTED DIMENSIONS ARE CONSIDERED A MINIMUM. LARGER DRAINS CAN BE IMPLEMENTED BY THE CONTRACTOR.
2. DETAILS SHOW MINIMUM COVER; INCREASE COVER AS NECESSARY.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. INSPECT INLETS AND OUTLETS AFTER STORMS TO PREVENT EXCESS CLOGGING. BREACHES IN PIPES SHOULD BE REPAIRED AS SOON AS FEASIBLY POSSIBLE.
3. INSPECT RIPRAP PAD AT OUTLET FOR SIGNS OF EROSION. IF SIGNS OF EROSION EXIST, ADDITIONAL ARMORING MAY BE INSTALLED.
4. TEMPORARY SLOPE DRAINS SHOULD REMAIN UNTIL THEY ARE NOT NEEDED, BUT SHOULD BE REMOVED BEFORE THE END OF CONSTRUCTION.
5. PERMANENTLY STABILIZE AREA AFTER TEMPORARY SLOPE DRAINS ARE REMOVED.

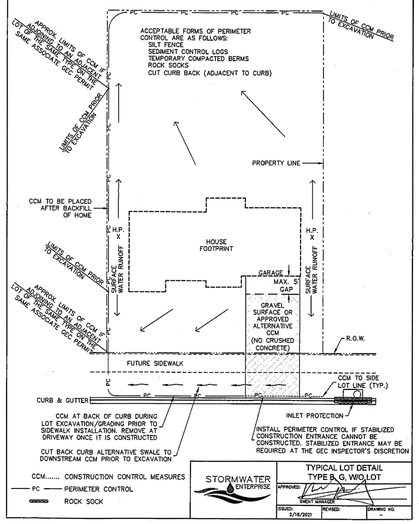
TSD

STORMWATER ENTERPRISE — TEMPORARY SLOPE DRAIN

APPROVED:		
CMENT MANAGER		
ISSUED: 10/7/19	REVISED: 8/19/2020	DRAWING NO. 900-TSD

EROSION CONTROL FOR INDIVIDUAL HOUSE SITES

THIS DIAGRAM ILLUSTRATES THE KEY POINTS TO PROTECTING INDIVIDUAL BUILDING SITES



STORMWATER ENTERPRISE — TYPICAL LOT DETAIL TYPE B, G, W/O LOT

APPROVED:		
CMENT MANAGER		
ISSUED: 2/18/2021	REVISED:	DRAWING NO. -

TABLE SB-1, SIZING INFORMATION FOR STANDARD SEDIMENT BASIN			
UPSTREAM DRAINAGE AREA (ROUNDED TO NEAREST ACRE), (AC)	BASIN BOTTOM WIDTH (W), (FT)	SPILLWAY CREST LENGTH (CL), (FT)	HOLE DIAMETER (HD), (IN)
1	12½"	2	3/32
2	21	3	1/16
3	28	5	3/32
4	33½	6	1/8
5	38½	8	5/32
6	43	9	3/16
7	47¾	11	7/32
8	51	12	1/4
9	55	13	5/16
10	58¾	15	3/8
11	61	16	7/16
12	64	18	1/2
13	67½	19	9/16
14	70½	21	5/8
15	73¼	22	11/16

INSTALLATION NOTES

1. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
2. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES, AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE No. 200 SIEVE.
3. EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-698.
4. PIPE SCHEDULE 40 OR GREATER SHALL BE USED.
5. THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES. DESIGN CALCULATIONS MUST BE APPROVED PRIOR TO IMPLEMENTATION.

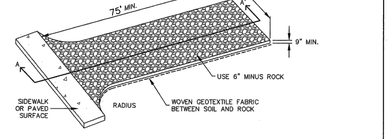
MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN CONTROL MEASURE EFFECTIVENESS, TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E. TWO FEET BELOW SPILLWAY CREST).
3. SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED.
4. PERMANENTLY STABILIZE AREA AFTER SEDIMENT BASIN REMOVAL.

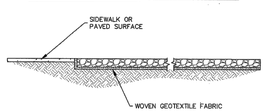
TSB

STORMWATER ENTERPRISE — TEMPORARY SEDIMENT BASIN

APPROVED:		
CMENT MANAGER		
ISSUED: 10/7/19	REVISED: 8/19/2020	DRAWING NO. 900-TSB-2



AGGREGATE VEHICLE TRACKING CONTROL



SECTION A-A'

INSTALLATION NOTES

1. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHOULD BE LOCATED AT ALL POINTS WHERE VEHICLES EXIT THE CONSTRUCTION SITE TO ADJACENT ROADWAY.
2. STABILIZED CONSTRUCTION ENTRANCE/EXITS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. RADIUS MUST BE ADEQUATE FOR INTENDED CONSTRUCTION VEHICLE TURNING.
4. ROCK SHOULD CONSIST OF 6" MINUS ROCK.
5. INSTALL CONSTRUCTION FENCE ON BOTH SIDES OF VEHICLE TRACKING CONTROL PAD WHEN NEEDED OR REQUIRED BY INSPECTOR.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. SEDIMENT TRACKED ONTO THE ADJACENT ROAD SHALL BE REMOVED DAILY, BY SWEEPING OR SHOVELING, AND NEVER WASHED DOWN STORM DRAINS.
3. ROUGHEN, REPLACE AND/OR ADD ROCK AS NEEDED TO MAINTAIN CONSISTENT DEPTH AND TO PREVENT SEDIMENT TRACKING ONTO ADJACENT STREET.
4. PERMANENTLY STABILIZE AREA AFTER VEHICLE TRACKING CONTROL IS REMOVED.

VTC

STORMWATER ENTERPRISE — VEHICLE TRACKING CONTROL

APPROVED:		
CMENT MANAGER		
ISSUED: 10/7/19	REVISED: 8/19/2020	DRAWING NO. 900-VTC

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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

MARC A. WHORTON, COLORADO P.E. #37155 — DATE

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

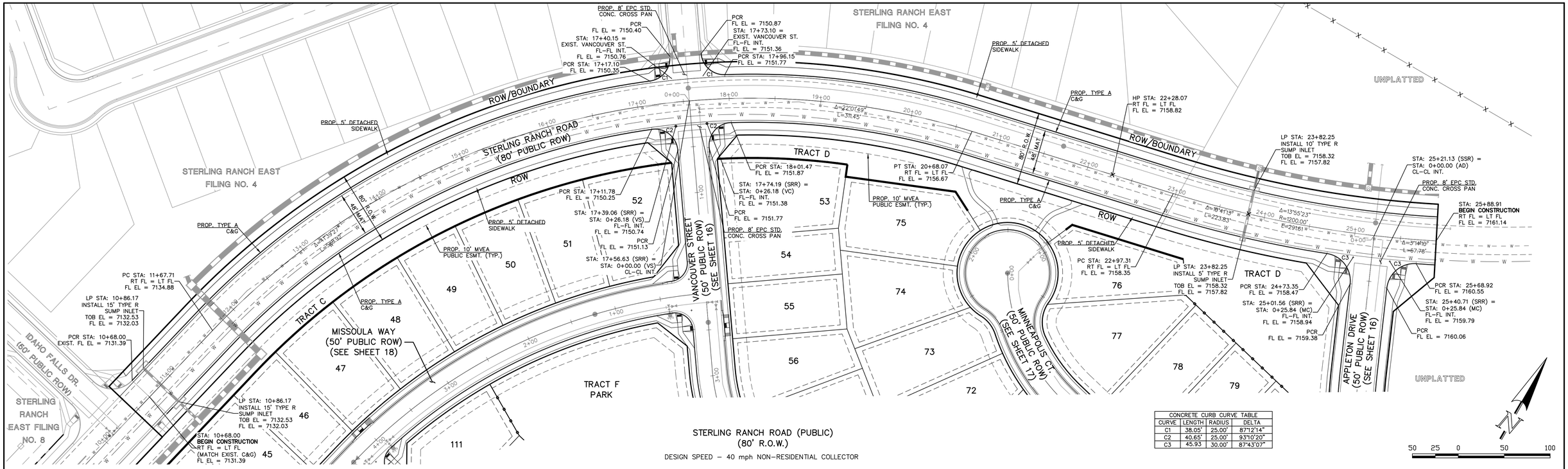
STRELING RANCH EAST FILING NO. 6 CONSTRUCTION PLANS

GRADING AND EROSION CONTROL PLAN
DETAILS

CLASSIC CONSULTING

DESIGNED BY	MAW	SCALE		DATE	5-1-2025
DRAWN BY	ESO	(H) 1"= N/A		SHEET	14 OF 49
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.60

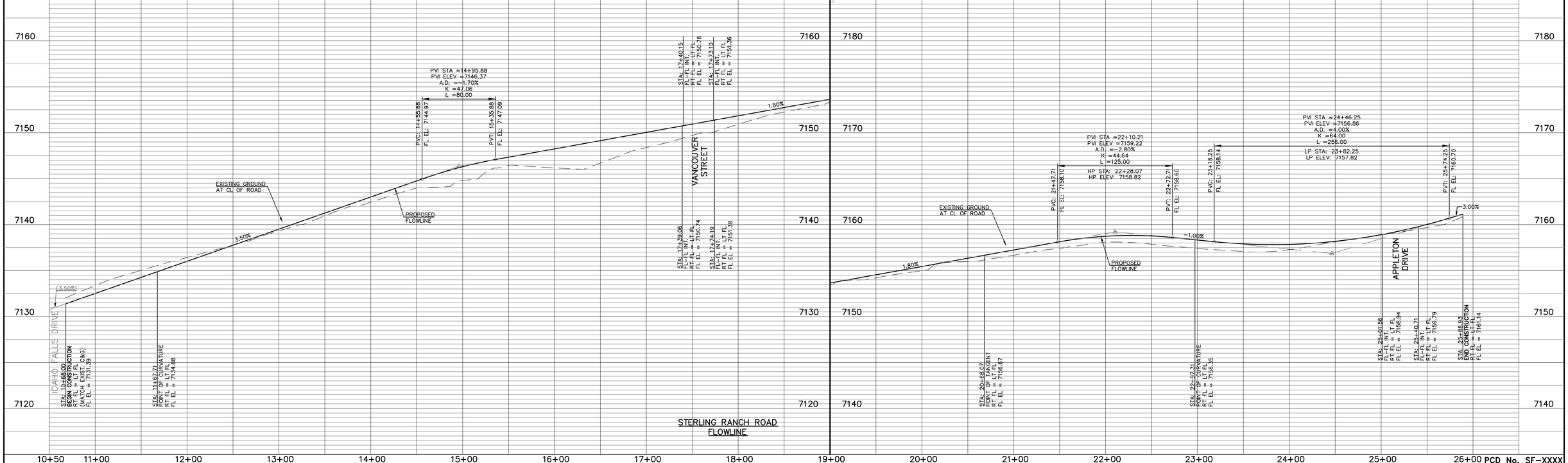
N:\11\8360\DRAWING\CONSTRUCTION\14-11836O-GR-DET-03.dwg, 5/1/2025 3:22:58 PM, 1:1, KS



CONCRETE CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	38.05'	25.00'	87°12'14"
C2	40.65'	25.00'	93°10'20"
C3	45.93	30.00'	87°43'07"

STERLING RANCH ROAD (PUBLIC)
(80' R.O.W.)

DESIGN SPEED – 40 mph NON-RESIDENTIAL COLLECTOR



PCD No. SF-XXXX

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS
811
UTILITY NOTIFICATION CENTER OF COLORADO
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NO.	REVISION	DATE

REVIEW:

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MARC A. WHORTON, COLORADO P.E. #37155 DATE

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

STRELING RANCH EAST FILING NO. 6 CONSTRUCTION PLANS

STREET IMPROVEMENT PLANS
STERLING RANCH ROAD

CLASSIC CONSULTING

DESIGNED BY	PRA	SCALE		DATE	5-1-2025
DRAWN BY	ESO	(H) 1"= 50'		SHEET	15 OF 49
CHECKED BY		(V) 1"= 5'		JOB NO.	1183.60

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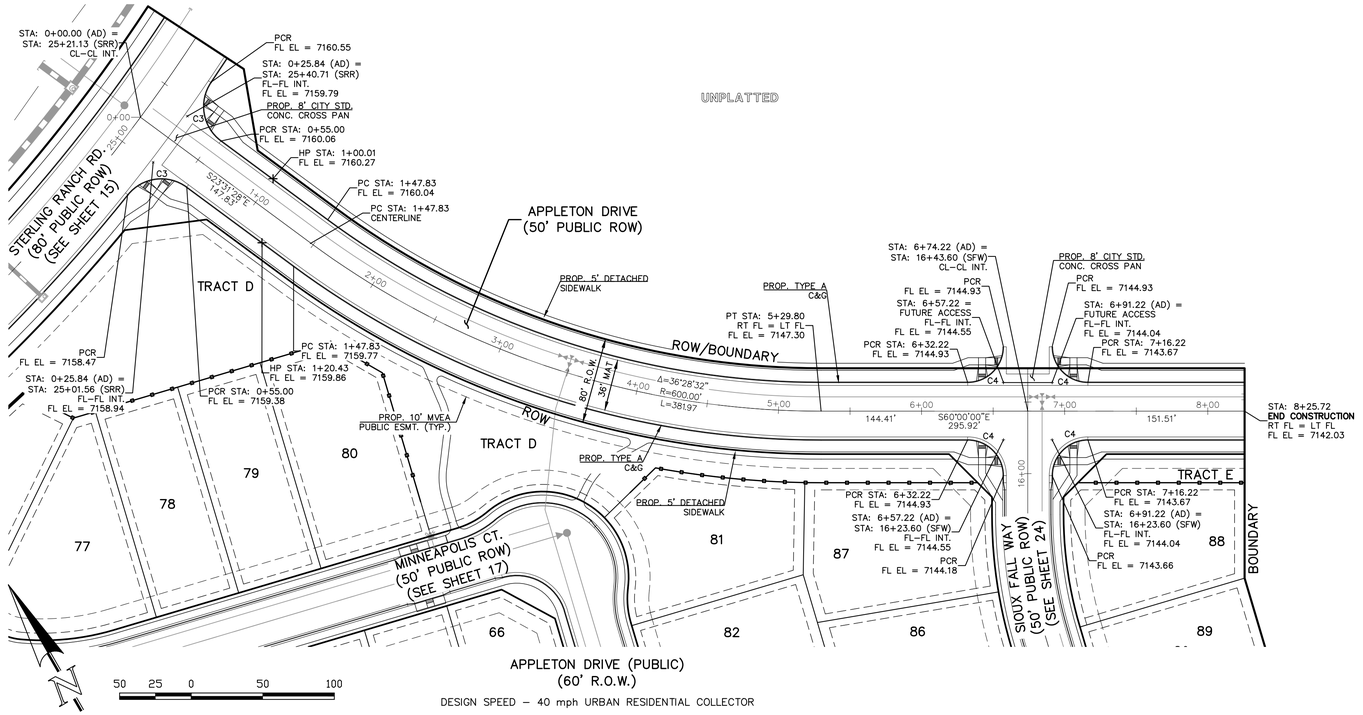
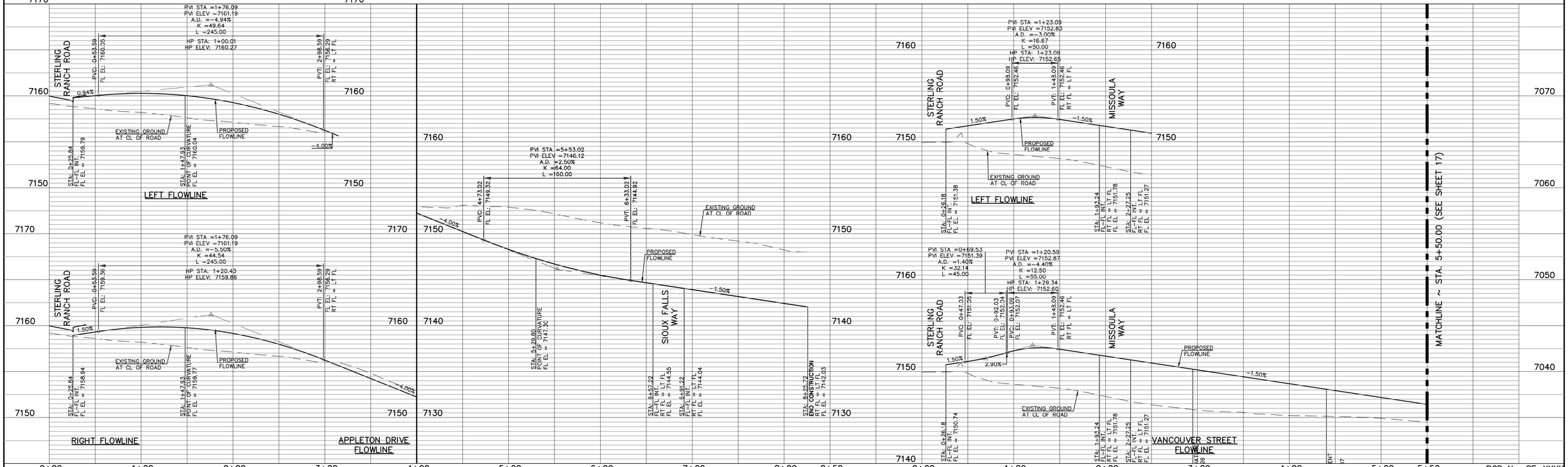


CONCRETE CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C2	40.65'	25.00'	93°10'20"
C3	45.93	30.00'	87°43'07"
C4	39.27	25.00	90°00'00"
C5	30.25	20.00	84°40'15"
C6	32.73	20.00	93°45'57"



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NO.	REVISION	DATE

REVIEW:

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MARC A. WHORTON, COLORADO P.E. #37155 DATE

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

STRELING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
STREET IMPROVEMENT PLANS
APPLETON DRIVE & VANCOUVER STREET

DESIGNED BY	PRA	SCALE		DATE	5-1-2025
DRAWN BY	ESO	(H) 1"=	50'	SHEET	16 OF 49
CHECKED BY		(V) 1"=	5'	JOB NO.	1183.60

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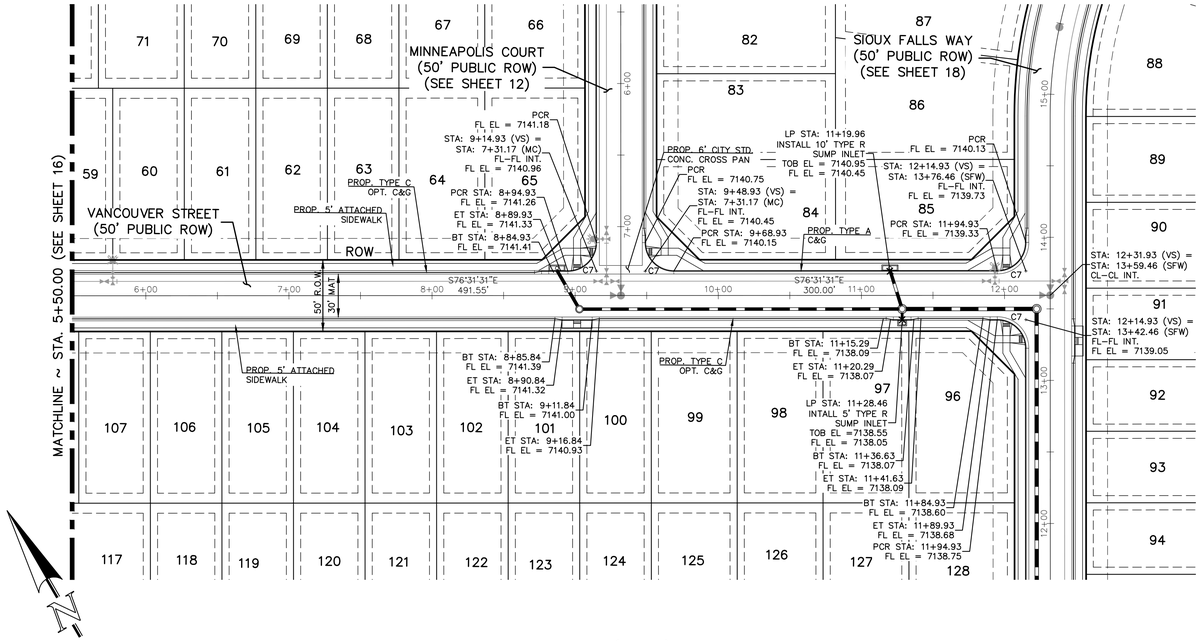
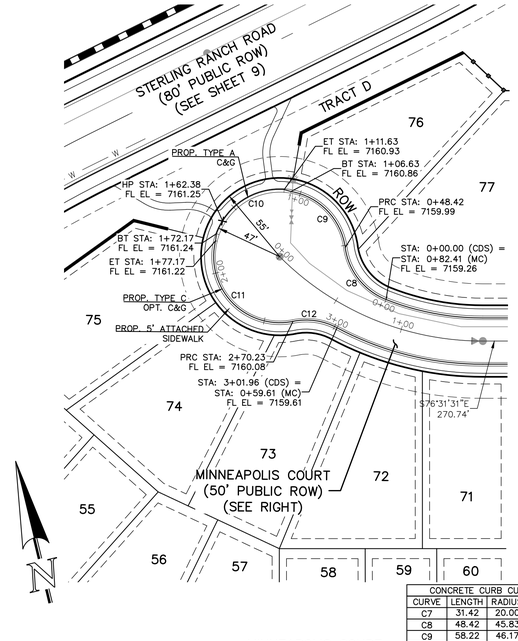
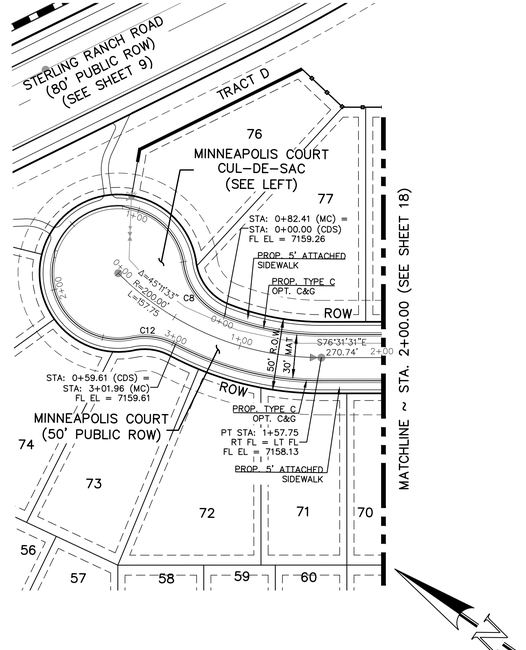






CONCRETE CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C7	31.42	20.00	90°00'00"
C8	48.42	45.83	60°31'48"
C9	58.22	46.17	72°14'44"
C10	60.54	47.00	73°48'04"
C11	93.06	46.17	115°29'07"
C12	31.73	45.83	39°40'08"

50 25 0 50 100

SCALE: 1" = 50'

VANCOUVER STREET (PUBLIC)
(50' R.O.W.)

DESIGN SPEED – 25 mph URBAN LOCAL

50 25 0 50 100

SCALE: 1" = 50'

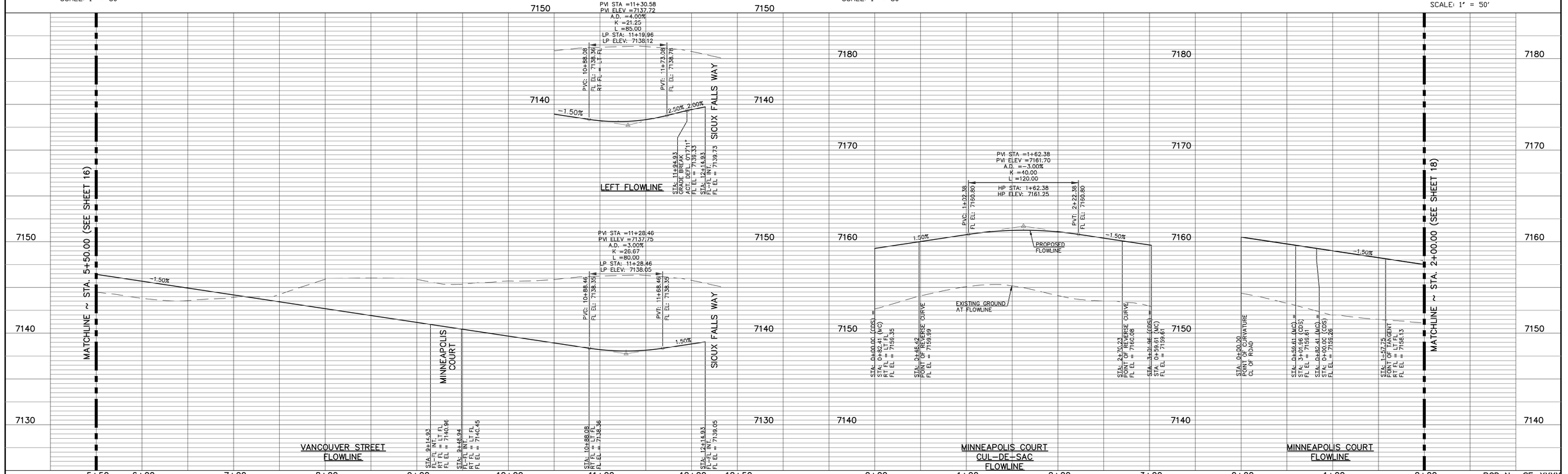
MINNEAPOLIS COURT
CUL-DE-SAC (PUBLIC)
(55' R.O.W.)

50 25 0 50 100

MINNEAPOLIS COURT (PUBLIC)
(50' R.O.W.)

DESIGN SPEED – 25 mph URBAN LOCAL

SCALE: 1" = 50'



48 HOURS BEFORE YOU DIG,
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NO.	REVISION	DATE

REVIEW:

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

MARC A. WHORTON, COLORADO P.E. #37155 DATE

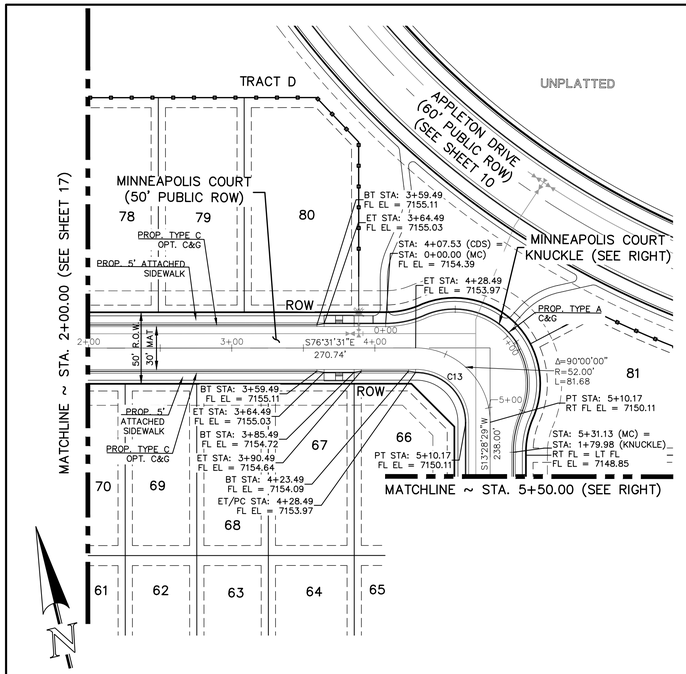
CLASSIC CONSULTING SM
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(Fax)

STRELING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
STREET IMPROVEMENT PLANS
VANCOUVER ST. & MINNEAPOLIS CT./CDS

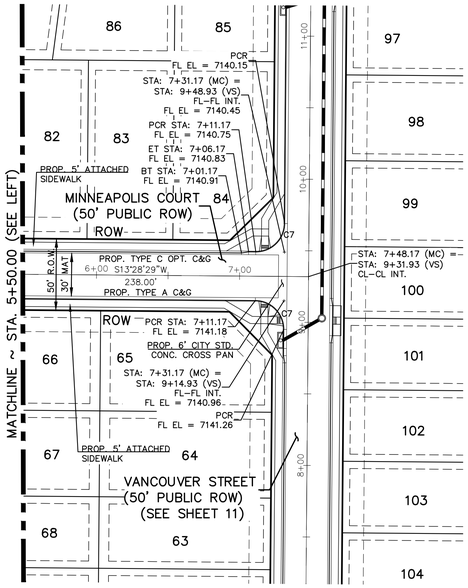
CLASSIC CONSULTING

DESIGNED BY	PRA	SCALE		DATE	5-1-2025
DRAWN BY	ESO	(H) 1"=	50'	SHEET	17 OF 49
CHECKED BY		(V) 1"=	5'	JOB NO.	1183.60

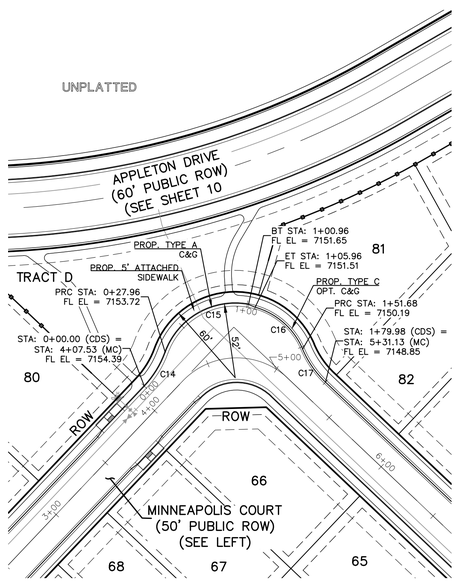
N:\1183\60\DRAWING\CONSTRUCTION\17-11836O-SI-03.dwg, 5/1/2026 3:25:27 PM, 1:1, KS



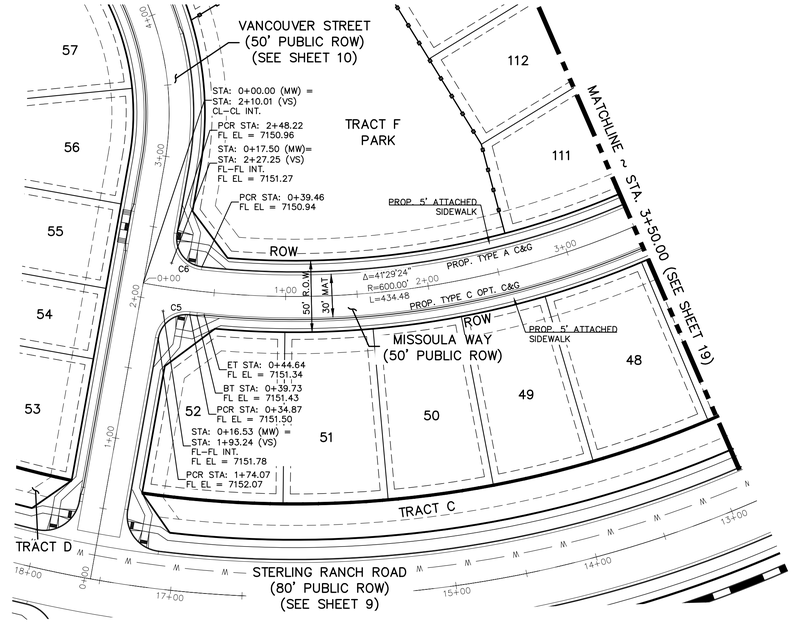
MINNEAPOLIS COURT KNUCKLE (PUBLIC)
(50' R.O.W.)
DESIGN SPEED – 25 mph URBAN LOCAL



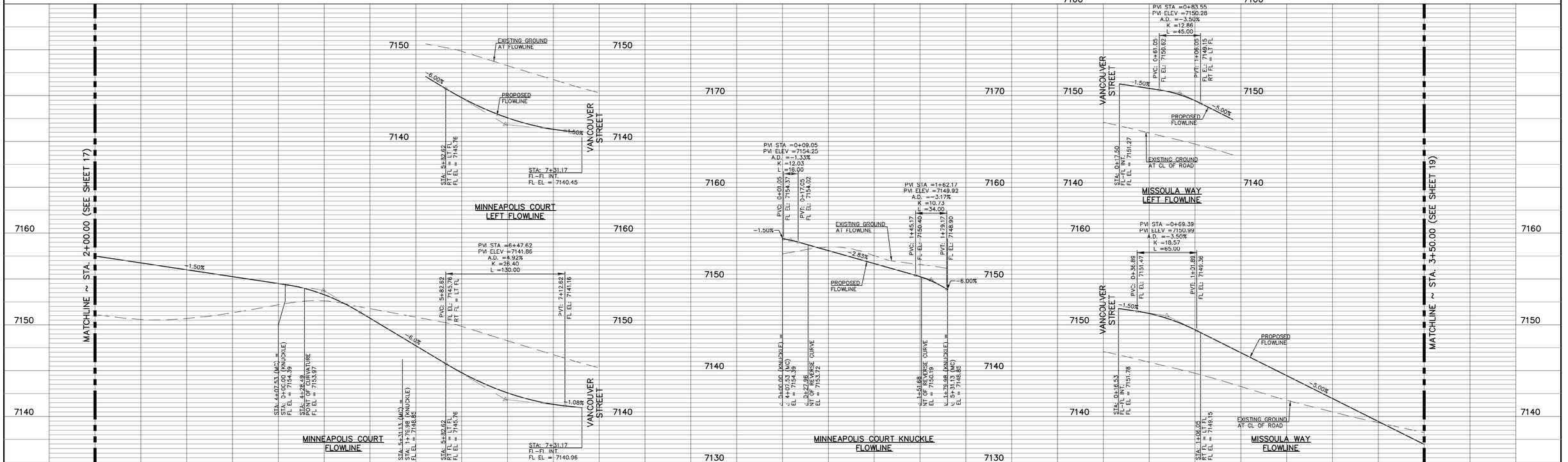
CONCRETE CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C5	30.25	20.00	84°40'15"
C6	32.73	20.00	93°45'57"
C7	31.42	20.00	90°00'00"
C13	54.98	35.00	90°00'00"
C14	27.96	68.00	23°33'23"
C15	73.00	52.00	80°26'05"
C16	45.73	51.17	51°11'58"
C17	28.30	68.83	23°33'23"



MINNEAPOLIS COURT KNUCKLE (PUBLIC)
(50' R.O.W.)



MISSOULA WAY (PUBLIC)
(50' R.O.W.)
DESIGN SPEED – 25 mph URBAN LOCAL



48 HOURS BEFORE YOU DIG,
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NO.	REVISION	DATE

REVIEW:

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

MARC A. WHORTON, COLORADO P.E. #37155 DATE

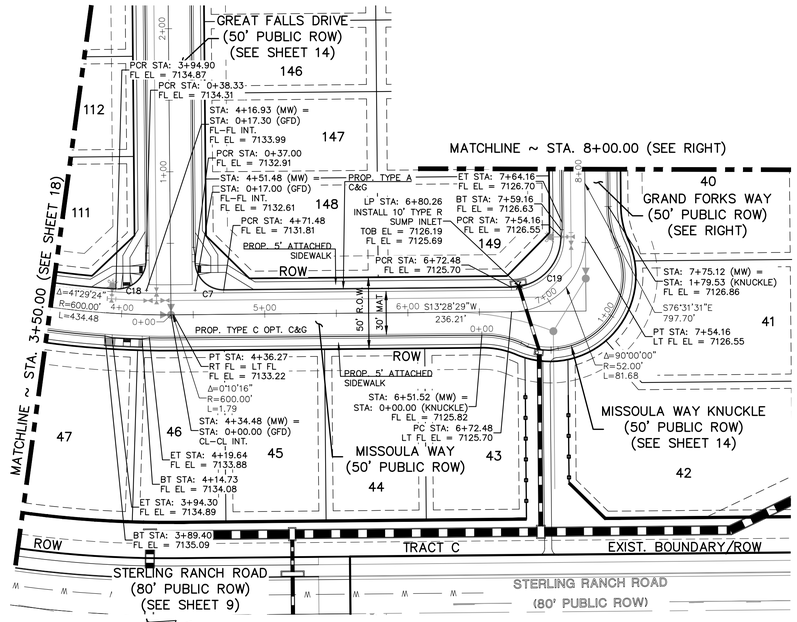
CLASSIC CONSULTING SM
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(Fax)

STRELING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
STREET IMPROVEMENT PLANS
MINNEAPOLIS CT./KNUCKLE & MISSOULA WAY

CLASSIC CONSULTING

DESIGNED BY	PRA	SCALE		DATE	5-1-2025
DRAWN BY	ESO	(H) 1"=	50'	SHEET	18 OF 49
CHECKED BY		(V) 1"=	5'	JOB NO.	1183.60

N:\11\8360\DRAWINGS\CONSTRUCTION\18-11836O-SI-04.dwg, 5/1/2026 3:26:12 PM, 1:1, KS



CONCRETE CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C7	31.42	20.00	90°00'00"
C18	32.79	20.00	93°56'57"
C19	54.98	35.00	90°00'00"

50 25 0 50 100

SCALE: 1" = 50'

MISSOULA WAY (PUBLIC)
(50' R.O.W.)

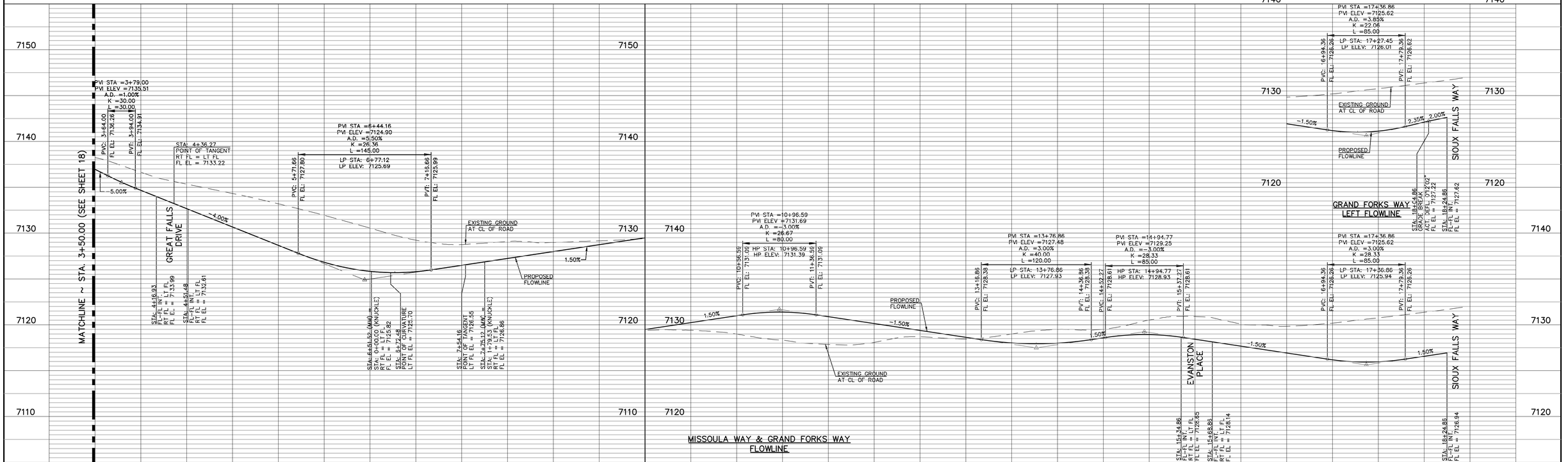
DESIGN SPEED – 25 mph URBAN LOCAL

50 25 0 50 100

SCALE: 1" = 50'

GRAND FORKS WAY (PUBLIC)
(50' R.O.W.)

DESIGN SPEED – 25 mph URBAN LOCAL



PCD No. SF-XXXX

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MARC A. WHORTON, COLORADO P.E. #37155 DATE

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

STRELING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
STREET IMPROVEMENT PLANS
MISSOULA WAY & GRAND FORKS WAY

CLASSIC CONSULTING

DESIGNED BY	PRA	SCALE		DATE	5-1-2025
DRAWN BY	ESO	(H) 1"=	50'	SHEET	19 OF 49
CHECKED BY		(V) 1"=	5'	JOB NO.	1183.60

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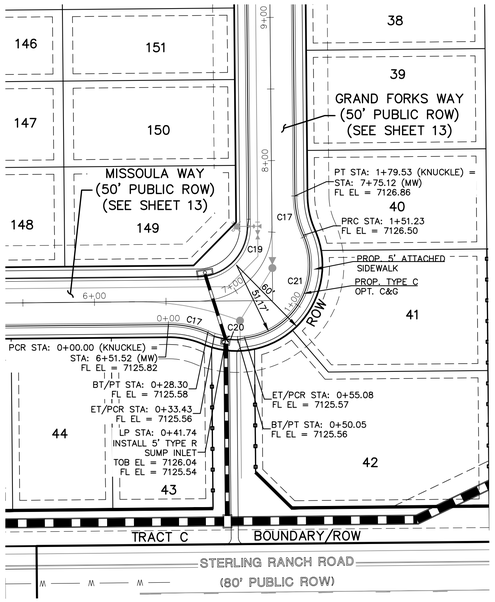
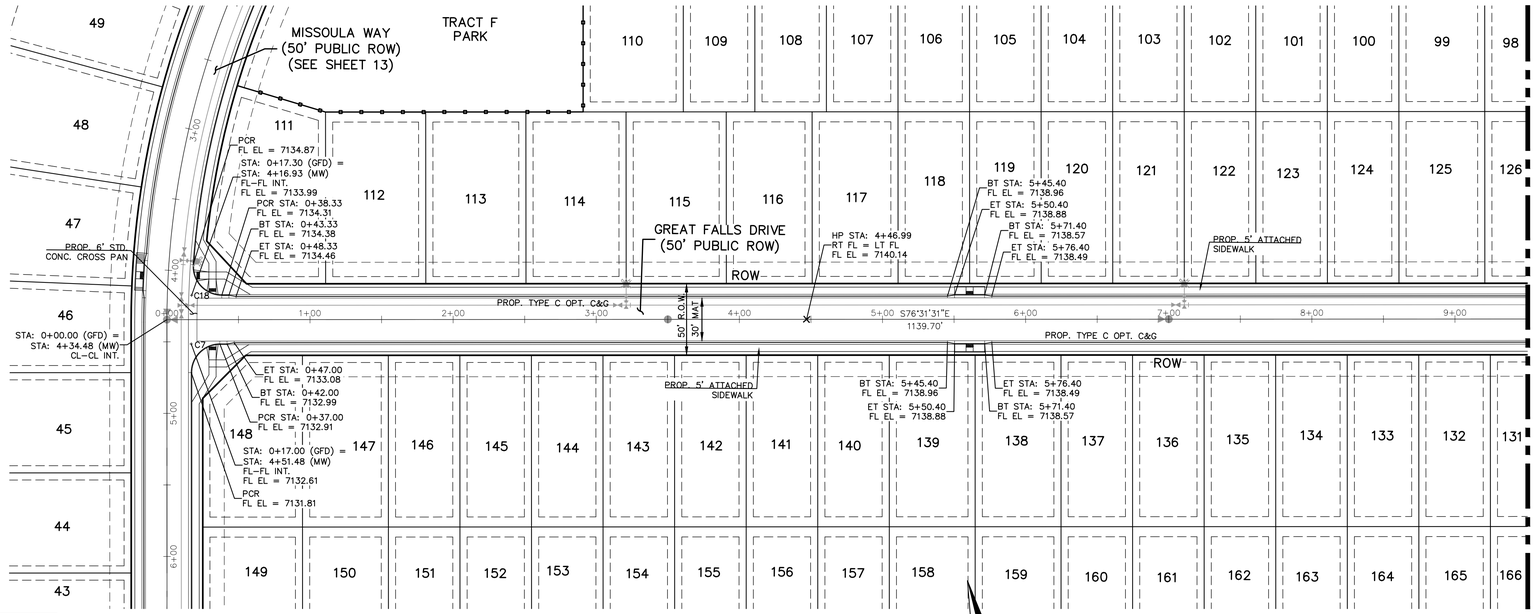




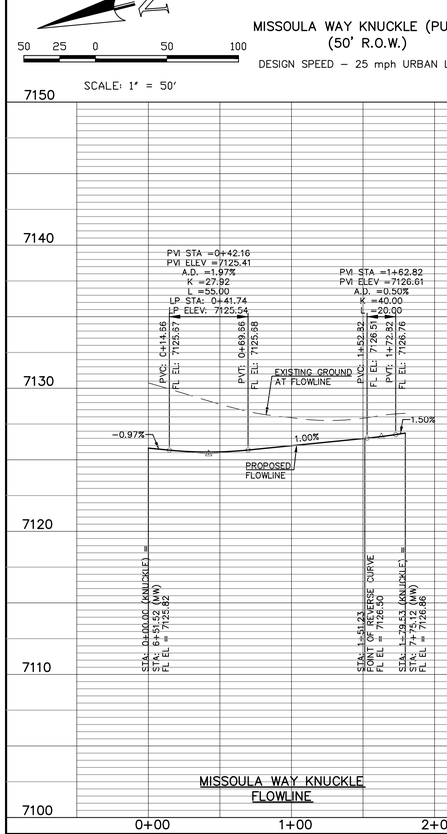
CONCRETE CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C7	31.42	20.00	90°00'00"
C17	28.30	68.83	23°33'23"
C18	32.79	20.00	93°56'57"
C19	54.98	35.00	90°00'00"
C20	16.61	52.00	18°18'19"
C21	96.15	51.17	107°39'51"

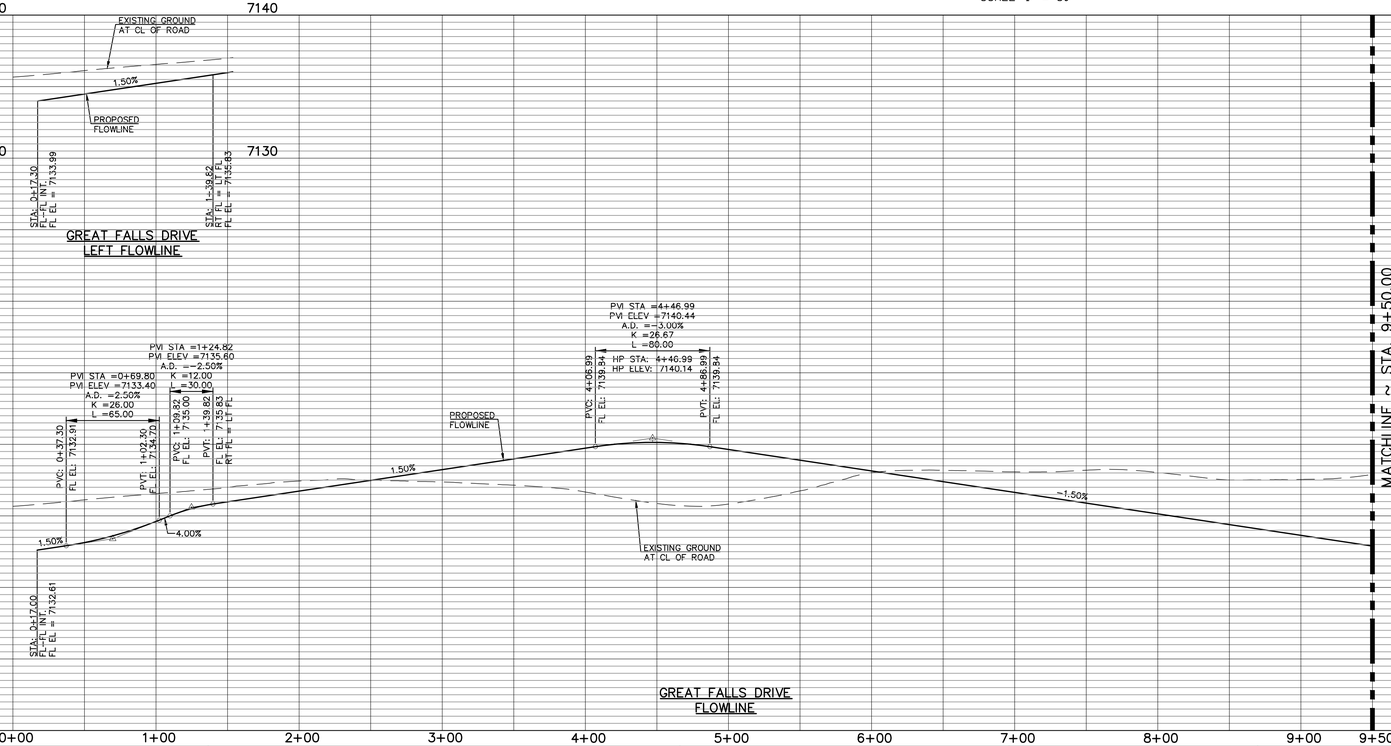
MISSOULA WAY KNUCKLE (PUBLIC)
(50' R.O.W.)
DESIGN SPEED – 25 mph URBAN LOCAL

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

GREAT FALLS DRIVE (PUBLIC)
(50' R.O.W.)
DESIGN SPEED – 25 mph URBAN LOCAL

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





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MARC A. WHORTON, COLORADO P.E. #37155 DATE

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

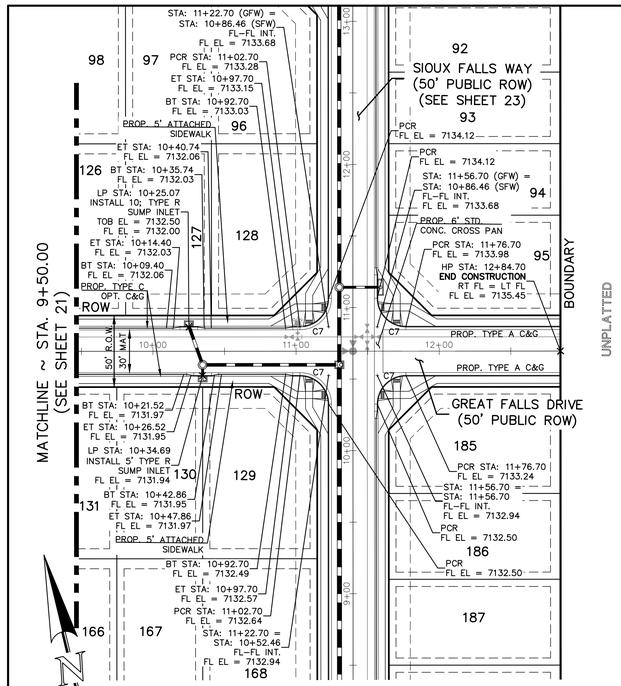
STRELING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
STREET IMPROVEMENT PLANS
MISSOULA WAY KNUCKLE & GREAT FALLS DRIVE

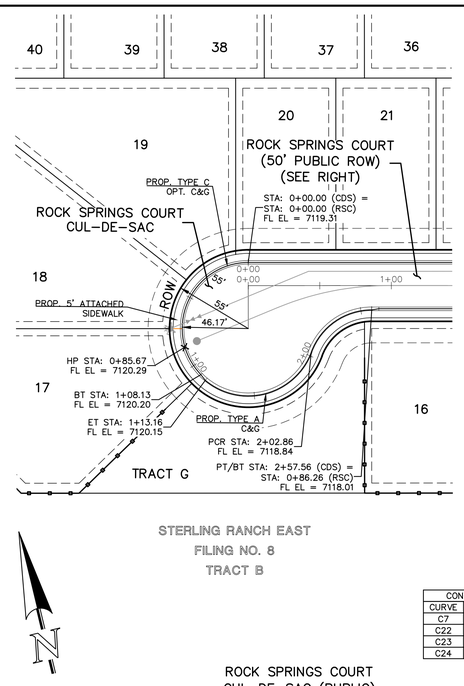
CLASSIC CONSULTING

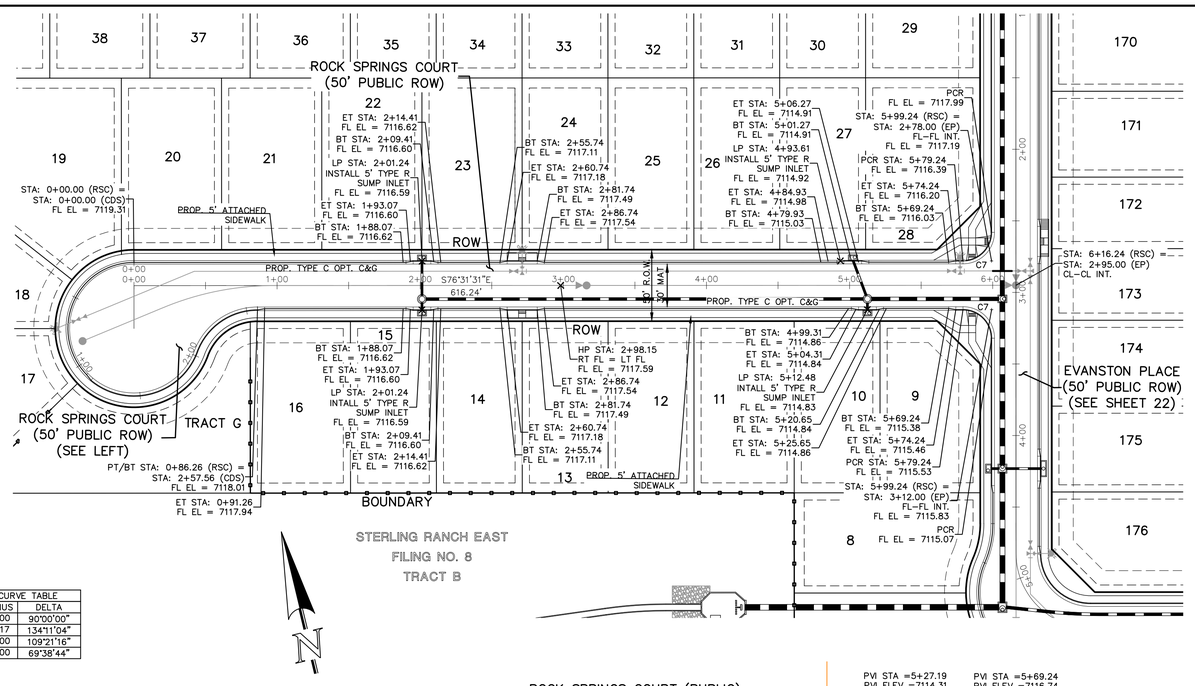
DESIGNED BY	PRA	SCALE		DATE	5-1-2025
DRAWN BY	ESO	(H) 1"=	50'	SHEET	20 OF 49
CHECKED BY		(V) 1"=	5'	JOB NO.	1183.60

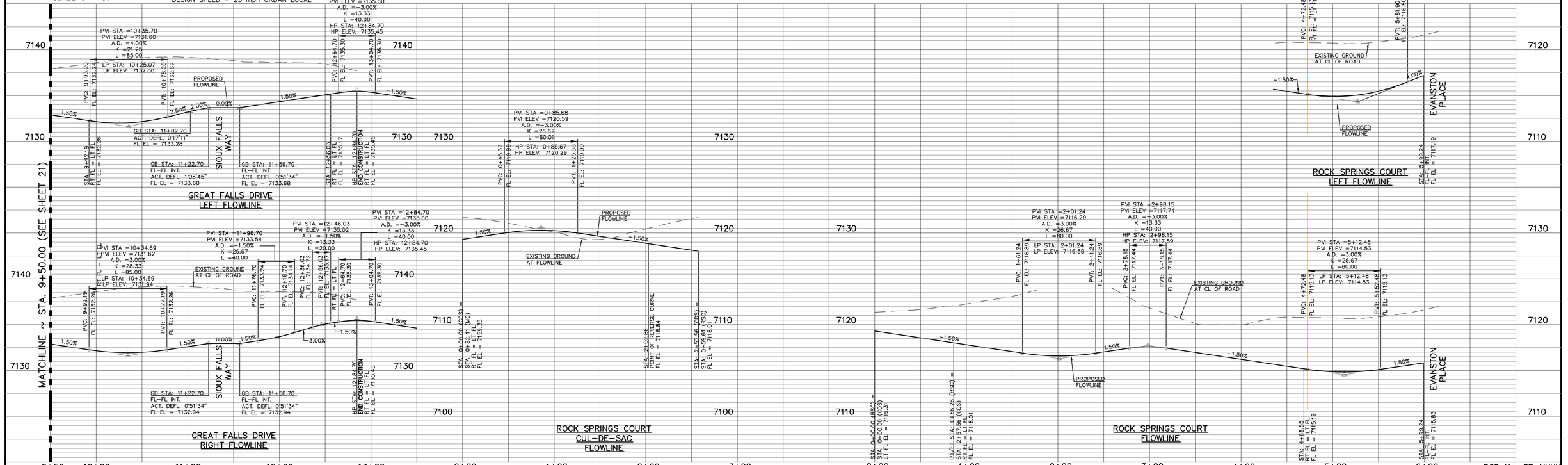
PCD No. SF-XXXX

N:\1183600\DRAWINGS\CONSTRUCTION\20-1183600-SI-06.dwg, 5/1/2026 3:27:57 PM, 1:1, KS









CONCRETE CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C7	31.42	20.00	90°00'00"
C22	108.13	46.17	134°11'04"
C23	89.70	47.00	109°21'16"
C24	54.70	45.00	69°38'44"

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

GREAT FALLS DRIVE (PUBLIC)
(50' R.O.W.)
DESIGN SPEED – 25 mph URBAN LOCAL

ROCK SPRINGS COURT
CUL-DE-SAC (PUBLIC)
(50' R.O.W.)
DESIGN SPEED – 25 mph URBAN LOCAL

ROCK SPRINGS COURT (PUBLIC)
(50' R.O.W.)
DESIGN SPEED – 25 mph URBAN LOCAL

STERLING RANCH EAST
FILING NO. 8
TRACT B

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MARC A. WHORTON, COLORADO P.E. #37155 DATE

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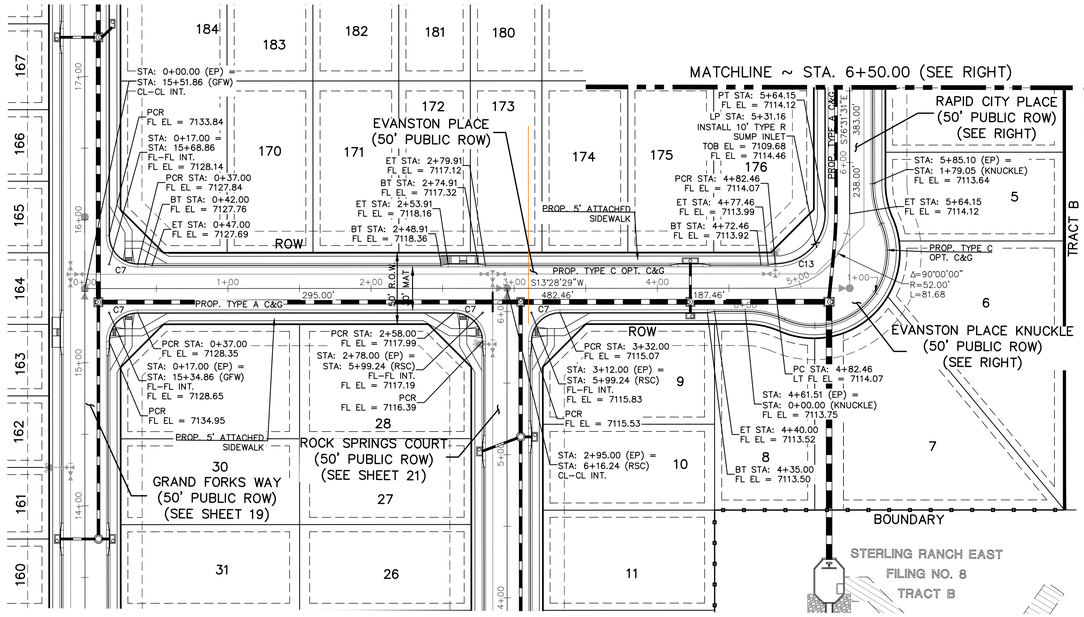
Colorado Springs, Colorado 80903 (719)785-0799(Fax)

STRELING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
STREET IMPROVEMENT PLANS
GREAT FALLS DR. & ROCK SPRINGS CT./CDS

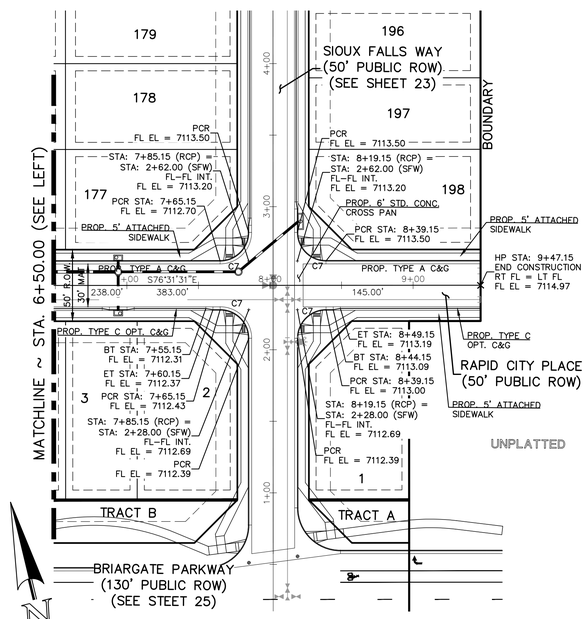
CLASSIC CONSULTING

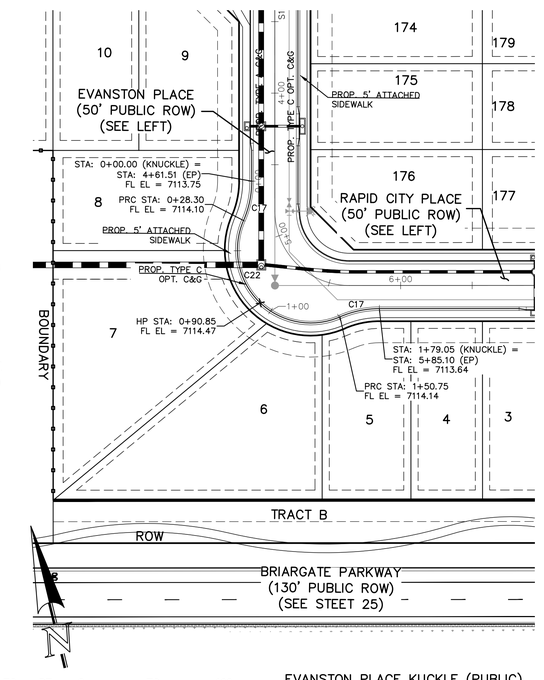
DESIGNED BY	PRA	SCALE	DATE 5-1-2025
DRAWN BY	ESO	(H) 1"= 50'	SHEET 21 OF 49
CHECKED BY		(V) 1"= 5'	JOB NO. 1183.60

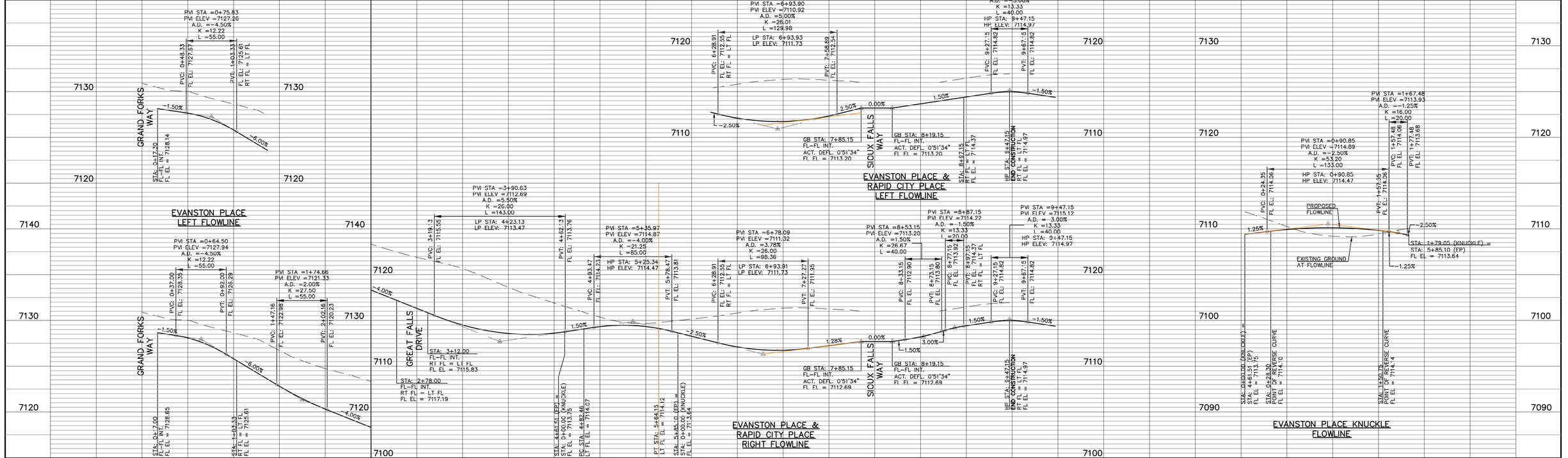
N:\1183600\DRAWINGS\CONSTRUCTION\21-1183600-SI-07.dwg, 5/1/2026 3:28:49 PM, 1:1, KS



CONCRETE CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C7	31.42	20.00	90°00'00"
C13	54.98	35.00	90°00'00"
C17	28.30	68.83	23°33'23"
C22	122.45	51.17	137°06'46"







PCD No. SF-XXXX

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

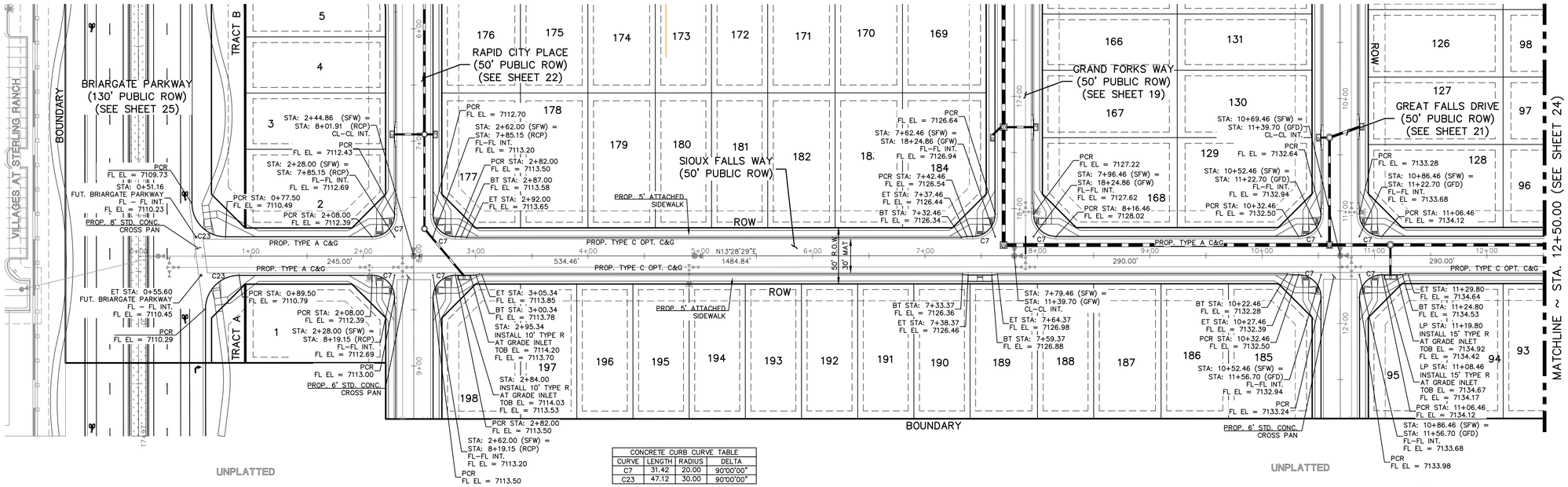
MARC A. WHORTON, COLORADO P.E. #37155 DATE

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

STRELING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
STREET IMPROVEMENT PLANS
EVANSTON PLACE & RAPID CITY PL./KNUCKLE

DESIGNED BY	PRA	SCALE		DATE	5-1-2025
DRAWN BY	ESO	(H) 1"=	50'	SHEET	22 OF 49
CHECKED BY		(V) 1"=	5'	JOB NO.	1183.60

N:\1183\00\DRAWINGS\CONSTRUCTION\22-1183(0-SI-08.dwg, 5/1/2026 3:29:41 PM, 1:1, KS

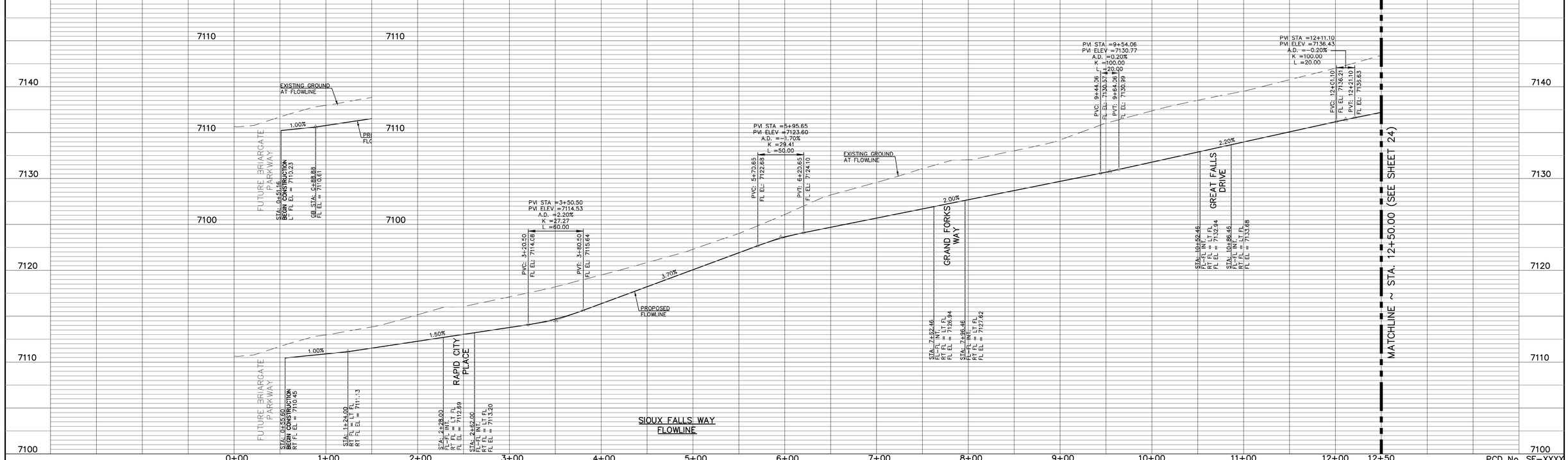


CONCRETE CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C7	31.42	20.00	90°00'00"
C23	47.12	30.00	90°00'00"

SIOUX FALLS WAY (PUBLIC)
(50' R.O.W.)
DESIGN SPEED – 25 mph URBAN LOCAL

50 25 0 50 100

SCALE: 1" = 50'



PCD No. SF-XXXX

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NO.	REVISION	DATE

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MARC A. WHORTON, COLORADO P.E. #37155 DATE

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Colorado Springs, Colorado 80903 (719)785-0799(Fax)

STRELING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
STREET IMPROVEMENT PLANS
SIOUX FALLS WAY

CLASSIC CONSULTING

DESIGNED BY	PRA	SCALE		DATE	5-1-2025
DRAWN BY	ESO	(H) 1"=	50'	SHEET	23 OF 49
CHECKED BY		(V) 1"=	5'	JOB NO.	1183.60

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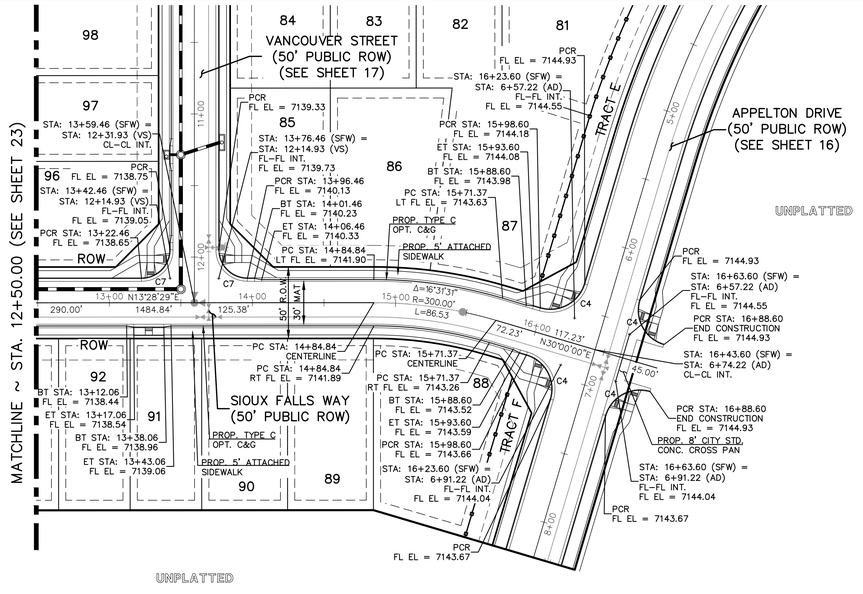
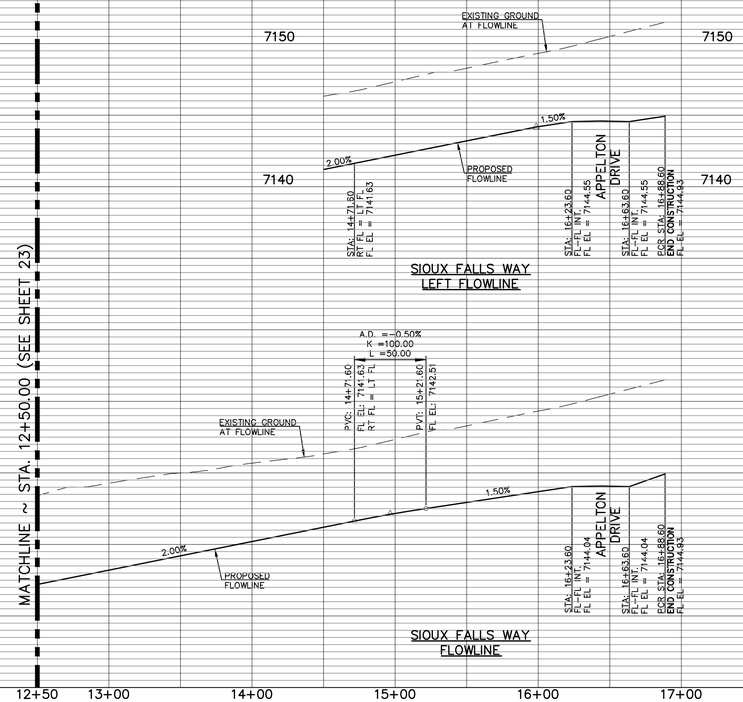


CONCRETE CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C4	39.27	25.00	90°00'00"
C7	31.42	20.00	90°00'00"

SIOUX FALLS WAY (PUBLIC)
(50' R.O.W.)
DESIGN SPEED – 25 mph URBAN LOCAL

50 25 0 50 100

SCALE: 1" = 50'



PCD No. SF-XXXX

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NO.	REVISION	DATE

REVIEW:

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MARC A. WHORTON, COLORADO P.E. #37155 DATE

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Colorado Springs, Colorado 80903 (719)785-0799(Fax)

STRELING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
STREET IMPROVEMENT PLANS
SIOUX FALLS WAY

DESIGNED BY	PRA	SCALE		DATE	5-1-2025
DRAWN BY	ESO	(H) 1"=	50'	SHEET	24 OF 49
CHECKED BY		(V) 1"=	5'	JOB NO.	1183.60

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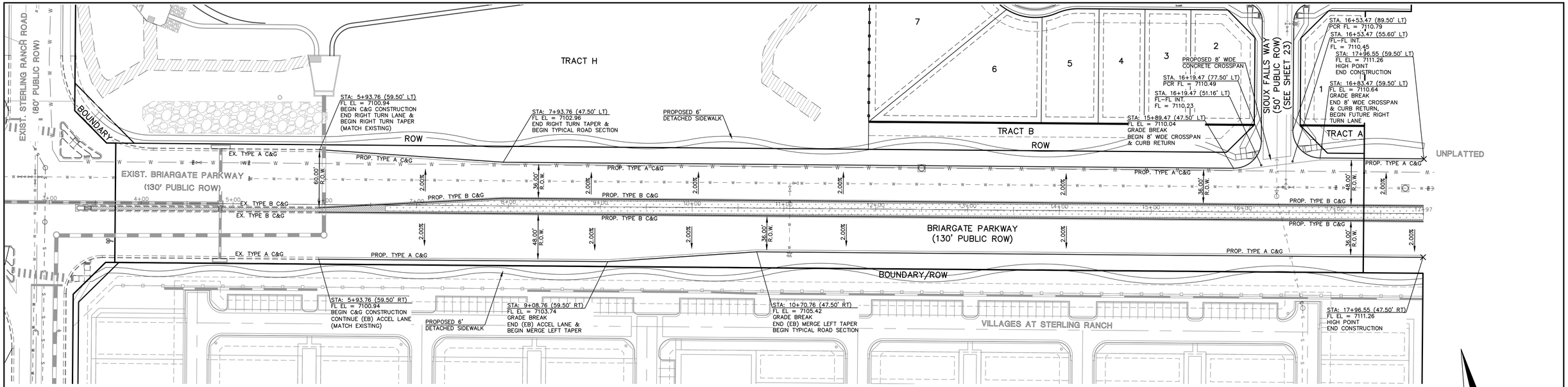


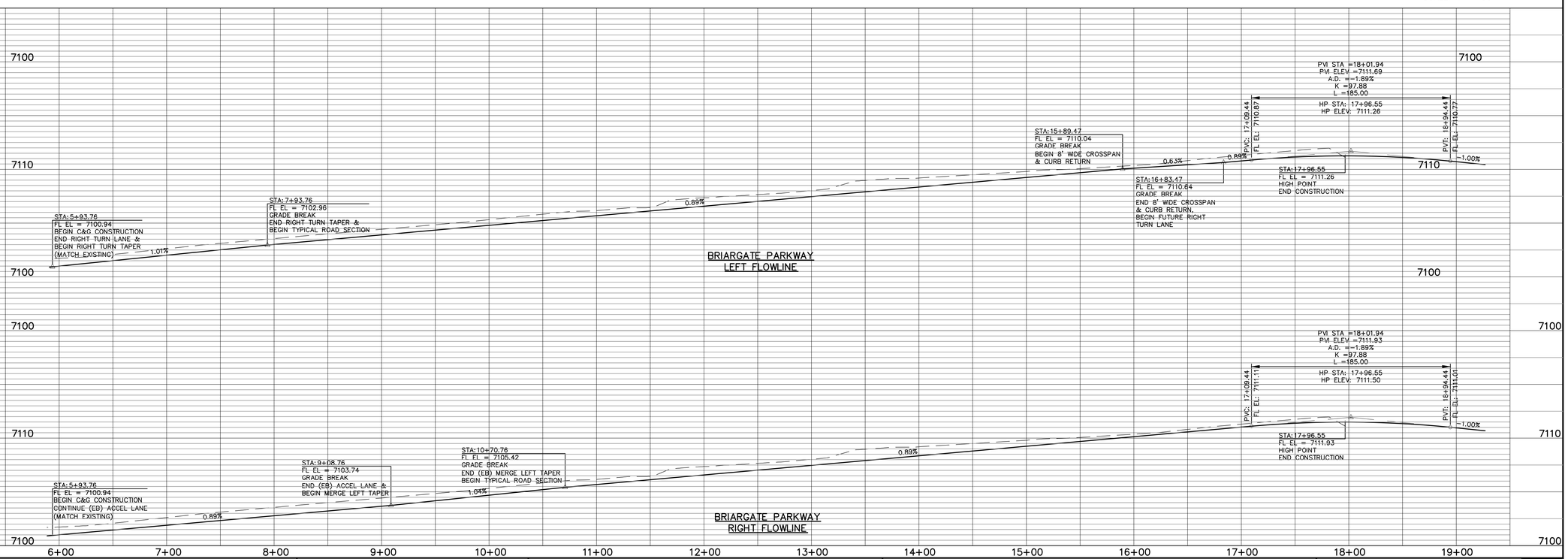
BRIARGATE PARKWAY (PUBLIC)
(130' R.O.W.)

DESIGN SPEED – 50 mph
URBAN PRINCIPAL 4 LANE ARTERIAL

N

50 25 0 50 100

SCALE: 1" = 50'



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NO.	REVISION	DATE

REVIEW:

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MARC A. WHORTON, COLORADO P.E. #37155 DATE

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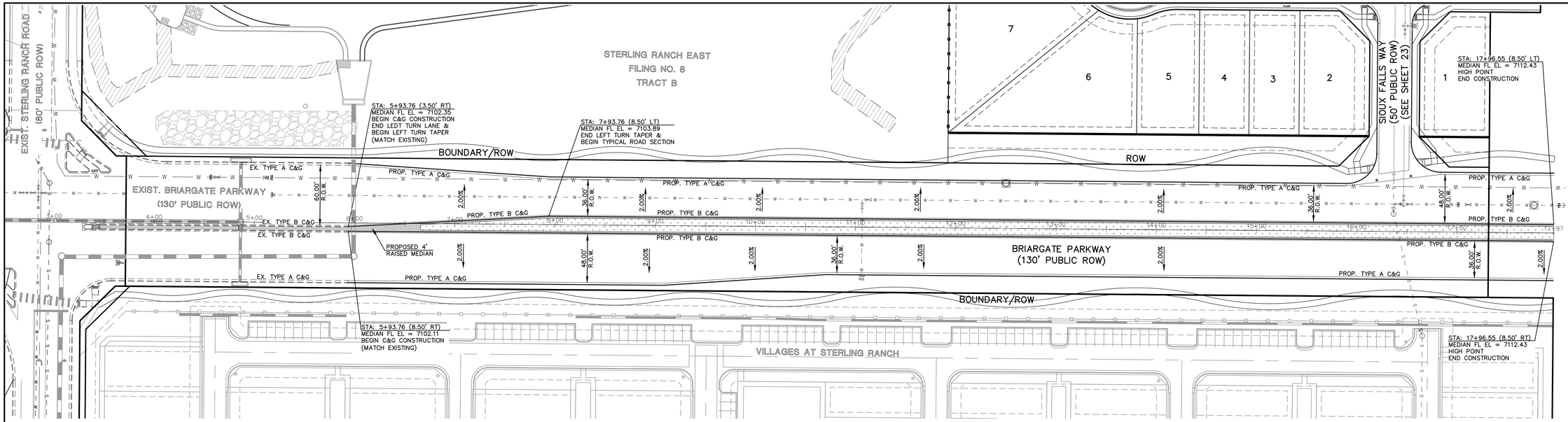
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(Fax)

STERLING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
BRIARGATE PARKWAY PLAN AND PROFILE

CLASSIC CONSULTING

DESIGNED BY	PRA	SCALE		DATE	04/21/25
DRAWN BY	PRA	(H) 1"=	50'	SHEET	25 OF 49
CHECKED BY		(V) 1"=	5'	JOB NO.	1183.60

N:\1183600\DRAWING\CONSTRUCTION\25-1-18360-SI-11.dwg, 5/1/2026 3:32:02 PM, 1:1, KS



LANDSCAPE NOTES:
ALL LANDSCAPE MEDIAN TREATMENT INSTALLED WITHIN THE MEDIAN SHALL MEET HEIGHT REQUIREMENTS FOR SITE DISTANCE PER EL PASO COUNTY STDS.

ALL LANDSCAPE MEDIAN TREATMENT WITHIN THE MEDIAN SHALL BE INSTALLED BY DEVELOPER AND MAINTAINED BY THE METRO DISTRICT.

LICENSE AGREEMENT WITH EL PASO COUNTY REQUIRED FOR ALL LANDSCAPE TREATMENT WITHIN THE MEDIAN.

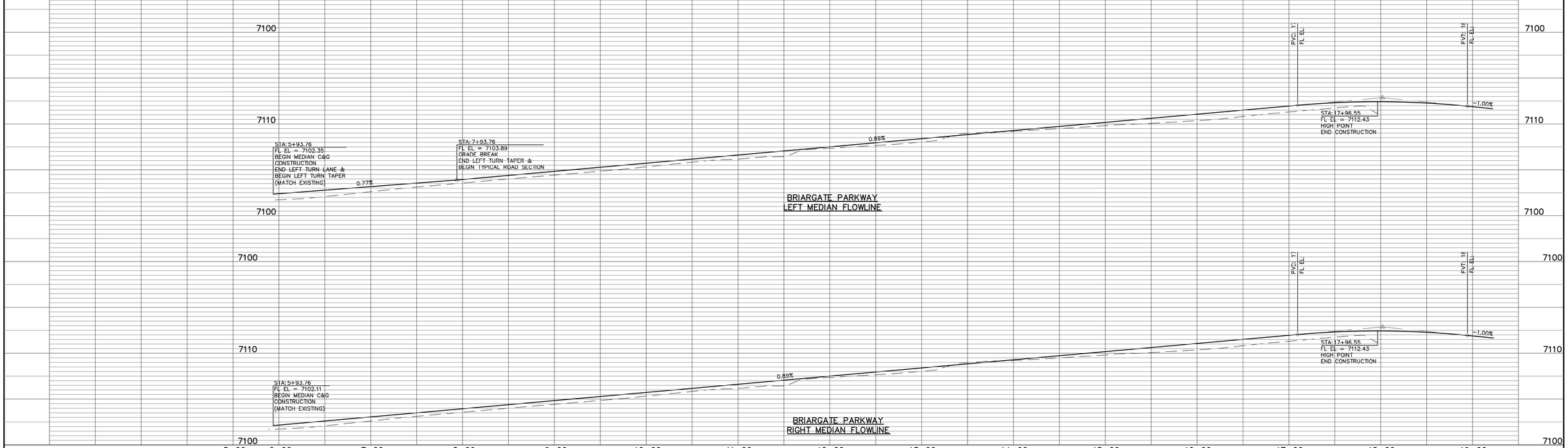
BRIARGATE PARKWAY (PUBLIC)
(130' R.O.W.)

DESIGN SPEED – 50 mph
4 LANE PRINCIPAL ARTERIAL

N

50 25 0 50 100

SCALE: 1" = 50'



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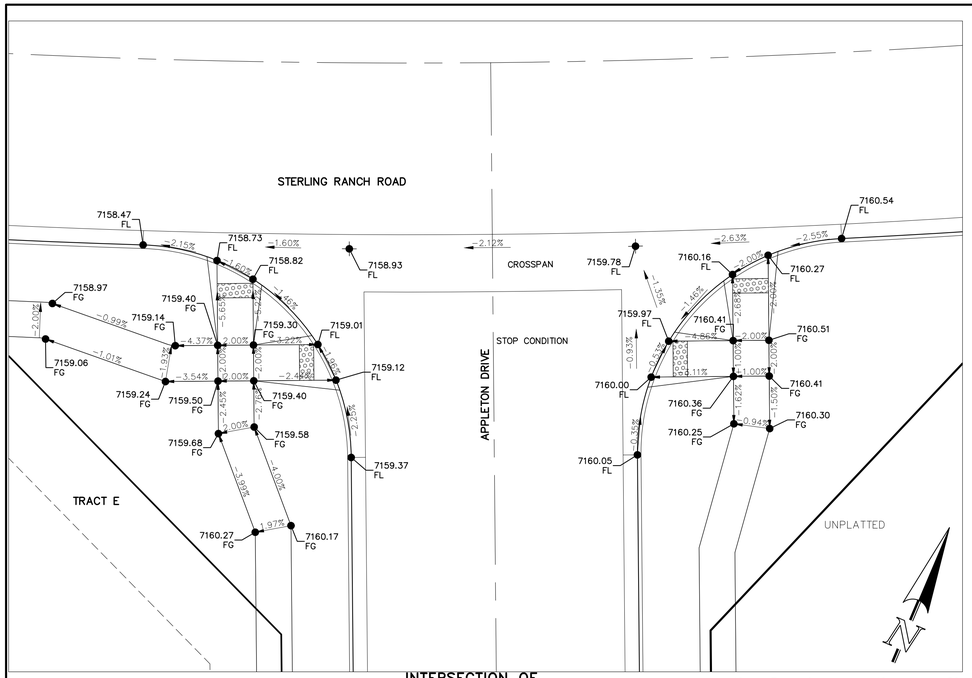
Colorado Springs, Colorado 80903 (719)785-0799(Fax)

STERLING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
STREET IMPROVEMENT PLANS
BRIARGATE PARKWAY MEDIAN PLAN AND PROFILE

CLASSIC CONSULTING

DESIGNED BY	PRA	SCALE	DATE 04/21/25
DRAWN BY	PRA	(H) 1"= 50'	SHEET 26 OF 49
CHECKED BY		(V) 1"= 5'	JOB NO. 1183.60

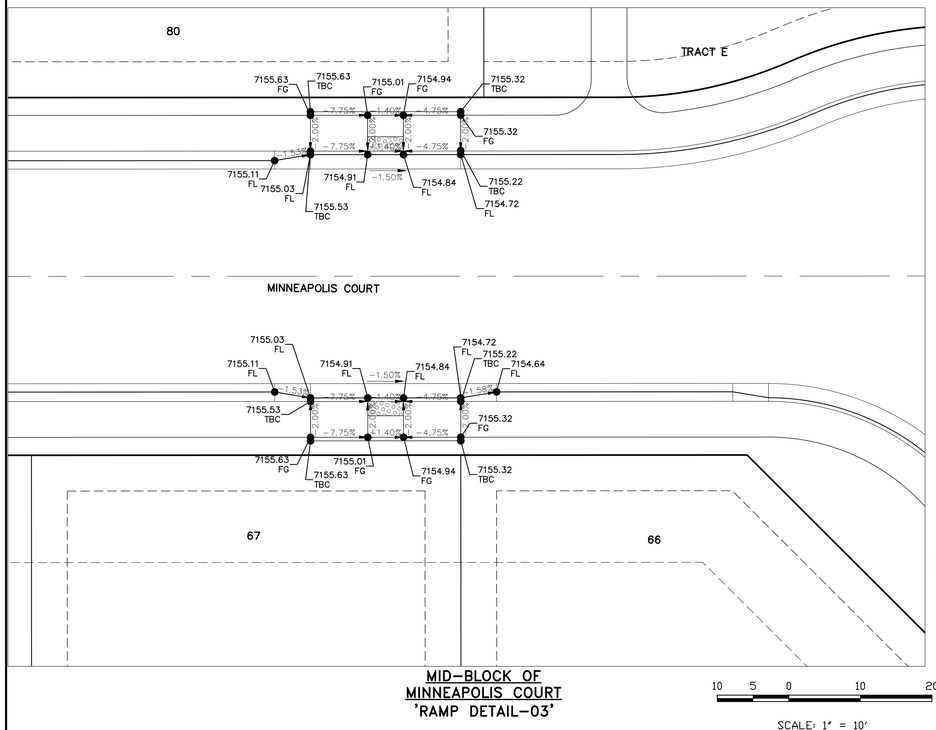
N:\1183601\DRAWINGS\CONSTRUCTION\26-118360-SI-12.dwg, 5/1/2026 3:32:47 PM, 1:1, KS



INTERSECTION OF STERLING RANCH ROAD & APPLETON DRIVE 'RAMP DETAIL–01'

10 5 0 10 20

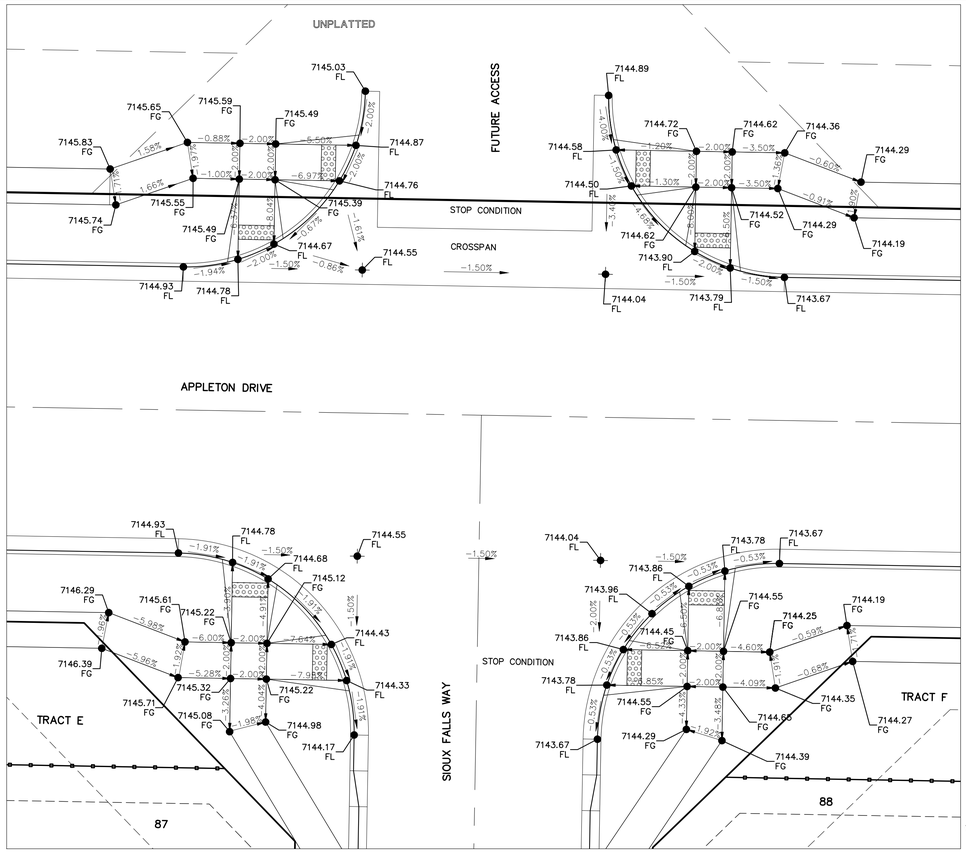
SCALE: 1" = 10'



MID–BLOCK OF MINNEAPOLIS COURT 'RAMP DETAIL–03'

10 5 0 10 20

SCALE: 1" = 10'



INTERSECTION OF APPLETON DRIVE & SIOUX FALLS WAY 'RAMP DETAIL–02'

10 5 0 10 20

SCALE: 1" = 10'

PCD No. SF–XXXX

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REVIEW:

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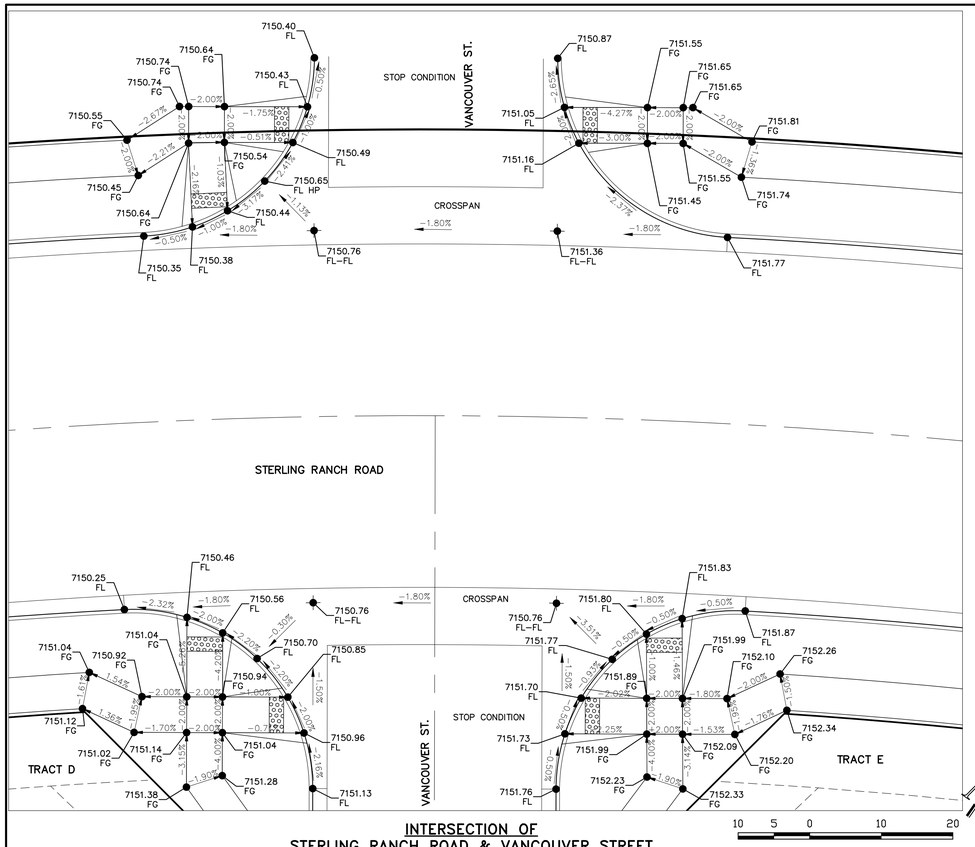
MARC A. WHORTON, COLORADO P.E. #37155 — DATE

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

STRELING RANCH EAST FILING NO. 5
CONSTRUCTION PLANS
PEDESTRIAN RAMP DETAILS
RAMP DETAILS 01–03

DESIGNED BY	PRA	SCALE		DATE	5–1–2025
DRAWN BY	ESO	(H) 1"= 10'		SHEET	27 OF 49
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.60

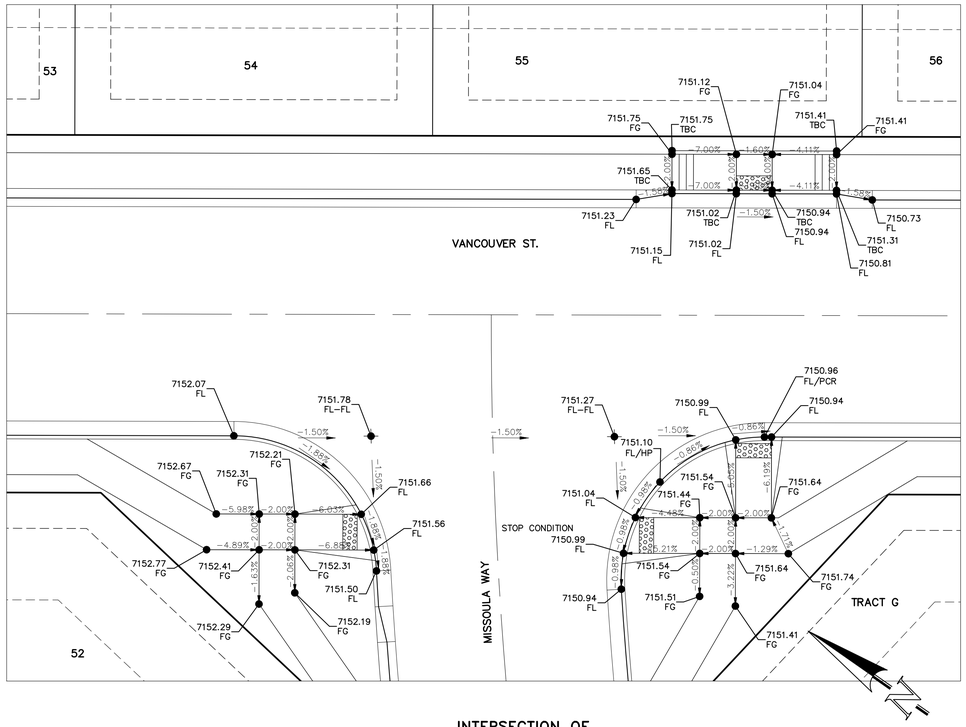
N:\11836\0\DRAWINGS\CONSTRUCTION\27-118360-PEDRAMP-01.dwg, 5/1/2028 3:33:20 PM, 1:1, KS



INTERSECTION OF STERLING RANCH ROAD & VANCOUVER STREET 'RAMP DETAIL–04'

10 5 0 10 20

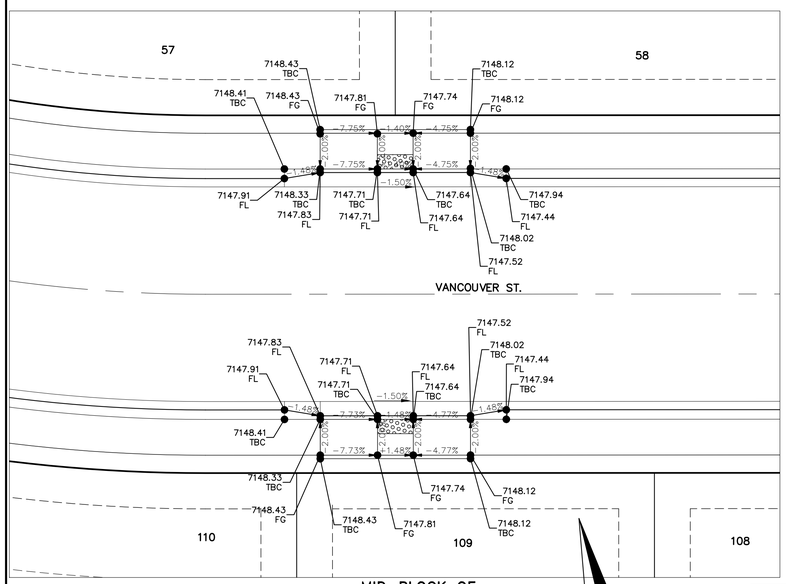
SCALE: 1" = 10'



INTERSECTION OF VANCOUVER STREET & MISSOULA WAY 'RAMP DETAIL–05'

10 5 0 10 20

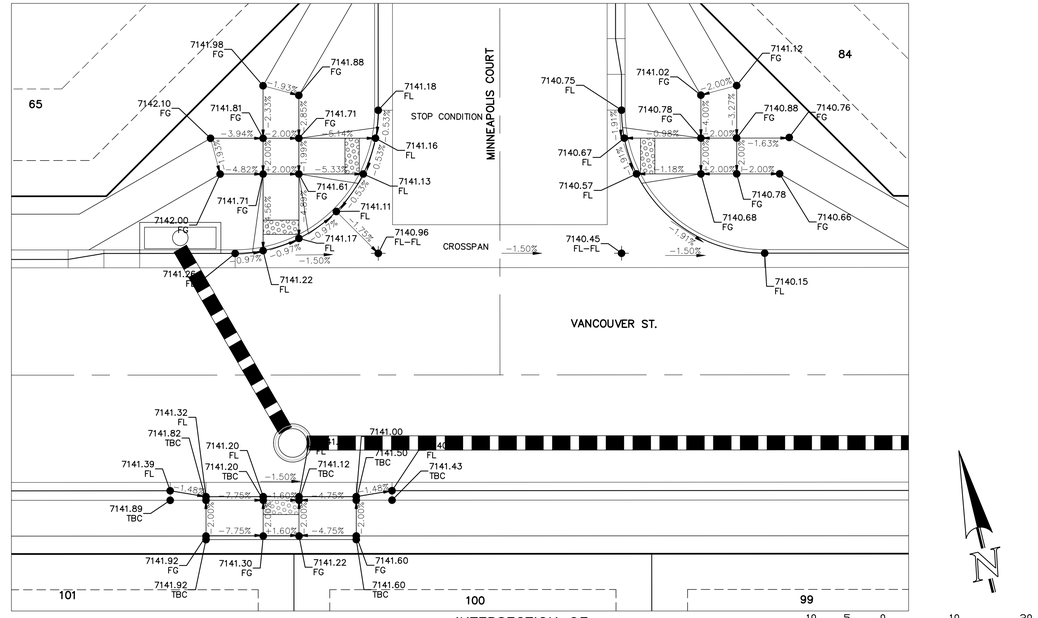
SCALE: 1" = 10'



MID–BLOCK OF VANCOUVER STREET 'RAMP DETAIL–03'

10 5 0 10 20

SCALE: 1" = 10'



INTERSECTION OF VANCOUVER STREET & MINNEAPOLIS COURT 'RAMP DETAIL–05'

10 5 0 10 20

SCALE: 1" = 10'

PCD No. SF–XXXX

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MARC A. WHORTON, COLORADO P.E. #37155 — DATE

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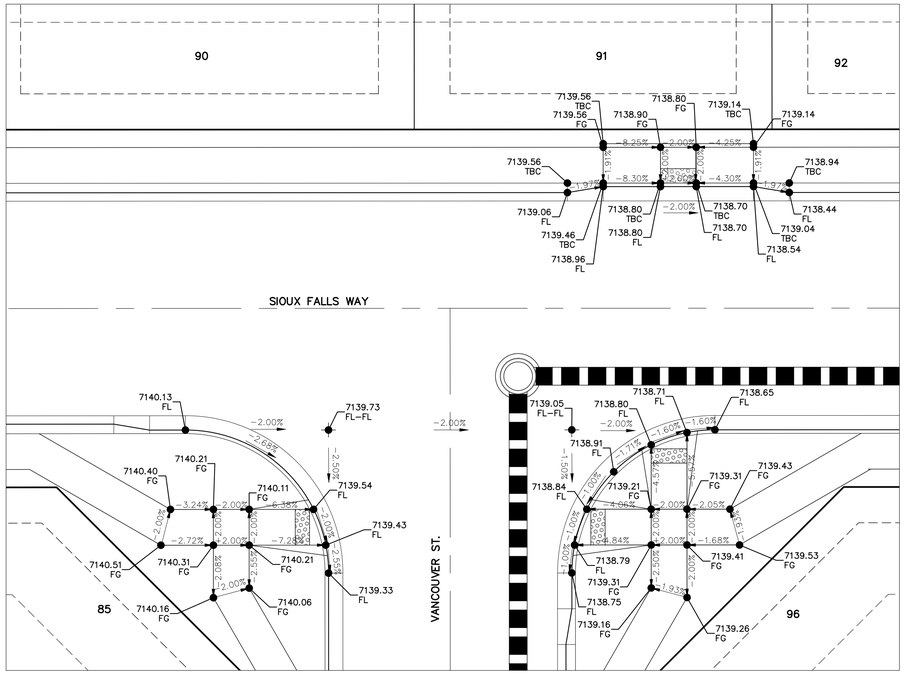
Colorado Springs, Colorado 80903 (719)785–0799(Fax)

STRELING RANCH EAST FILING NO. 5
CONSTRUCTION PLANS
PEDESTRIAN RAMP DETAILS
RAMP DETAILS 04–07

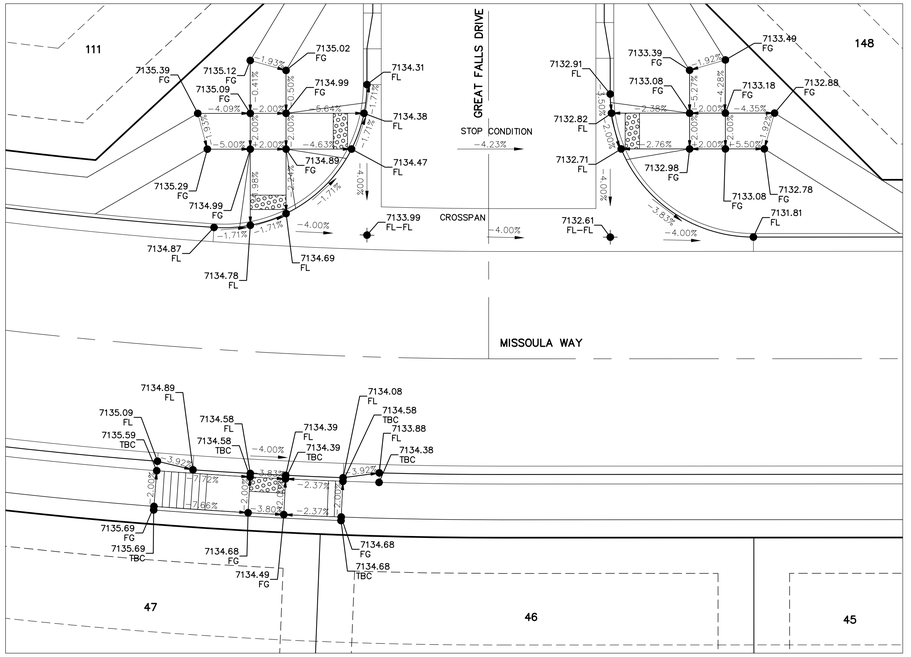
CLASSIC CONSULTING

DESIGNED BY	PRA	SCALE		DATE	5–1–2025
DRAWN BY	ESO	(H) 1"= 10'		SHEET 28	OF 49
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.60

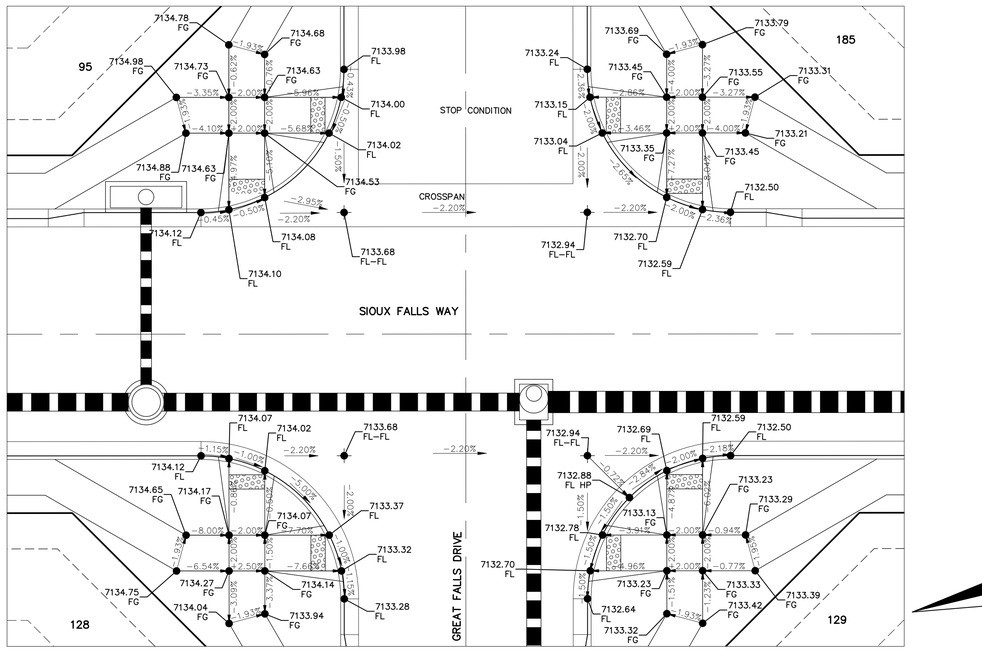
N:\11\8360\DRAWING\CONSTRUCTION\28-118360-PEDRAMP-02.dwg, 5/1/2026 3:33:51 PM, 1:1, KS



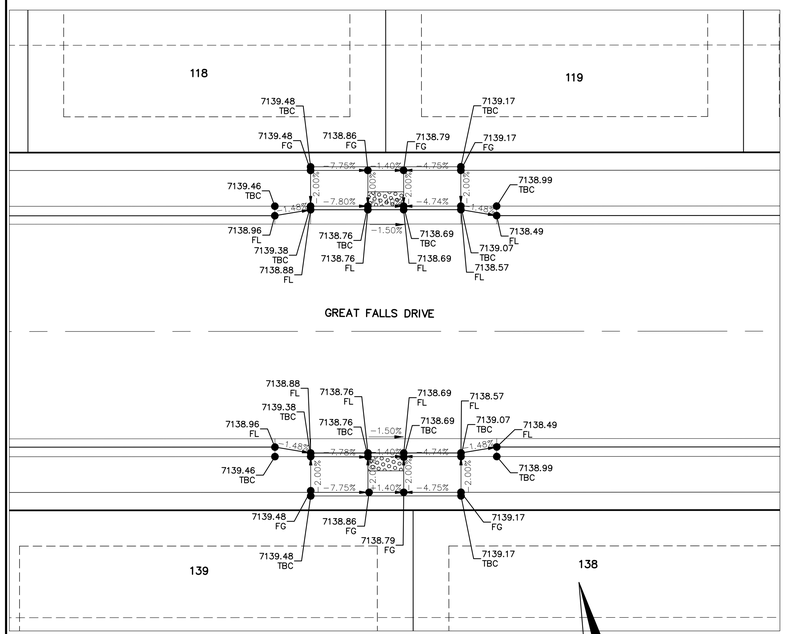
INTERSECTION OF
VANCOUVER STREET & SIOUX FALLS WAY
'RAMP DETAIL–08'



INTERSECTION OF
MISSOULA WAY & GREAT FALLS DRIVE
'RAMP DETAIL–09'



INTERSECTION OF
GREAT FALLS DRIVE & SIOUX FALLS WAY
'RAMP DETAIL–11'



MID–BLOCK OF
GREAT FALLS DRIVE
'RAMP DETAIL–10'

10 5 0 10 20

SCALE: 1" = 10'

PCD No. SF–XXXX

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NO.	REVISION	DATE

REVIEW:

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MARC A. WHORTON, COLORADO P.E. #37155 DATE

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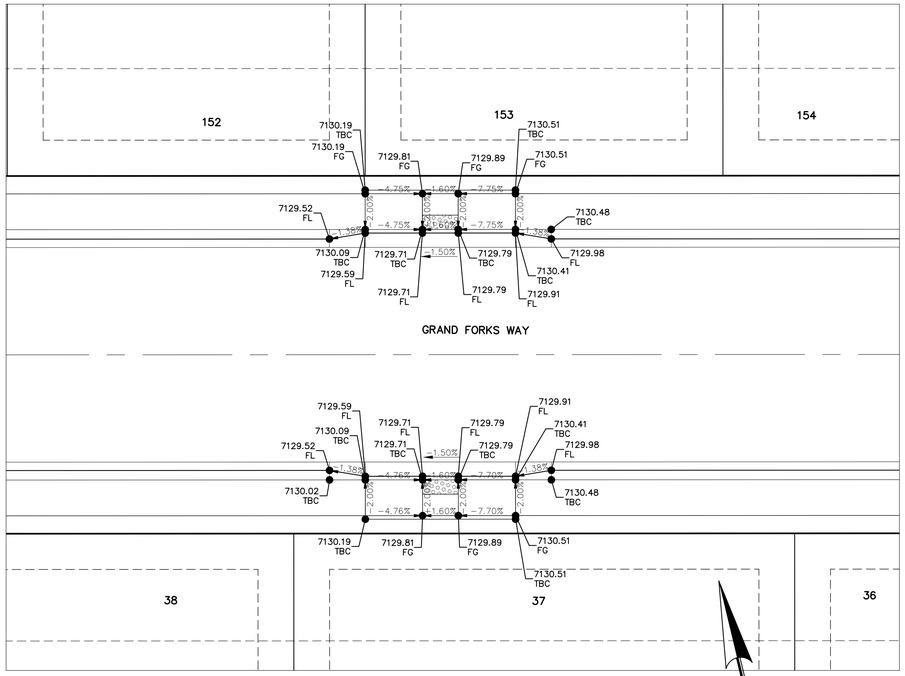
Colorado Springs, Colorado 80903 (719)785–0799(Fax)

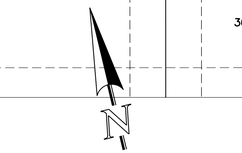
STRELING RANCH EAST FILING NO. 5
CONSTRUCTION PLANS
PEDESTRIAN RAMP DETAILS
RAMP DETAILS 08–11

DESIGNED BY	PRA	SCALE	DATE 5–1–2025
DRAWN BY	ESO	(H) 1"= 10'	SHEET 29 OF 49
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.60

N:\1183\0\DRAWINGS\CONSTRUCTION\23-11830-PEDRAMP-03.dwg, 5/1/2026 3:34:12 PM, 1:1, KS

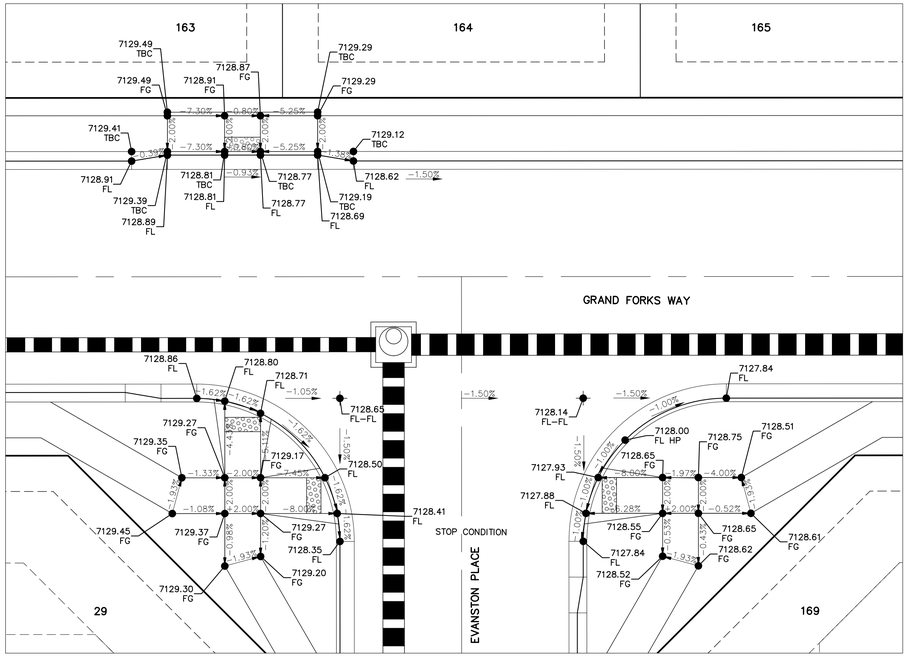


MID-BLOCK OF GRAND FORKS WAY 'RAMP DETAIL-12'



10 5 0 10 20

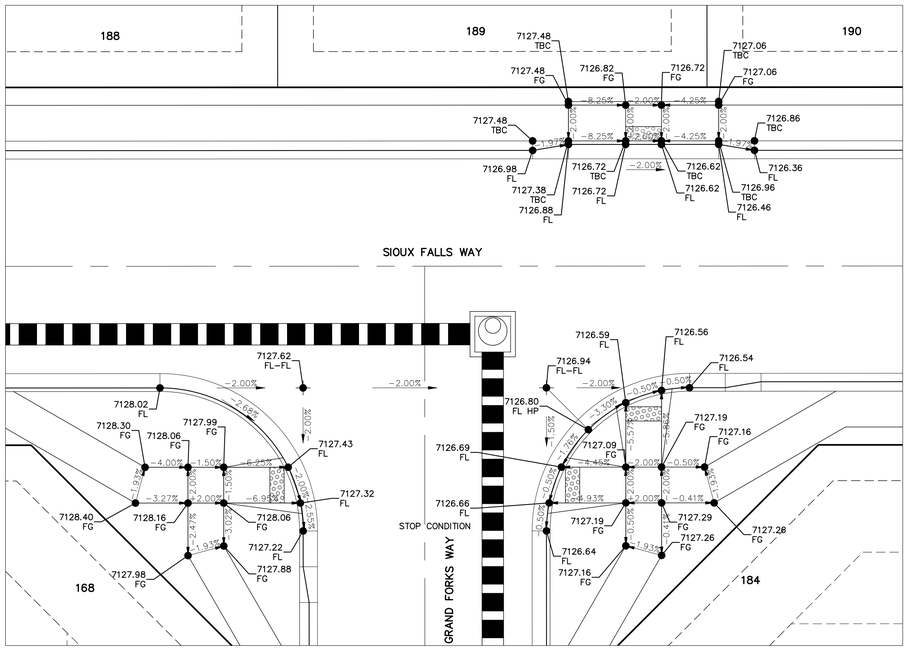
SCALE: 1" = 10'



INTERSECTION OF GRAND FORKS WAY & EVANSTON PLACE 'RAMP DETAIL-13'

10 5 0 10 20

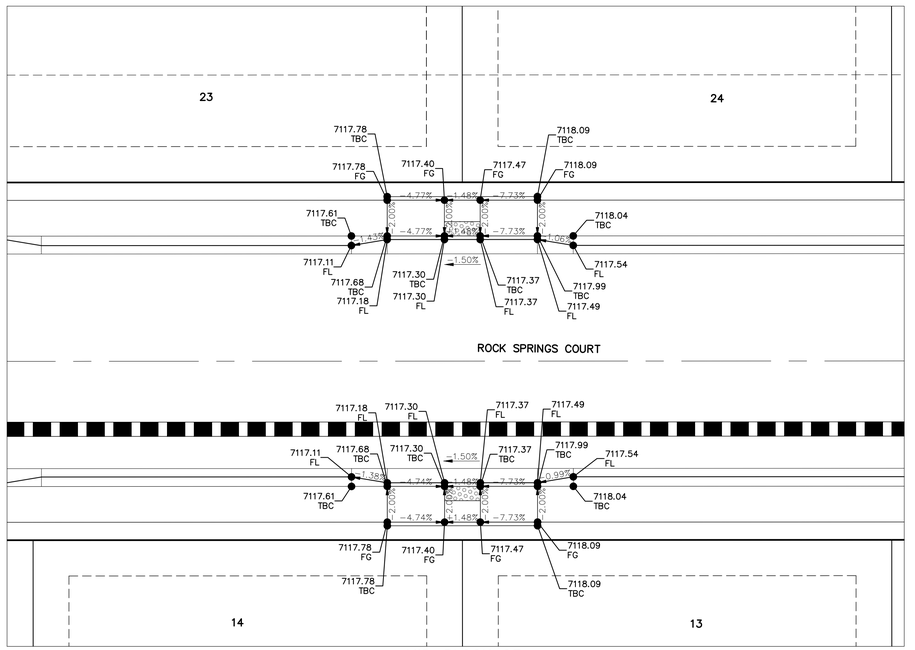
SCALE: 1" = 10'



INTERSECTION OF GRAND FORKS WAY & SIOUX FALLS WAY 'RAMP DETAIL-14'

10 5 0 10 20

SCALE: 1" = 10'



MID-BLOCK OF ROCK SPRINGS COURT 'RAMP DETAIL-15'

10 5 0 10 20

SCALE: 1" = 10'

PCD No. SF-XXXX

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

MARC A. WHORTON, COLORADO P.E. #37155 DATE

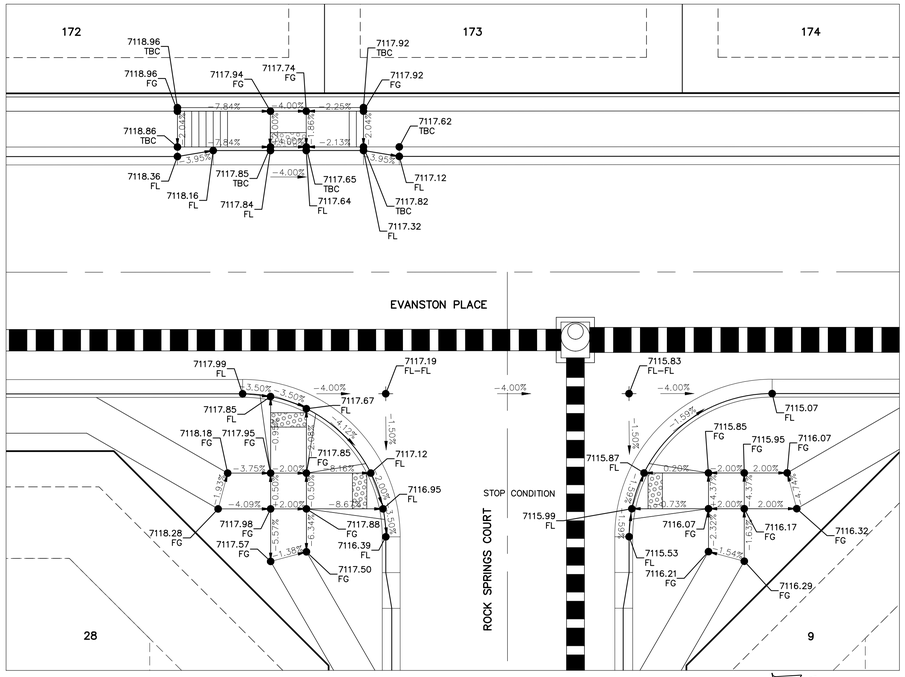
CLASSIC CONSULTING SM
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(Fax)

STRELING RANCH EAST FILING NO. 5
CONSTRUCTION PLANS
PEDESTRIAN RAMP DETAILS
RAMP DETAILS 12-15

CLASSIC CONSULTING

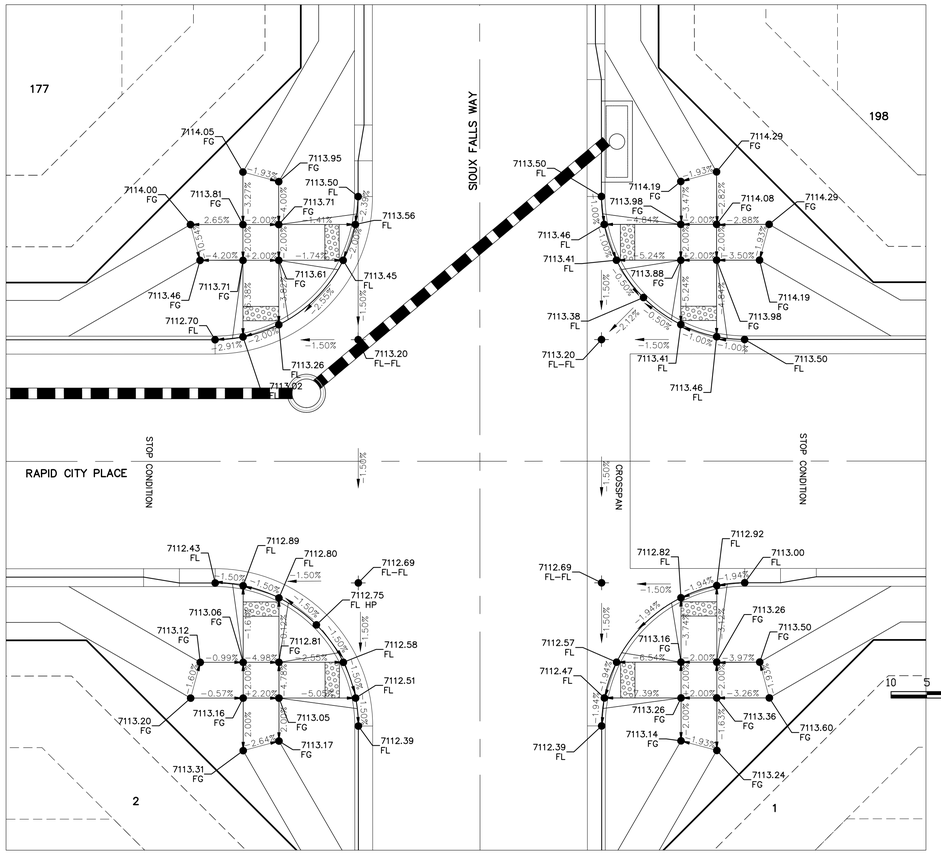
DESIGNED BY	PRA	SCALE		DATE	5-1-2025
DRAWN BY	ESO	(H) 1"=	10'	SHEET 30	OF 49
CHECKED BY		(V) 1"=	N/A	JOB NO.	1183.60

N:\1183\00\DRAWINGS\CONSTRUCTION\30-11830-PEDRAMP-04.dwg, 5/1/2026 3:34:37 PM, 1:1, KS



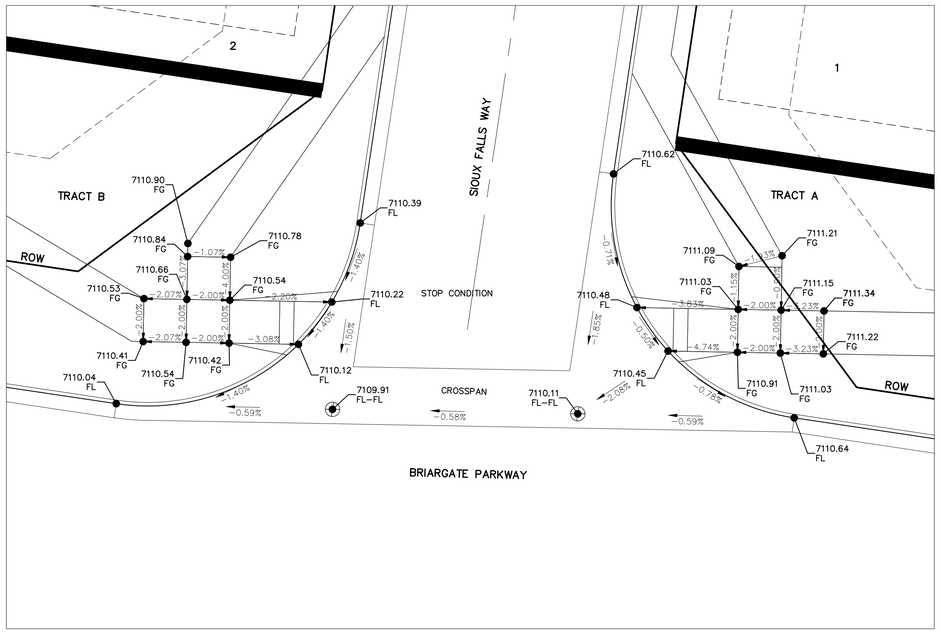
INTERSECTION OF ROCK SPRINGS COURT & EVANSTON PLACE 'RAMP DETAIL–16'

SCALE: 1" = 10'



SCALE: 1" = 10'

INTERSECTION OF RAPID CITY PLACE & SIOUX FALLS WAY 'RAMP DETAIL–17'



INTERSECTION OF SIOUX FALLS WAY & FUTURE BRIAGATE PARKWAY 'RAMP DETAIL–18'

SCALE: 1" = 10'

PCD No. SF–XXXX

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

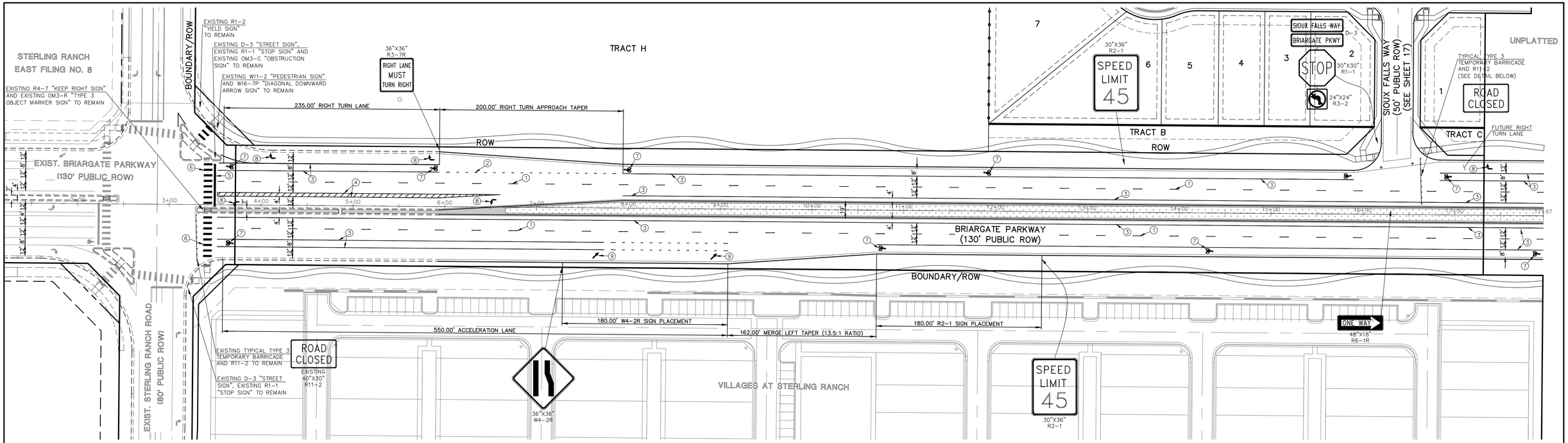
MARC A. WHORTON, COLORADO P.E. #37155 DATE

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

STRELING RANCH EAST FILING NO. 5
CONSTRUCTION PLANS
PEDESTRIAN RAMP DETAILS
RAMP DETAILS 16–18

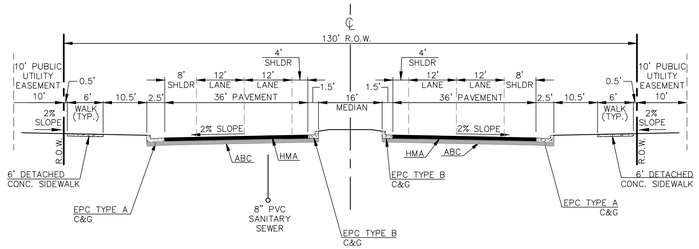
DESIGNED BY	PRA	SCALE		DATE	5–1–2025
DRAWN BY	ESO	(H) 1"=	10'	SHEET	31 OF 49
CHECKED BY		(V) 1"=	N/A	JOB NO.	1183.60

N:\1183600\DRAWINGS\CONSTRUCTION\31-118360-PEDRAMP-05.dwg, 5/1/2026 3:34:57 PM, 1:1, KS



BRIARGATE PARKWAY (PUBLIC)
(130' R.O.W.)

DESIGN SPEED – 50 mph
URBAN PRINCIPAL 4 LANE ARTERIAL



130' R.O.W. TYPICAL STREET/UTILITY SECTION (BRIARGATE PARKWAY)
URBAN PRINCIPAL 4–LANE ARTERIAL ROADWAY

DESIGN SPEED: 50 MPH

N.T.S.

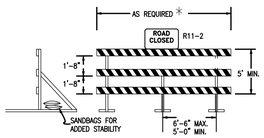
STATEMENTS:
EL PASO COUNTY RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN; THE COUNTY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. RESUBMITTAL IS REQUIRED IF CONSTRUCTION HAS NOT COMMENCED WITHIN 180 DAYS OF REVIEW DATE.

RAIL LENGTH TABLE *

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

MOVABLE–SKIDS



MOVABLE–HINGED

TYPICAL TYPE 3 BARRICADES

NO LEFT TURN (R3–2)

RIGHT LANE MUST TURN RIGHT (R3–7R) 36"X36"

48"X18" R6–1R

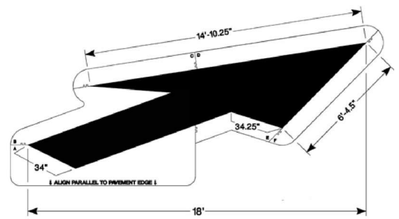
ONE WAY (R6–1R) 48"X18"

LANE MERGE (W4–2R) 36"X36"

STREET NAME (D–3)

STOP (R1–1)

NOTE:
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.



LANE REDUCTION ARROW

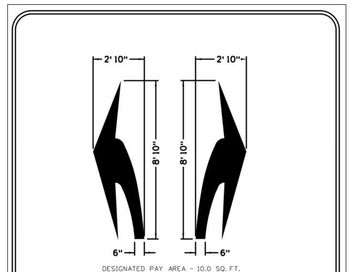
NOTE TO CONTRACTOR
ALL 4",6" & 8" SOLID OR SKIP PAVEMENT MARKING SHALL BE EPOXY.

STOP BAR, CROSSWALK LINES, YIELD LINE TRAINGLE MARKINGS, LEFT/RIGHT TURN ARROWS, BIKE LANE SYMBOL, TURN & THROUGH LANE–USE ARROW AND YIELD WORD MARKING SHALL BE 90 MIL PREFORMED THERMOPLASTIC PAVEMENT MARKING TYPE B.

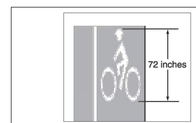
ALL SIGNAGE INSTALLATION IS TO BE IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

SIGN POLES SHALL BE PER CDOT STANDARDS S–614–8, S–614–2, AND S–614–3, LATEST REVISION.

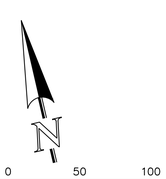
STRIPING LEGEND		
STRIPE ○	PAVEMENT MARKINGS	MARKING DESCRIPTION
1	LANE LINES	BROKEN WHITE, 4" WIDE–10' SEGMENTS WITH 30' GAPS
2	LANE DROP LINES	BROKEN WHITE, 4" WIDE–3' SEGMENTS WITH 12' GAPS
3	EDGE/BIKE LANE LINES	SOLID WHITE, 4" WIDE
4	CHANNELIZING LINES	SOLID WHITE, 8" WIDE
5	STOP BAR	SOLID WHITE, 24" WIDE
6	CROSSWALK LINES	SOLID WHITE, 2' WIDE, 9' LONG, 48" GAPS
7	BIKE LANE SYMBOL PAVEMENT MARKINGS	SEE BIKE LANE SYMBOL DETAIL TO RIGHT
8	TURN ARROW PAVEMENT MARKINGS	SEE TURN ARROW DETAIL TO RIGHT
9	LANE REDUCTION ARROW	SEE MERGE ARROW TO RIGHT



ELONGATED TURN ARROW DETAIL



PAVEMENT MARKING DETAIL FOR BIKE LANE SYMBOL PER MUTCD



SCALE: 1" = 50'

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811
UTILITY NOTIFICATION CENTER OF COLORADO
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NO.	REVISION	DATE

REVIEW:

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

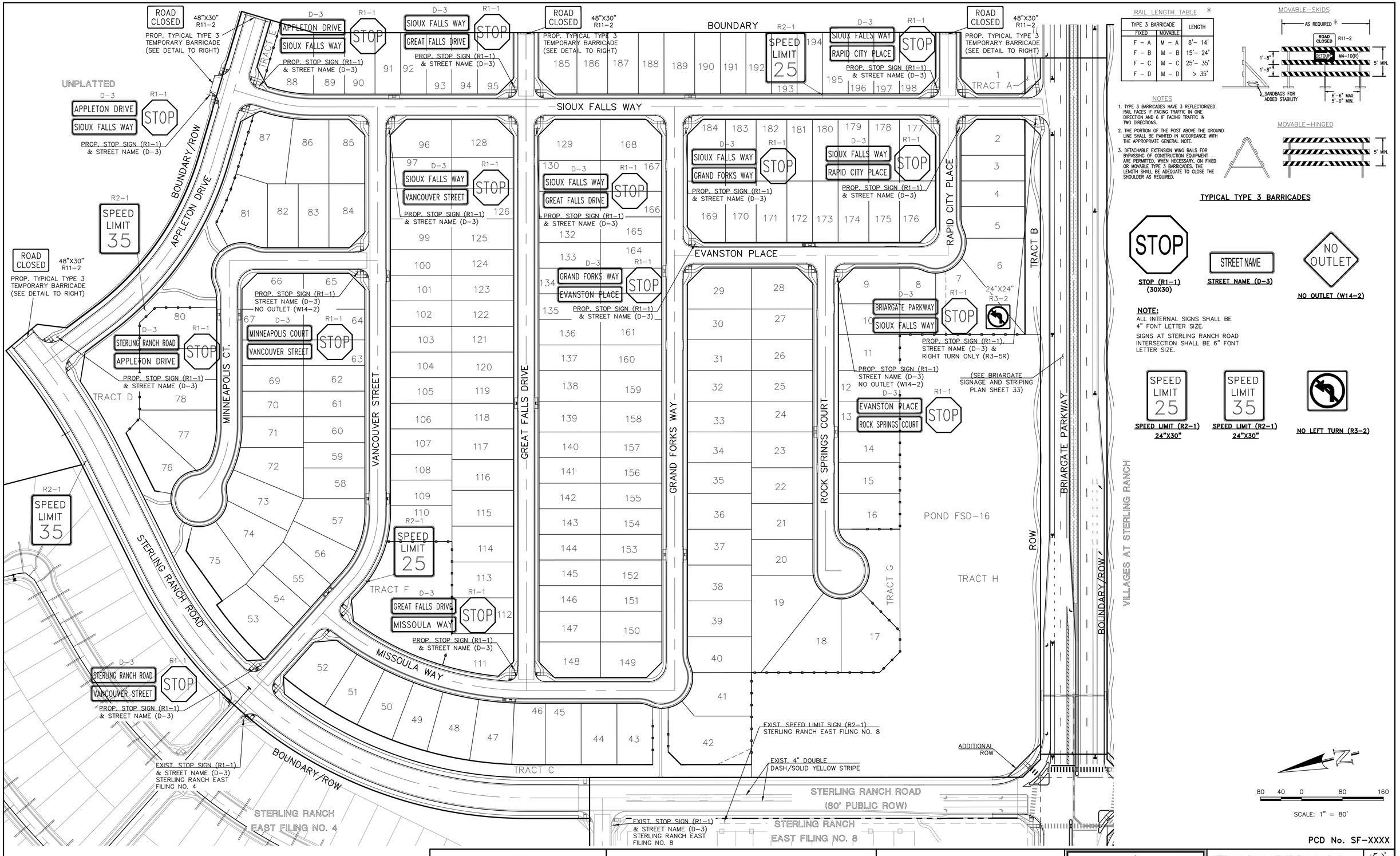
MARC A. WHORTON, COLORADO P.E. #37155 — DATE

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

STERLING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
BRIARGATE PARKWAY PLAN AND PROFILE

DESIGNED BY	PRA	SCALE		DATE	04/21/25
DRAWN BY	PRA	(H) 1"=	50'	SHEET	32 OF 49
CHECKED BY		(V) 1"=	5'	JOB NO.	1183.60

N:\1183601\DRAWINGS\CONSTRUCTION\32-118360-BRIARGATE STRIPING SIGNAGE PLAN.dwg, 5/1/2026 3:35:40 PM, 1:1, KS



RAIL LENGTH TABLE *

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

NOTES

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

MOVABLE–SKIDS

MOVABLE–HINGED

TYPICAL TYPE 3 BARRICADES

STOP (R1-1) (30X30)

STREET NAME (D-3)

NO OUTLET (W14-2)

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

SPEED LIMIT (R2-1) 24"X30"

SPEED LIMIT (R2-1) 24"X30"

NO LEFT TURN (R3-2)

80 40 0 80 160

SCALE: 1" = 80'

PCD No. SF–XXXX

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UTILITY NOTIFICATION CENTER OF COLORADO
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MARC. A. WHORTON, COLORADO P.E. #37155 DATE

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

STERLING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
SIGNAGE PLAN

DESIGNED BY	PRA	SCALE		DATE	5–1–2025
DRAWN BY	ESO	(H) 1"=	80'	SHEET	33 OF 49
CHECKED BY		(V) 1"=	N/A	JOB NO.	1183.60

N:\11836\0\DRAWING\S\CONSTRUCTION\33-11836\0-SIGNAGE PLAN.dwg, 5/1/2026 3:36:23 PM, 1:1, KS

American Revolution LED
Series 247L

PRODUCT OVERVIEW

Features:

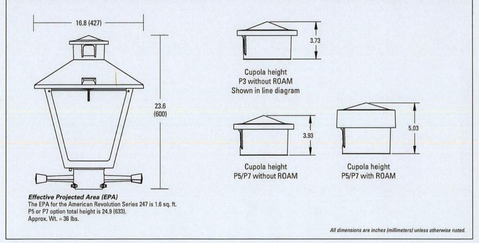
- Die-cast aluminum housing and hood for long-life performance
- Die-cast trigger latch (TL) and captive thumb screws option available for easy access to internal components
- Optical assembly designed for maximum performance, available in Type II, Type III and Type V
- Hinged hood and captive thumb screws provision afford quick, easy access to electrical and optical area for servicing
- Slipfitter with three set screws allows secure installation to pole sizes 2-3/8" or 3" O.D.
- Surge protection device (standard) exceeds ANSI C62.41 Category C1 criteria (surge tested at 10kV/5kA)
- Complies with ANSI: C136.2, C136.10, C136.15
- CSA listed and suitable for up to 30°C ambient
- Rated L70, LED life greater than 100,000 hours at 25°C
- Replaces up to 150W HPS light source incumbant models
- LED electronic 0V-10V dimmable driver
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Applications:

Streetscapes
Walkways
Pathways
Parks

MVEA SPEC # 247L 10LEDE10 MVOLT 4K R5 AY PCLL

DIMENSIONS



Effective Projected Area (EPA)
The EPA for the American Revolution Series 247 is 1.6 sq. ft.
P5 or P7 option total height is 24.9 (633).
Approx. Wt. = 36 lbs.

All dimensions are inches (millimeters) unless otherwise noted.

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

AEL American Electric Lighting

American Revolution LED
Series 247L

ORDERING INFORMATION

Example: 247L 20LEDE70 MVOLT 4K R3 AY

Series		Performance Package		Voltage		Color Temperature (CCT)	
247L	American Revolution LED	20LEDE10	20 Chips, 1050 mA Driver, 72 input watts	MVOLT	Multi-volt; 120-277V	3K	3000K
		20LEDE70	20 Chips, 700 mA Driver, 45 input watts	347	347V	4K	4000K
		10LEDE10	10 Chips, 1050 mA Driver, 38 input watts	480	480V	5K	5000K
		10LEDE70	10 Chips, 700 mA Driver, 25 input watts				
		10LEDE53	10 Chips, 525 mA Driver, 18 input watts				
		10LEDE35	10 Chips, 350 mA Driver, 13 input watts				

Distribution		Optics	
R2	Type II	AY	Acrylic
R3	Type III	PY	Polycarbonate
R5	Type V		

Options

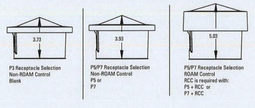
Paint [1]
(blank) Black (standard)
GY Gray
DDB Dark Bronze
WH White
BZ Bronze

Photocontrol
(blank) 3 pin NEMA Photocontrol Receptacle (standard)
NR [2] No Photocontrol Receptacle
PS [3] 5 pin NEMA Photocontrol Receptacle (dimmable driver included)
P7 [3] 7 pin NEMA Photocontrol Receptacle (dimmable driver included)
PCLL [4,5] Solid State Long Life Photocontrol
PCSS [5,6] Not CSA Listed Solid State Long Life Photocontrol (120-277V)

Miscellaneous
SS Stainless steel hardware
NL NEMA Label
XL Not CSA Listed
TL Tool-less Entry
LDR [7] Ladder Rest
SH Shorting Cap
SHX [8] Not CSA Listed Shorting Cap
HSB House Side Shield Black
HSW House Side Shield White
CR Enhanced Corrosion Resistant Finish
RCC [1] ROAM Dimming Node Cupola Cover

Accessories
RNCS7 [7] ROAM Dimming Node Cupola Cover

Cupola size based on type of control and receptacle



Notes:
1. Other colors available, please contact factory
2. PC and SH not available with NR option
3. Taller cupola cover (RCC) is required when used with ROAM or other similar wireless monitoring control systems
4. Standard failure mode= "Fail On"
5. Photocontrols supplied with ANSI Standard Turn-On levels
6. XL option is required
7. Ships with unit, field installed
8. Required when using ROAM or other similar wireless monitoring control systems

AEL American Electric Lighting
AEL Headquarters, 3825 Columbus Road, Granville, OH 43023
www.americanelectriclighting.com
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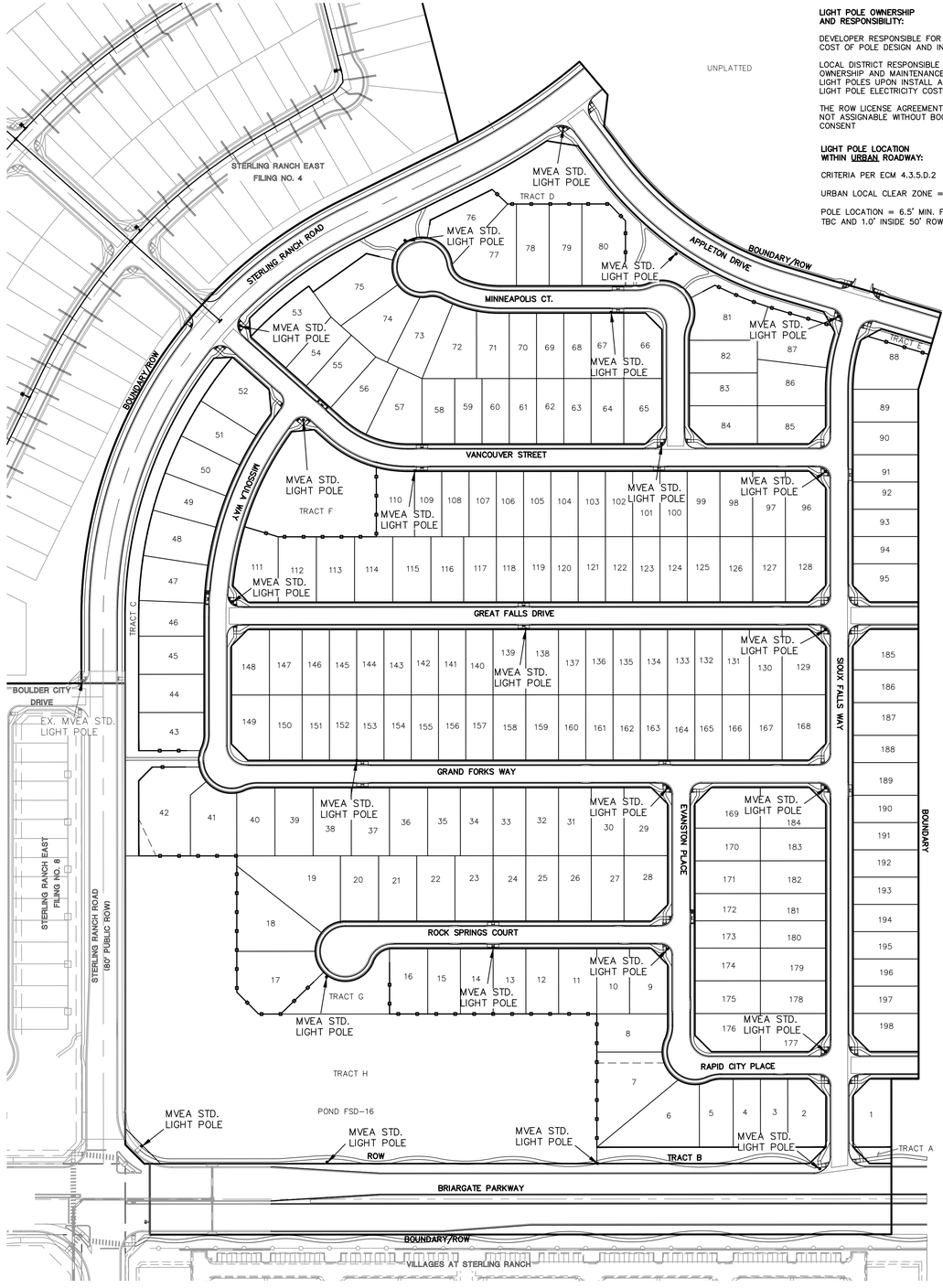
Warranty Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx
Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

Please contact your sales representative for the latest product information.



LIGHT POLE OWNERSHIP AND RESPONSIBILITY:

DEVELOPER RESPONSIBLE FOR COST OF POLE DESIGN AND INSTALL

LOCAL DISTRICT RESPONSIBLE FOR OWNERSHIP AND MAINTENANCE OF LIGHT POLES UPON INSTALL AND LIGHT POLE ELECTRICITY COSTS

THE ROW LICENSE AGREEMENT IS NOT ASSIGNABLE WITHOUT BOCC CONSENT

LIGHT POLE LOCATION WITHIN URBAN ROADWAY:

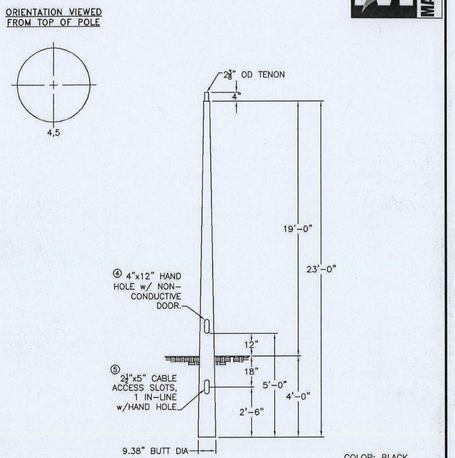
CRITERIA PER ECM 4.3.5.D.2

URBAN LOCAL CLEAR ZONE = 12'

POLE LOCATION = 6.5' MIN. FROM TBC AND 1.0' INSIDE 50' ROW

MARATHON

ORIENTATION VIEWED FROM TOP OF POLE



COLOR: BLACK

CMT by valmont
CMT
143 Wood Street
Zelienople, PA 16063
800-433-6176
www.cmtpoles.com

MOUNTAIN VIEW	
CAT. NO.: TB23-D-50-3-H-T238	
SPECS:	WIND VEL.: 100@1.3
TOT. LENGTH: 23'-0"	LUM. WEIGHT: 50 lbs.
EMBED. DEPTH: 4'-0"	LUM. EPA: 3.50 sq.ft.
TIP WIDTH: 4.41"	STATIC DEFL.:
WEIGHT: 50 lbs.	TOTAL DEFL.:
DRAWN BY: PLF	DATE: 01/16/2017

QUANTITY: | JOB NUMBER:
P.O. NUMBER: | APPD BY:
REV. | DATE | BY | REMARKS
QUOTE:

N

140 70 0 140 280

SCALE: 1" = 140'

PCD No. SF-XXXX

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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

MARC. A. WHORTON, COLORADO P.E. #37155 DATE

CLASSIC CONSULTING SM

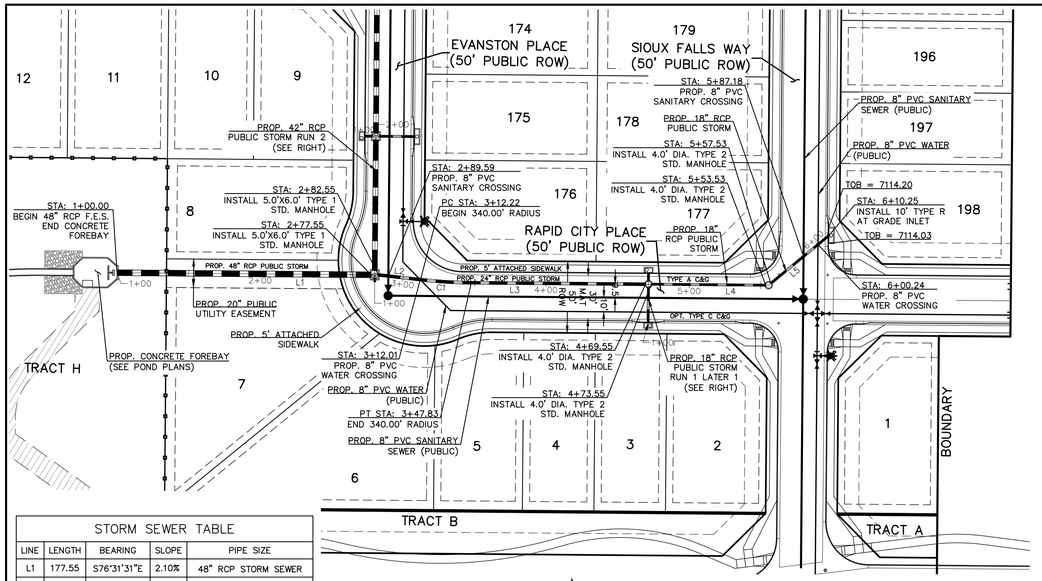
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(Fax)

STERLING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
STREET LIGHT POLE LOCATION PLAN

CLASSIC CONSULTING

DESIGNED BY	PRA	SCALE	DATE 5-1-2025
DRAWN BY	ESO	(H) 1"= 120'	SHEET 34 OF 49
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.60

N:\1183&0\DRAWINGS\CONSTRUCTION\34-1183&0-STREET LIGHTS PLAN.dwg, 5/1/2025 3:37:00 PM, 1:1,
KS



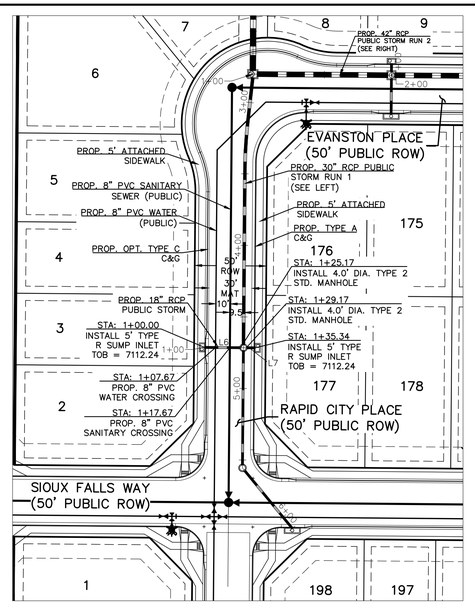
STORM SEWER TABLE				
LINE	LENGTH	BEARING	SLOPE	PIPE SIZE
L1	177.55	S76°31'31"E	2.10%	48" RCP STORM SEWER
L2	29.68	S70°31'31"E	1.57%	24" RCP STORM SEWER
L3	121.72	S76°31'31"E	1.57%	24" RCP STORM SEWER
L4	79.98	S76°31'31"E	1.00%	18" RCP STORM SEWER
L5	52.71	N63°28'29"E	1.00%	18" RCP STORM SEWER
L6	25.17	N13°28'29"E	1.00%	18" RCP STORM SEWER
L7	6.17	N13°28'29"E	0.50%	18" RCP STORM SEWER
L8	91.37	N13°28'29"E	3.00%	42" RCP STORM SEWER
L9	114.13	N13°28'29"E	1.13%	42" RCP STORM SEWER
L10	290.50	N13°28'29"E	3.00%	36" RCP STORM SEWER

STORM SEWER TABLE					
CURVE	RADIUS	LENGTH	DELTA	SLOPE	PIPE SIZE
C1	340.00	35.60	6°00'00"	1.57%	24" RCP STORM SEWER

50 25 0 50 100

SCALE: 1" = 50'

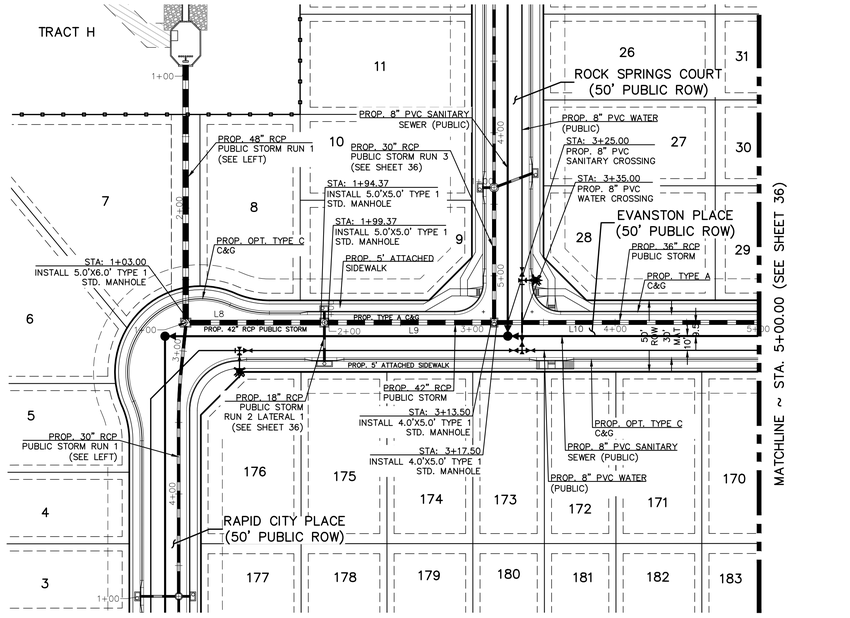
STORM SEWER RUN 1 (PUBLIC)



50 25 0 50 100

SCALE: 1" = 50'

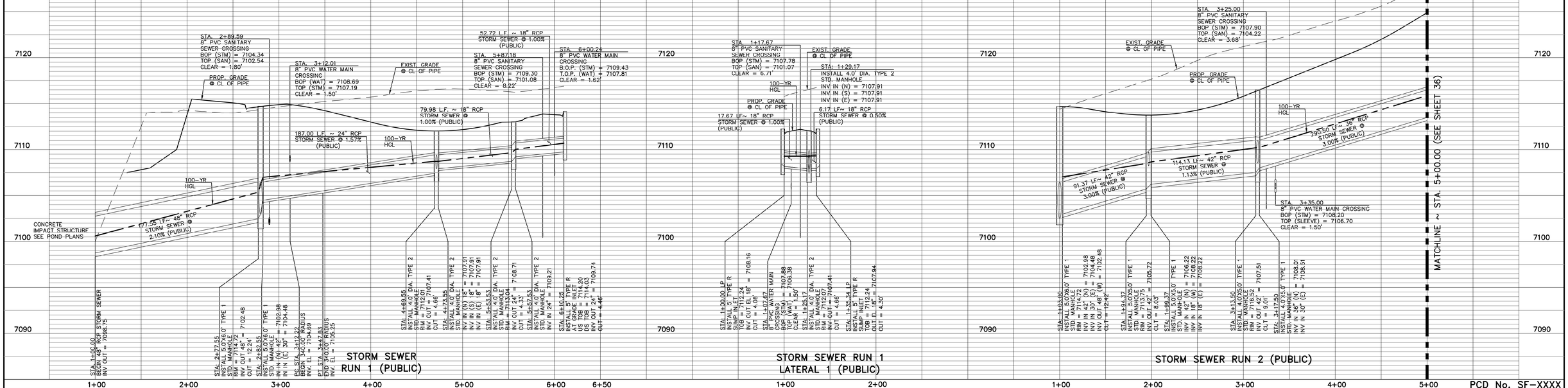
STORM SEWER RUN 1 LATERAL 1 (PUBLIC)



50 25 0 50 100

SCALE: 1" = 50'

STORM SEWER RUN 2 (PUBLIC)



1+00 2+00 3+00 4+00 5+00 6+00 6+50

7130 7120 7110 7100 7090

STORM SEWER RUN 1 (PUBLIC)

1+00 2+00

7130 7120 7110 7100 7090

STORM SEWER RUN 1 LATERAL 1 (PUBLIC)

1+00 2+00 3+00 4+00 5+00

7130 7120 7110 7100 7090

STORM SEWER RUN 2 (PUBLIC)

PCD No. SF-XXXX

STORM SEWER PIPE NOTE:
ALL STORM SEWER WITH 100-YR HGL ABOVE THE TOP OF THE PIPE SHALL BE INSTALLED WITH PRESSURE PIPE AND WATERTIGHT JOINTS WITH 100 YEAR SERVICE LIFE.

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS
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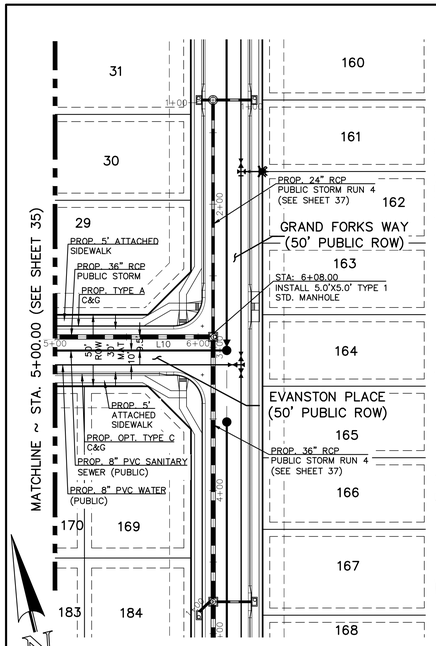
Colorado Springs, Colorado 80903 (719)785-0799(Fax)

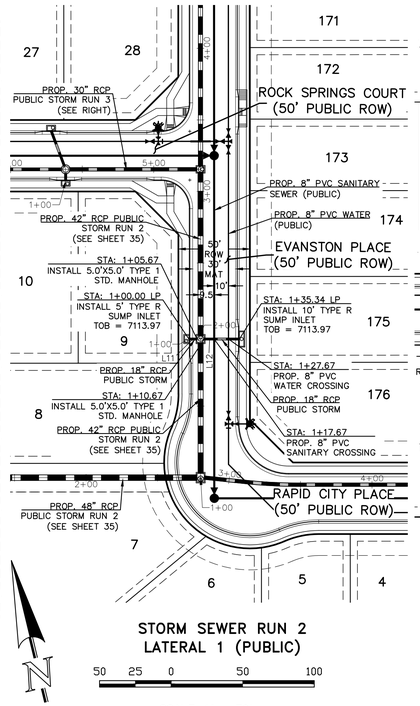
STRELING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
PUBLIC STORM SEWER PLAN

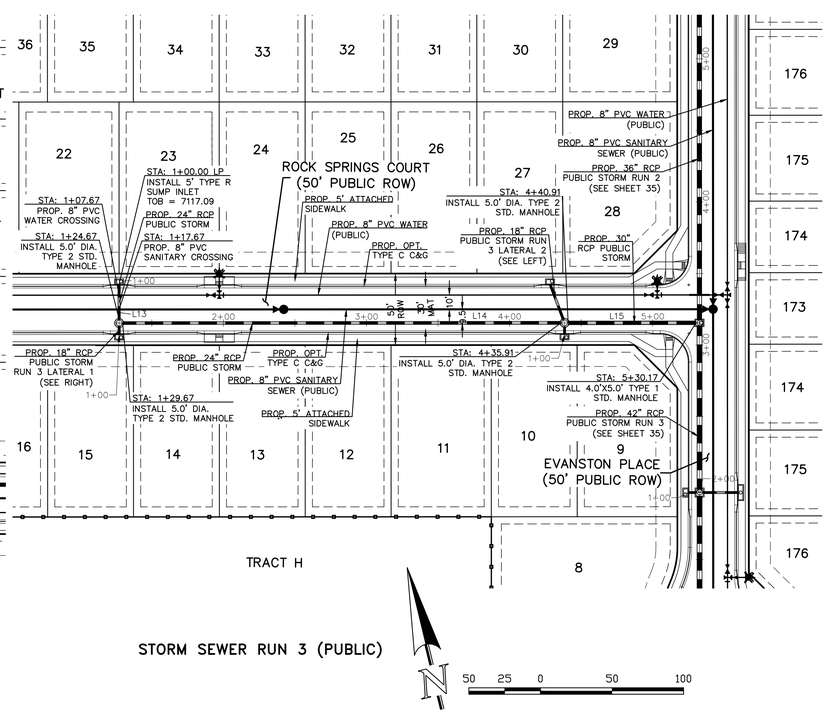
CLASSIC CONSULTING

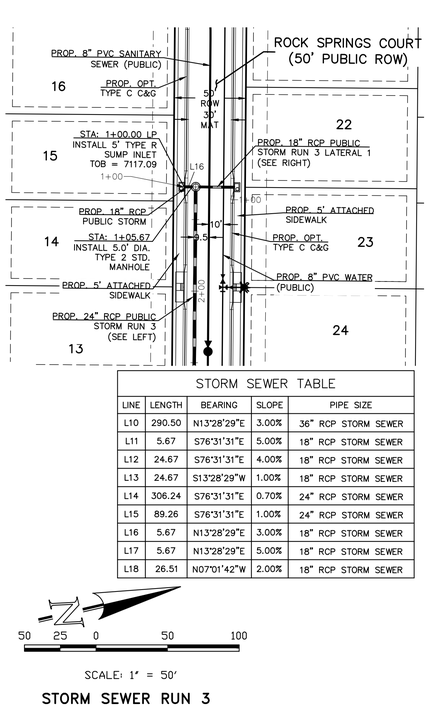
DESIGNED BY	PRA	SCALE		DATE	5-1-2025
DRAWN BY	ESO	(H) 1"=	50'	SHEET	35 OF 49
CHECKED BY		(V) 1"=	5'	JOB NO.	1183.60

N:\1183600\DRAWING\CONSTRUCTION\35-1183600-STM-01.dwg, 5/1/2026 3:37:41 PM, 1:1, KS

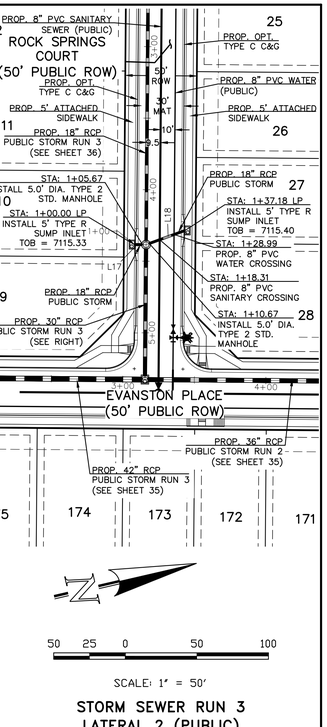


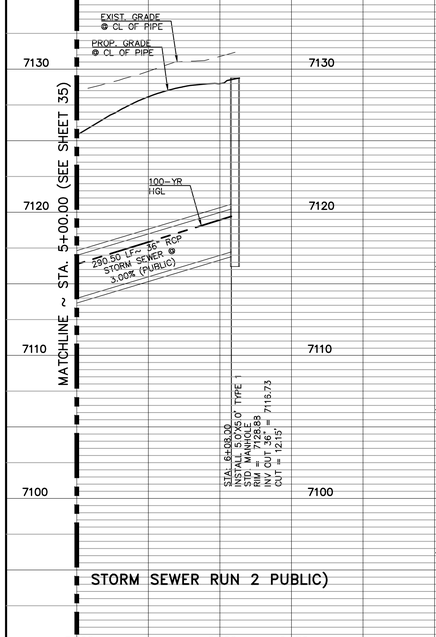


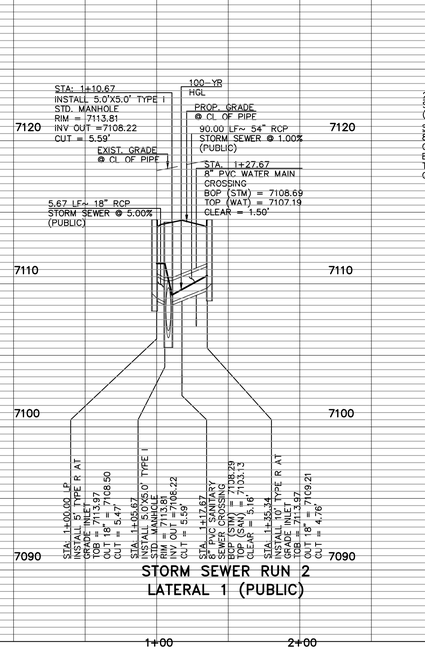


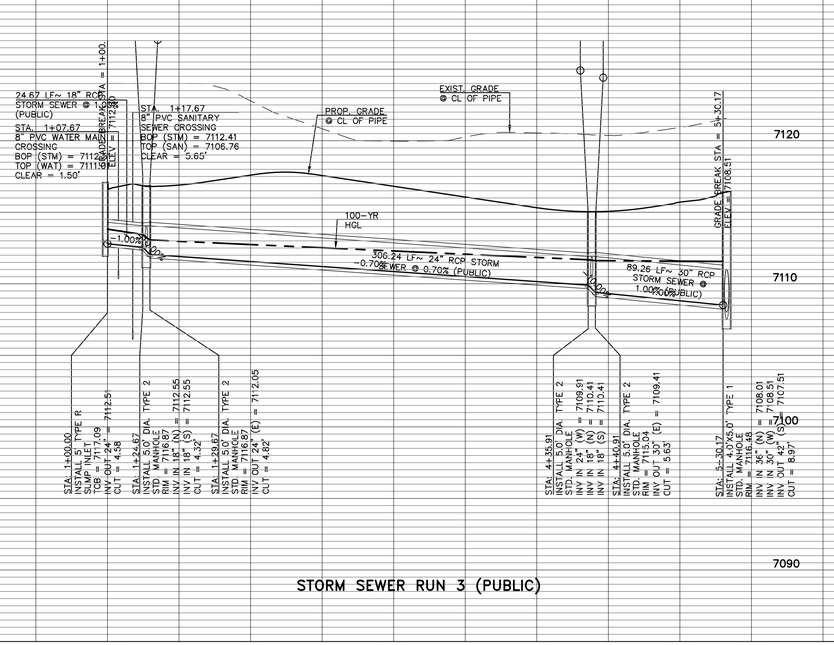


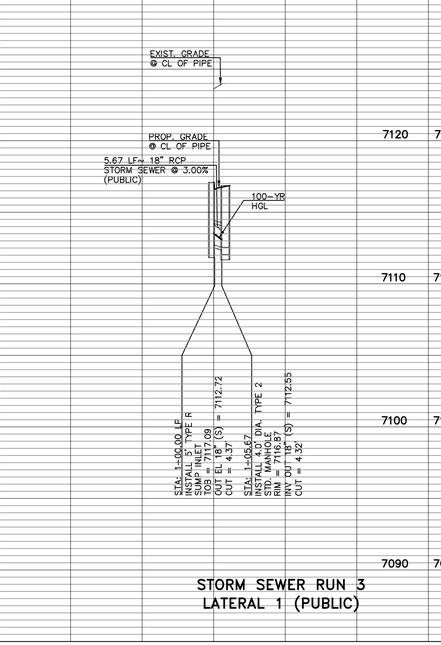
STORM SEWER TABLE				
LINE	LENGTH	BEARING	SLOPE	PIPE SIZE
L10	290.50	N13°28'29"E	3.00%	36" RCP STORM SEWER
L11	5.67	S76°31'31"E	5.00%	18" RCP STORM SEWER
L12	24.67	S76°31'31"E	4.00%	18" RCP STORM SEWER
L13	24.67	S13°28'29"W	1.00%	18" RCP STORM SEWER
L14	306.24	S76°31'31"E	0.70%	24" RCP STORM SEWER
L15	89.26	S76°31'31"E	1.00%	24" RCP STORM SEWER
L16	5.67	N13°28'29"E	3.00%	18" RCP STORM SEWER
L17	5.67	N13°28'29"E	5.00%	18" RCP STORM SEWER
L18	26.51	N07°01'42"W	2.00%	18" RCP STORM SEWER

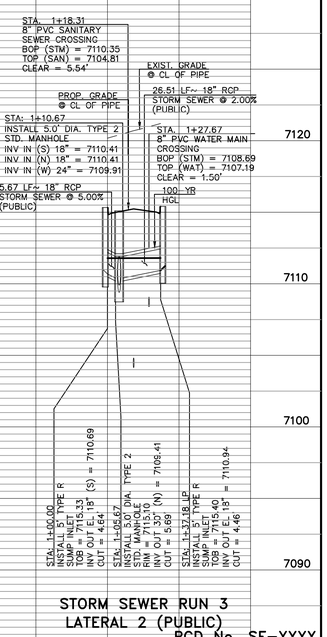












PCD No. SF-XXXX

STORM SEWER PIPE NOTE:
ALL STORM SEWER WITH 100-YR HGL ABOVE THE TOP OF THE PIPE SHALL BE INSTALLED WITH PRESSURE PIPE AND WATERTIGHT JOINTS WITH 100 YEAR SERVICE LIFE.

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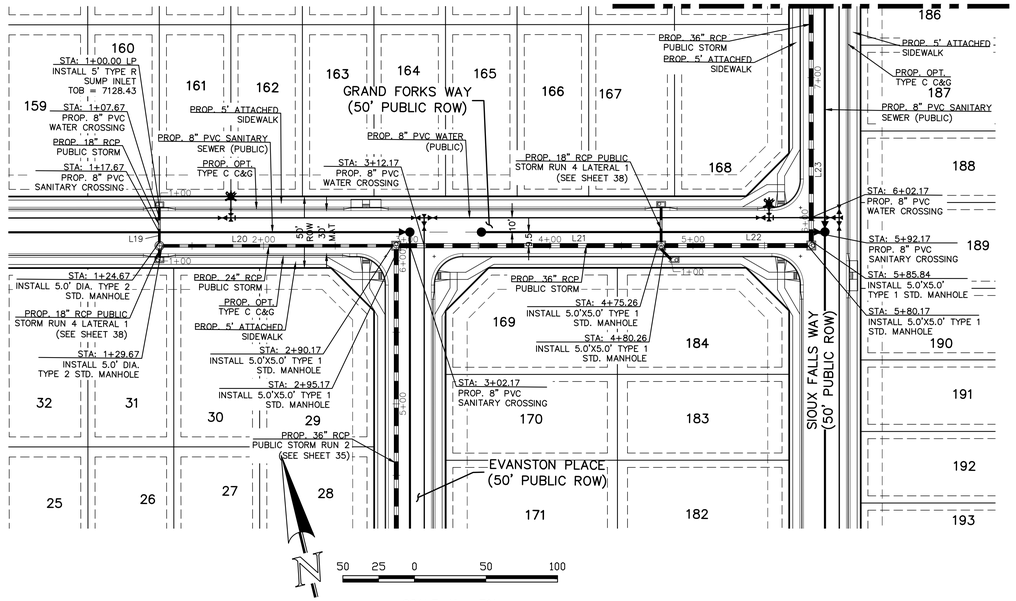
Colorado Springs, Colorado 80903 (719)785-0799(Fax)

STRELING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
PUBLIC STORM SEWER PLAN

CLASSIC CONSULTING

DESIGNED BY	PRA	SCALE		DATE	5-1-2025
DRAWN BY	ESO	(H) 1"=	50'	SHEET	36 OF 49
CHECKED BY		(V) 1"=	5'	JOB NO.	1183.60

N:\1183\00\DRAWINGS\CONSTRUCTION\36-1183(0-ST)M-02.dwg, 5/1/2026 3:38:28 PM, 1:1, KS



STORM SEWER TABLE				
LINE	LENGTH	BEARING	SLOPE	PIPE SIZE
L19	24.67	S13°28'29"W	1.00%	18" RCP STORM SEWER
L20	160.50	S76°31'31"E	2.20%	24" RCP STORM SEWER
L21	180.09	S76°31'31"E	1.20%	36" RCP STORM SEWER
L22	99.91	S76°31'31"E	1.00%	36" RCP STORM SEWER
L23	284.83	N13°28'29"E	1.50%	36" RCP STORM SEWER
L24	49.67	N13°28'29"E	3.00%	30" RCP STORM SEWER
L25	230.83	N13°28'29"E	1.50%	30" RCP STORM SEWER
L26	89.05	N76°31'31"W	1.00%	30" RCP STORM SEWER
L27	25.97	N03°53'51"W	1.50%	30" RCP STORM SEWER

STORM SEWER PIPE NOTE:
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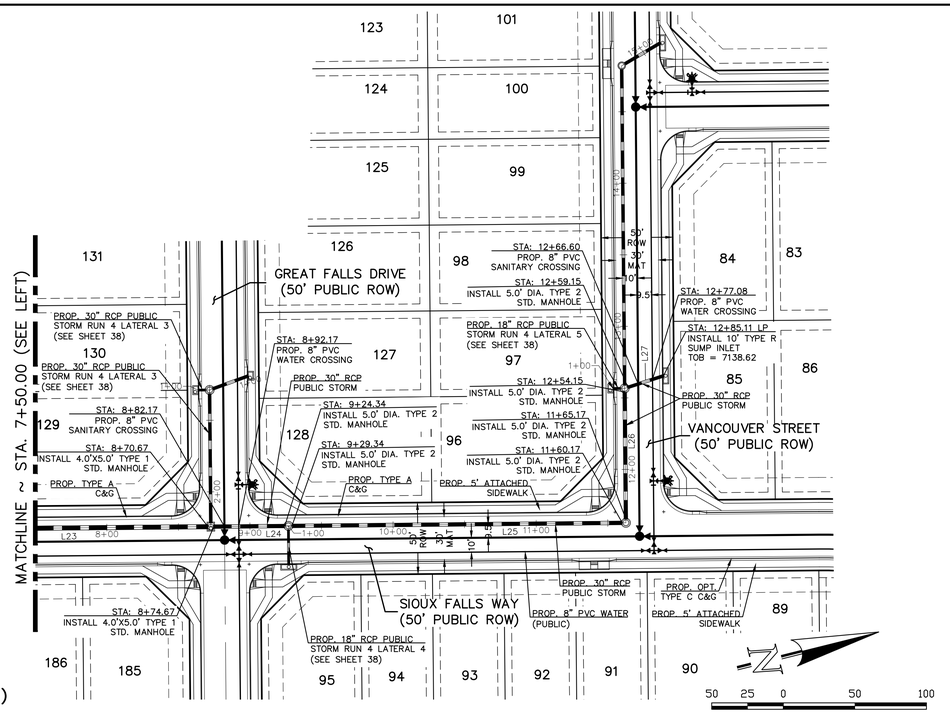
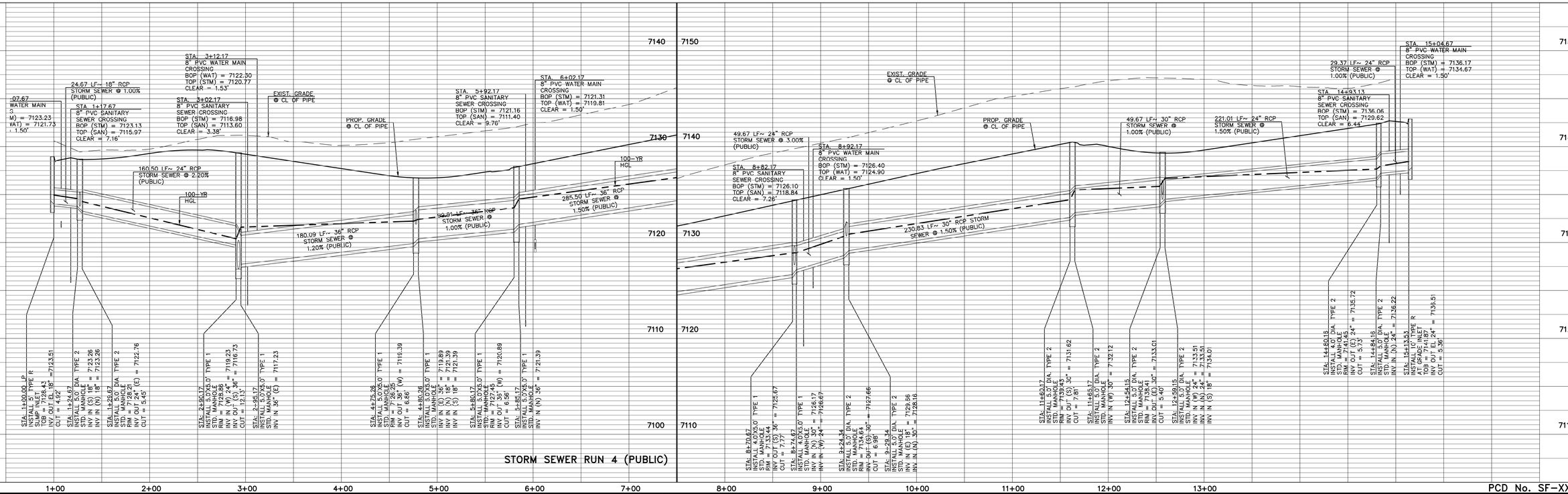
STORM SEWER RUN 4 (PUBLIC)





PCD No. SF-XXXX

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CLASSIC CONSULTING

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DRAWN BY	ESO	(H) 1"=	50'	SHEET	37 OF 49
CHECKED BY		(V) 1"=	5'	JOB NO.	1183.60

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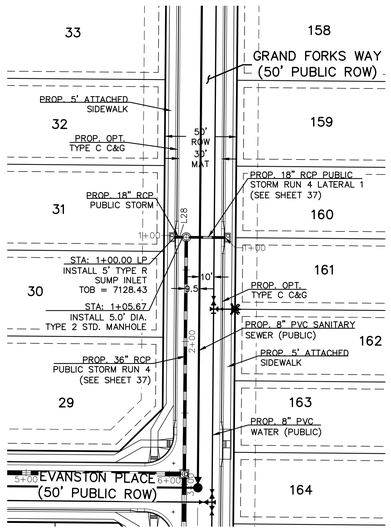
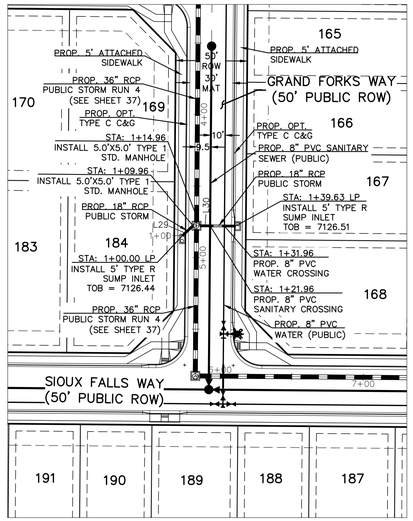


STORM SEWER RUN 4
LATERAL 1 (PUBLIC)

50 25 0 50 100

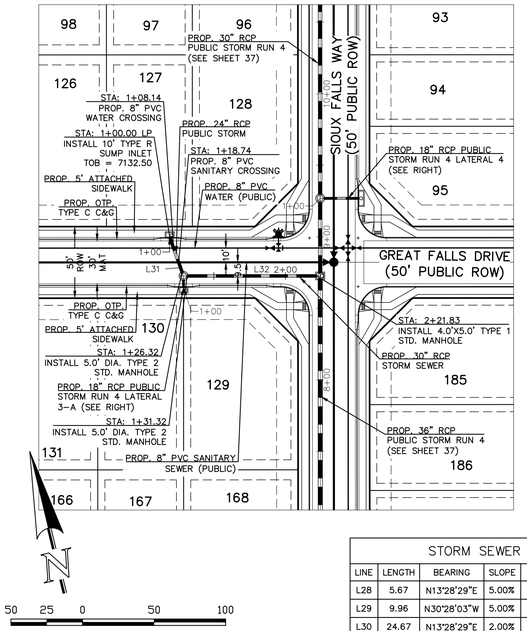
SCALE: 1" = 50'



STORM SEWER RUN 4
LATERAL 2 (PUBLIC)

50 25 0 50 100

SCALE: 1" = 50'

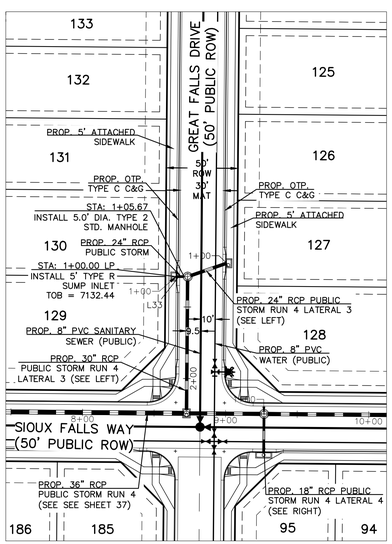


STORM SEWER RUN 4
LATERAL 3 (PUBLIC)

50 25 0 50 100

SCALE: 1" = 50'

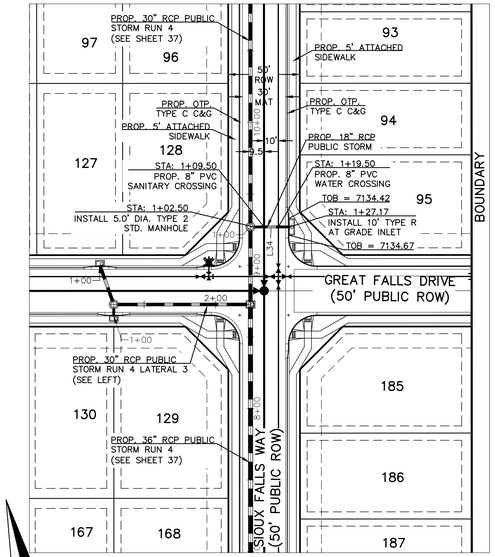
STORM SEWER TABLE				
LINE	LENGTH	BEARING	SLOPE	PIPE SIZE
L28	5.67	N13°28'29"E	5.00%	18" RCP STORM SEWER
L29	9.96	N30°28'03"W	5.00%	18" RCP STORM SEWER
L30	24.67	N13°28'29"E	2.00%	18" RCP STORM SEWER
L31	26.32	S06°01'22"E	1.00%	24" RCP STORM SEWER
L32	90.51	S76°31'31"E	0.50%	30" RCP STORM SEWER
L33	5.67	N13°28'29"E	2.00%	24" RCP STORM SEWER
L34	24.67	S76°31'31"E	3.00%	18" RCP STORM SEWER



STORM SEWER RUN 4
LATERAL 3-A (PUBLIC)

50 25 0 50 100

SCALE: 1" = 50'



STORM SEWER RUN 4
LATERAL 4 (PUBLIC)

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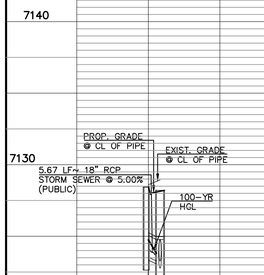
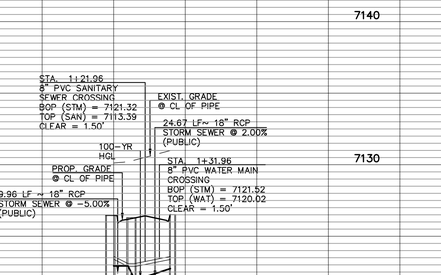
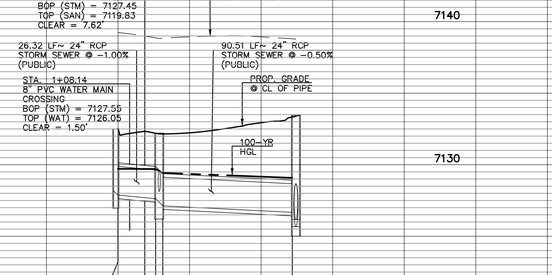
SCALE: 1" = 50'



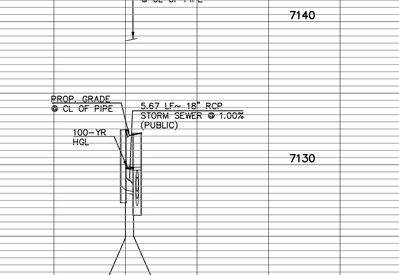
STORM SEWER RUN 4
LATERAL 1 (PUBLIC)



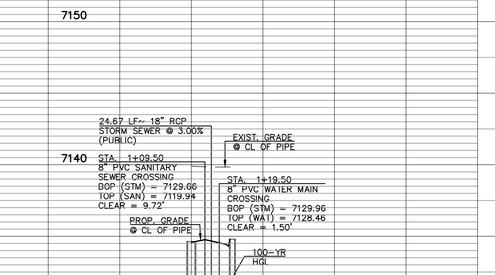
STORM SEWER RUN 4
LATERAL 2 (PUBLIC)



STORM SEWER RUN 4
LATERAL 3 (PUBLIC)



STORM SEWER RUN 4
LATERAL 3-A
(PUBLIC)



STORM SEWER RUN 4
LATERAL 4 (PUBLIC)

PCD No. SF-XXXX

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PUBLIC STORM SEWER PLAN

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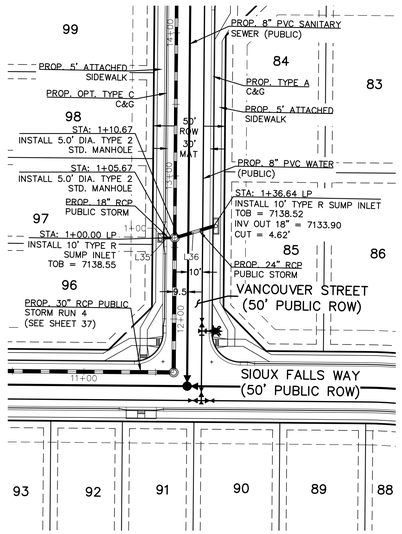
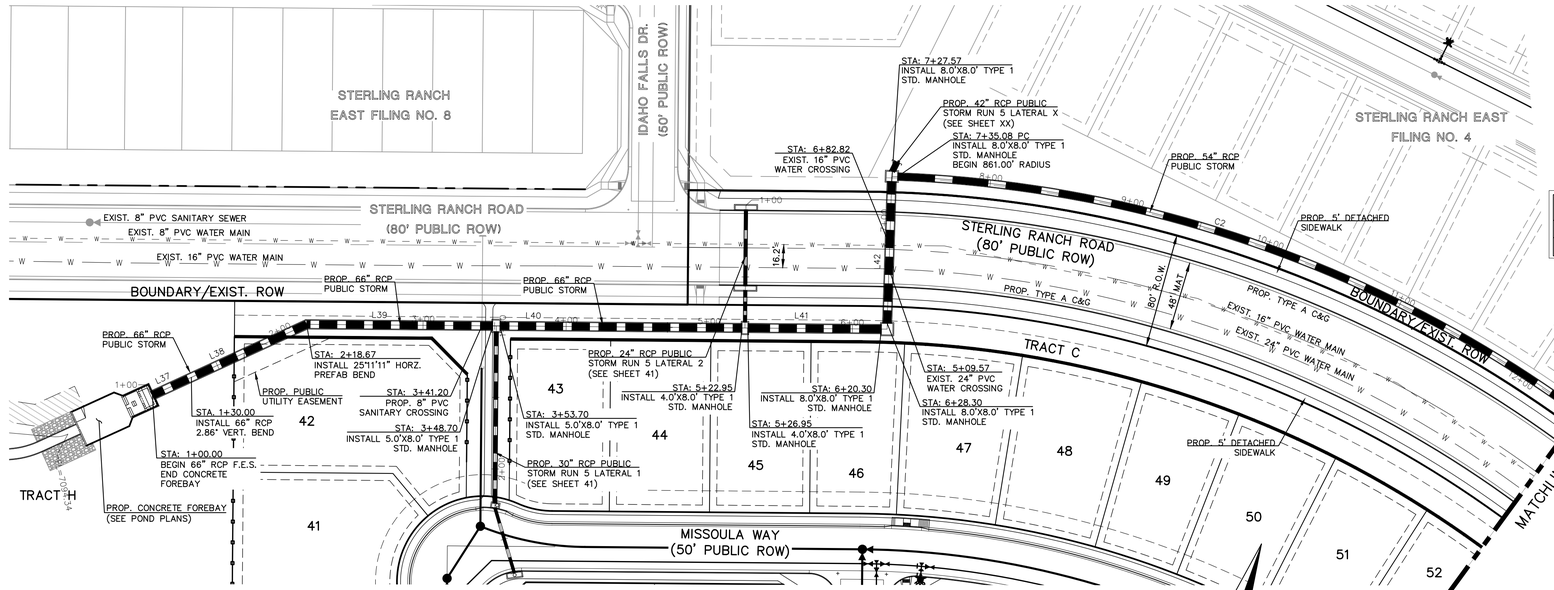
CHECKED BY		(V) 1"=	5'	JOB NO.	1183.60

N:\1183\60\DRAWINGS\CONSTRUCTION\38-118360-STM-04.dwg, 5/1/2026 3:39:51 PM, 1:1, KS





STORM SEWER TABLE				
LINE	LENGTH	BEARING	SLOPE	PIPE SIZE
L35	5.67	N13°28'29"E	3.40%	18" RCP STORM SEWER
L36	25.97	N03°53'51"W	1.50%	24" RCP STORM SEWER
L37	30.00	N11°42'42"W	1.00%	66" RCP STORM SEWER
L38	88.67	N11°42'42"W	6.00%	66" RCP STORM SEWER
L39	130.03	N13°28'29"E	6.00%	66" RCP STORM SEWER
L40	169.25	N13°28'29"E	2.39%	66" RCP STORM SEWER
L41	93.35	N13°28'29"E	1.00%	66" RCP STORM SEWER
L42	99.27	N75°10'46"W	1.00%	66" RCP STORM SEWER

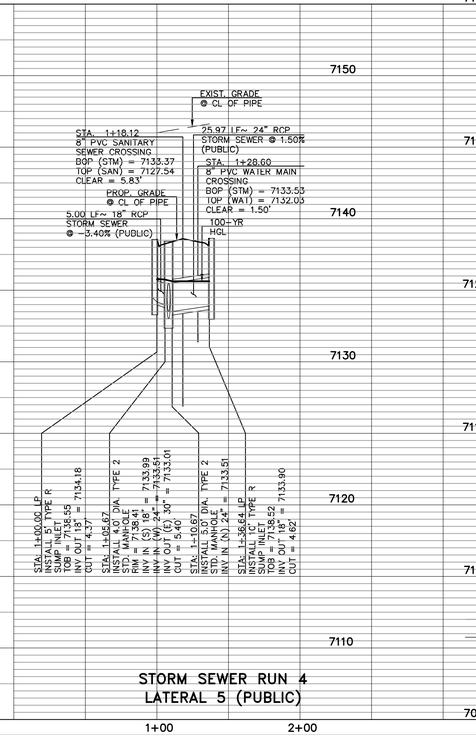
STORM SEWER TABLE				
CURVE	RADIUS	LENGTH	DELTA	SLOPE	PIPE SIZE
C2	861.00	588.27	39°08'49"	2.59%	54" RCP STORM SEWER

NOTE:
EXISTING 16" & 24" WATER MAINS SHOWN IN AN APPROXIMATE WAY ONLY. EXISTING 16" & 24" WATER MAINS TO BE POTHOLED AND VERIFIED BOTH HORIZONTALLY & VERTICALLY PRIOR TO CONSTRUCTION & CONFLICTS REPORTED TO ENGINEER.

50 25 0 50 100

SCALE: 1" = 50'

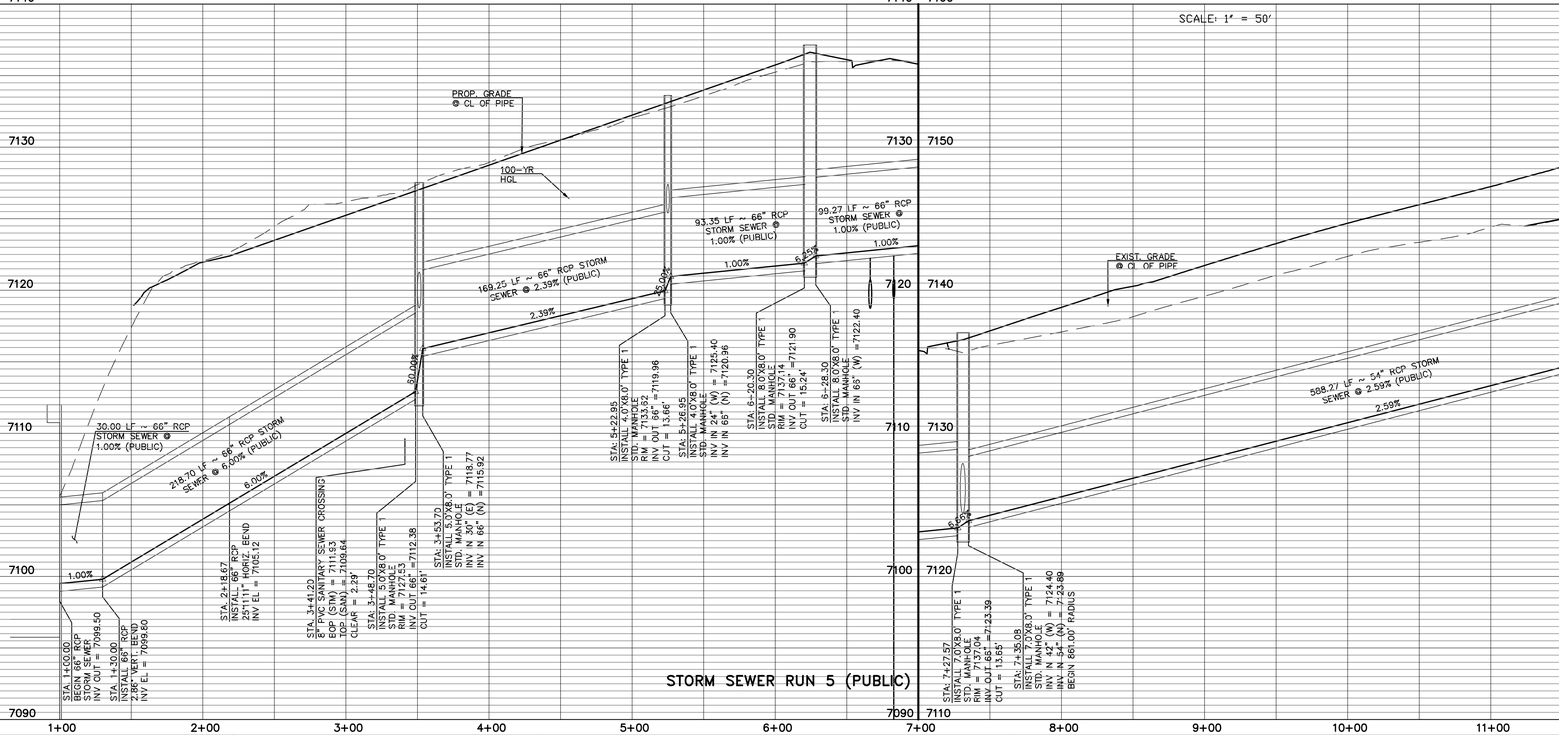
STORM SEWER RUN 4 LATERAL 5 (PUBLIC)



STORM SEWER RUN 4 LATERAL 5 (PUBLIC)

50 25 0 50 100

SCALE: 1" = 50'



STORM SEWER RUN 5 (PUBLIC)

PCD No. SF-XXXX

STORM SEWER PIPE NOTE:
ALL STORM SEWER WITH 100-YR HGL ABOVE THE TOP OF THE PIPE SHALL BE INSTALLED WITH PRESSURE PIPE AND WATERTIGHT JOINTS WITH 100 YEAR SERVICE LIFE.

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS
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UTILITY NOTIFICATION CENTER OF COLORADO
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NO.	REVISION	DATE

REVIEW:

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

MARC A. WHORTON, COLORADO P.E. #37155 DATE

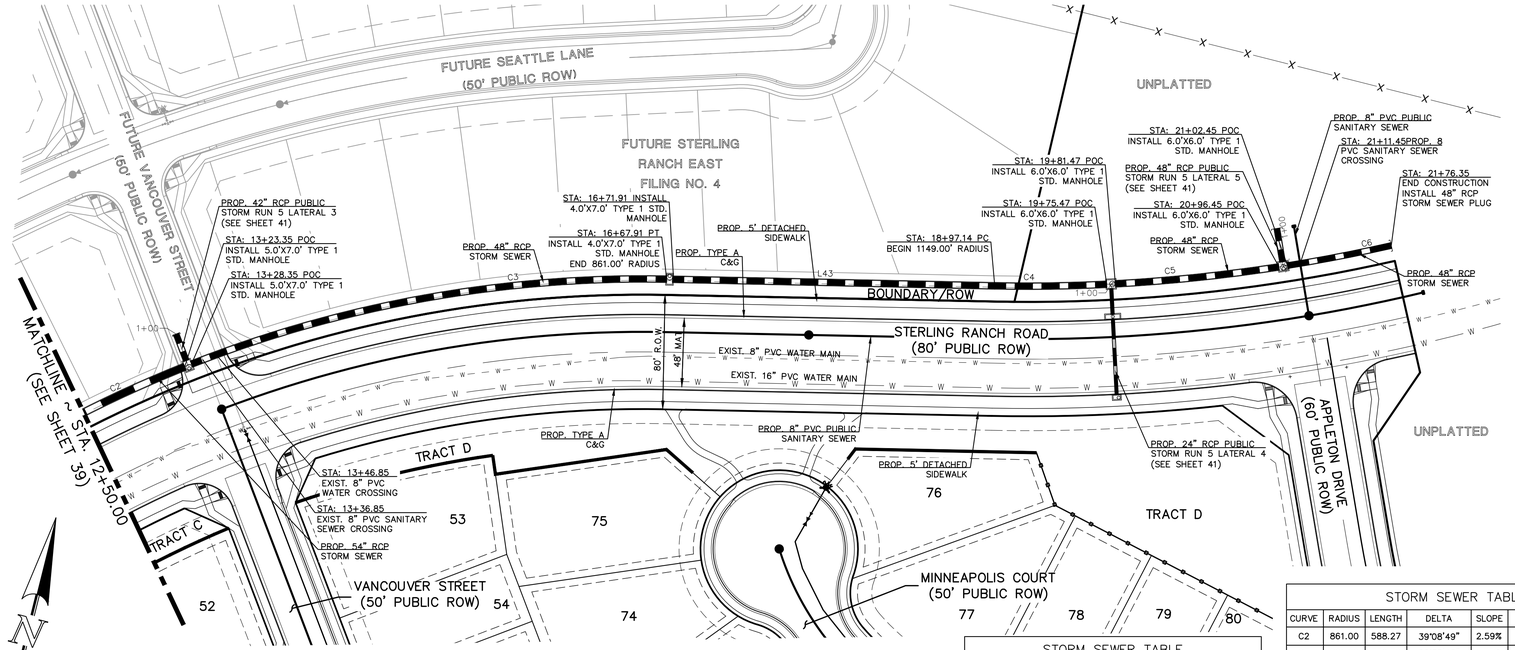
CLASSIC CONSULTING SM
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(Fax)

STRELING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
PUBLIC STORM SEWER PLAN

CLASSIC CONSULTING

DESIGNED BY	PRA	SCALE		DATE	5-1-2025
DRAWN BY	ESO	(H) 1"=	50'	SHEET	39 OF 49
CHECKED BY		(V) 1"=	5'	JOB NO.	1183.60

N:\1183600\DRAWING\CONSTRUCTION\39-118360-STM-05.dwg, 5/1/2026 3:40:54 PM, 1:1, KS



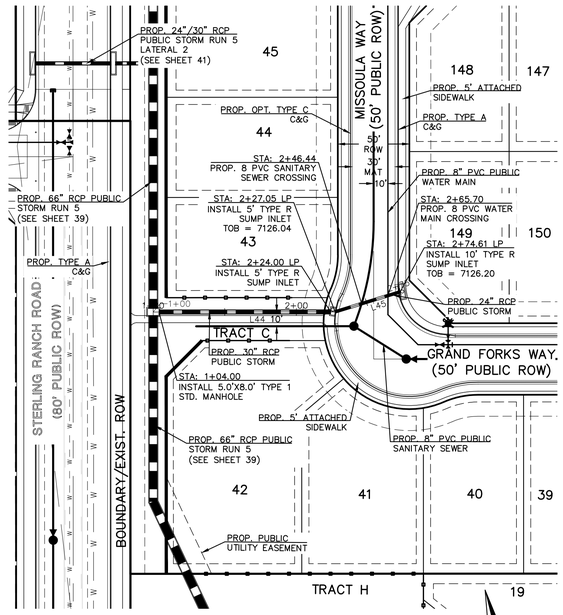
50 25 0 50 100

SCALE: 1" = 50'

STORM SEWER RUN 5 (PUBLIC)

STORM SEWER TABLE				
LINE	LENGTH	BEARING	SLOPE	PIPE SIZE
L43	225.23	S77°09'45"E	1.53%	48" RCP STORM SEWER
L44	120.00	S76°31'31"E	1.00%	30" RCP STORM SEWER
L45	47.56	N86°26'19"E	1.00%	24" RCP STORM SEWER

STORM SEWER TABLE					
CURVE	RADIUS	LENGTH	DELTA	SLOPE	PIPE SIZE
C2	861.00	588.27	39°08'49"	2.59%	54" RCP STORM SEWER
C3	861.00	339.56	22°35'46"	1.53%	48" RCP STORM SEWER
C4	1149.00	78.33	3°54'22"	1.50%	48" RCP STORM SEWER
C5	1149.00	114.98	5°44'01"	1.50%	48" RCP STORM SEWER
C6	1149.00	73.90	3°41'06"	2.00%	48" RCP STORM SEWER

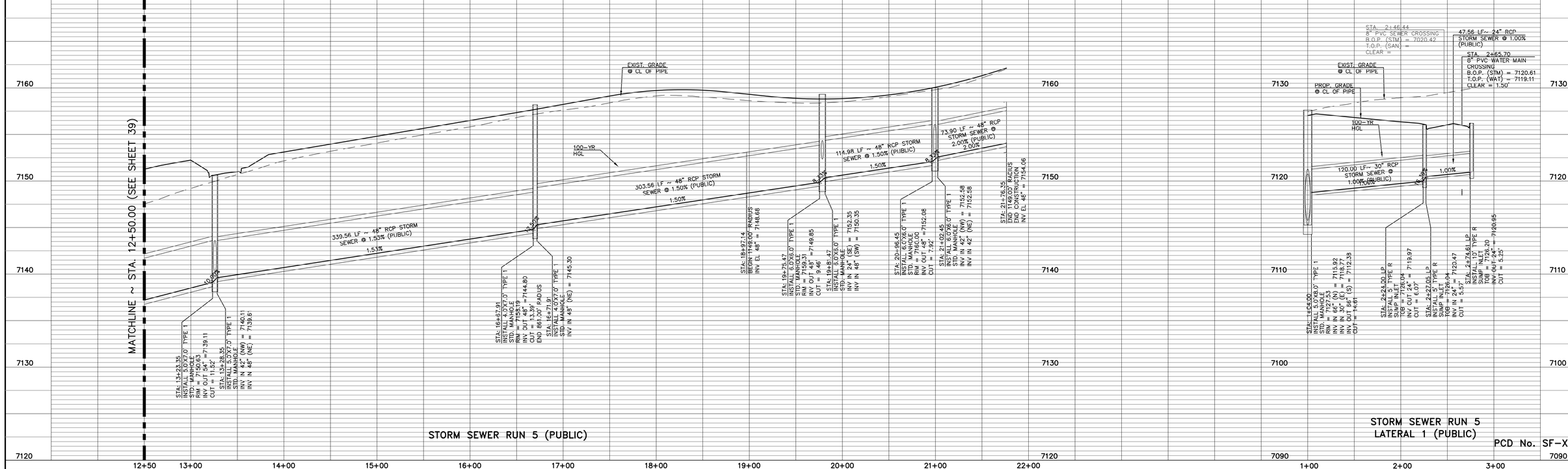


50 25 0 50 100

SCALE: 1" = 50'

STORM SEWER RUN 5
LATERAL 1 (PUBLIC)

7170 7140



STORM SEWER RUN 5 (PUBLIC)

STORM SEWER RUN 5
LATERAL 1 (PUBLIC)

PCD No. SF-XXXX

STORM SEWER PIPE NOTE:
ALL STORM SEWER WITH 100-YR HGL ABOVE THE TOP OF THE PIPE SHALL BE INSTALLED WITH PRESSURE PIPE AND WATERTIGHT JOINTS WITH 100 YEAR SERVICE LIFE.

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MARC A. WHORTON, COLORADO P.E. #37155 DATE

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

STRELING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
PUBLIC STORM SEWER PLAN

CLASSIC CONSULTING

DESIGNED BY	MAW	SCALE		DATE	5-1-2025
DRAWN BY	ESO	(H) 1"=	50'	SHEET	40 OF 49
CHECKED BY		(V) 1"=	5'	JOB NO.	1183.60

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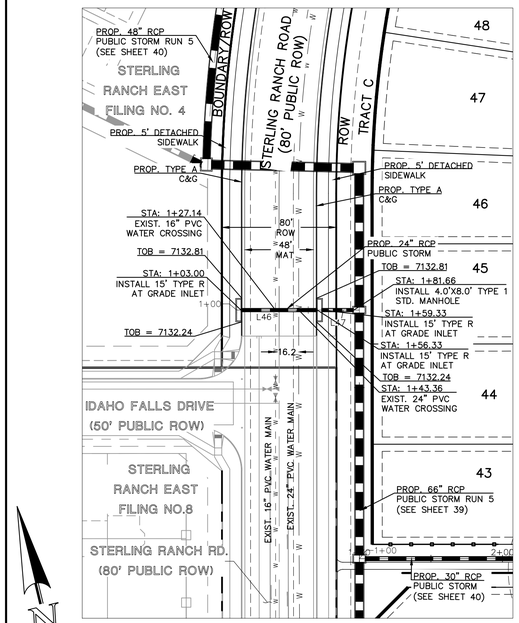
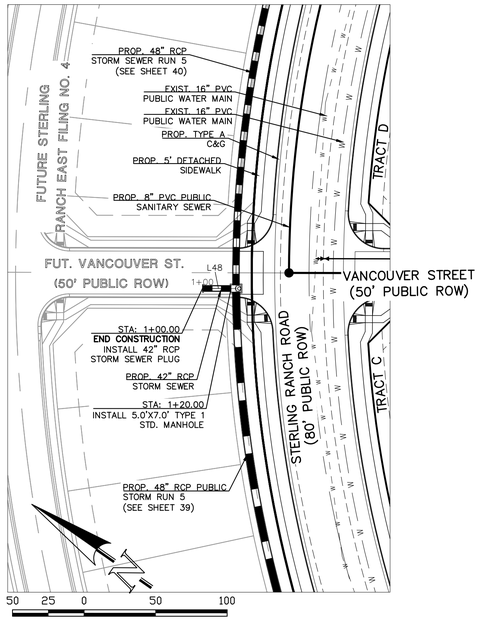


50 25 0 50 100

SCALE: 1" = 50'

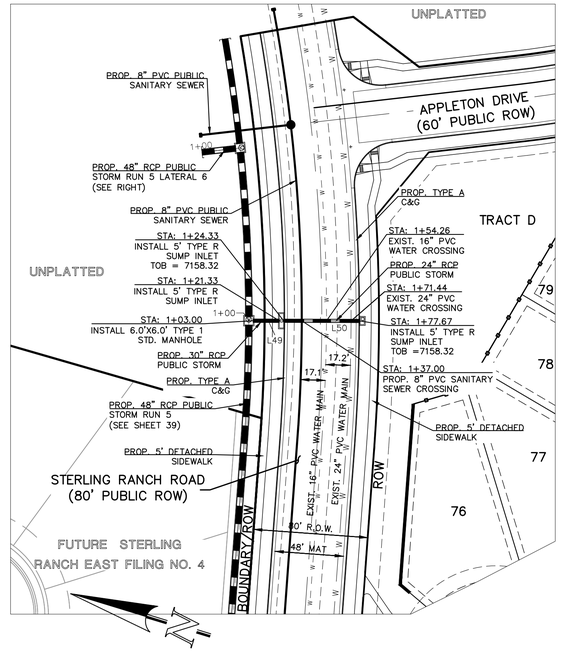
STORM SEWER RUN 5 LATERAL 2 (PUBLIC)



50 25 0 50 100

SCALE: 1" = 50'

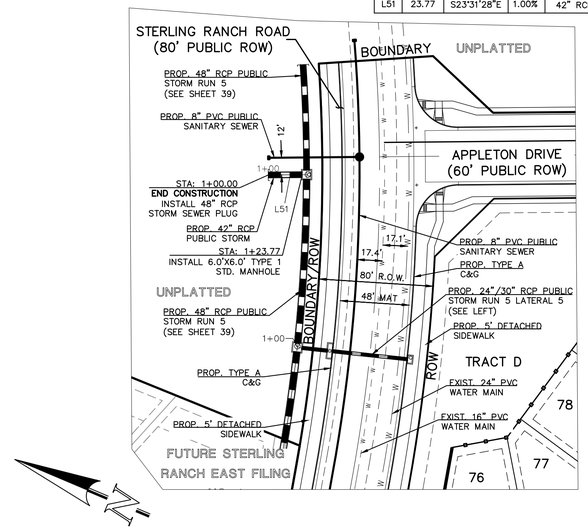
STORM SEWER RUN 5 LATERAL 4 (PUBLIC)



50 25 0 50 100

SCALE: 1" = 50'

STORM SEWER RUN 5 LATERAL 5 (PUBLIC)



50 25 0 50 100

SCALE: 1" = 50'

STORM SEWER RUN 5 LATERAL 6 (PUBLIC)

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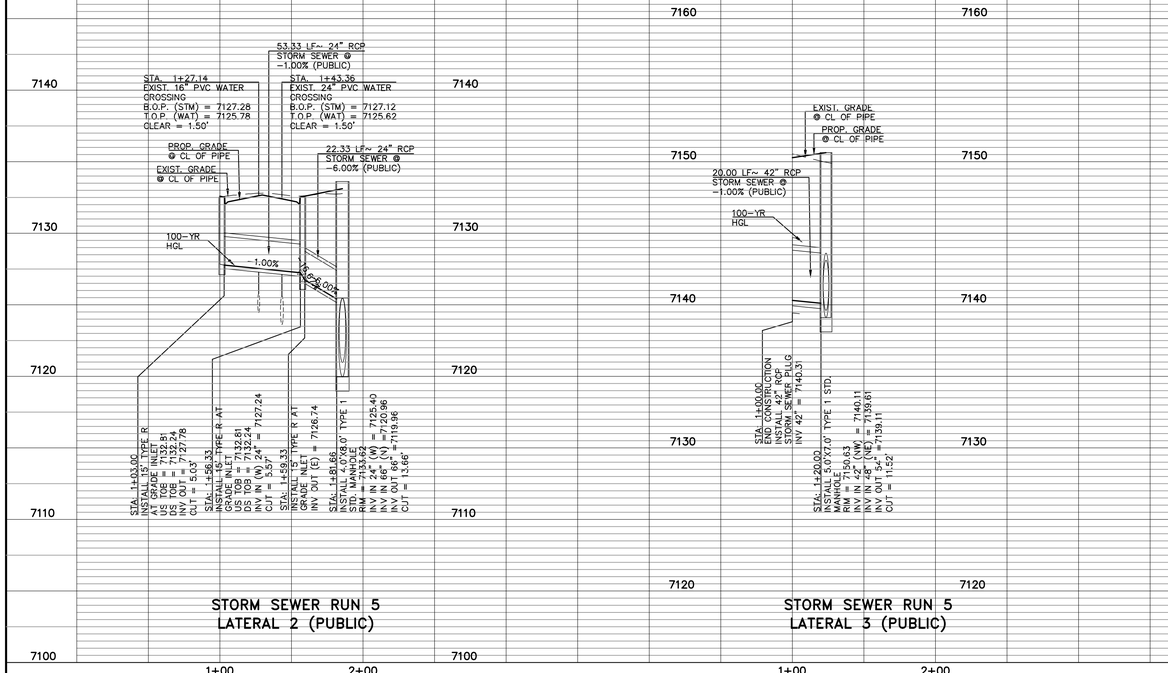
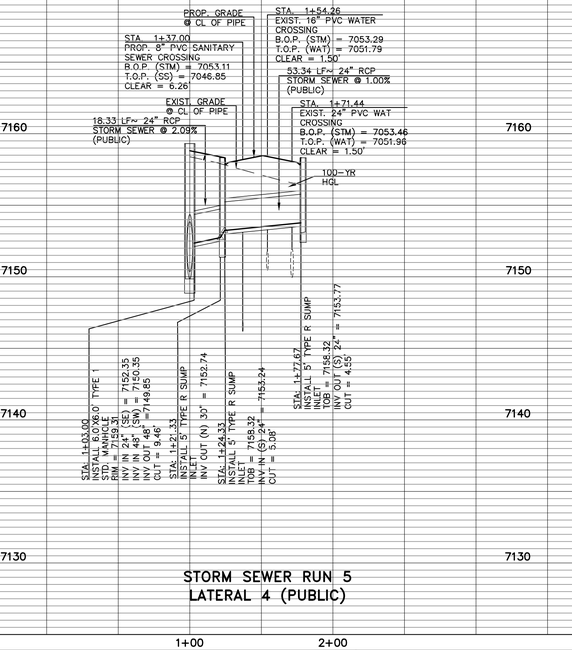
STORM SEWER TABLE				
LINE	LENGTH	BEARING	SLOPE	PIPE SIZE
L46	53.33	S76°31'31"E	1.00%	24" RCP STORM SEWER
L47	22.33	S76°31'31"E	6.00%	24" RCP STORM SEWER
L48	20.00	S34°52'04"E	1.00%	42" RCP STORM SEWER
L49	18.33	S16°53'36"E	2.09%	30" RCP STORM SEWER
L50	53.34	S16°53'36"E	1.00%	24" RCP STORM SEWER
L51	23.77	S23°31'28"E	1.00%	42" RCP STORM SEWER

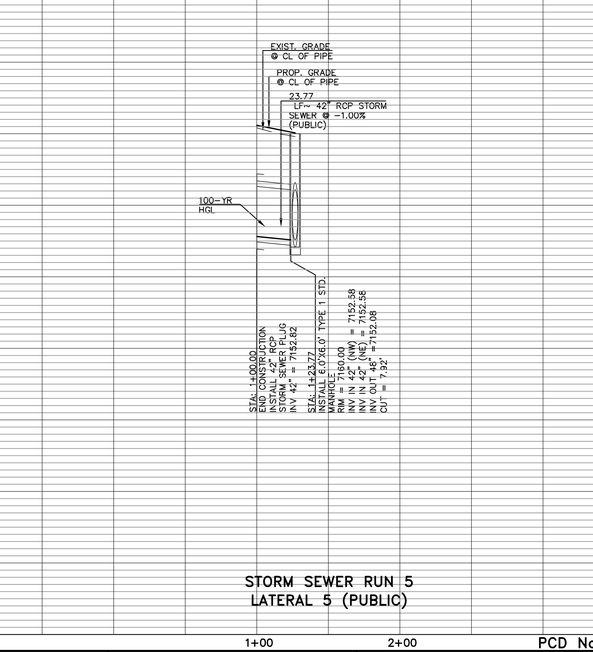


STORM SEWER RUN 5 LATERAL 2 (PUBLIC)

STORM SEWER RUN 5 LATERAL 3 (PUBLIC)



STORM SEWER RUN 5 LATERAL 4 (PUBLIC)



STORM SEWER RUN 5 LATERAL 5 (PUBLIC)

PCD No. SF-XXXX

STORM SEWER PIPE NOTE:
ALL STORM SEWER WITH 100-YR HGL ABOVE THE TOP OF THE PIPE SHALL BE INSTALLED WITH PRESSURE PIPE AND WATERTIGHT JOINTS WITH 100 YEAR SERVICE LIFE.

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NO.	REVISION	DATE

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

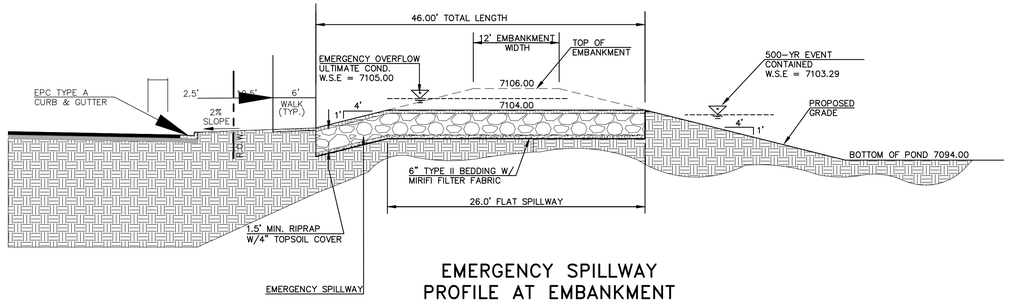
MARC A. WHORTON, COLORADO P.E. #37155 DATE

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

STRELING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
PUBLIC STORM SEWER PLAN

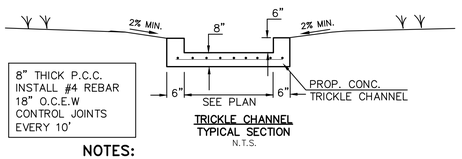
DESIGNED BY	MAW	SCALE		DATE	5-1-2025
DRAWN BY	ESO	(H) 1"= 50'		SHEET	41 OF 49
CHECKED BY		(V) 1"= 5'		JOB NO.	1183.60

N:\1183600\DRAWINGS\CONSTRUCTION\41-118360-STM-07.dwg, 5/1/2026 3:42:02 PM, 1:1, KS



EMERGENCY SPILLWAY PROFILE AT EMBANKMENT

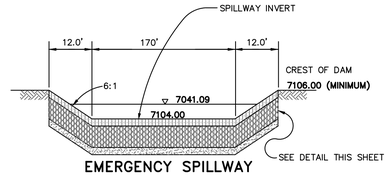
SCALE: 1" = 10'



TRICKLE CHANNEL
TYPICAL SECTION
N.T.S.

NOTES:

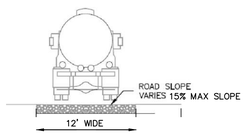
- POND BOTTOM TO SLOPE TOWARD TRICKLE CHANNEL AT 2% MIN.



EMERGENCY SPILLWAY
SECTION

100 YEAR WATER SURFACE = 7103.50
(PONDING PER UD-DETENTION

SCALE: N.T.S.

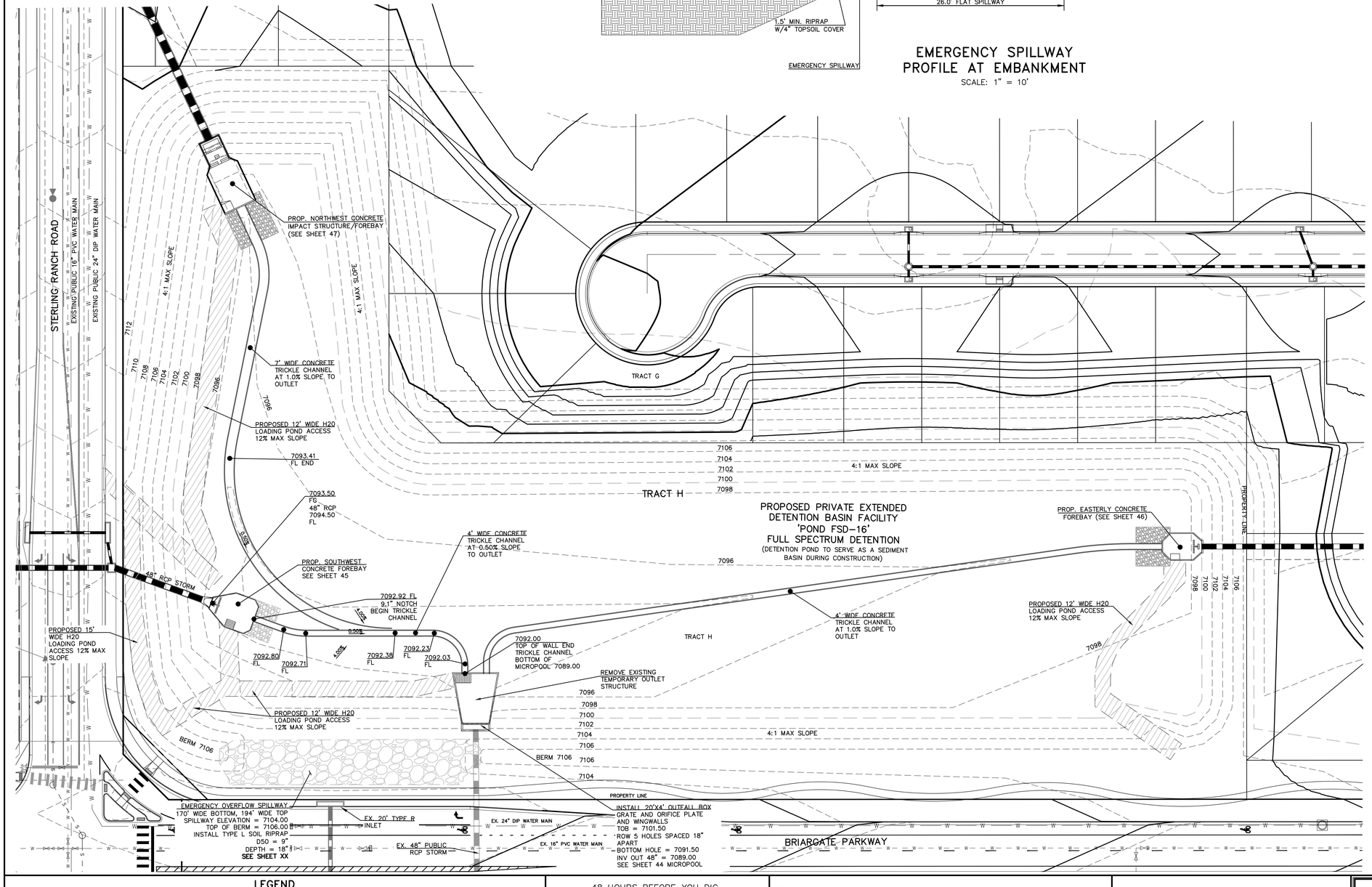


12" LAYER OF AGGREGATE BASE COURSE OR CRUSHED GRAVEL OVER COMPACTED SUBGRADE WITHIN POND BASE

8" LAYER OF AGGREGATE BASE COURSE OR CRUSHED GRAVEL ON RAMPS ABOVE ELEV. 7007.0 (EURV ELEV.)

ACCESS ROADS

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



SCALE: 1" = 40'

PCD No. SF-XXXX

LEGEND

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

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NO.	REVISION	DATE

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

MARC A. WHORTON, COLORADO P.E. #37155 DATE

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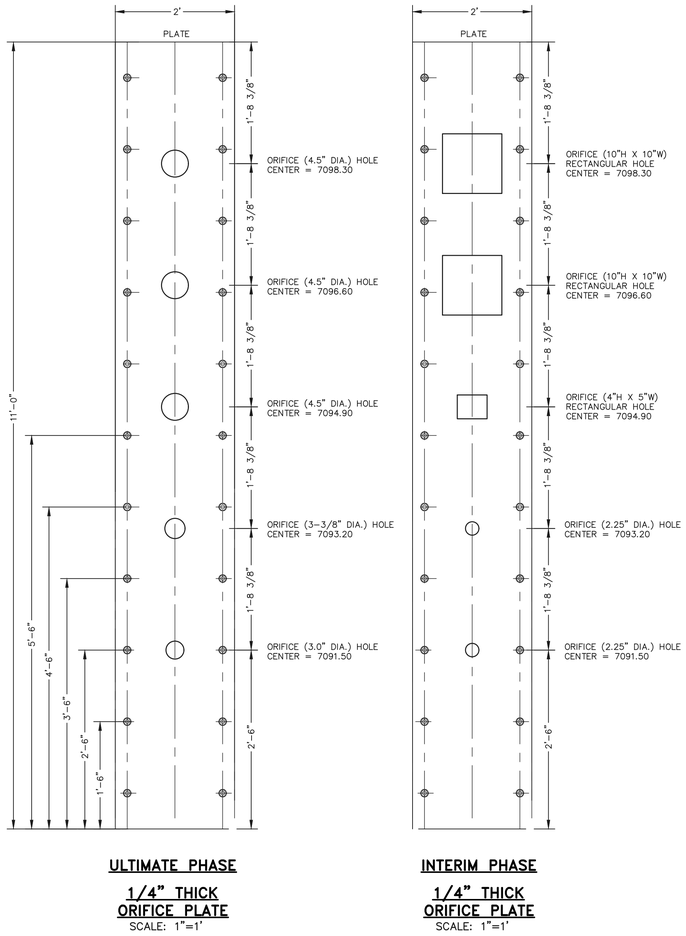
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(Fax)

STERLING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
PRIVATE EXTENDED DETENTION BASIN
POND FSD-16 PLAN SHEET

DESIGNED BY	MAW	SCALE		DATE	4/15/26
DRAWN BY	MAW	(H) 1"=	40'	SHEET	42 OF 49
CHECKED BY		(V) 1"=	N/A	JOB NO.	1183.60

N:\1183600\DRAWINGS\CONSTRUCTION\42-118360-POND-1-PLAN.dwg, 5/1/2026 3:42:47 PM, 1:1, KS



ULTIMATE PHASE

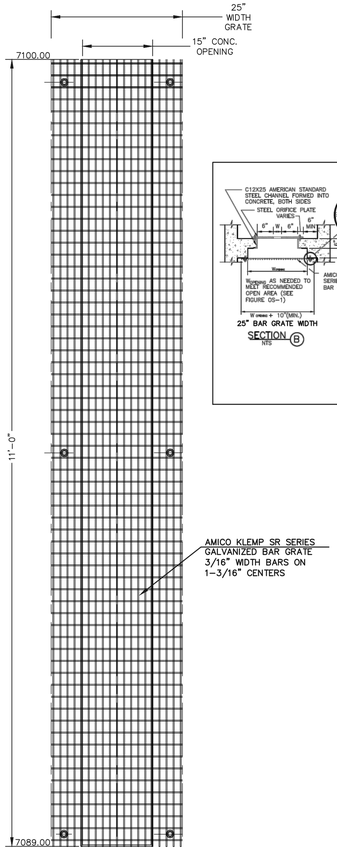
1/4" THICK ORIFICE PLATE

SCALE: 1"=1'

INTERIM PHASE

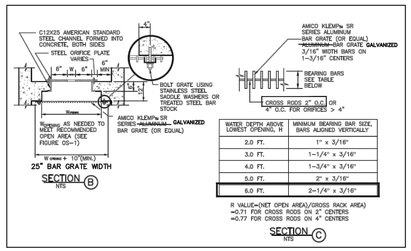
1/4" THICK ORIFICE PLATE

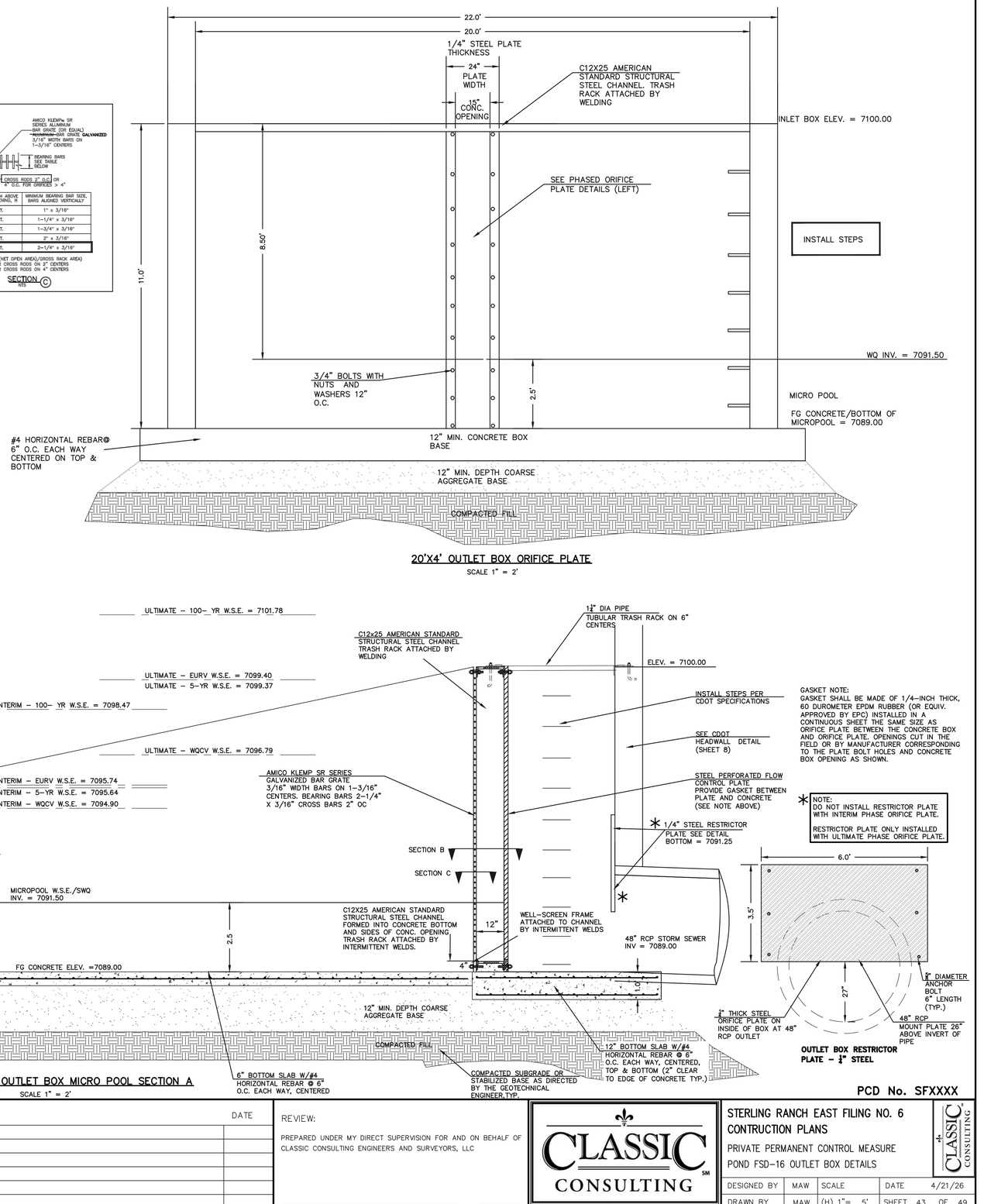
SCALE: 1"=1'



TRASH SCREEN

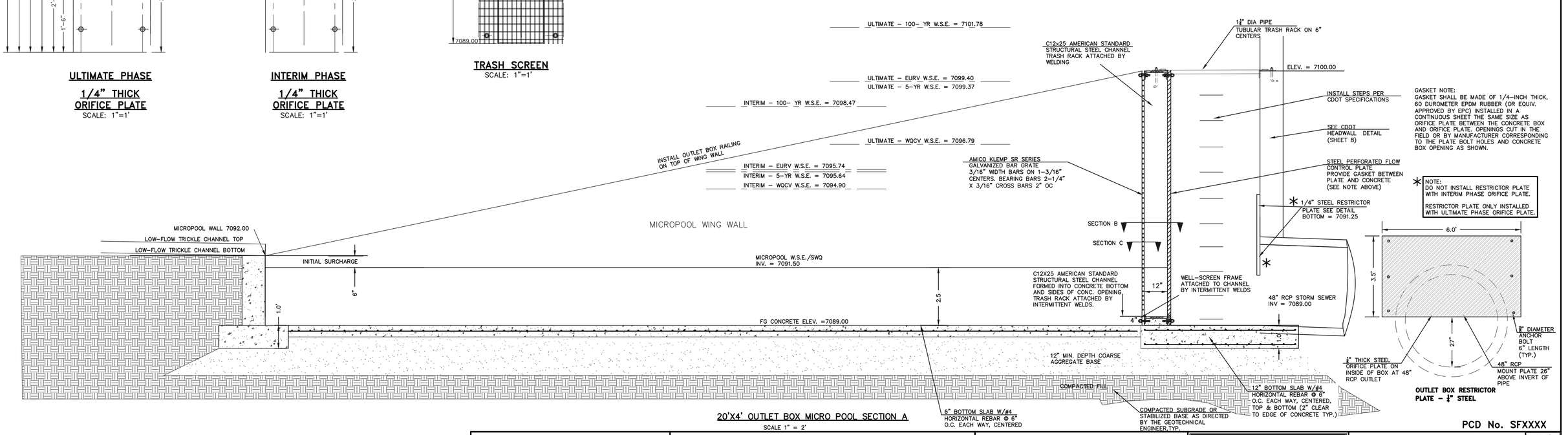
SCALE: 1"=1'





20'X4' OUTLET BOX ORIFICE PLATE

SCALE 1" = 2'



20'X4' OUTLET BOX MICRO POOL SECTION A

SCALE 1" = 2'

PCD No. SFXXXX

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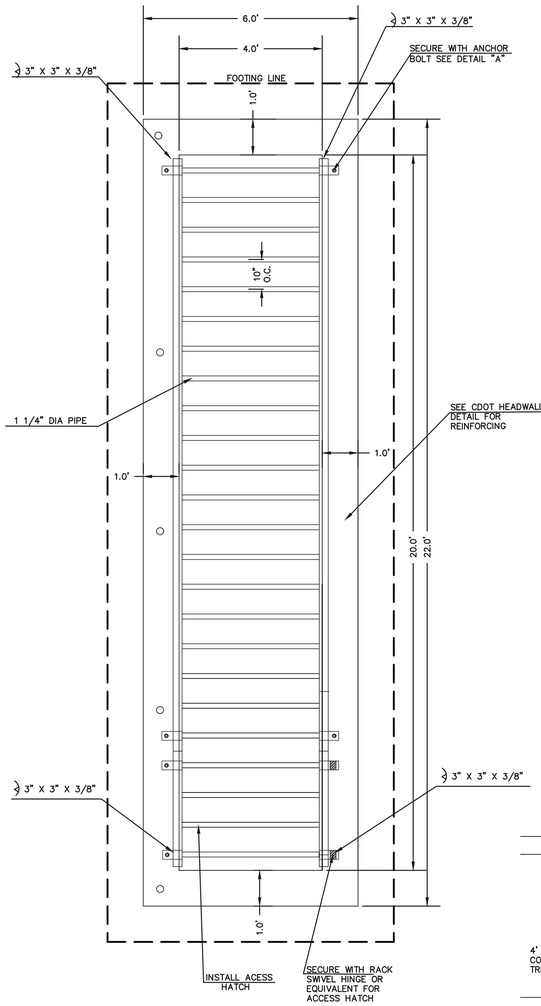
Colorado Springs, Colorado 80903 (719)785-0799(Fax)

STERLING RANCH EAST FILING NO. 6
CONTRUCTION PLANS
PRIVATE PERMANENT CONTROL MEASURE
POND FSD-16 OUTLET BOX DETAILS

CLASSIC CONSULTING

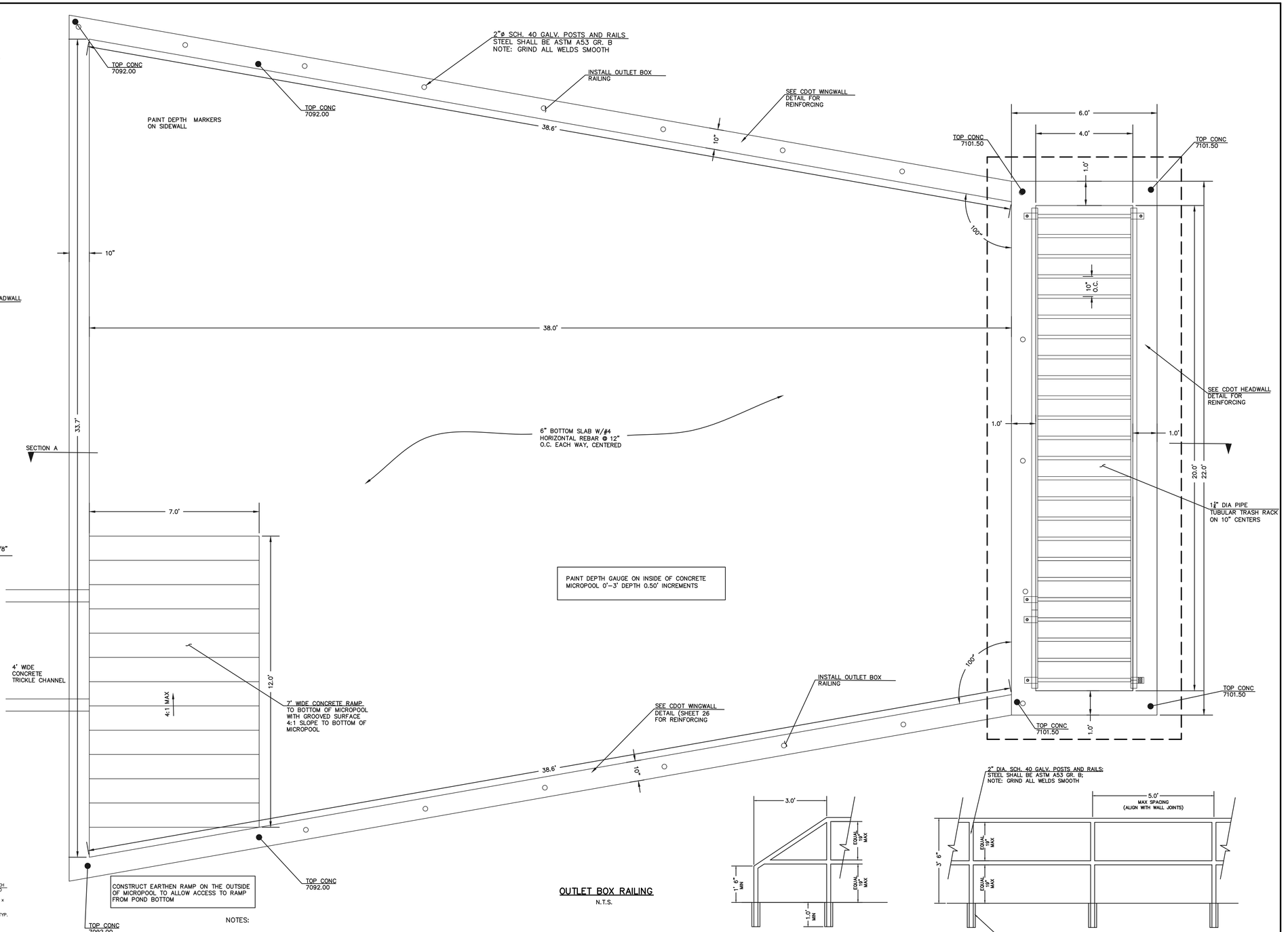
DESIGNED BY	MAW	SCALE		DATE	4/21/26
DRAWN BY	MAW	(H) 1"=	5'	SHEET	43 OF 49
CHECKED BY		(V) 1"=	N/A	JOB NO.	1183.60

N:\1183600\DRAWINGS\CONSTRUCTION\43-118360-POND-2-OUTLET BOX.dwg, 5/1/2026 3:42:56 PM, 1:1, KS



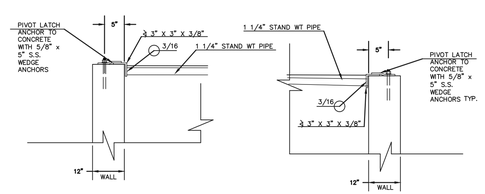
20'X4' OUTLET BOX OVERFLOW TRASH RACK

SCALE 1" = 2'



CONCRETE MICROPOOL

SCALE 1" = 2'

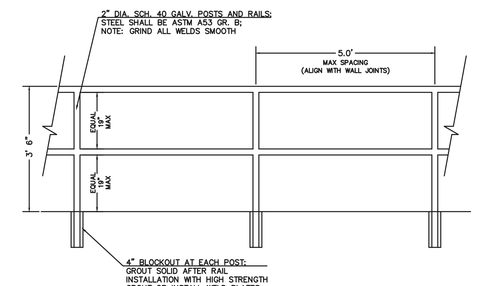


NOTES:

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

OUTLET BOX RAILING

N.T.S.



FOREBAY RAILING

N.T.S.

PCD No. SFXXXX

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

MARC A. WHORTON, COLORADO P.E. #37155 DATE

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

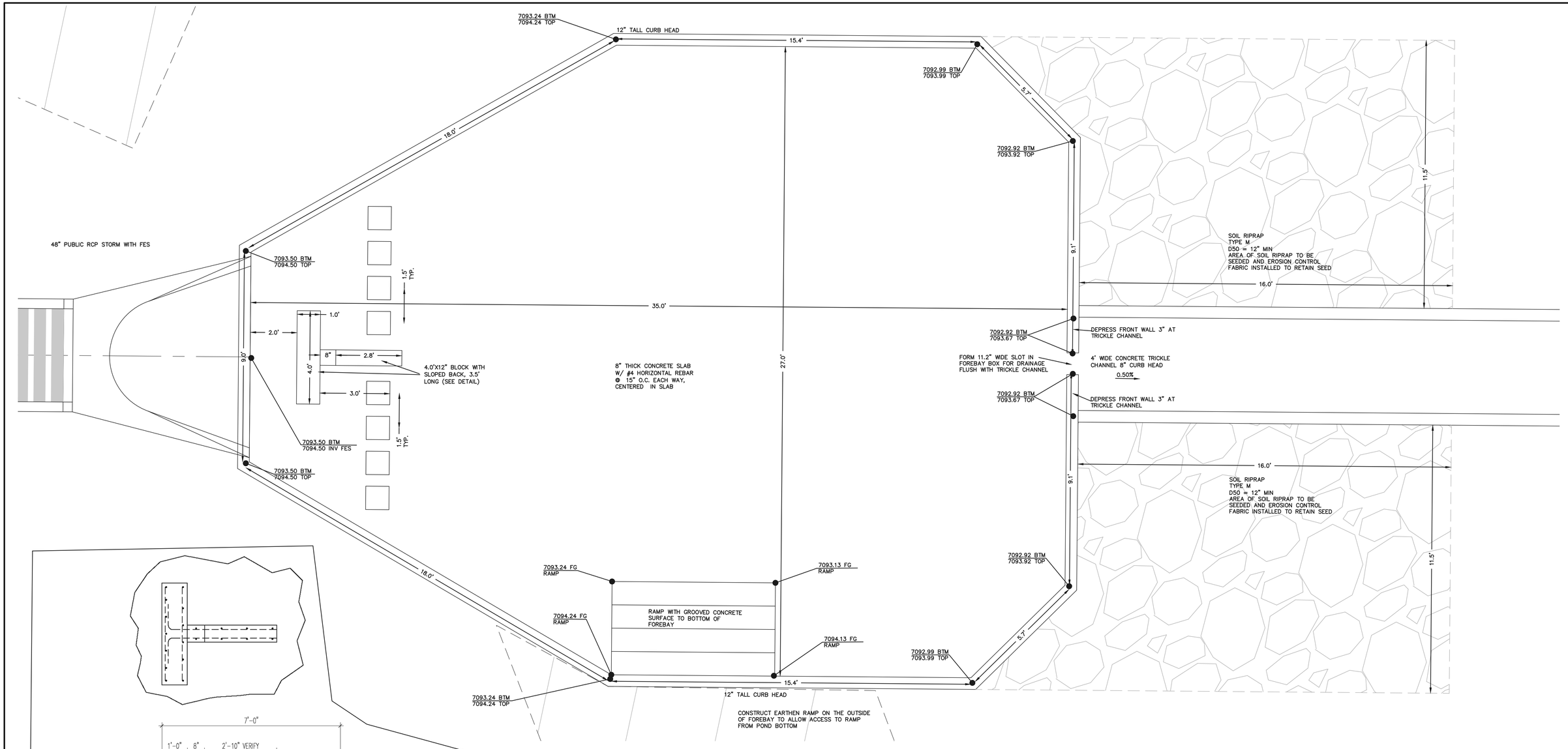
STERLING RANCH EAST FILING NO. 6
CONTRUCTION PLANS

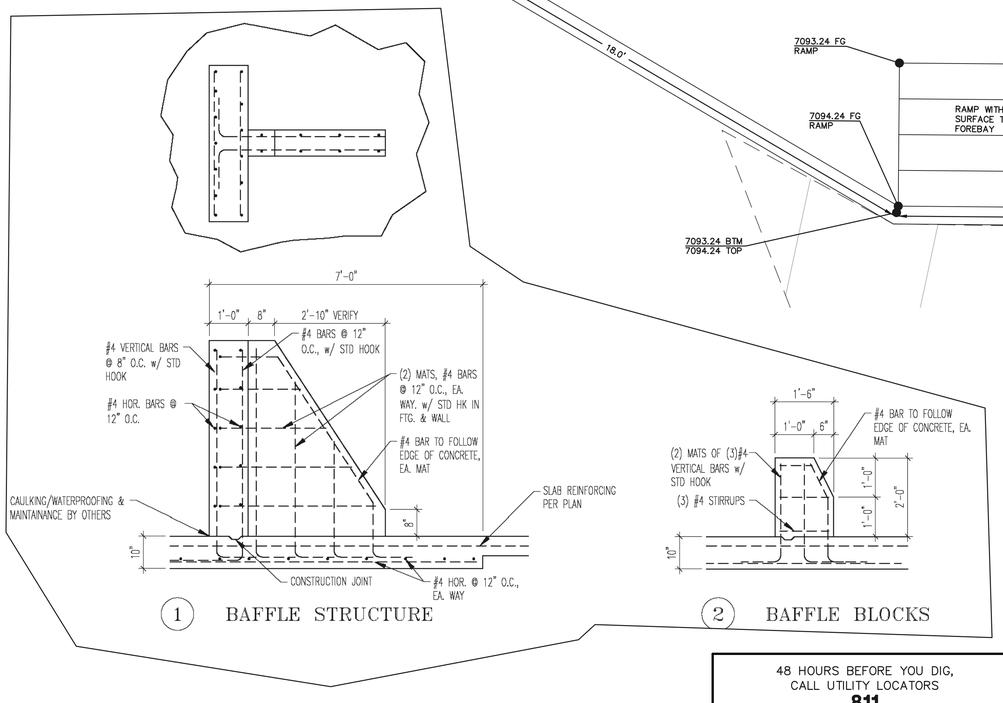
PRIVATE PERMANENT CONTROL MEASURE
POND FSD-16 OUTLET BOX / MICROPOOL

CLASSIC CONSULTING

DESIGNED BY	MAW	SCALE		DATE	4/21/26
DRAWN BY	MAW	(H) 1"= 5'		SHEET	44 OF 49
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.60

N:\11\1836\0\DRAWINGS\CONSTRUCTION\44-11836\0-POND-3-MICROPOOL.dwg, 5/1/2026 3:43:01 PM, 1:1, KS



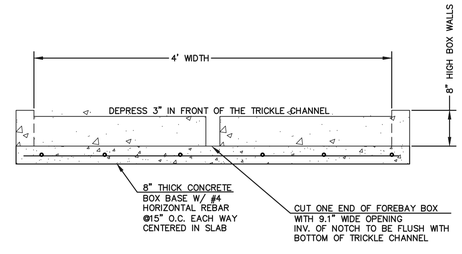


1 BAFFLE STRUCTURE

2 BAFFLE BLOCKS

CONCRETE FOREBAY

SCALE: 1" = 2'



CONCRETE FOREBAY NOTCH

N.T.S

PCD No. SF-XXXX

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MARC A. WHORTON, COLORADO P.E. #37155 DATE

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

STERLING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
PRIVATE EXTENDED DETENTION BASIN FSD-16
SOUTHWEST FOREBAY DETAILS

DESIGNED BY	MAW	SCALE		DATE	4/14/26
DRAWN BY	MAW	(H) 1"=VARIES		SHEET	45 OF 49
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.60

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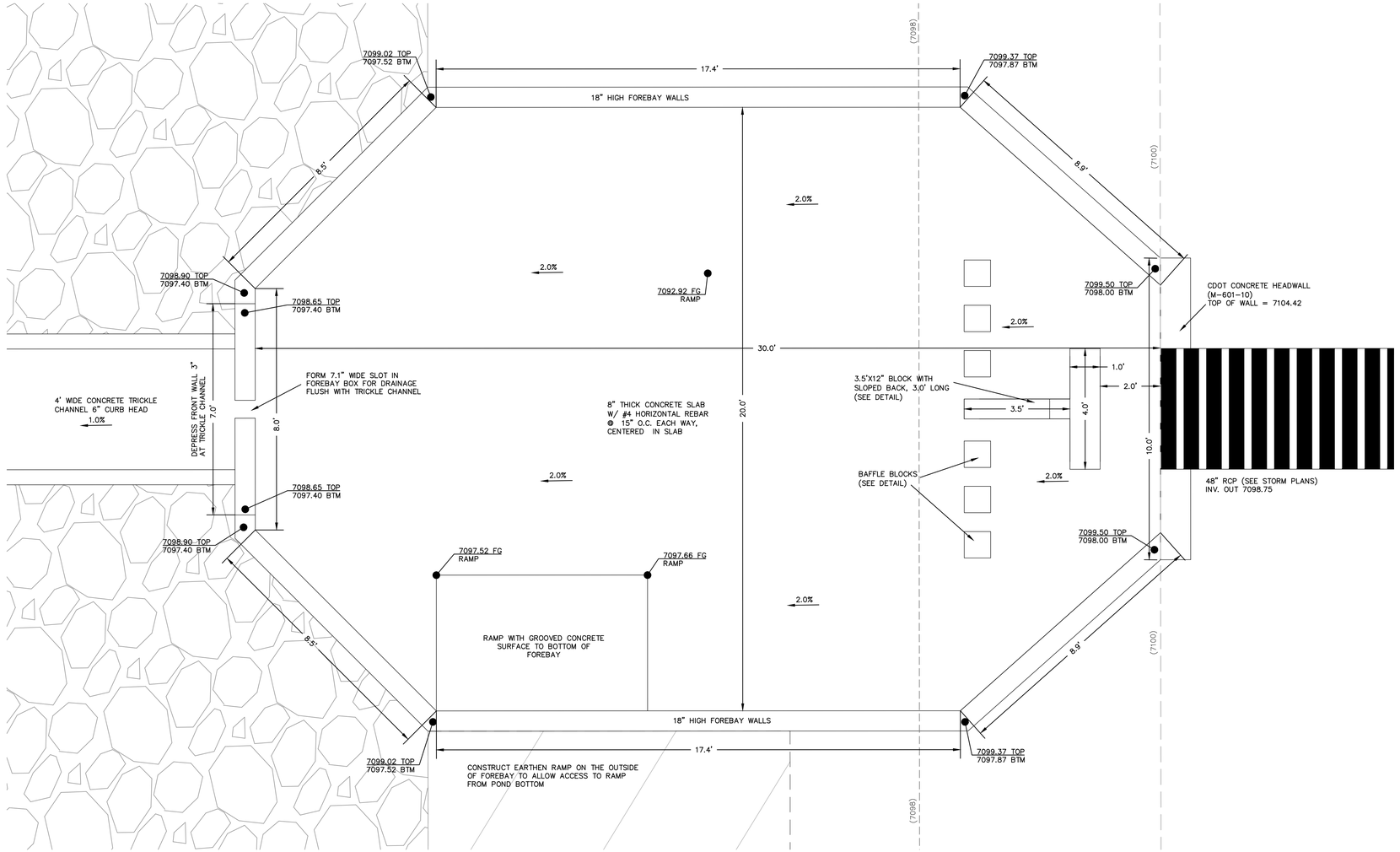
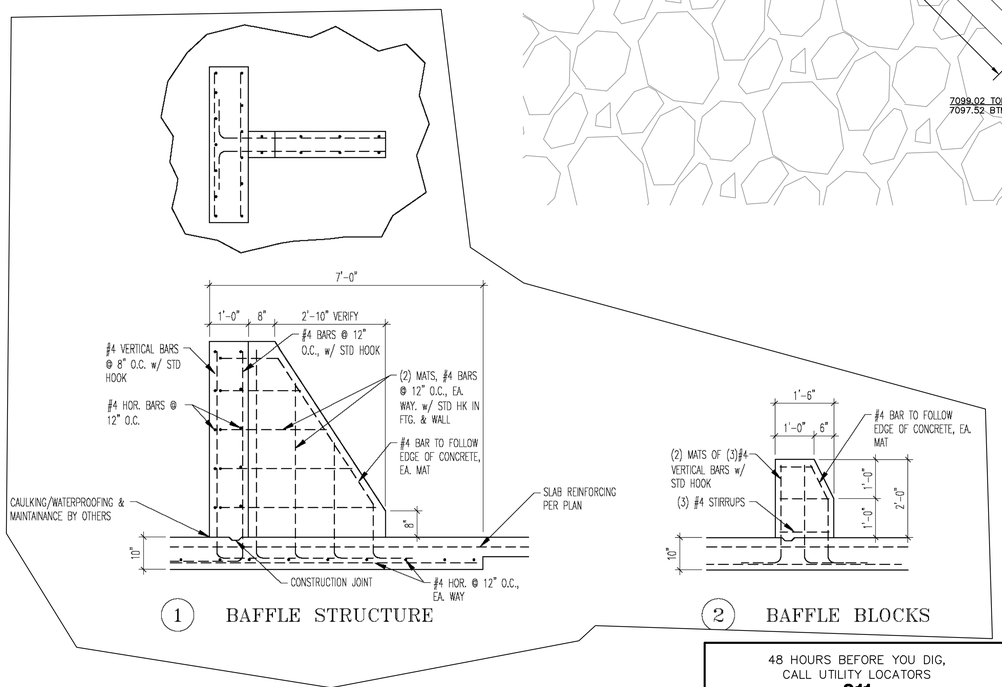
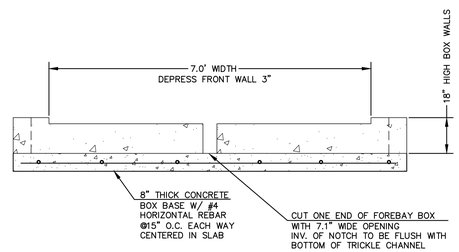


EASTERLY CONCRETE FOREBAY

SCALE: 1"=2'





CONCRETE FOREBAY NOTCH

N.T.S

PCD No. SF-XXXX

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Colorado Springs, Colorado 80903 (719)785-0799(Fax)

STERLING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
PRIVATE EXTENDED DETENTION BASIN FSD-16
EASTERLY FOREBAY DETAILS

CLASSIC CONSULTING ENGINEERS & SURVEYORS

DESIGNED BY	MAW	SCALE		DATE	4/14/26
DRAWN BY	MAW	(H) 1"=	VARIES	SHEET	46 OF 49
CHECKED BY		(V) 1"=	N/A	JOB NO.	1183.60

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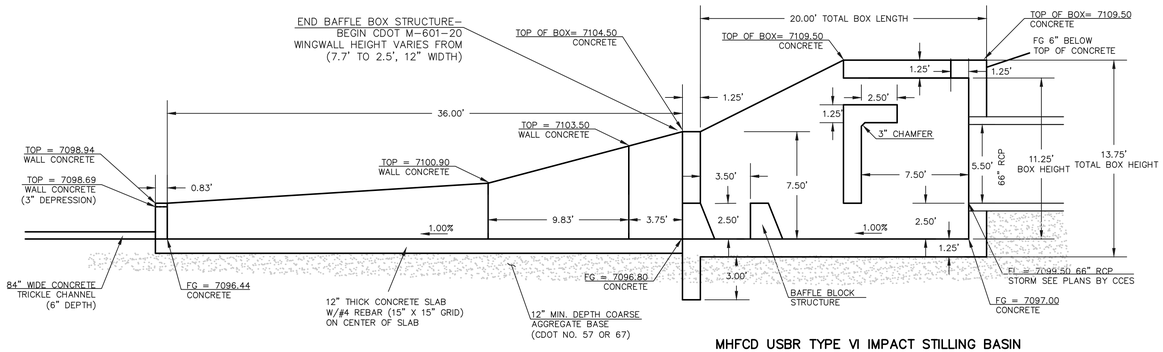
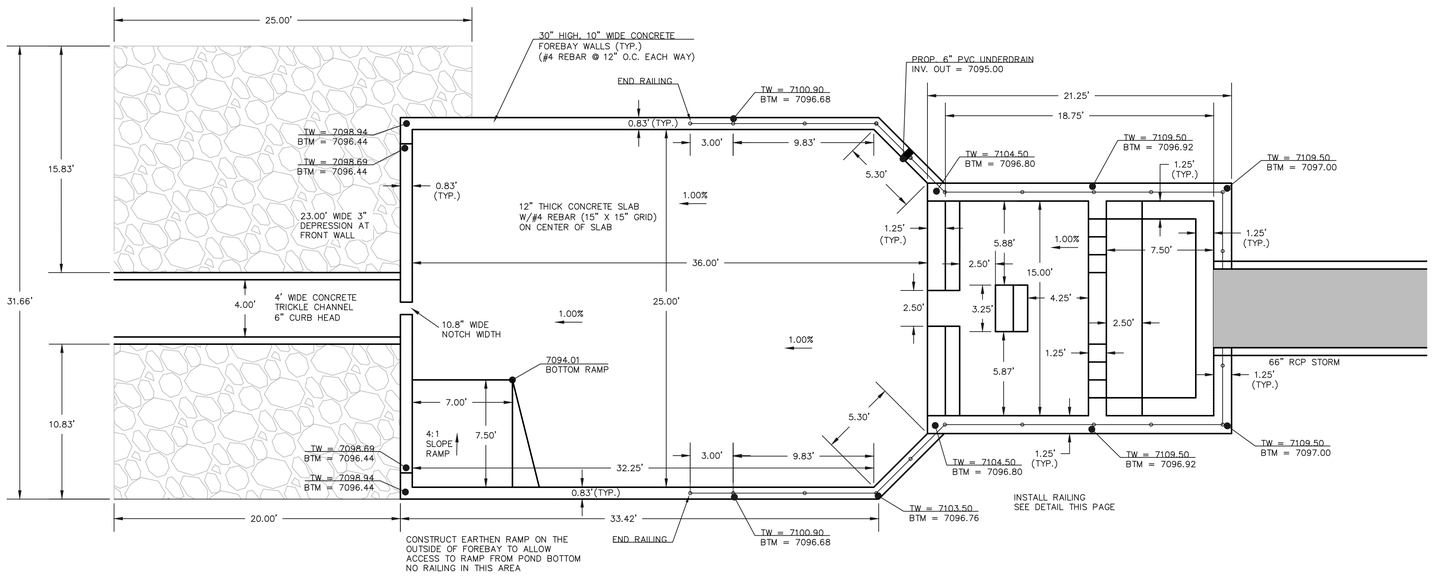


MHFCD USBR TYPE VI IMPACT STILLING BASIN

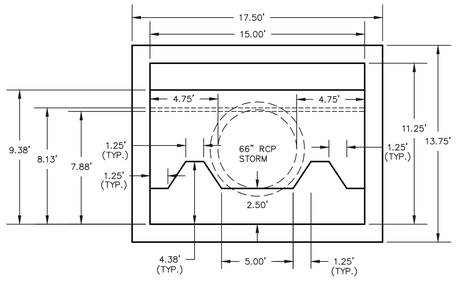
PROPOSED NORTHWEST FOREBAY AT 66" PIPE – IMPACT STRUCTURE (PROFILE VIEW)

SCALE
1" = 5'



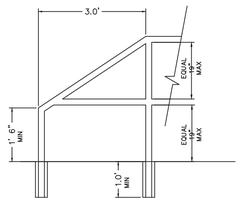
PROPOSED NORTHWEST FOREBAY AT 66" PIPE – IMPACT STRUCTURE (PLAN VIEW)

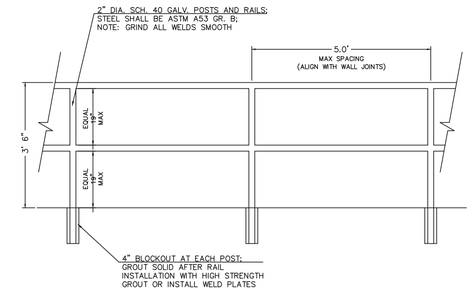
SCALE
1" = 5'



66" PIPE – IMPACT STRUCTURE (FACE VIEW)

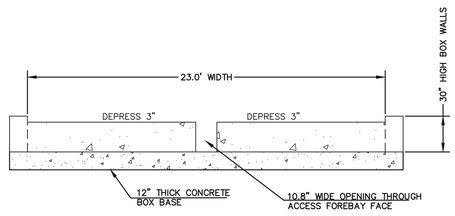
SCALE
1" = 5'





IMPACT STRUCTURE & FOREBAY RAILING

N.T.S.



CONCRETE FOREBAY NOTCH

N.T.S

PCD No. SF-XXXX

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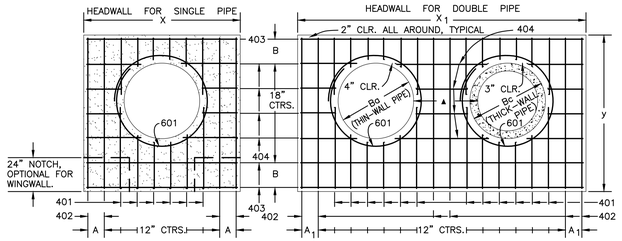
Colorado Springs, Colorado 80903 (719)785-0799(Fax)

STERLING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
PRIVATE EXTENDED DETENTION BASIN FSD-16
66" IMPACT STRUCTURE AND FOREBAY

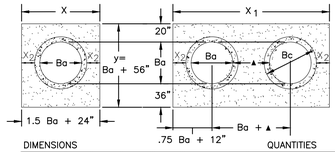
CLASSIC CONSULTING

DESIGNED BY	MAW	SCALE		DATE	4/20/26
DRAWN BY	MAW	(H) 1"=VARIES		SHEET	47 OF 49
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.60

N:\11836\0\DRAWINGS\CONSTRUCTION\47-11836\0-POND-6-IMPACT STRUCTURE.dwg, 5/1/2026 3:44:07 PM, 1:1, KS



TYPICAL BAR LAYOUT FOR CONCRETE HEADWALLS



DIMENSIONS

Ba in.	Bc in.	X ft.–in.	A in.	X_1 ft.–in.	A_1 in.	y ft.–in.	B in.	X_2 in.	QUANTITIES CONCRETE SGL cu.yd	CONCRETE DBL cu.yd	STEEL ■ SGL lbs.	STEEL ■ DBL lbs.
54	65	8–9	8½	15–6	7	9–2	17	20	2.12	3.55	209	364
60	72	9–6	7	17–0	10	9–8	11	21	2.35	3.99	236	414
66	79	10–3	11½	18–6	7	10–2	14	22	2.60	4.44	249	453
72	86	11–0	10	20–0	10	10–8	17	23	2.85	4.91	270	476
78	93	11–9	8½	21–3	11	11–2	11	24	3.11	5.29	306	527
84	100	12–6	7	22–6	7	11–8	14	25	3.38	5.68	333	572
90	107	13–3	11½	23–9	8½	12–2	17	26	3.66	6.08	335	593
96	114	14–0	10	25–0	10	12–8	11	27	3.94	6.48	379	649
102	121	14–9	8½	26–3	11½	13–2	14	28	4.24	6.89	400	664
108	128	15–6	7	27–6	7	13–8	17	29	4.54	7.30	424	707

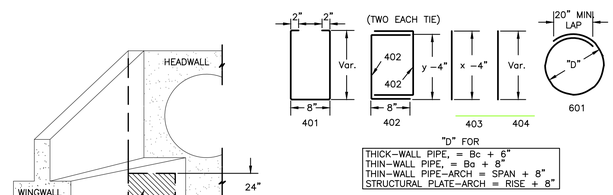
HEADWALL FOR THICK – WALL ROUND PIPE

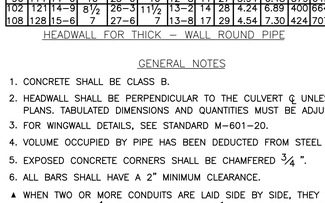
GENERAL NOTES

1. CONCRETE SHALL BE CLASS B.
2. HEADWALL SHALL BE PERPENDICULAR TO THE CULVERT ℄ UNLESS OTHERWISE SHOWN ON THE PLANS. TABULATED DIMENSIONS AND QUANTITIES MUST BE ADJUSTED FOR SKEWED INSTALLATIONS.
3. FOR WINGWALL DETAILS, SEE STANDARD M–601–20.
4. VOLUME OCCUPIED BY PIPE HAS BEEN DEDUCTED FROM STEEL AND CONCRETE QUANTITIES.
5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾ ".
6. ALL BARS SHALL HAVE A 2" MINIMUM CLEARANCE.

▲ WHEN TWO OR MORE CONDUITS ARE LAID SIDE BY SIDE, THEY SHALL BE PLACED SO THAT THE ADJACENT PIPES WILL BE ½ INSIDE DIAMETER OR ½ INSIDE SPAN OR 3 FEET APART (INCLUDING WALL THICKNESS) WHICHEVER IS LESS.

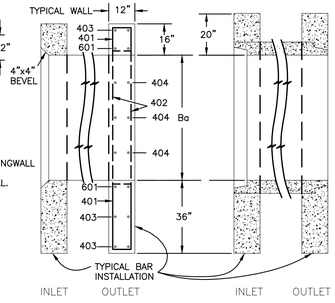
■ ADD 0.89 x (X OR X_1) (LB.) WHEN APRON IS REQUIRED.





"D" FOR
THICK–WALL PIPE, = Bc + 6"
THIN–WALL PIPE, = Ba + 8"
THIN–WALL PIPE–ARCH = SPAN + 8"
STRUCTURAL PLATE–ARCH = RISE + 8"

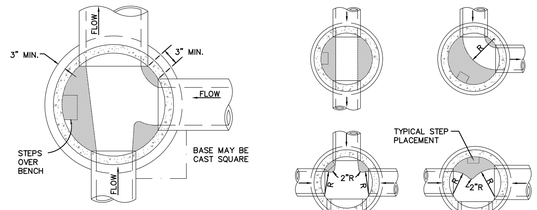
BAR BENDING



ENDS OF THIN–WALL PIPE

ENDS OF THICK–WALL PIPE

CDOT M–601–10 – HEADWALL DETAIL

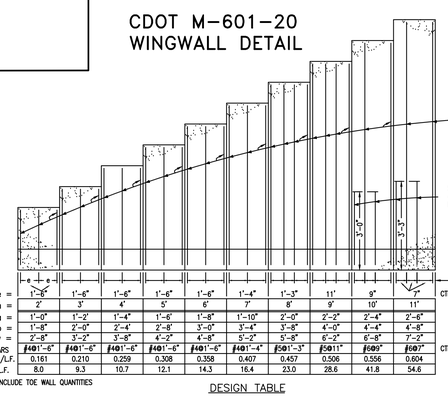


STORM SEWER MANHOLE – TYPE II

NOTES

1. 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.
2. VIEW AND DETAILS ARE TYPICAL. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.
3. 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.
4. PIPES SHALL BE TRIMMED TO FINAL SHAPE AND SET BEFORE MANHOLE IS POURED.
5. BENCH SHALL BE SLOPED TOWARD CENTER OF MANHOLE BASE (4:1 MAX., 1/2" PER FT. MIN).
6. FLOOR OF MANHOLE SHALL BE TROWELLED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1 MAX., 1/2" PER FT. MIN.). FLOOR SHALL BE SHAPED AND CHANNELED; SEE DETAILS THIS SHEET.

CDOT M–601–20 WINGWALL DETAIL

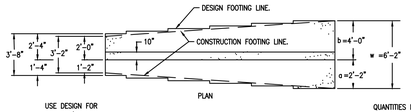


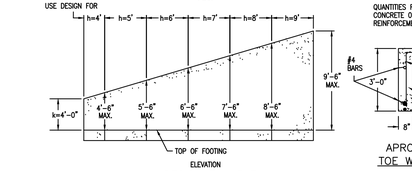
e =	1'–6"	1'–6"	1'–6"	1'–6"	1'–6"	1'–4"	1'–3"	11"	9"	7"
h =	2'	3'	4'	5'	6'	7'	8'	9'	10'	11'
a =	1'–0"	1'–2"	1'–4"	1'–6"	1'–8"	1'–10"	2'–0"	2'–2"	2'–4"	2'–6"
b =	1'–8"	2'–0"	2'–4"	2'–8"	3'–0"	3'–4"	3'–8"	4'–0"	4'–4"	4'–8"
w =	2'–8"	3'–2"	3'–8"	4'–2"	4'–8"	5'–2"	5'–8"	6'–2"	6'–8"	7'–2"
c & d BARS	#401–6"	#401–6"	#401–6"	#401–6"	#401–6"	#401–4"	#501–3"	#5011"	#609"	#607"
* CONC.CU.YD./L.F.	0.161	0.210	0.259	0.308	0.358	0.407	0.457	0.506	0.556	0.604
* REINF. LB./L.F.	8.0	9.3	10.7	12.1	14.3	16.4	23.0	28.6	41.8	54.6

CTRS.

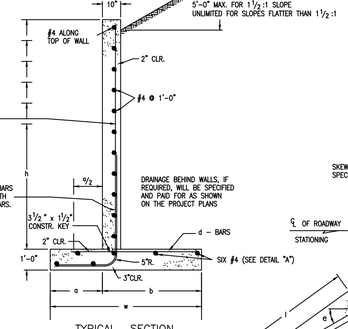
* DOES NOT INCLUDE TOE WALL QUANTITIES

DESIGN TABLE

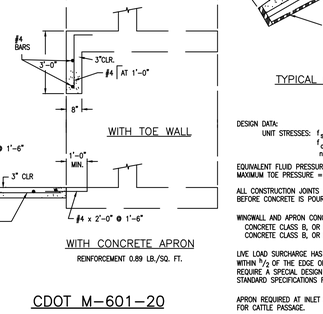




DESIGN EXAMPLE



TYPICAL SECTION



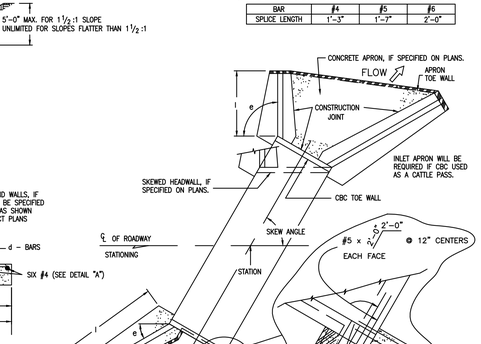
APRON TOE WALL

CDOT M–601–20

GENERAL NOTES

1. ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾".
2. WINGWALL FOOTINGS AND FLOOR OF BOX CULVERT SHALL BE PLACED MONOLITHICALLY.
3. DIMENSIONS "H", "Ba", "RISE", "k", "t", "m" AND ANGLES FOR WINGWALLS SHALL BE AS SHOWN ON THE PLANS.
4. REINFORCING STEEL SHALL BE GRADE 60.
5. THE MINIMUM SPLICE LENGTH FOR COMMON BAR SIZES SHALL BE:

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



DETAIL "A"

TYPICAL CULVERT LAYOUT

DESIGN DATA:
UNIT STRESSES: f_s = 24,000 PSI
f_c = 1,200 PSI
n = 9

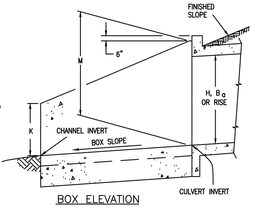
EQUIVALENT FLUID PRESSURE = 36 LBS./CU. FT.
MAXIMUM TOE PRESSURE = 1 TON/SQ. FT.

ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED BEFORE CONCRETE IS POURED.

WINGWALL AND APRON CONCRETE SHALL BE:
CONCRETE CLASS B, OR D (BOX CULVERT) FOR CBC's.
CONCRETE CLASS B, OR D (WALL) FOR PIPES.

LIVE LOAD SURCHARGE HAS NOT BEEN CONSIDERED. WALLS WITHIN ½ OF THE EDGE OF THE ROADWAY SHOULDER WILL REQUIRE A SPECIAL DESIGN IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES.

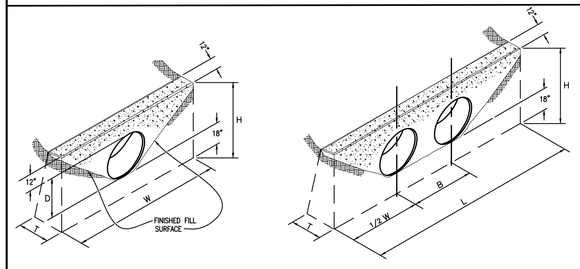
APRON REQUIRED AT INLET OF THE CBC, IF USED FOR CATTLE PASSAGE.



BOX ELEVATION

M = H, B_a OR RISE + (1'–4")
UNLESS OTHERWISE SHOWN ON PLANS.

PCD No. SF–XXXX



SINGLE PIPE

DOUBLE PIPE

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

GENERAL NOTES

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

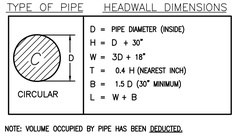
QUANTITIES FOR ONE CONCRETE HEADWALL (CUBIC YARDS)

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	
		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	CMP	22 x 13		29 x 18		36 x 22		43 x 27		50 x 31		58 x 36	
		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)

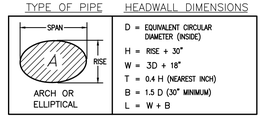
THICKNESS	MATERIAL	DIAMETER (INCHES)					
		18	24	30	36	42	48
4"	CONCRETE	0.4	0.8	1.2			
6"	CONCRETE				2.6	3.6	4.7
18"	RIPRAP	2.0	3.5	5.4	7.8	10.7	13.9

TYPE OF PIPE / HEADWALL DIMENSIONS



D = PIPE DIAMETER (INSIDE)
H = D + 30"
W = .3D + 18"
T = 0.4 H (NEAREST INCH)
B = 1.5 D (30" MINIMUM)
L = W + B

TYPE OF PIPE / HEADWALL DIMENSIONS



D = EQUIVALENT CIRCULAR DIAMETER (INSIDE)
H = RISE + 30"
W = .3D + 18"
T = 0.4 H (NEAREST INCH)
B = 1.5 D (30" MINIMUM)
L = W + B

NOTE: VOLUME OCCUPIED BY PIPE HAS BEEN DEDUCTED.

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

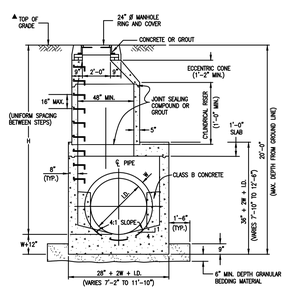
MARC A. WHORTON, COLORADO P.E. #37155 DATE

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

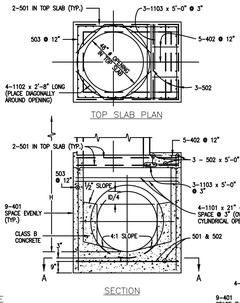
STERLING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
DETAIL SHEET

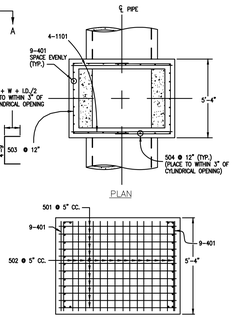
DESIGNED BY	MAW	SCALE		DATE	5–1–2025
DRAWN BY	MAW	(H) 1"=	5'	SHEET	34 OF XX
CHECKED BY		(V) 1"=	N/A	JOB NO.	1183.60

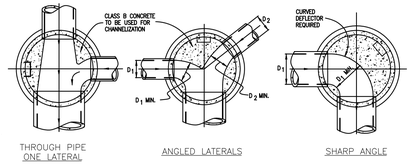
N:\1183600\DRAWINGS\CONSTRUCTION\48-118360.DET 1.dwg, 5/1/2026 3:44:41 PM, 1:1, KS



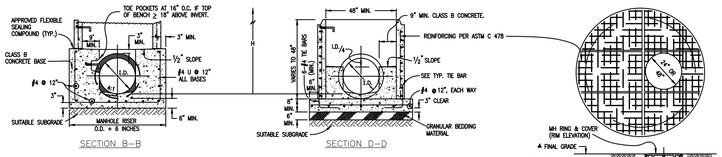
SECTION

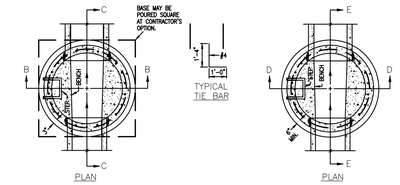






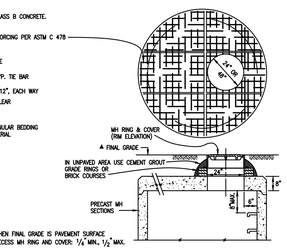
TYPICAL CHANNELIZATION DETAILS



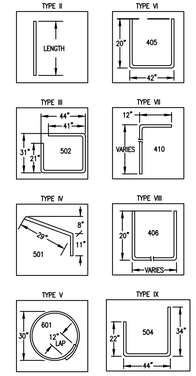


LEGEND

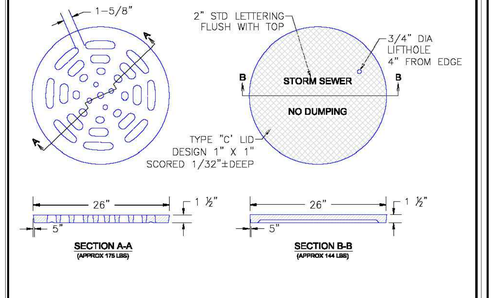
SUITABLE SUBGRADE
GRANULAR BEDDING MATERIAL
CONCRETE

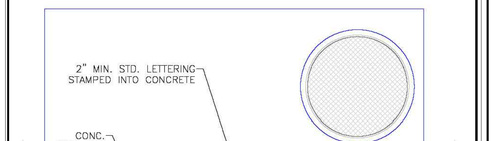


▲ WHEN FINAL GRADE IS PAVEMENT SURFACE RECESS MH RING AND COVER: 1/4" MIN., 1/2" MAX.



BAR BENDING DIAGRAMS ~ (Dimensions are Out-to-Out of bar)





SCALE: NOT TO SCALE

PRECAST MANHOLE BASES:

1. THE BASE SLAB SHALL BE POURED MONOLITHICALLY WITH BOTTOM RISER SECTION.
2. PRECAST MANHOLE BASES SHALL FIT THE CONDITIONS AND LOCATIONS FOR WHICH THEY ARE INTENDED WITHOUT ANY FIELD MODIFICATIONS. ANY MANHOLE BASE WHICH REQUIRES FIELD CUTTING OR MODIFICATION IN ORDER TO FIT THE LOCATIONS INTENDED WILL BE REJECTED BY THE ENGINEER AND REMOVED AND REPLACED BY THE CONTRACTOR AT NO COST TO THE DEPARTMENT.
3. PRECAST MANHOLE BASES SHALL BE BEDDED ON AN APPROVED GRANULAR BEDDING MATERIAL AS SHOWN ABOVE.

9/16/10	Storm Sewer Manhole Details	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
DATE APPROVED	Standard Drawing	
André P. Brackin	REVISION DATE: 9/16/10	FILE NAME: SD_3-5
DEPARTMENT OF TRANSPORTATION		

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

QUANTITIES FOR CONCRETE MANHOLE BOX BASE

MARK	SIZE	TYPE	WT. #/FT.	BARS	L.D. 54"	L.D. 60"	L.D. 66"	L.D. 72"	L.D. 84"	L.D. 96"	FORMULAS
401	4	I	0.668	NO. REQ'D. / LENGTH / WEIGHT ✱	18 8'-1" 97.2	18 8'-8" 104.2	18 9'-3" 111.2	18 9'-10" 118.2	18 10'-5" 132.3	18 11'-0" 146.3	401 BAR LENGTH = 32"+2W+I.D.
402	4	III	0.668	NO. REQ'D. / LENGTH / WEIGHT ✱	5 5'-5" 18.1	5 6'-0" 20.0	5 6'-7" 22.0	5 7'-2" 23.9	5 8'-4" 27.8	5 9'-6" 31.7	402 BAR LENGTH = I.D. + 2W
501	5	I	1.043	NO. REQ'D. / LENGTH / WEIGHT ✱	17 7'-5" 131.5	17 8'-0" 141.8	17 8'-7" 152.2	17 8'-2" 162.5	17 10'-4" 183.2	17 11'-6" 203.9	501 BAR LENGTH = 24" + I.D. + 2W
502	5	I	1.043	NO. REQ'D. / LENGTH / WEIGHT ✱	23 5'-0" 119.9	23 5'-0" 120.4	25 5'-0" 135.6	26 5'-0" 151.2	29 5'-0" 175.0	32 5'-0" 166.9	502 NUMBER BARS REQ'D. = 3 + (24+I.D.+2W / 5")
503	5	II	1.043	NO. REQ'D. / LENGTH / WEIGHT ✱	16 12'-10" 214.2	16 13'-5" 223.9	16 14'-0" 262.8	18 14'-7" 273.8	18 15'-9" 328.5	24 16'-1" 423.5	503 NUMBER BARS REQ'D. = 2 (13+I.D.+2W / 12") BAR LENGTH = 4'-9"+2(16+W+I.D./2)
504	5	I	1.043	NO. REQ'D. / LENGTH / WEIGHT ✱	12 8'-1" 101.2	14 8'-8" 126.6	14 9'-3" 135.1	16 9'-10" 164.1	18 11'-0" 206.5	20 12'-2" 253.8	504 NUMBER BARS REQ'D. = 2 (2W+I.D.-4 / 12" +1) BAR LENGTH = 32"+2W+I.D.
1101	11	I	5.313	NO. REQ'D. / LENGTH / WEIGHT ✱	4 7'-2" 152.3	4 7'-9" 164.7	4 8'-4" 177.1	4 8'-11" 189.5	4 10'-1" 214.3	4 11'-3" 239.1	1101 BAR LENGTH = 21" + I.D. + 2W
1102	11	I	5.313	NO. REQ'D. / LENGTH / WEIGHT ✱	4 2'-8" 56.7	4 2'-8" 56.7	4 2'-8" 56.7	4 2'-8" 56.7	4 2'-8" 56.7	4 2'-8" 56.7	
1103	11	I	5.313	NO. REQ'D. / LENGTH / WEIGHT ✱	3 5'-0" 79.7	3 5'-0" 79.7	3 5'-0" 79.7	3 5'-0" 79.7	3 5'-0" 79.7	3 5'-0" 79.7	
REINFORCING STEEL TOTAL ✱					965.6	1,037.5	1,127.2	1,204.0	1,380.2	1,601.6	
CONCRETE ~ CUBIC YARDS ~ TOTAL					6.0	6.6	7.3	8.0	9.5	11.1	

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

BENDING

TYPE I: STRAIGHT

TYPE II: 4'-9" — 16"+W+I.D./2

TYPE III: 12" — 12" — I.D.+2W-38"

GENERAL NOTES

1. SINCE ALL PIPE ENTRIES INTO THE BASE ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
2. THE PRECAST FLAT TOP MAY BE USED ON ANY MANHOLE. THE EXCENTRIC CONE MAY BE USED WHEN THE MANHOLE "H" HEIGHT IS AT LEAST 8 FT.
3. THE MH RING (FRAME) SHALL BE SET IN A BED OF GROUT. THE FRAME SHALL BE SURROUNDED WITH A CEMENT GROUT IN UNPAVED AREA, OR A CONCRETE COLLAR IN PAVED AREA. SEE DETAILS ON SHEETS 2 AND 3.
4. DESIGN OF BOX BASE IS BASED ON STRAIGHT RUNS OF CONDUIT OR CHANGE IN DIRECTION OF LESS THAN 45°. SPECIAL DESIGN IS REQUIRED FOR 45° OR GREATER.
5. PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO ASTM C 478 (AASHTO M 199).
6. CAST-IN-PLACE MANHOLES SHALL BE CLASS B CONCRETE.
7. STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 3 FT.-6 IN. AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
8. ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI. VERTICAL STEEL SHALL BE PLACED AT ℄ OF WALL. ALL BARS SHALL HAVE A 2 IN.MINIMUM CLEARANCE.
9. ALL PIPE ENTRIES INTO THE BASE OF MANHOLE SHALL BE CONNECTED BY OPEN CHANNELIZATION ADJUSTED FOR PIPE SIZE, SHAPE, TYPE, AND DIRECTION OF FLOW. DETAILS SHOWN ARE TYPICAL FOR INSTALLATIONS WITH ALL INVERTS OF SAME RELATIVE ELEVATION. FOR EXCESSIVE ELEVATION DIFFERENCE BETWEEN INVERTS, SPECIAL BASE/CHANNEL DETAILS WILL BE SHOWN ON THE PLANS.
10. FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING WITH CLASS B CONCRETE OR APPROVED GROUT.
11. STUB-OUTS SHALL EXTEND 2 FT. MINIMUM BEYOND OUTSIDE WALL SURFACE OF MANHOLE AND BE SATISFACTORILY PLUGGED.
12. CHECK WITH THE LOCAL GOVERNMENT AUTHORITY FOR ANY ADDITIONAL SANITARY SEWER SPECIFICATIONS, DETAILS, OR REGULATIONS.
13. THE SLOPE OF THE MANHOLE COVER SHALL MATCH THE ROADWAY PROFILE AND CROSS SLOPE.

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

MARK	DIA IN.	O.C. SPACING	TYPE	ALL INLETS L= ⟶ 5' NO.REQ'D.	ALL INLETS L= ⟶ 5' LENGTH	INLETS. ↓H ≤ 5' 10' NO.REQ'D.	INLETS. ↓H ≤ 5' 10' LENGTH	INLETS. ↓H ≤ 5' 15' NO.REQ'D.	INLETS. ↓H ≤ 5' 15' LENGTH	INLETS, ↓H > 5' 10' NO.REQ'D.	INLETS, ↓H > 5' 10' LENGTH	INLETS, ↓H > 5' 15' NO.REQ'D.	INLETS, ↓H > 5' 15' LENGTH
401	4	11"	II	15	*	21	*	26	*	11	*	11	*
402		11"	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	1/2"	9"	II	*	5'-10"	*	10'-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		11"	VII							3	*	3	*
411		11"	II							3	5'-2"	3	10'-2"
412		11"	II							3	2'-9"	3	2'-9"
413		9"	II							7	10'-10"	7	15'-10"
501	5/8"	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"
ø8(8.5				1	5'-10"	1	10'-10"	1	15'-10"	1	10'-10"	1	15'-10"
				2BARS, 1ROD	——	4BARS, 3RODS	——	8BARS, 5RODS	——	4BARS, 3RODS	——	BBARS, 5RODS	——

* VARIABLE, REFER TO TABLE TWO.
ø INCLUDE 18" NO. 4 BARS (SEE CHANNEL LAYOUT DETAIL).
▼ SEE CURB FACE ASSEMBLY ON SHEET 1 AND CHANNEL LAYOUT DETAILS ON THIS SHEET.

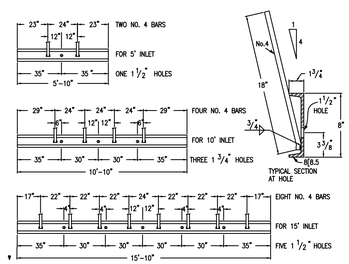
REGULAR INLETS — DROP BOX INLETS

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

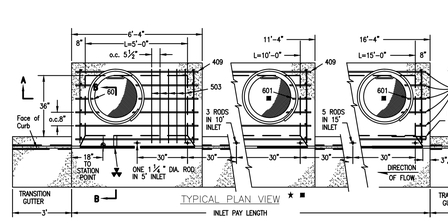
'H'	LENGTH 401	LENGTH 402	LENGTH 410	NO. REQ'D. REGULAR 403	NO. REQ'D. REGULAR 407	NO. REQ'D. DROP BOX 403	NO. REQ'D. DROP BOX 407	L=5' CU.YD.CONC.	L=5' LB.STEEL	L=10' CU.YD.CONC.	L=10' LB.STEEL	L=15' CU.YD.CONC.	L=15' LB.STEEL
3'-0"	2'-8"	1'-8"		10	7			3.2	285	5.3	497	7.4	706
3'-6"	3'-2"	2'-2"		10	7			3.4	305	5.7	528	7.9	747
4'-0"	3'-8"	2'-8"		12	9			3.7	326	6.0	559	8.4	786
4'-6"	4'-2"	3'-2"		12	9			3.9	334	6.4	571	8.8	803
5'-0"	4'-8"	3'-8"		14	11			4.1	354	6.7	602	9.3	844
5'-6"	5'-2"	4'-2"	3'-5"	16	13	15	6	4.4	375	6.0	607	7.4	850
6'-0"	5'-8"	4'-8"	3'-11"	16	13	16	6	4.6	382	6.2	616	7.6	860
6'-6"	6'-2"	5'-2"	4'-5"	18	15	18	8	4.8	402	6.4	637	7.8	880
7'-0"	6'-8"	5'-8"	4'-11"	20	17	19	10	5.0	423	6.6	654	8.0	897
7'-6"	7'-2"	6'-2"	5'-5"	20	17	20	10	5.3	430	6.9	664	8.3	907
8'-0"	7'-8"	6'-8"	5'-11"	22	19	22	12	5.5	451	7.1	684	8.5	927
8'-6"	8'-2"	7'-2"	6'-5"	24	21	23	14	5.7	471	7.3	702	8.7	944
9'-0"	8'-8"	7'-8"	6'-11"	24	21	24	14	6.0	479	7.6	711	9.0	954
9'-6"	9'-2"	8'-2"	7'-5"	26	23	26	16	6.2	499	7.8	732	9.2	974
10'-0"	9'-8"	8'-8"	7'-11"	28	25	27	18	6.4	520	8.0	749	9.4	992
10'-6"	10'-2"	9'-2"	8'-5"	28	25	28	18	6.7	527	8.3	759	9.7	1001
11'-0"	10'-8"	9'-8"	8'-11"	30	27	30	20	6.9	547	8.5	779	9.9	1022

NOTE: FOR L=5', L=10' AND L=15' REGULAR INLETS: TOTAL QUANTITIES NEEDED ARE OUTSIDE OF THE HEAVY BLACK LINE. DROP BOX INLETS: TOTAL QUANTITIES NEEDED ARE INSIDE OF THE HEAVY BLACK LINE

STEEL WEIGHTS DO NOT INCLUDE STRUCTURAL STEEL.

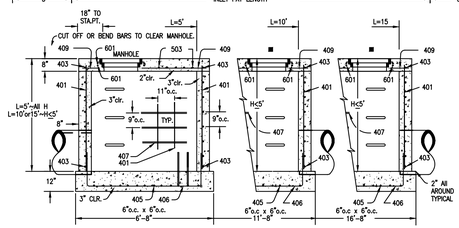


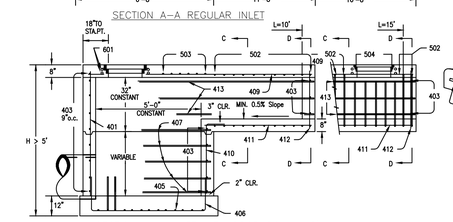
CHANNEL LAYOUT DETAILS

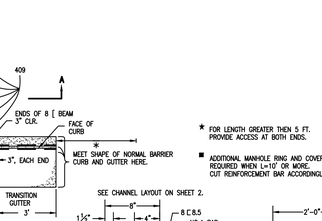


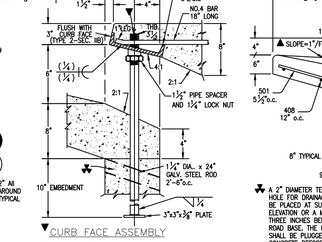
★ FOR LENGTH GREATER THEN 5 FT. PROVIDE ACCESS AT BOTH ENDS.

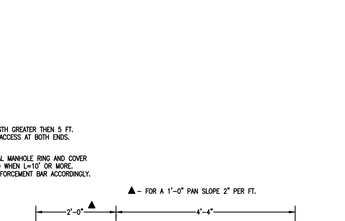
■ ADDITIONAL MANHOLE RING AND COVER REQUIRED WHEN L=10' OR MORE. CUT REINFORCEMENT BAR ACCORDINGLY.











▲ A 2" DIAMETER TEMPORARY HOLE FOR DRAINAGE SHALL BE PLACED AT SUBGRADE ELEVATION OR A MINIMUM THREE INCHES BELOW ROAD BASE. THE HOLE SHALL BE PLUGGED WITH CONCRETE BEFORE ACCEPTANCE OF THE INLET.

NOTE: MANHOLE RING & COVER, STATION POINT AND OUTFLOW PIPE SHALL BE LOCATED AT THE SAME END OF THE INLET.

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

PCD No. SF-XXXX

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

MARC A. WHORTON, COLORADO P.E. #37155 — DATE

CLASSIC CONSULTING ENGINEERS & SURVEYORS SM

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

STERLING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
DETAIL SHEET

DESIGNED BY	MAW	SCALE	DATE	5-1-2025
DRAWN BY	MAW	(H) 1"= 5'	SHEET	35 OF 35
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.60

N:\1183800\DRAWINGS\CONSTRUCTION\49-118380-DET 2.dwg, 5/1/2026 3:45:20 PM, 1:1, KS