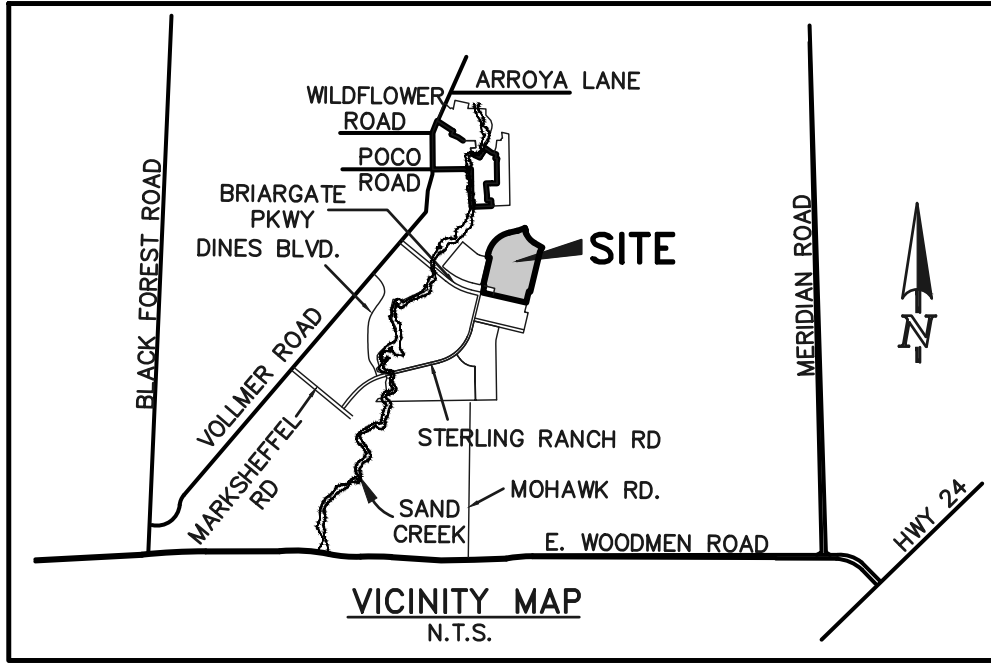


STERLING RANCH EAST FILING NO. 6

COUNTY OF EL PASO, STATE OF COLORADO

CONSTRUCTION DRAWINGS

OCTOBER 2025



GENERAL CONSTRUCTION NOTES:

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

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

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

SIGNING AND STRIPING NOTES:

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW).
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE 'D' SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 35 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 12" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE FHWA STANDARD HIGHWAY SIGNS: 2004 EDITION WITH 2012 SUPPLEMENT. SIGNAL POLE MOUNTED AND OVERHEAD STREET NAME SIGNS SHALL BE PER MUTCD SIZE STANDARDS.
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM DIAMOND GRADE RETROREFLECTIVE SHEETING THAT MEETS ASTM D4956 TYPE XI SHEETING REQUIREMENTS.
- 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 SUBBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.125" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 24" WIDE AND A MINIMUM OF 9" LOW. CROSSWALKS SHALL BE LAID IN ACCORDANCE WITH SECTION 627 OF THE 2025 CDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
- WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 18 MIL 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.
- ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH CDOT STANDARD S-614-1 OR MUTCD FIGURE 2A-2.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DPW - INSPECTIONS (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DPW PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

BENCHMARKS:

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



KEY MAP
SCALE: 1" = 200'

CONDITION OF APPROVAL:

CONSTRUCTION OF ANY IMPERVIOUS SURFACES (ROADWAYS, SIDEWALKS, ETC.) WITHIN STERLING RANCH EAST FILING 6 SHALL NOT BEGIN UNTIL POND FSD-16 AND ACCOMPANYING STORMWATER INFRASTRUCTURE REQUIRED TO DIRECT FLOWS FROM STERLING RANCH EAST FILING 6 TO POND FSD-16 ARE SUBSTANTIALLY COMPLETED. THESE AREAS REQUIRE TREATMENT FROM POND FSD-16.

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
FOR AND ON THE BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS

DATE

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
FOR AND ON BEHALF OF ELITE PROPERTIES OF AMERICA, INC.

DATE

EL PASO COUNTY:

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

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

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

JOSHUA J. PALMER, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR

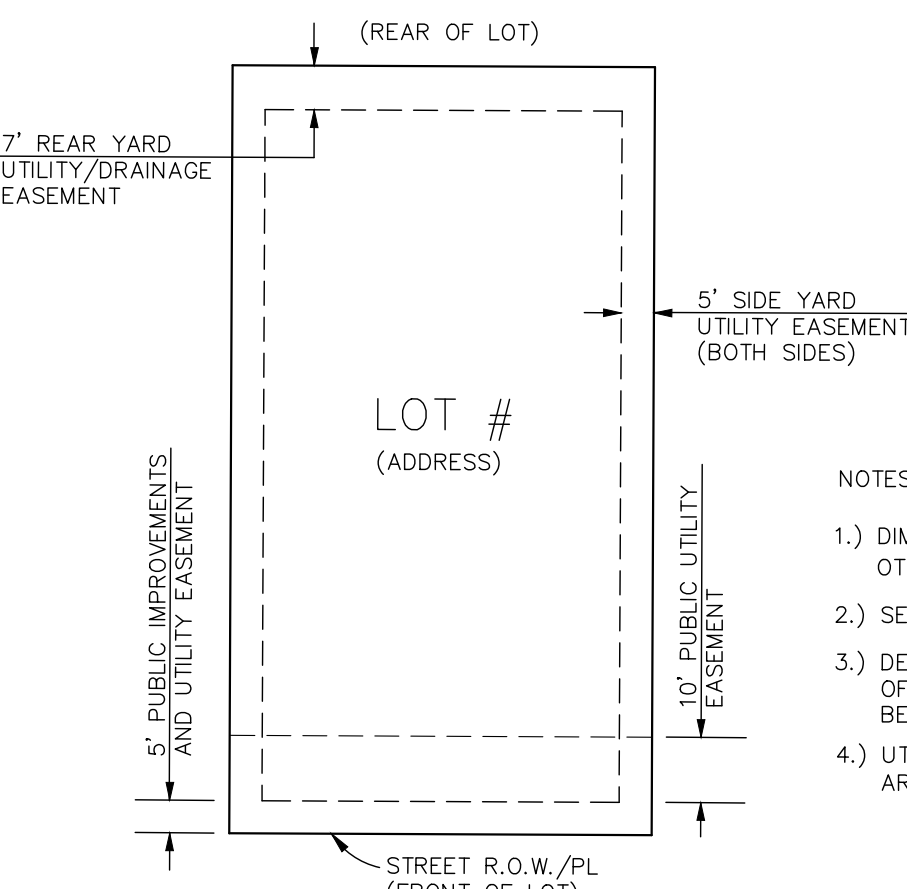
DATE

PCD No. SF-2610

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW	NO. REVISION	DATE	REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC	619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719) 785-0790 (719) 785-0799 (Fax)	STERLING RANCH EAST FILING NO. 6 CONSTRUCTION PLANS TITLE SHEET			
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.			MARC A. WHORTON, COLORADO P.E. #37155		DESIGNED BY MAW	SCALE (H) 1" = N/A (V) 1" = N/A	DATE 5-1-2025	SHEET 1 OF 46

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

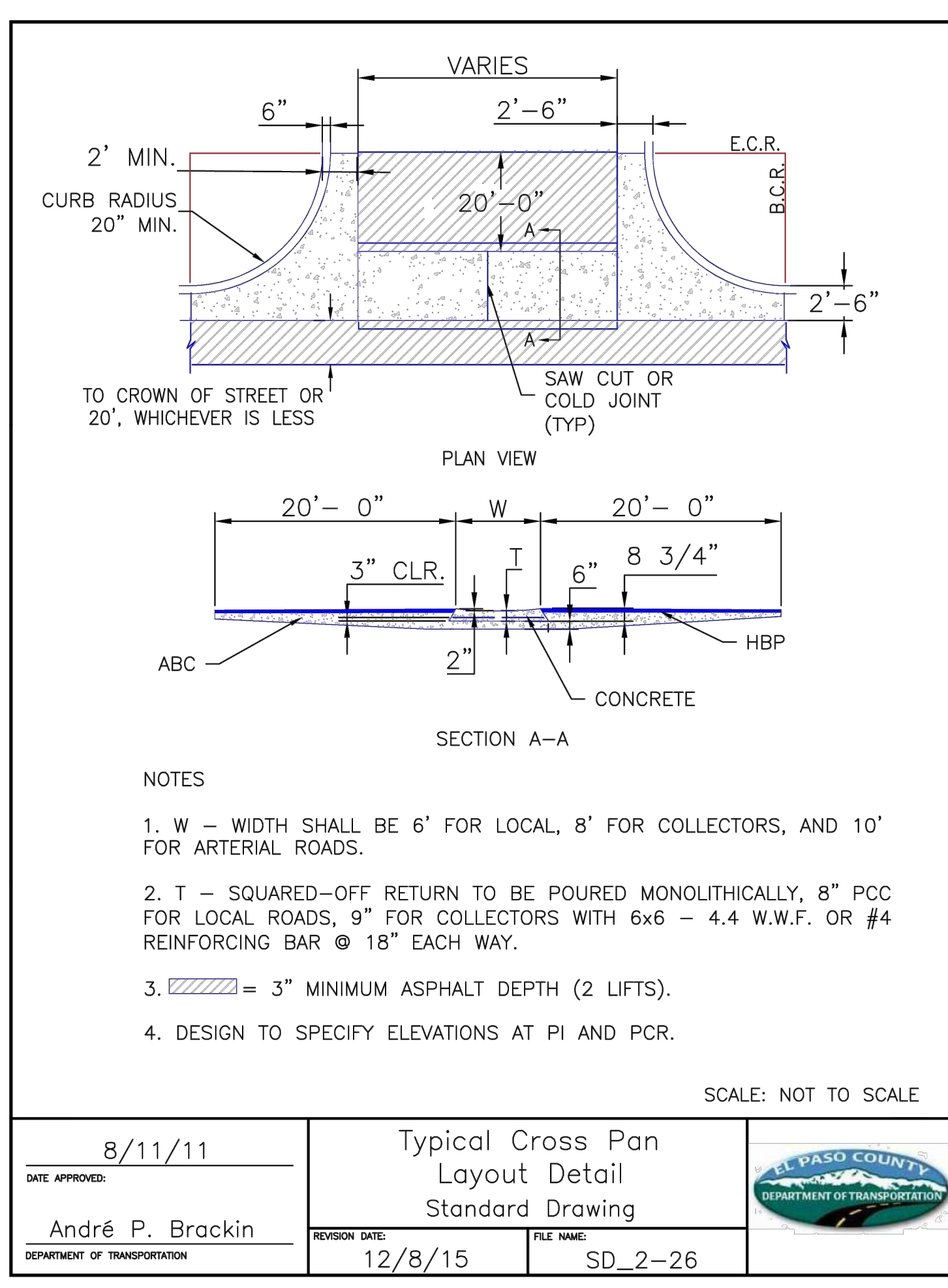
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE, AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY (EPC) STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ENGINEERING CRITERIA MANUAL (ECM), THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME 1 AND 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A PRECONSTRUCTION MEETING BETWEEN THE PERMIT HOLDER(S) AND EL PASO COUNTY SHALL BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITIES. IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER(S) TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF. NO LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES BEYOND THE INSTALLATION OF THE INITIAL CONSTRUCTION CONTROL MEASURES (CCMS), AS INDICATED ON THE APPROVED GEC PLAN OR CDS WITH GEC PLANS, MAY OCCUR PRIOR TO RECEIVING A NOTICE TO PROCEED (NTP) ISSUED BY THE ECM ADMINISTRATOR. FAILURE TO OBTAIN A NOTICE TO PROCEED PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES MAY RESULT IN AN IMMEDIATE STOP WORK ORDER (SWO).
- CONSTRUCTION CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. STORMWATER RUNOFF FROM ALL DISTURBED AREAS AND SOIL STORAGE AREAS MUST UTILIZE OR FLOW TO ONE OR MORE CCM(S) TO MINIMIZE EROSION OR SEDIMENT IN THE DISCHARGE. THE CCM(S) MUST CONTAIN OR FILTER FLOWS IN ORDER TO PREVENT THE BYPASS OF FLOWS WITHOUT TREATMENT AND MUST BE APPROPRIATE FOR STORMWATER RUNOFF FROM DISTURBED AREAS AND FOR THE EXPECTED FLOW RATE, DURATION, AND FLOW CONDITIONS (E.G., SHEET OR CONCENTRATED FLOW).
- ALL CCM(S) SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL FINAL STABILIZATION IS ACHIEVED. THE QUALIFIED STORMWATER MANAGER (QSM) SHALL ASSESS THE ADEQUACY OF CCM(S) AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CCM(S) ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CCM(S).
- PRIOR TO CONSTRUCTION THE PERMIT HOLDER(S) SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- MANAGEMENT OF THE STORMWATER MANAGEMENT PLAN (SWMP) DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QSM. THE SWMP SHALL BE LOCATED ON-SITE OR DIGITALLY ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION ACTIVITIES AND MUST BE IMPLEMENTED AS WRITTEN FROM THE START OF CONSTRUCTION ACTIVITY UNTIL FINAL STABILIZATION IS ACHIEVED. THE QSM SHALL AMEND THE SWMP WHEN THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE SITE WHICH WOULD REQUIRE THE IMPLEMENTATION OF NEW OR REVISED CCM(S) OR IF THE SWMP PROVES TO BE INEFFECTIVE IN CONTROLLING POLLUTANTS IN STORMWATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY OR WHEN CCM(S) ARE NO LONGER NECESSARY AND ARE REMOVED. THE QSM SHALL MAINTAIN A RECORD OF AMENDMENTS MADE TO THE SWMP THAT INCLUDES THE DATE AND IDENTIFICATION OF THE CHANGES.
- 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 RECEIVING WATER UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED. IN ADDITION TO MAINTAINING 50 HORIZONTAL FEET OF PRE-EXISTING VEGETATION UPGRADENT OF A RECEIVING WATER (UNLESS INFEASIBLE AND APPROVED), THE PERMIT HOLDER(S) MUST INSTALL CCM(S) UPGRADENT OF THE VEGETATIVE BUFFER.
- TEMPORARY STABILIZATION MEASURES SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- EROSION CONTROL BLANKET (ECB) OR OTHER APPROVED CONTROL MEASURE(S) SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- VEHICLE TRACKING CONTROLS (VTC) MUST BE IMPLEMENTED TO MINIMIZE VEHICLE TRACKING OF SEDIMENT FROM DISTURBED AREAS. VTC(S) MUST INCLUDE A STRUCTURE CONTROL MEASURE (E.G., TRACKING PAD) AND MAY INCLUDE A NON-STRUCTURAL CONTROL MEASURE (E.G., SWEEPING). MATERIAL TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- ANY TEMPORARY OR PERMANENT CONTROL MEASURE 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.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER, PERMANENT CONTROL MEASURES (PCMS), OR DITCHES EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- ALL PCMS SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PCMS MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- SOIL COMPACTION MUST BE MINIMIZED IN AREAS WHERE INFILTRATION PCMS WILL BE INSTALLED OR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION PCMS SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF SOIL COMPACTION DOES OCCUR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER OR IN AREAS WHERE INFILTRATION PCMS WILL BE INSTALLED, DECOMPACTION OF THE SOIL MUST BE COMPLETED PRIOR TO PLANTING OR INSTALLATION OF THE PCM(S). AN INFILTRATION TEST MUST BE CONDUCTED FOR ALL INFILTRATION PCMS AND THE INFILTRATION TEST RESULTS SUBMITTED TO EL PASO COUNTY PRIOR TO PRELIMINARY ACCEPTANCE (PA).
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND PERMANENT STABILIZATION METHODS ARE COMPLETE. WHEN USING VEGETATIVE COVER AS A PERMANENT STABILIZATION METHOD, THE VEGETATION SHALL BE EVENLY DISTRIBUTED PERENNIAL VEGETATION AND OF THE VARIETY AND SPECIES FOUND IN THE COUNTY-APPROVED SEED MIXES OR IN THE APPROVED GEC PLAN. VEGETATION COVERAGE SHALL BE, AT A MINIMUM, EQUAL TO 70% OF WHAT WOULD HAVE BEEN PROVIDED BY NATIVE VEGETATION IN A LOCAL, UNDISTURBED AREA OR ADEQUATE REFERENCE SITE. ALL TEMPORARY CCM(S) SHALL BE REMOVED UPON FINAL STABILIZATION AND PRIOR TO STORMWATER PERMIT TERMINATION.
- 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.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO BE DISCHARGED OFF-SITE OR TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR CONTROL MEASURES. CONCRETE WASHOUT AREAS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK, OR STREAM.
- DURING CONSTRUCTION Dewatering OPERATIONS, UNCONTAMINATED GROUNDWATER MAY BE DISCHARGED ON-SITE IN ACCORDANCE WITH THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT'S (CDPHE) LOW RISK DISCHARGE GUIDANCE POLICY FOR DISCHARGES OF UNCONTAMINATED GROUNDWATER TO LAND. IF CONSTRUCTION Dewatering OPERATIONS ARE UNABLE TO MEET ALL CRITERIA, CONDITIONS, AND CONTROL MEASURE REQUIREMENTS OF THE LOW RISK DISCHARGE GUIDANCE POLICY, A COLORADO DISCHARGE PERMIT SYSTEM (CDPS) GENERAL PERMIT C00080000 WILL BE REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTE FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES, OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- THE PERMIT HOLDER(S) SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. APPROPRIATE CMS SHALL BE UTILIZED BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- BULK STORAGE (I.E., INDIVIDUAL CONTAINERS OF 55 GALLONS OR GREATER) OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT, OR EQUIVALENT PROTECTION, TO CONTAIN ALL SPILLS ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM, OR OTHER FACILITIES.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- ON AREAS OF EXPOSED SOIL, MINIMIZE DUST THROUGH THE APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES. WATER APPLICATION MUST BE CONDUCTED IN A MANNER TO PREVENT DISCHARGE OFF-SITE UNLESS AUTHORIZED BY A CDPS OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- FOR SITES WHERE A SOILS REPORT IS REQUIRED, THE APPROVED SOILS REPORT FOR THIS SITE SHALL BE CONSIDERED A PART OF THESE PLANS.
- PERMIT HOLDER(S) 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, DRAINAGE CRITERIA MANUAL VOLUME 2, AND ENGINEERING CRITERIA MANUAL. ALL APPLICABLE LOCAL, STATE, AND FEDERAL PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE OR LESS THAN 1 ACRE AND PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE THAT WOULD DISTURB 1 OR MORE ACRES, THE PERMIT HOLDER(S) SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE (COLORADO PERMIT) TO THE CDPHE WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A SWMP, OF WHICH THIS GEC 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



DETAIL: TYPICAL LOT EASEMENTS
N.T.S.

NOTES:

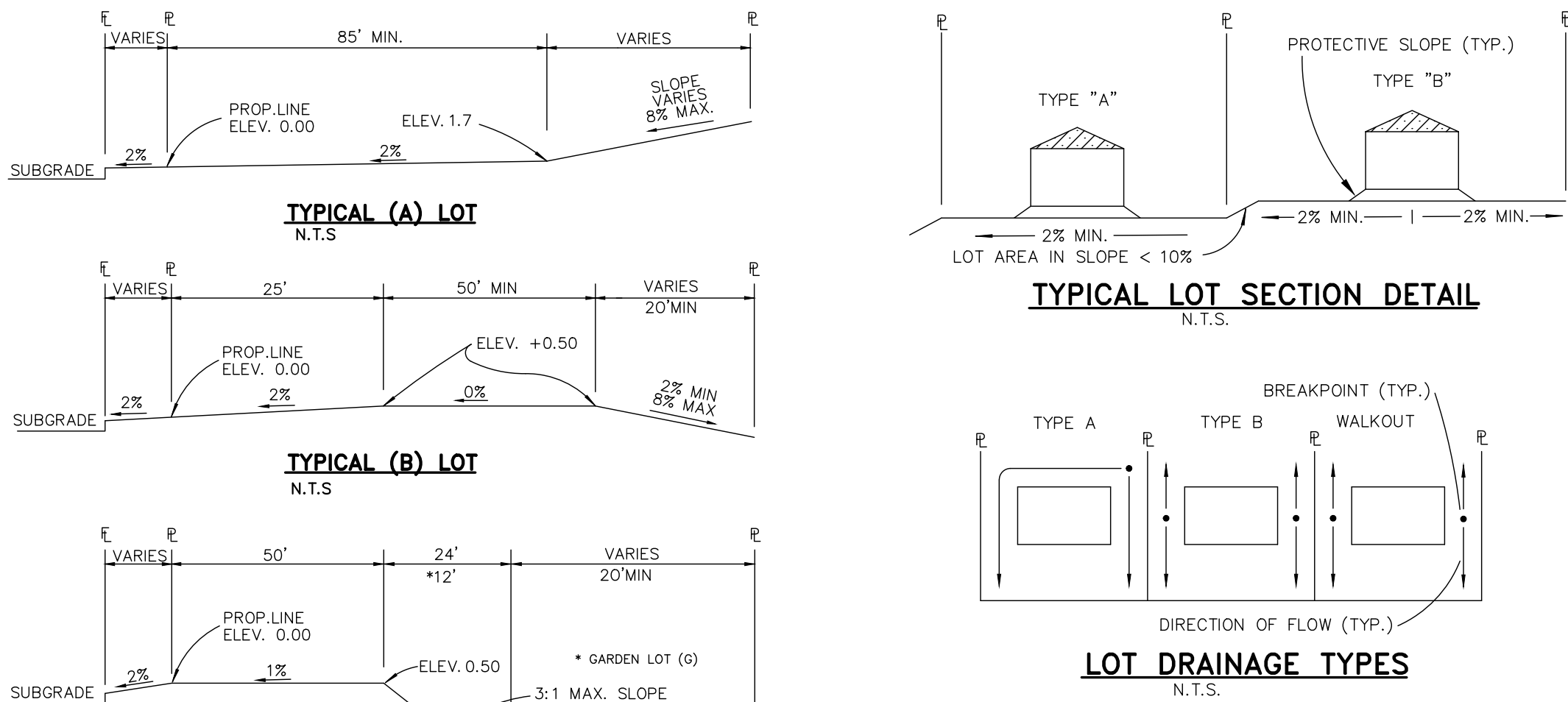
- DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
- SEE PLANS FOR EASEMENTS WITHIN TRACTS
- DEPENDING UPON FINAL UTILITY DESIGN, SOME OF THE SIDE AND REAR EASEMENTS MAY NOT BE UTILIZED.
- UTILITY EASEMENT USE WITHIN FOREST MITIGATION AREAS WILL BE MINIMIZED AS MUCH AS POSSIBLE.



NOTES

- W = WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
- 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" MINIMUM ASPHALT DEPTH (2 LIFTS).
- DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

SCALE: NOT TO SCALE

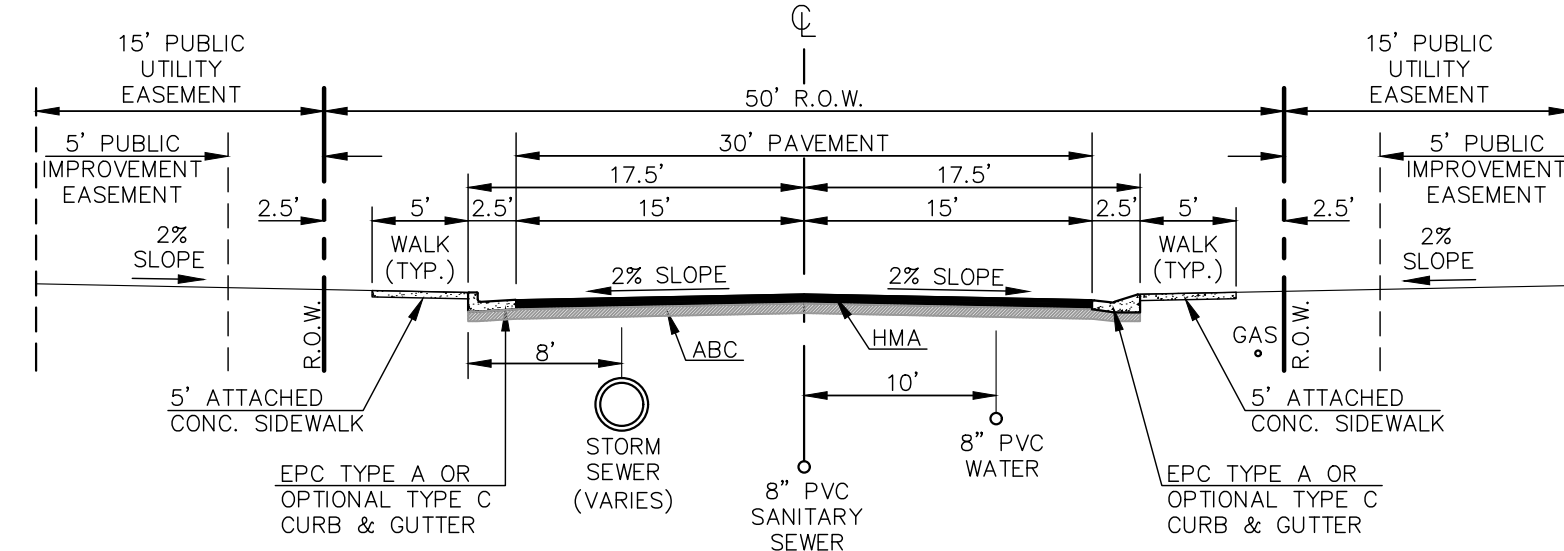


TYPICAL WALKOUT LOT (W/O) OR GARDEN (G)
N.T.S.

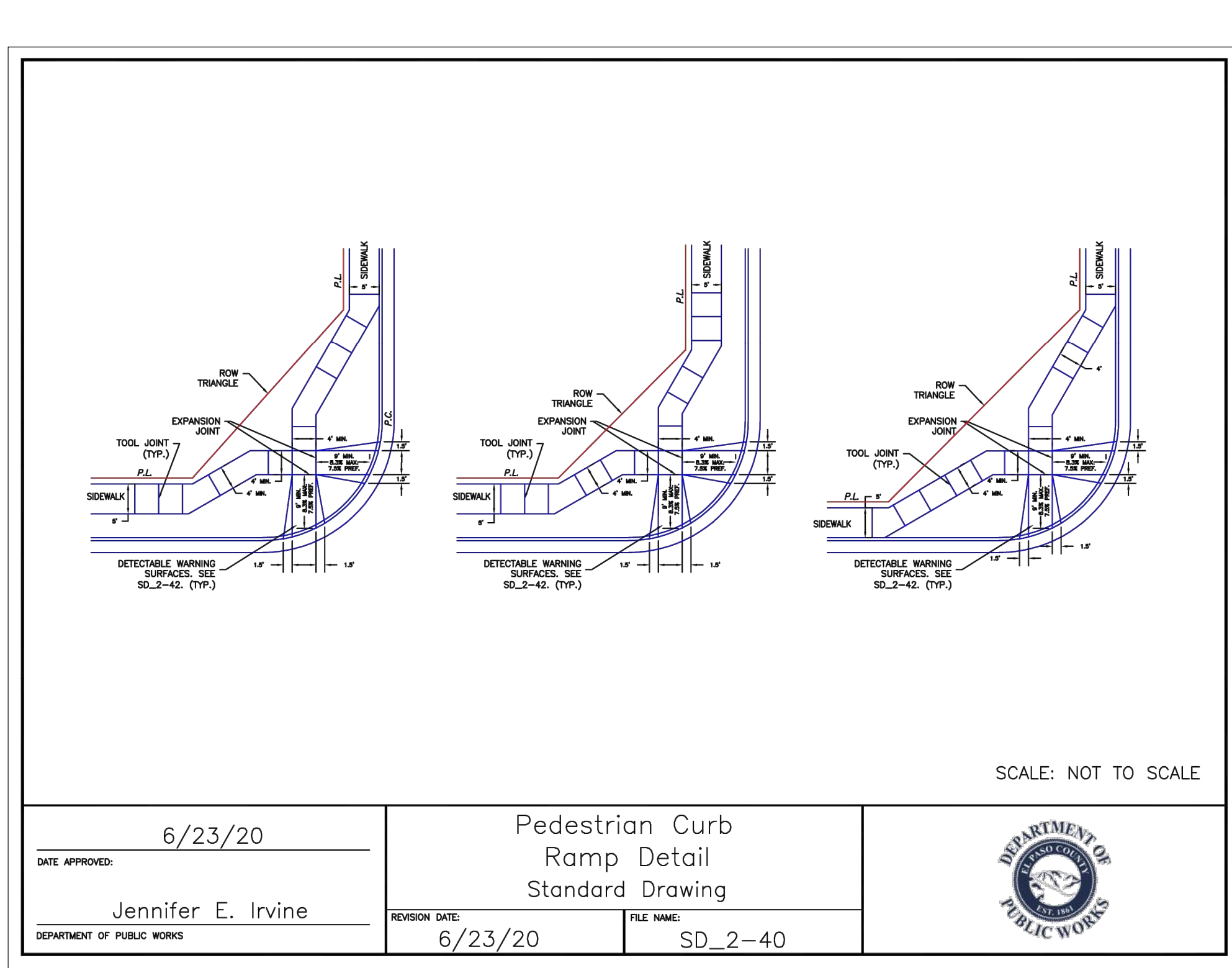
TYPICAL TRANSITION LOT (T)
N.T.S.

"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.

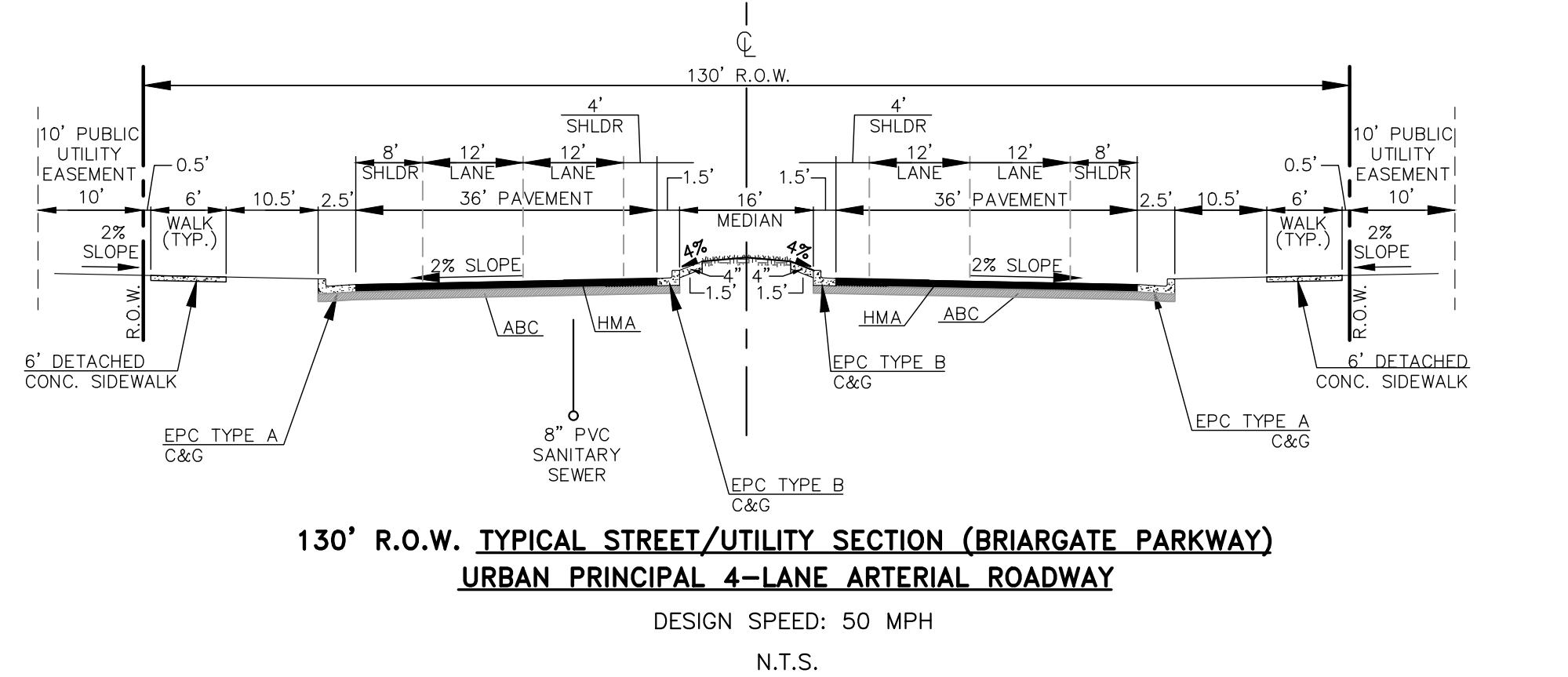
SIDE LOT SWALES ARE REQUIRED ON THE DOWNHILL LOTS, EITHER BY BUILDER OR GRADING CONTRACTOR.



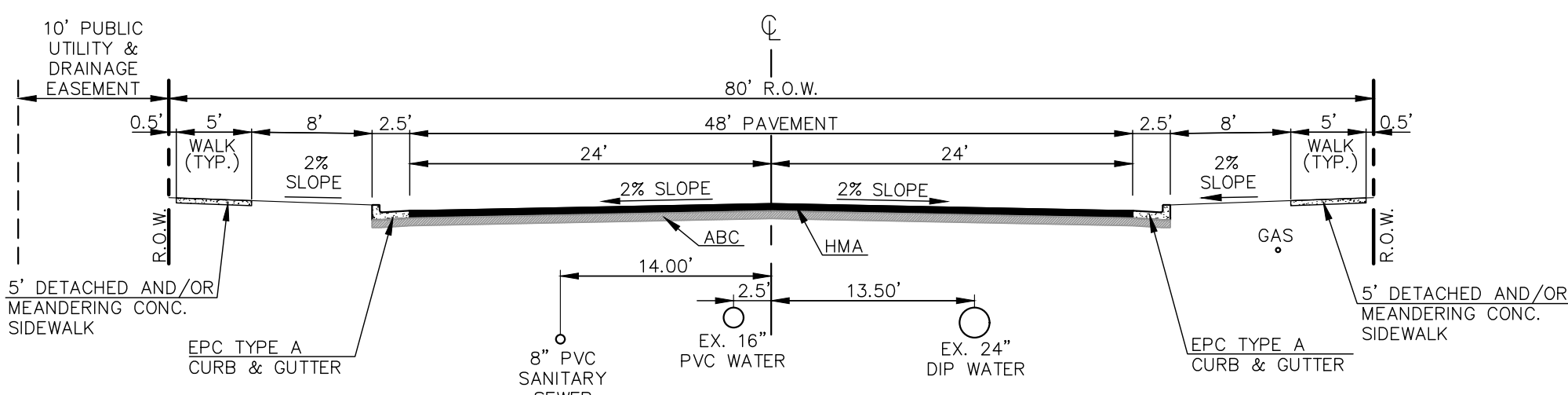
50' R.O.W. TYPICAL STREET/UTILITY SECTION - URBAN LOCAL ROADWAYS
(25 MPH DESIGN SPEED)
SCALE 1" = 10'



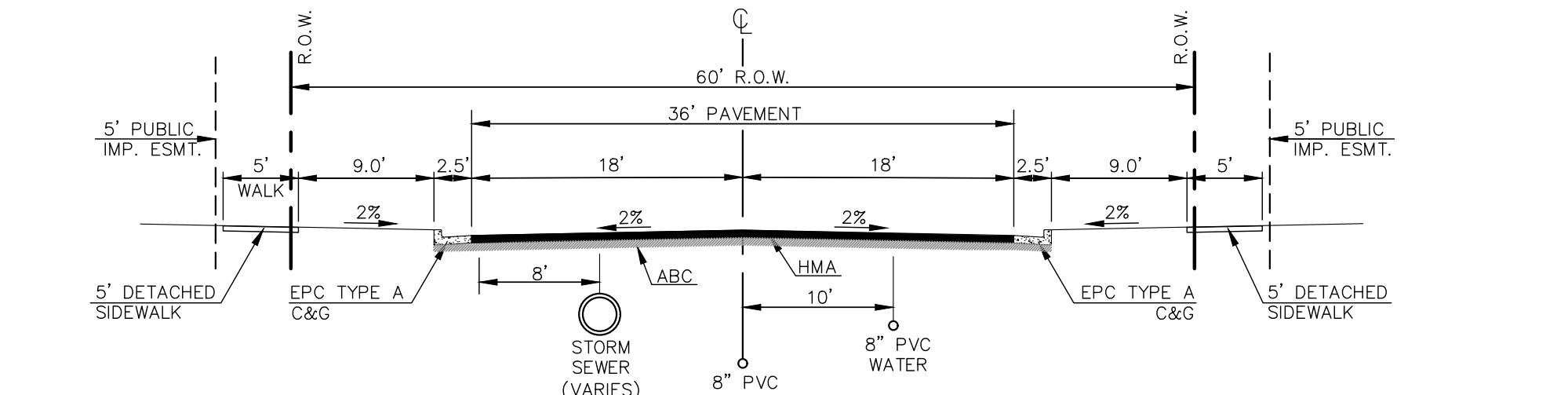
SCALE: NOT TO SCALE



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 NON-RESIDENTIAL COLLECTOR
(40 MPH DESIGN SPEED) STERLING RANCH ROAD
SCALE 1" = 10'



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

PCD No. SF-2610

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

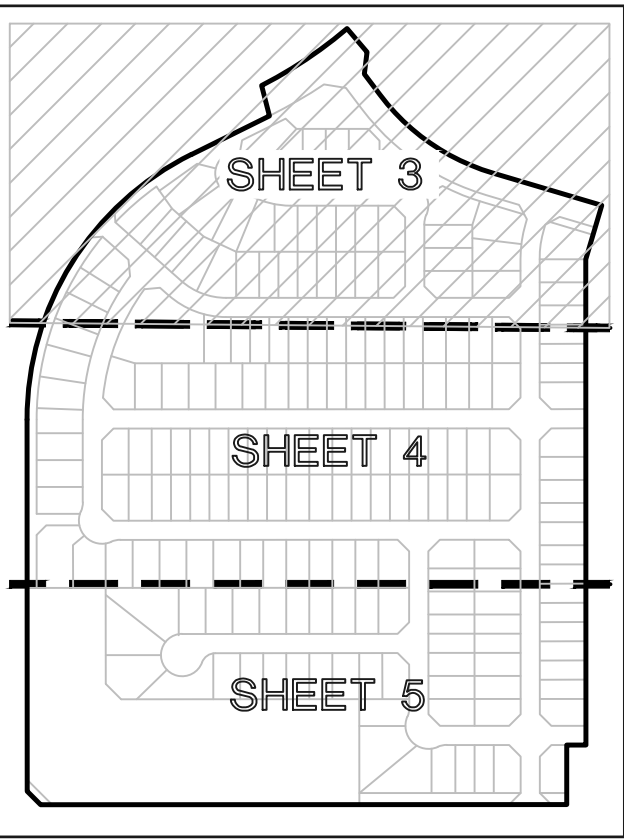
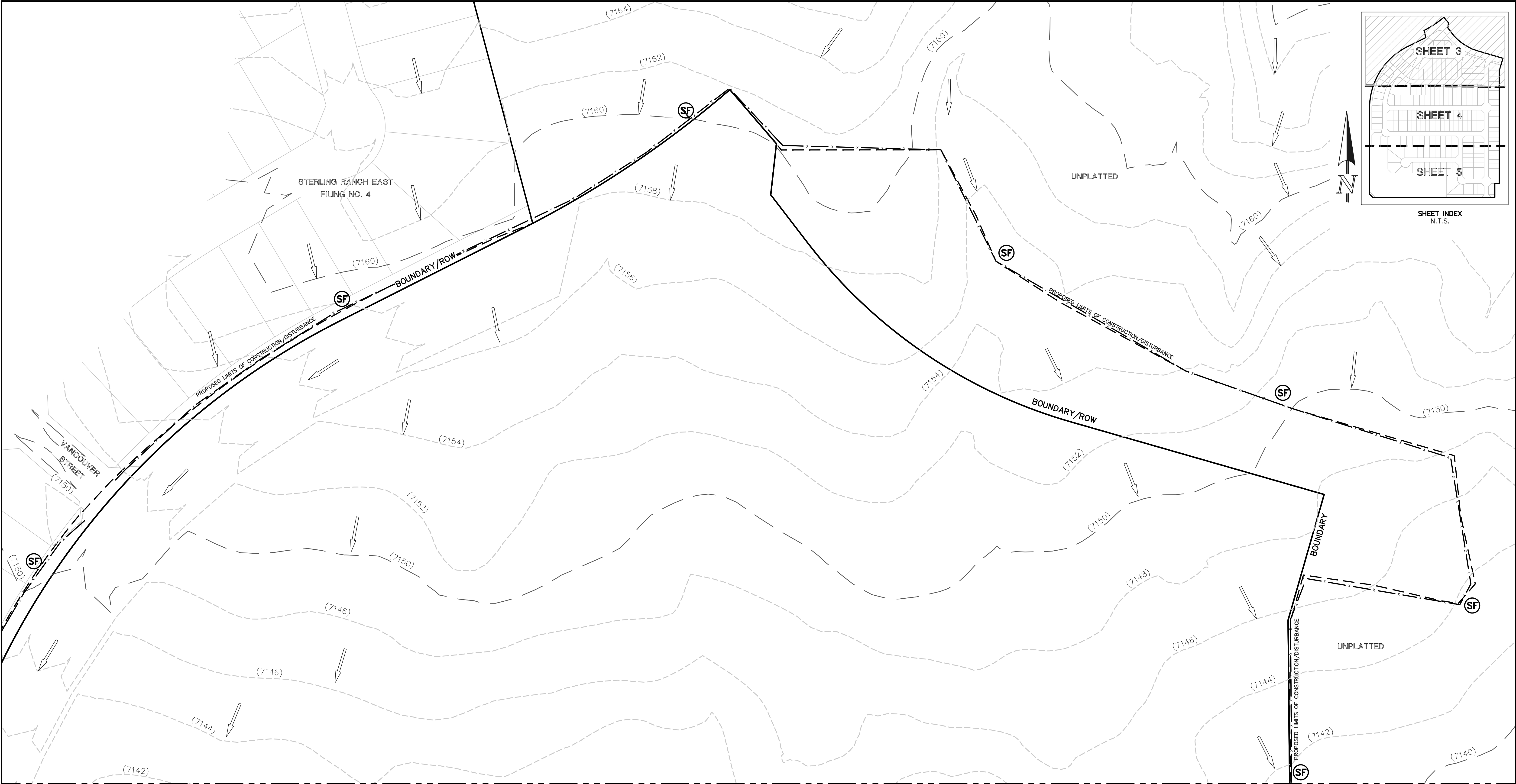
CLASSIC CONSULTING

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

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

STERLING RANCH EAST FILING NO. 6 CONSTRUCTION PLANS STREET SECTIONS / EROSION CONTROL NOTES	
DESIGNED BY	MAW
DRAWN BY	ESO
CHECKED BY	
SCALE	(H) 1" = N/A (V) 1" = N/A
DATE	5-1-2025
SHEET	2 OF 46
JOB NO.	1183.25

CLASSIC CONSULTING



LEGEND

LIMITS OF CONST./DISTURBANCE

EXISTING CONTOUR-10

EXISTING CONTOUR-2

EXIST. DIRECTION OF FLOW

BOUNDARY

EROSION CONTROL LEGEND

SILT FENCE

VEHICLE TRACKING CONTROL

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, STABILIZED STAGING AREA, AND STOCKPILE MANAGEMENT TO BE DETERMINED BY THE CONTRACTOR

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

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CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

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

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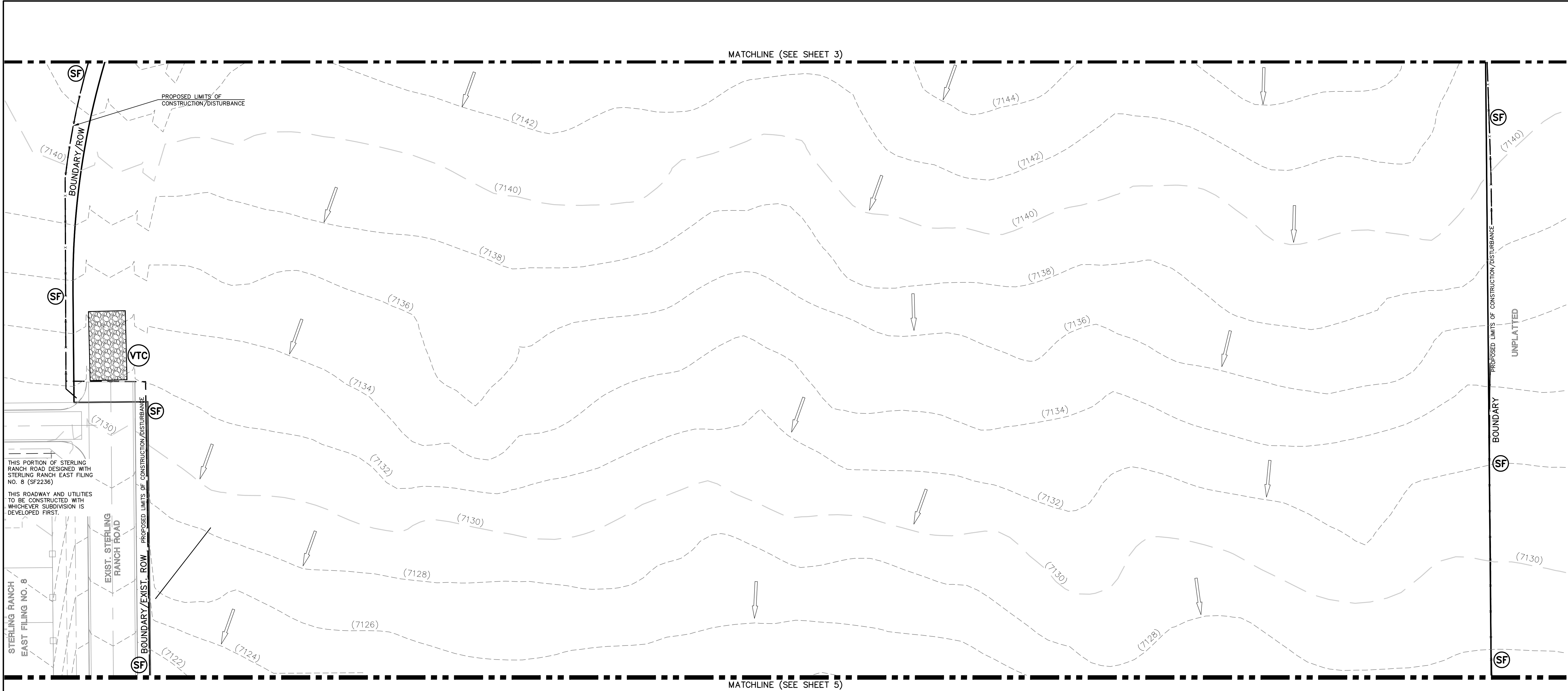
(719) 785-0790
(719) 785-0799 (Fax)

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

DESIGNED BY	PRA	SCALE	DATE	5-1-2025
DRAWN BY	ESO	(H) 1"= 50'	SHEET	3 OF 46
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.60

SCALE: 1" = 50'

PCD No. SF-2610



LEGEND

LIMITS OF CONST./DISTURBANCE

EXISTING CONTOUR-10

EXISTING CONTOUR-2

EXIST. DIRECTION OF FLOW

BOUNDARY

EROSION CONTROL LEGEND

SF SILT FENCE

VTC VEHICLE TRACKING CONTROL

NOTES:

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DATE

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

DATE

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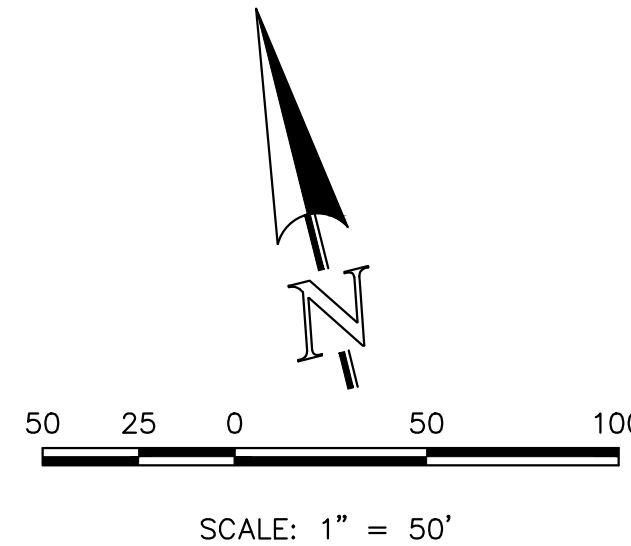
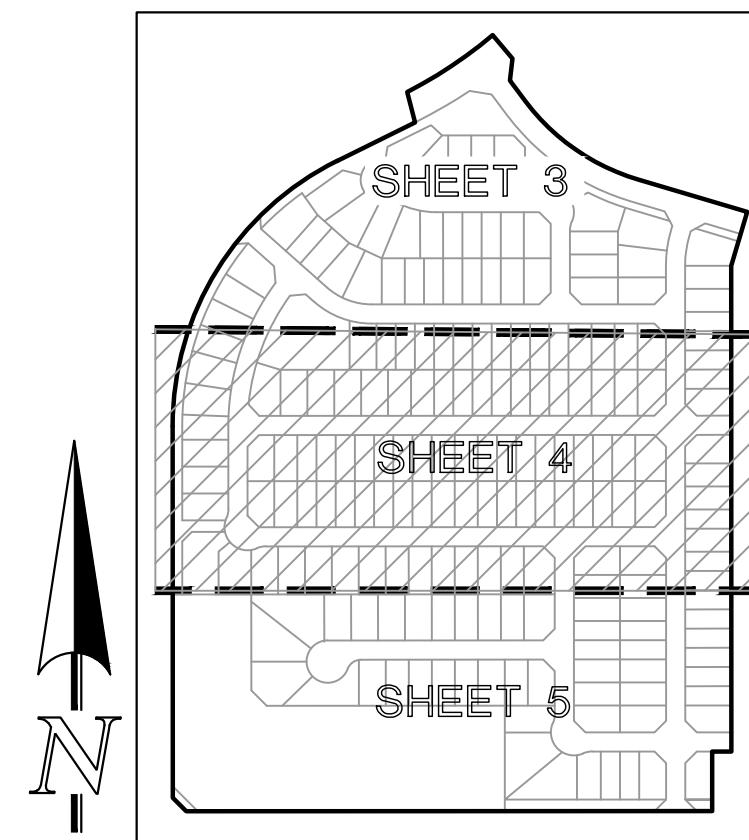
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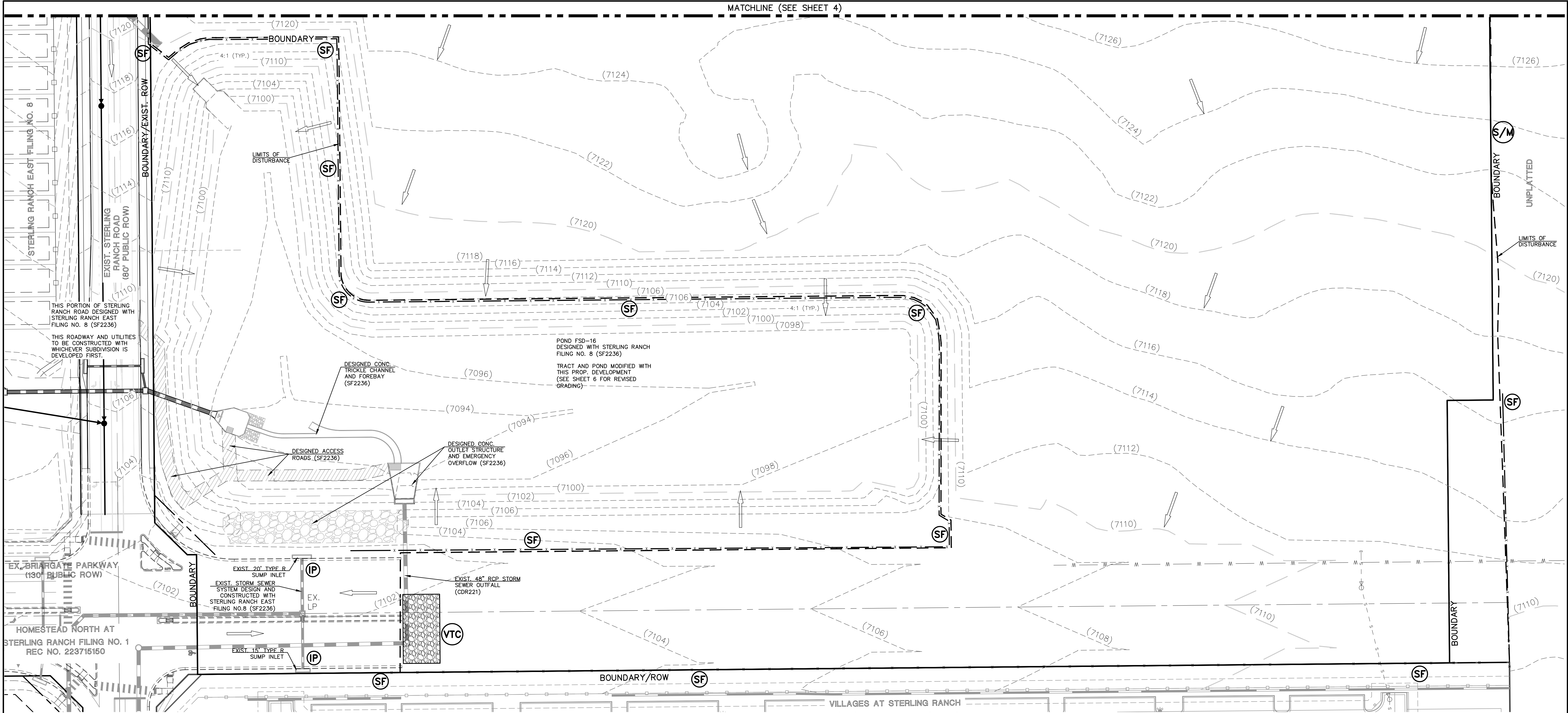
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CONSTRUCTION PLANS
GRADING AND EROSION CONTROL PLAN
INITIAL PHASE

DESIGNED BY	MAW	SCALE	DATE	5-1-2025
DRAWN BY	ESO	(H) 1"= 50'	SHEET 4	OF 46
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.60

PCD No. SF-2610

SHEET INDEX
N.T.S.





LEGEND

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

EROSION CONTROL LEGEND

SF SILT FENCE
VTC VEHICLE TRACKING CONTROL
IP INLET PROTECTION

NOTES:
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NOTES:
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CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

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

DATE

CLASSIC
CONSULTING

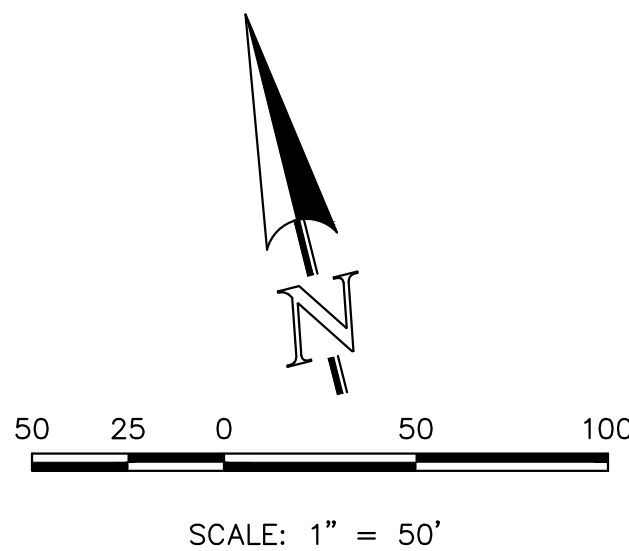
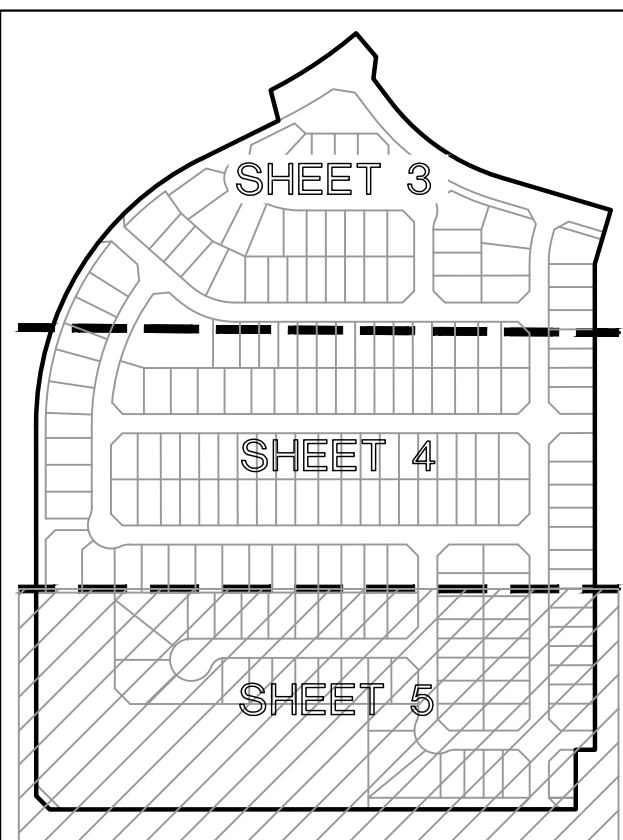
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Colorado Springs, Colorado 80903

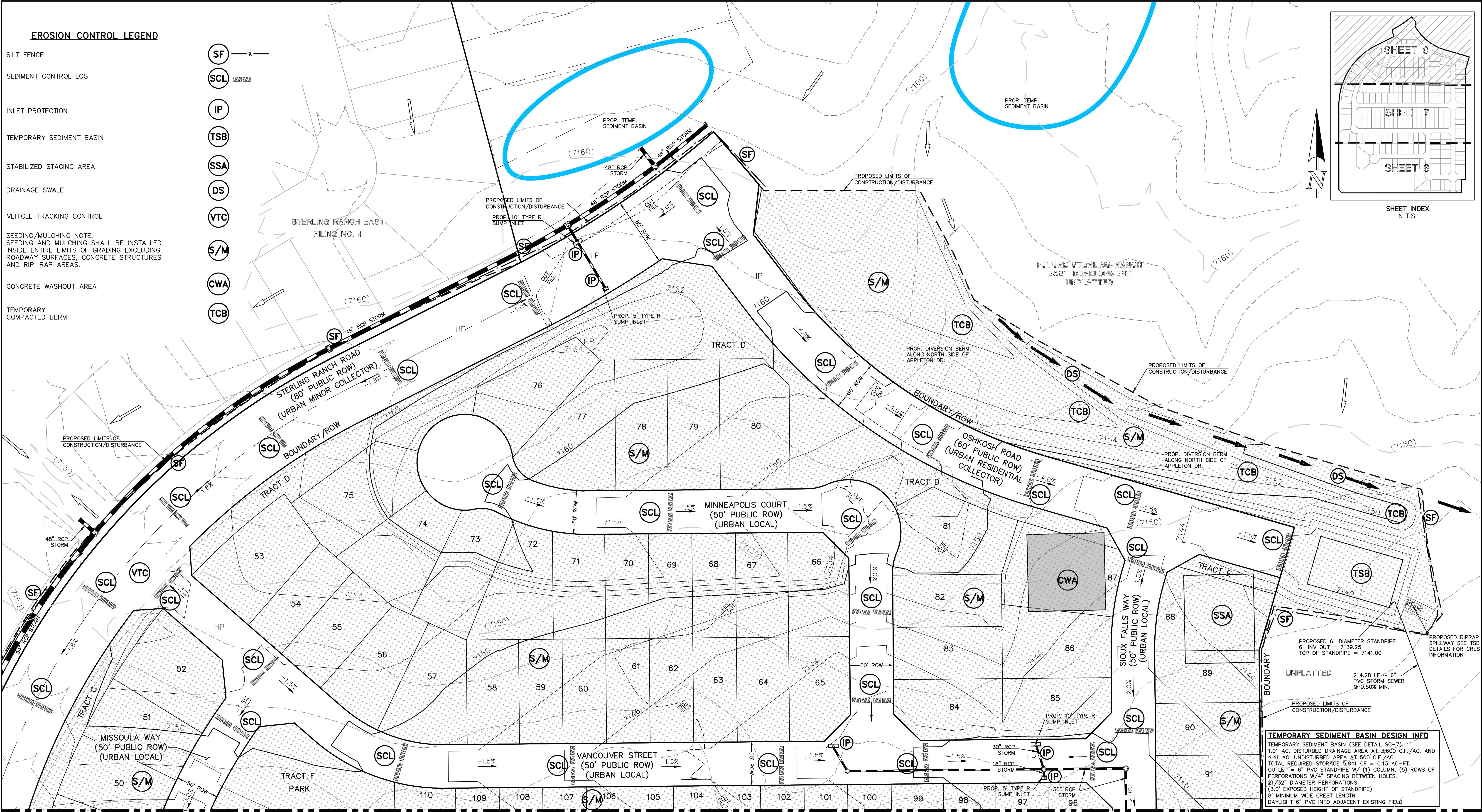
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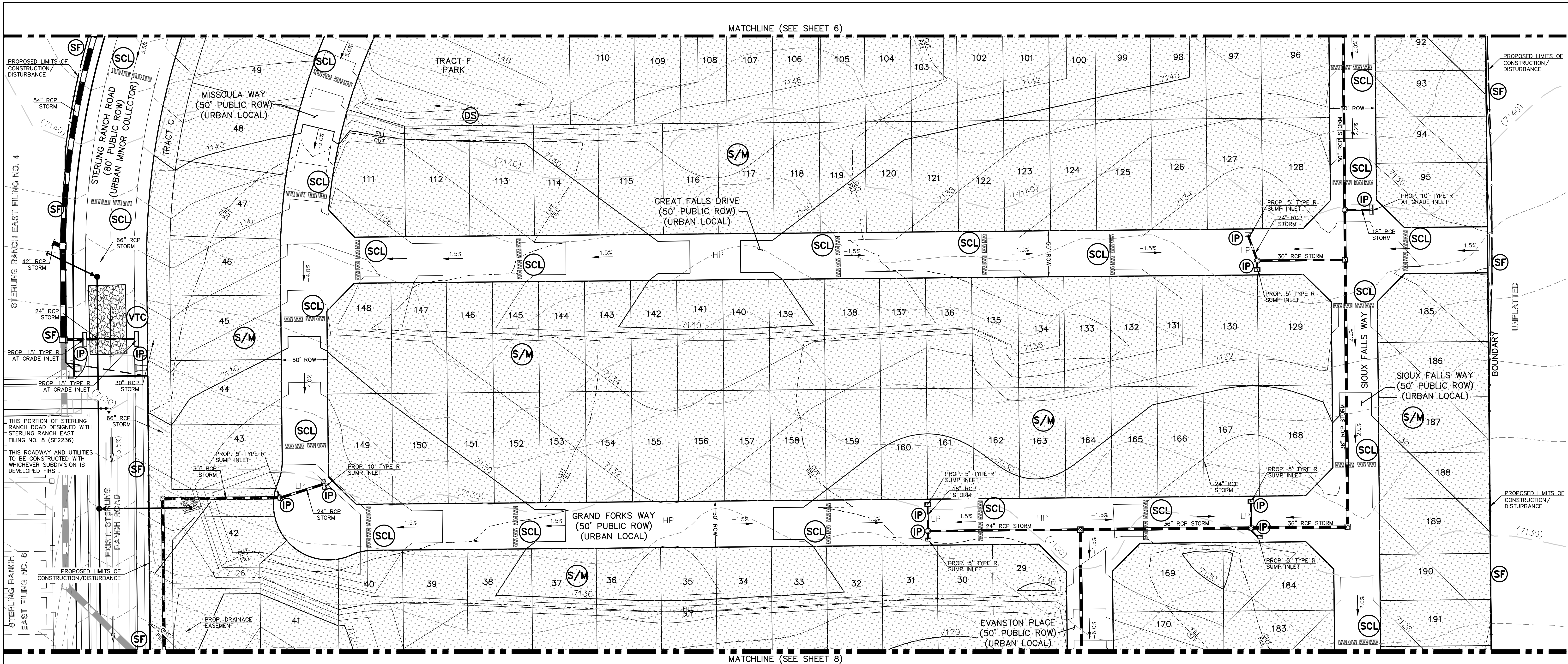
STERLING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
GRADING AND EROSION CONTROL PLAN
INITIAL PHASE

DESIGNED BY	MAW	SCALE	DATE	5-1-2025
DRAWN BY	ESO	(H) 1"= 50'	SHEET 5	OF 46
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.60

PCD No. SF-2610







EROSION CONTROL LEGEND

- SILT FENCE
- SEDIMENT CONTROL LOG
- INLET PROTECTION
- TEMPORARY SEDIMENT BASIN
- STABILIZED STAGING AREA
- DRAINAGE SWALE
- VEHICLE TRACKING CONTROL

SEEDING/MULCHING NOTE:
SEEDING AND MULCHING SHALL BE INSTALLED
INSIDE ENTIRE LIMITS OF GRADING EXCLUDING
ROADWAY SURFACES, CONCRETE STRUCTURES
AND RIP-RAP AREAS.

CONCRETE WASHOUT AREA

TEMPORARY
COMPACTED BERM

- SF
- SCL
- IP
- TSB
- SSA
- DS
- VTC
- S/M
- CWA
- 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
- LOW POINT

NOTES:

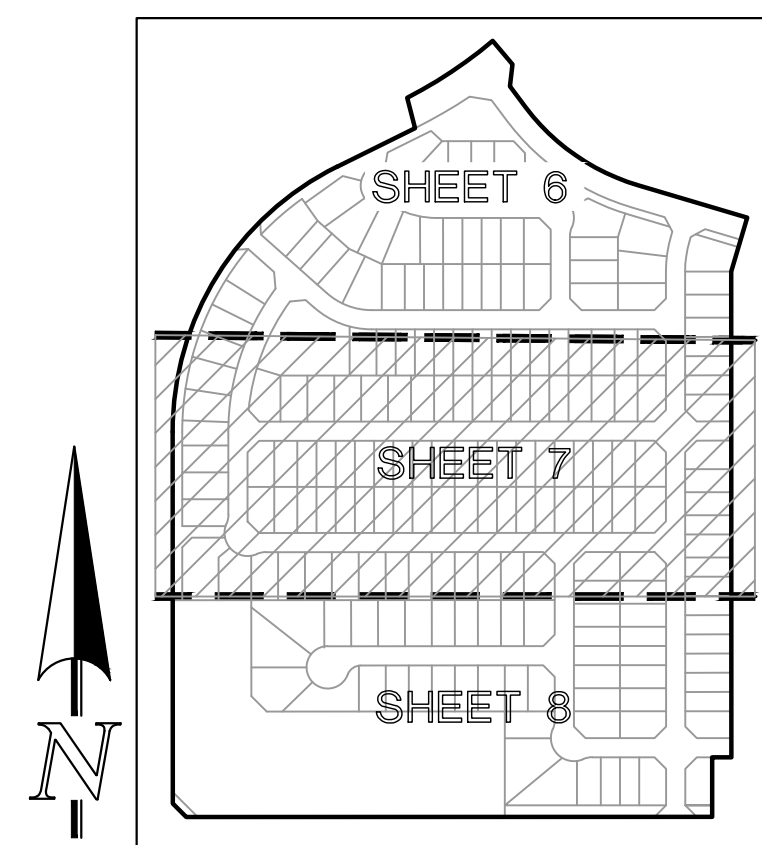
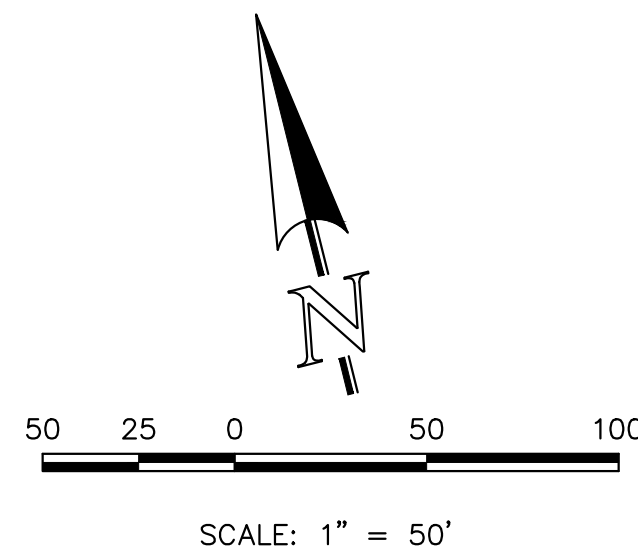
THERE WILL BE NO ASPHALT,
CONCRETE BATCH PLANTS AND
MASONRY MIX STATIONS ON THIS SITE.

NOTES:

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

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

EXISTING VEGETATION:
THE MAJORITY OF THE SITE IS COVERED
WITH NATIVE GRASSES, YUCCA AND
SPARSE PINE TREES.



SHEET INDEX
N.T.S.

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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
Colorado Springs, Colorado 80903

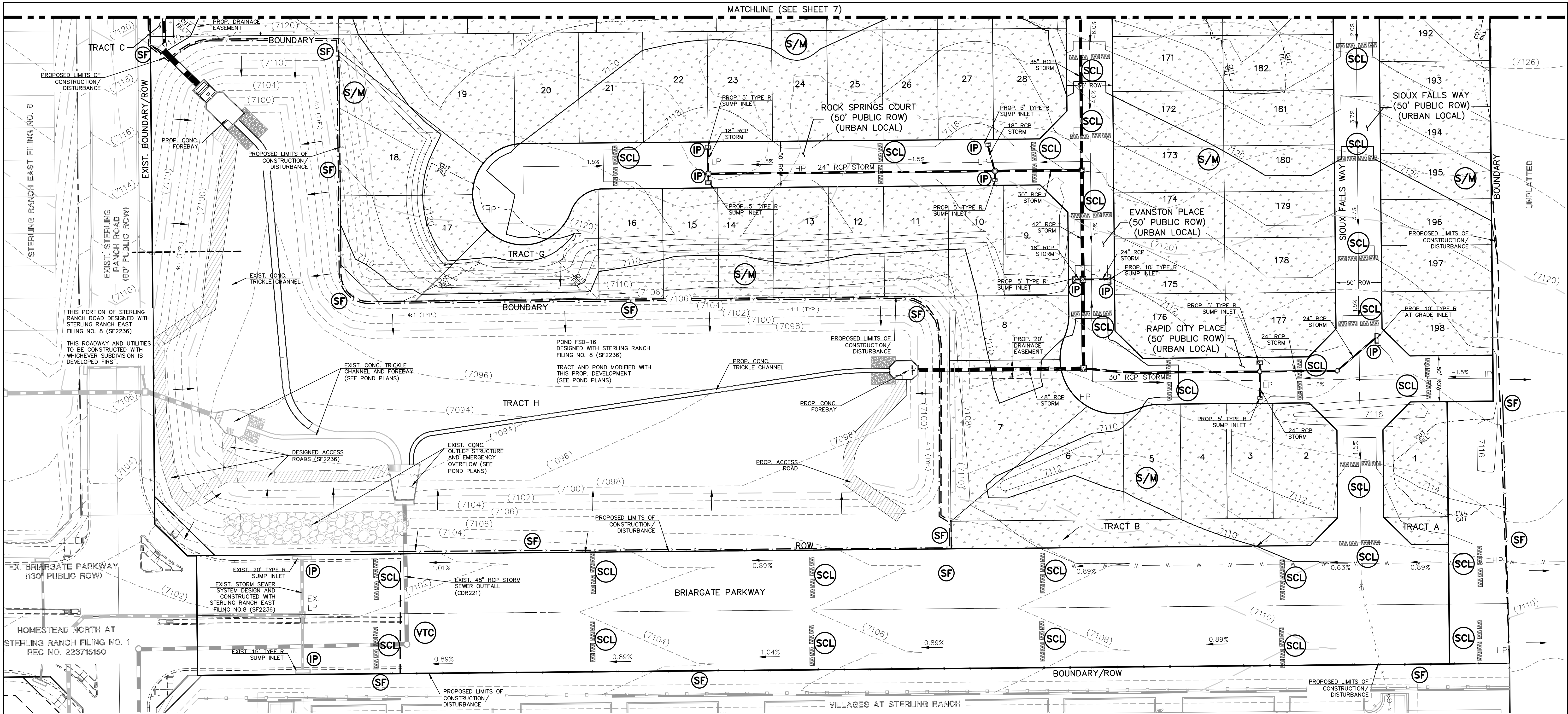
(719) 785-0790
(719) 785-0799 (Fax)

STERLING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS

GRADING AND EROSION CONTROL PLAN
INTERIM PHASE

DESIGNED BY	MAW	SCALE	DATE	5-1-2025
DRAWN BY	ESO	(H) 1"= 50'	SHEET 7	OF 46
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.60

PCD No. SF-2610



EROSION CONTROL LEGEND

- SILT FENCE
- SEDIMENT CONTROL LOG
- INLET PROTECTION
- TEMPORARY SEDIMENT BASIN
- STABILIZED STAGING AREA
- DRAINAGE SWALE
- VEHICLE TRACKING CONTROL

- SF — x —
- SCL
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AND RIP-RAP AREAS.

CONCRETE WASHOUT AREA

TEMPORARY
COMPACTED BERM

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
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NOTES:

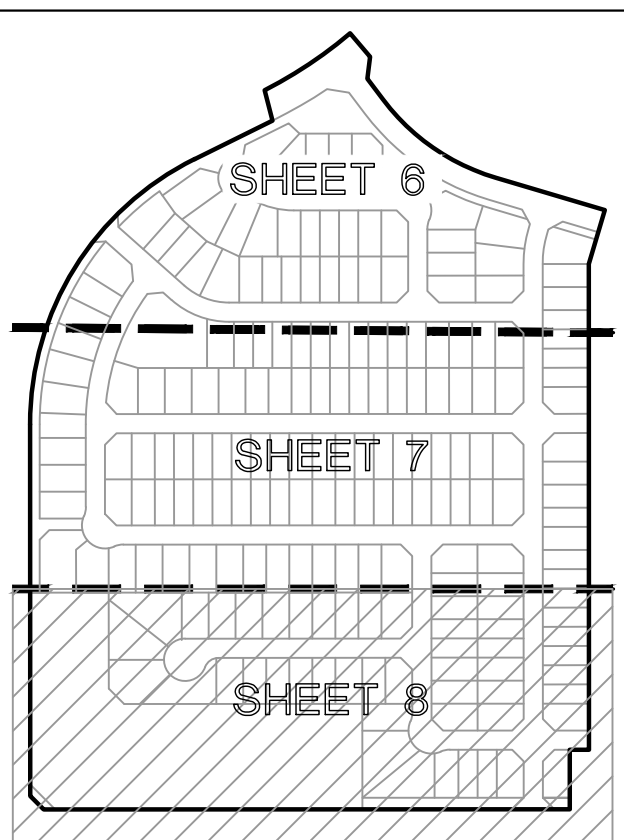
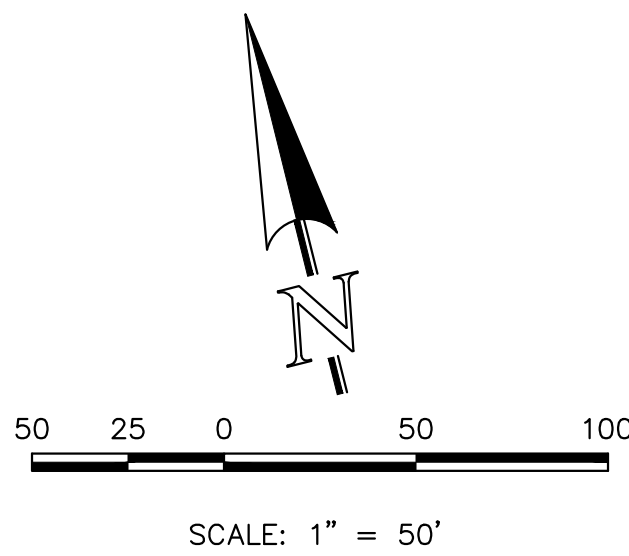
THERE WILL BE NO ASPHALT,
CONCRETE BATCH PLANTS AND
MASONRY MIX STATIONS ON THIS SITE.

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, STABILIZED STAGING AREA, AND
STOCKPILE MANAGEMENT TO BE DETERMINED
BY THE CONTRACTOR

EXISTING VEGETATION:
THE MAJORITY OF THE SITE IS COVERED
WITH NATIVE GRASSES, YUCCA AND
SPARSE PINE TREES.



SHEET INDEX
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PCD No. SF-2610

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MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND
PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO. REVISION

DATE

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

DATE

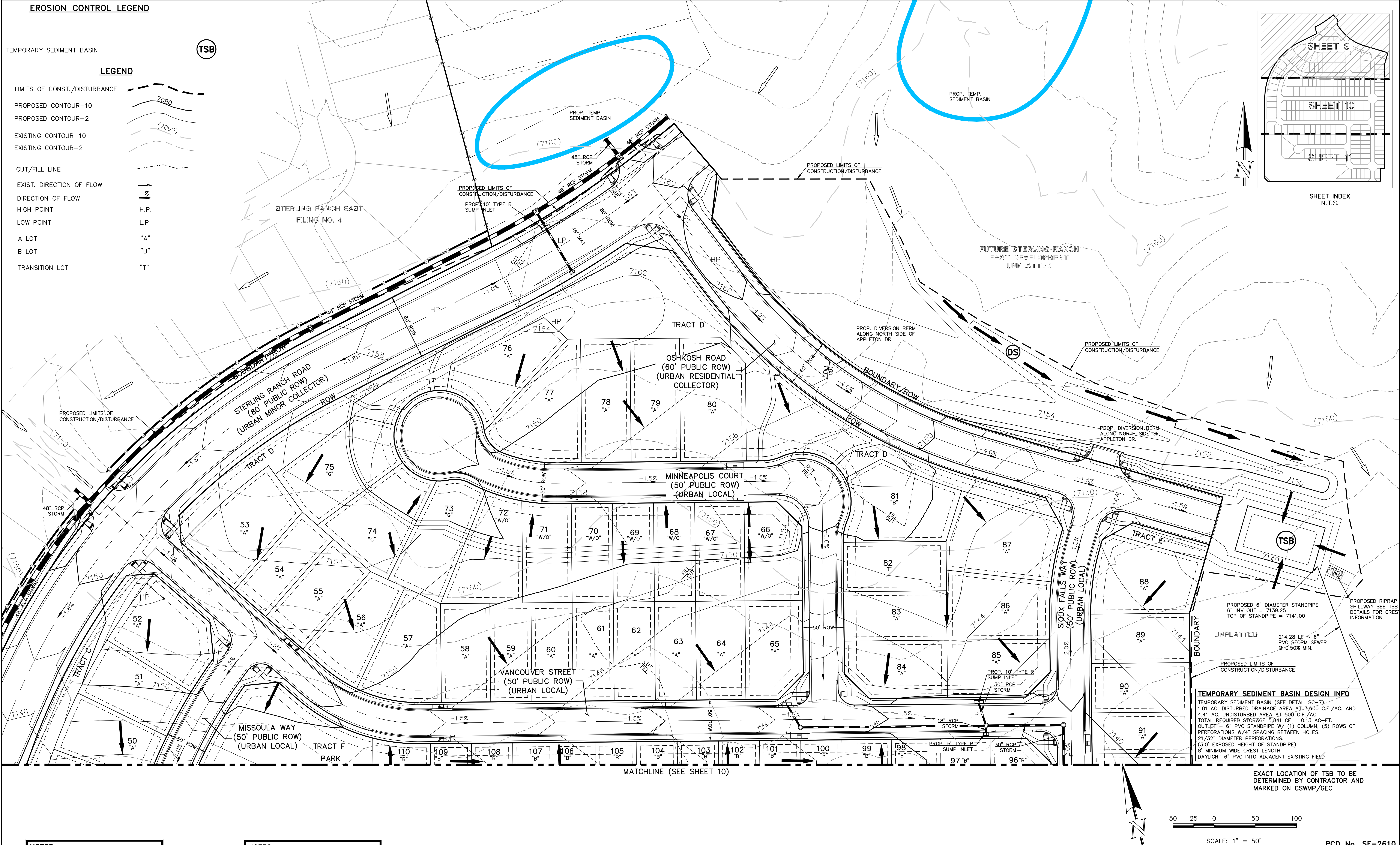
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(719)785-0799(Fax)

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

DESIGNED BY	MAW	SCALE	DATE	5-1-2025
DRAWN BY	ESO	(H) 1"= 50'	SHEET 8	OF 46
CHECKED BY	(V) 1"= N/A	JOB NO.	1183.60	



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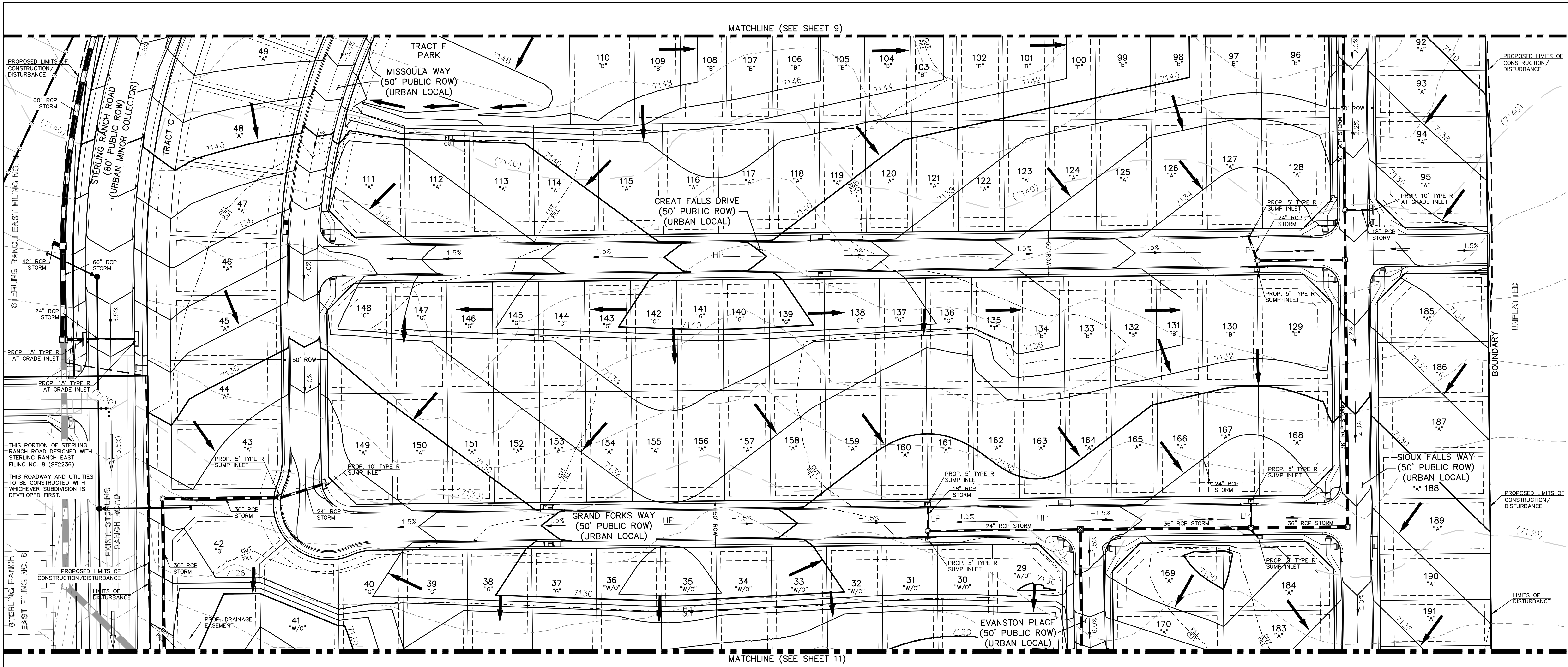
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CHECKED BY	(V) 1"= N/A	JOB NO.	1183.60	



LEGEND

- LIMITS OF CONST./DISTURBANCE
- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- CUT/FILL LINE
- EXIST. DIRECTION OF FLOW
- DIRECTION OF FLOW
- HIGH POINT
- LOW POINT
- A LOT
- B LOT
- TRANSITION LOT

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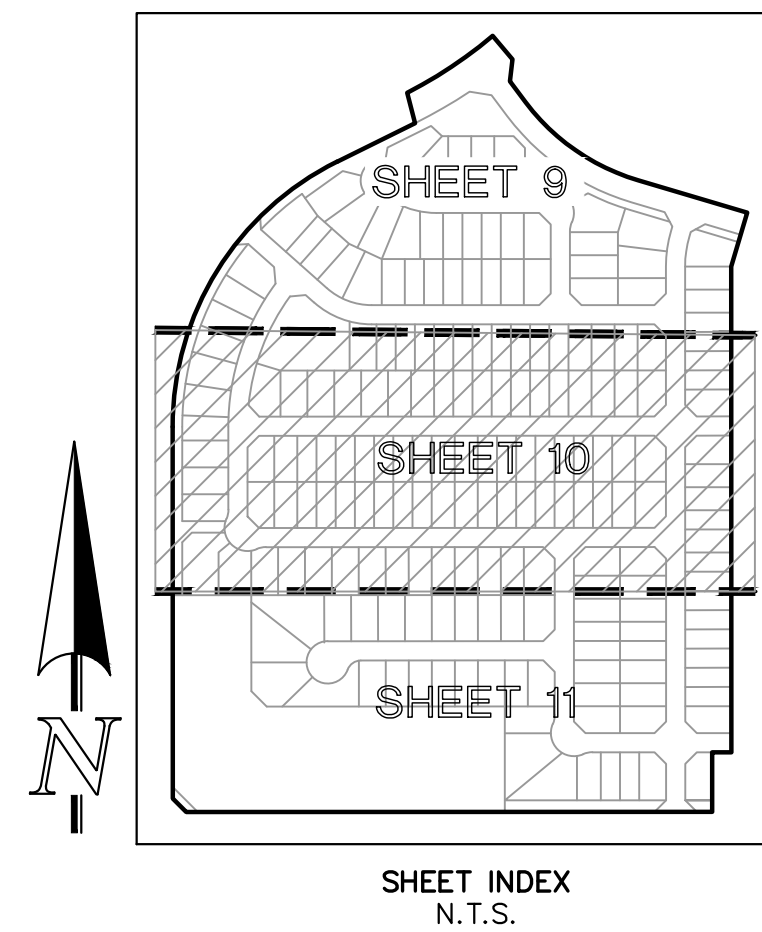
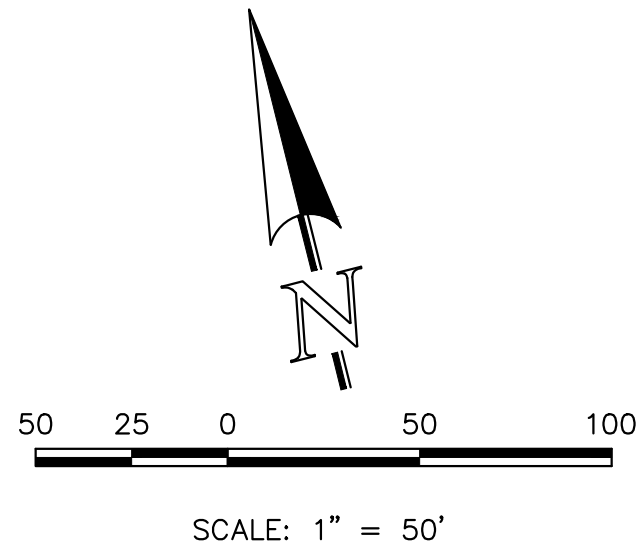
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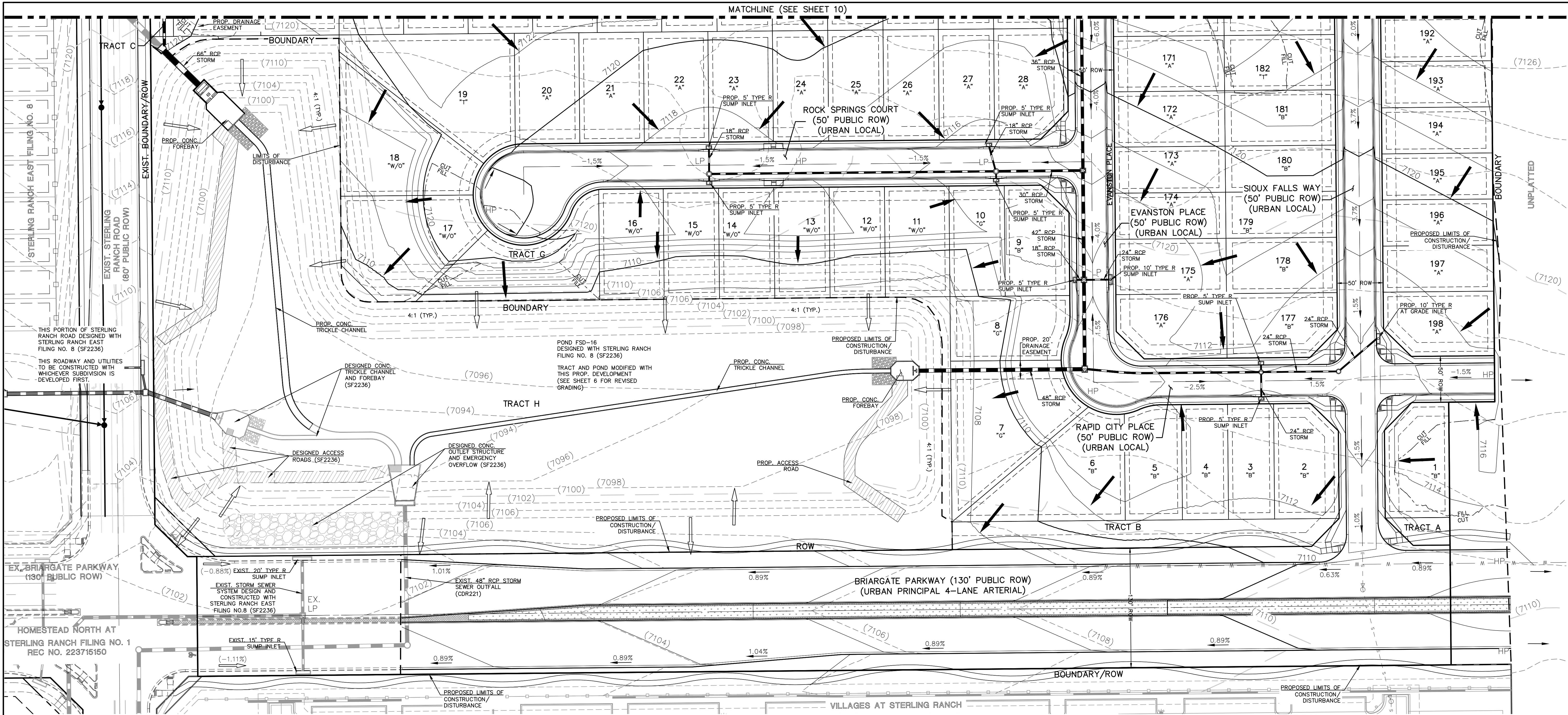
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					PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC		DESIGNED BY	MAW	SCALE	DATE
					MARC A. WHORTON, COLORADO P.E. #37155		DRAWN BY	ESO	(H) 1"= 50'	SHEET 10 OF 46
					DATE		CHECKED BY		(V) 1"= N/A	JOB NO. 1183.60





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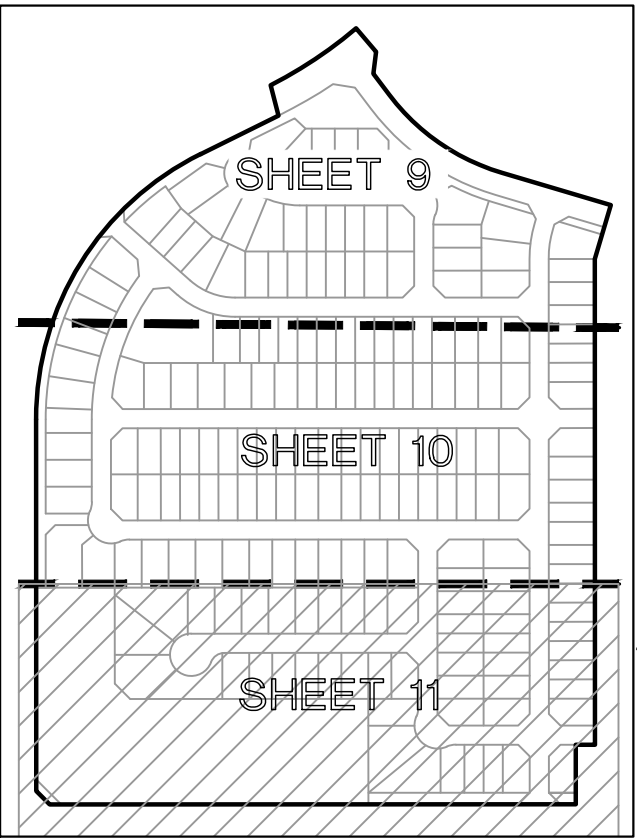
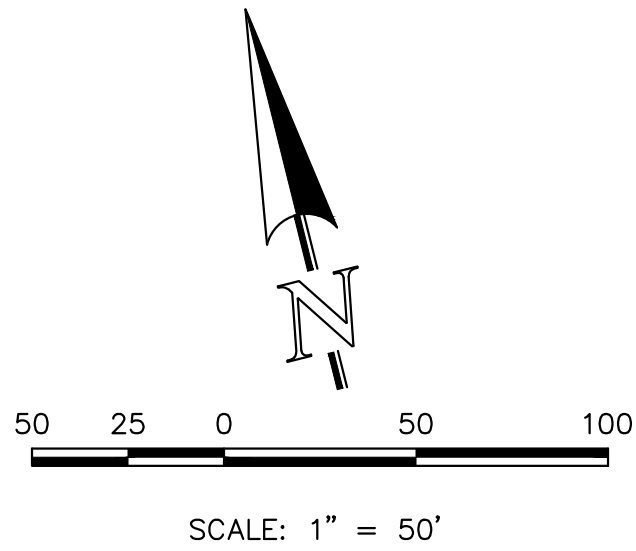
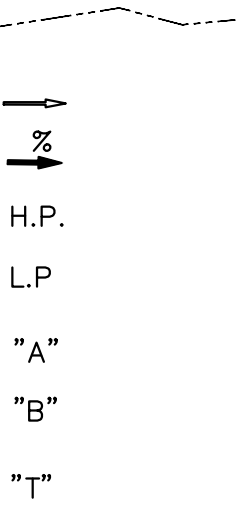
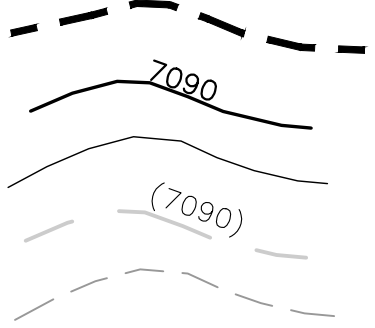
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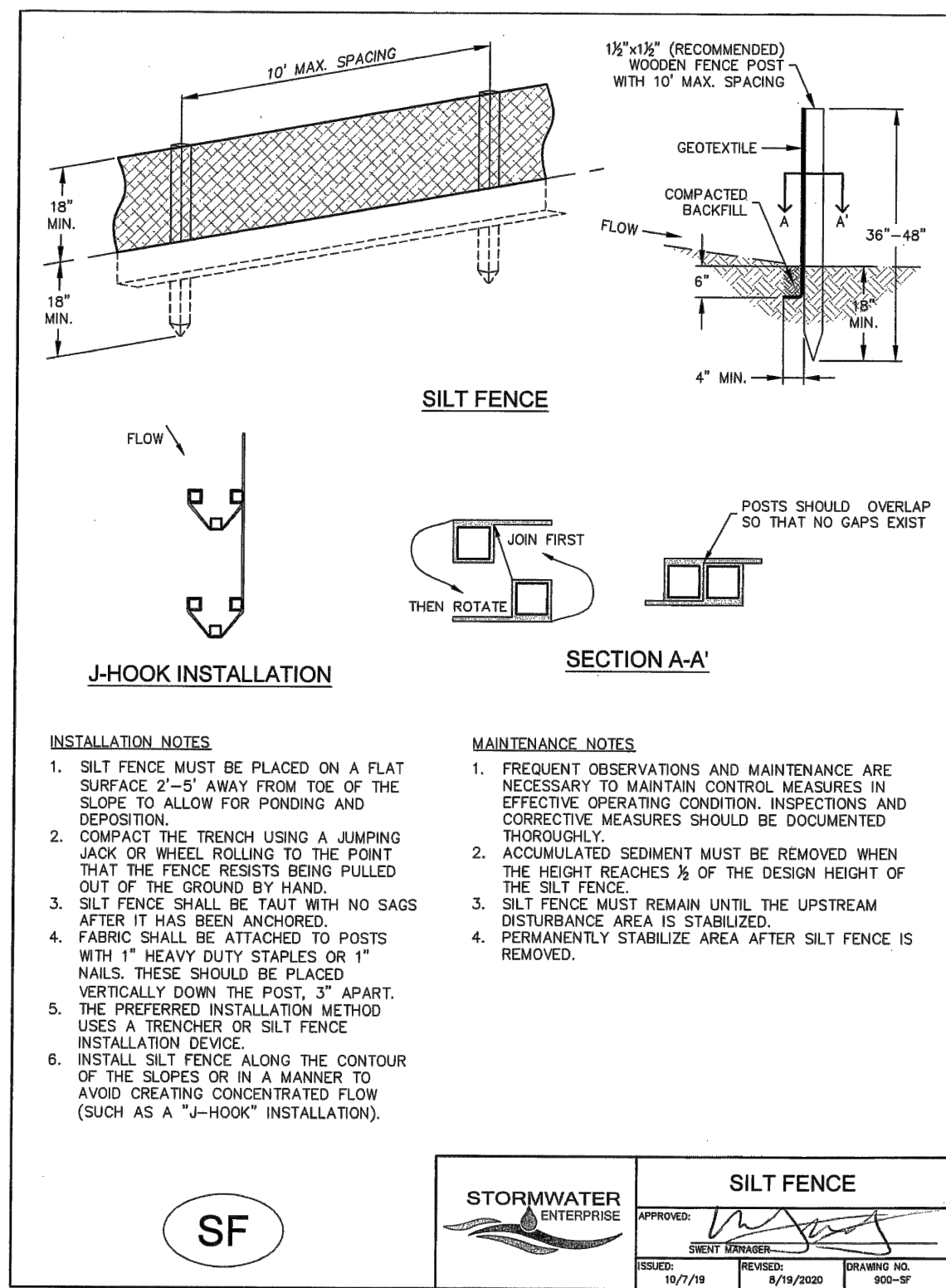
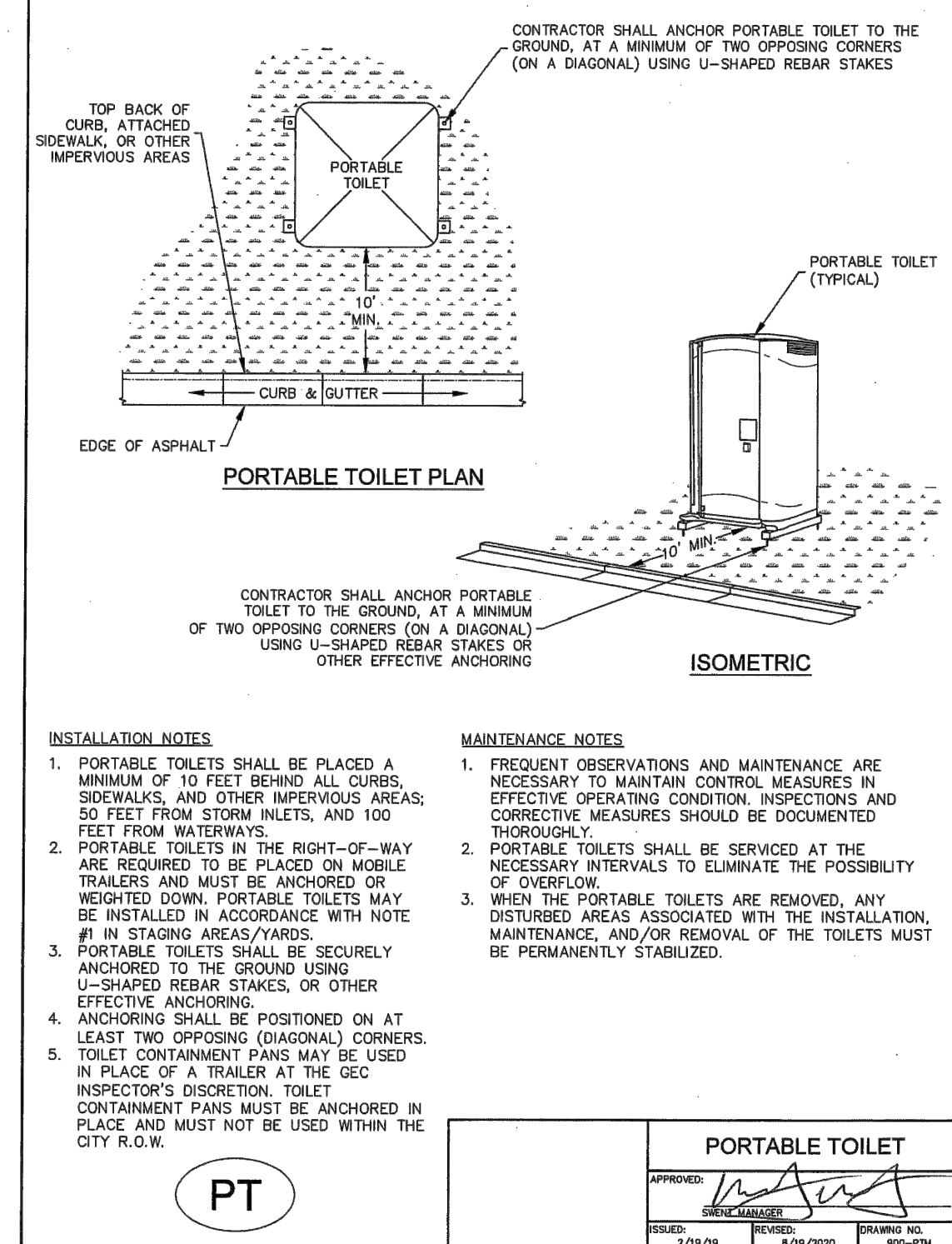
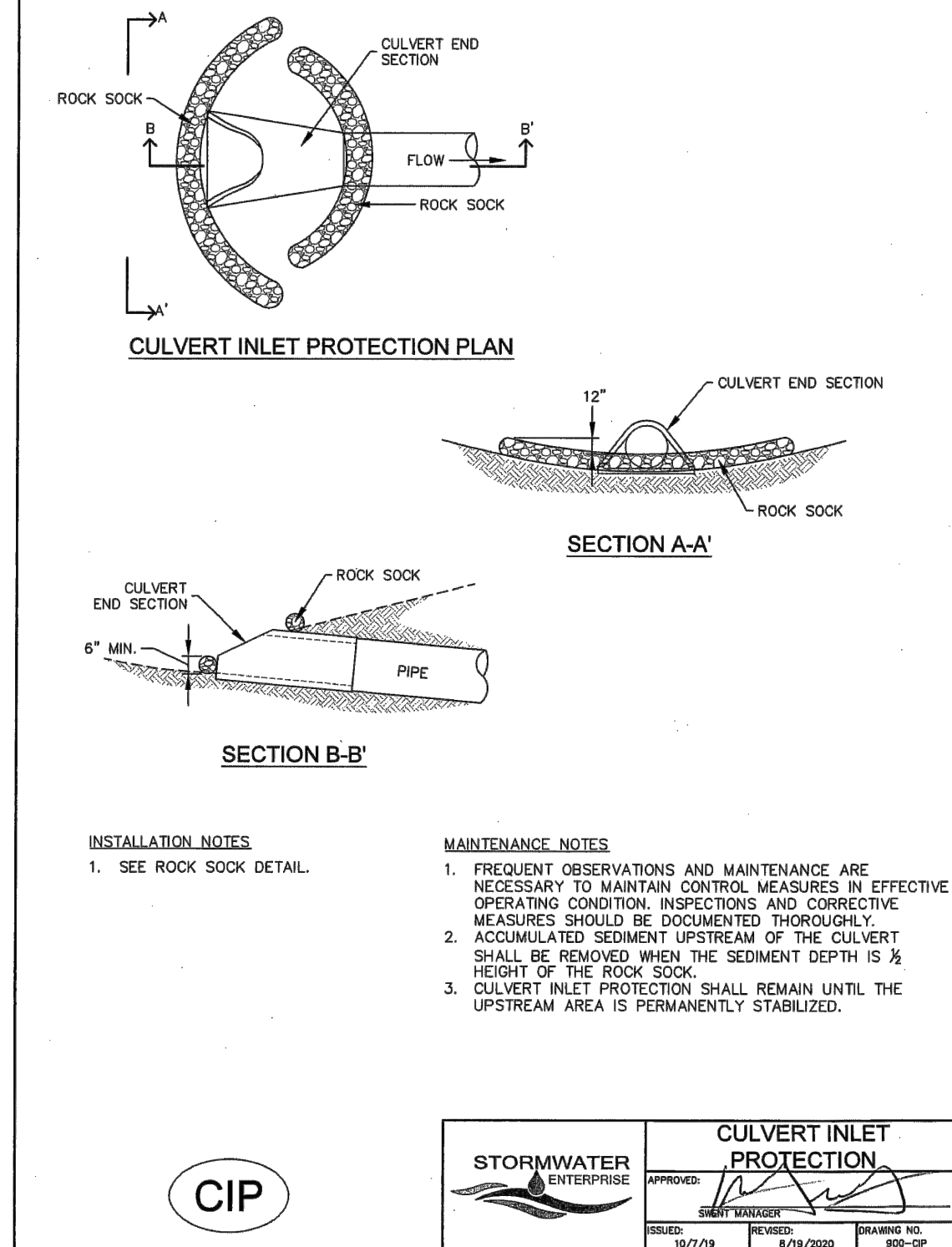
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STERLING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
GRADING AND EROSION CONTROL PLAN
FINAL PHASE
DESIGNED BY MAW SCALE DATE 5-1-2025
DRAWN BY ESO (H) 1"= 50' SHEET 11 OF 46
CHECKED BY (V) 1"= N/A JOB NO. 1183.60

PCD No. SF-2610

[illegible]

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STRELING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
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DETAILS

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1 1/2" (MINUS) CRUSHED ROCK (MAX.) 3/4" CRUSHED ROCK (MIN.) ENCLOSED IN WIRE MESH OR FILTER FABRIC

GROUND SURFACE

ROCK SOCK PLAN

6" MAX AT CURBS

ROCK SOCK SECTION

ROCK SOCK (TYPICAL)

ROCK SOCK OVERLAP

GRADATION TABLE

SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
No. 4	100
2"	90-100
1 1/2"	20-50
3/4"	0-15
No. 20	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

- CRUSHED ROCK SHALL BE BETWEEN MAX. 1 1/2" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET AND MIN. 3/4" CRUSHED ROCK.
- WIRE MESH SHALL HAVE OPENINGS SMALLER THAN THE SMALLEST SIZE ROCK.
- WIRE MESH SHALL BE SECURED USING 1/16" RINGS OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.

MAINTENANCE NOTES

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

RS

STORMWATER ENTERPRISE

ROCK SOCK

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DRAWING NO. 500-19

ROCK SOCK (SEE ALTERNATIVE BELOW)

TOP BACK OF CURB

ROCK SOCK

SEDIMENT CONTROL LOG (ALTERNATIVE)

CURB INLET PROTECTION PLAN

SECTION A-A'

ROCK SOCK

2x4 WOOD STUD OR 3" PVC

12" MIN.

12" MIN.

4" MIN.

5" MIN.

CURB ROCK SOCKS (MIN. OF 2)

SEE ROCK SOCK DETAIL FOR OVERLAP

SEDIMENT CONTROL LOG (ALTERNATIVE)

CURB FL

CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

INSTALLATION NOTES

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

MAINTENANCE NOTES

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- ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES 1/2 OF THE DESIGN DEPTH OF THE INLET BARRIER.
- ROCK SOCKS MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
- PERMANENTLY STABILIZE AREA BEHIND INLET AFTER ROCK SOCKS ARE REMOVED WHEN REMOVAL IS APPROPRIATE.

IP-1

STORMWATER ENTERPRISE

ON-GRADE INLET PROTECTION

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ROCK SOCK

INLET GRATE

SEE ROCK SOCK DETAIL FOR JOINTING

ROCK SOCK SUMP INLET PROTECTION PLAN

ROCK SOCK

SUMP

SECTION A-A'

INSTALLATION NOTES

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

MAINTENANCE NOTES

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- ROCK SOCKS MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
- PERMANENTLY STABILIZE AREA AROUND INLET AFTER ROCK SOCKS ARE REMOVED WHEN REMOVAL IS APPROPRIATE.

IP-2

STORMWATER ENTERPRISE

SUMP INLET PROTECTION

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Stabilized Staging Area (SSA)

SSA

CONSTRUCTION SITE ACCESS

STABILIZED CONSTRUCTION ENTRANCE (SEE DETAILS VTC-1 TO VTC-3)

EXISTING ROADWAY

SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

- SEE PLAN VIEW FOR LOCATION OF STAGING AREA(S). CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
- STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
- STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
- THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SPEC. #53, AASHTO #3 COARSE AGGREGATE OR 1" (MINUS) ROCK.
- ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

November 2010

Urban Drainage and Flood Control District

Urban Storm Drainage Criteria Manual Volume 3

SSA-3

STOCKPILE

PERIMETER CONTROL

STOCKPILE PROTECTION PLAN

PERIMETER CONTROL

STOCKPILE

STOCKPILE PROTECTION ELEVATION

INSTALLATION NOTES

- INSTALL PERIMETER CONTROL AROUND STOCKPILE ON DOWNGRADIENT SIDE. PERIMETER CONTROL MUST BE SUITABLE TO SITE CONDITIONS AND INSTALLED ACCORDING TO THE RELEVANT DETAIL.
- 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

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

SP

STORMWATER ENTERPRISE

STOCKPILE PROTECTION

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DESIGNED: 10/7/19

REVIEWED: 6/14/2020

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SEEDING & MULCHING

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

SOIL PREPARATION

- IN AREAS TO BE SEED, THE UPPER 6 INCHES OF THE SOIL MUST NOT BE HEAVILY COMPACTED, AND SHOULD BE IN FRABLE 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.
- AREAS TO BE PLANTED SHALL HAVE AT LEAST 4 INCHES OF TOPSOIL SUITABLE TO SUPPORT PLANT GROWTH.
- 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.
- 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

- 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.
- SEED SHOULD BE DRILL-SEED WHENEVER POSSIBLE.
- SEED DEPTH MUST BE 1/4 TO 3/8 INCHES WHEN DRILL-SEEDING IS USED.
- 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

- MULCHING SHOULD BE COMPLETED AS SOON AS PRACTICABLE AFTER SEEDING, HOWEVER PLANTED AREAS MUST BE MULCHED NO LATER THAN 14 DAYS AFTER PLANTING.
- 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: [Signature]

DESIGNED: 10/7/19

REVIEWED: 6/14/2020

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Chapter 5

Native Vegetation Requirements and Guidelines

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
Bluestem, big	<i>Andropogon gerardii</i>	Warm, sod	20	4.4	2.2	1.1
Gramma, blue	<i>Bouteloua gracilis</i>	Warm, bunch	10	0.5	0.25	0.13
Green needlegrass	<i>Nassella viridula</i>	Cool, bunch	10	2	1	0.5
Wheatgrass, western	<i>Pascopyrum smithii</i>	Cool, sod	20	6.4	3.2	1.6
Gramma, sideoats	<i>Bouteloua curtipendula</i>	Warm, bunch	10	2	1	0.5
Switchgrass	<i>Panicum virgatum</i>	Warm, bunch/sod	10	0.8	0.4	0.2
Prairie sandreed	<i>Callimovilla longifolia</i>	Warm, sod	10	1.2	0.6	0.3
Yellow Indiangrass	<i>Sorghastrum nutans</i>	Warm, sod	10	2	1	0.5
Seed rate (lbs PLS/acre)				19.3	9.7	4.8

¹For 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.

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

City of Colorado Springs

Stormwater Enterprise

5-11

Stormwater Construction Manual

December 2020

Chapter 5

Native Vegetation Requirements and Guidelines

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
Buffalograss	<i>Buchloe dactyloides</i>	Warm, sod	25	9.6	4.8	2.4
Gramma, blue	<i>Bouteloua gracilis</i>	Warm, bunch	20	10.8	5.4	2.7
Gramma, sideoats	<i>Bouteloua curtipendula</i>	Warm, bunch	29	5.6	2.8	1.4
Green needlegrass	<i>Nassella viridula</i>	Cool, bunch	5	3.2	1.6	0.8
Wheatgrass, western	<i>Pascopyrum smithii</i>	Cool, sod	20	12	6	3
Dropsseed, sand	<i>Sporobolus cryptandrus</i>	Warm, bunch	1	0.8	0.4	0.2
Seed rate (lbs PLS/acre)				42	21	10.3

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Stormwater Construction Manual

December 2020

Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES

- STABILIZED STAGING AREA SHALL BE ENHANCED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
- 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, SEED, AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

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

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

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

November 2010

Urban Drainage and Flood Control District

Urban Storm Drainage Criteria Manual Volume 3

SURFACE ROUGHENING

4" MIN.

INSTALLATION NOTES

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

MAINTENANCE NOTES

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

SR

STORMWATER ENTERPRISE

SURFACE ROUGHENING

APPROVED: [Signature]

DESIGNED: 10/7/19

REVIEWED: 6/14/2020

DRAWING NO. 500-19

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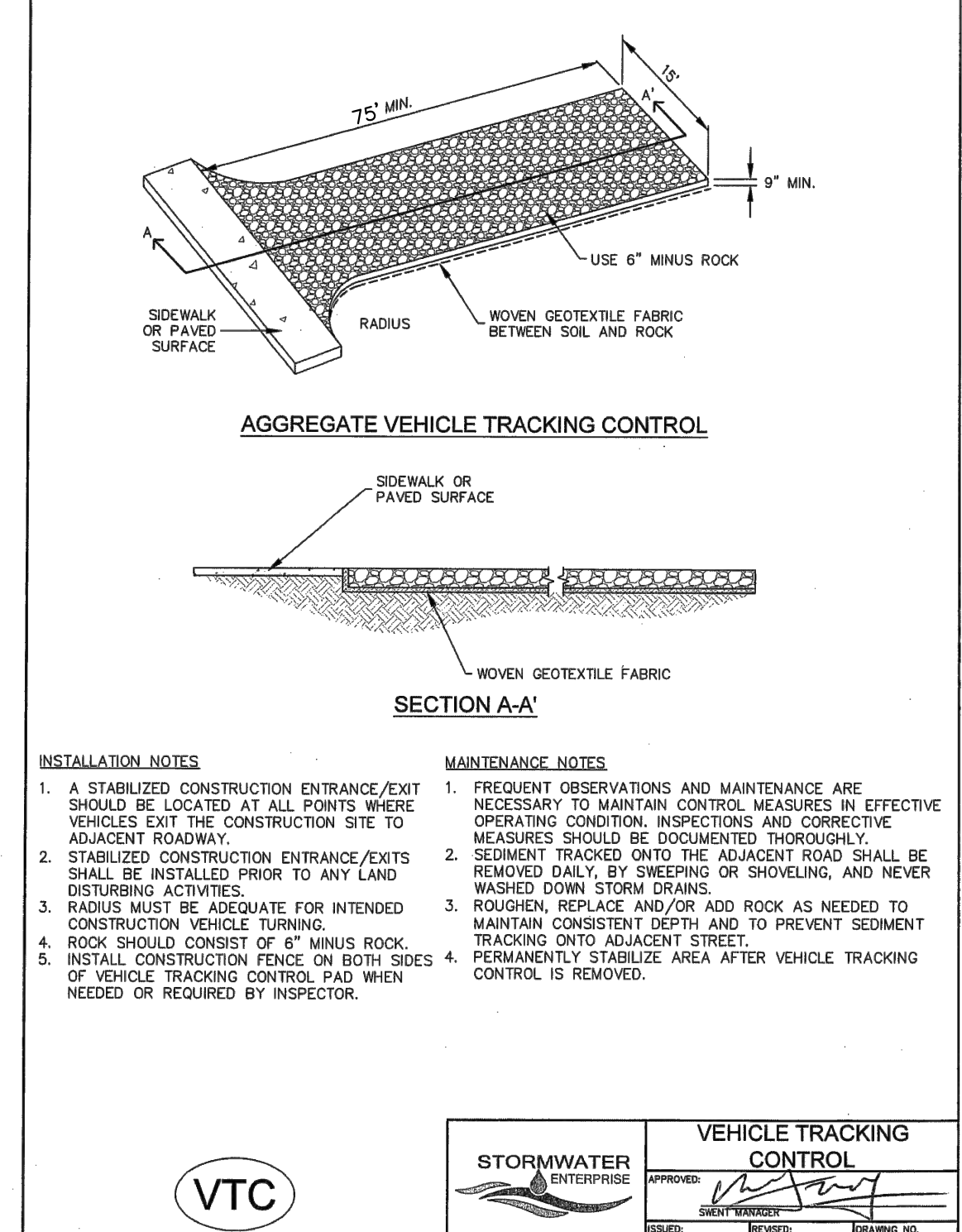
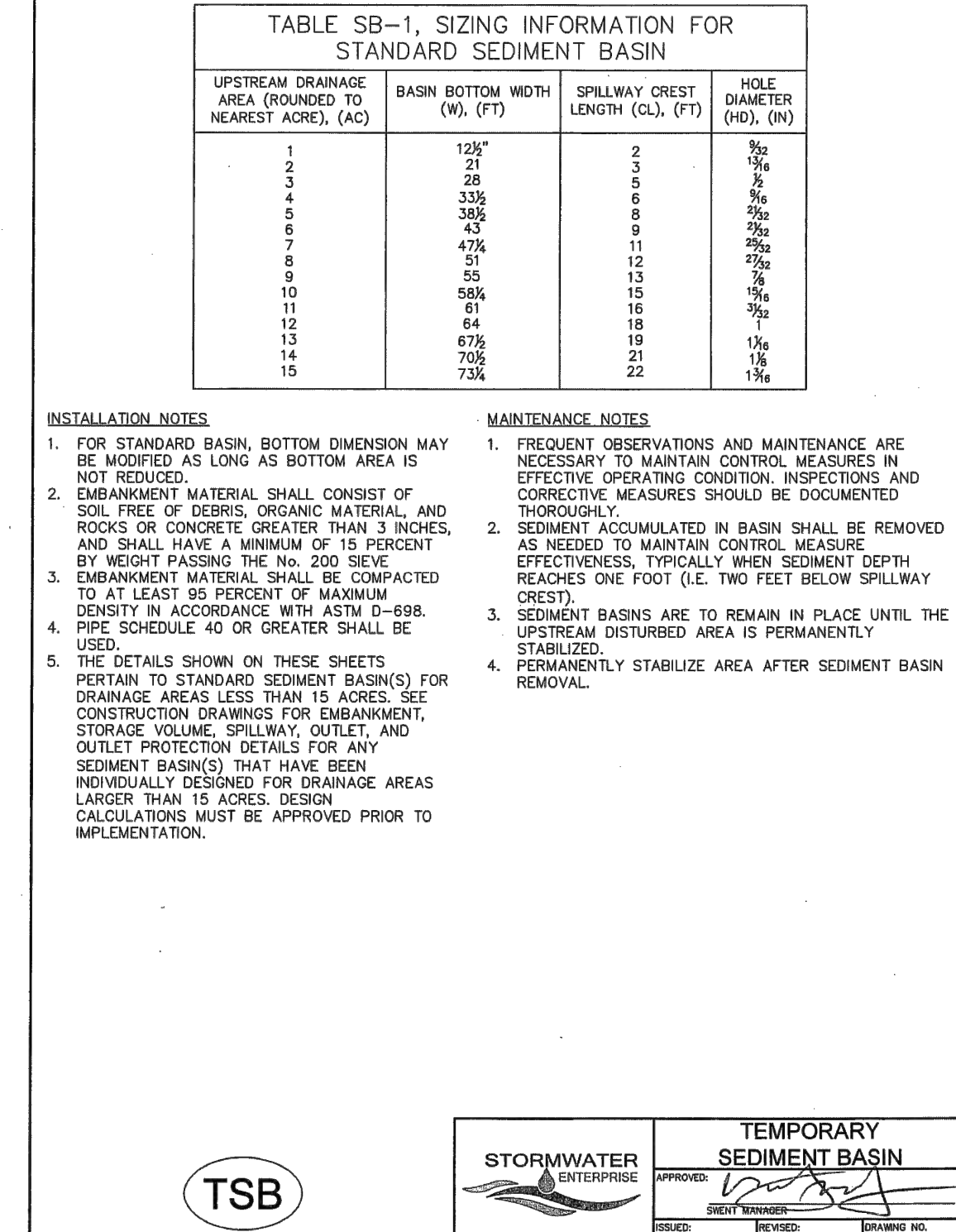
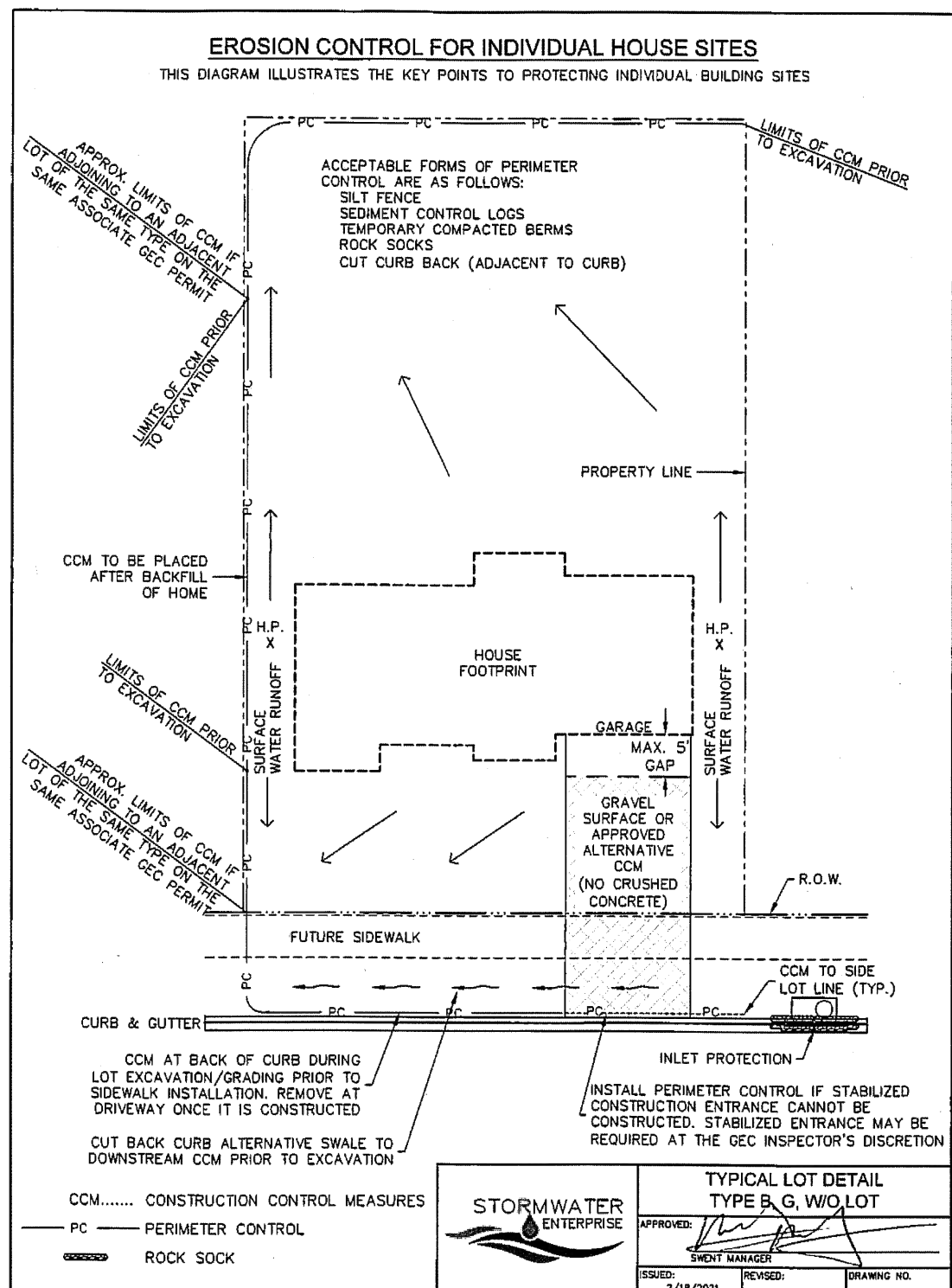
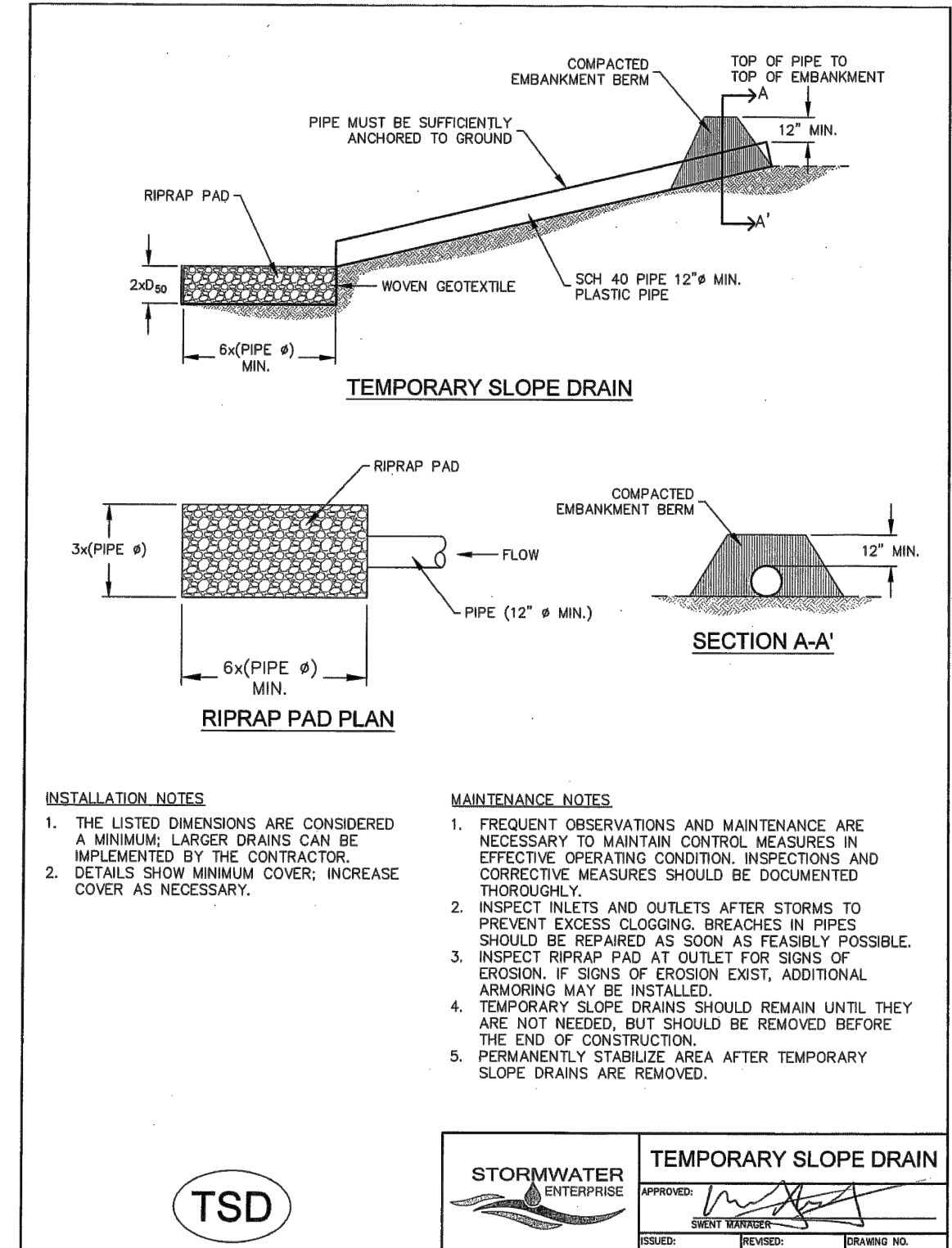
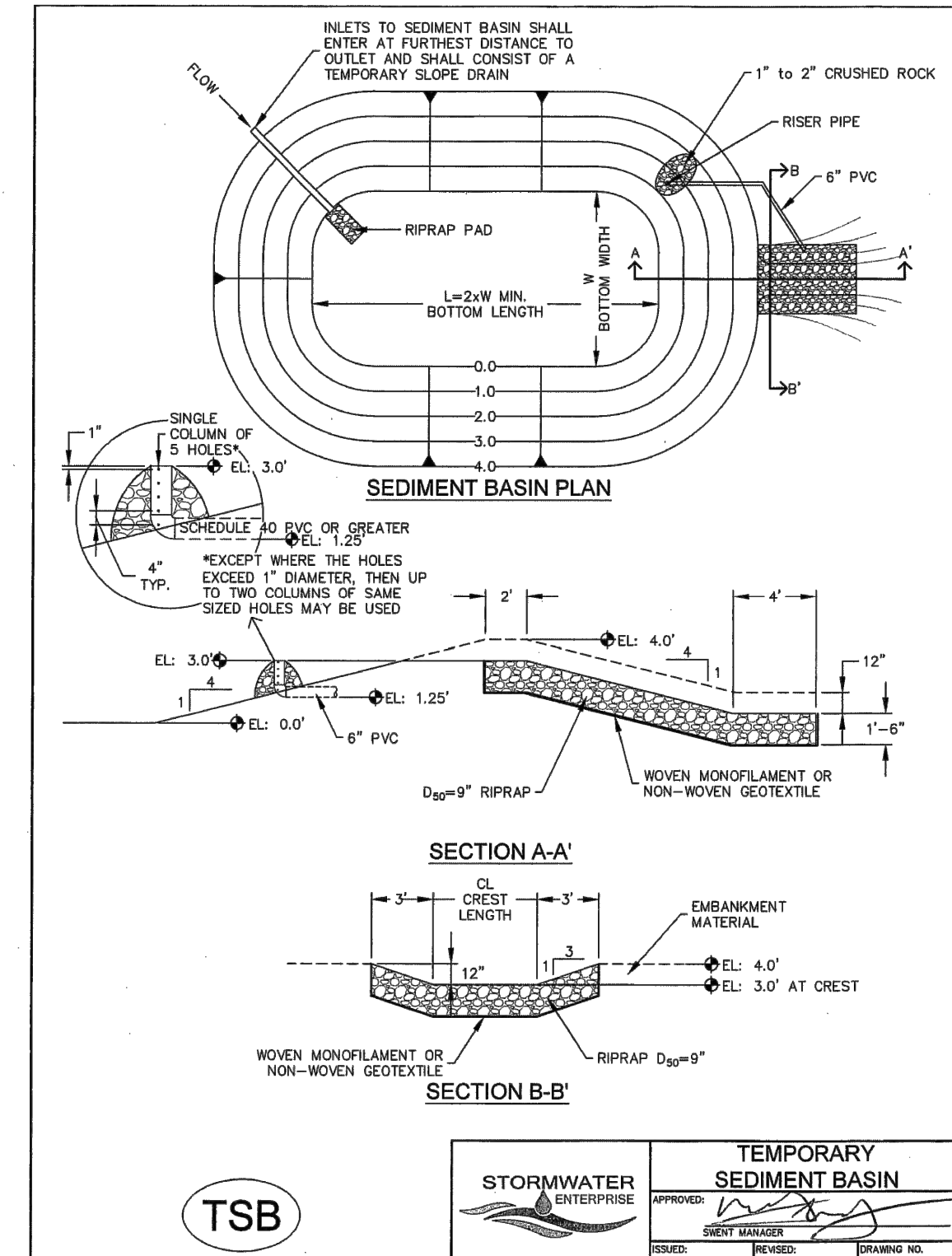
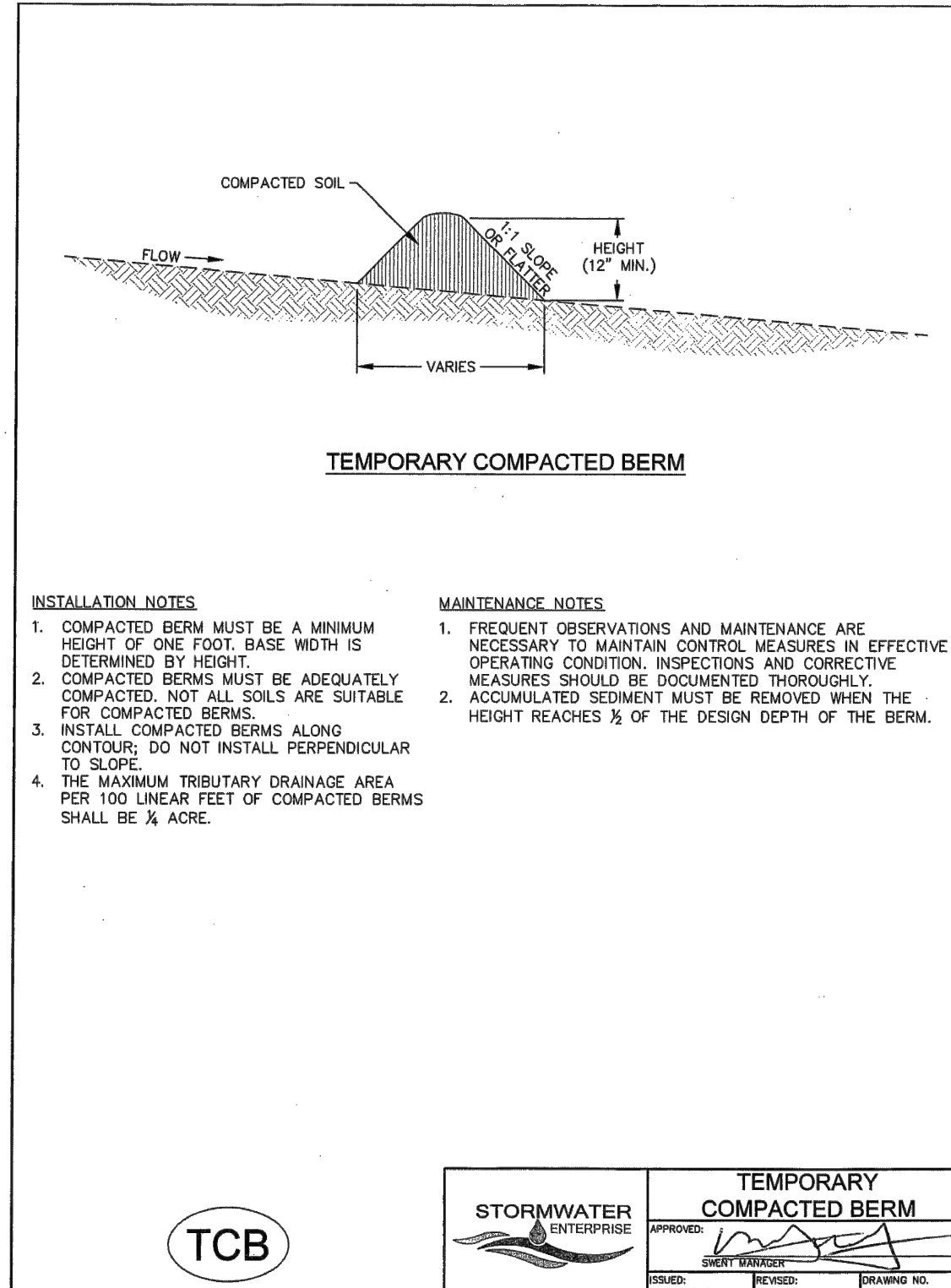
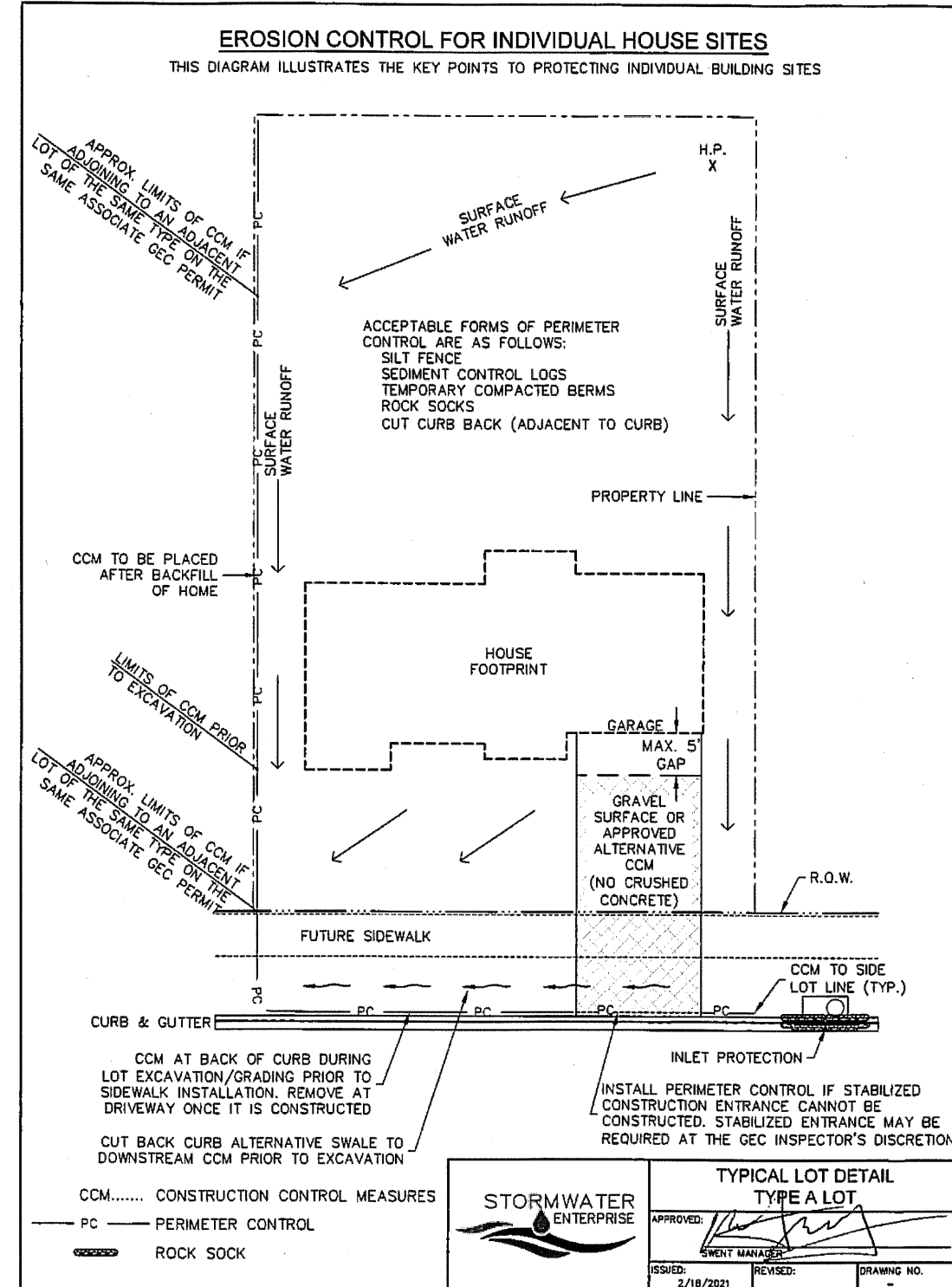
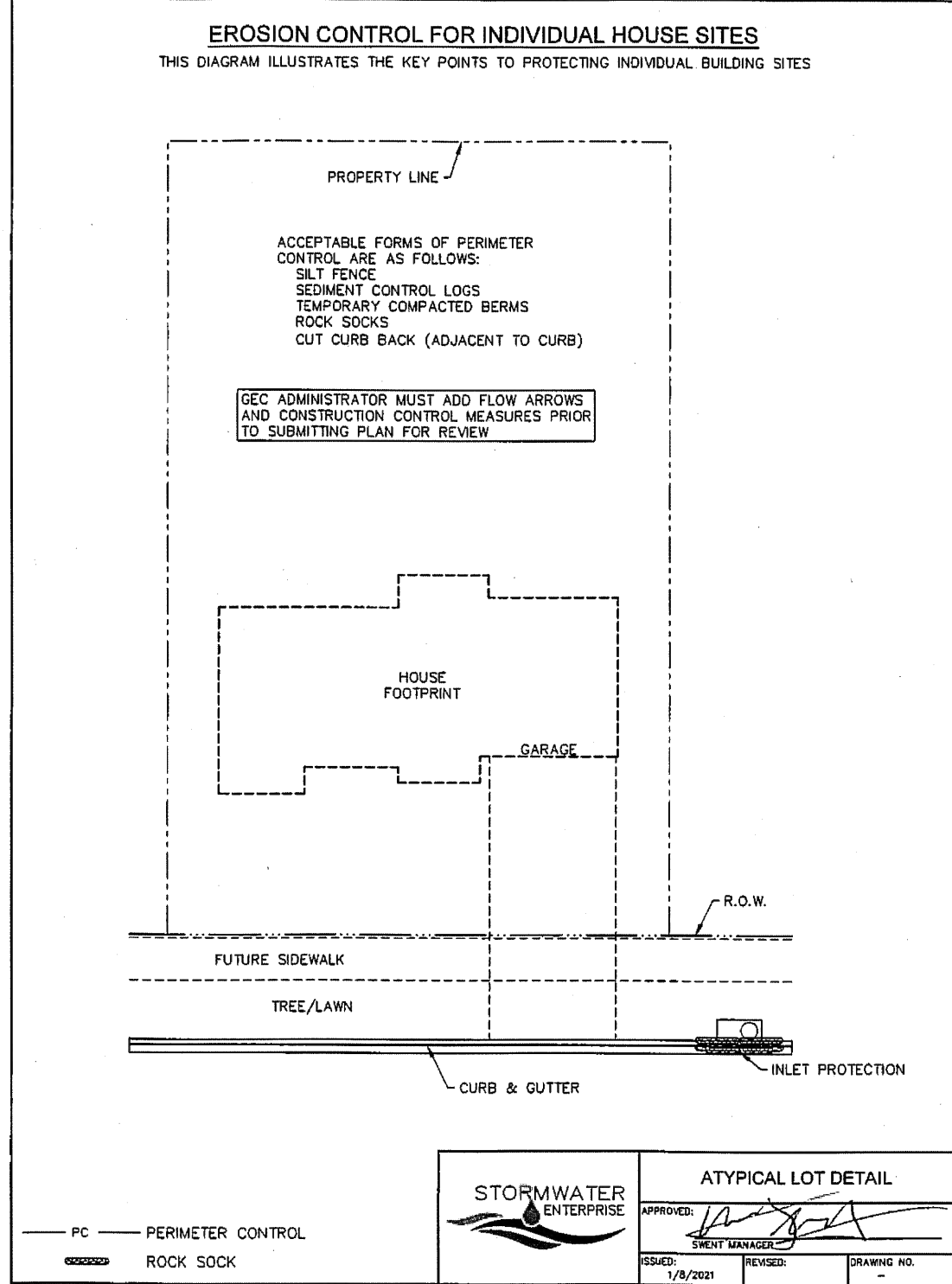
CONSTRUCTION PLANS

GRADING AND EROSION CONTROL PLAN

DETAILS

DESIGNED BY	MAW	SCALE	DATE	5-1-2025
DRAWN BY	ESO	(H) 1"= N/A	SHEET 13 OF 46	
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.60

PCD No. SF-2610



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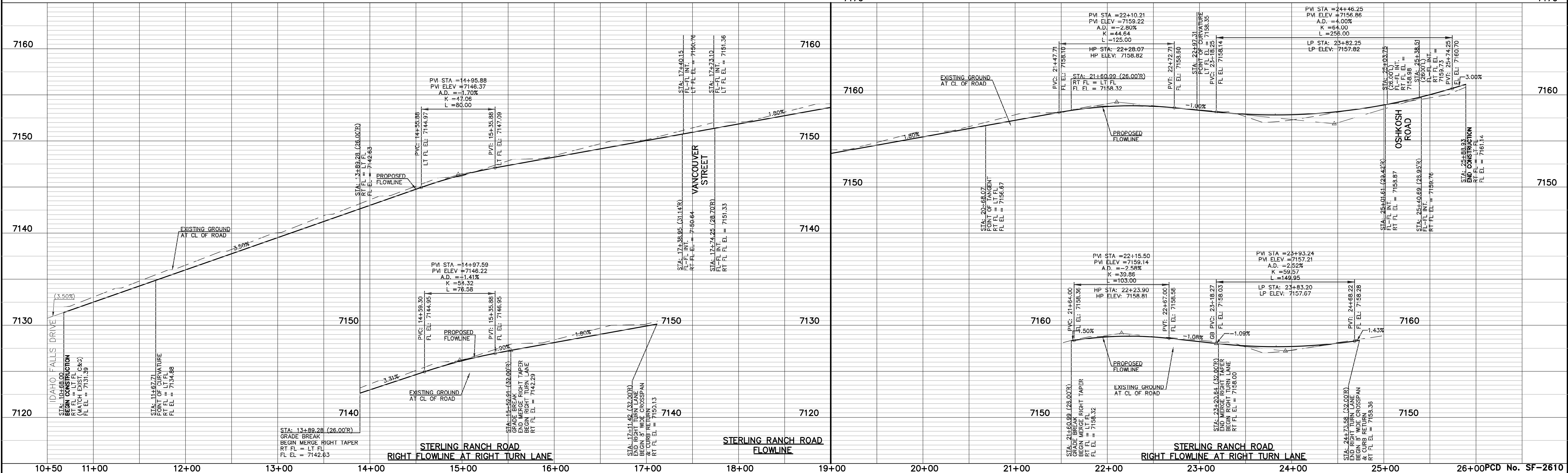
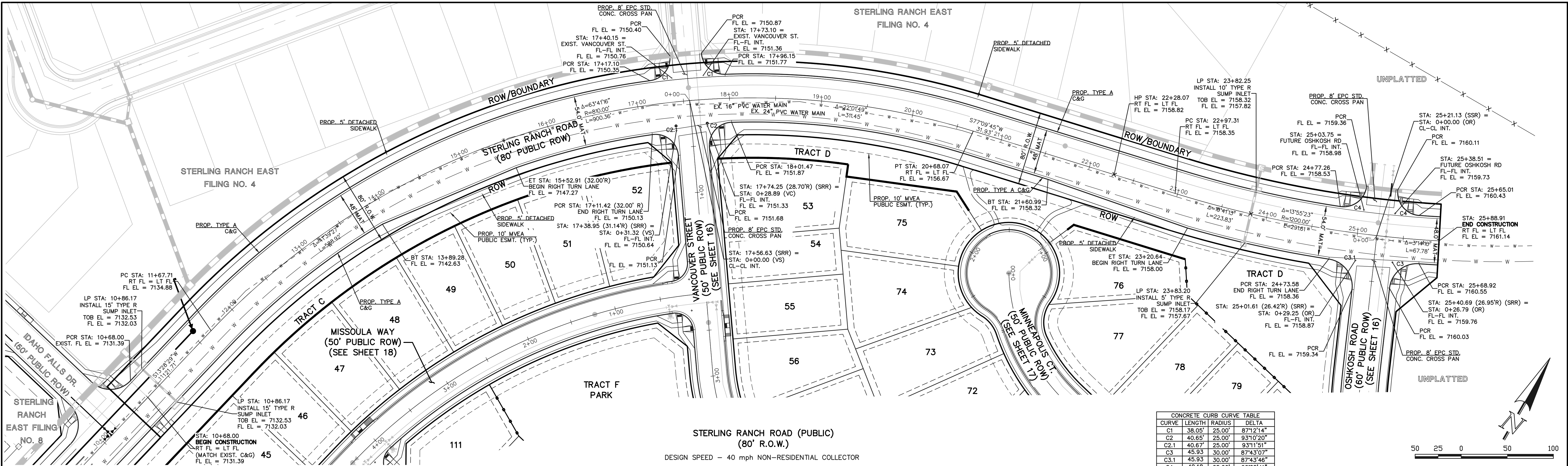
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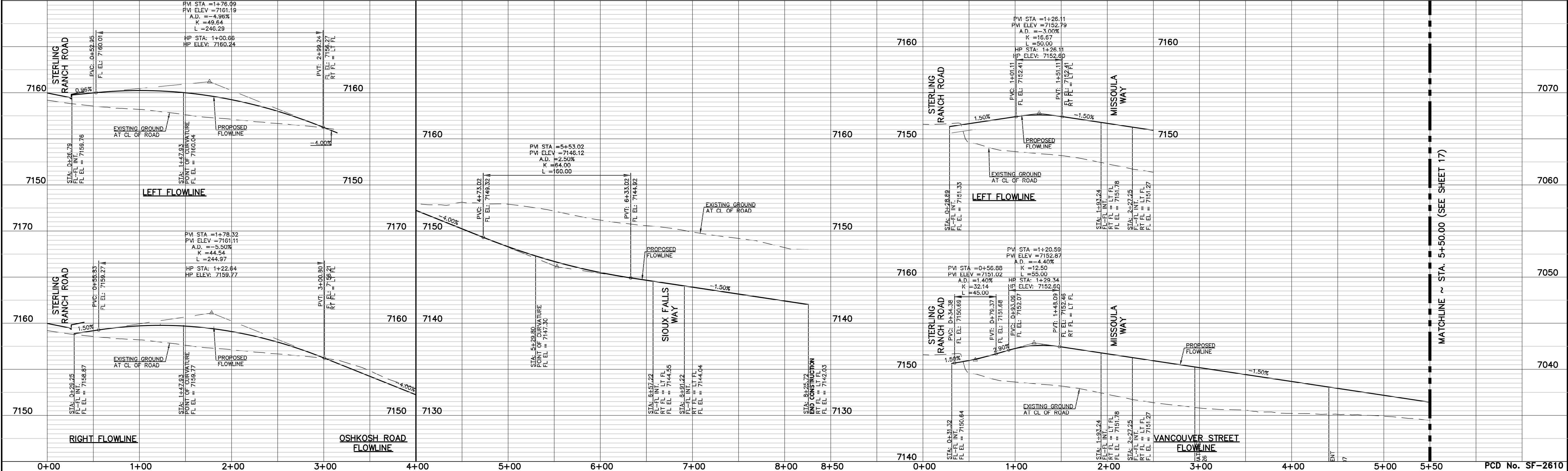
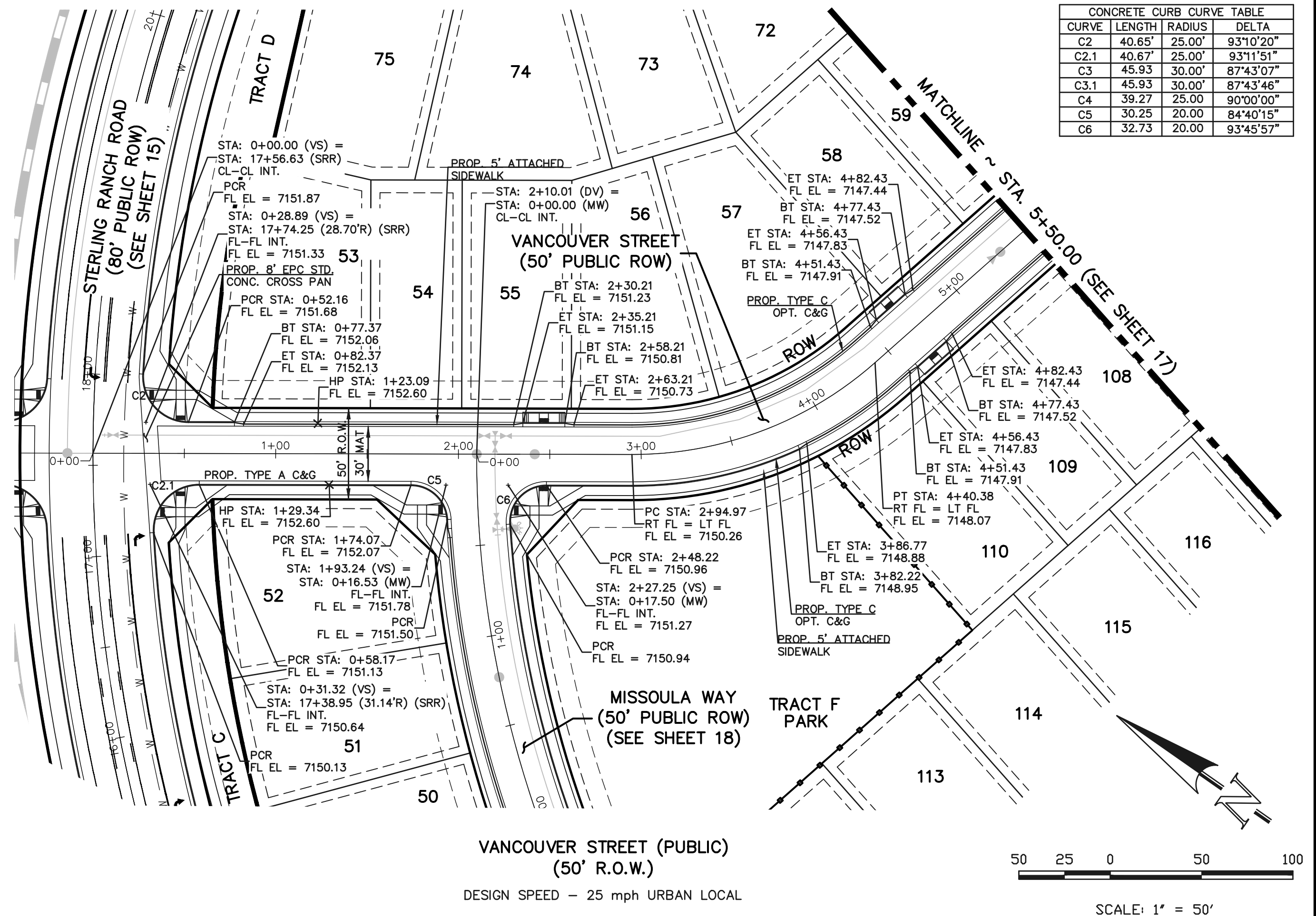
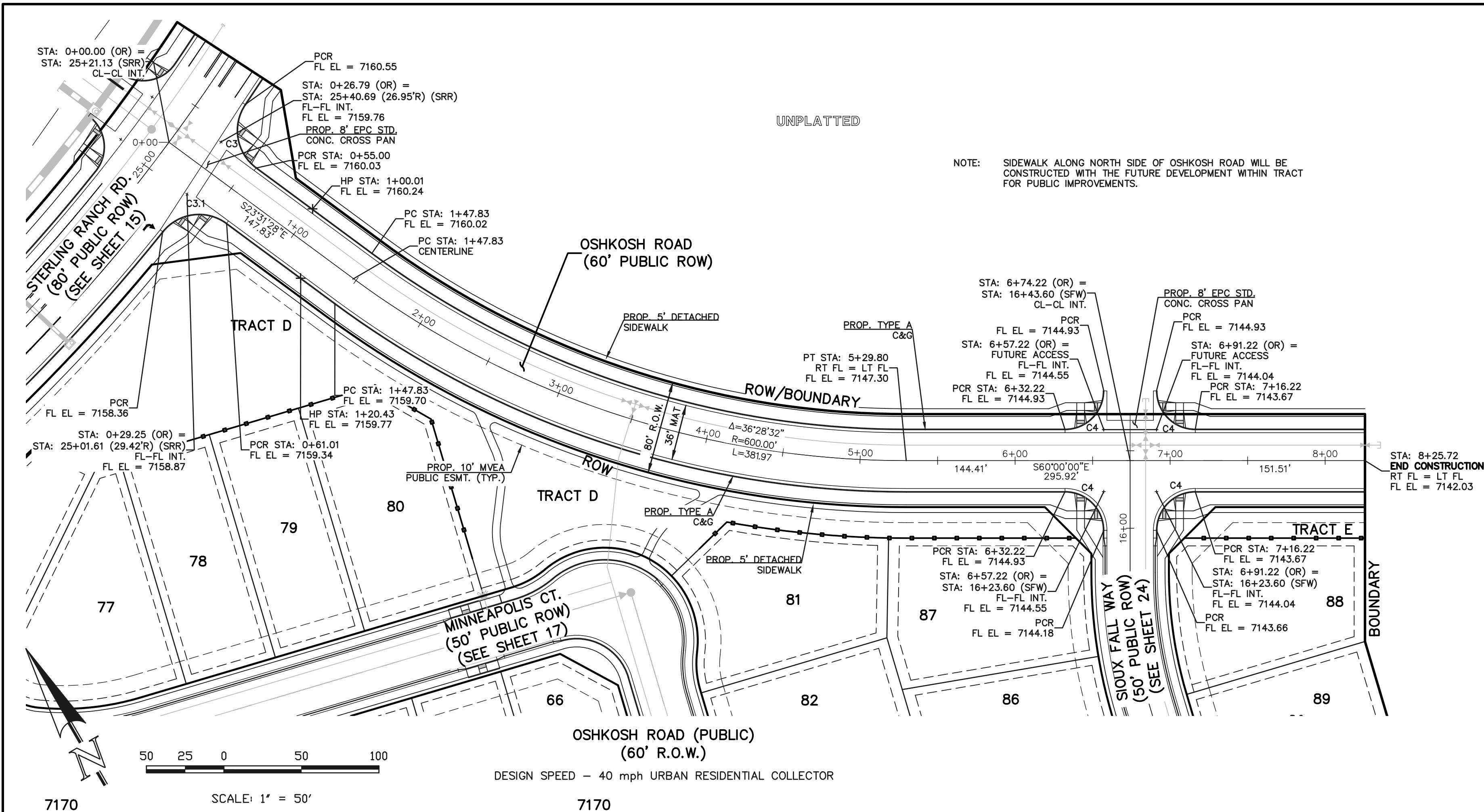
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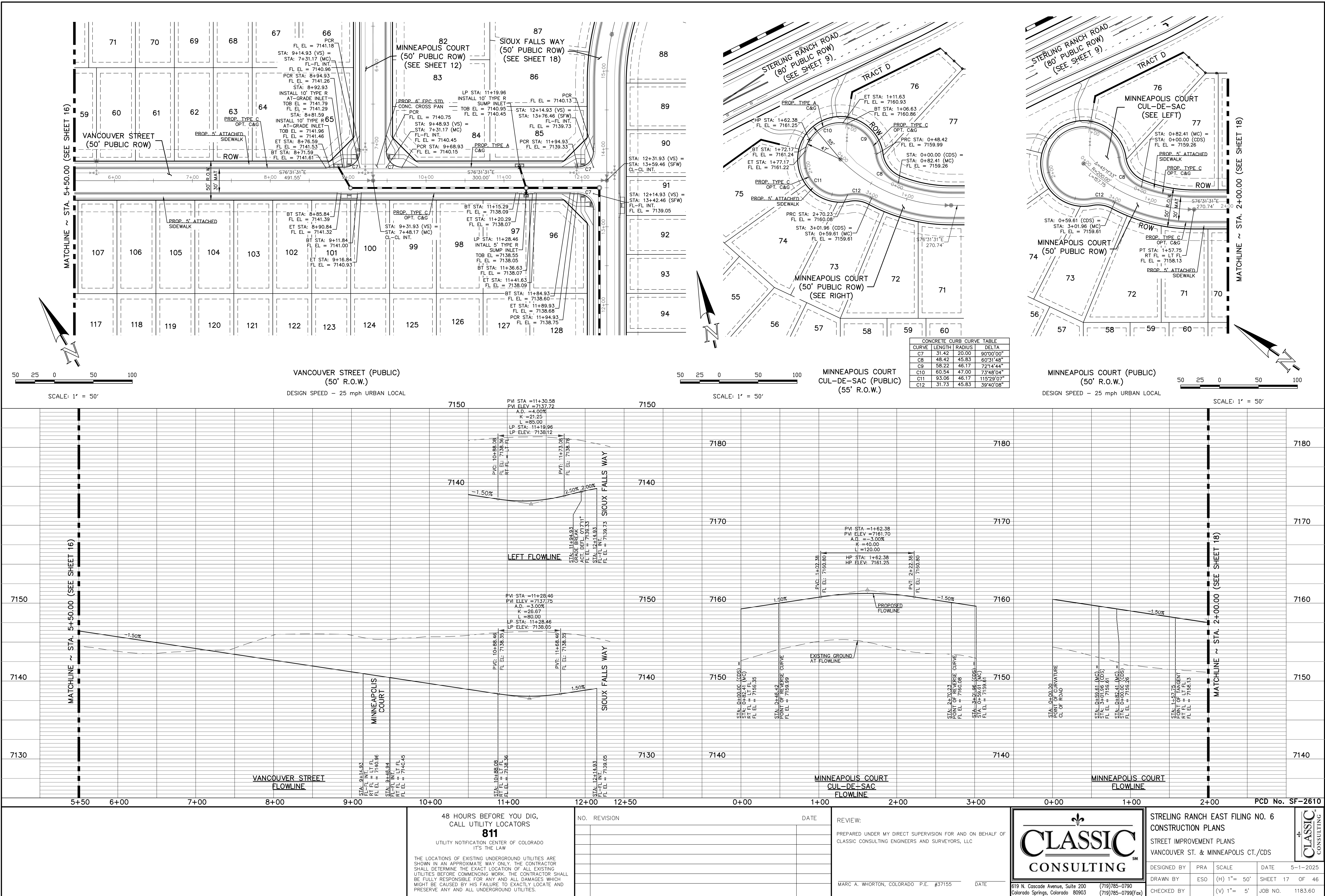
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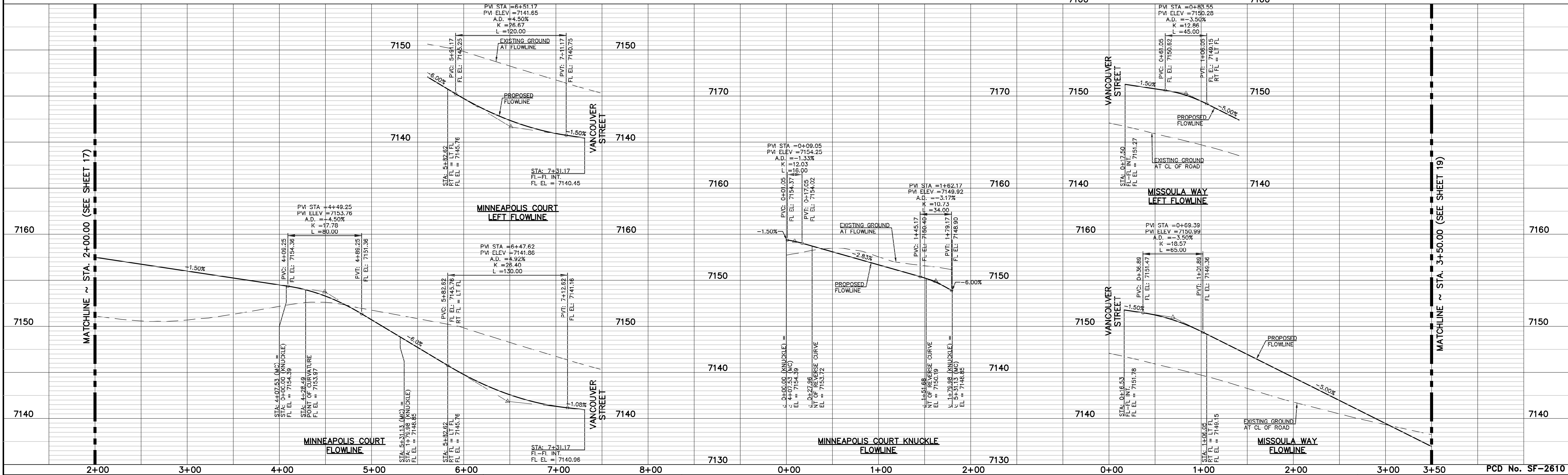
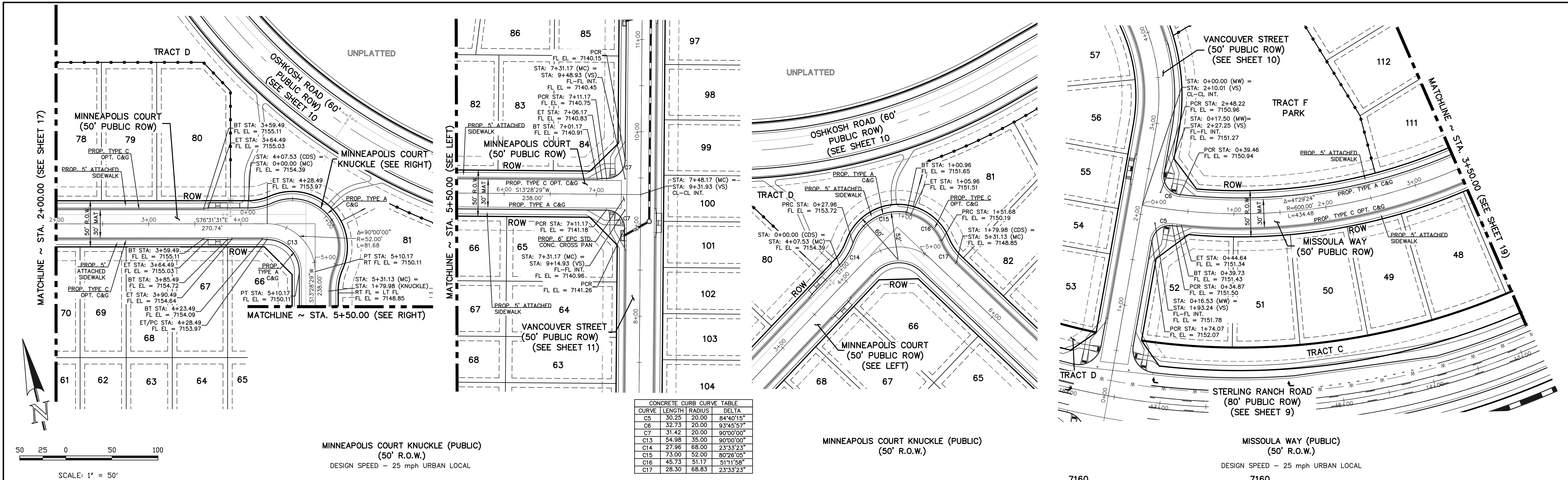
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STREET IMPROVEMENT PLANS
MINNEAPOLIS CT./KNUCKLE & MISSOULA WAY

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			5-1-2025

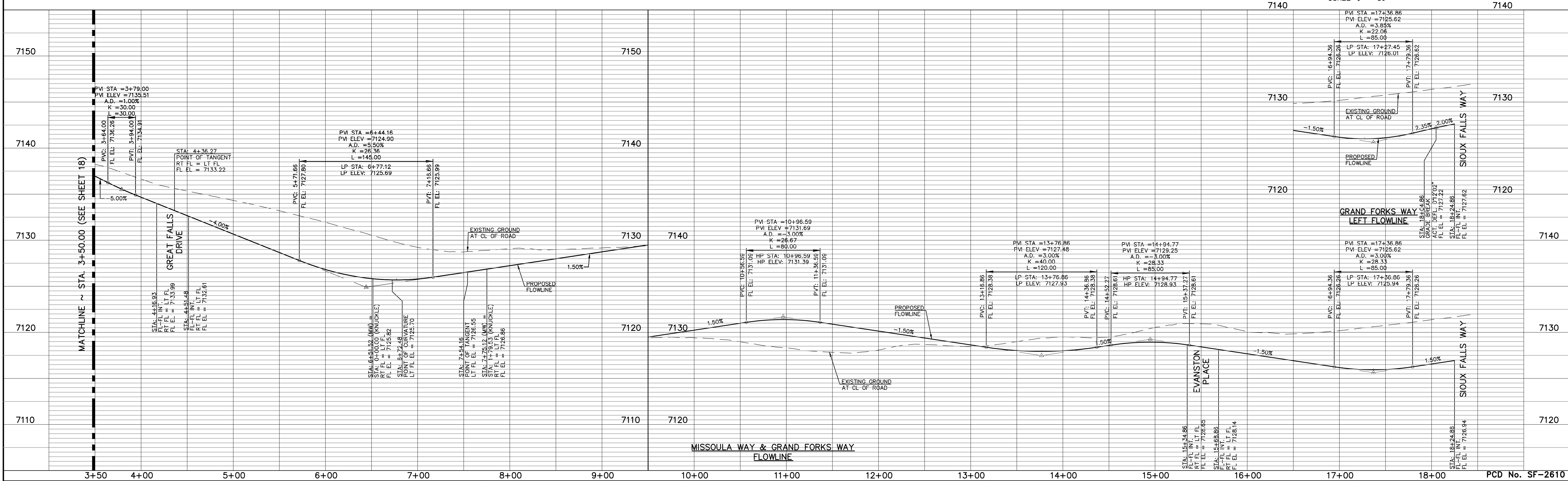
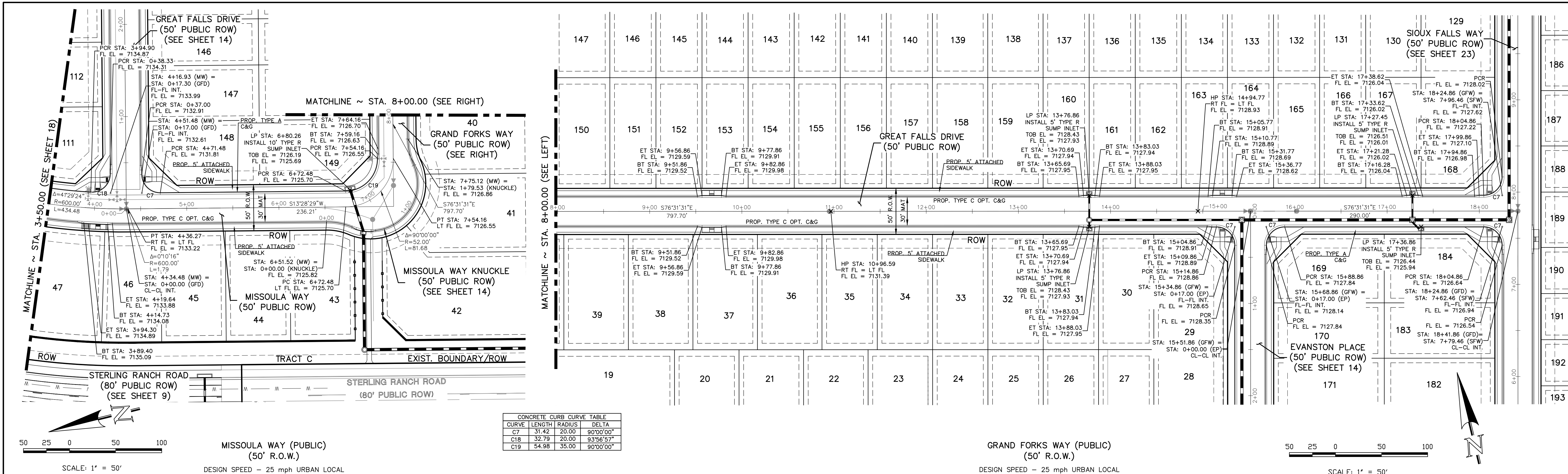
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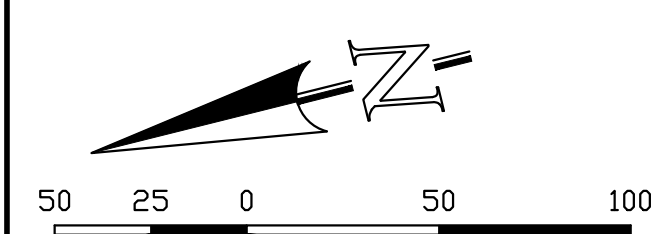
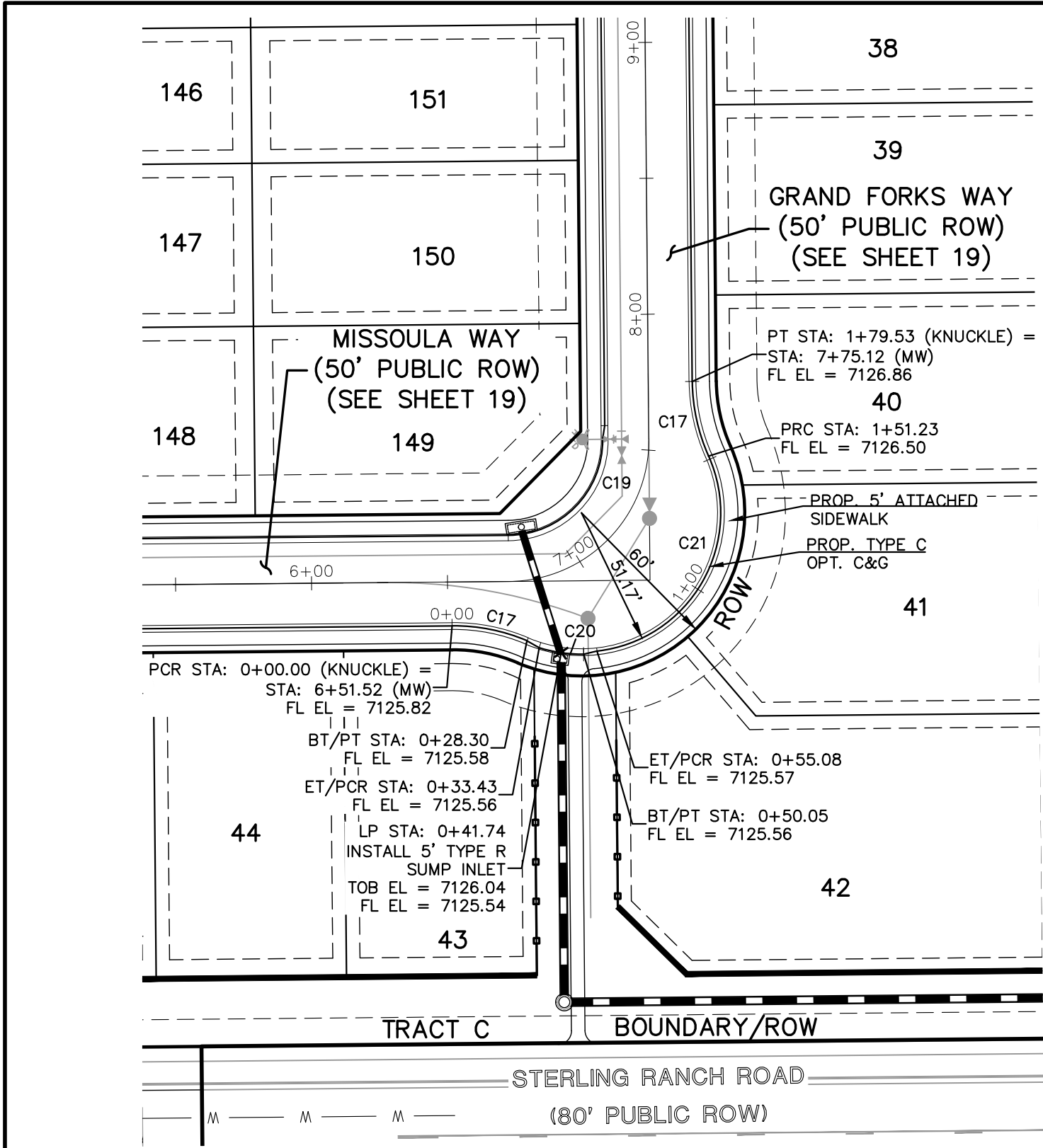
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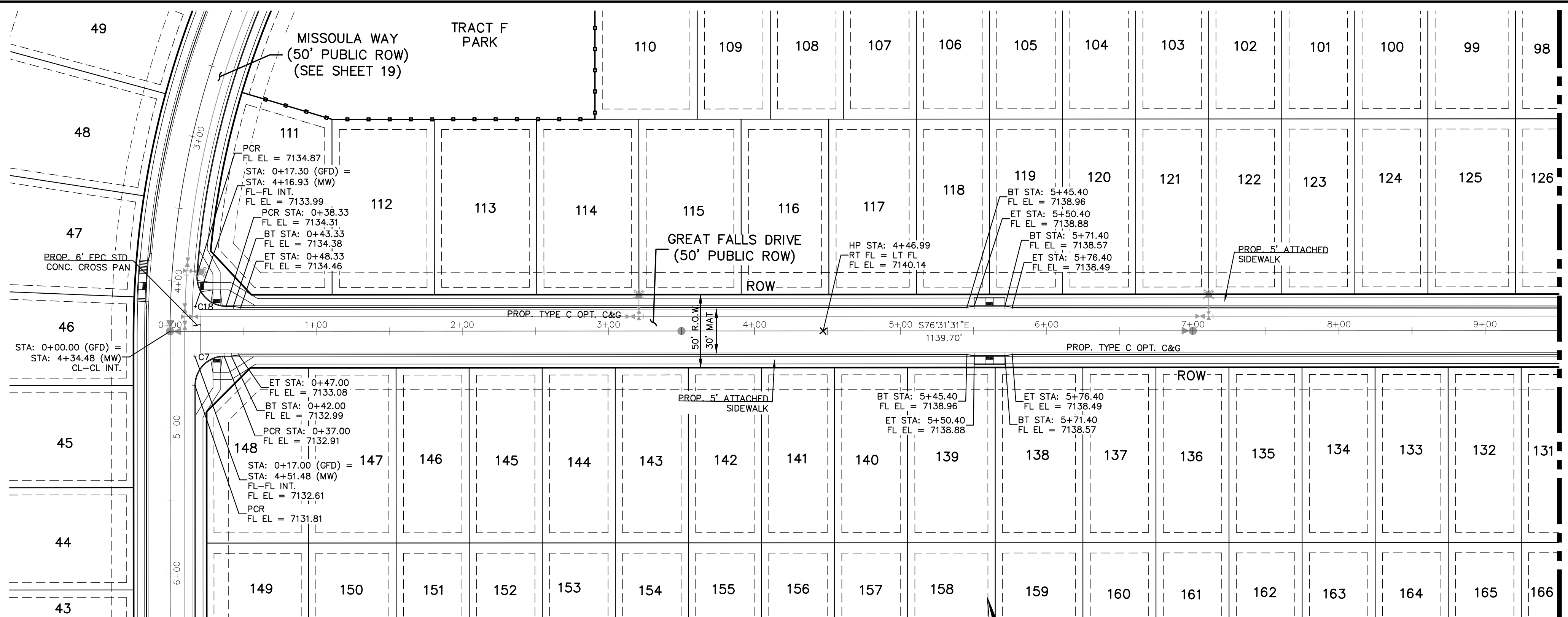
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MISSOULA WAY & GRAND FORKS WAY
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DRAWN BY ESO
CHECKED BY
SCALE (H) 1"= 50'
(V) 1"= 5'
DATE 5-1-2025
SHEET 19 OF 46
JOB NO. 1183.60

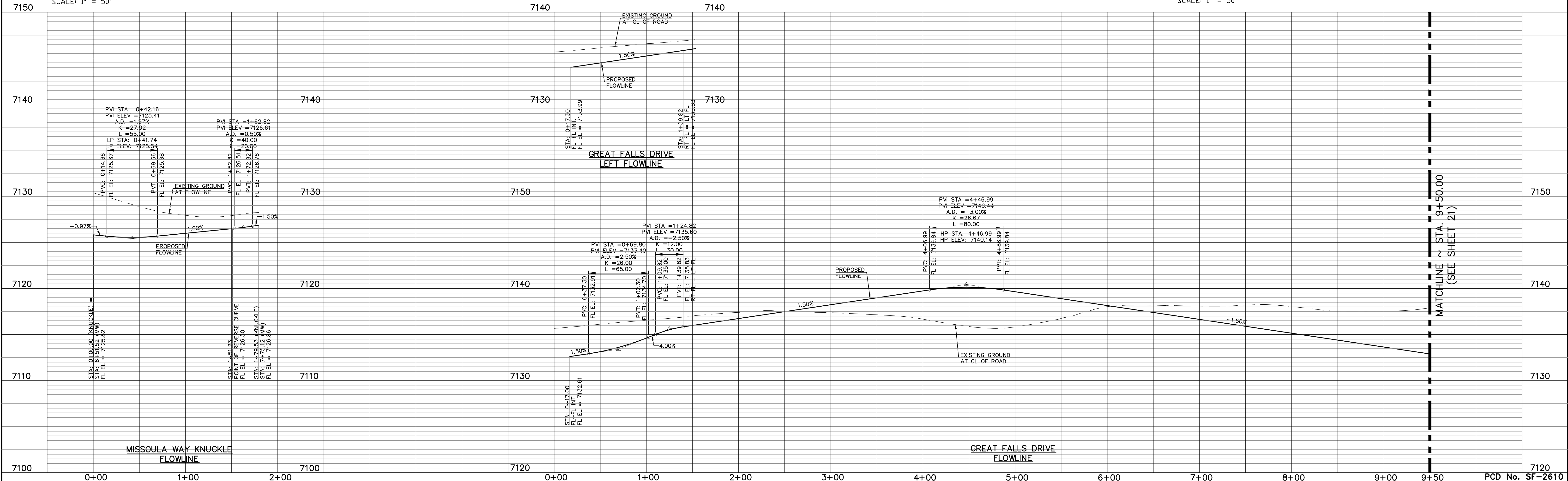


MISSOULA WAY KNUCKLE (PUBLIC)
(50' R.O.W.)
DESIGN SPEED - 25 mph URBAN LOCAL

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"



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



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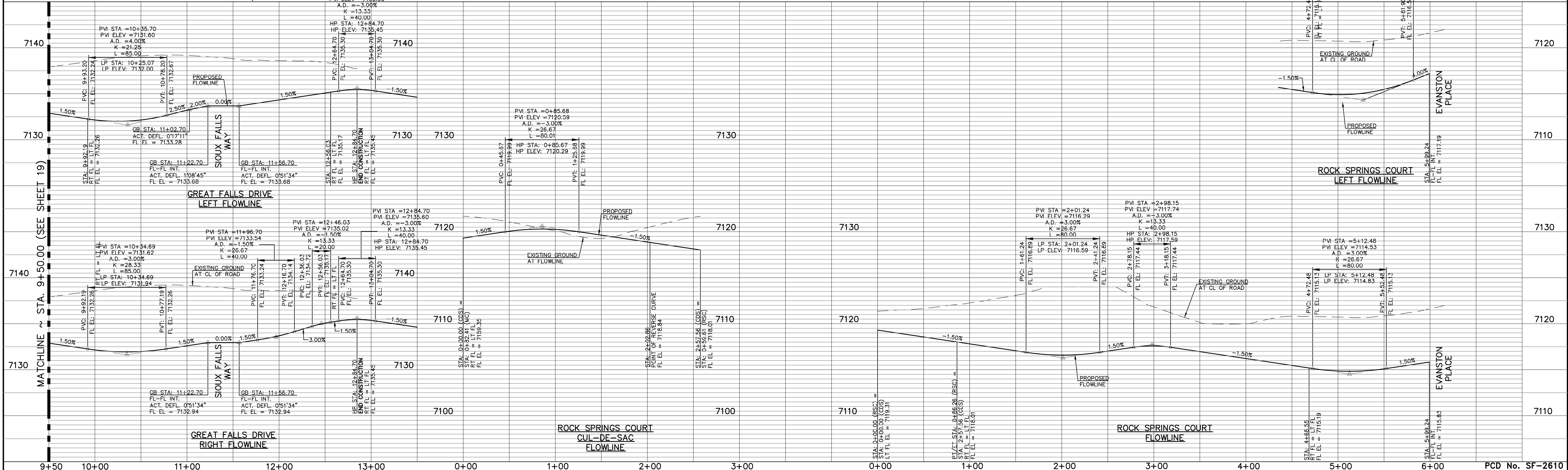
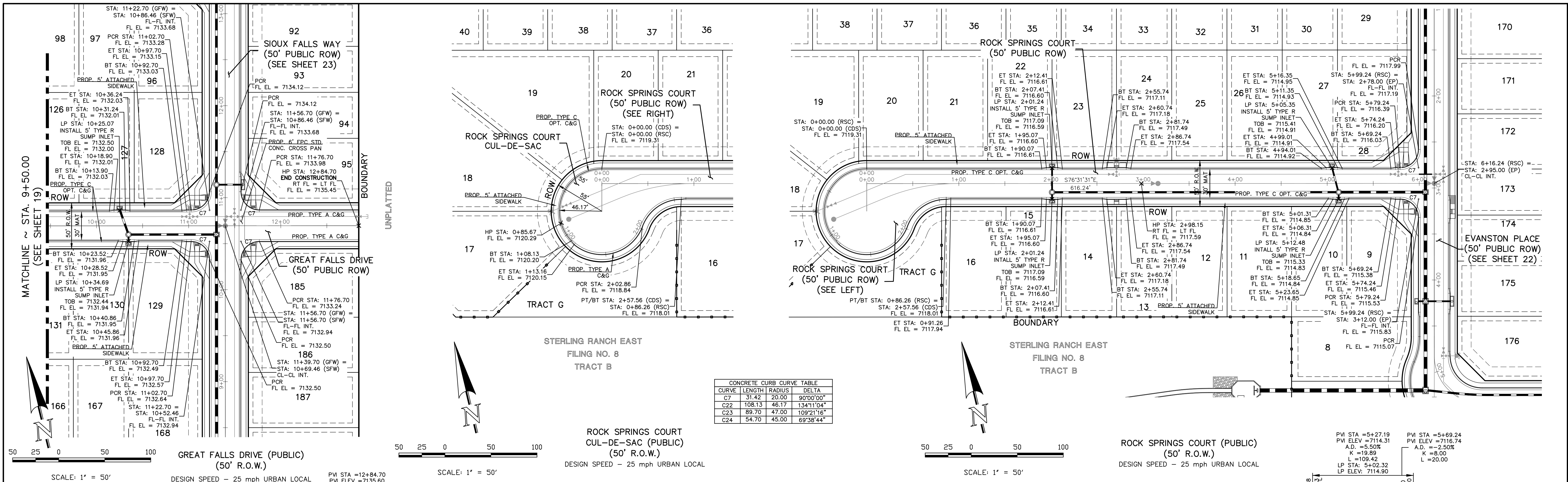


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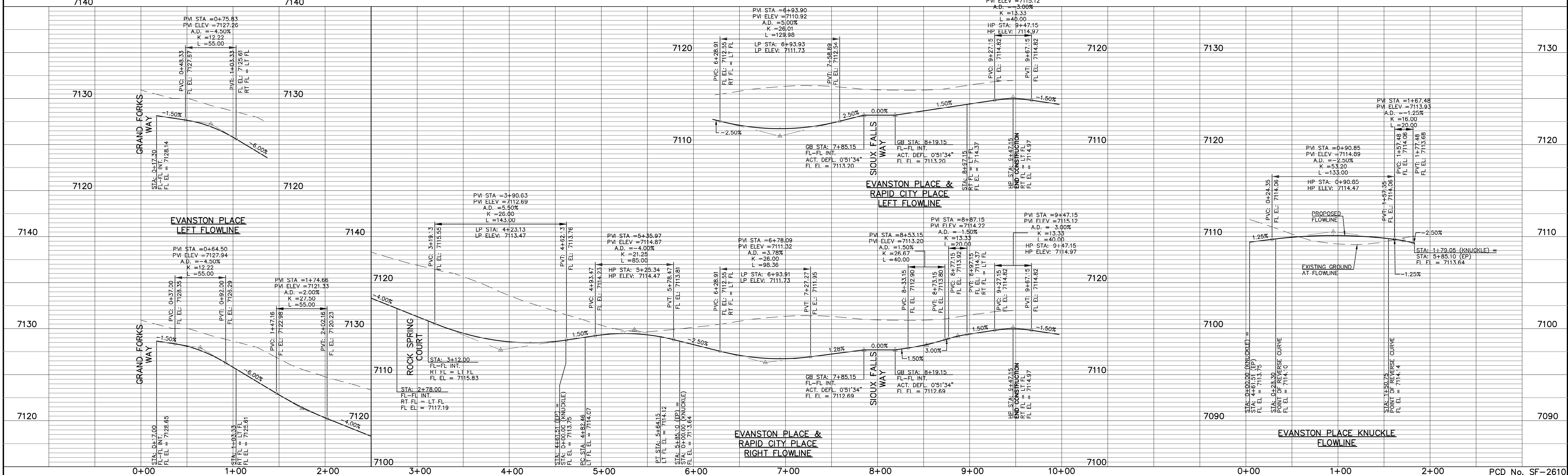
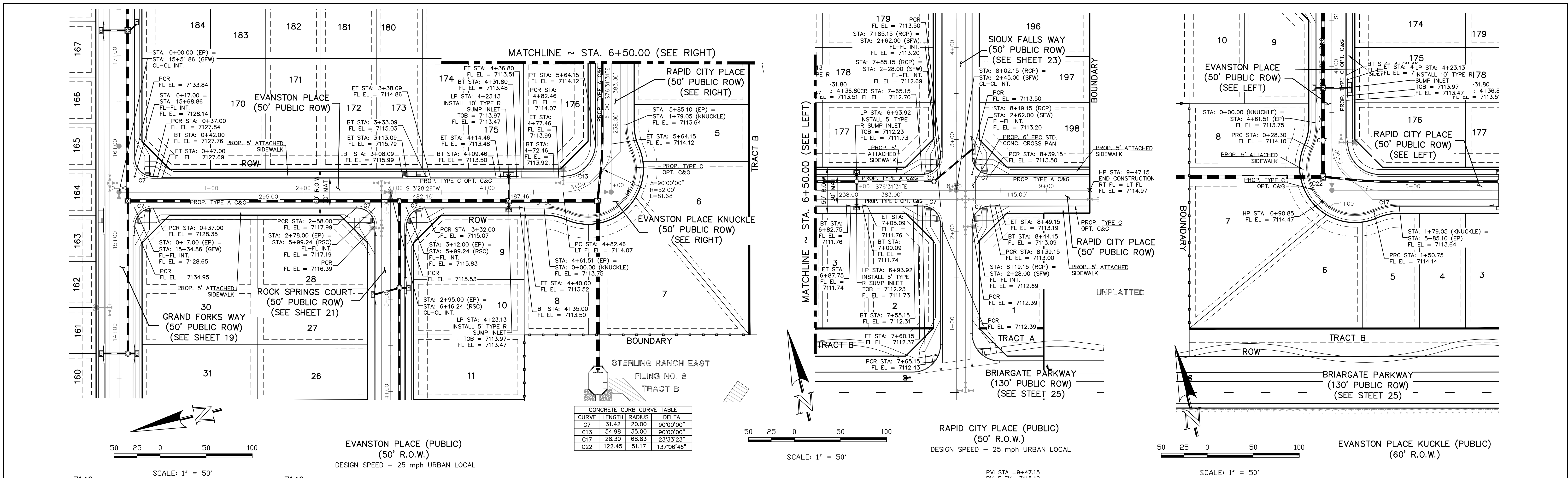
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GREAT FALLS DR. & ROCK SPRINGS CT./CDS

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



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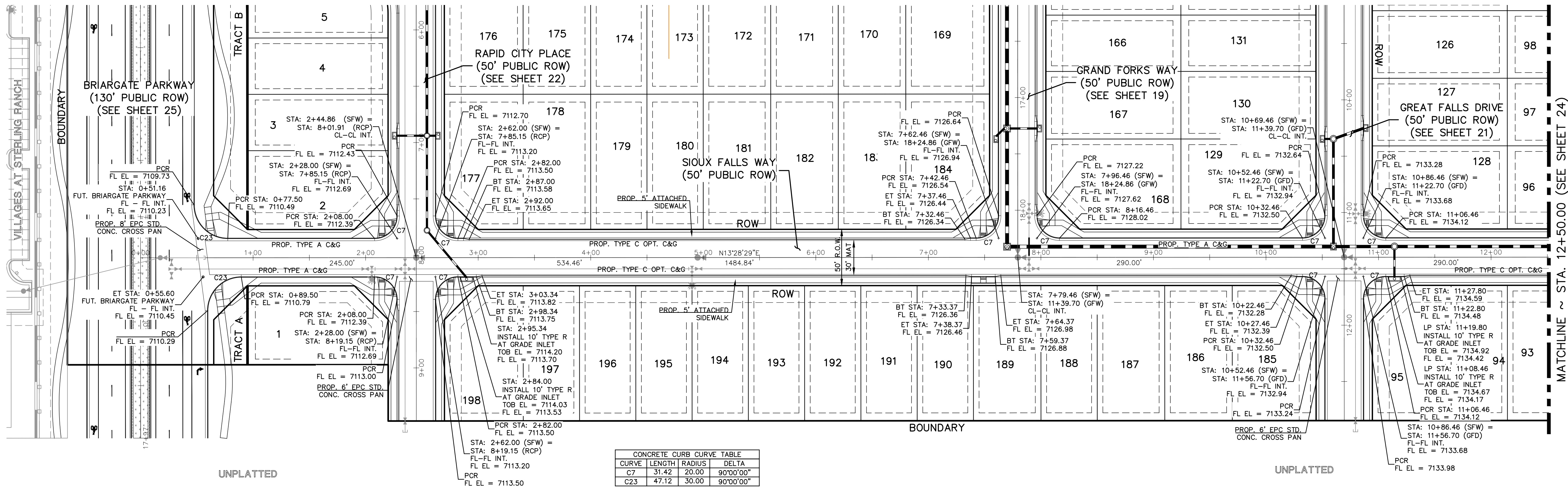
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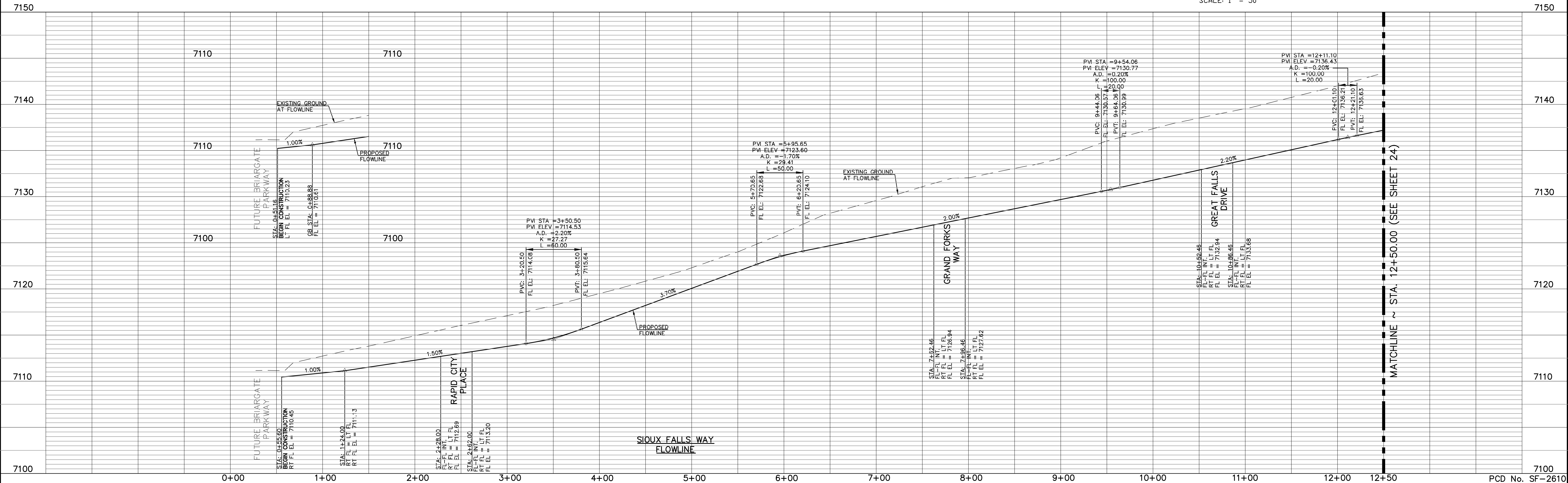
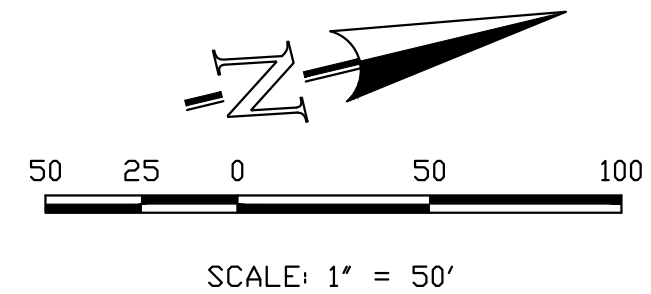
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EVANSTON PLACE & RAPID CITY PL./KNUCKLE

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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



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REVIEW:

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CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

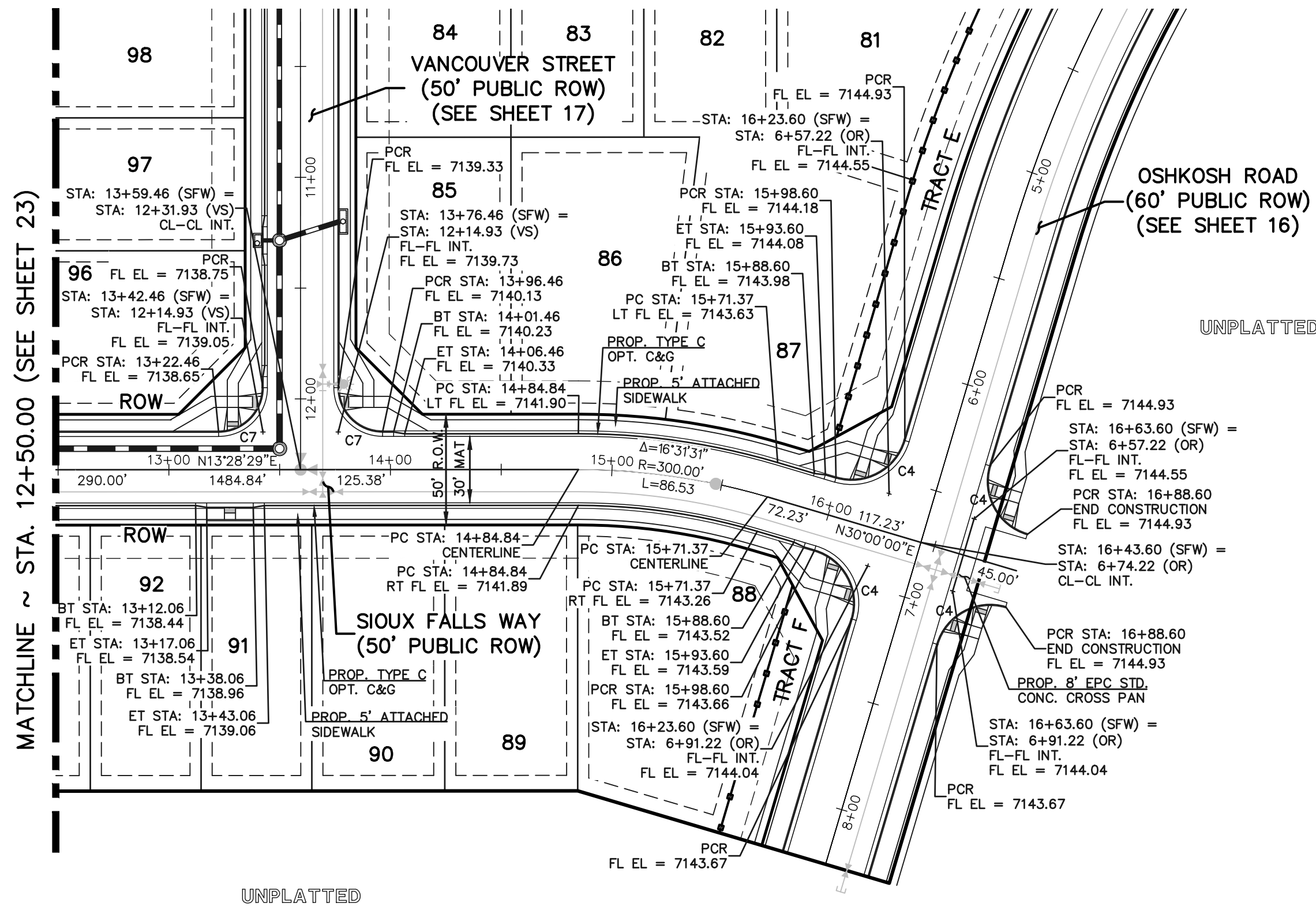
MARC A. WHORTON, COLORADO P.E. #37155 DATE

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

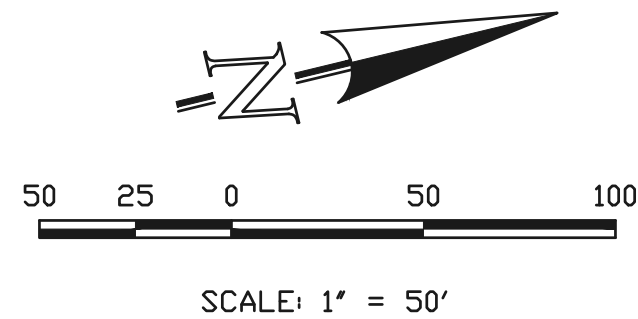
(719) 785-0790
(719) 785-0799 (Fax)

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	23 OF 46
CHECKED BY	(V) 1"= 5'	JOB NO.	1183.60	

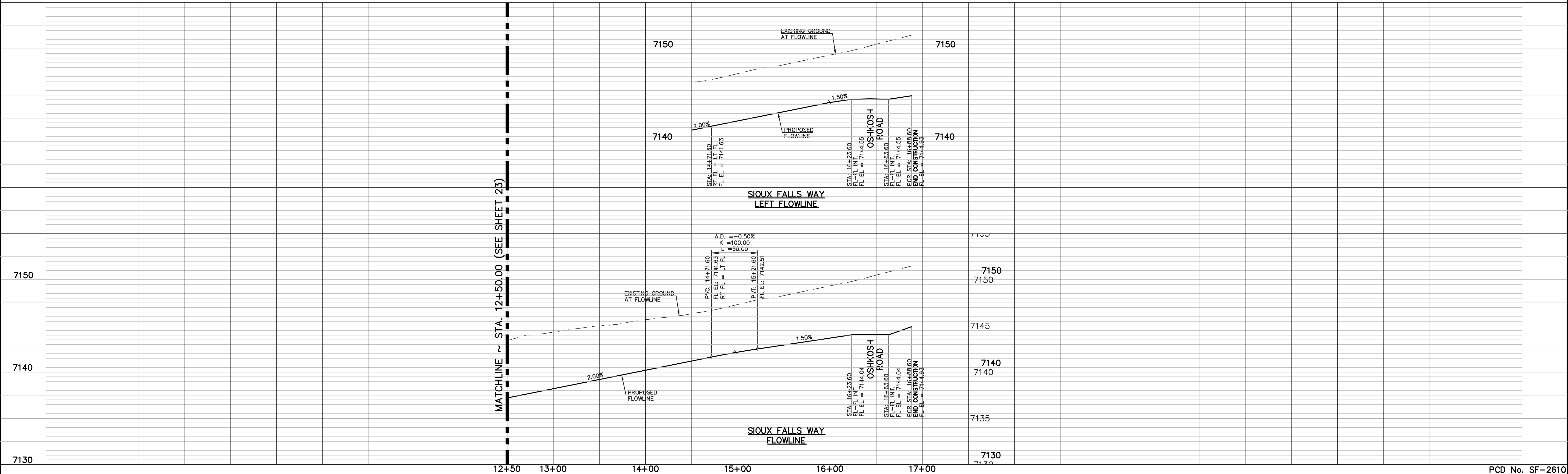


CONCRETE CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C4	39.27	25.00	90°00'00"
C7	31.42	20.00	90°00'00"



SIoux FALLS WAY (PUBLIC)
(50' R.O.W.)

DESIGN SPEED - 25 mph URBAN LOCAL



PCD No. SF-2610

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

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

DATE



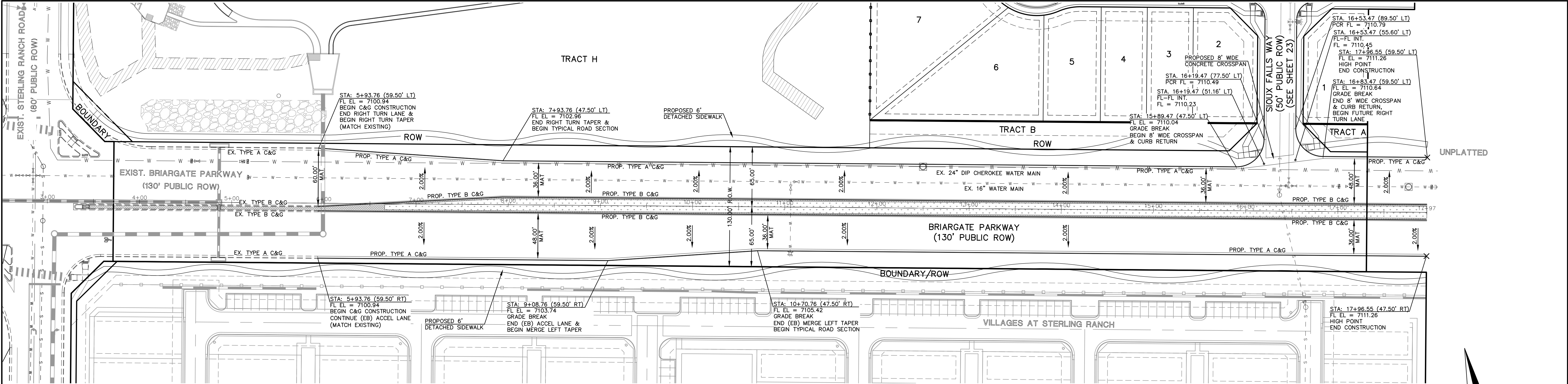
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

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(719) 785-0799 (Fax)

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

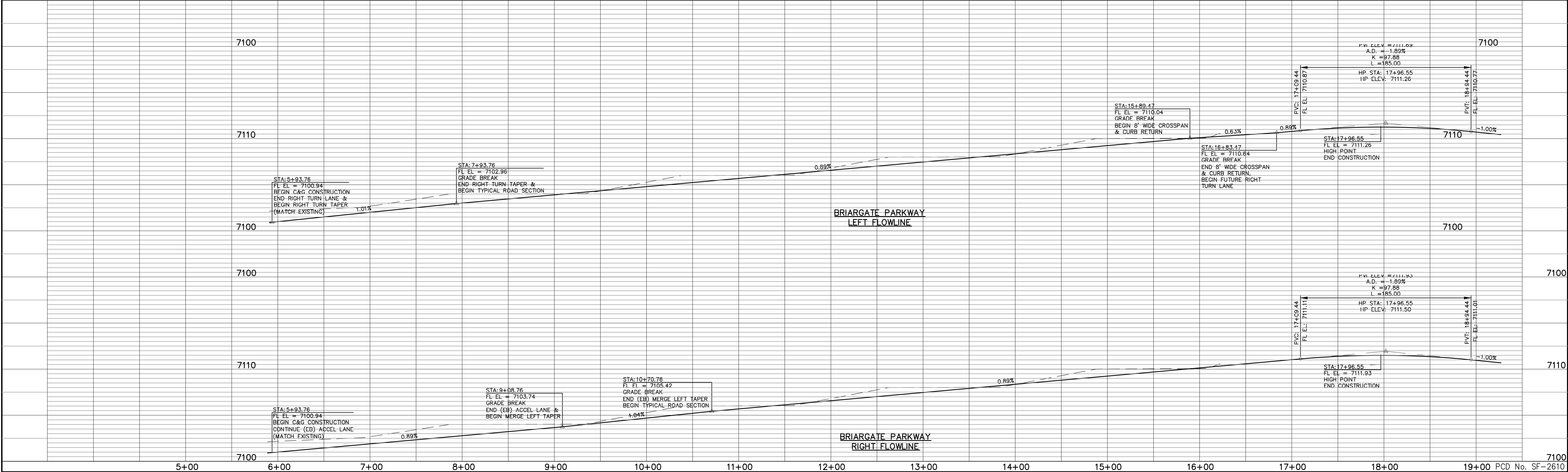
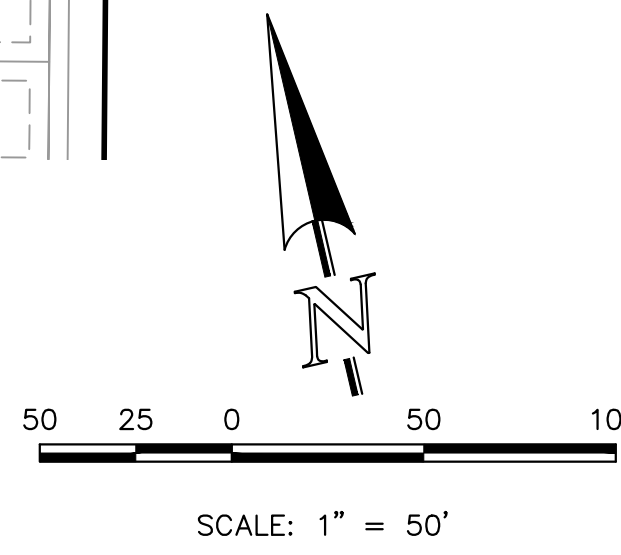
DESIGNED BY	PRA	SCALE	DATE	5-1-2025
DRAWN BY	ESO	(H) 1"= 50'	SHEET	24 OF 46
CHECKED BY		(V) 1"= 5'	JOB NO.	1183.60





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

DESIGN SPEED - 50 mph
URBAN PRINCIPAL 4 LANE ARTERIAL



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

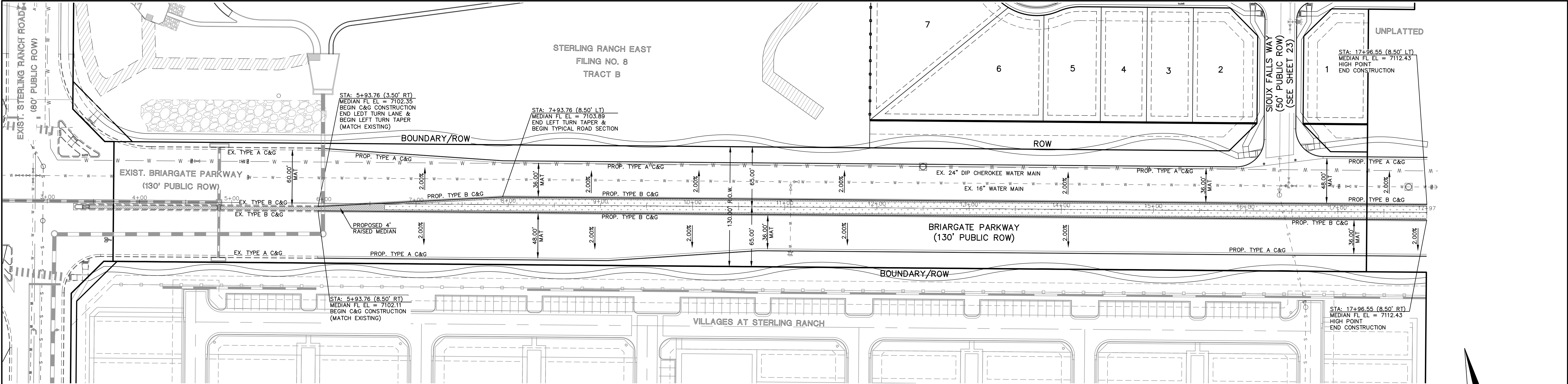
CLASSIC CONSULTING

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

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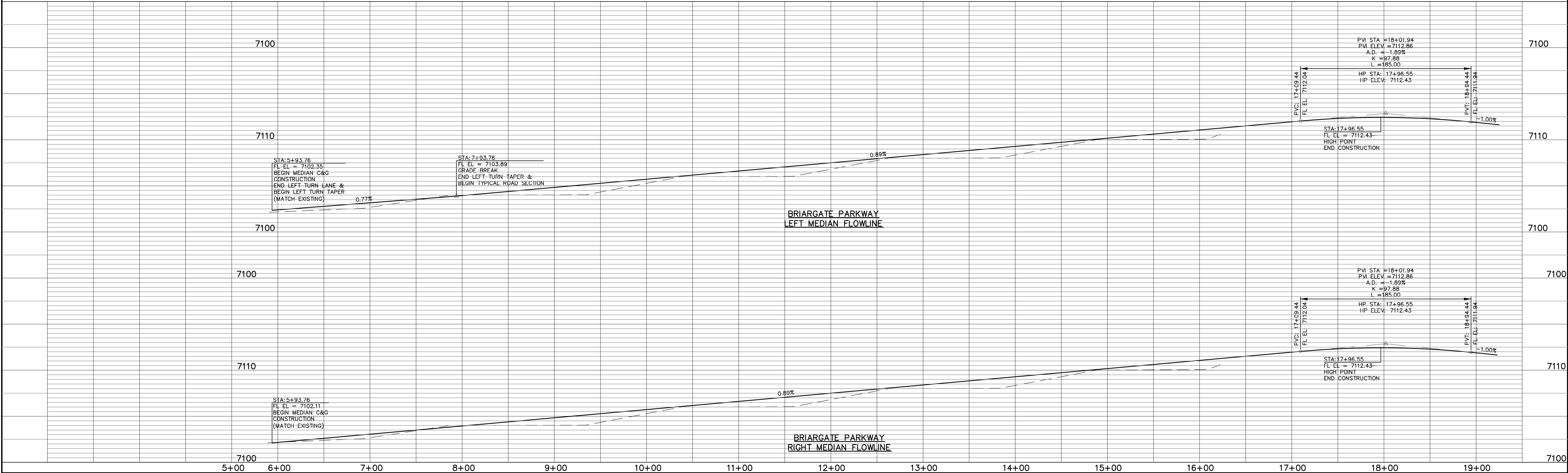
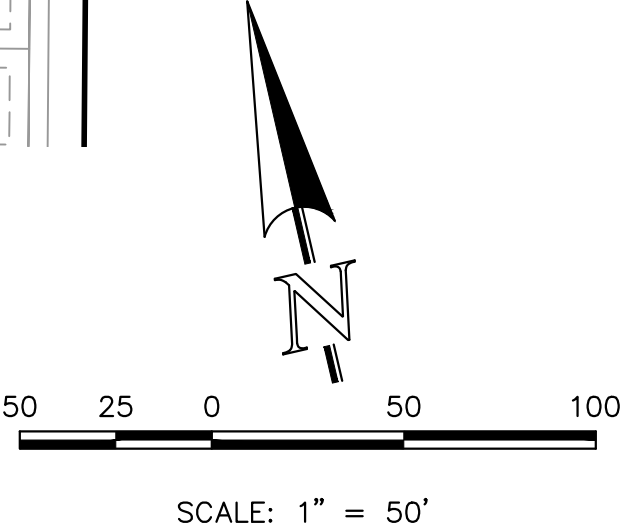
STERLING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
BRIARGATE PARKWAY PLAN AND PROFILE

DESIGNED BY	PRA	SCALE	DATE	04/21/25
DRAWN BY	PRA	(H) 1" = 50'	SHEET	25 OF 46
CHECKED BY		(V) 1" = 5'	JOB NO.	1183.60

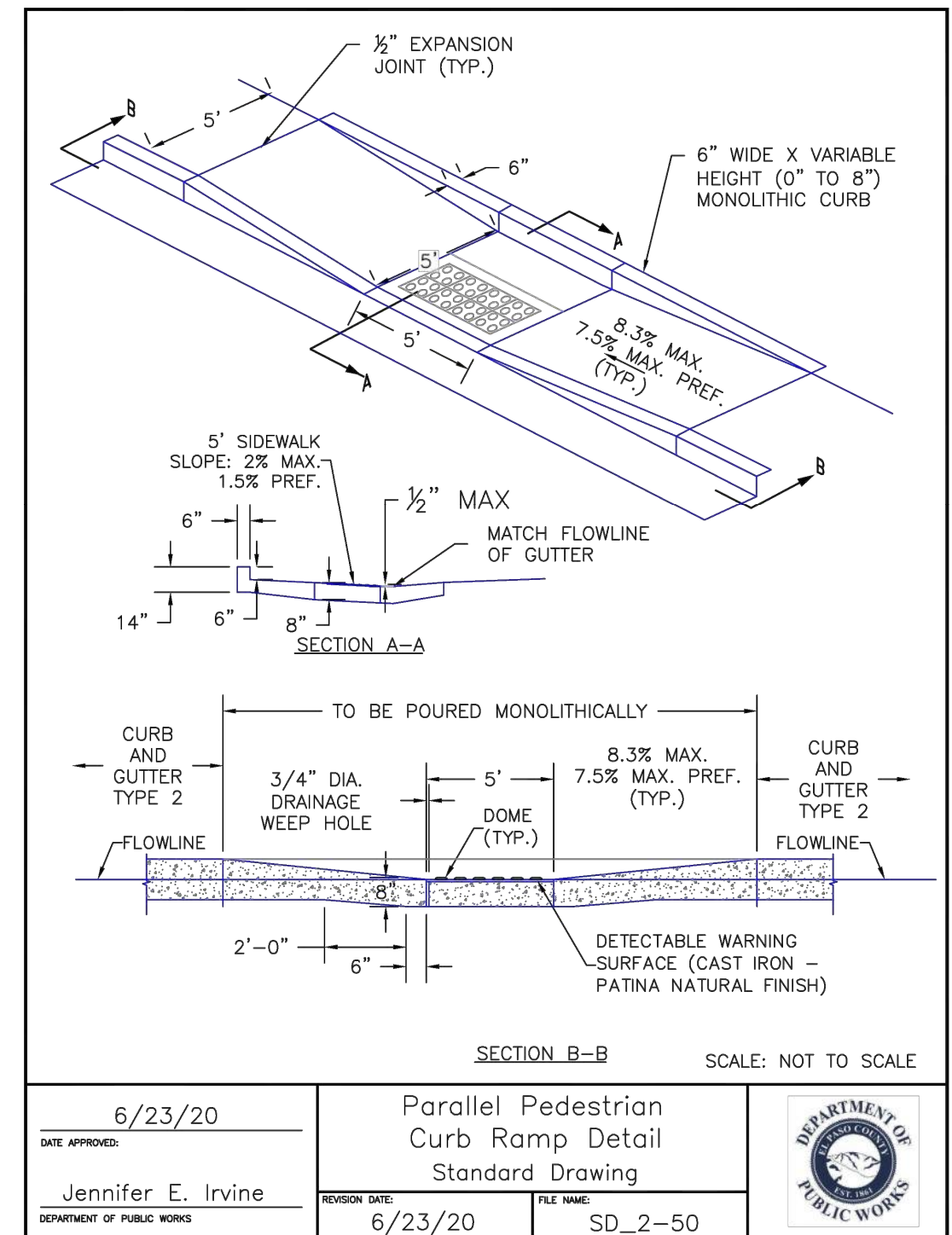
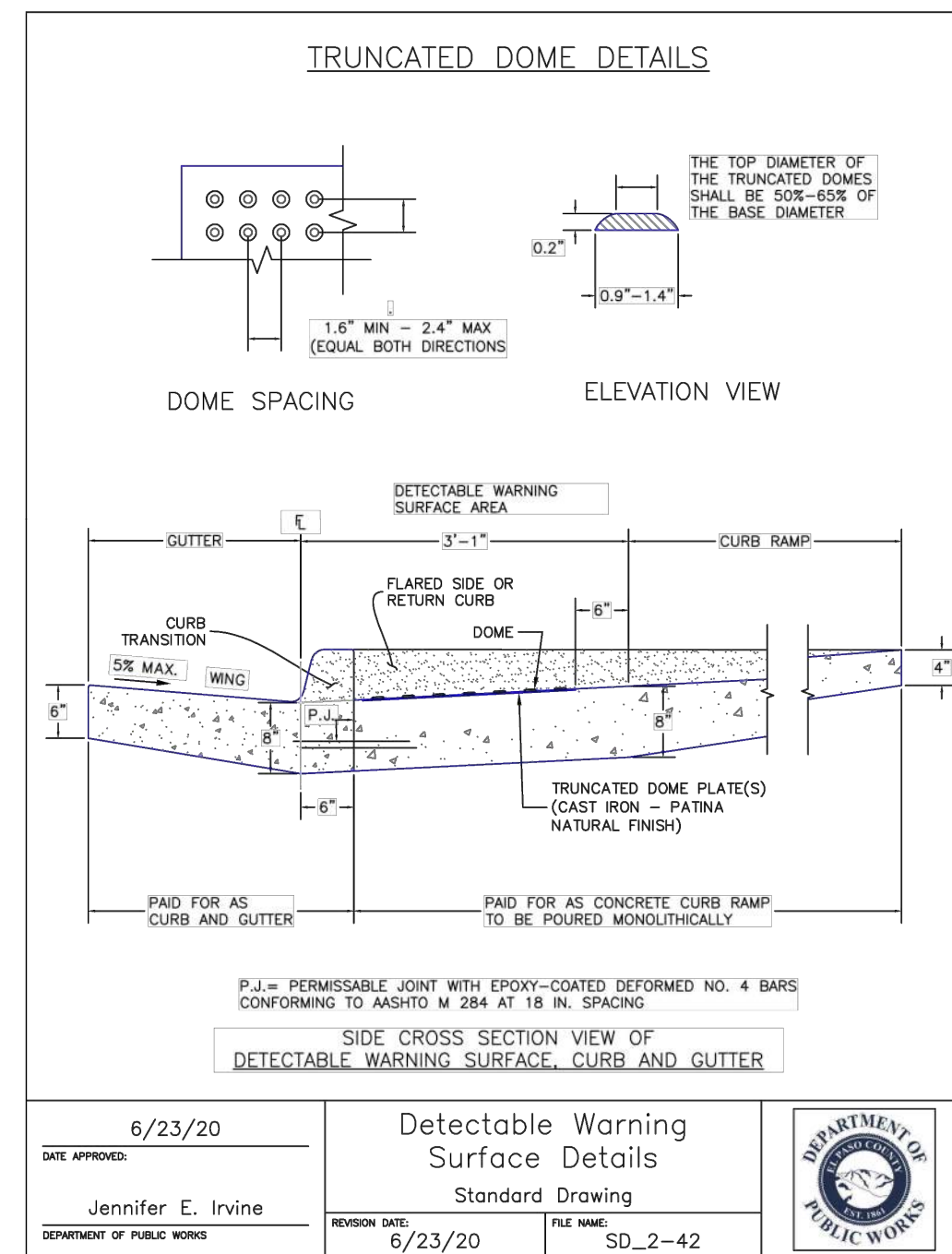
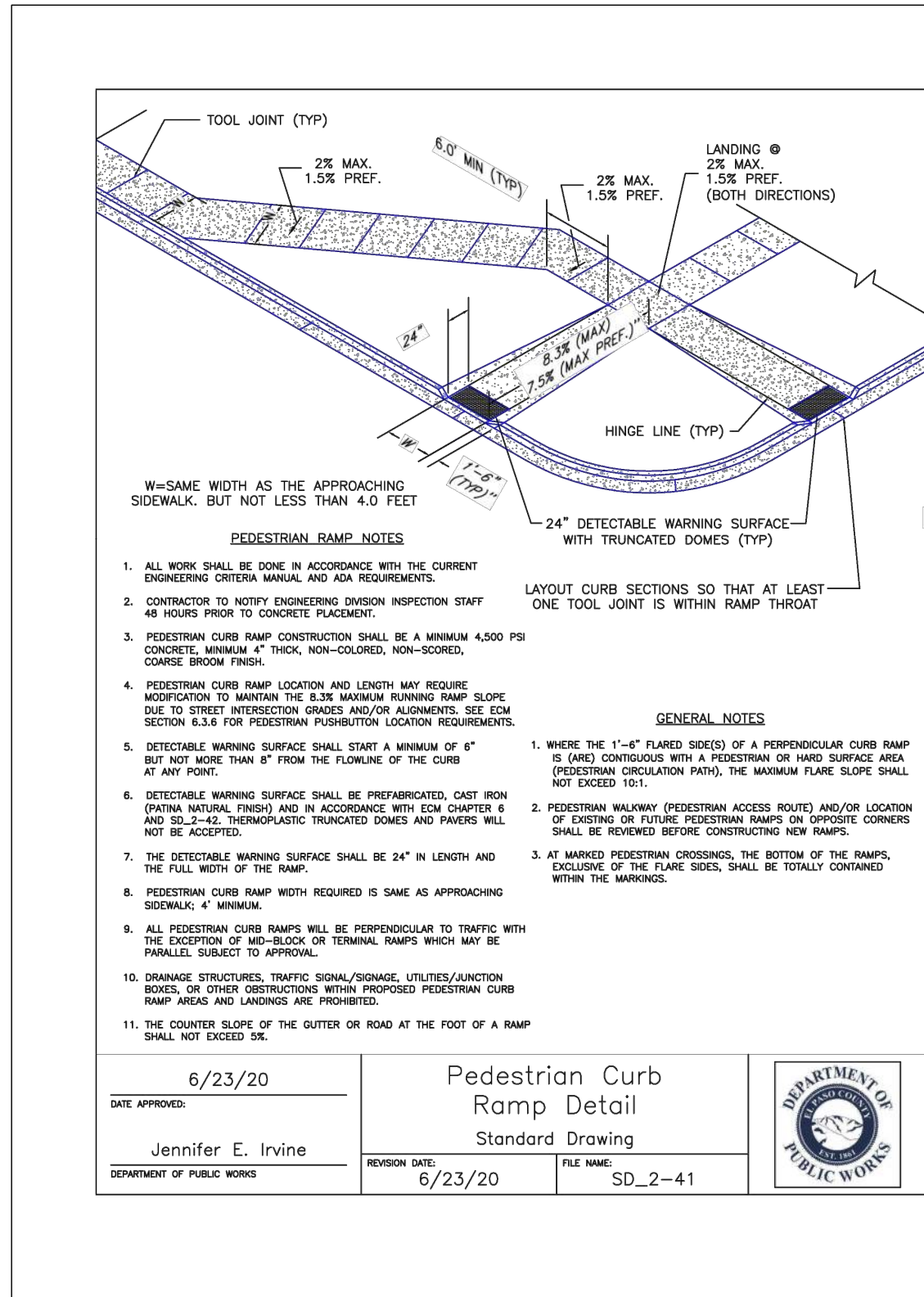
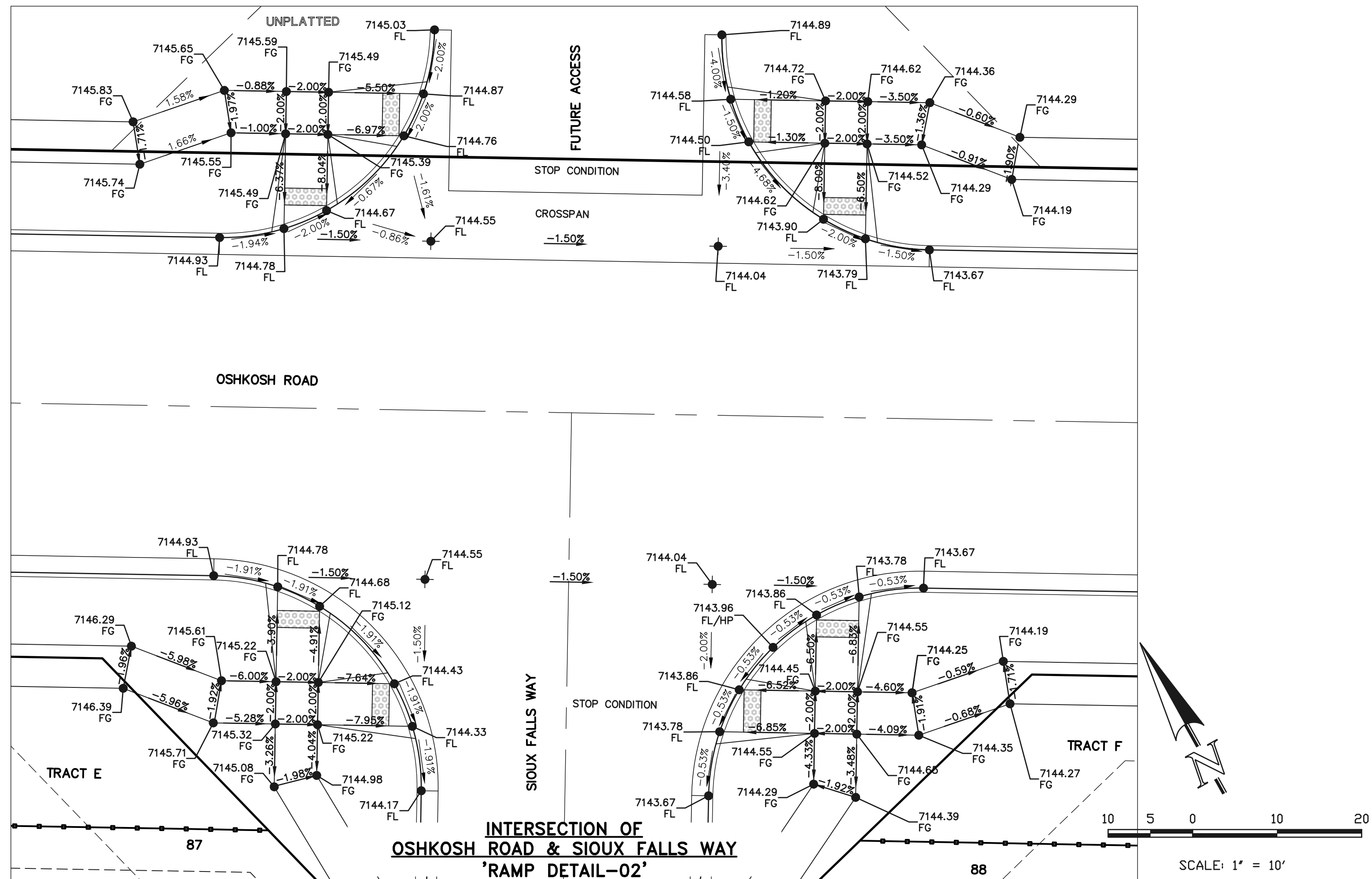
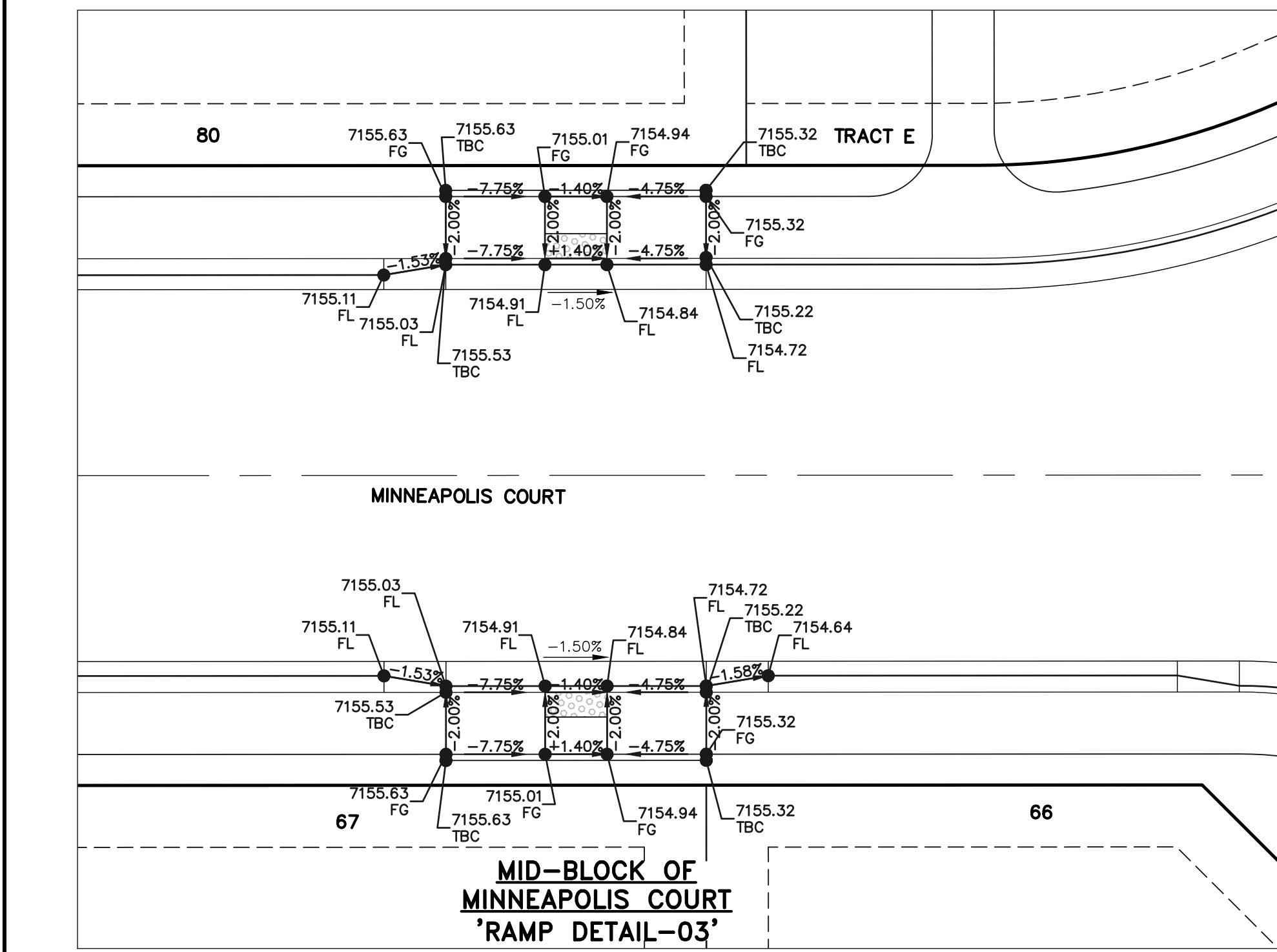
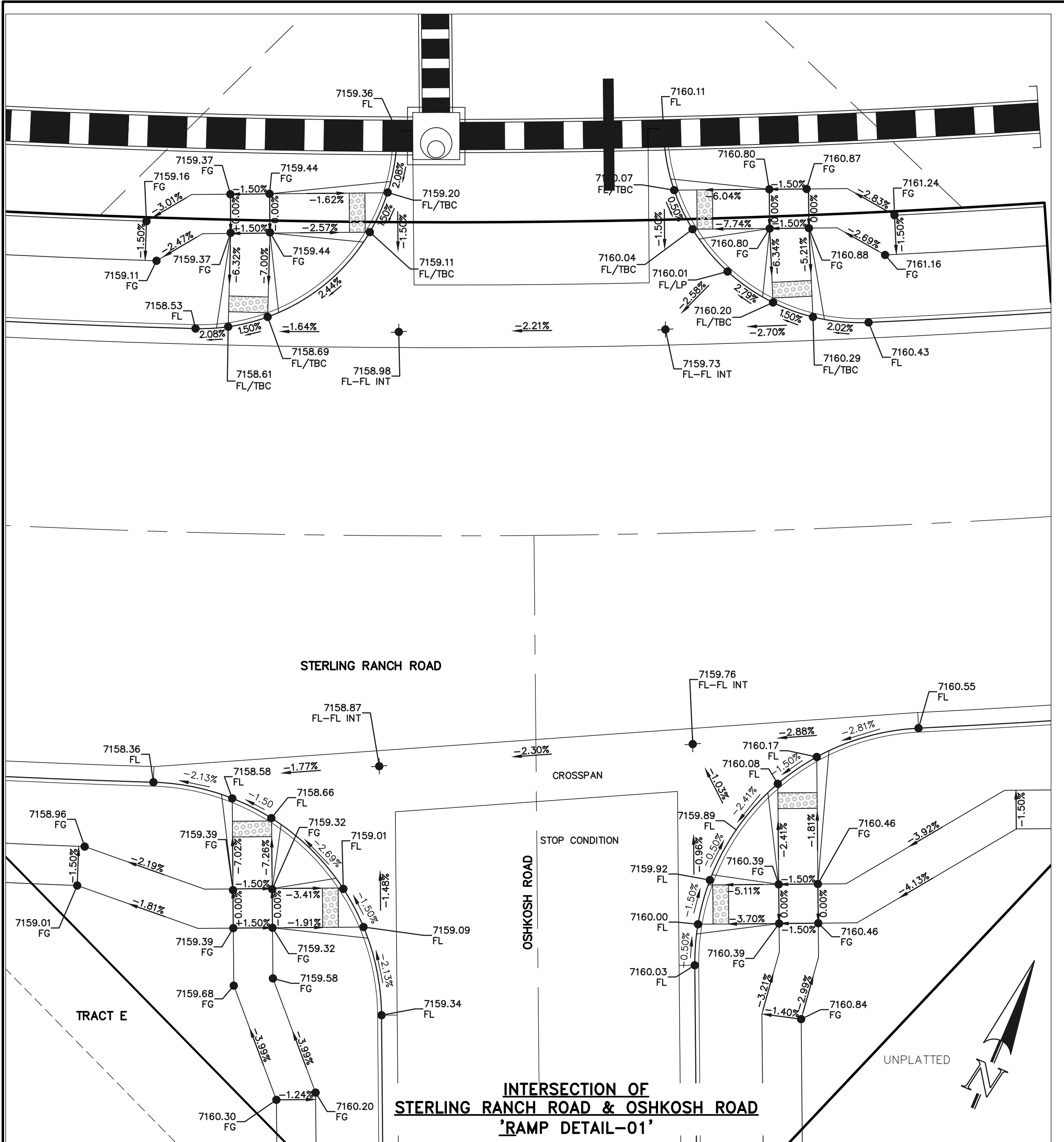


LANDSCAPE NOTES:
ALL LANDSCAPE MEDIAN TREATMENT INSTALLED WITHIN THE MEDIAN SHALL MEET HEIGHT REQUIREMENTS FOR SITE DISTANCE PER EL PASO COUNTY STDs.
ALL LANDSCAPE MEDIAN TREATMENT WITHIN THE MEDIAN SHALL BE INSTALLED BY DEVELOPER AND MAINTAINED BY THE METRO DISTRICT.
LICENSE AGREEMENT WITH EL PASO COUNTY REQUIRED FOR ALL LANDSCAPE TREATMENT WITHIN THE MEDIAN.

BRIARGATE PARKWAY (PUBLIC)
(130' R.O.W.)
DESIGN SPEED - 50 mph
4 LANE PRINCIPAL ARTERIAL



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.		<table><thead><tr><th>NO.</th><th>REVISION</th><th>DATE</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>		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	 STERLING RANCH EAST FILING NO. 6 CONSTRUCTION PLANS STREET IMPROVEMENT PLANS BRIARGATE PARKWAY MEDIAN PLAN AND PROFILE <table><tr><td>DESIGNED BY</td><td>PRA</td><td>SCALE</td><td>DATE</td><td>04/21/25</td></tr><tr><td>DRAWN BY</td><td>PRA</td><td>(H) 1"= 50'</td><td>SHEET</td><td>26 OF 46</td></tr><tr><td>CHECKED BY</td><td></td><td>(V) 1"= 5'</td><td>JOB NO.</td><td>1183.60</td></tr></table> 619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785-0790 (719)785-0799(Fax)	DESIGNED BY	PRA	SCALE	DATE	04/21/25	DRAWN BY	PRA	(H) 1"= 50'	SHEET	26 OF 46	CHECKED BY		(V) 1"= 5'	JOB NO.	1183.60
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MARC A. WHORTON, COLORADO P.E. #37155 DATE

CLASSIC CONSULTING

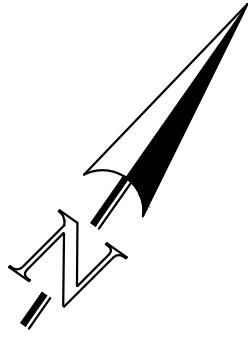
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

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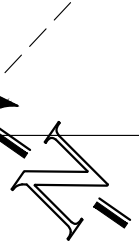
PCD No. SF-2610

STRELING RANCH EAST FILING NO. 6
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 46
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.60	



SCALE: 1" = 10'



SCALE: 1" = 10'



SCALE: 1" = 10'

CLASSICSM
CONSULTING

DESIGNED BY	PRA	SCALE	DATE	5-1-2025
DRAWN BY	ESO	(H) 1"= 10'	SHEET 28	OF 46
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.60

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

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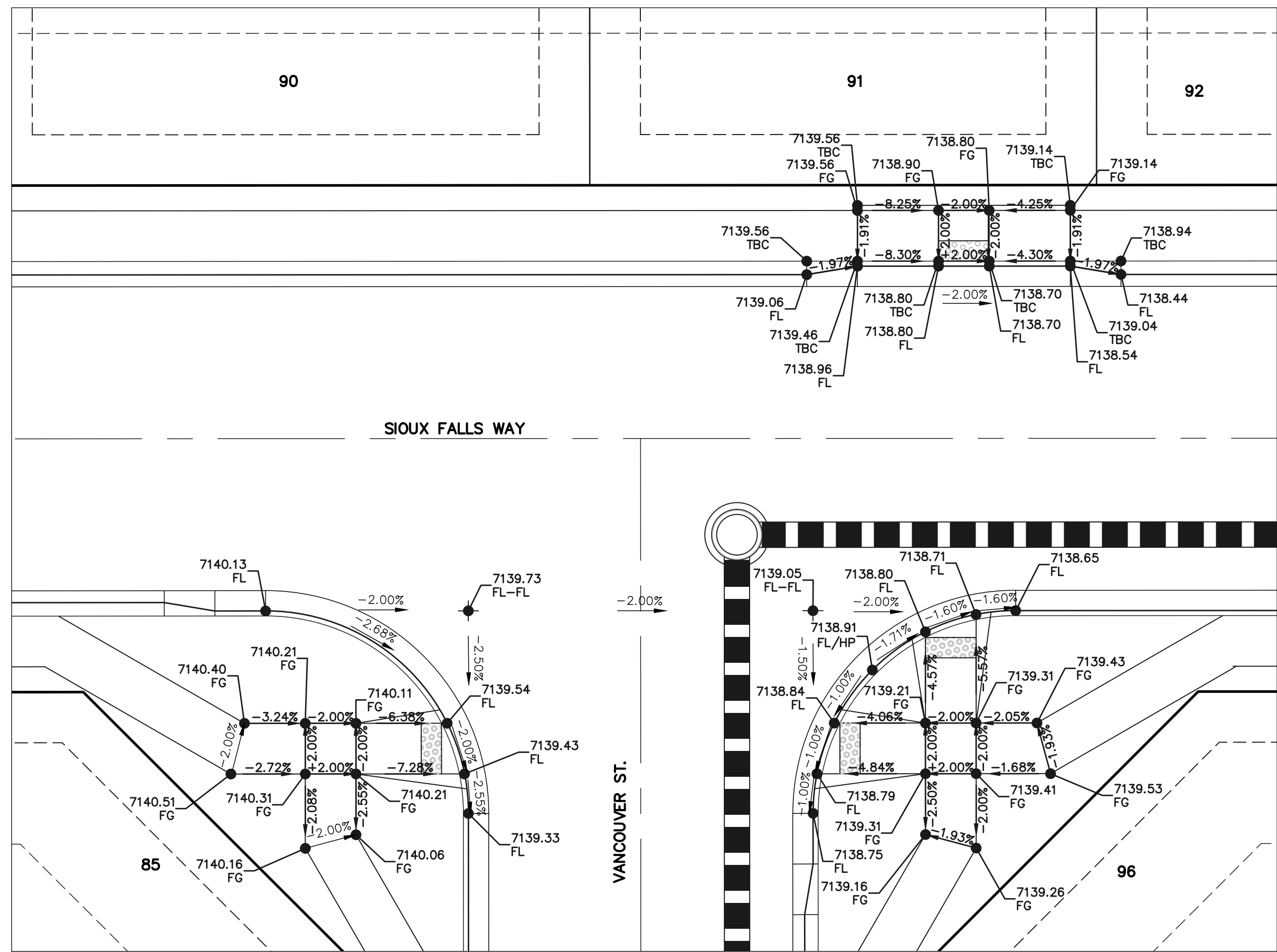
UTILITY NOTIFICATION CENTER OF COLORADO

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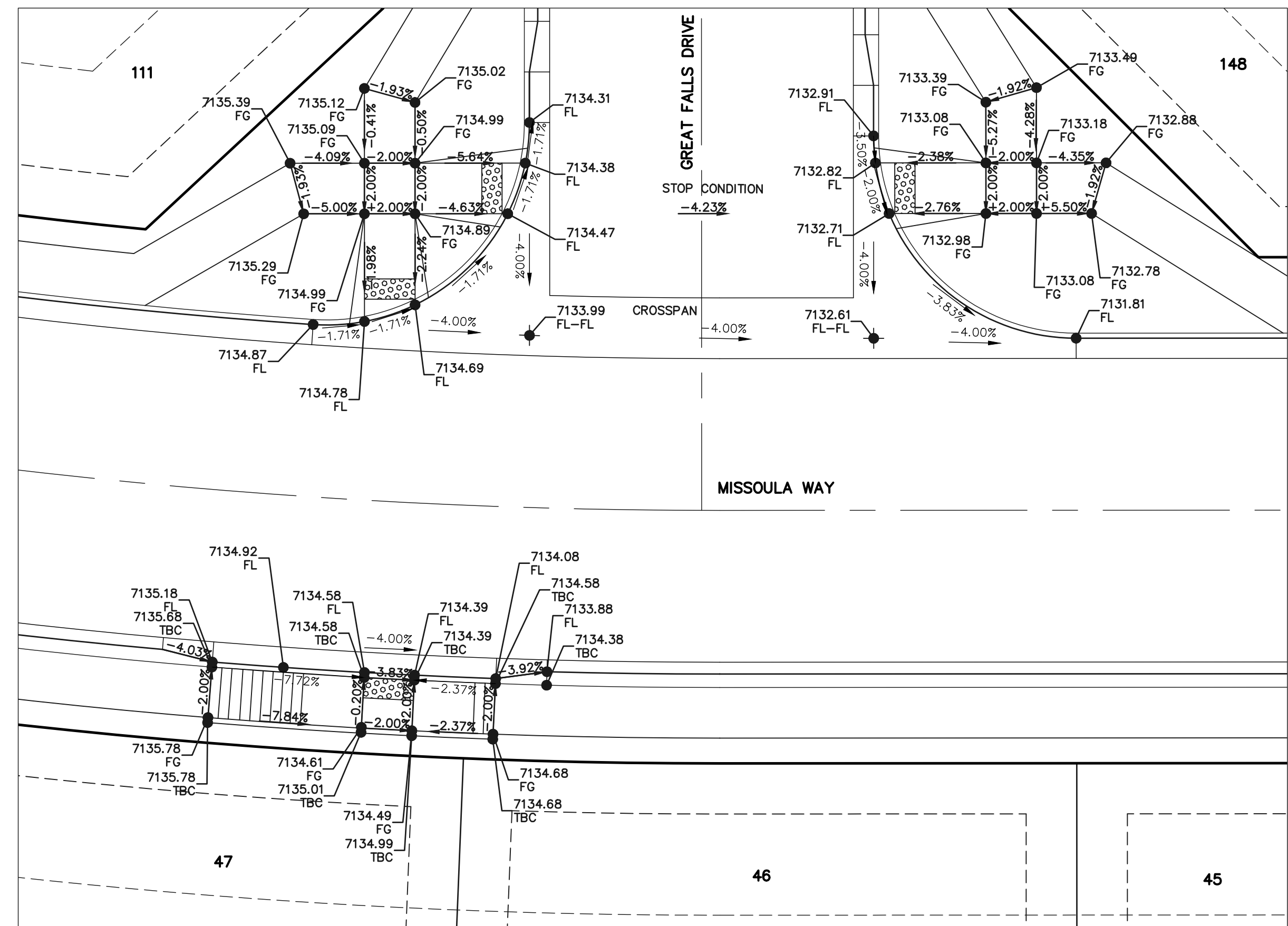
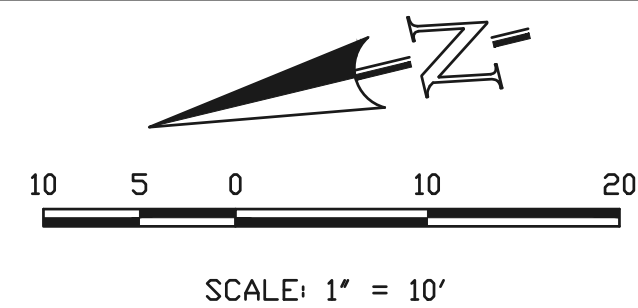
MARC A. WHORTON, COLORADO P.E. #37155

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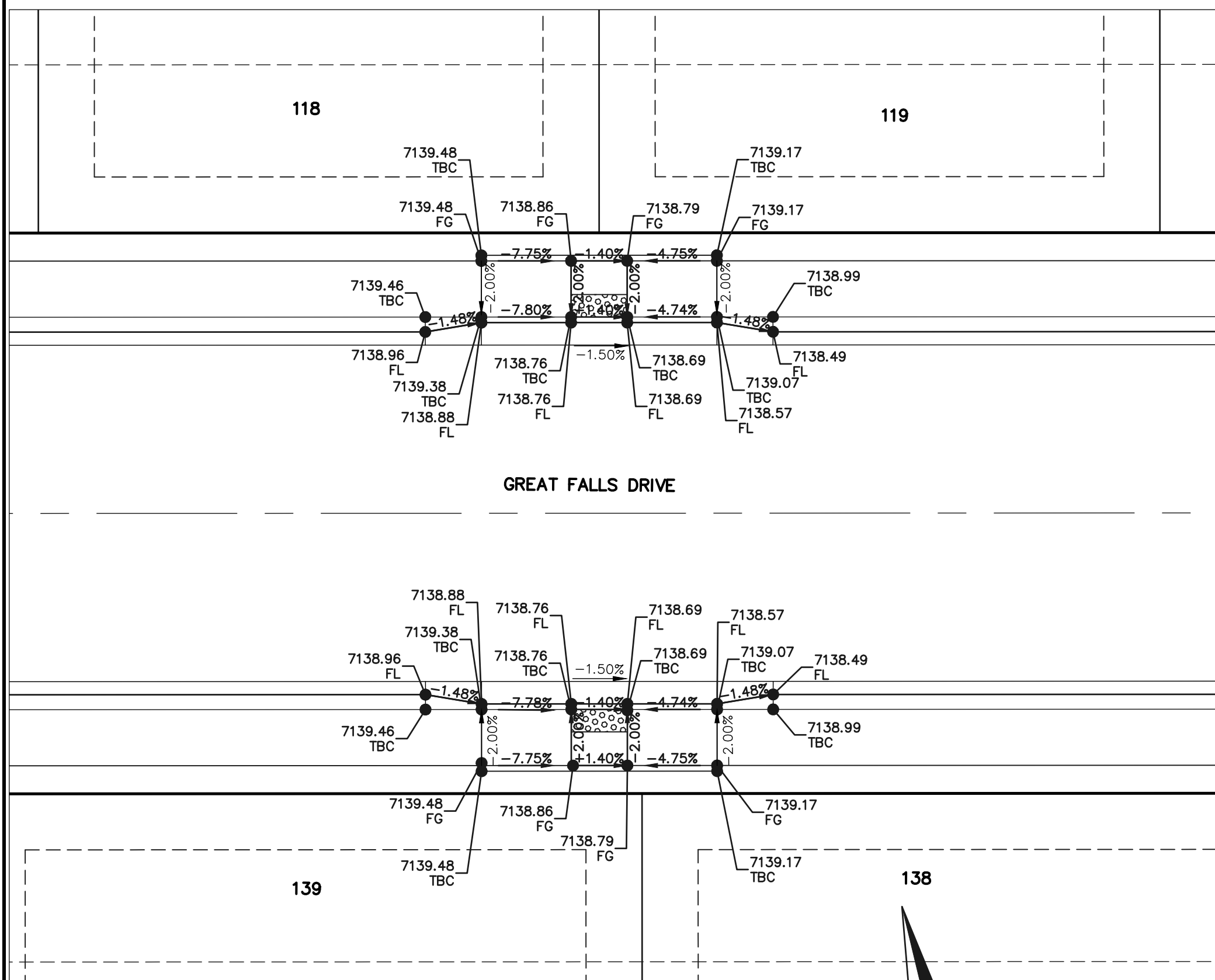
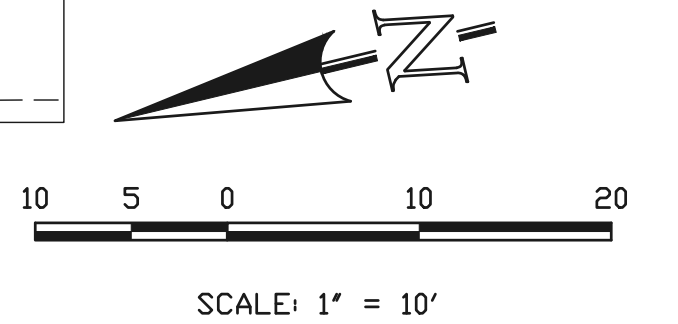
SCALE: 1" = 10'



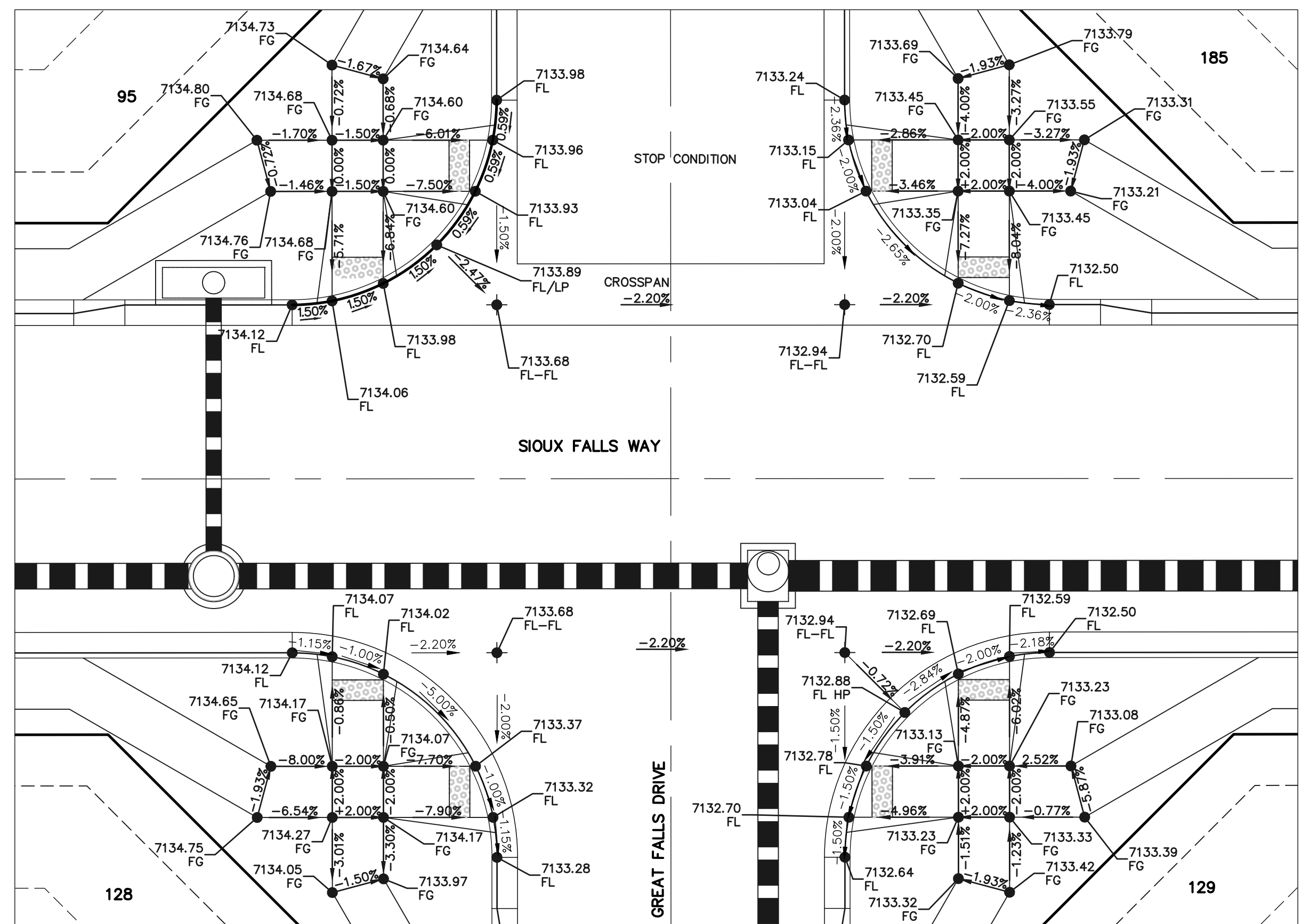
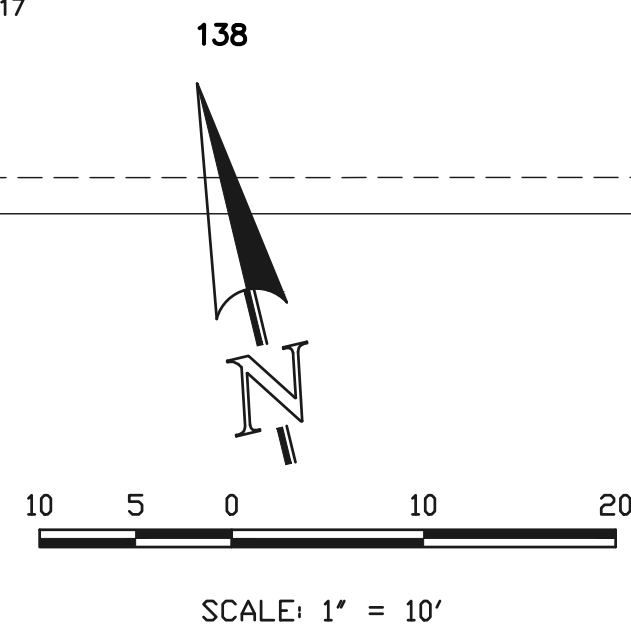
INTERSECTION OF
VANCOUVER STREET & SIOUX FALLS WAY
'RAMP DETAIL-08'



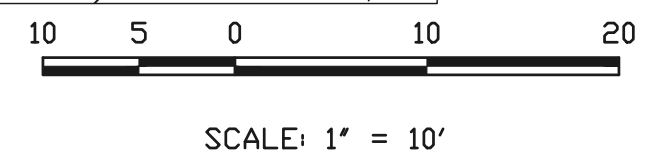
INTERSECTION OF
MISSOULA WAY & GREAT FALLS DRIVE
'RAMP DETAIL-09'



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



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



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Colorado Springs, Colorado 80903

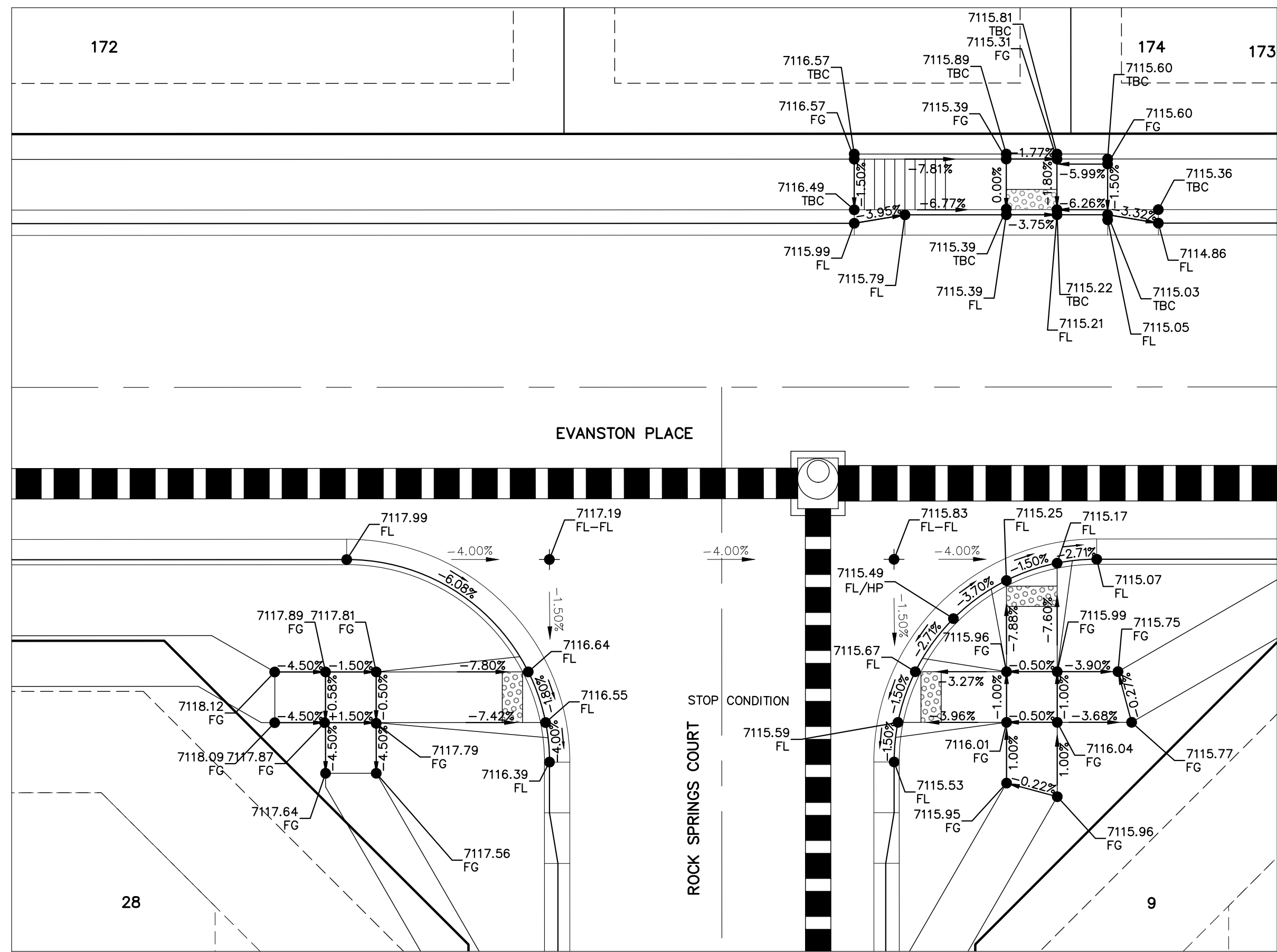
(719) 785-0790
(719) 785-0799 (Fax)

STRELING RANCH EAST FILING NO. 5
CONSTRUCTION PLANS

PEDESTRIAN RAMP DETAILS
RAMP DETAILS 08-11

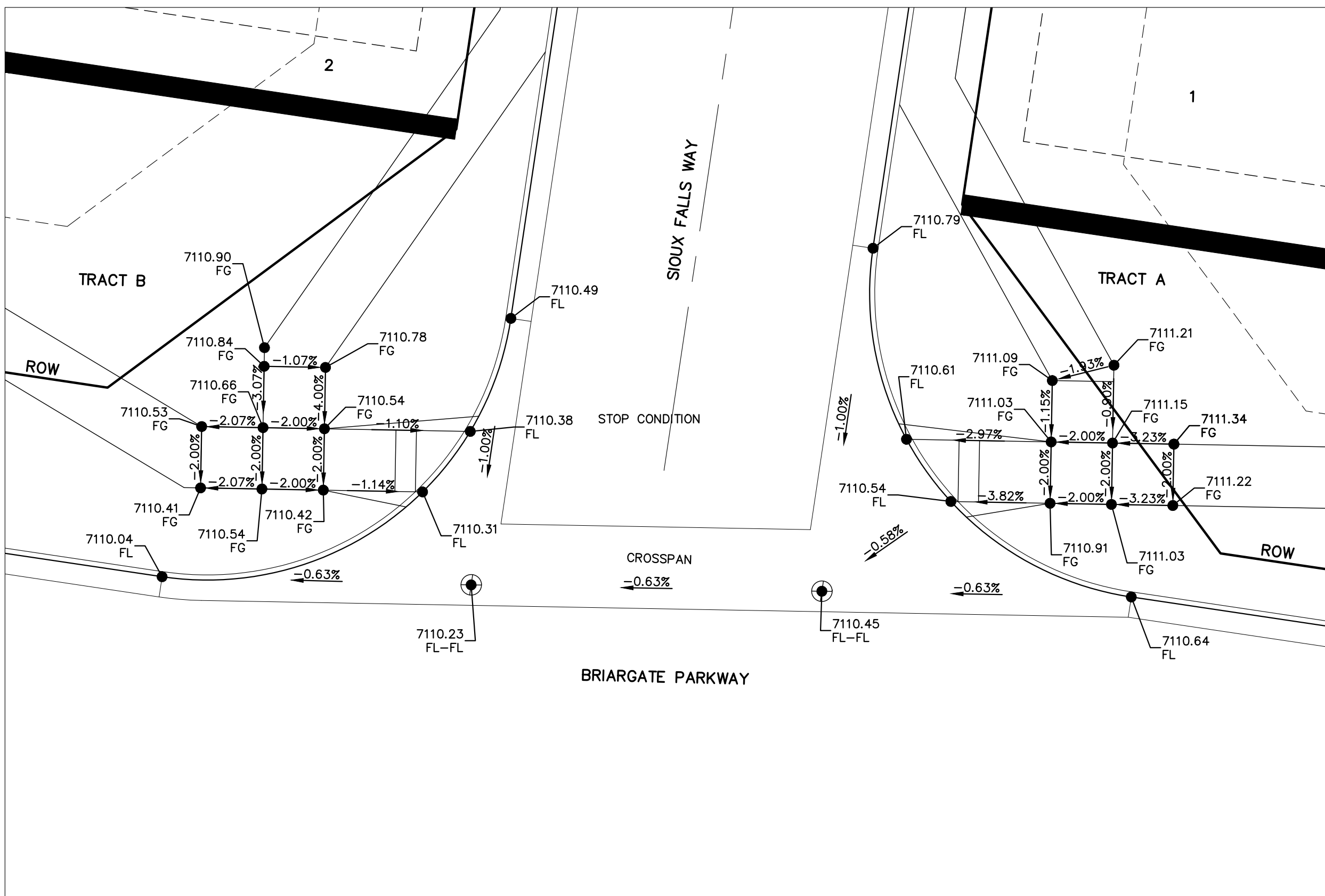
DESIGNED BY	PRA	SCALE	DATE	5-1-2025
DRAWN BY	ESO	(H) 1"= 10'	SHEET 29	OF 46
CHECKED BY	(V) 1"= N/A	JOB NO.	1183.60	

PCD No. SF-2610



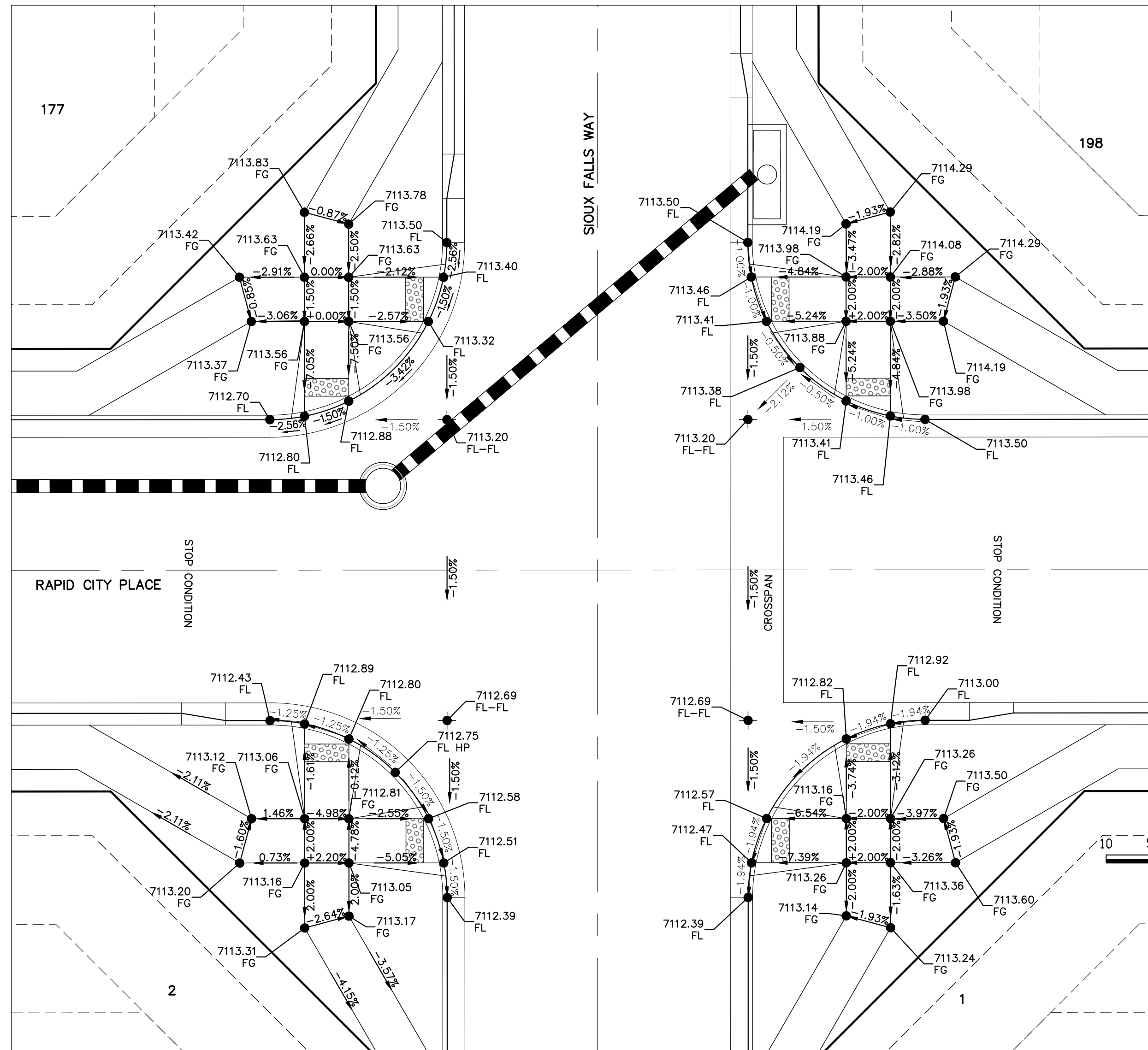
INTERSECTION OF
ROCK SPRINGS COURT & EVANSTON PLACE
'RAMP DETAIL-16'

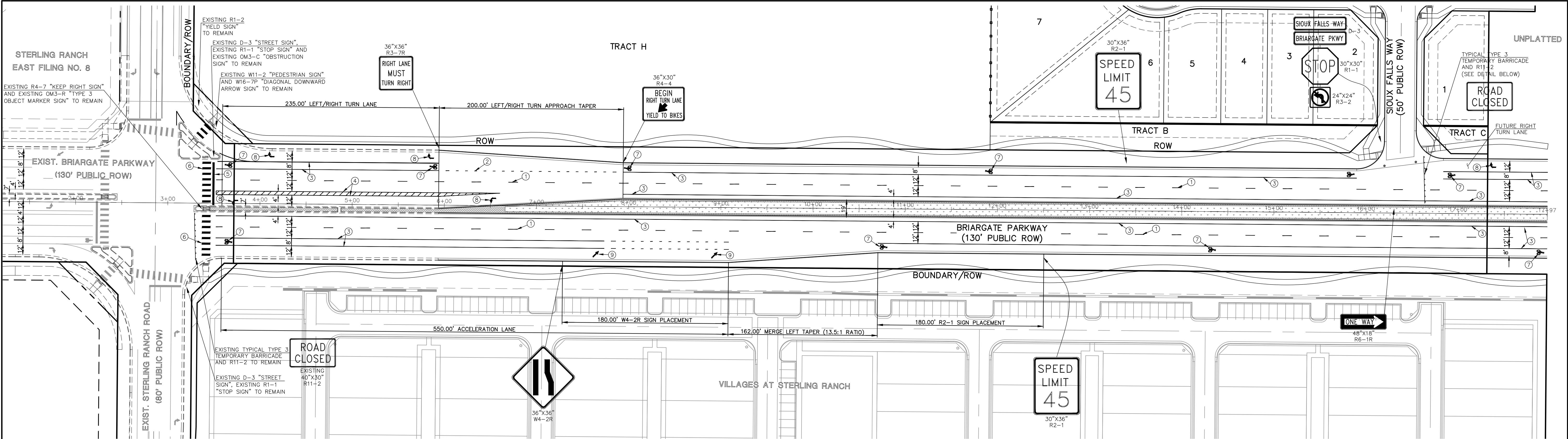
SCALE: 1" = 10'



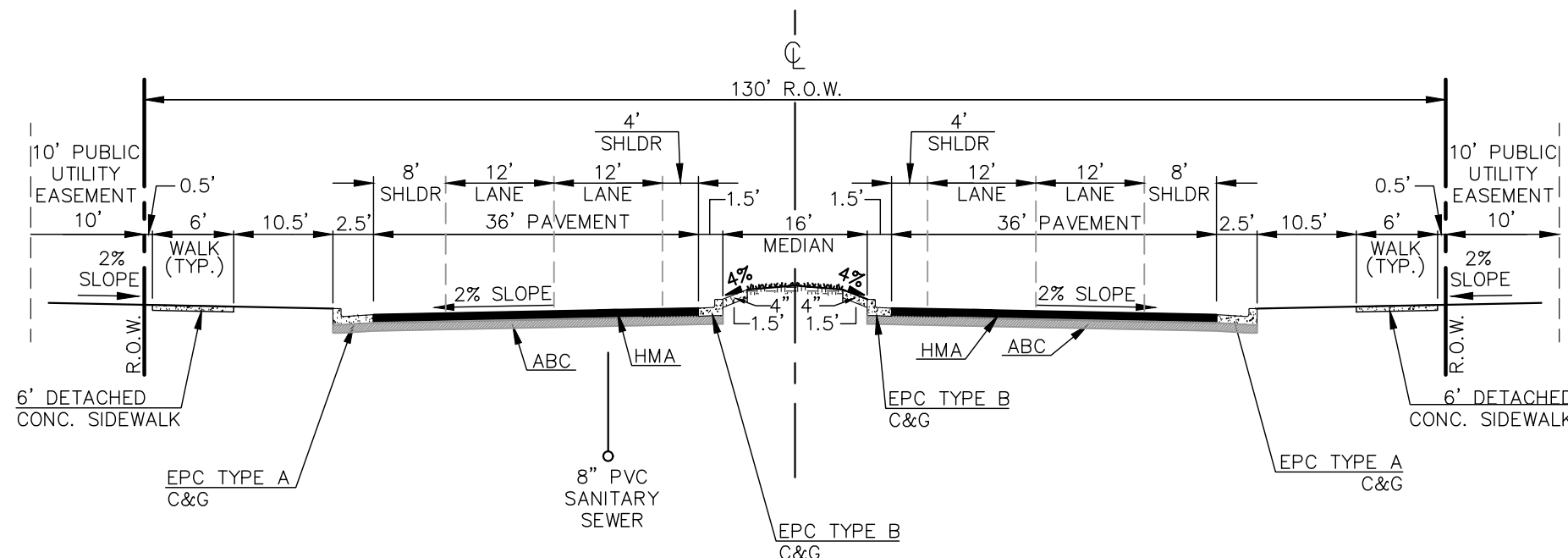
INTERSECTION OF
SIOUX FALLS WAY & FUTURE BRIARGATE PARKWAY
'RAMP DETAIL-18'

SCALE: 1" = 10'





BRIARGATE PARKWAY (PUBLIC)
(130' R.O.W.)
DESIGN SPEED - 50 mph
URBAN PRINCIPAL 4 LANE ARTERIAL

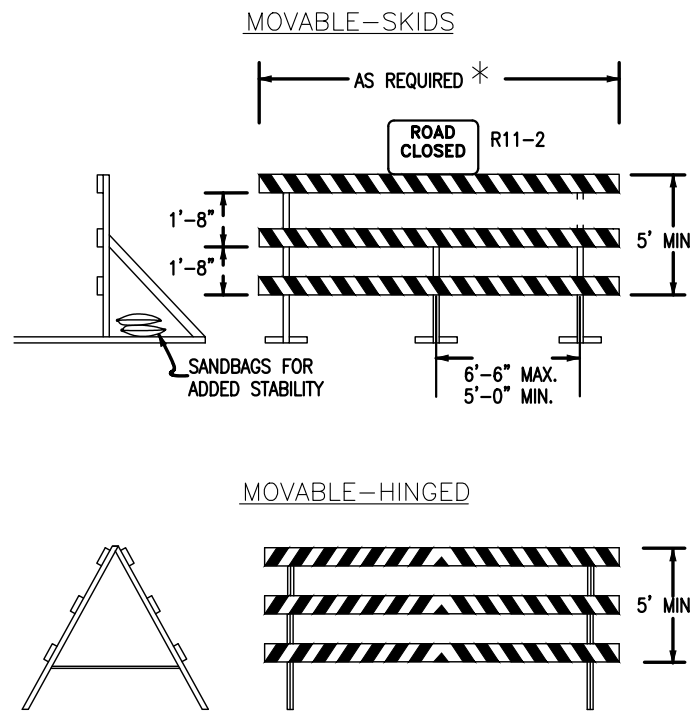


130' R.O.W. TYPICAL STREET/UTILITY SECTION (BRIARGATE PARKWAY)
URBAN PRINCIPAL 4-LANE ARTERIAL ROADWAY
DESIGN SPEED: 50 MPH
N.T.S.

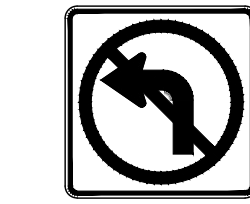
STATEMENTS:
EL PASO COUNTY RECOGNIZES THE DESIGN ENGINEER AS
HAVING RESPONSIBILITY FOR THE DESIGN; THE COUNTY HAS
LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.
RESUBMITTAL IS REQUIRED IF CONSTRUCTION HAS NOT
COMMENCED WITHIN 180 DAYS OF REVIEW DATE.

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



TYPICAL TYPE 3 BARRICADES



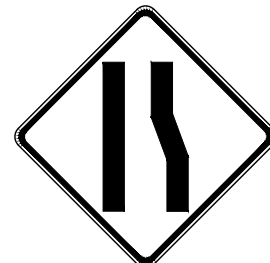
NO LEFT TURN (R3-2)



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



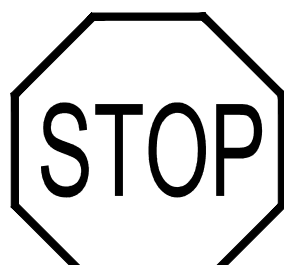
ONE WAY (R6-1R)
48"X18"



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.

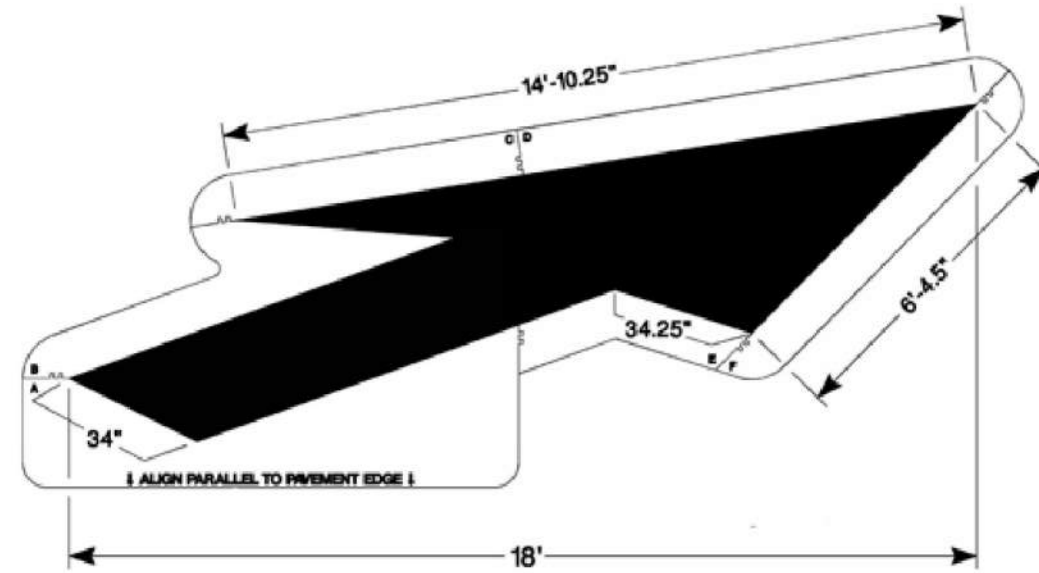
NOTE TO CONTRACTOR

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

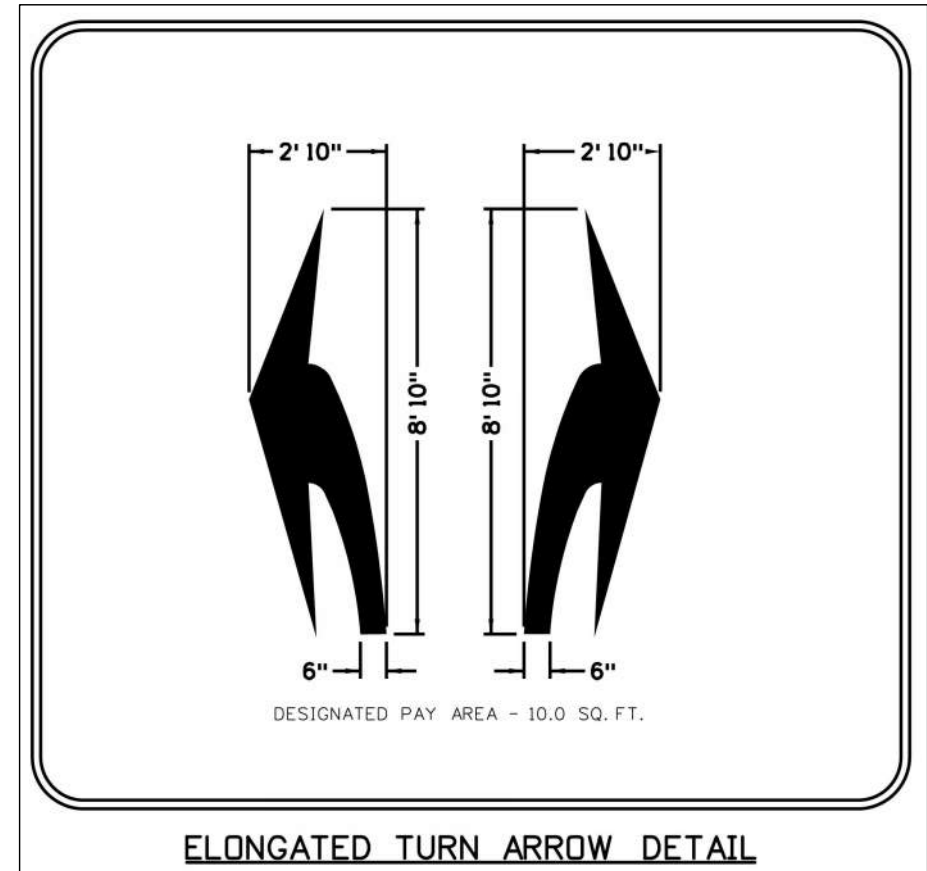
STOP BAR, CROSSWALK LINES, YIELD LINE TRIANGLE MARKINGS, LEFT/RIGHT TURN ARROWS, BIKE LANE SYMBOL, TURN & THROUGH LANE-USE ARROW AND YIELD WORD MARKING SHALL BE 90 MIL PREFORMED THERMOPLASTIC PAVEMENT MARKING TYPE B.

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

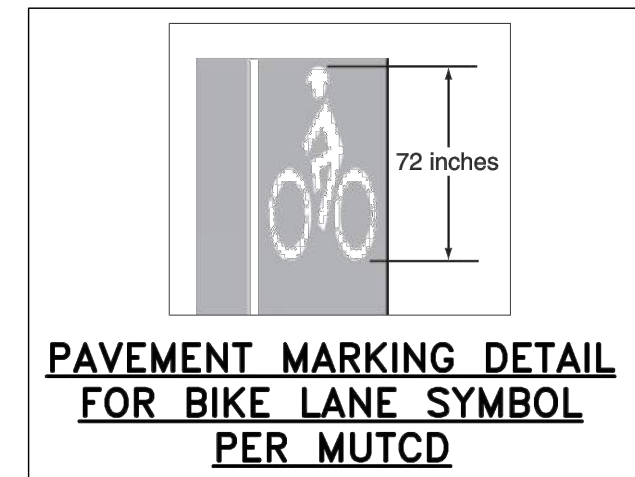
SIGN POLES SHALL BE PER CDOT STANDARDS S-614-8, S-614-2, AND S-614-3, LATEST REVISION.



LANE REDUCTION ARROW



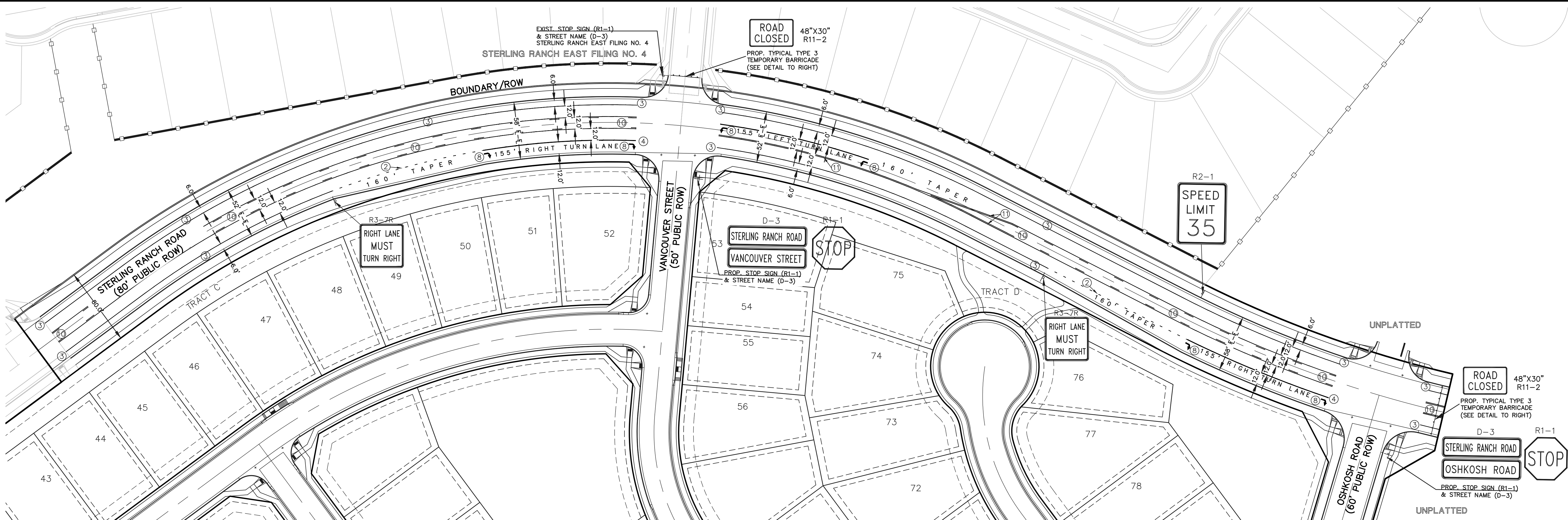
ELONGATED TURN ARROW DETAIL



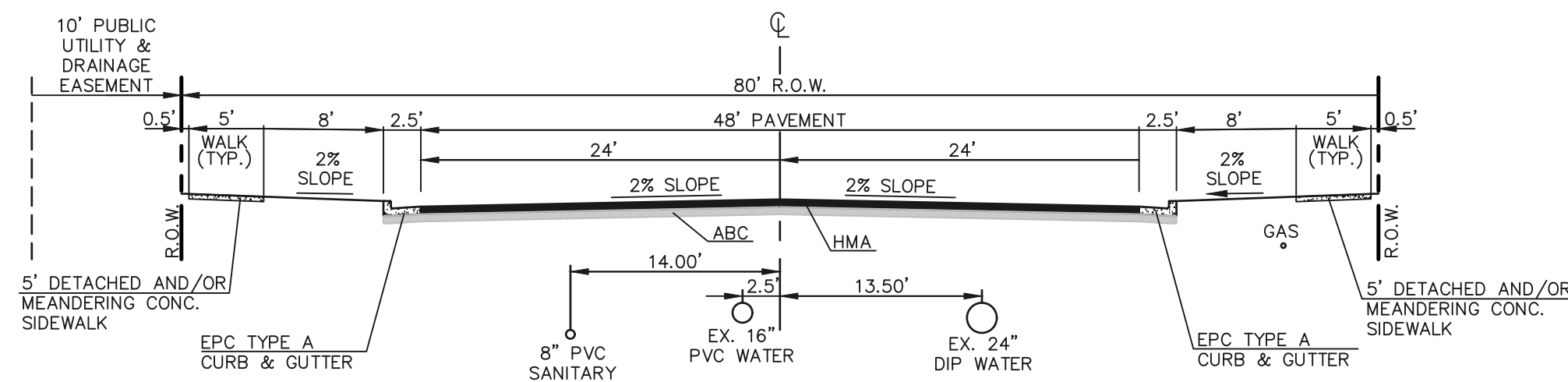
PAVEMENT MARKING DETAIL
FOR BIKE LANE SYMBOL
PER MUTCD

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 SHEET 32
8	TURN ARROW PAVEMENT MARKINGS	SEE TURN ARROW DETAIL TO RIGHT
9	LANE REDUCTION ARROW	SEE MERGE ARROW SHEET 32
10	CENTER LINES	DOUBLE DASH/SOLID YELLOW, 4" WIDE-SPACED 4" APART
11	LANE LINES	DOUBLE SOLID YELLOW, 4" WIDE-SPACED 4" APART

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.	NO. REVISION <table><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>																					DATE <table><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>																					REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC MARC A. WHORTON, COLORADO P.E. #37155 DATE	 619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719) 785-0790 (719) 785-0799 (Fax)	STERLING RANCH EAST FILING NO. 6 CONSTRUCTION PLANS BRIARGATE PARKWAY SIGNAGE & STRIPING <table><tr><td>DESIGNED BY</td><td>PRA</td><td>SCALE</td><td>DATE</td><td>04/21/25</td></tr><tr><td>DRAWN BY</td><td>PRA</td><td>(H) 1"= 50'</td><td>SHEET</td><td>32 OF 46</td></tr><tr><td>CHECKED BY</td><td>(V) 1"= N/A</td><td>JOB NO.</td><td colspan="2">1183.60</td></tr></table>	DESIGNED BY	PRA	SCALE	DATE	04/21/25	DRAWN BY	PRA	(H) 1"= 50'	SHEET	32 OF 46	CHECKED BY	(V) 1"= N/A	JOB NO.	1183.60	
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STERLING RANCH ROAD (PUBLIC)
(80' R.O.W.)
DESIGN SPEED - 40 mph
URBAN NON-RESIDENTIAL COLLECTOR

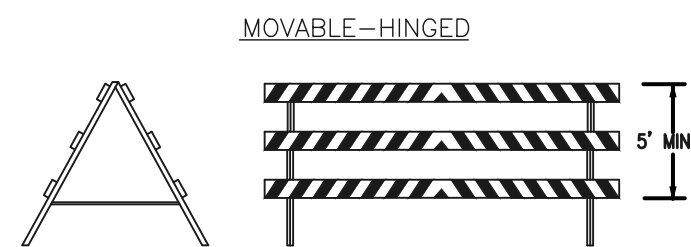
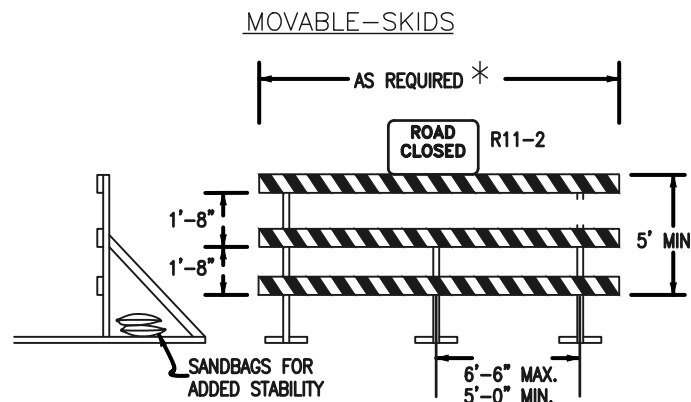


80' R.O.W. TYPICAL STREET/UTILITY SECTION - URBAN NON-RESIDENTIAL COLLECTOR
(40 MPH DESIGN SPEED) STERLING RANCH ROAD
SCALE 1" = 10'

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.

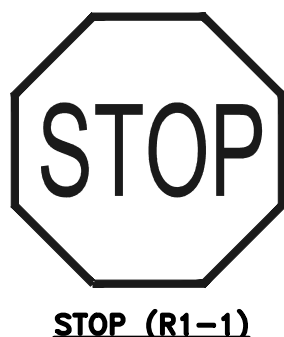
RAIL LENGTH TABLE *			
TYPE 3 BARRICADE		LENGTH	
FIXED	MOVABLE		
F - A	M - A	8' - 14'	
F - B	M - B	15' - 24'	
F - C	M - C	25' - 35'	
F - D	M - D	> 35'	

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



TYPICAL TYPE 3 BARRICADES

STREET NAME
STREET NAME (D-3)



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.

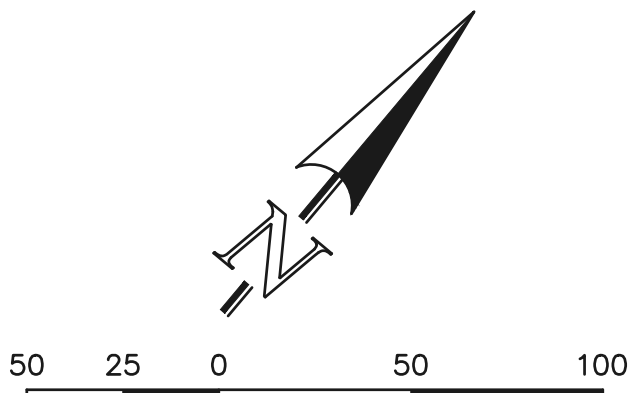
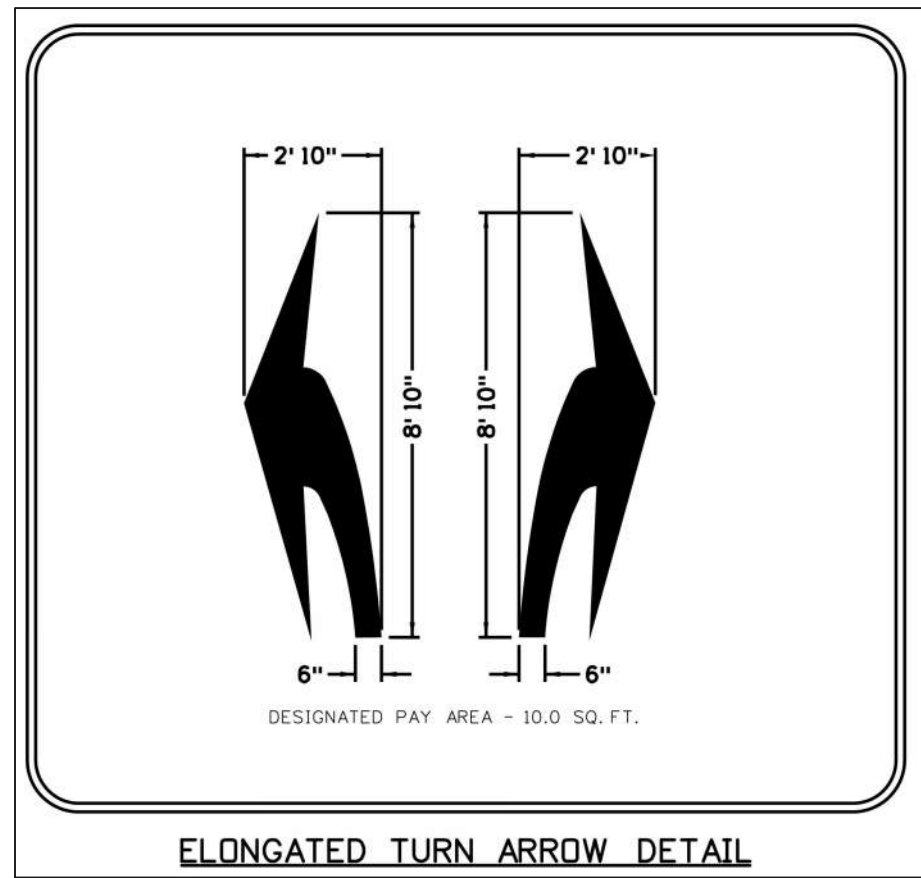
NOTE TO CONTRACTOR
ALL 4", 6" & 8" SOLID OR SKIP PAVEMENT MARKING SHALL BE EPOXY.

STOP BAR, CROSSWALK LINES, YIELD LINE TRIANGLE 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 SHEET 32
8	TURN ARROW PAVEMENT MARKINGS	SEE TURN ARROW DETAIL TO RIGHT
9	LANE REDUCTION ARROW	SEE MERGE ARROW SHEET 32
10	CENTER LINES	DOUBLE DASH/SOLID YELLOW, 4" WIDE-SPACED 4" APART
11	LANE LINES	DOUBLE SOLID YELLOW, 4" WIDE-SPACED 4" APART



SCALE: 1" = 50'
PCD No. SF-2610

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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

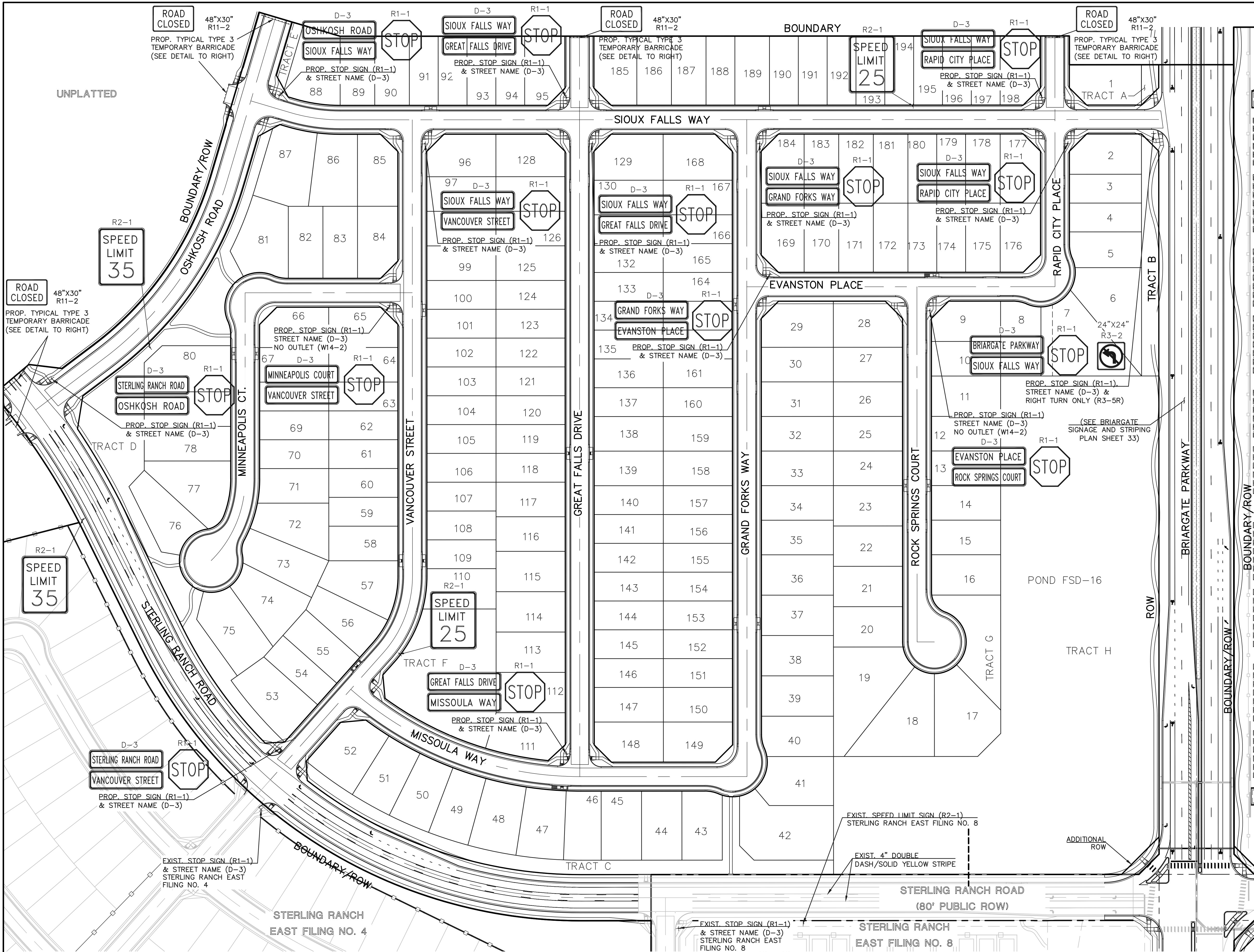


619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

STERLING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
STERLING RANCH ROAD SIGNAGE & STRIPING

DESIGNED BY	KES	SCALE	DATE	04/21/25
DRAWN BY	KES	(H) 1" = 50'	SHEET	32A OF 46
CHECKED BY		(V) 1" = N/A	JOB NO.	1183.60





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'

MOVABLE-SKIDS

AS REQUIRED *

ROAD CLOSED R11-2

DETOUR M-10(R)

5' MIN.

1'-8"

1'-8"

SANDBAGS FOR ADDED STABILITY

6'-6" MAX.
5'-0" MIN.

MOVABLE-HINGED

5' MIN.

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.

TYPICAL TYPE 3 BARRICADES

STOP (R1-1) (30X30)

STREET NAME (D-3)

STREET NAME (D-3)

NO OUTLET (W14-2)

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 25 (R2-1) 24"x30"

SPEED LIMIT 35 (R2-1) 24"x30"

NO LEFT TURN (R3-2)

SCALE: 1" = 80'

PCD No. SF-2610

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American Revolution LED Series 247L

PRODUCT OVERVIEW



Applications:

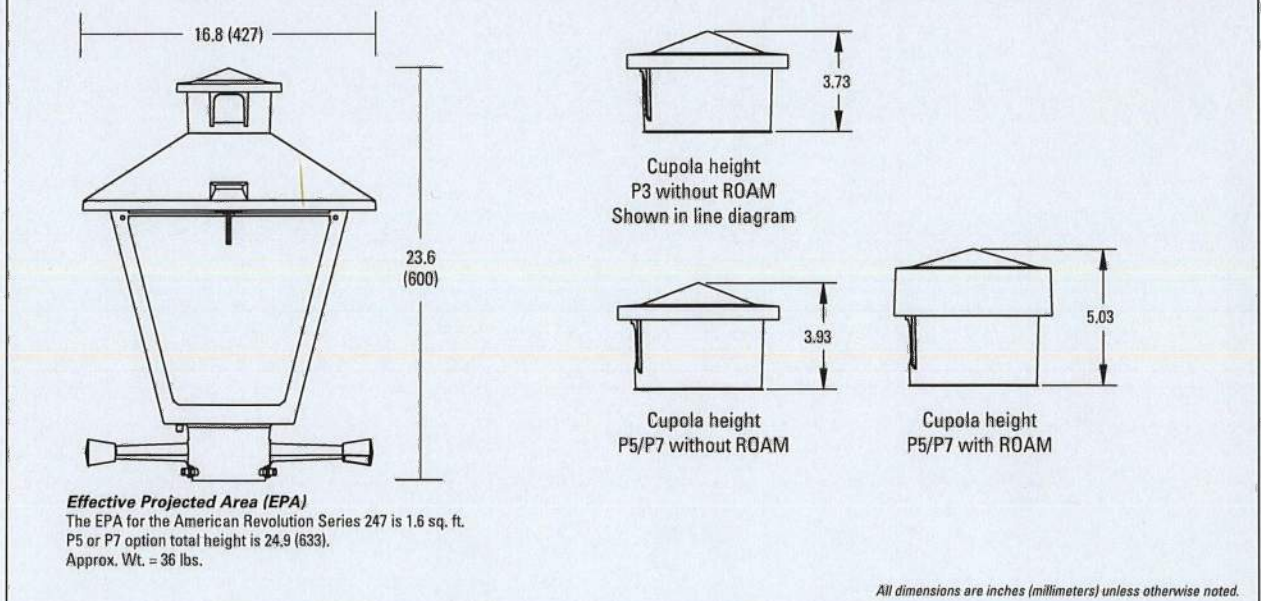
Streetscapes
Walkways
Pathways
Parks

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 C82.41 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 incandescent 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/DPL to confirm which versions are qualified.

MVEA Spec # 247L 10LEDE10 MVOLT 4K RS AY PCLL

DIMENSIONS



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

AEL American Electric Lighting

American Revolution LED Series 247L

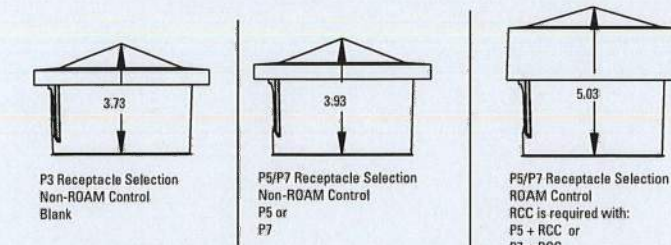
ORDERING INFORMATION

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 20LEDE70 20 Chips, 700 mA Driver, 45 input watts 10LEDE10 10 Chips, 1050 mA Driver, 28 input watts 10LEDE70 10 Chips, 700 mA Driver, 28 input watts 10LEDE35 10 Chips, 350 mA Driver, 13 input watts 10LEDE36 10 Chips, 350 mA Driver, 13 input watts	MVOLT Multi-volt; 120-277V 247 247V 480 480V	3K 3000K 4K 4000K 5K 5000K

Distribution	Options	Options	Options
R2 Type II R3 Type III R5 Type V	AY Acrylic PY Polycarbonate	Paint (blank) NL Gray GB Dark Bronze WH White BZ Bronze	Miscellaneous SS Stainless steel hardware NL NEMA Label XL Not CSA Listed TL Tool-less Entry LDR Ladder Rest SH Shorting Cap SHX Not CSA Listed Shorting Cap HSB House Side Shield Black HSW House Side Shield White GR Enhanced Corrosion Resistant Finish RCC ROAM Dimming Node Cupola Cover
	Photocontrol (blank) NR 1 3 pin NEMA Photocontrol PS 1 5 pin NEMA Photocontrol P7 1 7 pin NEMA Photocontrol PCLL 15 Solid State Long Life Photocontrol PCSS 15 Not CSA Listed Solid State Long Life Photocontrol (120-277V)		Accessories RMC57 ROAM Dimming Node Cupola Cover

Cupola size based on type of control and receptacle

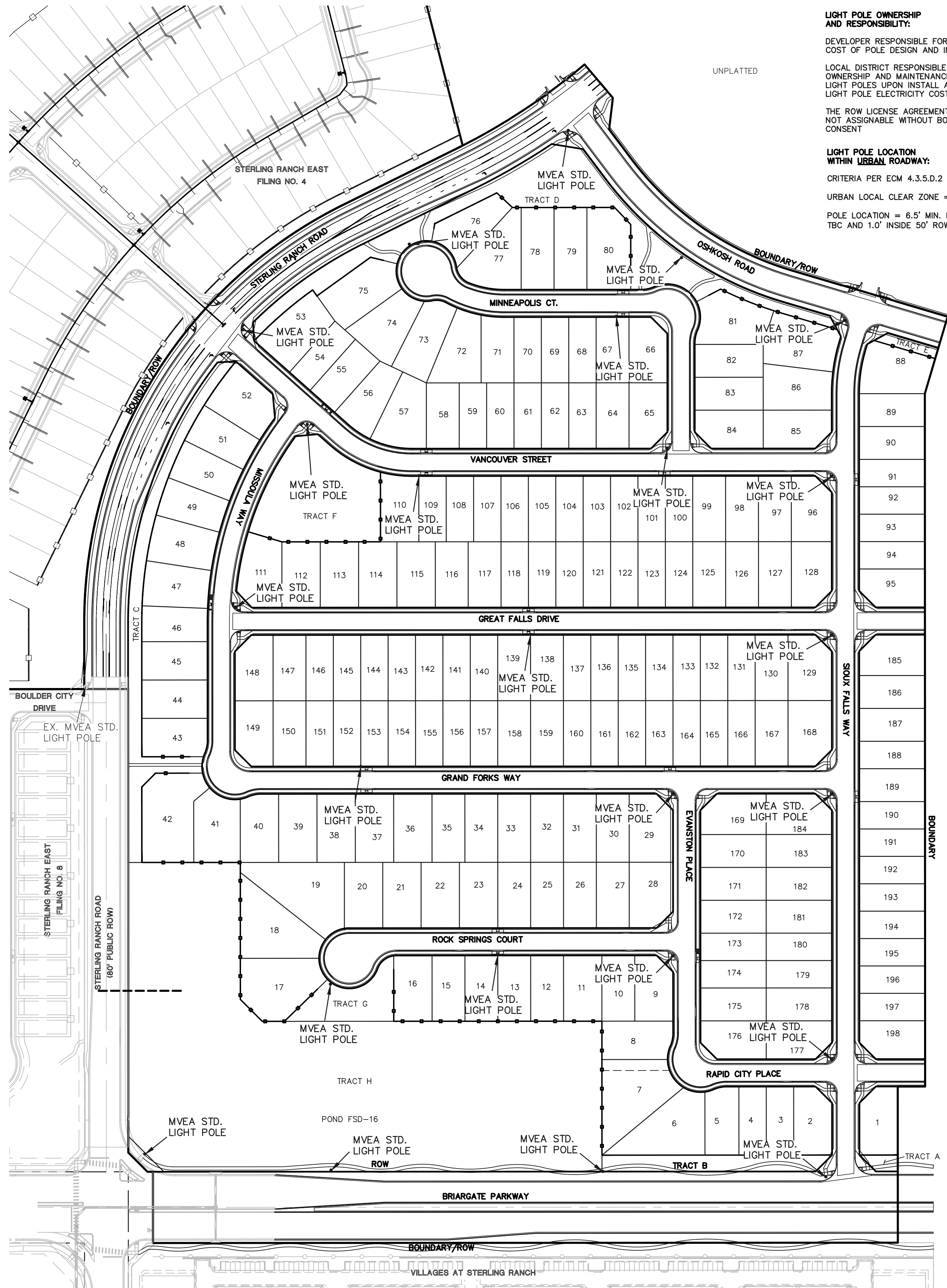


Notes:

- Other colors available, please contact factory
- P2 and SH not available with TR option
- Taller cupola cover (RCC) is required when used with ROAM or other similar wireless monitoring control systems
- Standard feature model-Tail Out
- Photocontrols supplied with ANSI Standard Turn-On levels
- XL option is required
- Ships with unit, field installed
- Required when using ROAM or other similar wireless monitoring control systems

AEL American Electric Lighting
All Headquarters: 3025 Columbus Road, Greenville, OH 45902
www.americanrevolutionled.com
© 2017 Acuity Brands Lighting, Inc. All Rights Reserved. 02/26/17

Warranty Five-year limited warranty. Complete warranty terms located at www.americanrevolutionled.com/CustomerResources/Cterms_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

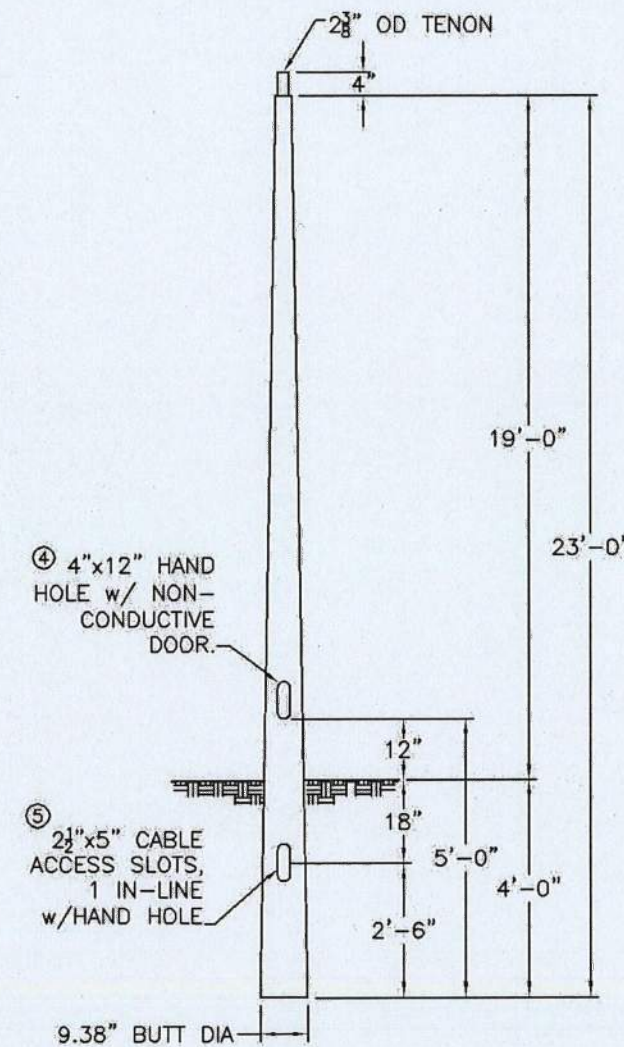
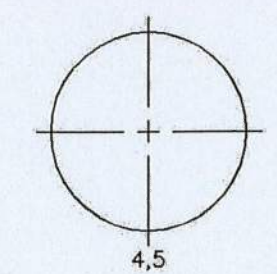
LIGHT POLE LOCATION WITHIN URBAN ROADWAY:

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

ORIENTATION VIEWED FROM TOP OF POLE



COLOR: BLACK



CMT
145 Wood Street
East, SC 29918
803-414-4376
www.cmtpole.com

MOUNTAIN VIEW

CAT. NO.: TB23-D-50-3-H-T238

QUANTITY:	JOB NUMBER:
PO. NUMBER:	APPD BY:
REV. DATE BY	REMARKS
QUOTE:	

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



140 70 0 140 280

SCALE: 1" = 140'

PCD No. SF-2610

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

CLASSIC CONSULTING

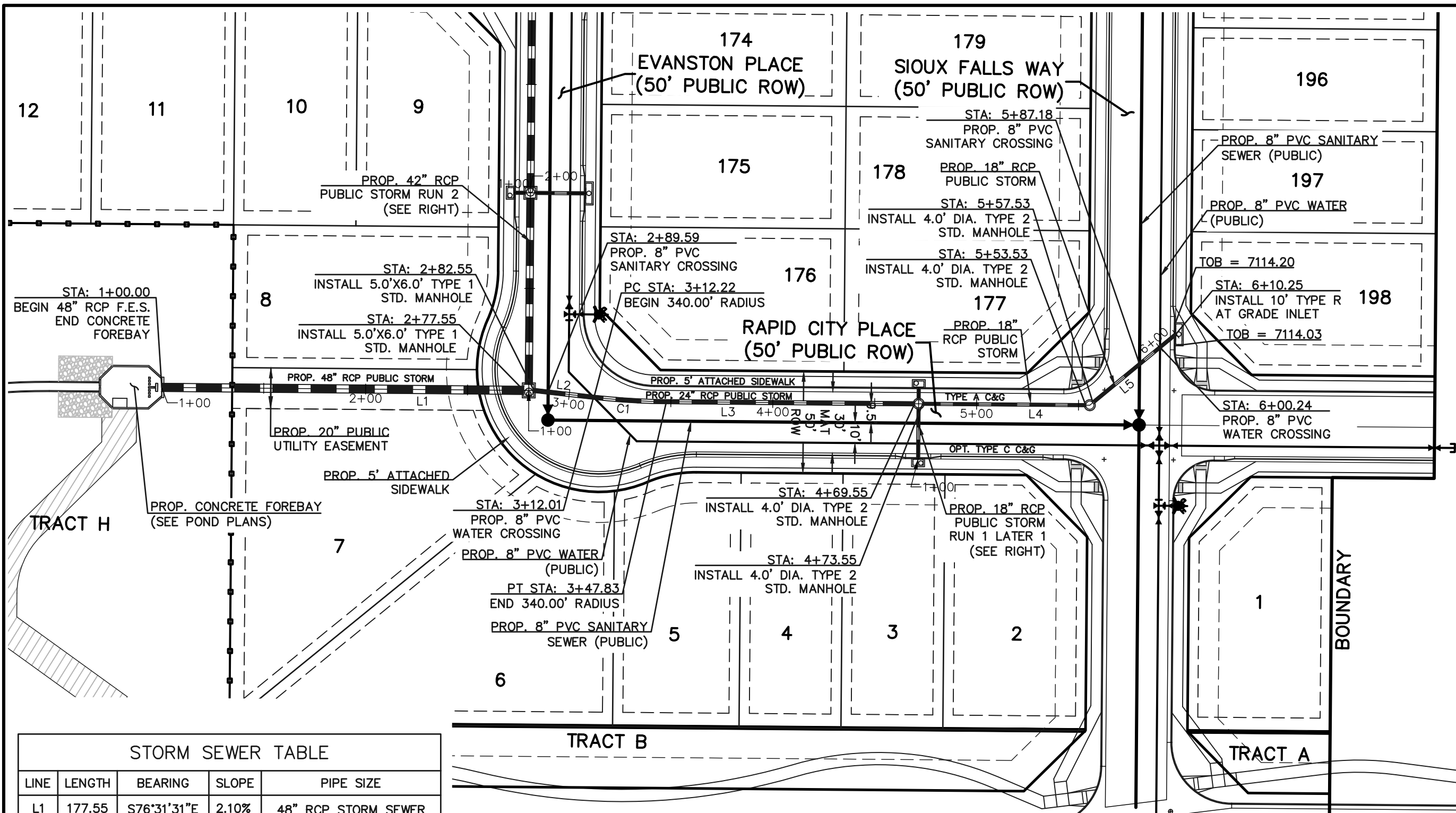
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

STERLING RANCH EAST FILING NO. 6 CONSTRUCTION PLANS

STREET LIGHT POLE LOCATION PLAN

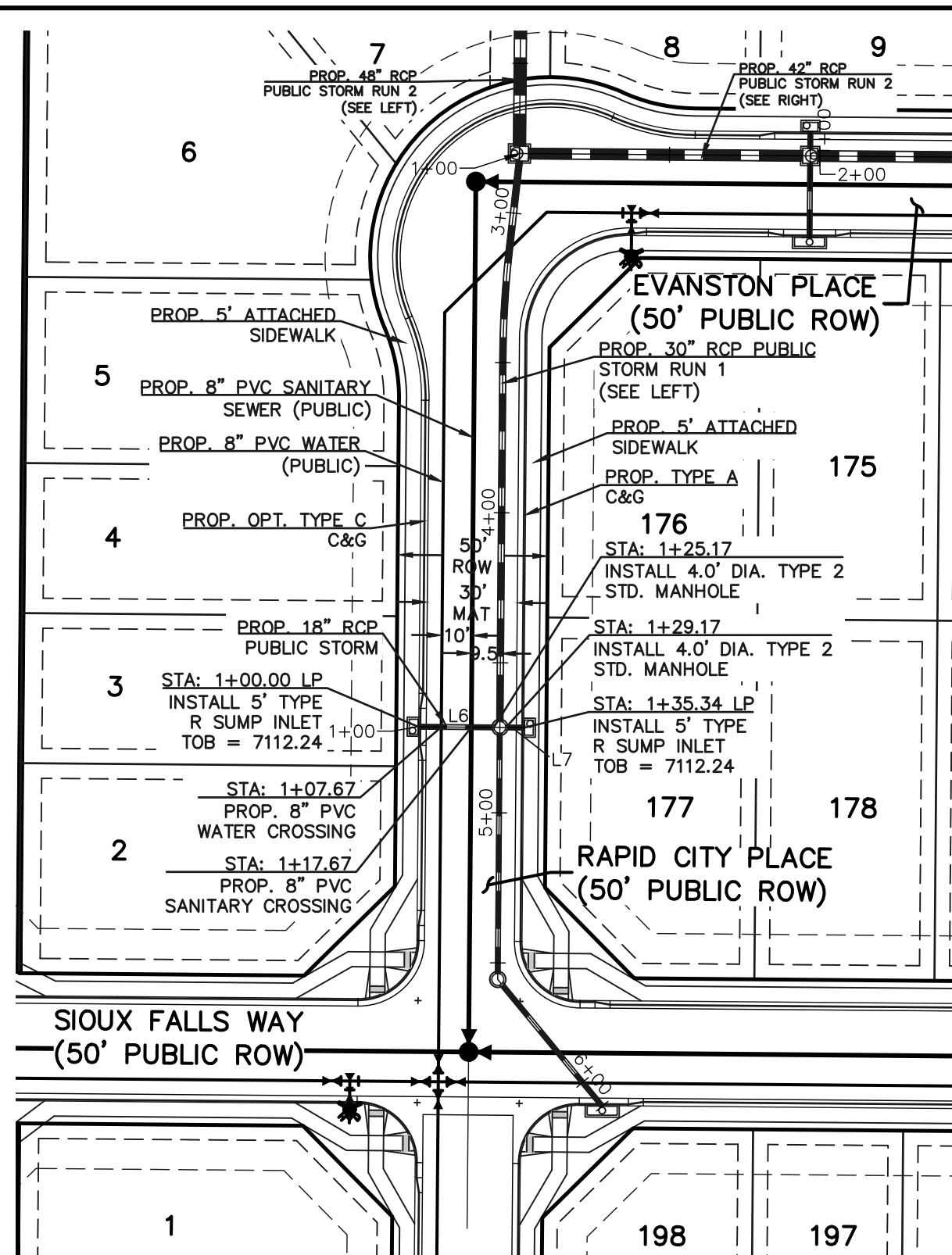
DESIGNED BY	PRA	SCALE	DATE	5-1-2025
DRAWN BY	ESO	(H) 1" = 120'	SHEET	34 OF 46
CHECKED BY		(V) 1" = N/A	JOB NO.	1183.60

CLASSIC CONSULTING

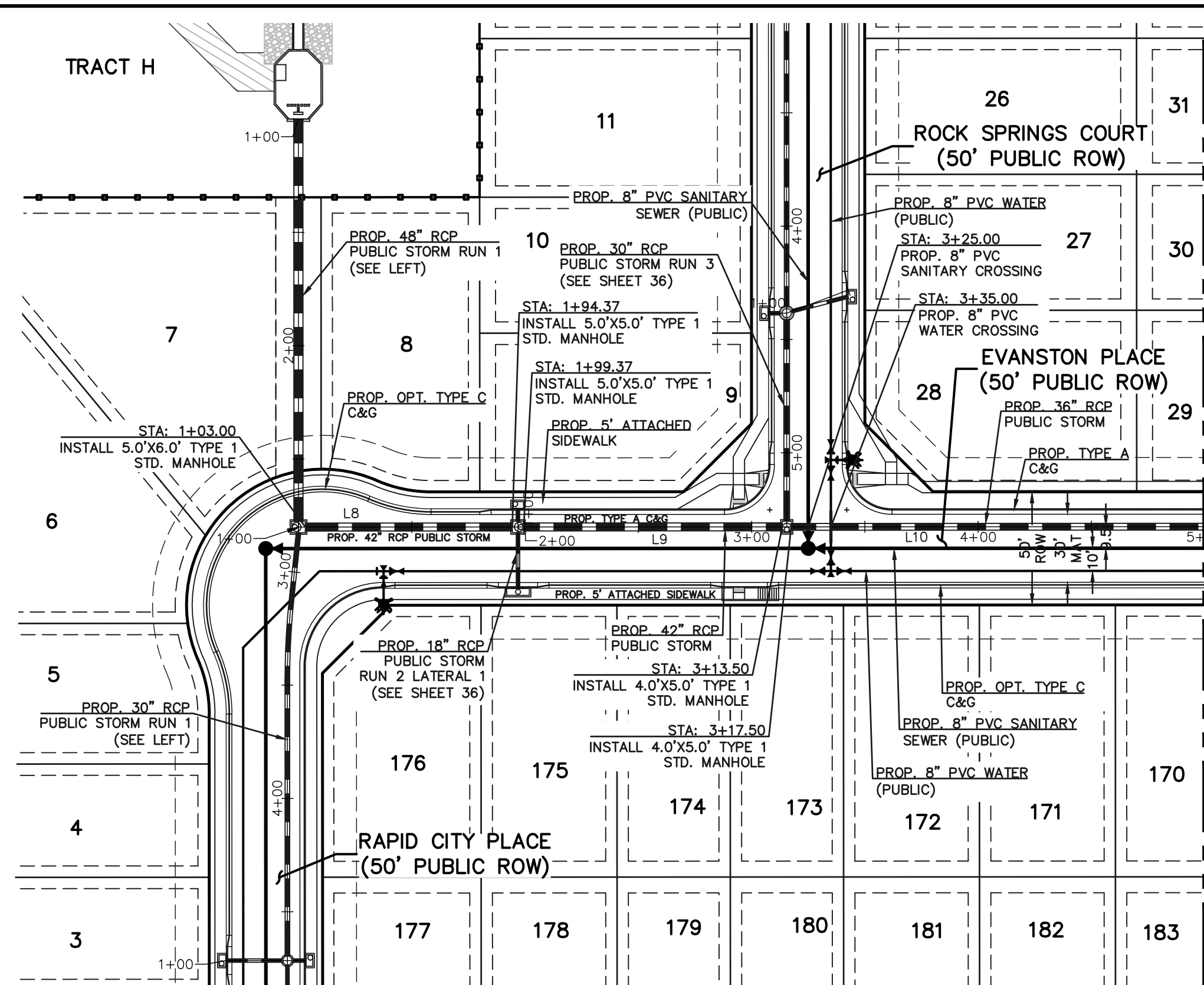


STORM SEWER TABLE				
LINE	LENGTH	BEARING	SLOPE	PIPE SIZE
L1	177.55	S76°31'31"E	2.10%	48" RCP STORM SEWER
L2	29.68	S70°31'31"E	1.57%	24" RCP STORM SEWER
L3	121.72	S76°31'31"E	1.57%	24" RCP STORM SEWER
L4	79.98	S76°31'31"E	1.00%	18" RCP STORM SEWER
L5	52.71	N63°28'29"E	1.00%	18" RCP STORM SEWER
L6	25.17	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

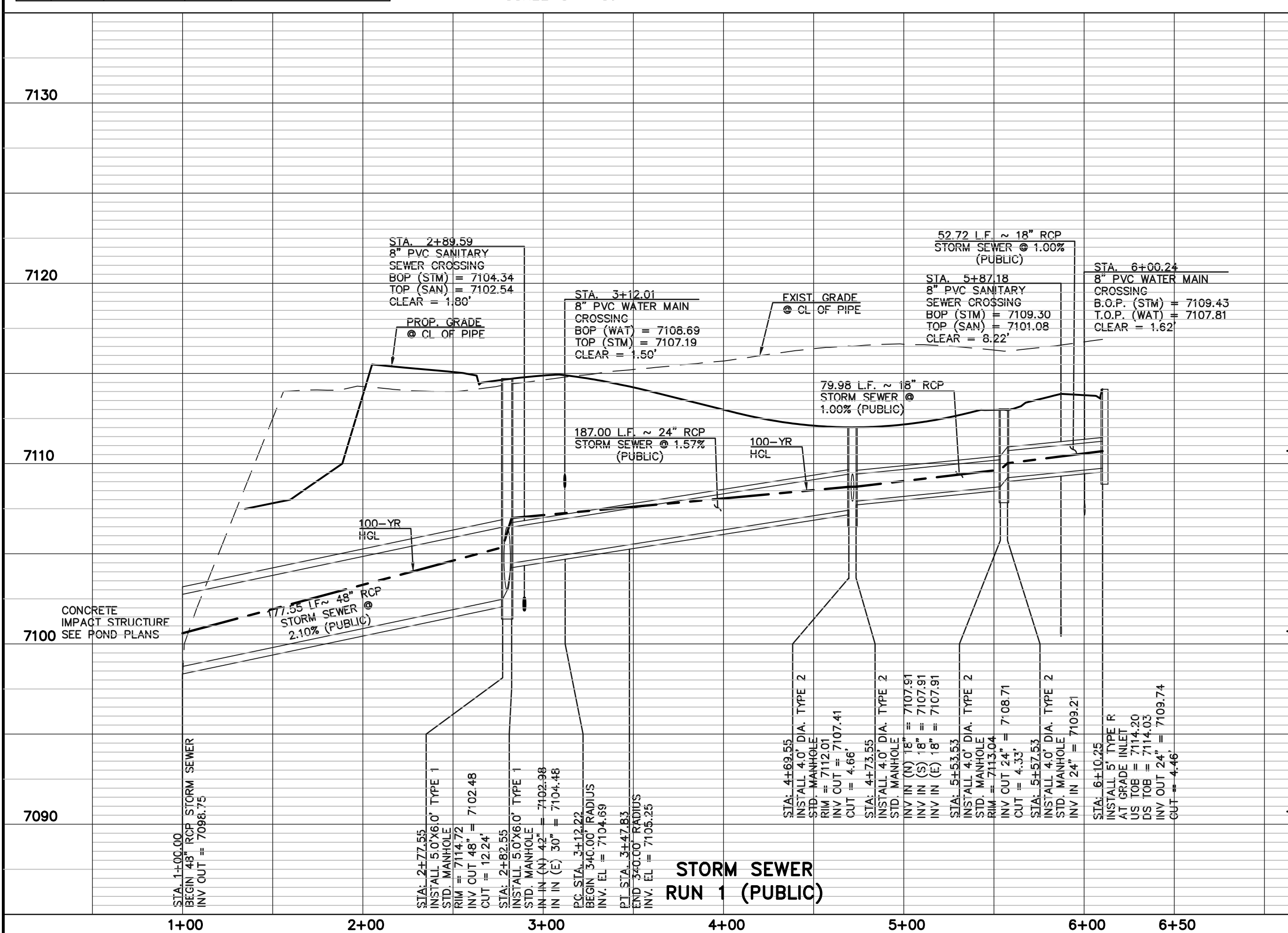
STORM SEWER TABLE					
CURVE	RADIUS	LENGTH	DELTA	SLOPE	PIPE SIZE
C1	340.00	35.60	6°00'00"	1.57%	24" RCP STORM SEWER



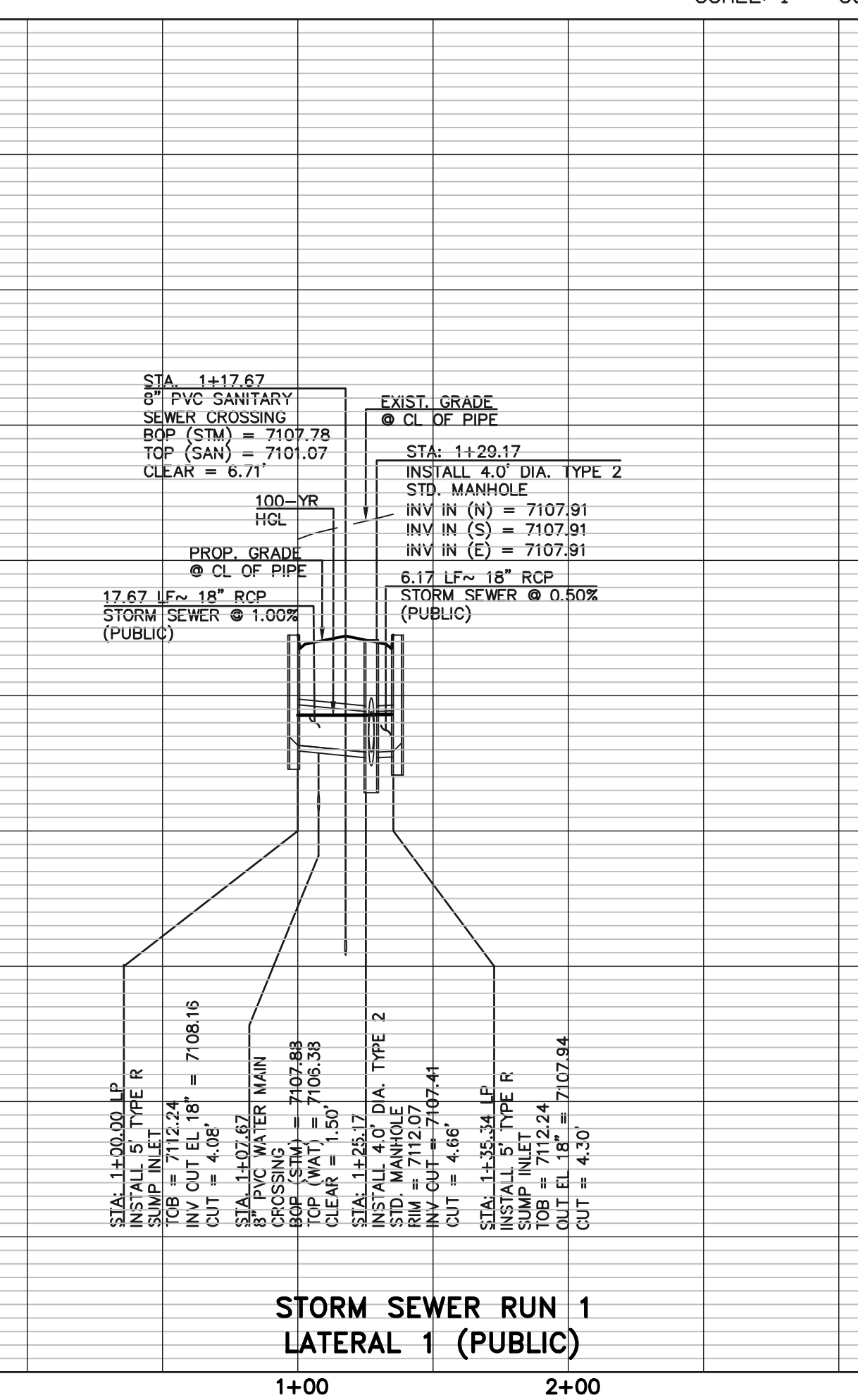
STORM SEWER RUN 1
LATERAL 1 (PUBLIC)



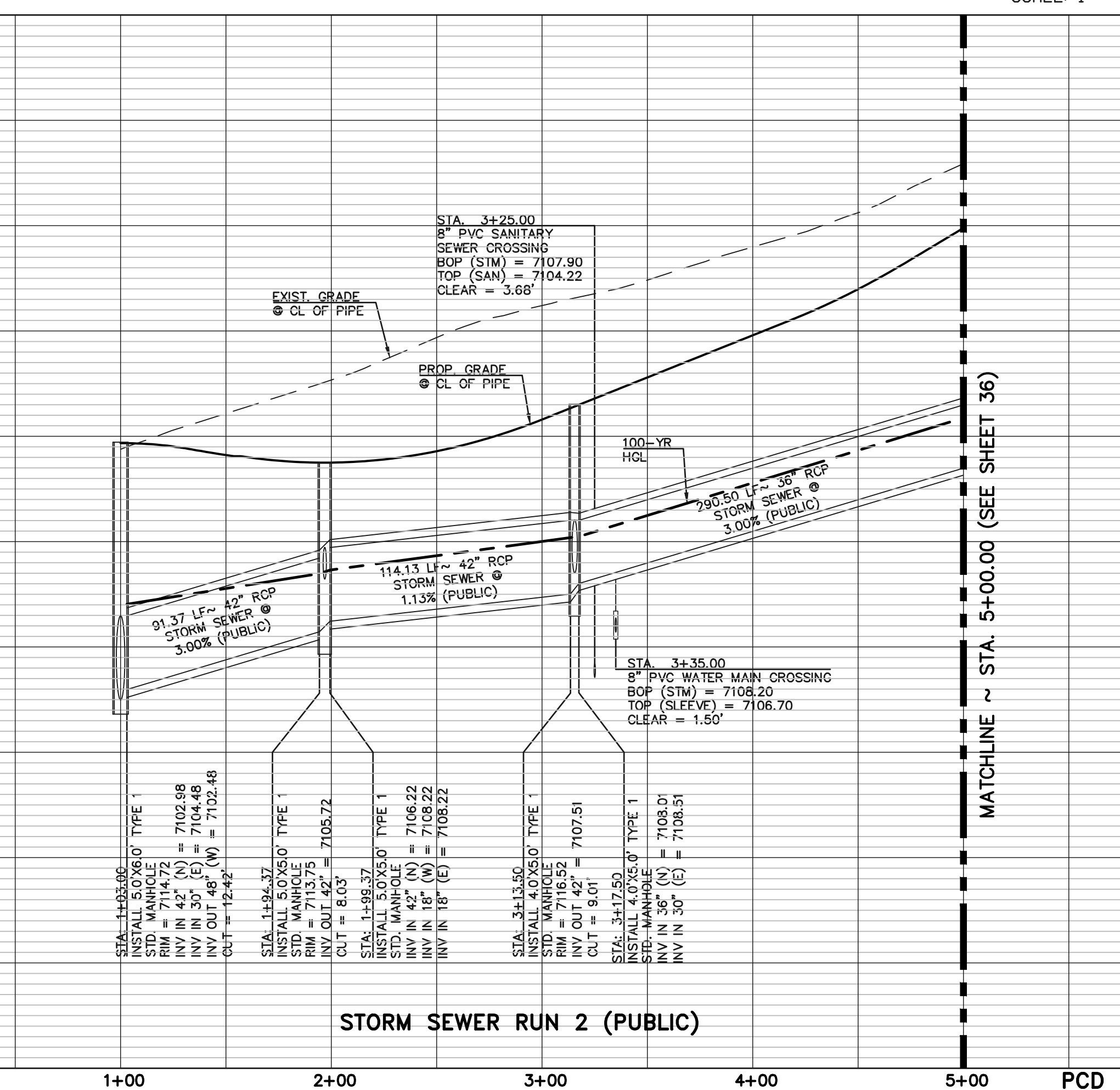
STORM SEWER RUN 2 (PUBLIC)



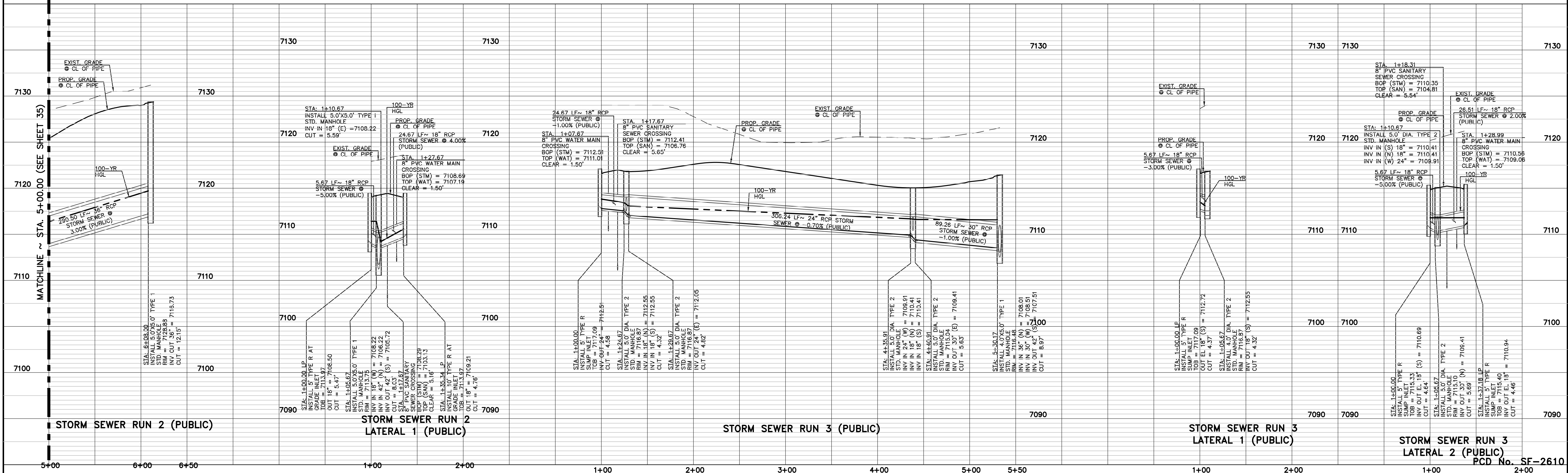
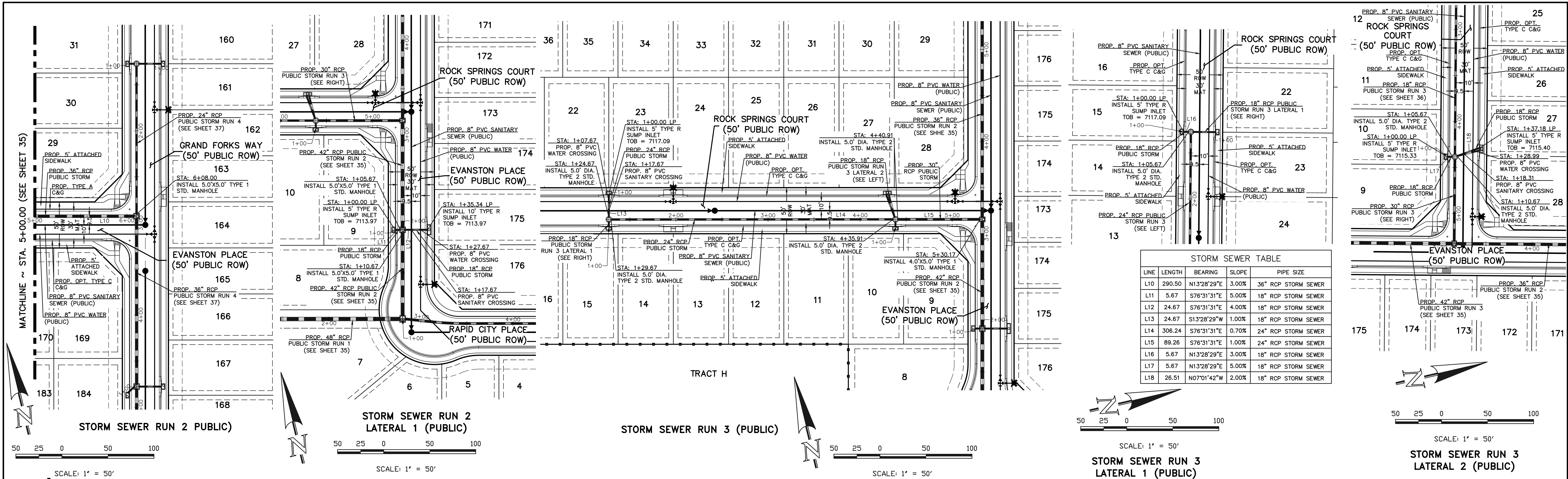
STORM SEWER RUN 1 (PUBLIC)

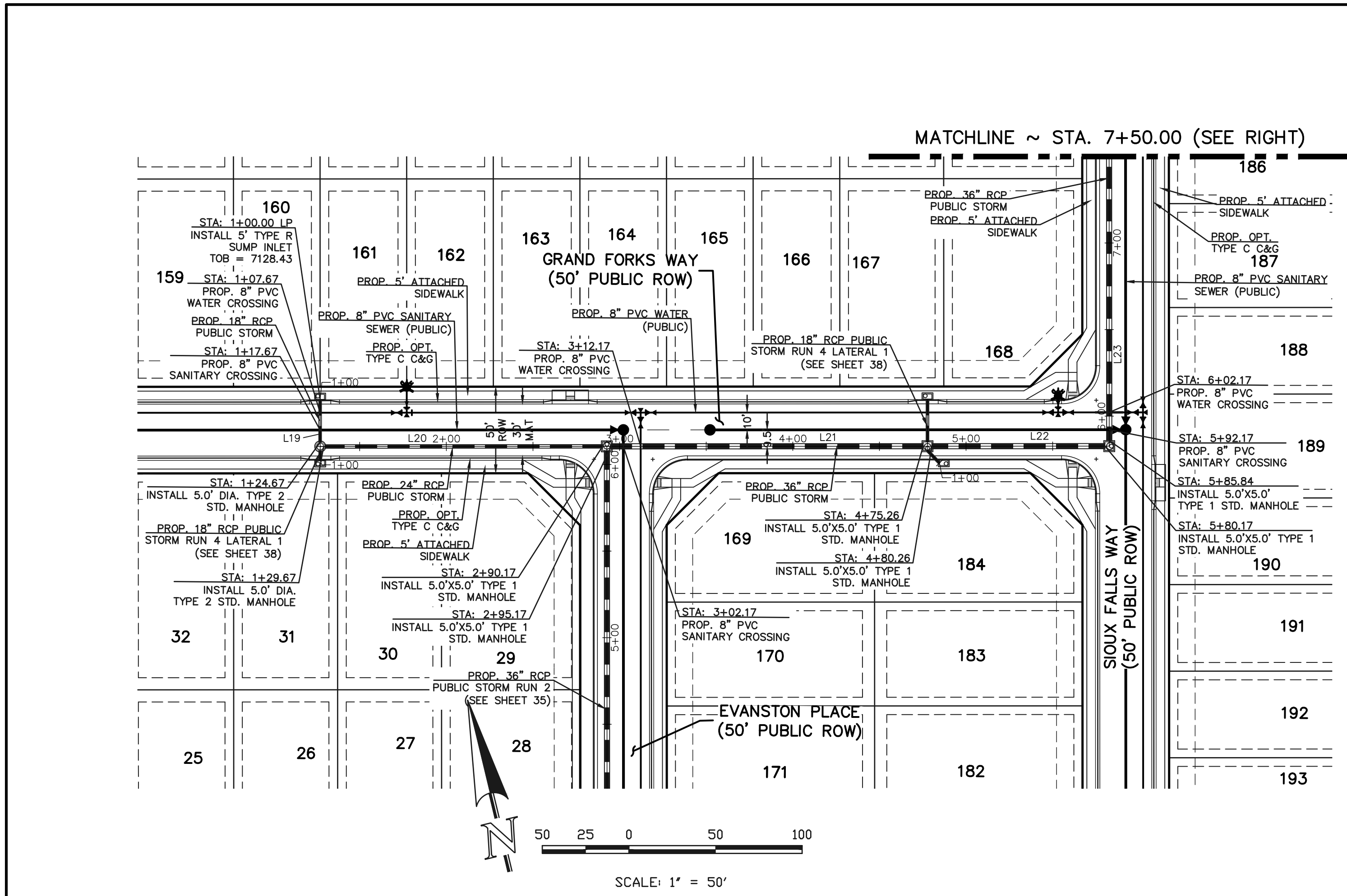


STORM SEWER RUN 1
LATERAL 1 (PUBLIC)

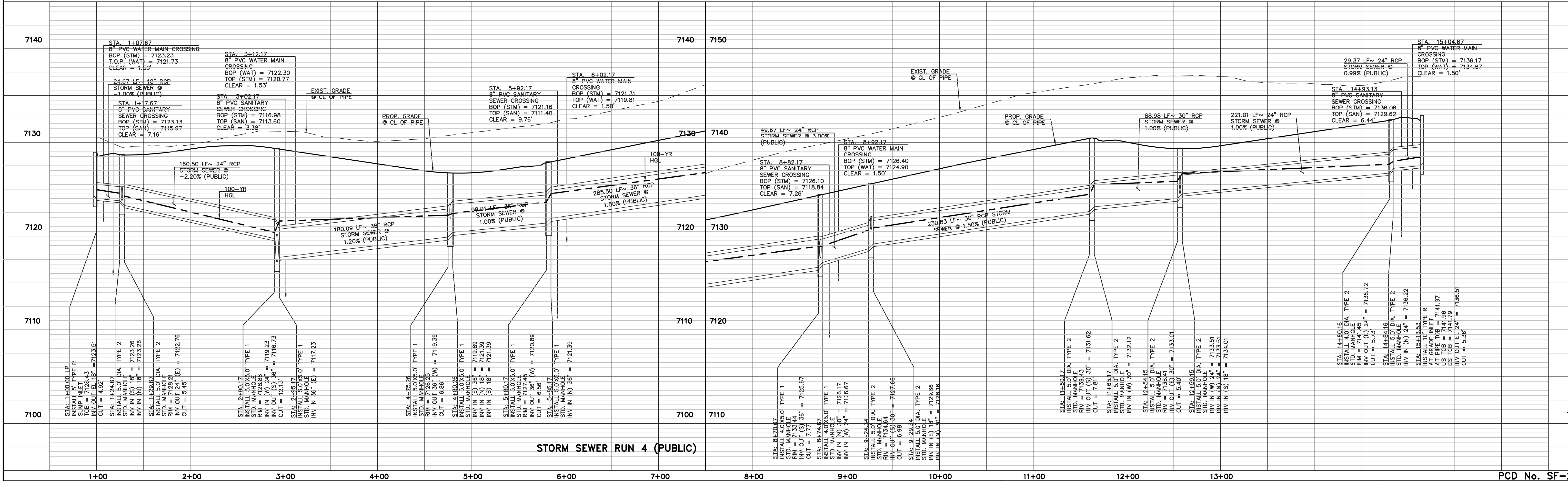
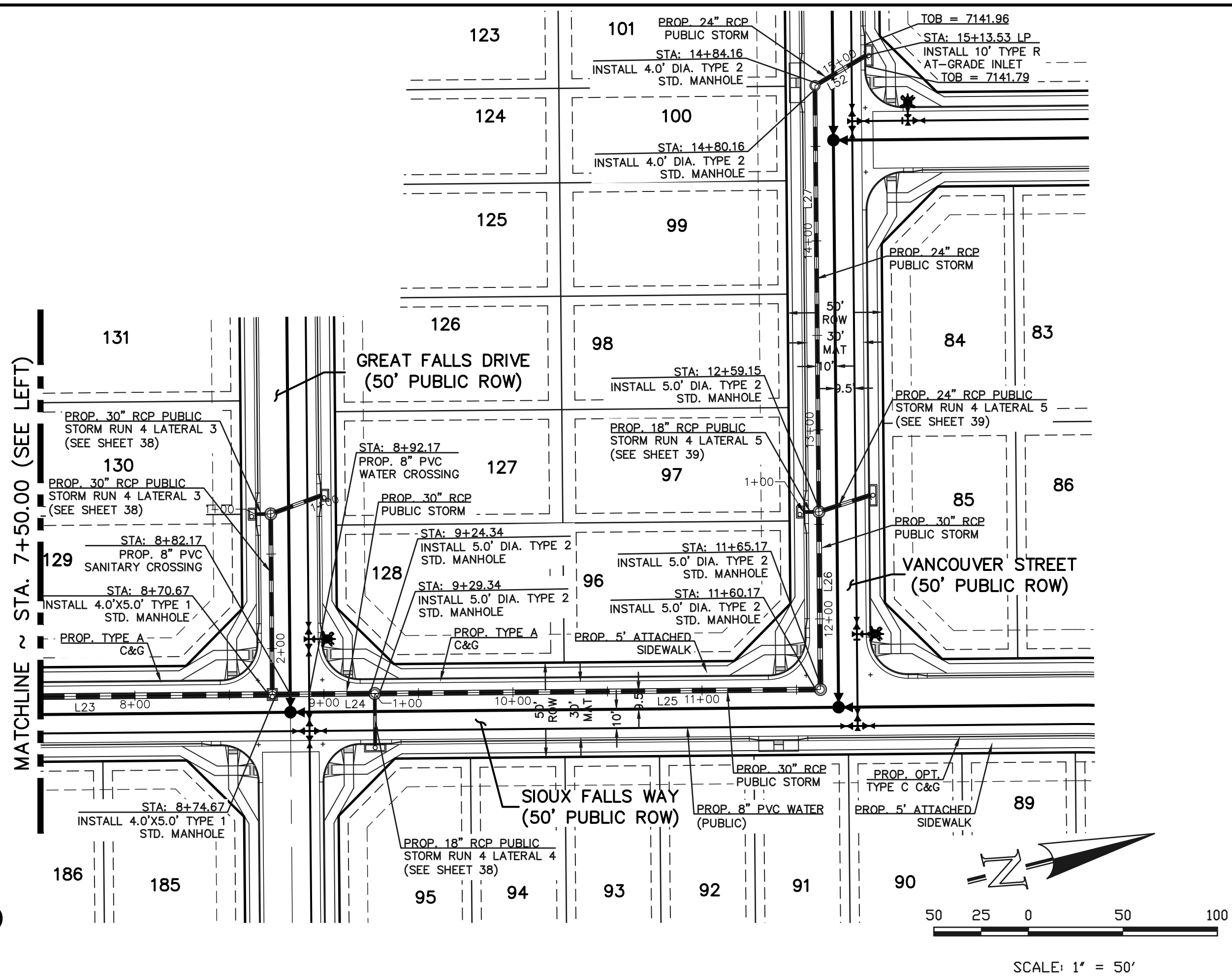


STORM SEWER RUN 2 (PUBLIC)





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	285.50	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	88.97	N76°31'31"W	1.00%	30" RCP STORM SEWER
L27	221.01	N76°31'31"W	1.00%	24" RCP STORM SEWER
L52	29.37	N16°31'31"W	0.99%	24" RCP STORM SEWER



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NO.	REVISION	DATE

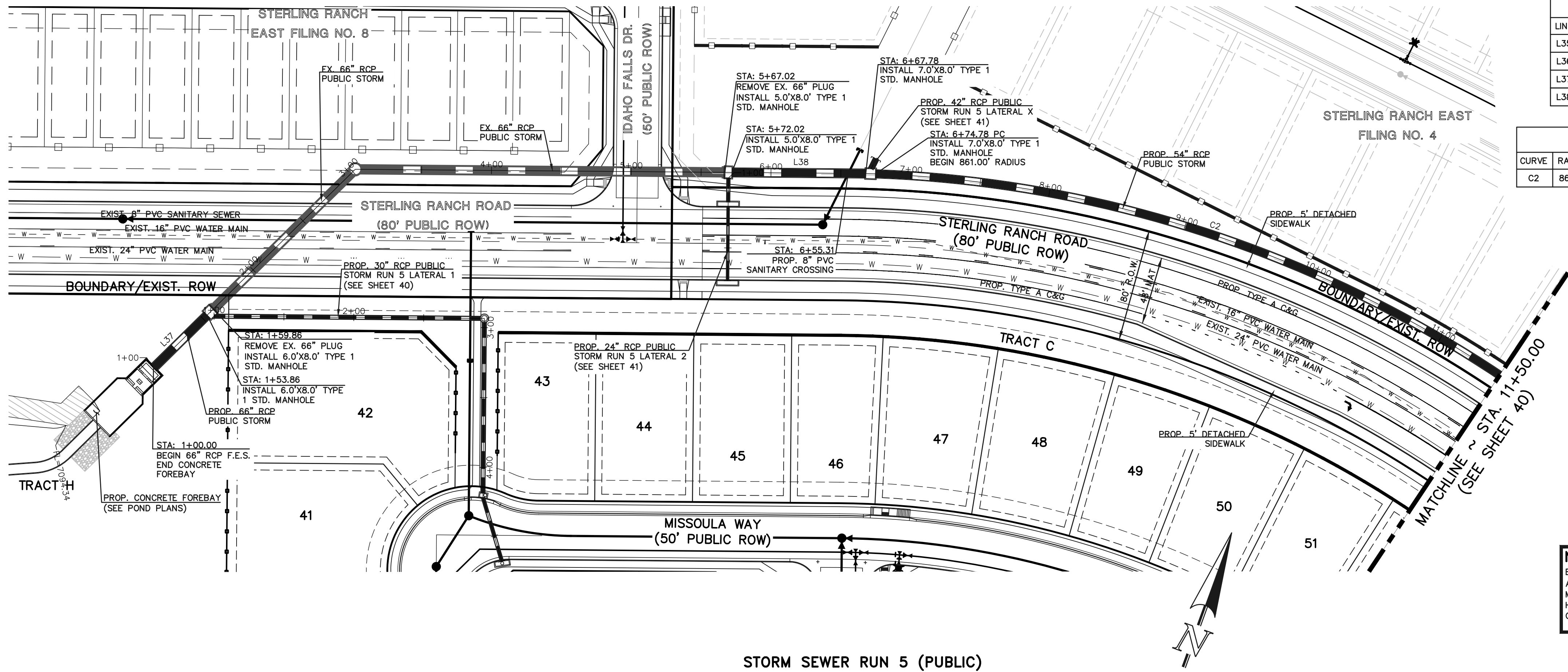
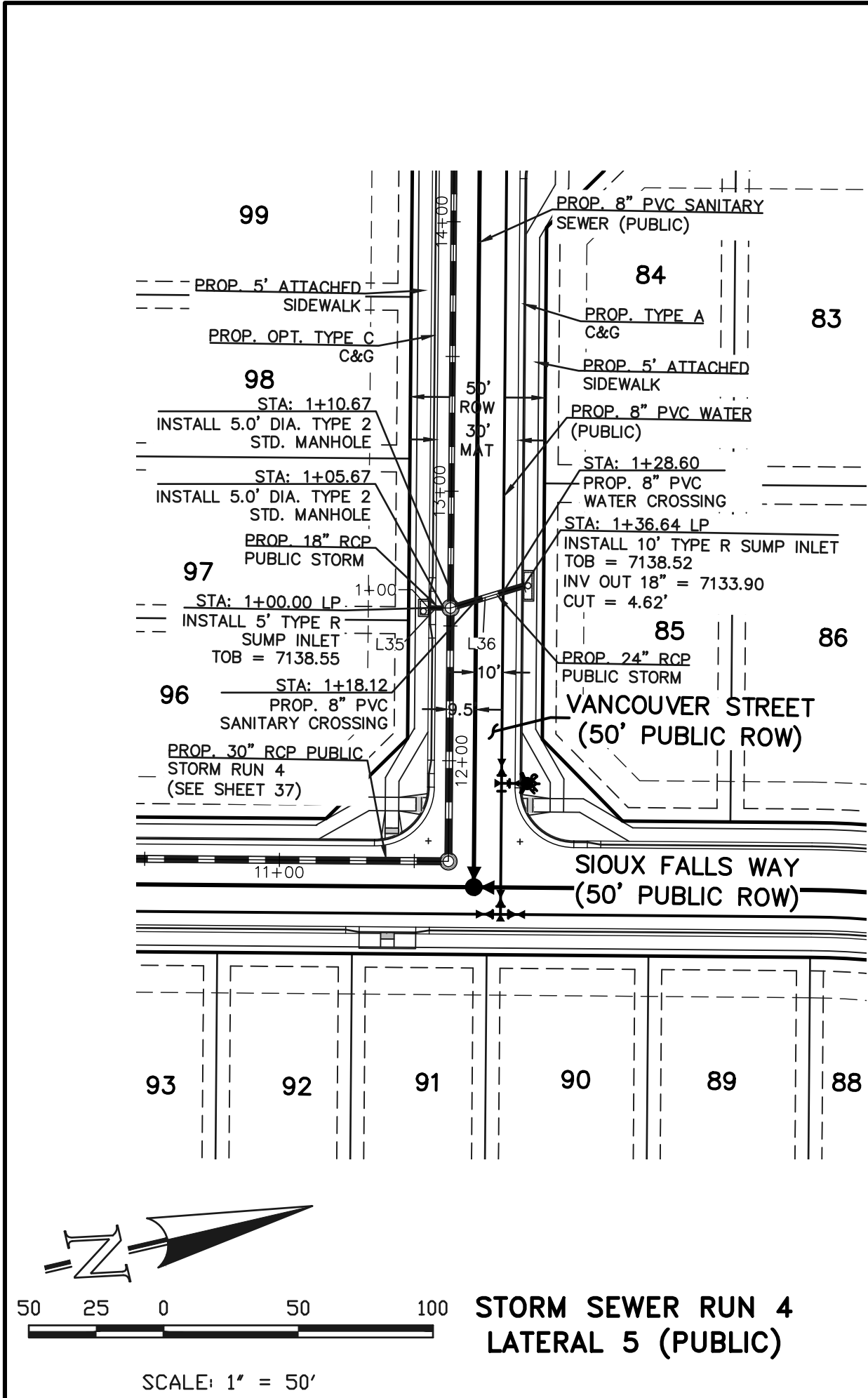
REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
MARC A. WHORTON, COLORADO P.E. #37155 DATE

CLASSIC CONSULTING

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

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

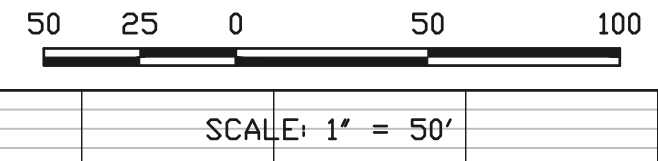
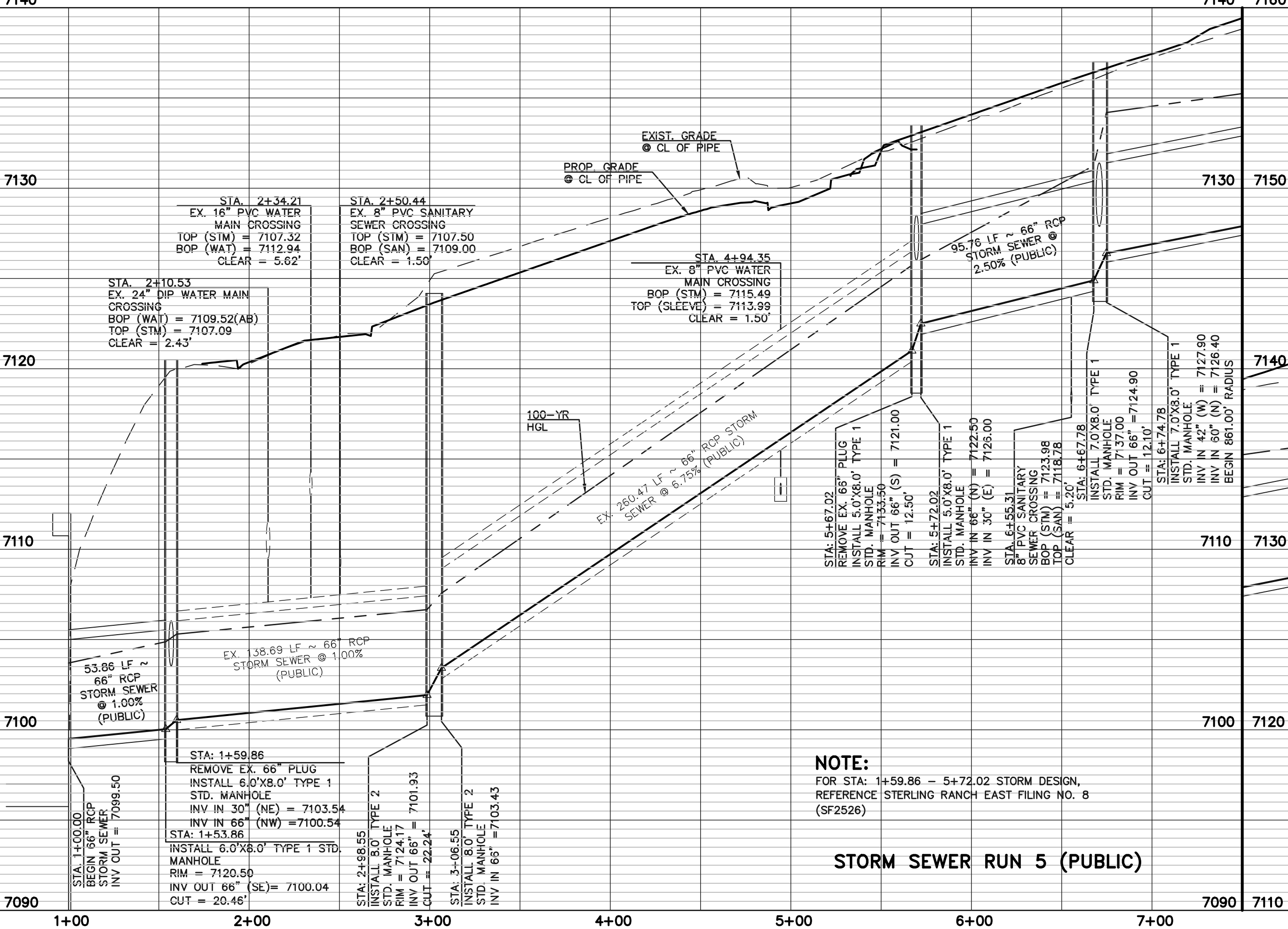
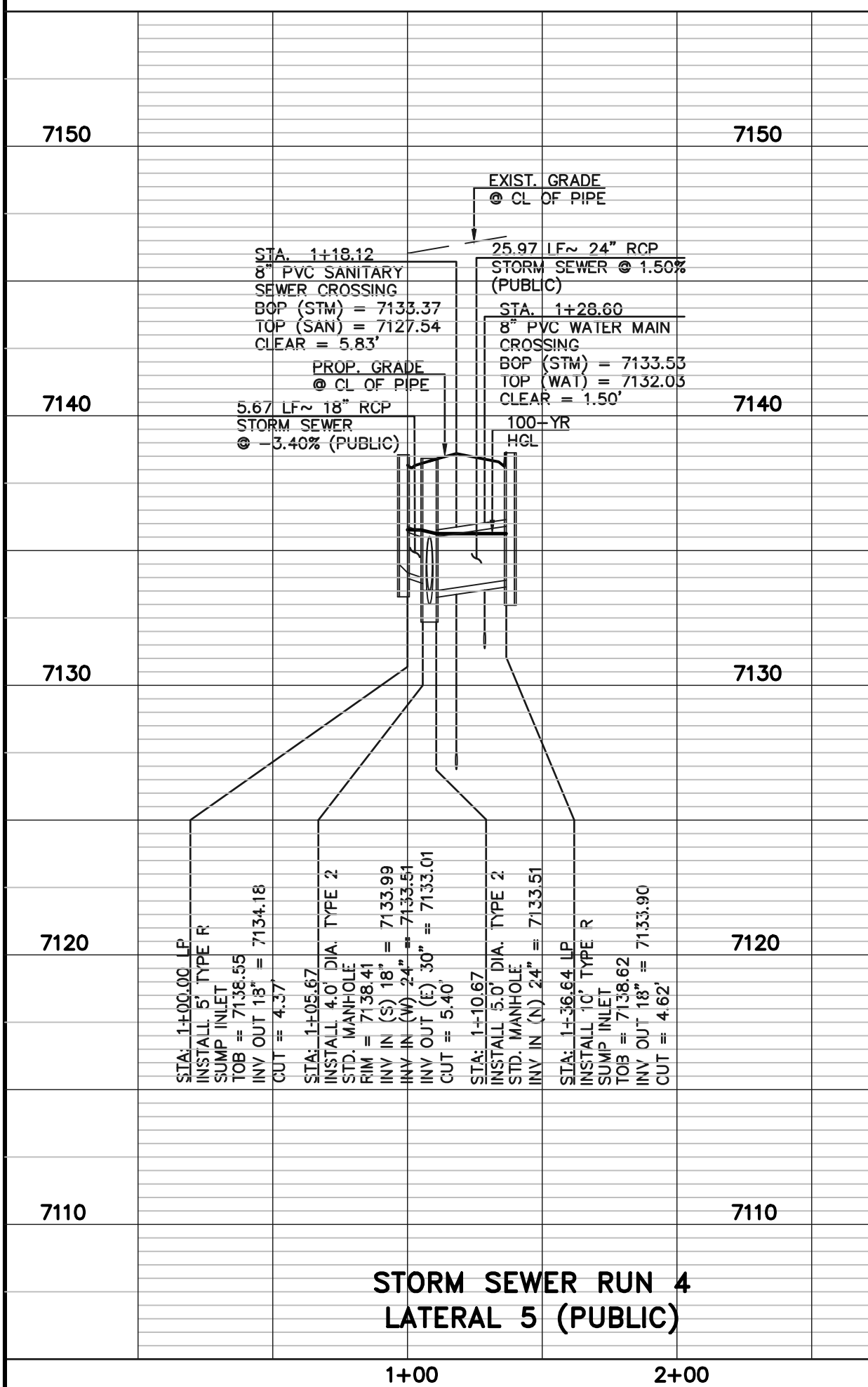
STREILING RANCH EAST FILING NO. 6 CONSTRUCTION PLANS PUBLIC STORM SEWER PLAN			
DESIGNED BY	PRA	SCALE	DATE 5-1-2025
DRAWN BY	ESO	(H) 1" = 50'	SHEET 37 OF 46
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.60



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	53.86	S31°31'31"E	1.00%	66" RCP STORM SEWER
L38	95.76	N13°28'29"E	2.50%	66" RCP STORM SEWER

STORM SEWER TABLE					
CURVE	RADIUS	LENGTH	DELTA	SLOPE	PIPE SIZE
C2	861.00	588.77	39°10'48"	1.99%	60" 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.



NOTE:
FOR STA: 1+59.86 - 5+72.02 STORM DESIGN, REFERENCE STERLING RANCH EAST FILING NO. 8 (SF2526)

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

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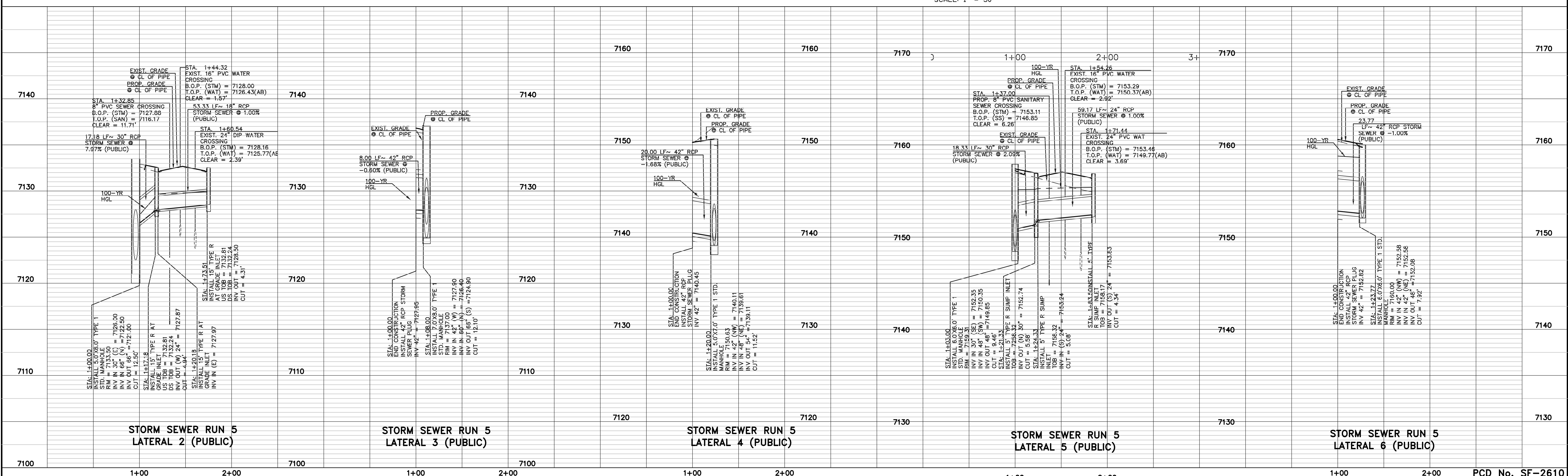
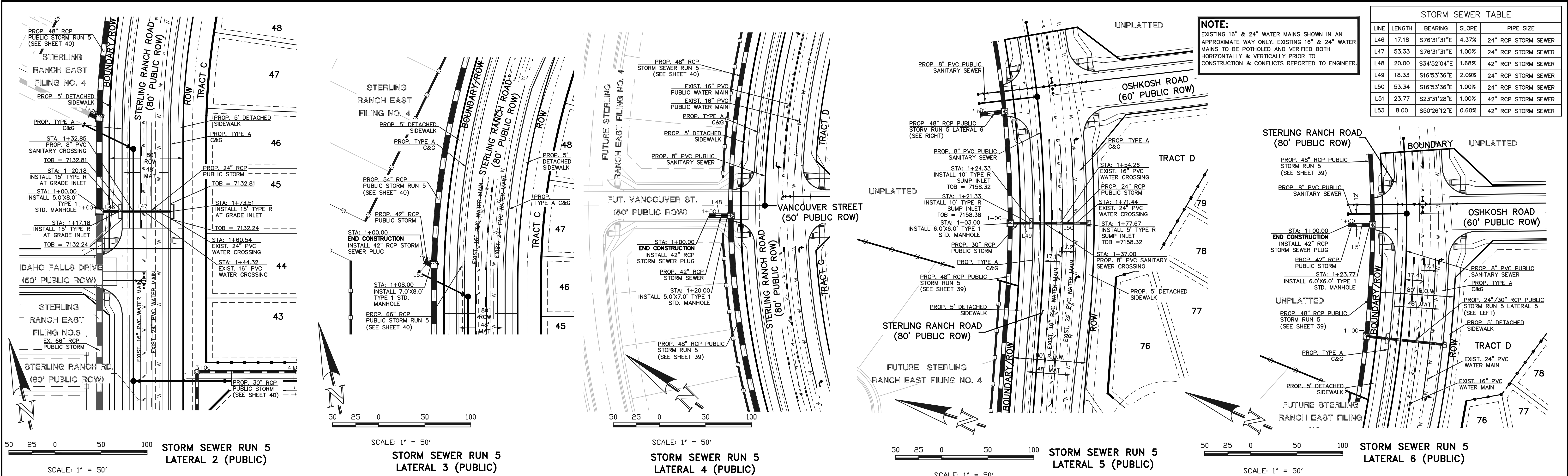
MARC A. WHORTON, COLORADO P.E. #37155 DATE

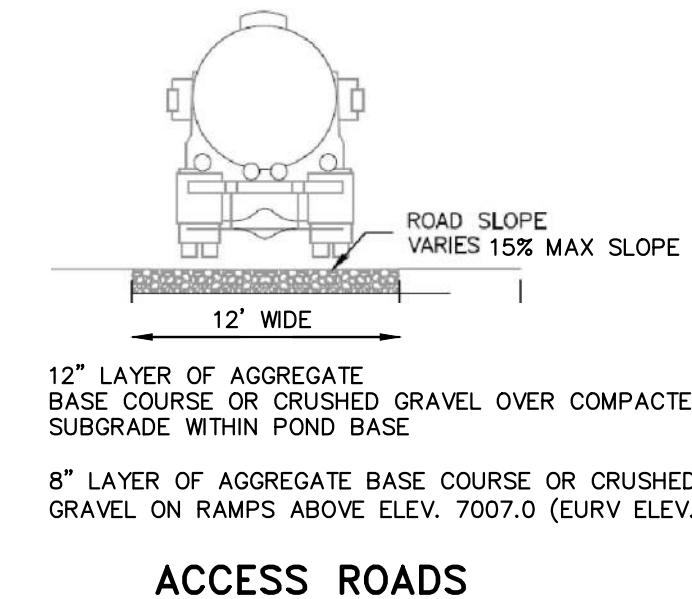
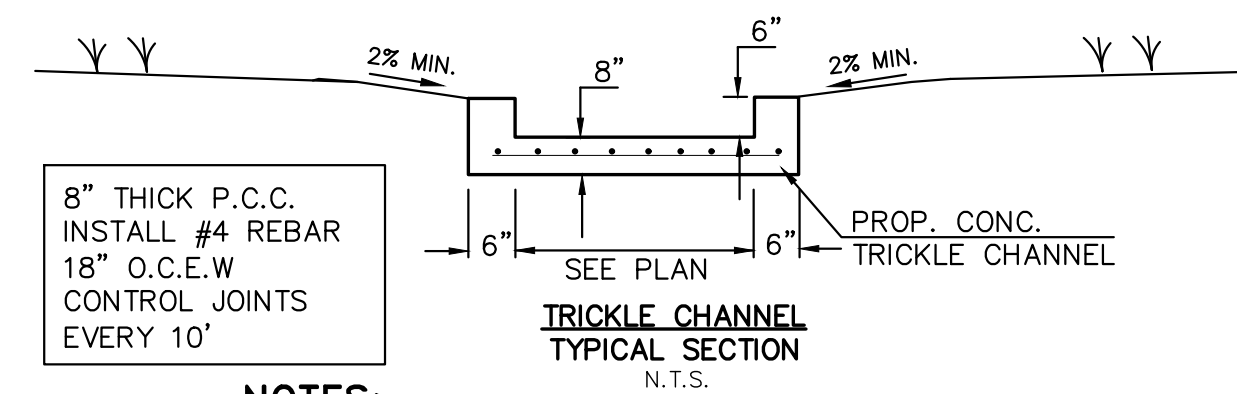
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Colorado Springs, Colorado 80903 (719)785-0799(Fax)

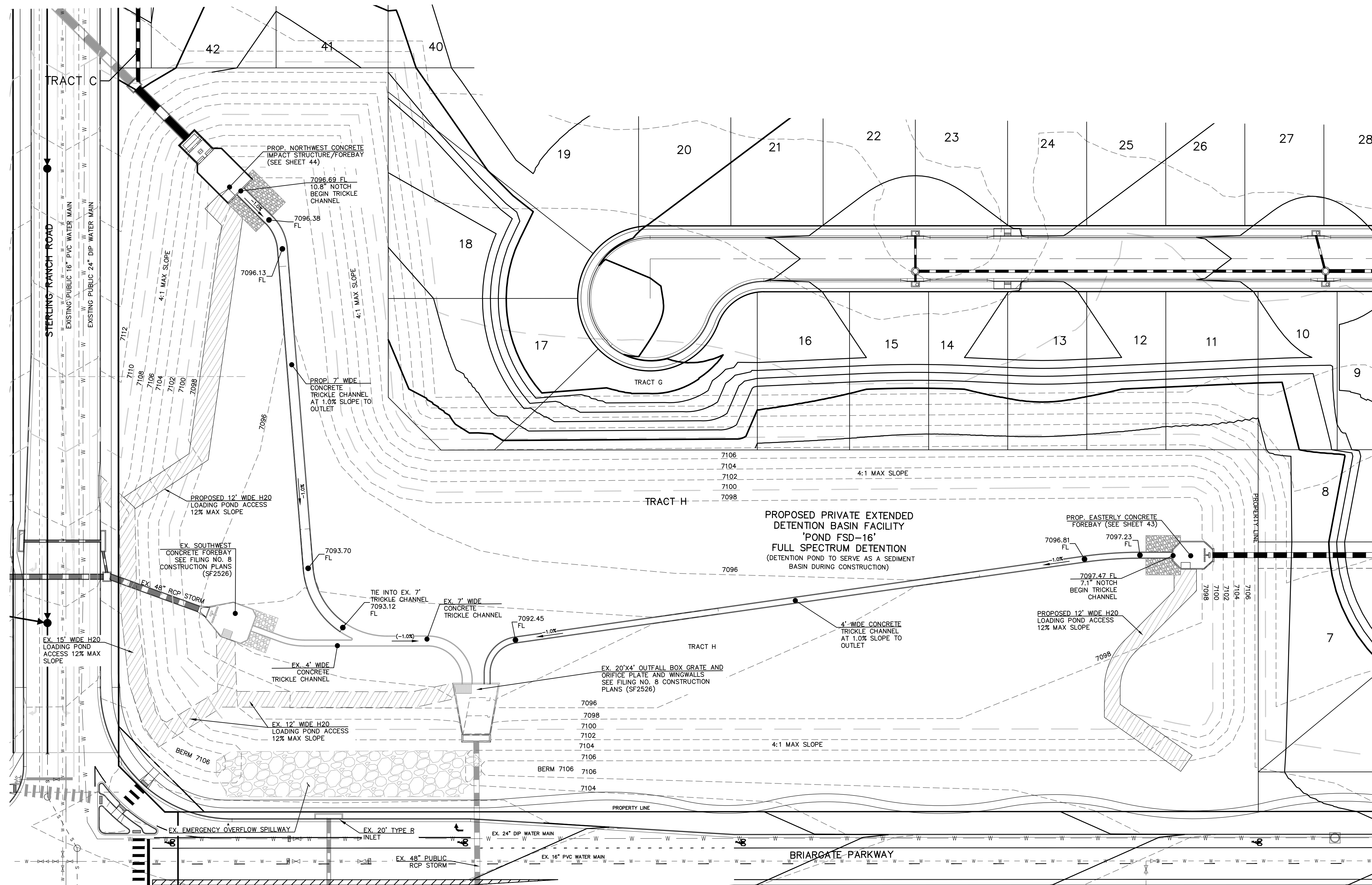
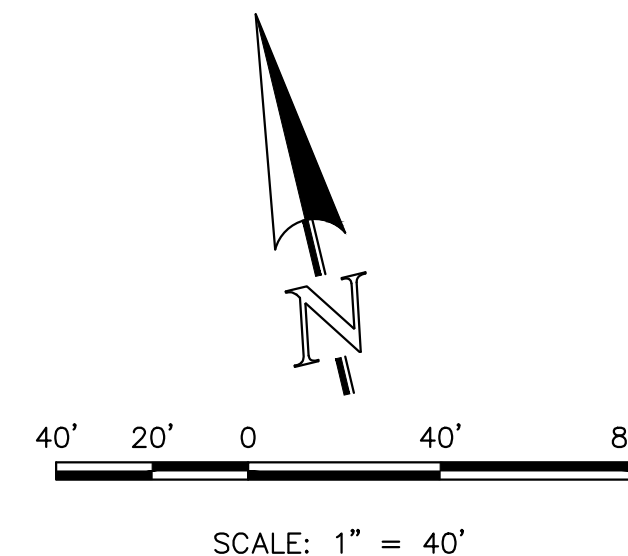
STERLING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
PUBLIC STORM SEWER PLAN

DESIGNED BY	PRA	SCALE	DATE	5-1-2025
DRAWN BY	ESO	(H) 1"= 50'	SHEET	39 OF 46
CHECKED BY	(V) 1"= 5'	JOB NO.	1183.60	





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



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

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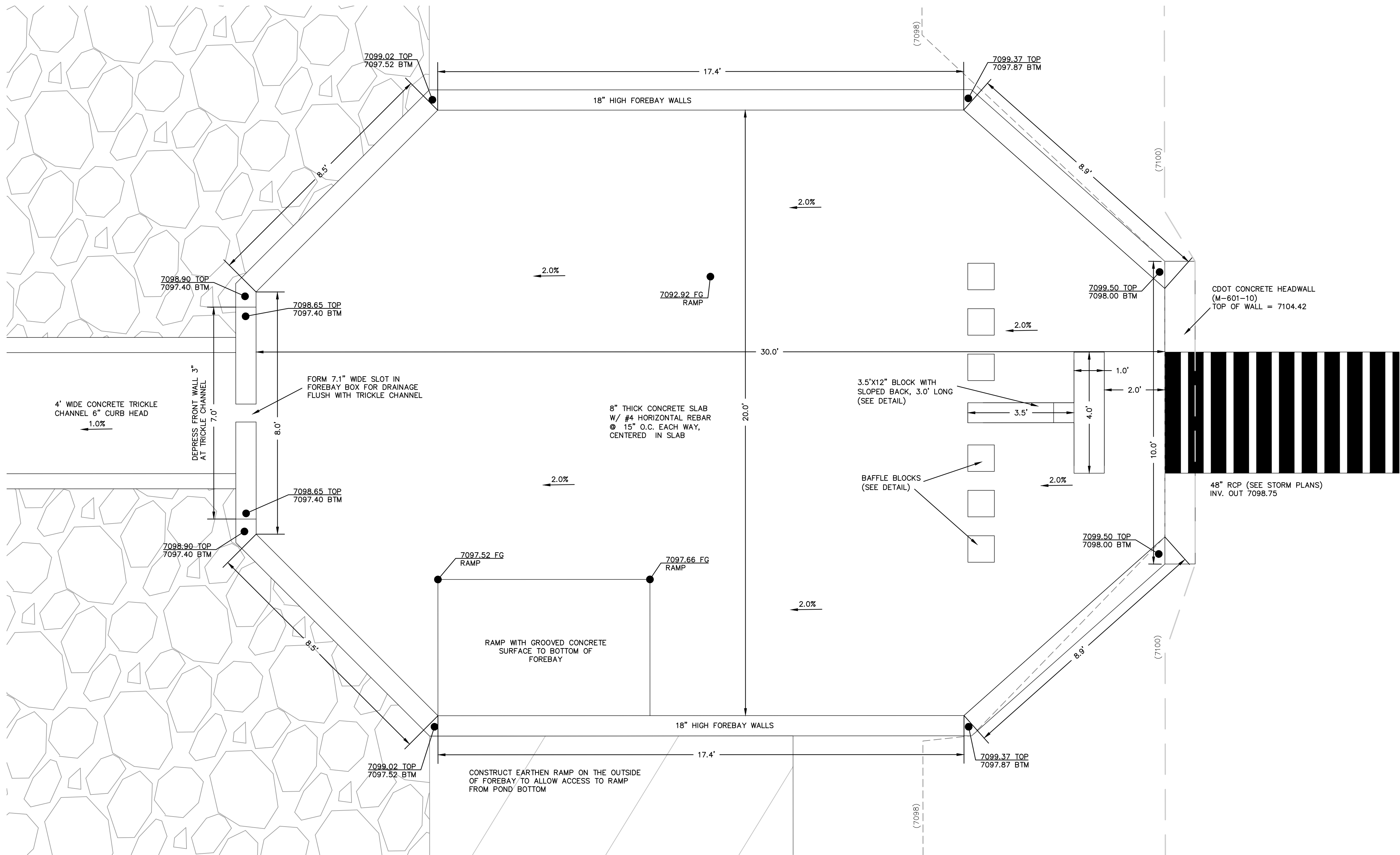
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MARC A. WHORTON, COLORADO P.E. #37155	DATE

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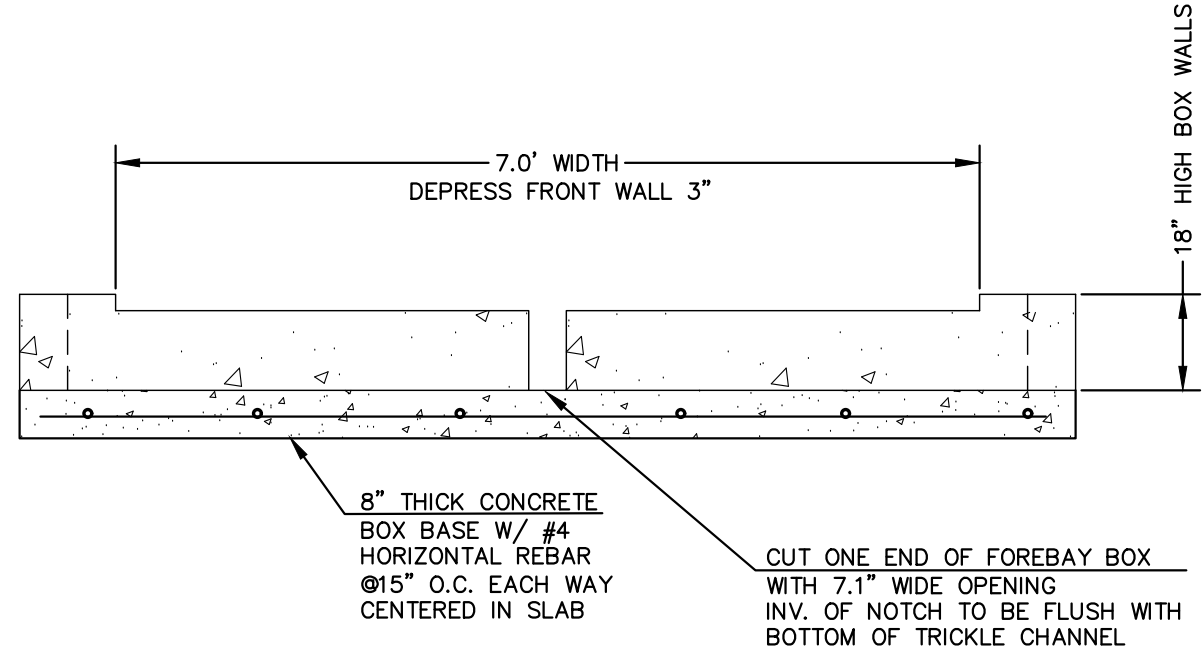
(719) 785-0790
(719) 785-0799 (Fax)

PCD No. SF-2610			
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 46
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.60



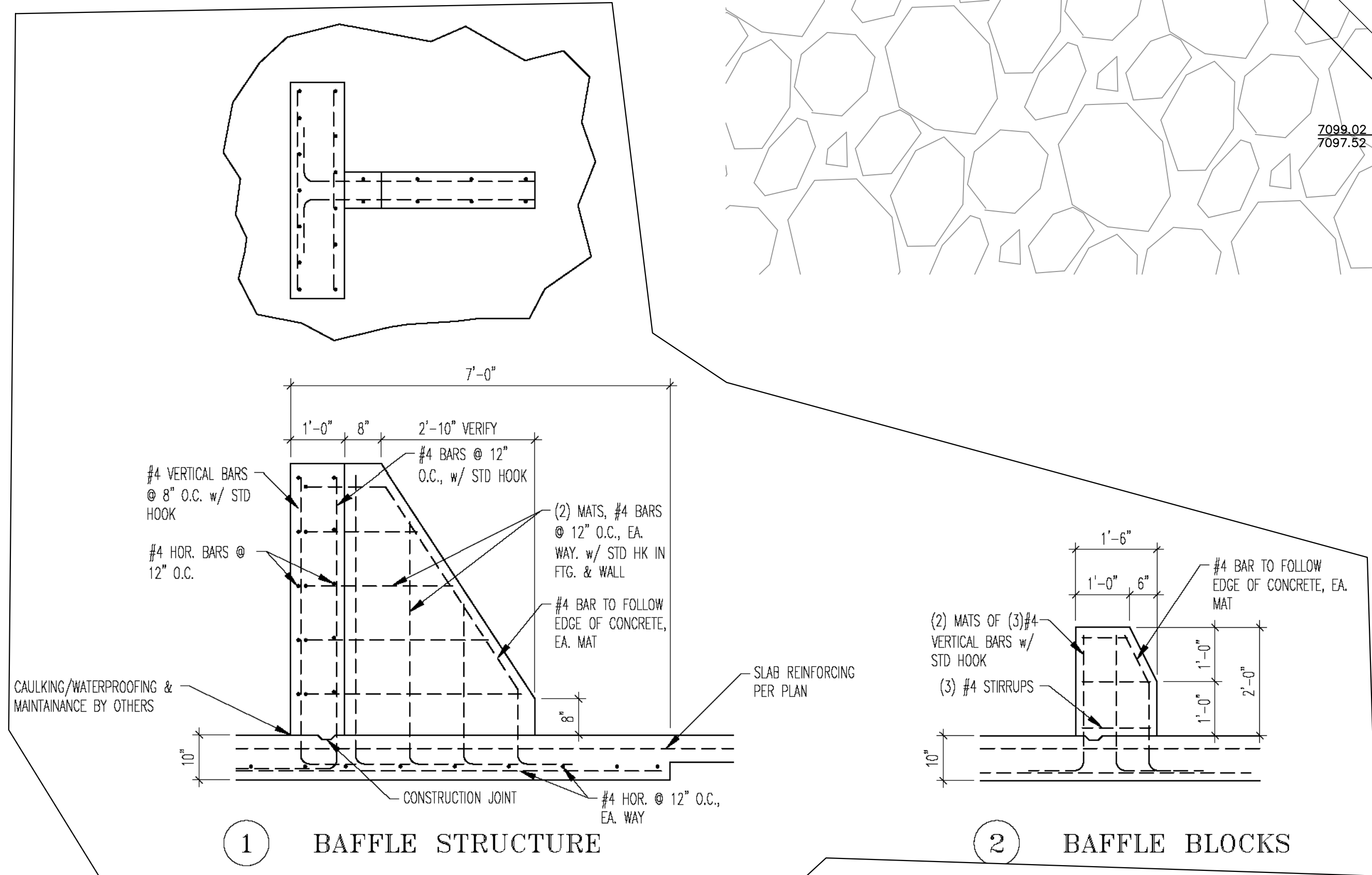
EASTERLY CONCRETE FOREBAY

SCALE: 1"=2'



CONCRETE FOREBAY NOTCH

N.T.S.



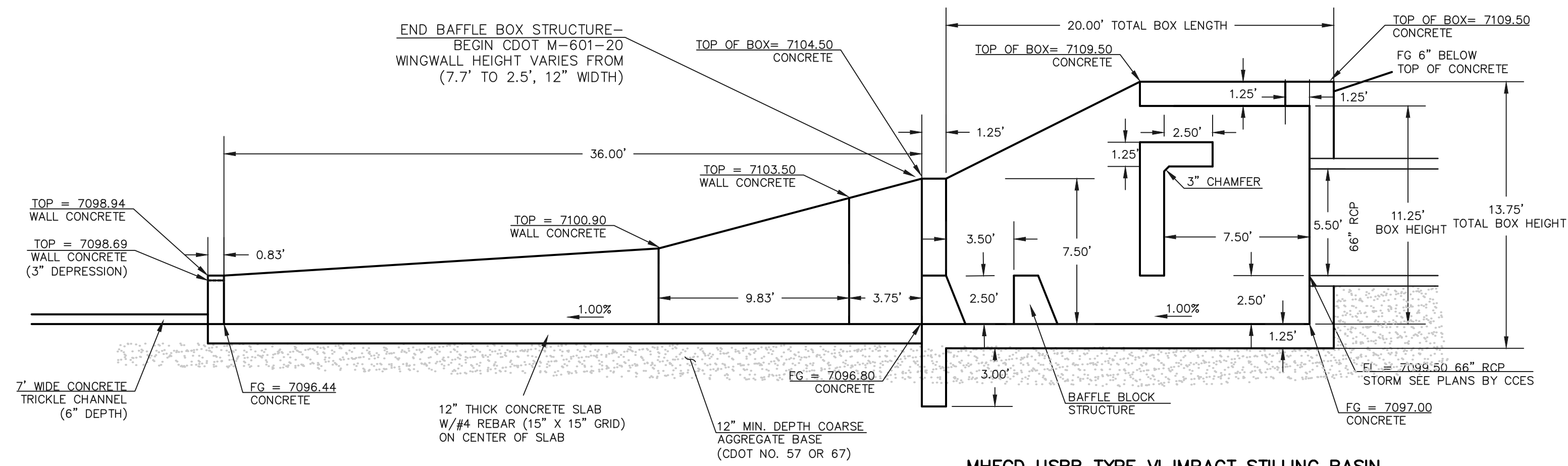
1 BAFFLE STRUCTURE

2 BAFFLE BLOCKS

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.	<table border="1"><thead><tr><th>NO.</th><th>REVISION</th><th>DATE</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>	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 4/14/26	STERLING RANCH EAST FILING NO. 6 CONSTRUCTION PLANS PRIVATE EXTENDED DETENTION BASIN FSD-16 EASTERLY FOREBAY DETAILS <table border="1"><thead><tr><th>DESIGNED BY</th><th>MAW</th><th>SCALE</th><th>DATE</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td>4/14/26</td></tr></tbody></table> <table border="1"><thead><tr><th>DRAWN BY</th><th>MAW</th><th>(H) 1"=VARIES</th><th>SHEET 43 OF 46</th></tr></thead><tbody><tr><td> </td><td> </td><td>(V) 1"= N/A</td><td>JOB NO. 1183.60</td></tr></tbody></table>	DESIGNED BY	MAW	SCALE	DATE				4/14/26	DRAWN BY	MAW	(H) 1"=VARIES	SHEET 43 OF 46			(V) 1"= N/A	JOB NO. 1183.60
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619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785-0790 (719)785-0799(Fax)																																								

PCD No. SF-2610

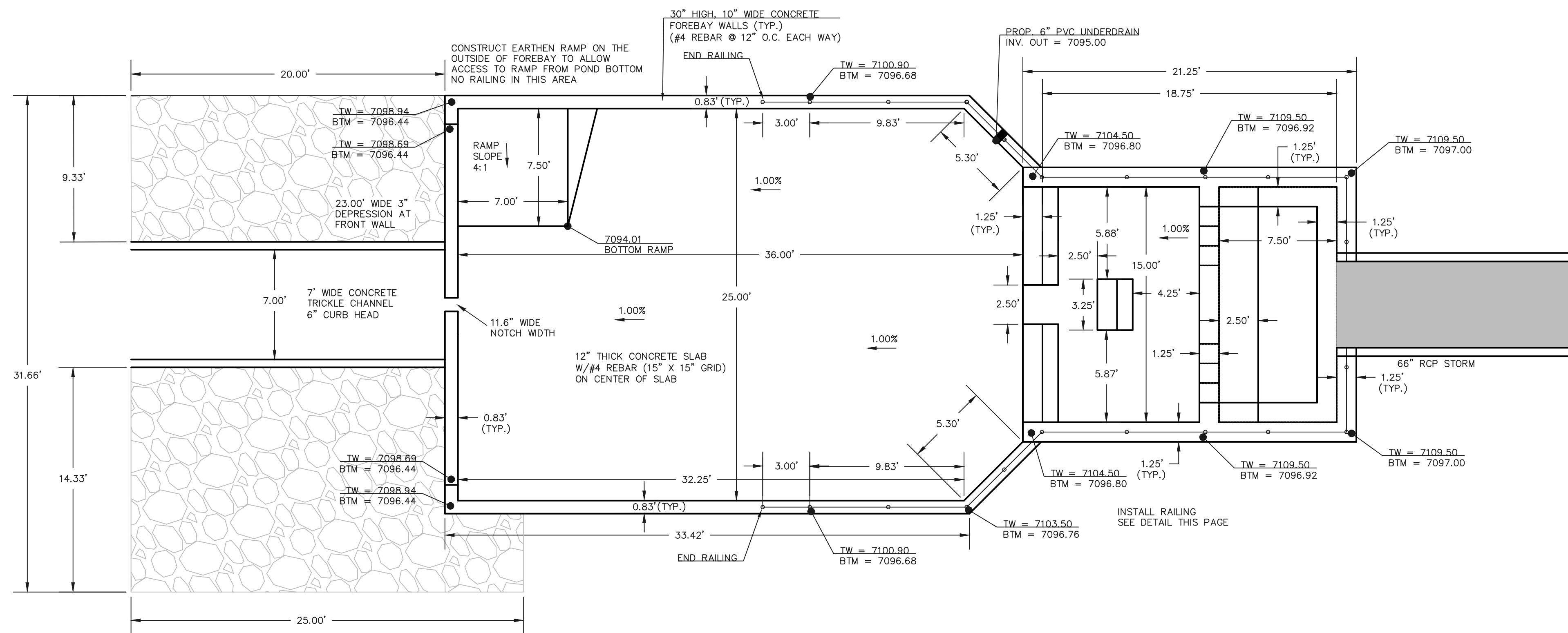




MHFCD USBR TYPE VI IMPACT STILLING BASIN

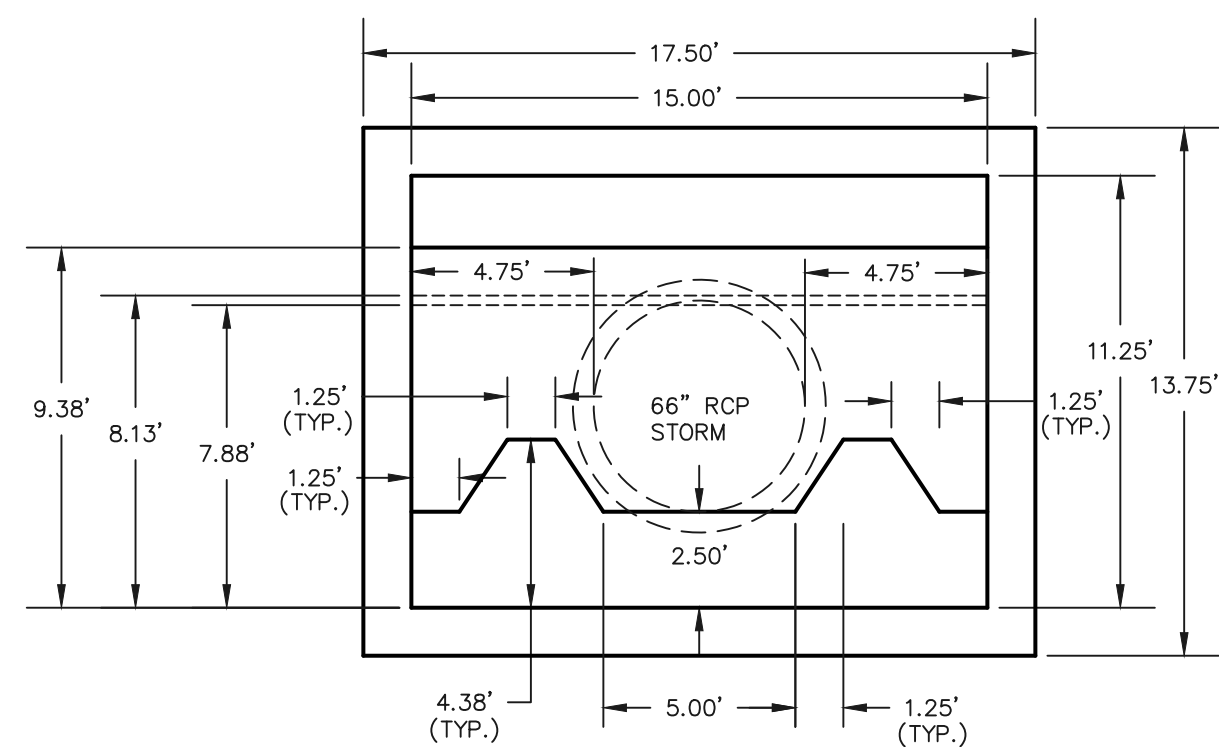
PROPOSED NORTHWEST FOREBAY AT 66" PIPE - IMPACT STRUCTURE (PROFILE VIEW)

SCALE
1" = 5'



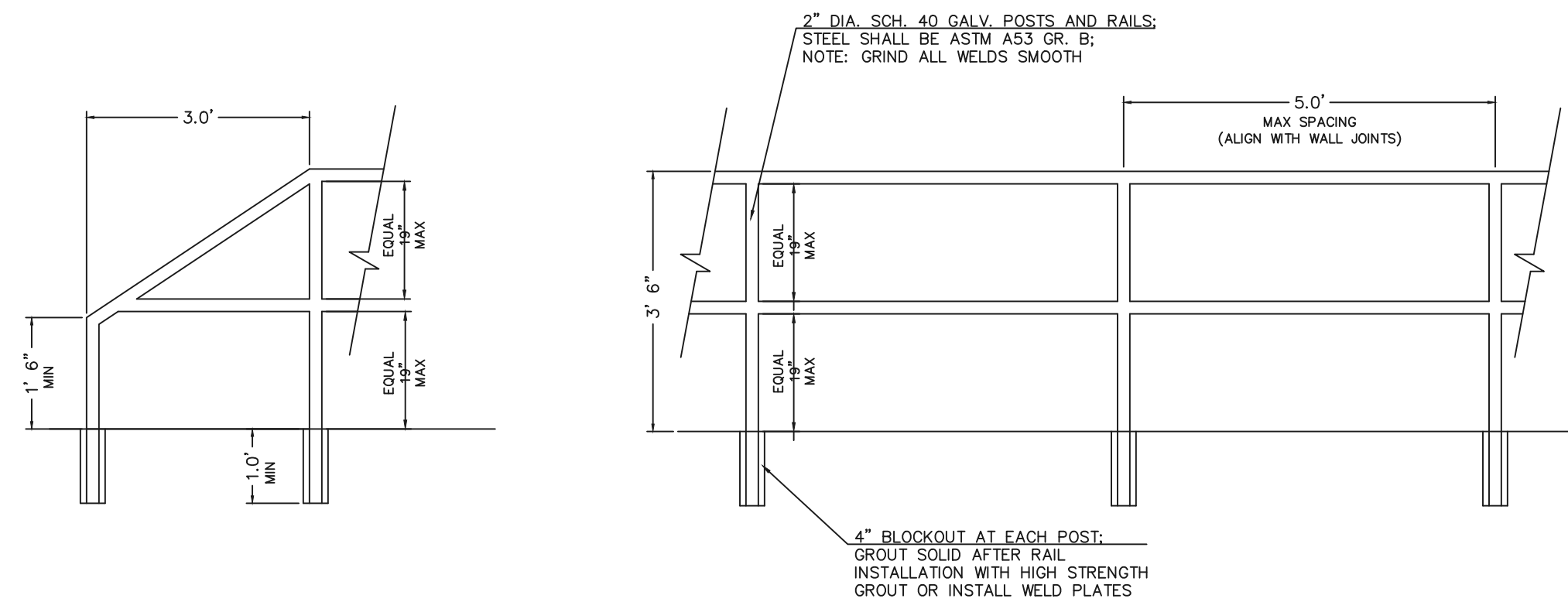
PROPOSED NORTHWEST FOREBAY AT 66" PIPE - IMPACT STRUCTURE (PLAN VIEW)

SCALE
1" = 5'



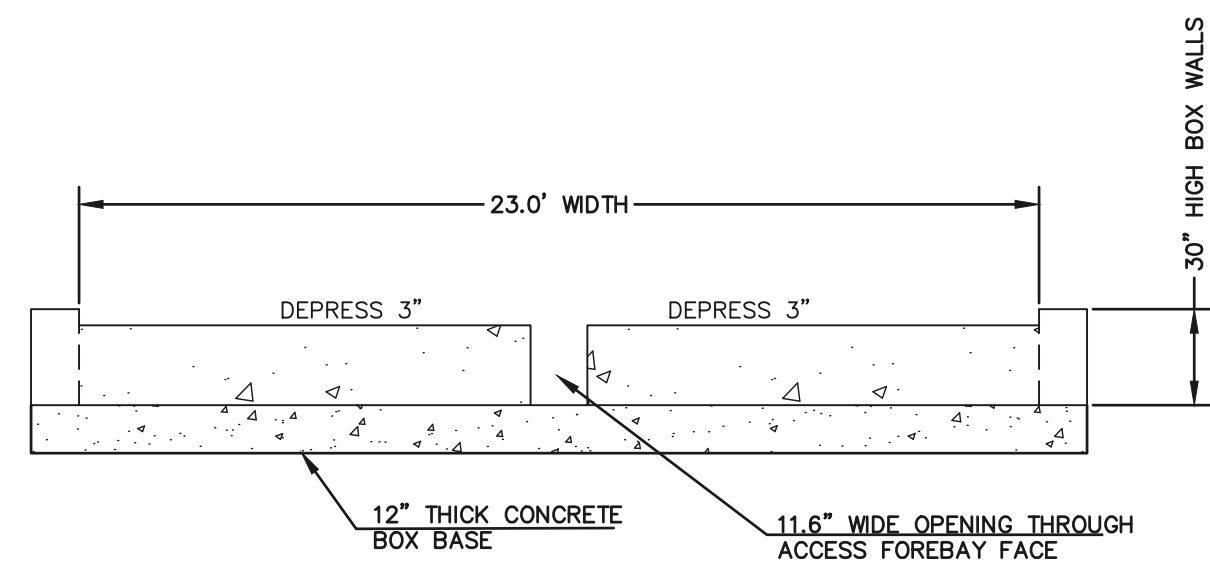
66" PIPE - IMPACT STRUCTURE (FACE VIEW)

SCALE
1" = 5'



IMPACT STRUCTURE & FOREBAY RAILING

N.T.S.



CONCRETE FOREBAY NOTCH

N.T.S.

PCD No. SF-2610

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NO. REVISION

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DATE

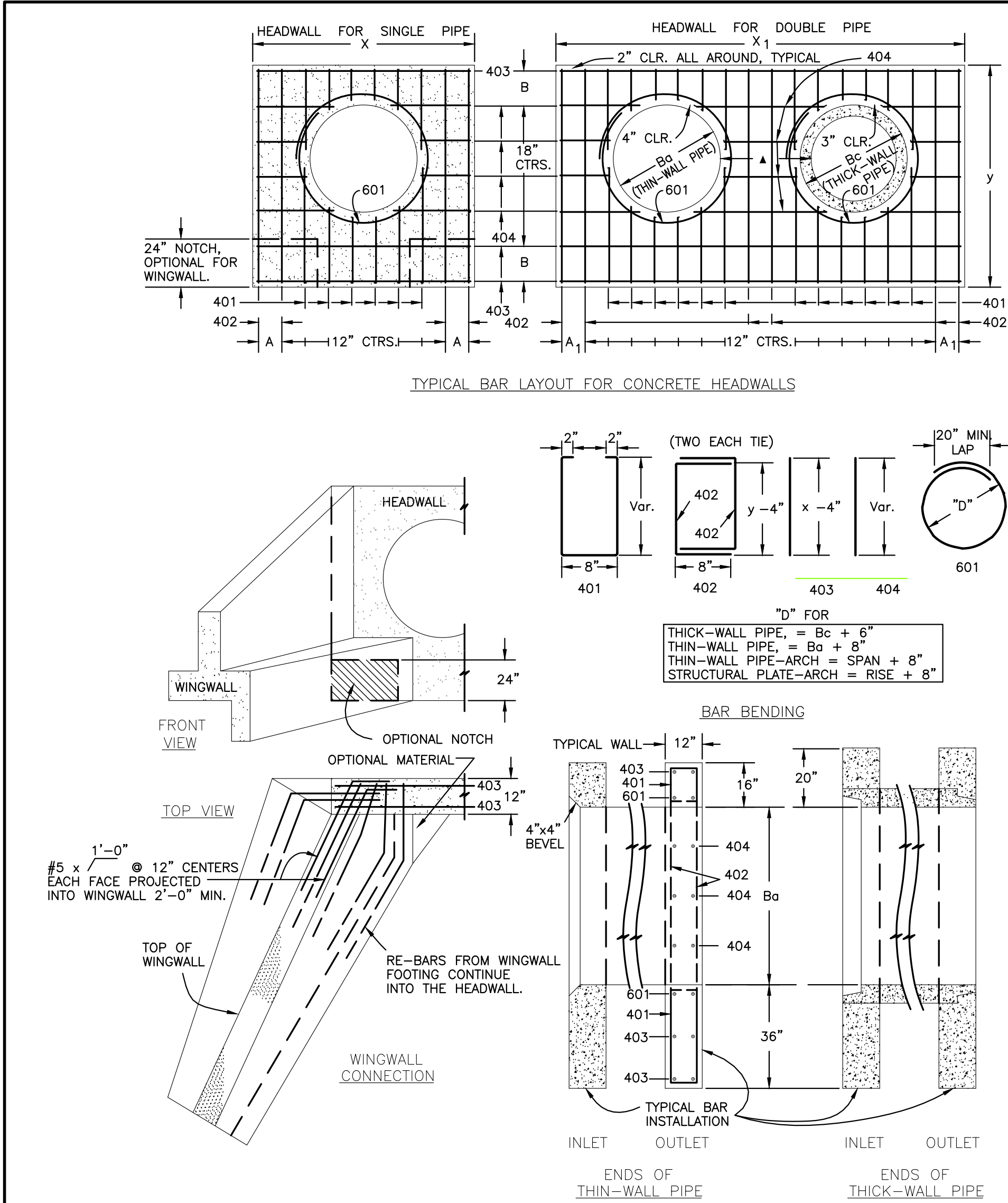


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(719) 785-0790
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STERLING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
PRIVATE EXTENDED DETENTION BASIN FSD-16
66" IMPACT STRUCTURE AND FOREBAY

DESIGNED BY	MAW	SCALE	DATE	4/20/26
DRAWN BY	MAW	(H) 1"= VARIES	SHEET	44 OF 46
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.60





CDOT M-601-10 - HEADWALL DETAIL

GENERAL NOTES

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

▲ WHEN TWO OR MORE CONDUITS ARE LAID SIDE BY SIDE, THEY SHALL BE PLACED SO THAT THE ADJACENT PIPES WILL BE $\frac{1}{2}$ " INSIDE DIAMETER OR $\frac{1}{2}$ " INSIDE SPAN OR 3 FEET APART (INCLUDING WALL THICKNESS) WHICHEVER IS LESS.

■ ADD 0.89 x (X OR X₁) (LB.) WHEN APRON IS REQUIRED.

HEADWALL FOR THICK - WALL ROUND PIPE

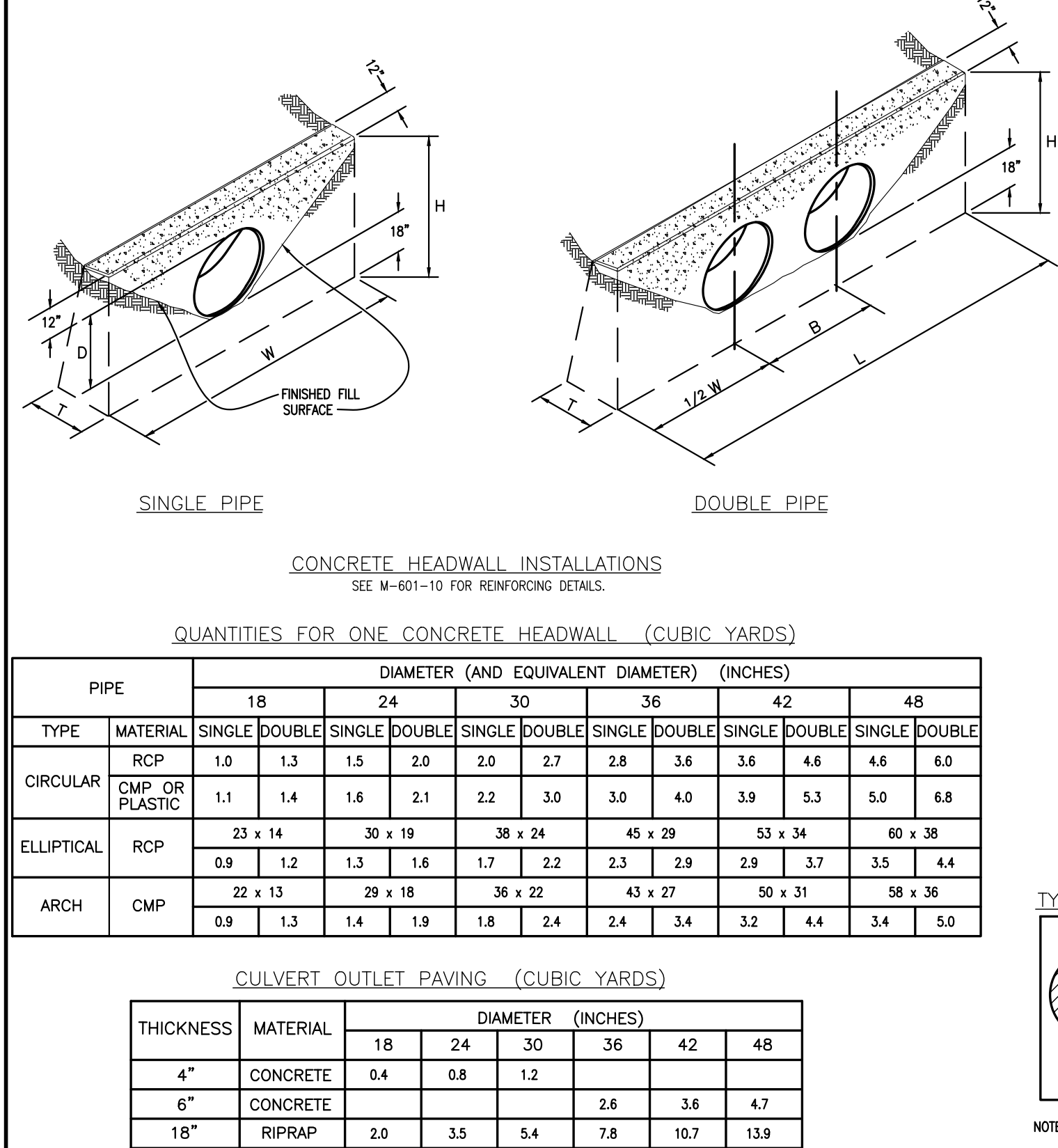
DIMENSIONS

Ba	Bc	X	A	X ₁	A ₁	y	B	X ₂	CONCRETE	STEEL
in.	in.	ft.-in.	ft.-in.	ft.-in.	ft.-in.	ft.-in.	in.	in.	SQ. YD.	LB.
54	65	8-9	8 1/2	15-6	7	9-2	17	20	2.12	3.55
60	72	9-6	7	17-0	10	9-8	11	21	2.35	3.99
66	79	10-3	11 1/2	18-6	7	10-2	14	22	2.60	4.44
72	86	11-0	10	20-0	10	10-8	17	23	2.85	4.91
78	93	11-9	8 1/2	21-3	11	11-2	11	24	3.11	5.29
84	100	12-6	7	22-6	7	11-8	14	25	3.38	5.68
90	107	13-3	11 1/2	23-9	8 1/2	12-2	17	26	3.66	6.08
96	114	14-0	10	25-0	10	12-8	11	27	3.94	6.48
102	121	14-9	8 1/2	26-3	11 1/2	13-2	14	28	4.24	6.89
108	128	15-6	7	27-6	7	13-8	17	29	4.54	7.30

QUANTITIES

CONCRETE

STEEL



CDOT M-601-20 WINGWALL DETAIL

GENERAL NOTES

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

DESIGN TABLE

e	h	a	b	w	c & d BARS	* CONC./CU. YD.	* REIN. LB./L.F.
1'-6"	2'	1'-0"	1'-8"	2'-8"	#401-6"	0.161	8.0
1'-6"	2'	1'-2"	1'-4"	2'-4"	#401-6"	0.210	9.3
1'-6"	2'	1'-4"	1'-0"	2'-0"	#401-6"	0.259	10.7
1'-6"	2'	1'-6"	1'-6"	2'-6"	#401-6"	0.308	12.1
1'-6"	2'	1'-8"	1'-8"	2'-8"	#401-6"	0.358	14.3
1'-6"	2'	1'-10"	1'-10"	2'-10"	#401-6"	0.407	16.4
1'-6"	2'	2'-0"	2'-0"	2'-0"	#401-6"	0.457	23.0
1'-6"	2'	2'-2"	2'-2"	2'-2"	#401-6"	0.506	28.6
1'-6"	2'	2'-4"	2'-4"	2'-4"	#401-6"	0.556	41.8
1'-6"	2'	2'-6"	2'-6"	2'-6"	#401-6"	0.606	54.6

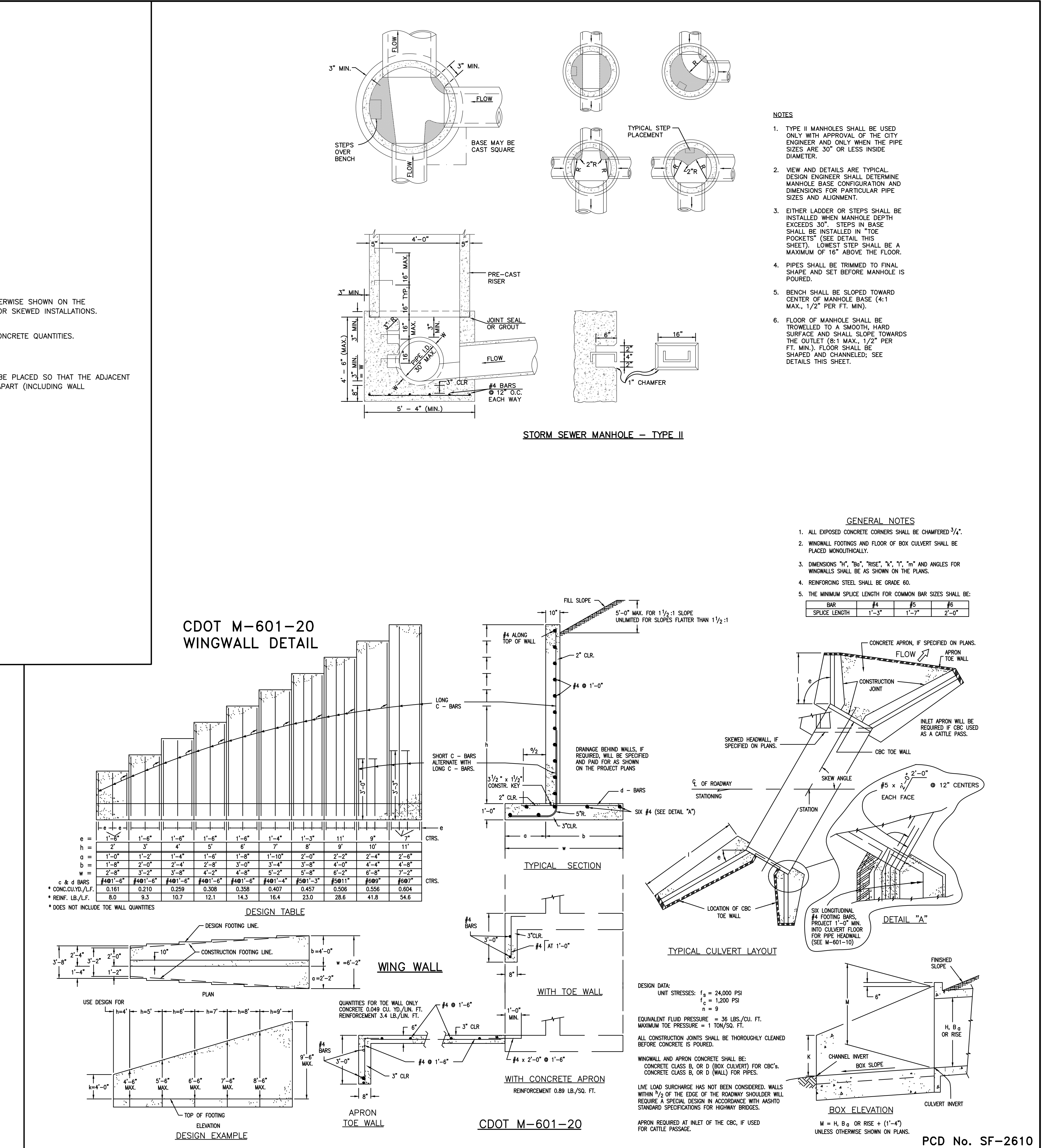
* DOES NOT INCLUDE TOE WALL QUANTITIES

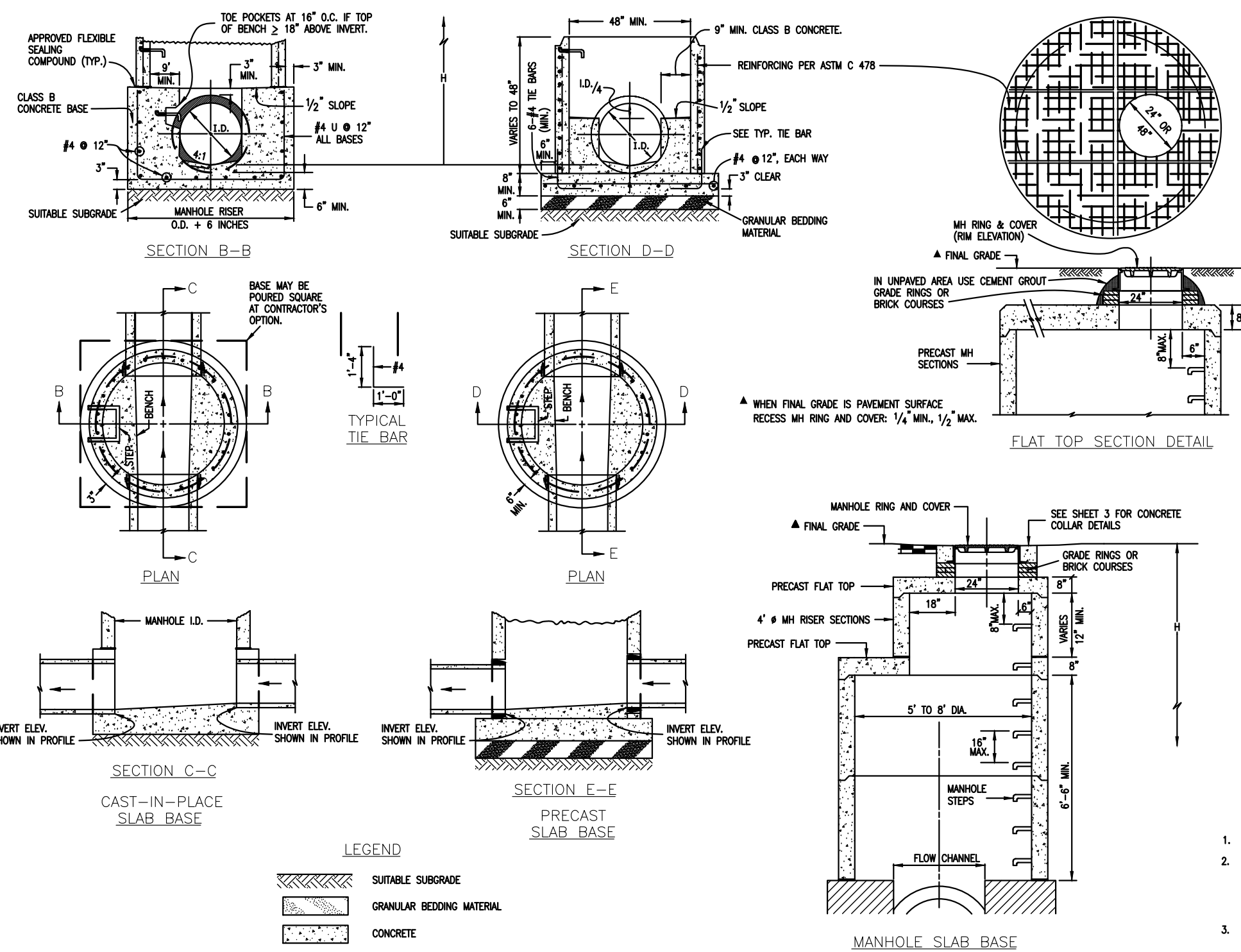
TYPE OF PIPE HEADWALL DIMENSIONS

CIRCULAR

ARCH OR ELLIPTICAL

DESIGN EXAMPLE





9-401 SPACE (TYP.)

16" x 16" = 1/2" ON TO WITHIN 1" OF CYLINDRICAL OPENING

5'-0"

5'-6"

50 1/2" (TYP.) (PLACE TO WITHIN CYLINDRICAL OPENING)

PLAN

501 5" CC.

9-401

502 5" CC.

9-401

5'-6"

SECTION A-A
(STEEL IN BOTTOM OF BASIN)

LEGEND

	SUITABLE SUBGRADE
	GRANULAR FILLING MATERIAL

PRECAST MANHOLE BASES:

THE SLAB SHALL BE POURED MONOLITHICALLY WITH BOTTOM RISER SECTION.

MANHOLE BASES SHALL FIT THE CONDITIONS AND LOCATIONS FOR WHICH THEY ARE INTENDED WITHOUT ANY FIELD MODIFICATIONS. ANY MANHOLE BASE WHICH DOES NOT FIT THE FIELD CONDITIONS OR WHICH REQUIRES FIELD CUTTING OR MODIFICATION IN ORDER TO FIT THE LOCATIONS SHALL BE REJECTED BY THE ENGINEER AND REMOVED AND REPLACED BY THE CONTRACTOR AT NO COST TO THE DEPARTMENT.

MANHOLE BASES SHALL BE BEDDED ON AN APPROVED GRANULAR BEDDING COURSE AS SHOWN ABOVE.



GENERAL NOTES

CLASS B.

BE FORMED ON BOTH SIDES AND SHALL BE 8 IN. THICK.
ACCORDANCE WITH ASTM A 193.
ALL BE GALVANIZED AFTER WELDING.

PIPERS SHALL BE CHAMFERED $\frac{3}{4}$ IN. CURBS AND CUTTER BEYOND
TO MATCH THE EXISTING CURBS AND CUTTER BEYOND

BE DEFORMED AND SHALL HAVE A 2 IN. MINIMUM
BARS SHALL BE EPOXY COATED.

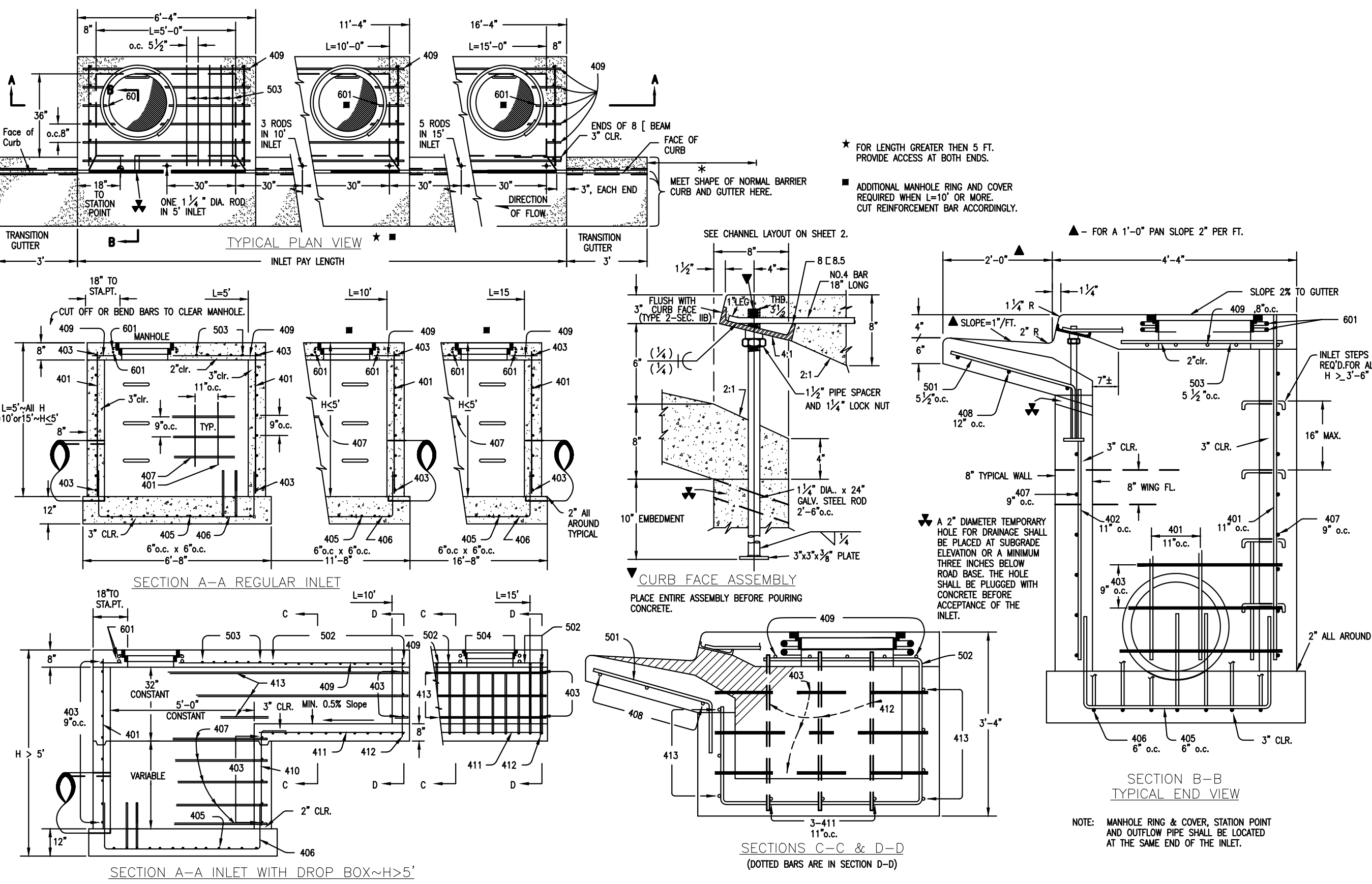
OF TYPICAL MANHOLE RINGS AND COVER ARE NOMINAL.
COVERS AND COVERS SHALL BE GRAY OR DUCTILE CAST
0.06.

THE INETS ARE VARIABLE. THE DIMENSIONS SHOWN ARE
AND QUANTITIES FOR CONCRETE AND REINFORCEMENT
ON THE WORK. QUANTITIES INCLUDE VOLUMES OCCUPIED BY

BE GALVANIZED AND SHALL CONFORM TO THE REQUIREMENTS

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.



SECTIONS C-C & D-D
(DOTTED BARS ARE IN SECTION D-D)

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

DATE _____

DESIGNED BY	MAW	SCALE	DATE	5-1-2025
DRAWN BY	MAW	(H) 1"= 5'	SHEET	46 OF 46
CHECKED BY		(V) 1"= N/A	JOB NO	118360

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