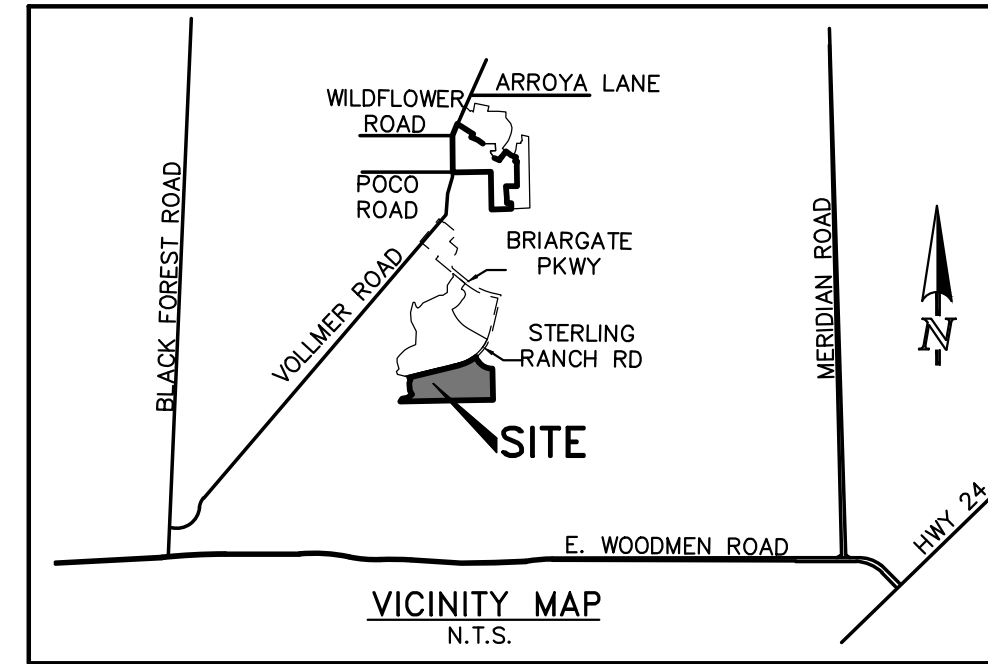


GENERAL CONSTRUCTION NOTES:

- 1. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND MAY NOT INCLUDE ALL UTILITIES. THE EXCAVATION CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

STERLING RANCH EAST FILING NO. 3
COUNTY OF EL PASO, STATE OF COLORADO
CONSTRUCTION PLANS
JANUARY 2025



CONSTRUCTION PLAN: SHEET INDEX

Table listing sheet numbers (SHEET 1 OF 35 to SHEET 35 OF 35) and their corresponding titles (TITLE SHEET, GRADING AND EROSION CONTROL NOTES, STREET IMPROVEMENT PLAN, etc.).

UTILITY PLAN: SHEET INDEX (SEPARATE PLAN SET)

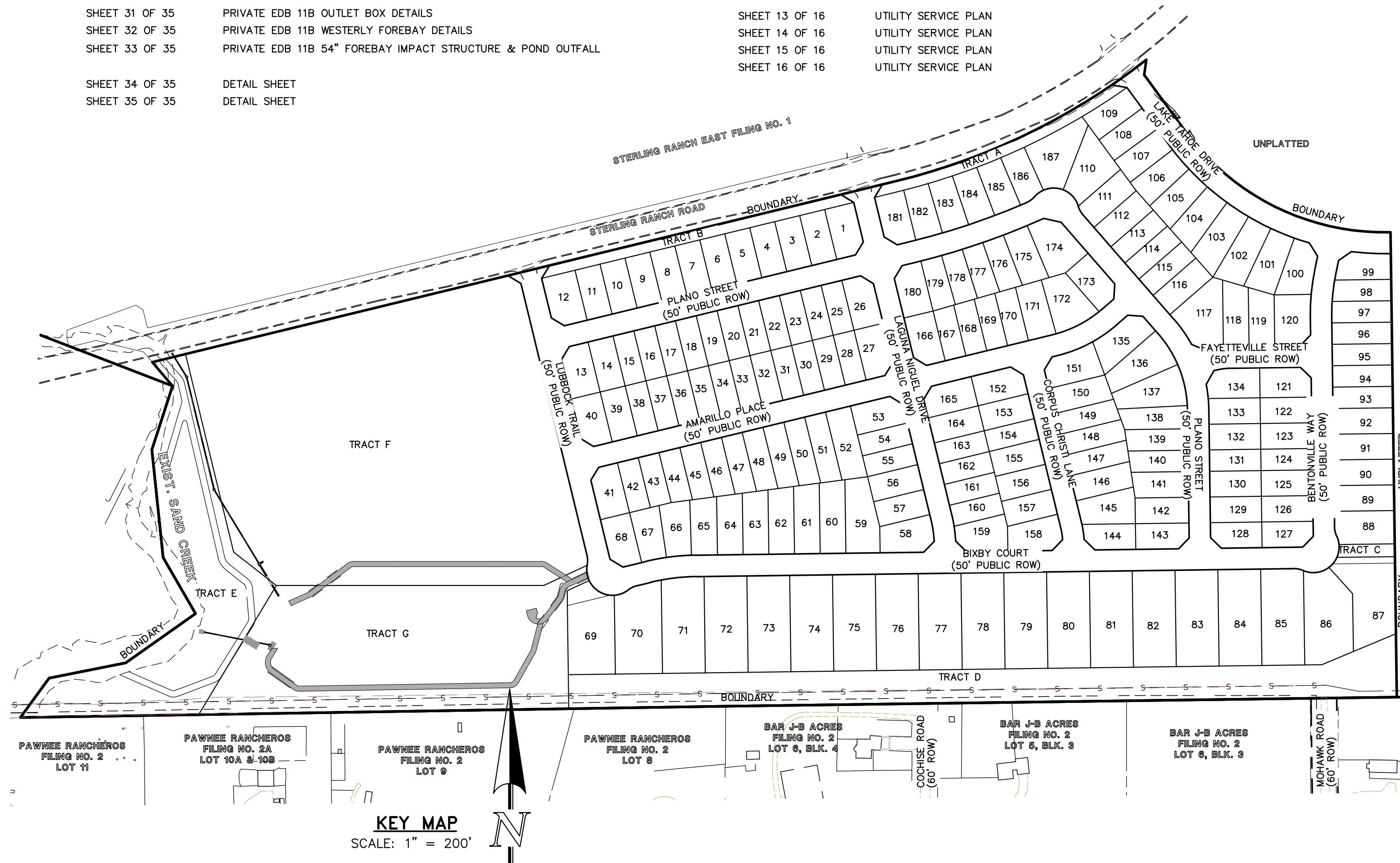
Table listing utility plan sheet numbers (SHEET 1 OF 16 to SHEET 16 OF 16) and their corresponding titles (TITLE SHEET, SANITARY SEWER PLAN, WATER SYSTEM PLAN, etc.).

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

- 1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.

SIGNING AND STRIPING NOTES:

- 1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



AGENCIES:

Table listing agencies and their contact information, including Developer (Classic SRJ Land, LLC), Civil Engineer (Classic Consulting), County Engineering (El Paso County Planning and Community Development), and others.

BENCHMARKS:

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

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.

MARC A. WHORTON, COLORADO P.E. #37155
FOR AND ON THE BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS
4/16/2026 DATE

OWNER/DEVELOPER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL 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.
4/16/2026 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 EGM 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-2428

Table with columns: NO. REVISION, DATE, REVIEW. Includes revision 1 (REVISED PER COUNTY COMMENTS) dated 1/7/25 and revision 2 (UPDATED STANDARD NOTES PER COUNTY COMMENTS) dated 4/15/26.

REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
MARC A. WHORTON, COLORADO P.E. #37155
4/16/2026 DATE



Table with project information: STERLING RANCH EAST FILING NO. 3 CONSTRUCTION PLANS TITLE SHEET. Includes fields for DESIGNED BY (ESO), SCALE (H) 1"= N/A, DATE (7/03/2024), DRAWN BY (ESO), SHEET 1 OF 35, CHECKED BY (V) 1"= N/A, JOB NO. 1183.33.

**EL PASO COUNTY GRADING AND EROSION CONTROL NOTES:**

- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND A 'NOTICE TO PROCEED' HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED DEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS, ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE CLASH, BUILDING MATERIAL WASTES OR UNUSED MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED 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.
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DOM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY ENTECH ENGINEERING, INC. DATED APRIL 19, 2022 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT  
WATER QUALITY CONTROL DIVISION  
WOOD - PERMITS  
4300 CHERRY CREEK DRIVE SOUTH  
DENVER, CO 80246-1530  
ATTN: PERMITS UNIT

**EROSION CONTROL CRITERIA:**

- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.
- THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NON-EXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
  - DURING GRADING OPERATIONS, LOCATE AND SET THE STRAW BALE CHECK DAMS AND SILT FENCES AS SHOWN ON THE EROSION CONTROL PLAN. AT THIS TIME RESEED ALL DISTURBED AREAS WITH AN EL PASO COUNTY APPROVED SEED MIX.
  - SEEDING APPLICATION: DRILLED TO A DEPTH OF .25" TO .50" INTO SOIL WHERE POSSIBLE. BROADCAST AND RAKED TO COVER ON STEEPER THAN 3:1 SLOPES WHERE ACCESS IS LIMITED OR UNSAFE FOR EQUIPMENT.
  - MULCHING REQUIREMENT AND APPLICATION: 1.5 TONS PER ACRE NATIVE HAY MECHANICALLY CRIMPED INTO SOIL.
  - THE STRAW BALE CHECK DAMS AND SILT FENCES SHALL BE KEPT IN PLACE AND MAINTAINED UNTIL EROSION AND SEDIMENTATION POTENTIAL IS MITIGATED. REMOVAL OF SILT AND SEDIMENT COLLECTED BY THE STRAW BALES IS REQUIRED ONCE IT REACHES HALF THE HEIGHT OF THE STRAW BALES OR SILT FENCE.
  - SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED, ON A CASE-BY-CASE BASIS. THE M54 PERMITTEE MAY ALLOW ANOTHER APPROPRIATE BMP TO BE IN PLACE THAT PREVENTS SEDIMENT FROM LEAVING THE SITE. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMP'S SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.
  - ALL FACILITIES, VEGETATION AND OTHER ITEMS REQUIRED BY THE APPROVED FINAL GRADING, EROSION CONTROL AND RECLAMATION PLAN SHALL BE PROPERLY MAINTAINED BY THE OWNERS OF THE PROPERTY. SUCH MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO KEEPING ALL EROSION CONTROL FACILITIES IN GOOD ORDER AND FUNCTIONAL, REPAIRING ANY EROSION DAMAGE THAT OCCURS, KEEPING ALL VEGETATION HEALTHY AND IN GROWING CONDITION AND REPLACING ANY DEAD VEGETATION AS SOON AS PRACTICABLE.
  - ALL SILT FENCES ARE TO BE REGULARLY INSPECTED AND REPAIRED AS NEEDED.
  - THE CONTRACTOR SHALL PROVIDE VEHICLE TRACKING CONTROL FACILITIES FOR EACH ENTRANCE/EXIT TO THE SITE. THE CONTRACTOR SHALL SUBMIT A PLAN WHICH WILL ASSURE USAGE OF THIS FACILITY BY ALL VEHICLES LEAVING THE SITE.
  - EROSION CONTROL MEASURES SHALL BE CHECKED AFTER EACH STORM EVENT AND REPAIRED WHEN NECESSARY.
  - CONTRACTOR SHALL MAINTAIN ALL TEMPORARY EROSION CONTROL FACILITIES IN GOOD WORKING ORDER UNTIL SUCH TIME AS PERMANENT FACILITIES ARE IN PLACE AND THE CONSTRUCTION MANAGER HAS APPROVED THEIR REMOVAL.
  - ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
  - THE EROSION CONTROL MEASURES OUTLINED ON THE PLAN ARE THE RESPONSIBILITY OF THE DEVELOPER TO MONITOR AND REPLACE, REGRADE AND REBUILD AS NECESSARY UNTIL VEGETATION IS ESTABLISHED.
  - MAXIMUM ACREAGE OPEN AT ANY GIVEN TIME IS TO BE 30 ACRES.

**SEEDING GUIDELINES:**

- SEEDBED PREPARATION**  
THE SEEDBED SHOULD BE WELL-SETTLED AND FIRM, BUT FRIABLE ENOUGH THAT THE SEED CAN BE PLACED AT THE SPECIFIED DEPTHS. COMPETITIVE STANDS OF WEEDS THAT ARE PRESENT BEFORE SEEDING MUST BE CONTROLLED BY SHALLOW TILLAGE OR BY APPLICATION OF HERBICIDES. SOILS THAT HAVE BEEN OVER-COMPACTED BY TRAFFIC OR EQUIPMENT, ESPECIALLY WHEN WET, SHOULD BE TILLED TO BREAK UP ROOTING-RESTRICTIVE LAYERS, THAN HARROWED, ROLLED, OR PACKED TO PREPARE THE REQUIRED FIRM SEEDBED.
- FERTILIZER**  
FERTILIZER SHOULD BE APPLIED AT A RATE OF 50 POUNDS OF AVAIL-ABLE NITROGEN PER ACRE AND 40 POUNDS OF AVAILABLE PHOSPHATE PER ACRE. THE TIME OF APPLICATION SHOULD BE IMMEDIATELY PRIOR TO SEEDING, AT THE TIME OF SEEDING, OR IMMEDIATELY FOL-LOWING SEEDING, DEPENDING ON THE KIND OF FERTILIZER AND TYPE OF EQUIPMENT USED.
- SEEDING**  
SEED SHOULD BE PLANTED WITH A GRASS DRILL ON ALL SLOPES OF 3:3 (3:1) OR FLATTER. SEED MAY BE BROADCAST BY HAND, BY MECHANICAL SPREADER, OR BY HYDRAULIC EQUIPMENT ON AREAS THAT ARE SMALL, TOO STEEP, OR NOT ACCESSIBLE FOR SEED DRILL OPERATIONS. SEED PLANTED WITH A DRILL SHOULD BE COVERED WITH SOIL TO A DEPTH OF 1/4 TO 3/4 INCH. SEED PLANTED BY THE BROADCAST METHOD SHALL BE INCORPORATED INTO THE SOIL SURFACE, NOT TO EXCEED A DEPTH OF 3/4 INCH, BY RAKING, HARROWING, OR OTHER PROVEN METHOD. THE TIME OF SEEDING IS FROM OCTOBER 15TH - MAY 31ST. SEED PLANTED IN THE LATE FALL WILL REMAIN DORMANT UNTIL SPRING, WHEN IT WILL GERMINATE.
- MULCHING**  
SEEDED AREAS SHOULD BE MULCHED TO CONSERVE MOISTURE; PREVENT SURFACE COMPACTION OR CRUSTING; REDUCE RUNOFF AND EROSION; CONTROL INSECTS; AND HELP ESTABLISH PLANT COVER.  
NATIVE HAY OR STRAW SHOULD BE APPLIED AT A RATE OF 4,000 POUNDS PER ACRE AND CRIMPED INTO THE GROUND. ON SLOPES GREATER THAN 3:1, AN AGRONOMY BLANKET SHOULD BE USED.
- SUPPLEMENTAL WATER**  
IN LOW RAINFALL AREAS, WHERE WATER IS AVAILABLE AND WHERE RAPID ESTABLISHMENT IS NEEDED, IRRIGATION OF NEW SEEDING SHOULD BE PERFORMED DURING THE FIRST GROWING SEASON. WATER SHOULD BE APPLIED AT APPROXIMATELY ONE WEEK INTERVALS, AT A RATE OF 3/4 TO 1 INCH PER APPLICATION, WHEN RAINFALL IS DEFICIENT FOR PLANT DEVELOPMENT.

**NOTES:**

AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF THE CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT  
WATER QUALITY CONTROL DIVISION  
WOOD - PERMITS  
4300 CHERRY CREEK DRIVE SOUTH  
DENVER, CO 80246-1530  
ATTN: PERMITS UNIT

PORTIONS OF THE STERLING RANCH EAST FILING NO. 3 ARE LOCATED WITHIN A FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) MAP NUMBERS 08041C0533G, EFFECTIVE DATE, DECEMBER 7, 2018

THE AVERAGE SOIL CONDITION REFLECTS HYDROLOGIC SOIL GROUP "A", BLAKELAND LOAMY SAND AND COLUMBINE GRAVELLY SANDY LOAM AND SOIL GROUP "B", PRING COARSE SANDY LOAM AS DETERMINED BY THE "SOIL SURVEY OF EL PASO COUNTY AREA" PREPARED BY THE U.S. SOIL CONSERVATION SERVICE.

EXISTING VEGETATION CONSISTS OF NATIVE GRASSES.

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

STOCKPILE LOCATIONS FOR HOMEBUILDING TO BE ON EACH INDIVIDUAL LOT THAT IS BEING BUILT UPON WITH ANY EXCESS MATERIAL PLACED WITHIN THE FUTURE ELEMENTARY SCHOOL SITE AS SHOWN ON SHEET 4.

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

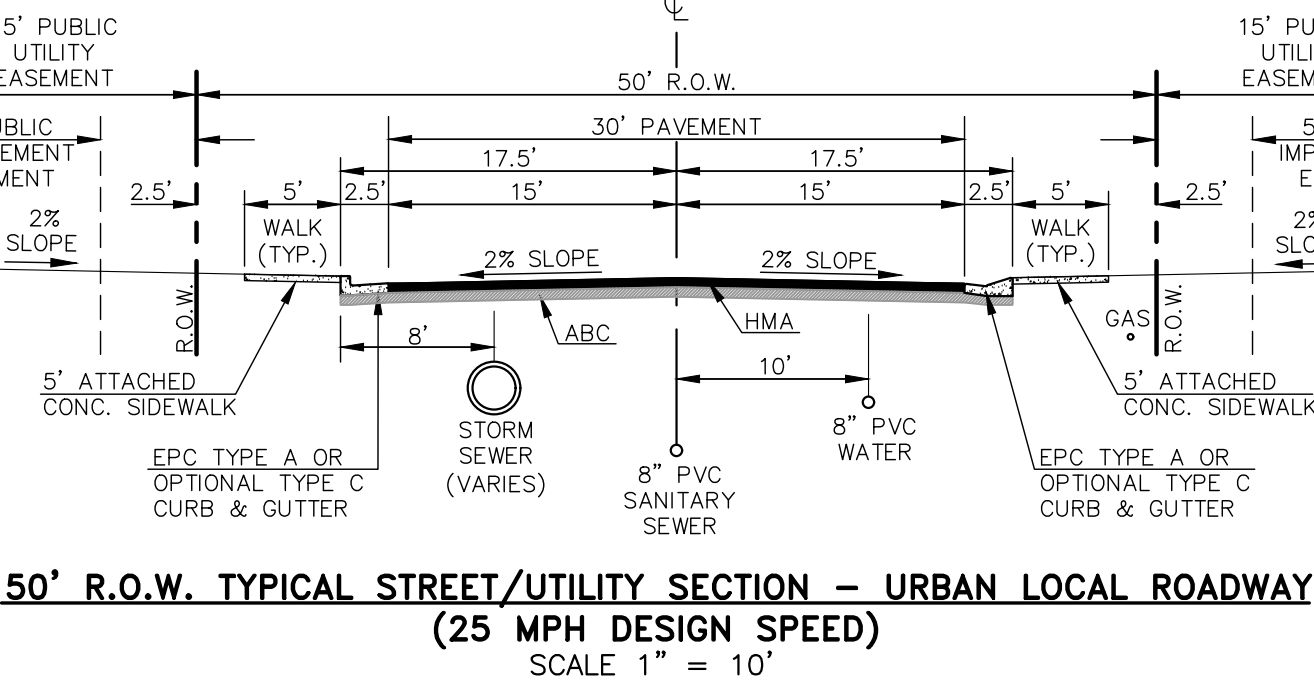
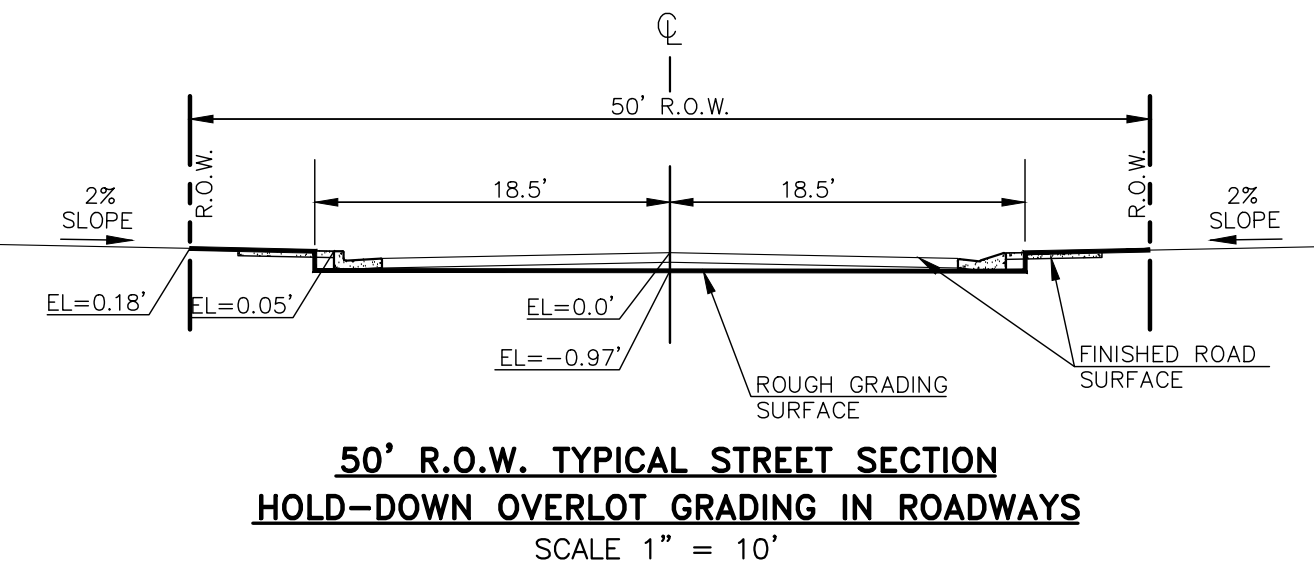
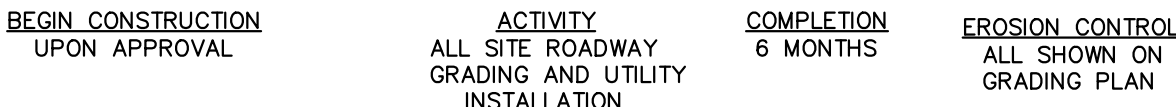
GRADING WITHIN THIS PHASE WILL BE FULLY DEVELOPED WITH HOME BUILDING OPERATIONS.

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

ALL AREAS ARE TO BE RESEEDED OUTSIDE OF LOTS AND ROADWAYS. RESEED ALL AREAS AS NEEDED TO PREVENT EROSION AND SEDIMENT RUNOFF ONTO CONSTRUCTION ACTIVITIES.

**SCHEDULE OF ANTICIPATED CONSTRUCTION ACTIVITY:**

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



**BMP NOTES:**

- CONTRACTOR TO DETERMINE AREAS USED FOR STAGING, STORAGE OF MATERIALS, SOILS (STOCKPILES) OR WASTES AND SHALL MARK ON THE SITE SWMP AT ALL TIMES. THE USE OF CONSTRUCTION OFFICE TRAILERS REQUIRES PCD PERMITTING.
- THE PROPOSED GRADING/EROSION CONTROL PLAN SHOW AND CALL-OUT THE 'INITIAL' AND 'INTERM' STAGE OF CONSTRUCTION CONTROL MEASURES.
- 'FINAL' CONSTRUCTION CONTROL MEASURES ARE STABILIZED/DEVELOPED LOTS, CONSTRUCTED ROADS, RE-SEEDED OPEN SPACE, AND CONSTRUCTED DETENTION PONDS. A PLAN IS NOT NEEDED FOR THE FINAL STAGE.

PCD NO. SF-2428

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
1	REVISED PER COUNTY COMMENTS	1/7/25

REVIEW:

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

MARC A. WHORTON, CONSULTANT #37155

3/23/2026

**CLASSIC CONSULTING**

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

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

STERLING RANCH EAST  
FILING NO. 3  
GRADING AND EROSION CONTROL PLAN  
NOTES AND DETAILS

DESIGNED BY	ESO	SCALE	DATE	7/03/2024
DRAWN BY	ESO	(H) 1" = 50'	SHEET	2 OF 35
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.33	

**BMP PHASING**

- SF** (INSTALLED PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE DURING INTERIM AND FINAL PHASES)
- VTC** (INSTALLED PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM AND FINAL PHASES)
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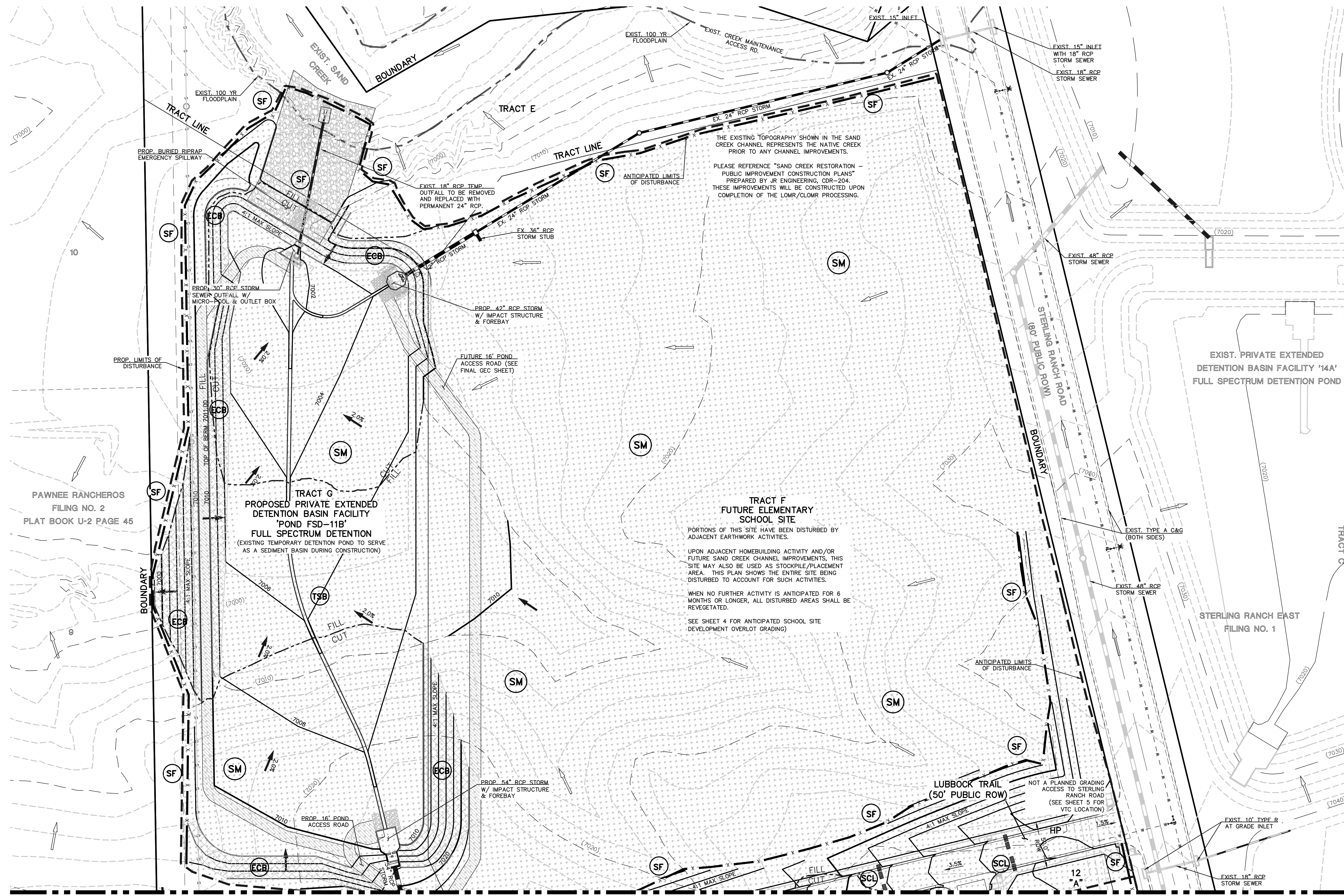
**LEGEND**

- LIMITS OF CONSTRUCTION/DISTURBANCE
- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- CUT/FILL LINE
- SILT FENCE
- SILT FENCE
- EROSION CONTROL BLANKET
- VEHICLE TRACKING CONTROL
- SEDIMENT CONTROL LOGS
- INLET PROTECTION
- TEMPORARY SEDIMENT BASIN
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- HIGH POINT
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- A LOT
- B LOT
- WALKOUT LOT
- TRANSITION LOT
- GARDEN LOT
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN - SC150 OR EQUIVALENT) TO BE INSTALLED ON ALL 3:1 SLOPES OR GREATER

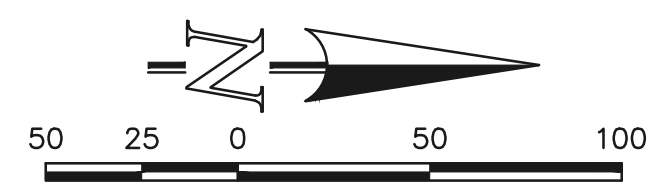
SEEDING/MULCHING NOTE:  
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NOTE:  
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INSTALL VTC, CONSTRUCTION FENCING, BARRICADES AND SIGNAGE AS APPROPRIATE AT ACCESS POINT.

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



MATCHLINE (SEE SHEET 5)



PCD NO. SF-2428

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS <b>811</b> UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW		NO. REVISION	DATE
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REVIEW:  
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, REGISTERED PROFESSIONAL ENGINEER #37155

4/16/2026 DATE



STERLING RANCH EAST FILING NO. 3 GRADING AND EROSION CONTROL PLAN NO GRADING OF SCHOOL SITE			
DESIGNED BY	MAW	SCALE	DATE 7/03/2024
DRAWN BY	ESO	(H) 1" = 50'	SHEET 3 OF 35
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.33

N:\118333\DRAWINGS\CONSTRUCTION\GRADING-EROSION\118333-GR-03.dwg, 4/16/2026, 2:54:29 PM, 1:1

**BMP PHASING**

- SF** (INSTALLED PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE DURING INTERIM AND FINAL PHASES)
- VTC** (INSTALLED PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM AND FINAL PHASES)
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**LEGEND**

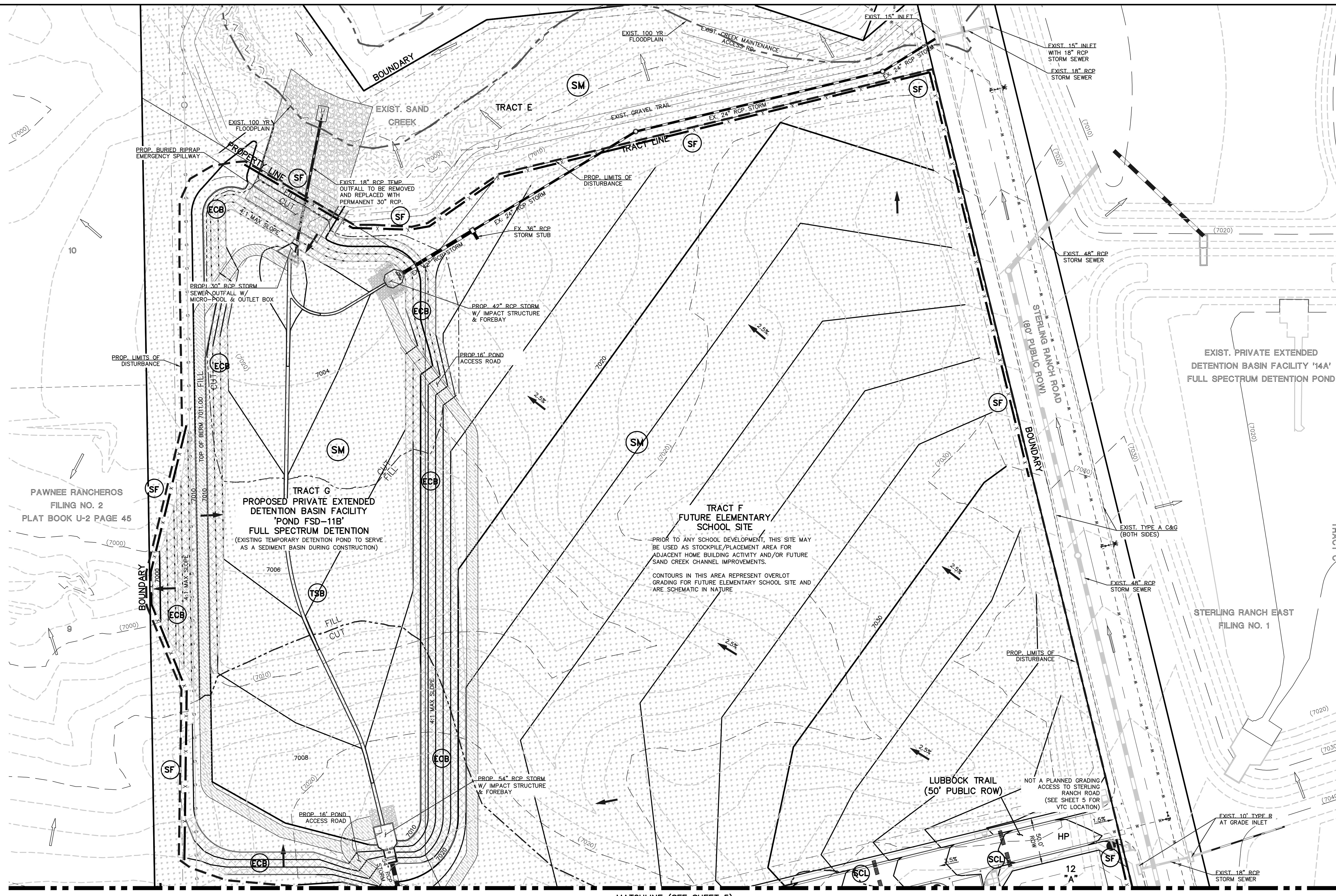
- LIMITS OF CONSTRUCTION/DISTURBANCE
- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- CUT/FILL LINE
- SILT FENCE
- SILT FENCE
- EROSION CONTROL BLANKET
- VEHICLE TRACKING CONTROL
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- A LOT
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EROSION CONTROL BLANKET (NORTH AMERICAN GREEN - SC150 OR EQUIVALENT) TO BE INSTALLED ON ALL 3:1 SLOPES OR GREATER

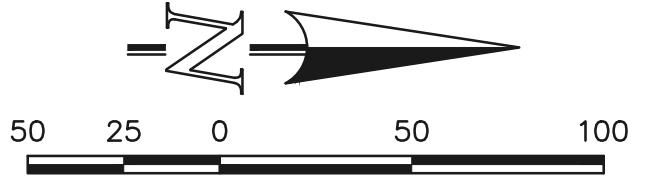
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EXISTING VEGETATION: THE MAJORITY OF THE SITE IS COVERED WITH NATIVE GRASSES, YUCCA AND SPARSE PINE TREES.



MATCHLINE (SEE SHEET 5)



SCALE: 1" = 50' PCD NO. SF-2428

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS <b>811</b> UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW		NO. REVISION	DATE
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REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO LICENSED PROFESSIONAL ENGINEER #37155

4/16/2026 DATE



STERLING RANCH EAST FILING NO. 3 GRADING AND EROSION CONTROL PLAN SCHOOL SITE OVERLOT GEC PLAN			
DESIGNED BY	MAW	SCALE	DATE 7/03/2024
DRAWN BY	ESO	(H) 1" = 50'	SHEET 4 OF 35
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.33

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**BMP PHASING**

- (SF)** (INSTALLED PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE DURING INTERIM AND FINAL PHASES)
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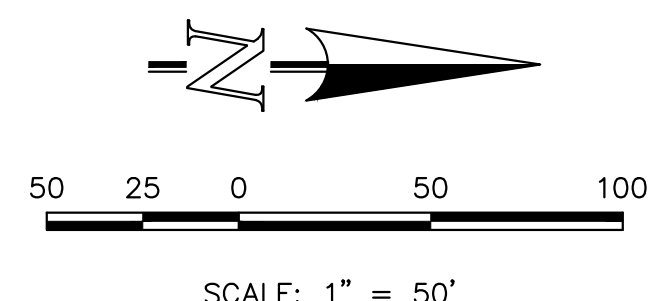
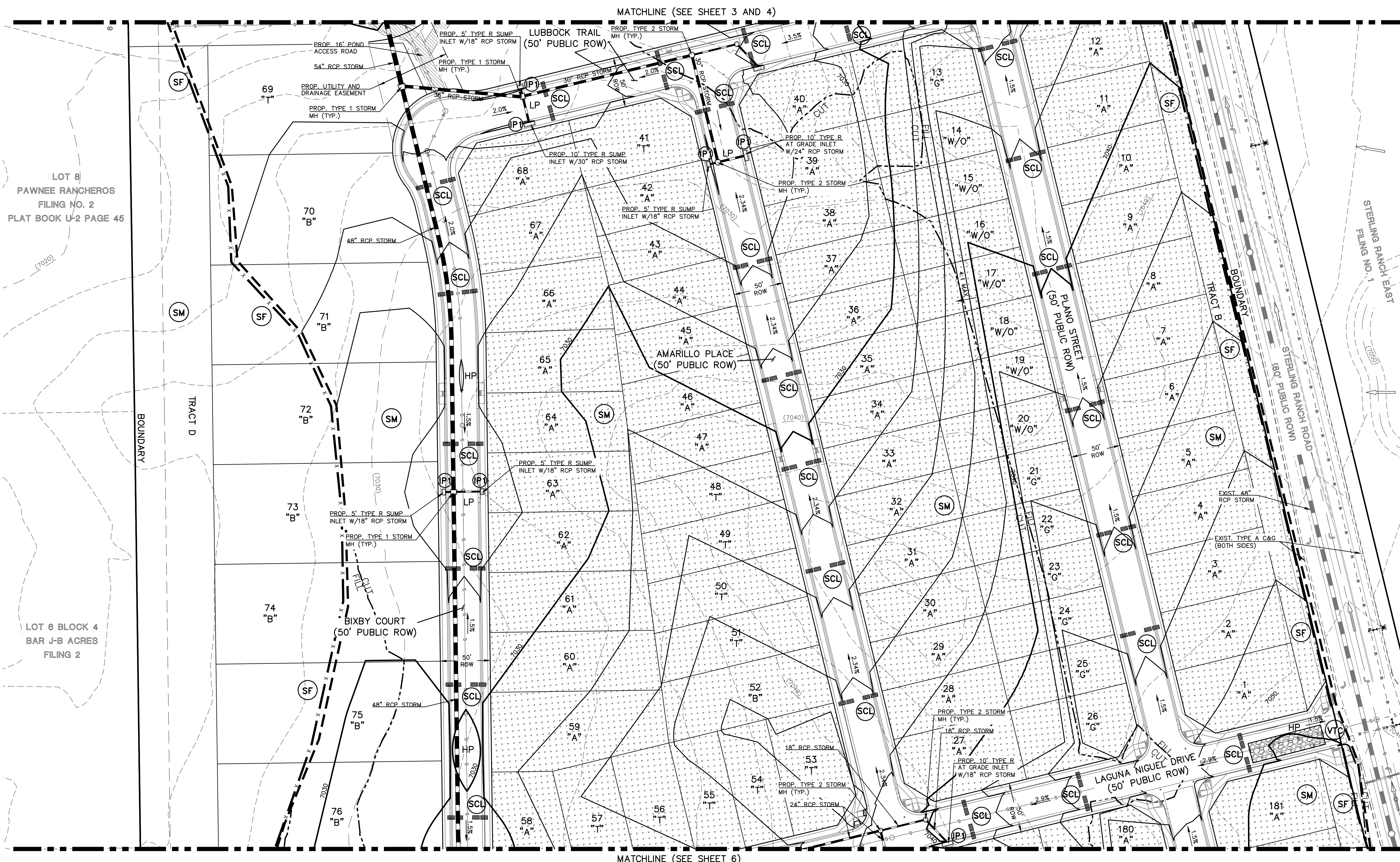
**LEGEND**

- LIMITS OF CONSTRUCTION/DISTURBANCE
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PCD NO. SF-2428

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REVIEW:

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

MARC A. WHORTON, PROFESSIONAL ENGINEER #37155

DATE: 3/23/2026

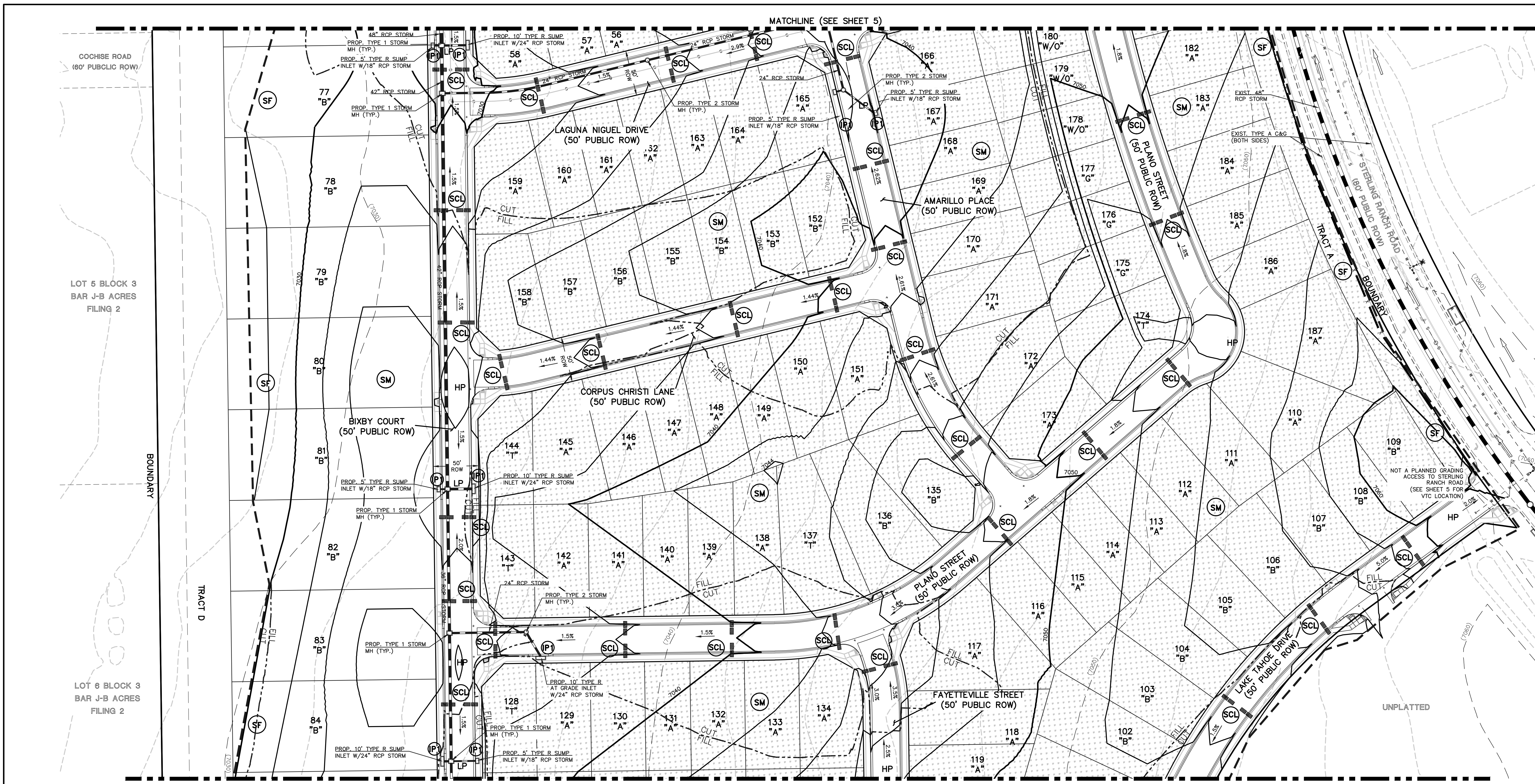
619 N. Cascade Avenue, Suite 200  
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(719) 785-0790  
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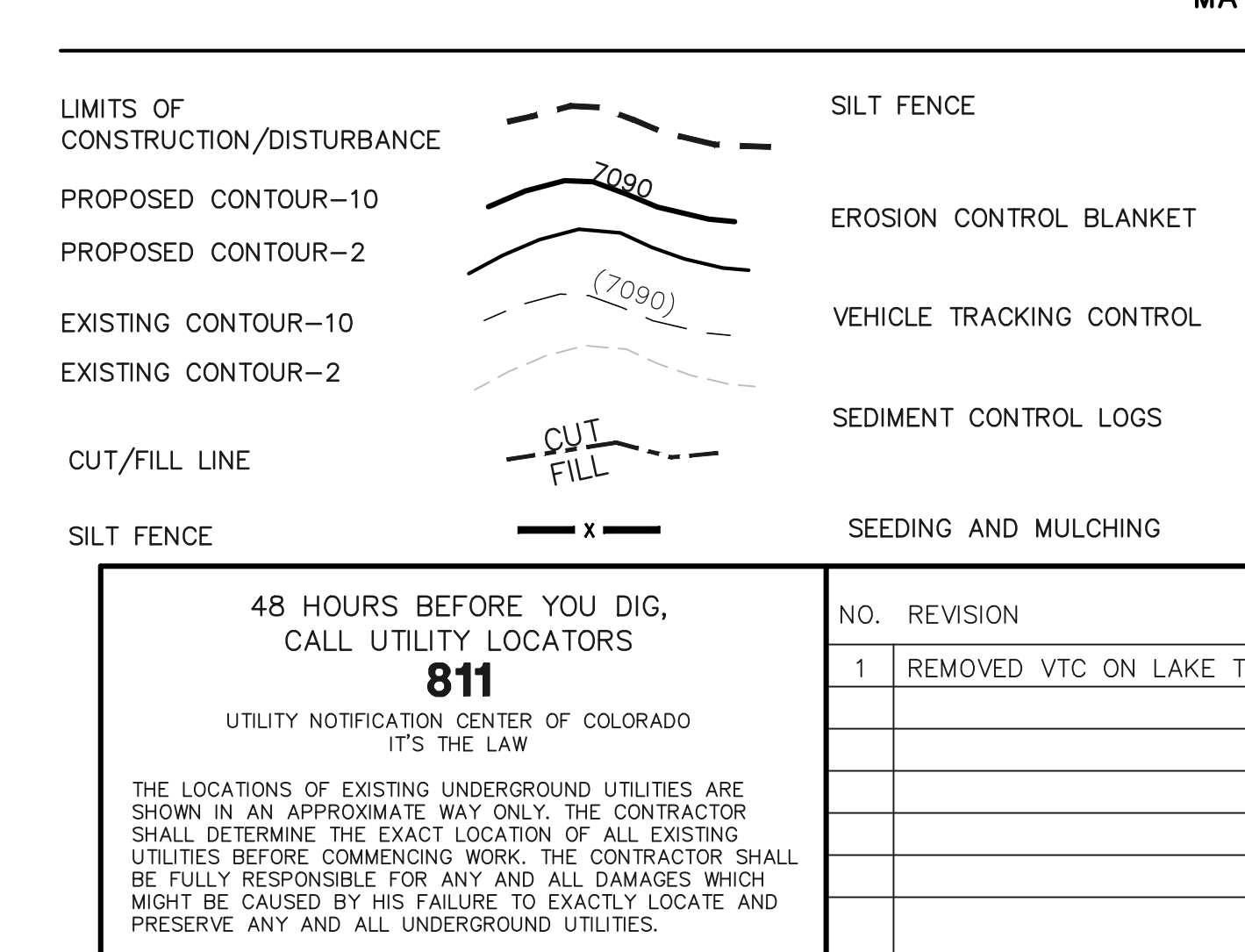
STERLING RANCH EAST  
FILING NO. 3  
GRADING AND EROSION CONTROL PLAN

DESIGNED BY	MAW	SCALE	DATE	7/03/2023
DRAWN BY	ESO	(H) 1" = 50'	SHEET	5 OF 35
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.33	

N:\118333\DRAWINGS\CONSTRUCTION\GRADING\EROSION\118333-GR-05.dwg, 1/8/2023 2:07:46 PM, 1:1



- BMP PHASING**
- SF** (INSTALLED PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE DURING INTERIM AND FINAL PHASES)
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EXISTING VEGETATION:  
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SCALE: 1" = 50'

PCD NO. SF-2428

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS <b>811</b> UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW	NO. REVISION 1 REMOVED VTC ON LAKE TAHOE PER COUNTY COMMENTS	DATE 4/16/26	REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
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MARC A. WHORTON, COLORADO REGISTERED PROFESSIONAL ENGINEER #37155

4/16/2026

CLASSIC CONSULTING

STERLING RANCH EAST  
FILING NO. 3  
GRADING AND EROSION CONTROL PLAN

DESIGNED BY	ESO	SCALE	DATE	7/03/2023
DRAWN BY	ESO	(H) 1" = 50'	SHEET	6 OF 35
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.33	

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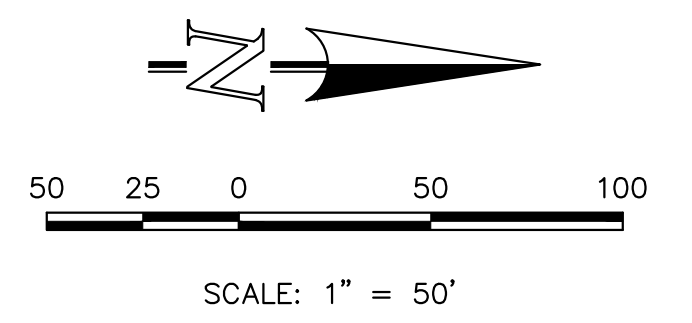
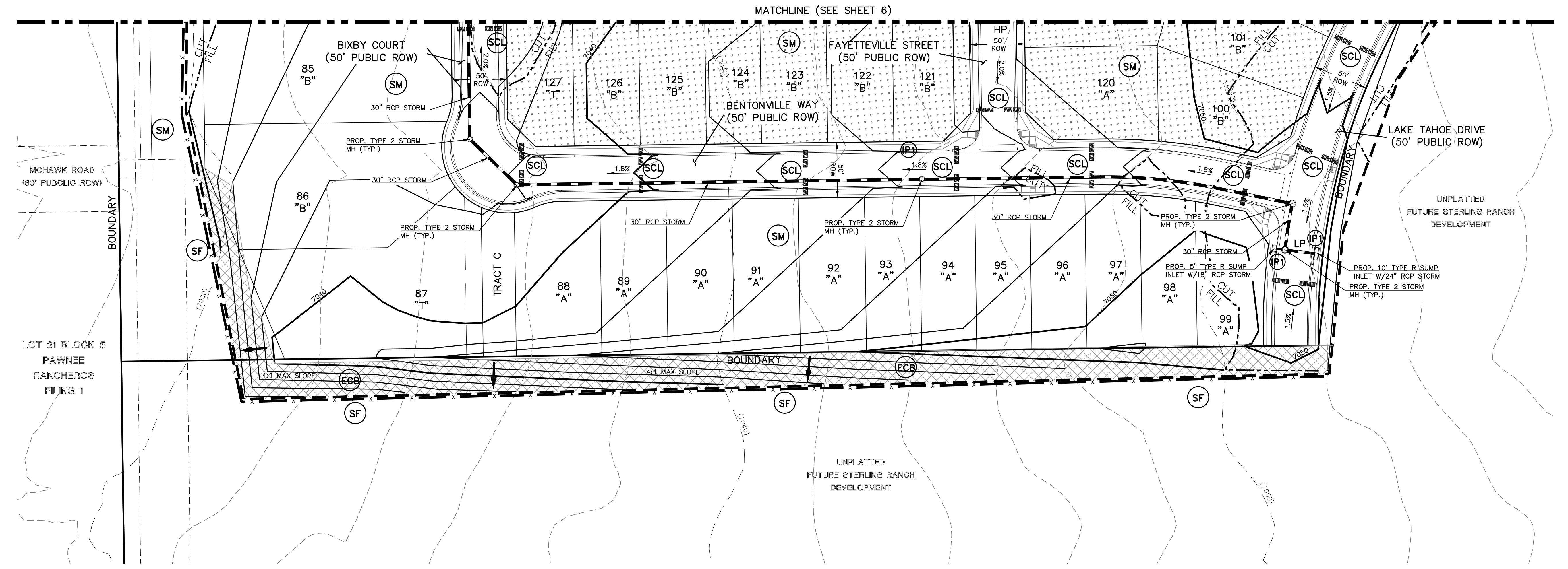
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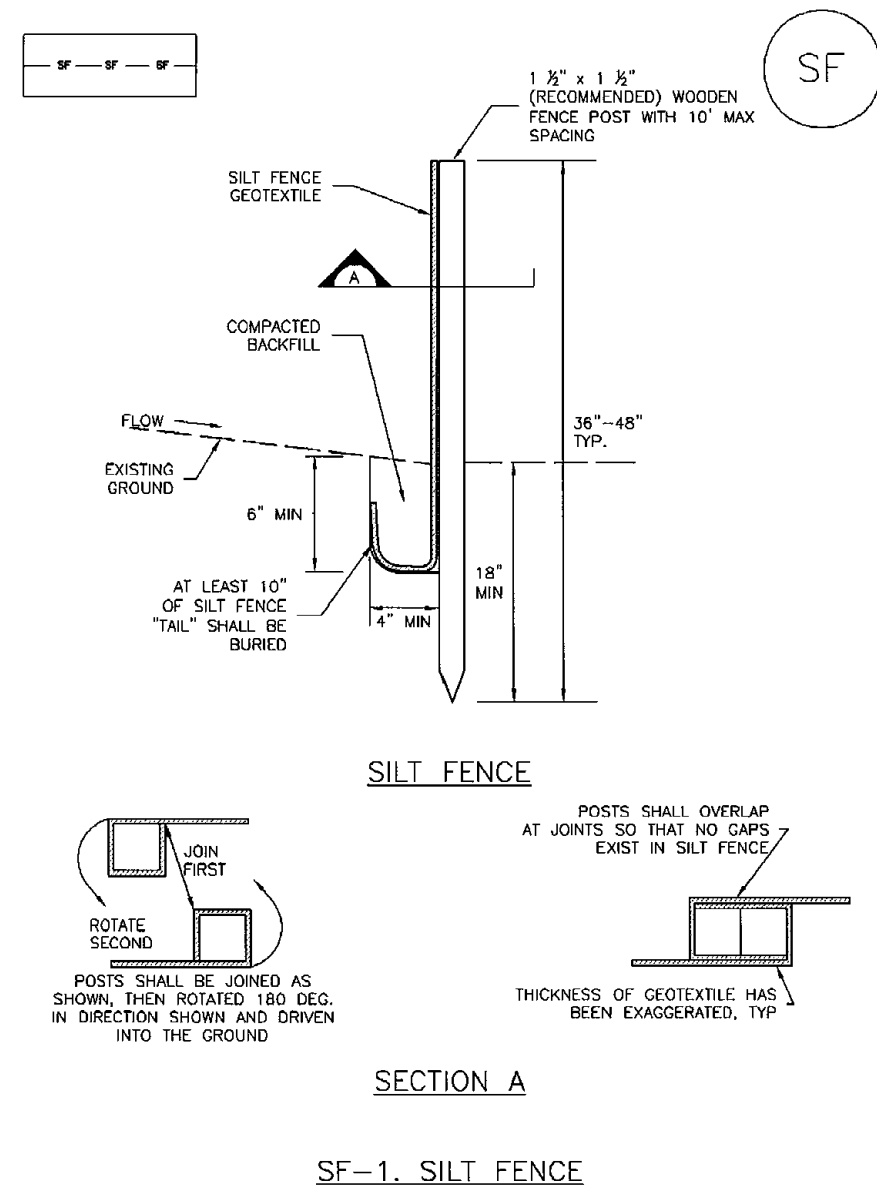
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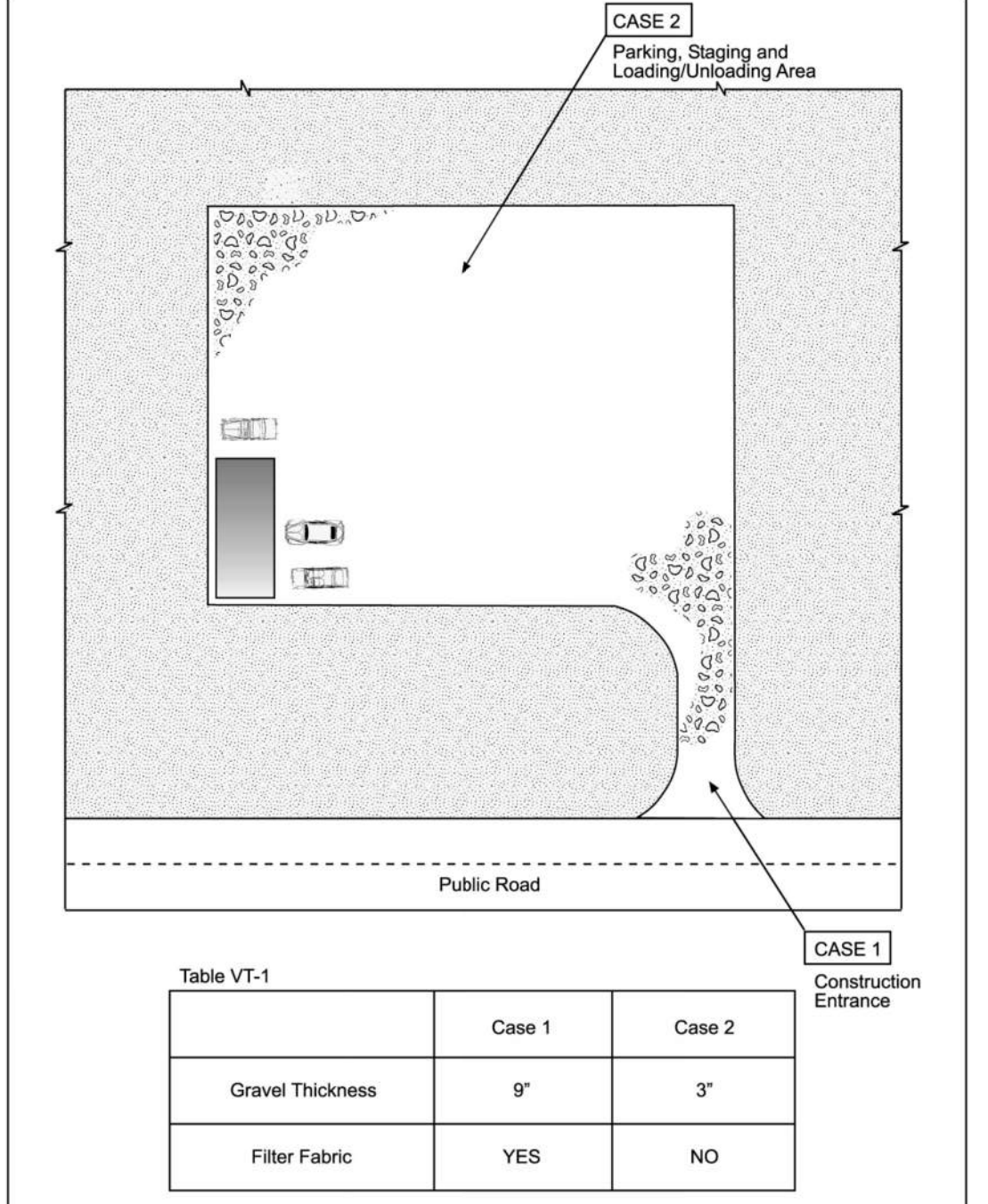
PCD NO. SF-2428

<p style="text-align: center;"><b>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</b></p> <p style="text-align: center;"><b>811</b></p> <p style="text-align: center;">UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p><small>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</small></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	REVISION	DATE										<p>REVIEW:</p> <p><small>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING AND SURVEYORS, LLC</small></p> <div style="text-align: center;"> </div> <p>MARC A. WHORTON #37155 DATE 3/23/2026</p>	<div style="text-align: center;"> </div> <p>STERLING RANCH EAST FILING NO. 3 GRADING AND EROSION CONTROL PLAN</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DESIGNED BY</td> <td>MAW</td> <td>SCALE</td> <td>DATE</td> <td>7/03/2023</td> </tr> <tr> <td>DRAWN BY</td> <td>ESO</td> <td>(H) 1" = 50'</td> <td>SHEET</td> <td>7 OF 35</td> </tr> <tr> <td>CHECKED BY</td> <td>(V)</td> <td>1" = N/A</td> <td>JOB NO.</td> <td>1183.33</td> </tr> </table>	DESIGNED BY	MAW	SCALE	DATE	7/03/2023	DRAWN BY	ESO	(H) 1" = 50'	SHEET	7 OF 35	CHECKED BY	(V)	1" = N/A	JOB NO.	1183.33	<p>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903</p> <p>(719) 785-0790 (719) 785-0799 (Fax)</p>
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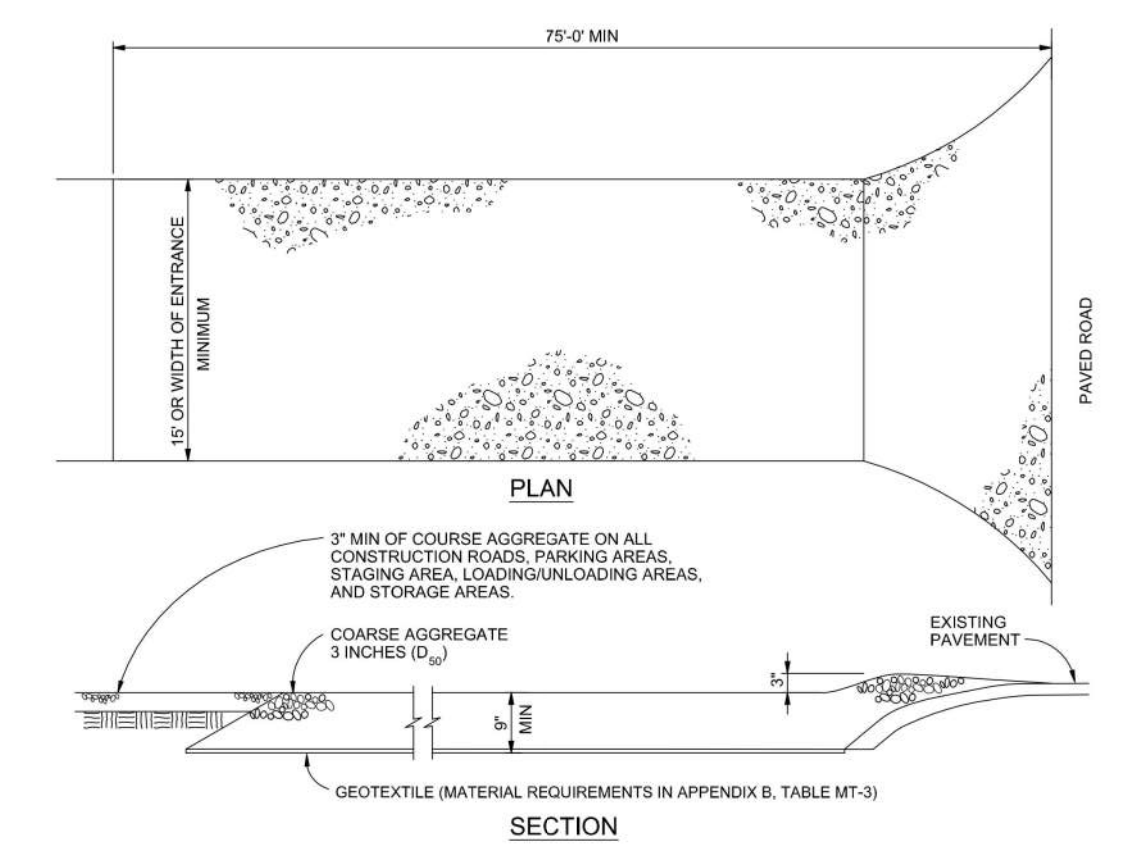
**Silt Fence (SF) SC-1**



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



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

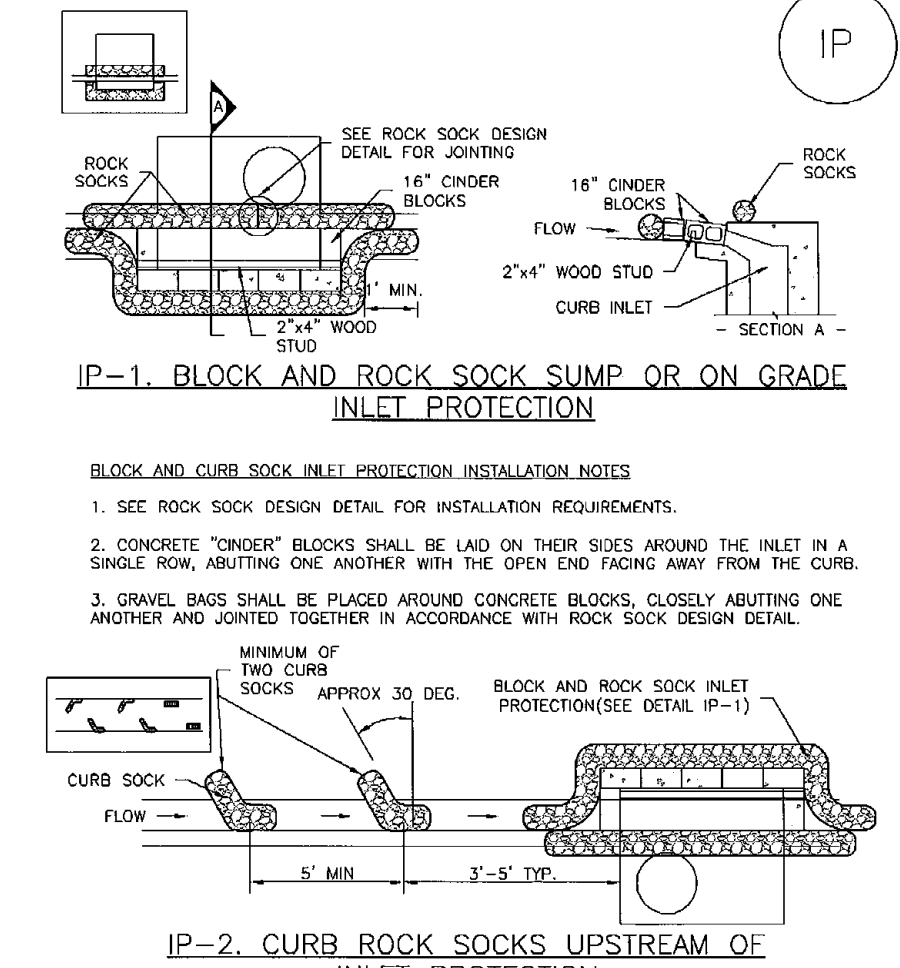


**VEHICLE TRACKING NOTES**  
**INSTALLATION REQUIREMENTS**  
 1. ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.  
 2. CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.  
 3. AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.  
 4. CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.  
 5. CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE STEEP SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.

**MAINTENANCE REQUIREMENTS**  
 1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.  
 2. STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.  
 3. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.  
 4. STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.  
 5. OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

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

**SC-6 Inlet Protection (IP)**

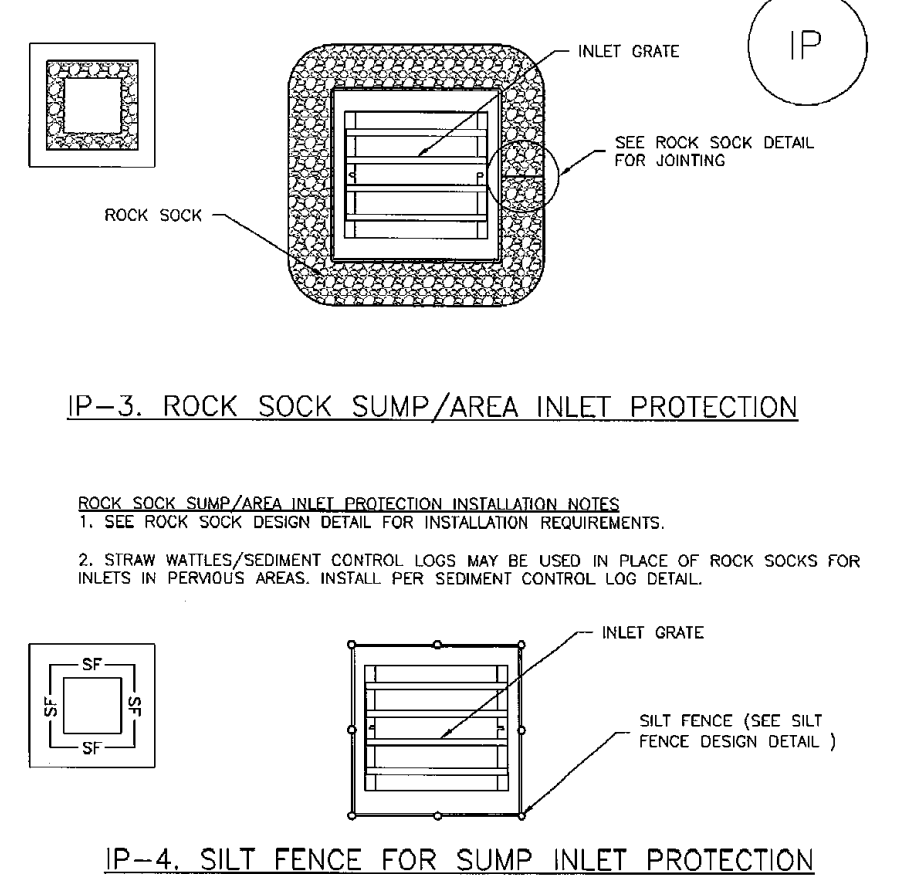


**IP-1. BLOCK AND CURB ROCK SOCK SUMP OR ON GRADE INLET PROTECTION**  
**INSTALLATION NOTES**  
 1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.  
 2. CONCRETE "TENDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.  
 3. GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.

**IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION**  
**INSTALLATION NOTES**  
 1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.  
 2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.  
 3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.  
 4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.

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

**Inlet Protection (IP) SC-6**

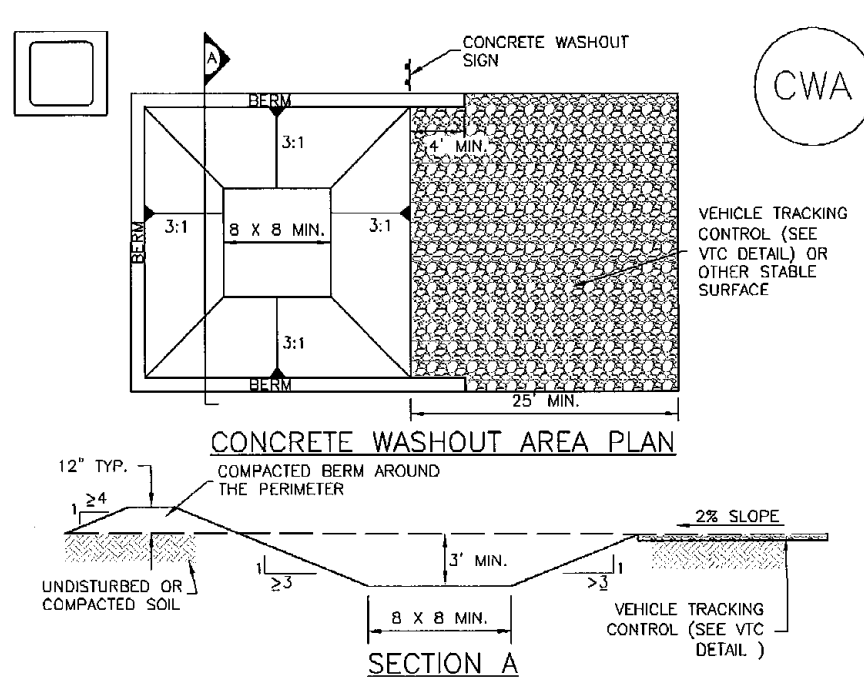


**IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION**  
**INSTALLATION NOTES**  
 1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.  
 2. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

**IP-4. SILT FENCE FOR SUMP INLET PROTECTION**  
**INSTALLATION NOTES**  
 1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.  
 2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.  
 3. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

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

**Concrete Washout Area (CWA) MM-1**



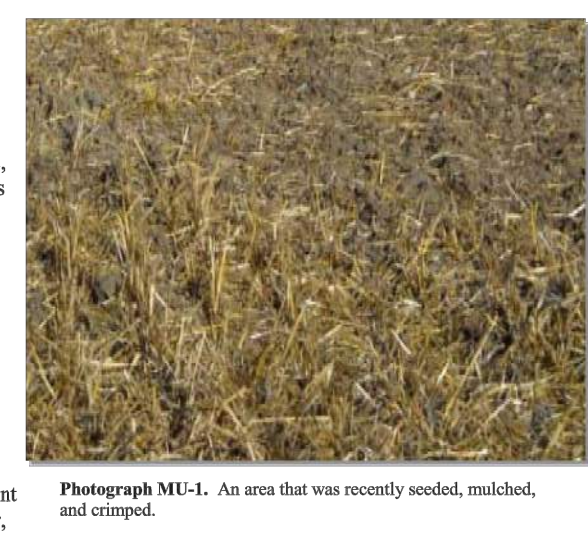
**CWA-1. CONCRETE WASHOUT AREA**  
**INSTALLATION NOTES**  
 1. SEE PLAN VIEW FOR CWA INSTALLATION LOCATION.  
 2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE. THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OF SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINER ABOVE GROUND STORAGE ARE SHOULD BE USED.  
 3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.  
 4. CWA SHALL INCLUDE A FLAT SURFACE PIT THAT IS AT LEAST 8" BY 8" SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.  
 5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.  
 6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.  
 7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP TRUCKS.  
 8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

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

**Mulching (MU) EC-4**

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

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



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

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

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

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

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

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

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



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

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

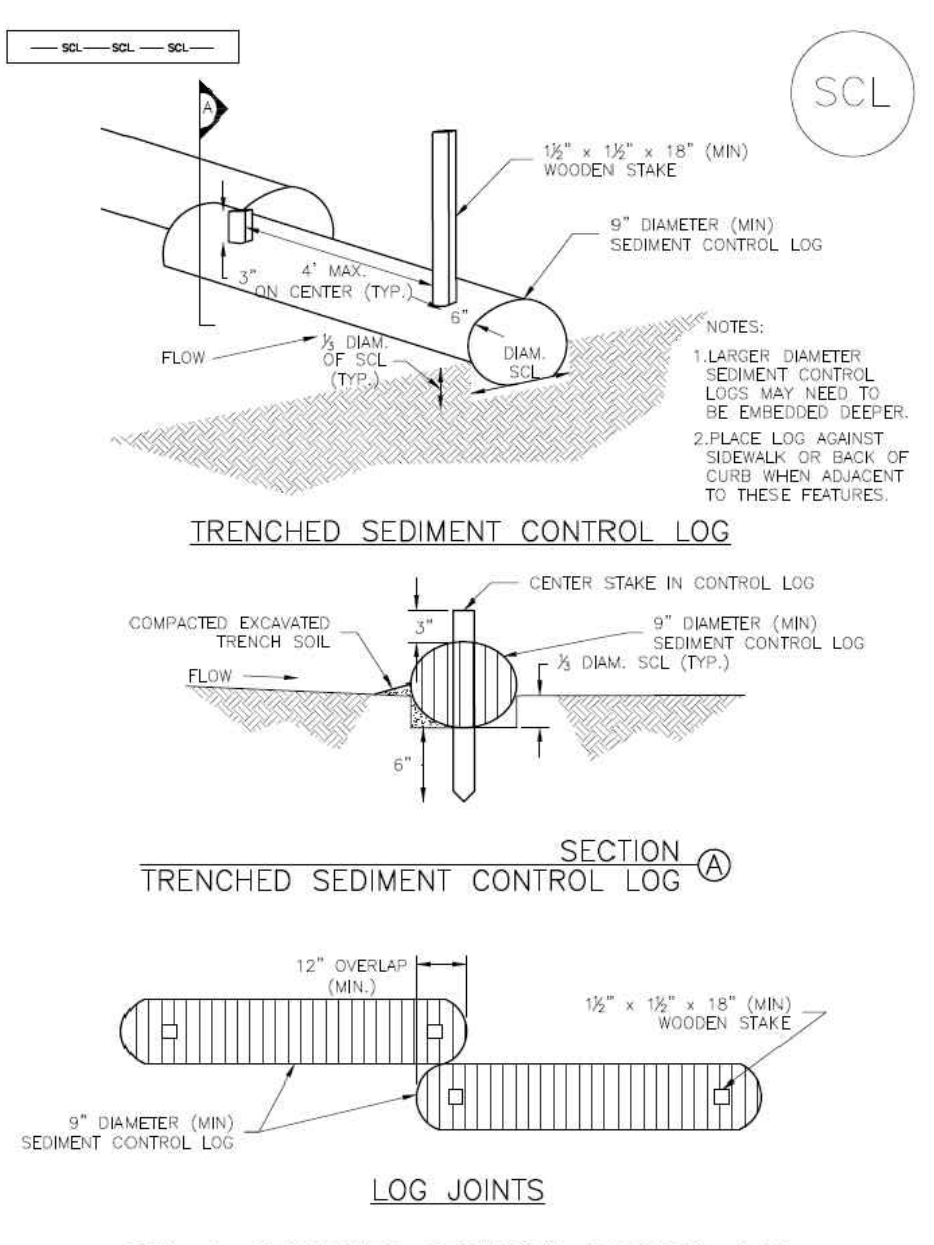
Drill seeding is the preferred seeding method. Hydroseding is not recommended except in areas where steep slopes prevent use of drill seeding equipment, and even in these instances it is preferable to hand seed and mulch. Some jurisdictions do not allow hydroseding or hydromulching.

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

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

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

**Sediment Control Log (SCL) SC-2**



**SCL-1. TRENCHED SEDIMENT CONTROL LOG**  
 November 2015 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SCL-3

**MM-1 Concrete Washout Area (CWA)**

**CWA MAINTENANCE NOTES**  
 1. INSPECT BMPs EACH WORKDAY AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROMPTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.  
 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.  
 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.  
 4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE, WASTE, CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2".  
 5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.  
 6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.  
 7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.  
 (DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN RECORDS)  
 NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDCM STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTICED.

48 HOURS BEFORE YOU DIG,  
 CALL UTILITY LOCATORS  
**811**  
 UTILITY NOTIFICATION CENTER OF COLORADO  
 IT'S THE LAW

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NO.	REVISION	DATE

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

MARC A. WHORTON  
 3/23/2026  
 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. 3  
 GRADING AND EROSION CONTROL PLAN  
 DETAIL SHEET

DESIGNED BY ESO SCALE DATE 7/03/2023  
 DRAWN BY ESO (H) 1"= 50' SHEET 8 OF 35  
 CHECKED BY (V) 1"= N/A JOB NO. 1183.33

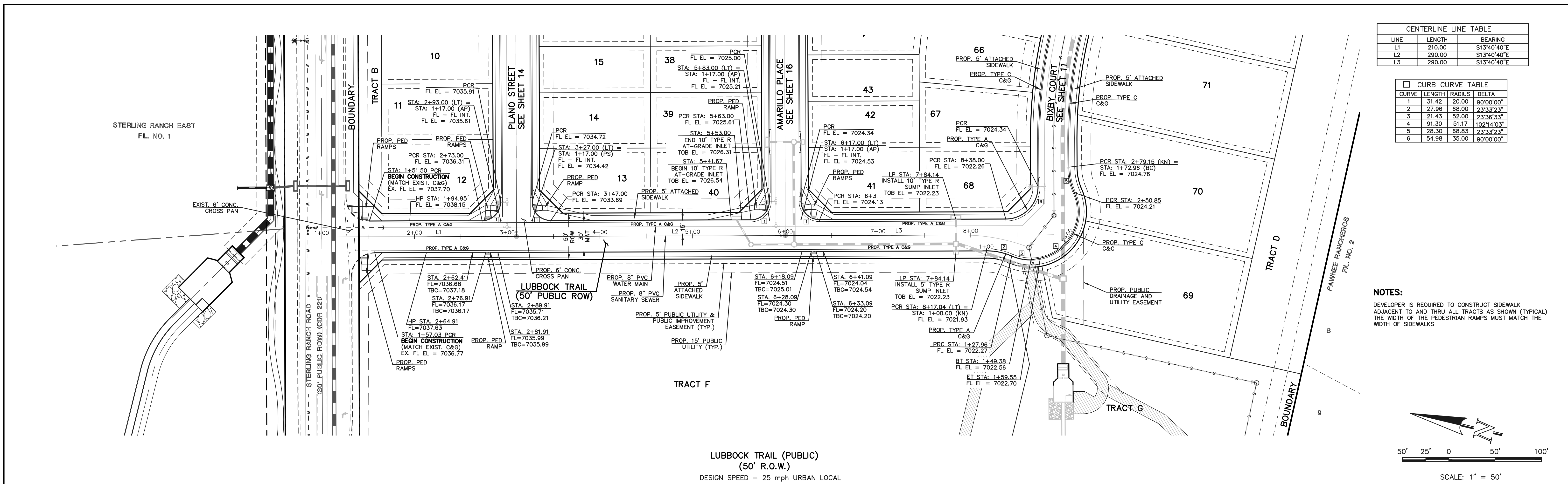
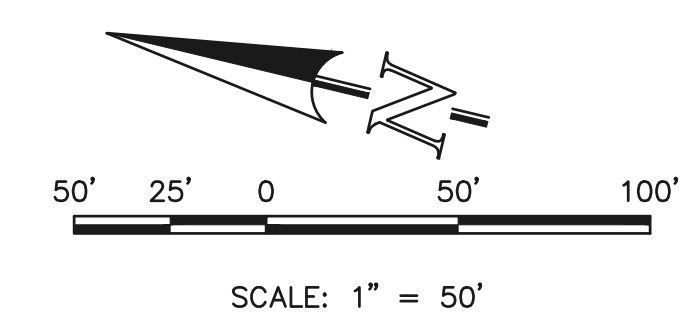
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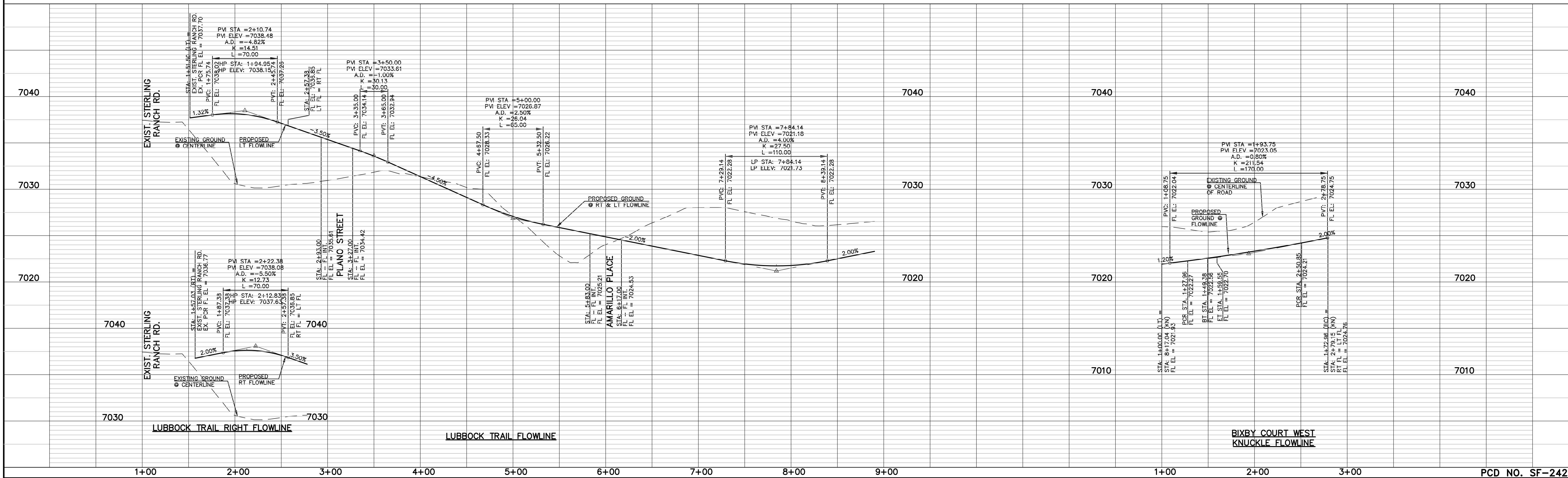
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LINE	LENGTH	BEARING
L1	210.00	S13°40'40"E
L2	290.00	S13°40'40"E
L3	290.00	S13°40'40"E

CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
1	31.42	20.00	90°00'00"
2	27.96	68.00	23°33'23"
3	21.43	52.00	23°36'31"
4	91.30	51.17	102°14'03"
5	28.30	68.83	23°33'23"
6	54.98	35.00	90°00'00"

**NOTES:**  
 DEVELOPER IS REQUIRED TO CONSTRUCT SIDEWALK ADJACENT TO AND THRU ALL TRACTS AS SHOWN (TYPICAL). THE WIDTH OF THE PEDESTRIAN RAMPS MUST MATCH THE WIDTH OF SIDEWALKS.



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



**LEGEND**

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

STATION	ELEVATION	GRADIENT
1+00	7030.00	2.00%
2+00	7035.00	2.50%
3+00	7038.00	1.00%
4+00	7035.00	-3.50%
5+00	7028.00	-4.50%
6+00	7025.00	-2.00%
7+00	7022.00	2.00%
8+00	7022.00	2.00%
9+00	7022.00	2.00%

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NO.	REVISION	DATE

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

4/27/2026

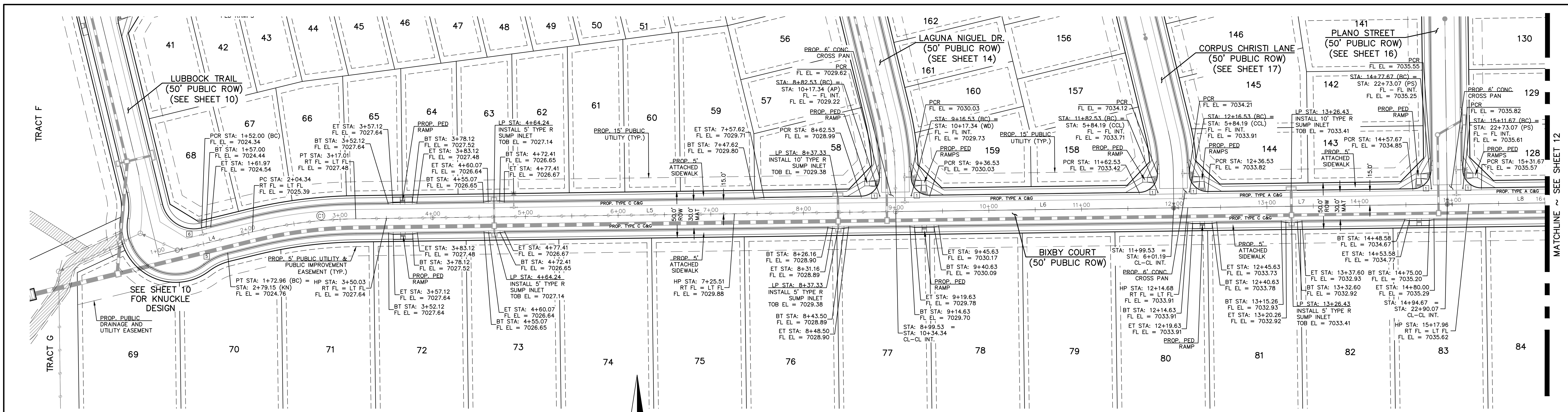
**CLASSIC**  
 CONSULTING ENGINEERS & SURVEYORS

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

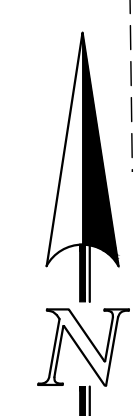
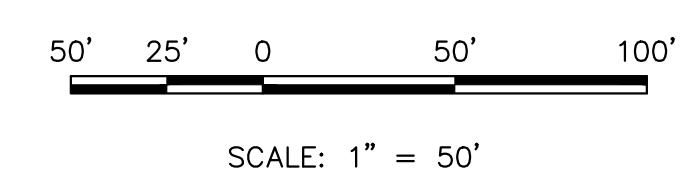
(719) 785-0790  
 (719) 785-0799 (Fax)

STERLING RANCH EAST FILE NO. 3 STREET IMPROVEMENT PLANS LUBBOCK TRAIL			
DESIGNED BY	ESO	SCALE	DATE 7/03/2023
DRAWN BY	ESO	(H) 1" = 50'	SHEET 10 OF 35
CHECKED BY	(V) 1" = 50'	JOB NO.	1183.33

N:\118333\DRAWINGS\CONSTRUCTION\STREET\118333-S1-0.dwg, 4/27/2026 8:13:14 AM, 1:1



**NOTES:**  
 DEVELOPER IS REQUIRED TO CONSTRUCT SIDEWALK ADJACENT TO AND THRU ALL TRACTS AS SHOWN (TYPICAL). THE WIDTH OF THE PEDESTRIAN RAMPS MUST MATCH THE WIDTH OF SIDEWALKS.

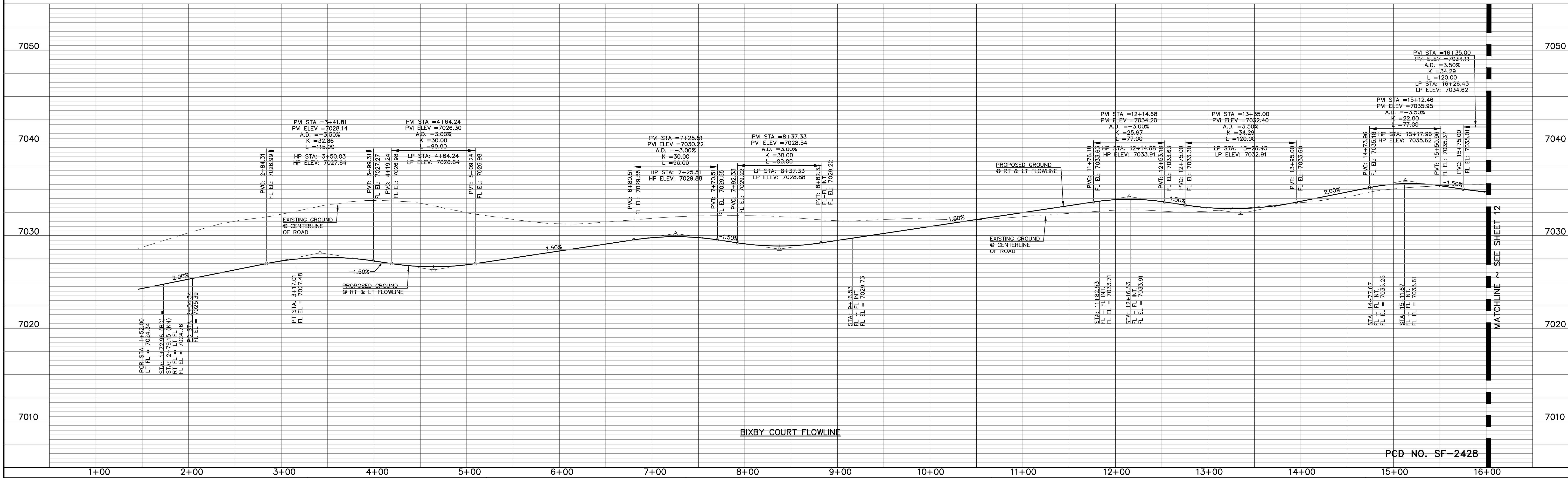


**BIXBY COURT (PUBLIC)**  
 (50' R.O.W.)  
 DESIGN SPEED = 25 mph URBAN LOCAL

CURB CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	
1	31.42	20.00	90°00'00"	
2	27.96	68.00	23°33'23"	
3	21.43	52.00	23°36'33"	
4	91.30	51.17	102°14'03"	
5	28.30	68.83	23°33'23"	
6	54.98	35.00	90°00'00"	

CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
L4	104.34	N76°19'20"E
L5	582.53	N89°14'00"E
L6	300.00	N89°14'00"E
L7	295.14	N89°14'00"E
L8	290.00	N89°14'00"E

CENTERLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	112.67	500.00	12°54'49"



**LEGEND**

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

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MARC A. WHORTON  
 COLORADO REGISTERED PROFESSIONAL ENGINEER  
 37155

4/27/2026  
 DATE

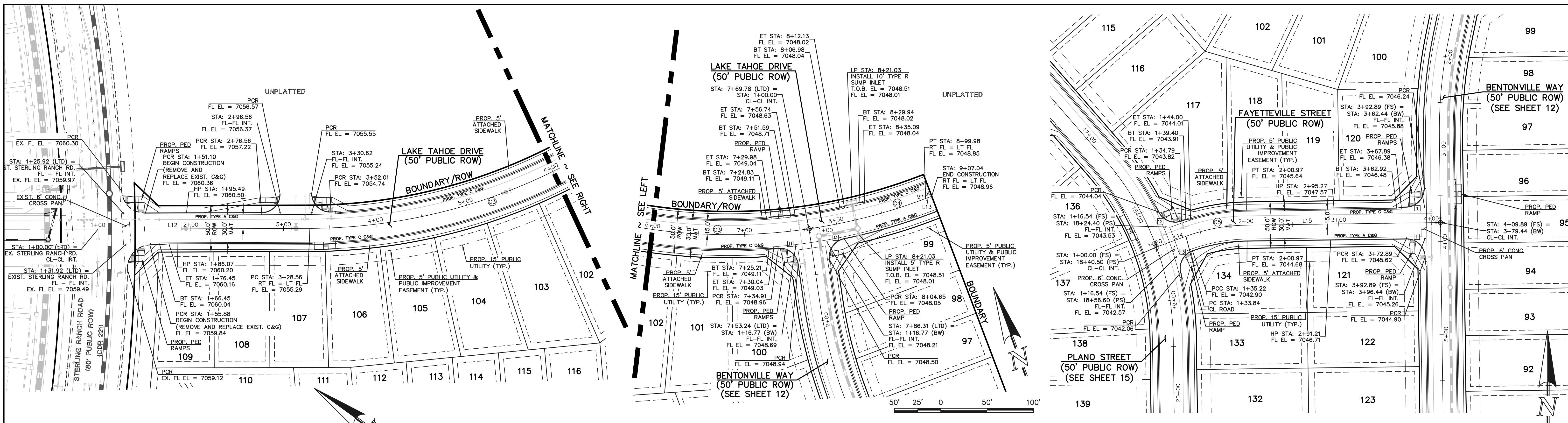


STERLING RANCH EAST  
 FILING NO. 3  
 STREET IMPROVEMENT PLANS  
 BIXBY COURT

DESIGNED BY ESO SCALE DATE 7/03/2023  
 DRAWN BY ESO (H) 1" = 50' SHEET 11 OF 35  
 CHECKED BY (V) 1" = 5' JOB NO. 1183.33

N:\118333\DRAWINGS\CONSTRUCTION\STREET\118333-S1-1.dwg, 4/27/2026 6:13:45 AM, 1:1





**NOTES:**  
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**CENTERLINE CURVE TABLE**

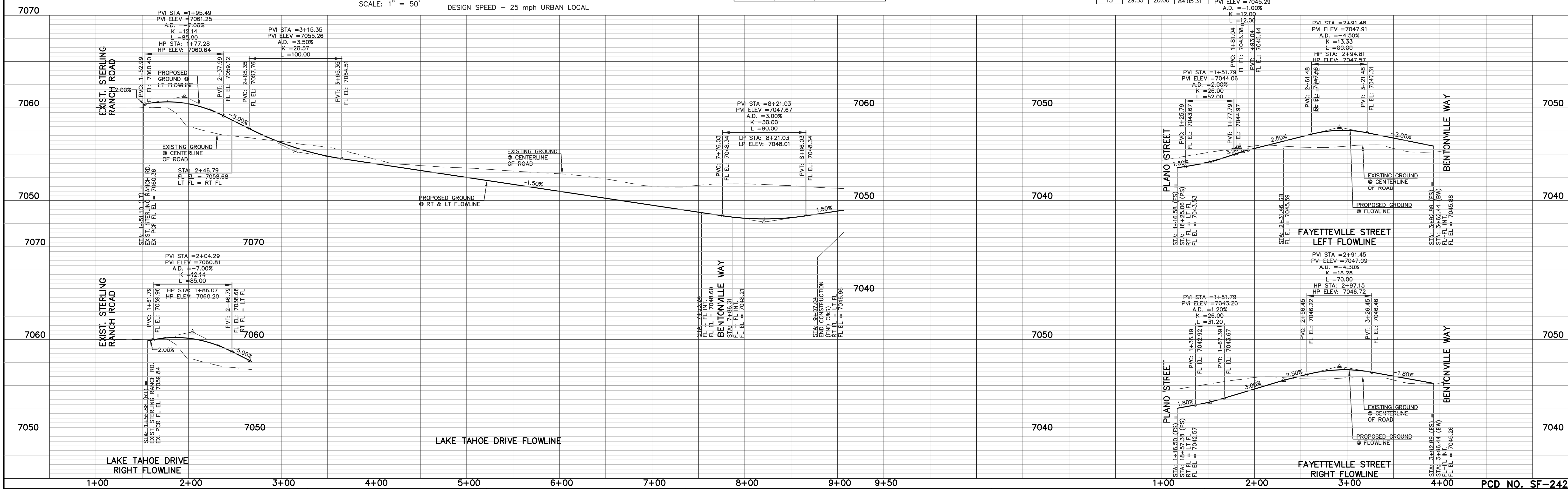
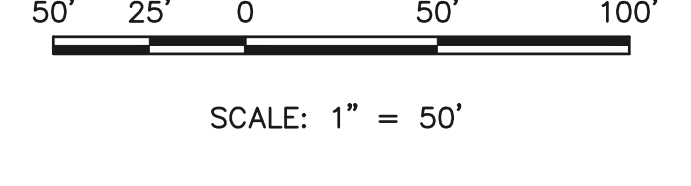
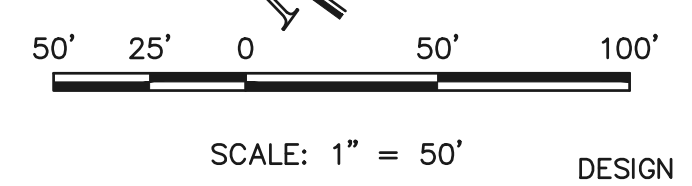
CURVE	LENGTH	RADIUS	DELTA
C3	441.22	600.00	42°08'00"
C4	130.20	600.00	12°26'00"
C5	67.14	200.00	19°14'00"

**CENTERLINE LINE TABLE**

LINE	LENGTH	BEARING
L12	228.56	S36°12'00"E
L13	7.06	S89°14'00"W
L14	33.84	N00°46'00"E
L15	208.91	N89°14'00"E

**CURB CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA
1	31.42	20.00	90°00'00"
11	30.25	20.00	86°40'12"
12	29.12	20.00	83°25'29"
13	29.35	20.00	84°05'31"



**LEGEND**

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

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NO.	REVISION	DATE

REVIEW:

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

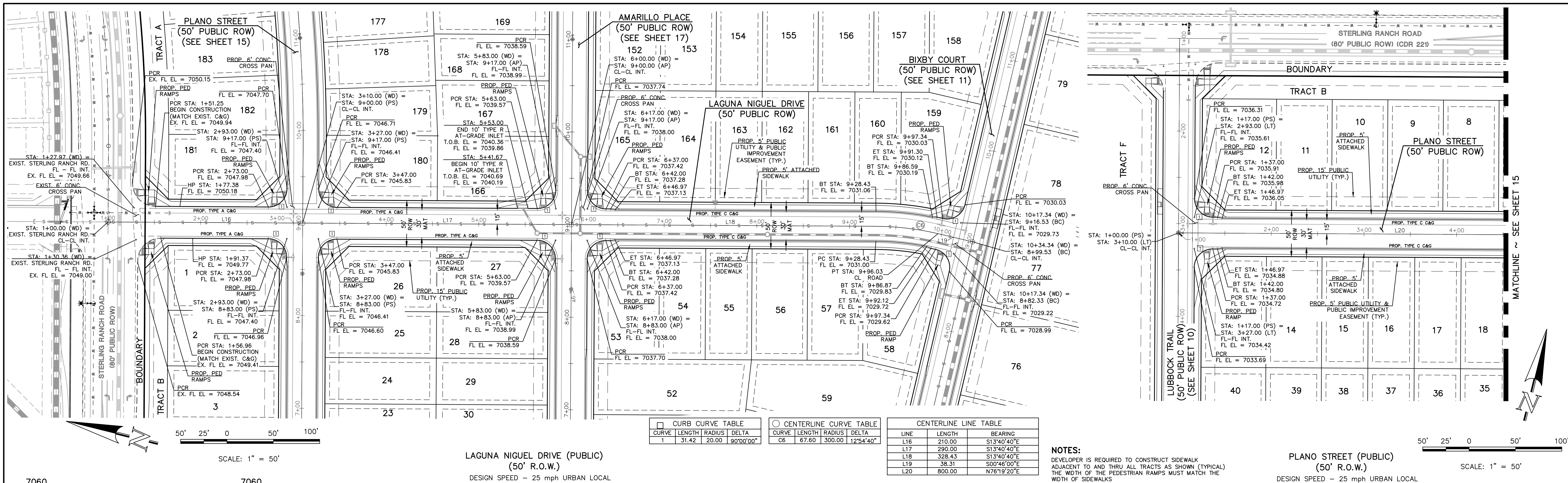
MARC A. WHORTON, COLORADO REGISTERED PROFESSIONAL ENGINEER #37155

4/27/2026



STERLING RANCH EAST  
 FILE NO. 3  
 STREET IMPROVEMENT PLANS  
 LAKE TAHOE DRIVE & FAYETTEVILLE STREET

DESIGNED BY: ESO SCALE: DATE: 7/03/2023  
 DRAWN BY: ESO (H) 1" = 50' SHEET 13 OF 35  
 CHECKED BY: (V) 1" = 50' JOB NO. 1183.33

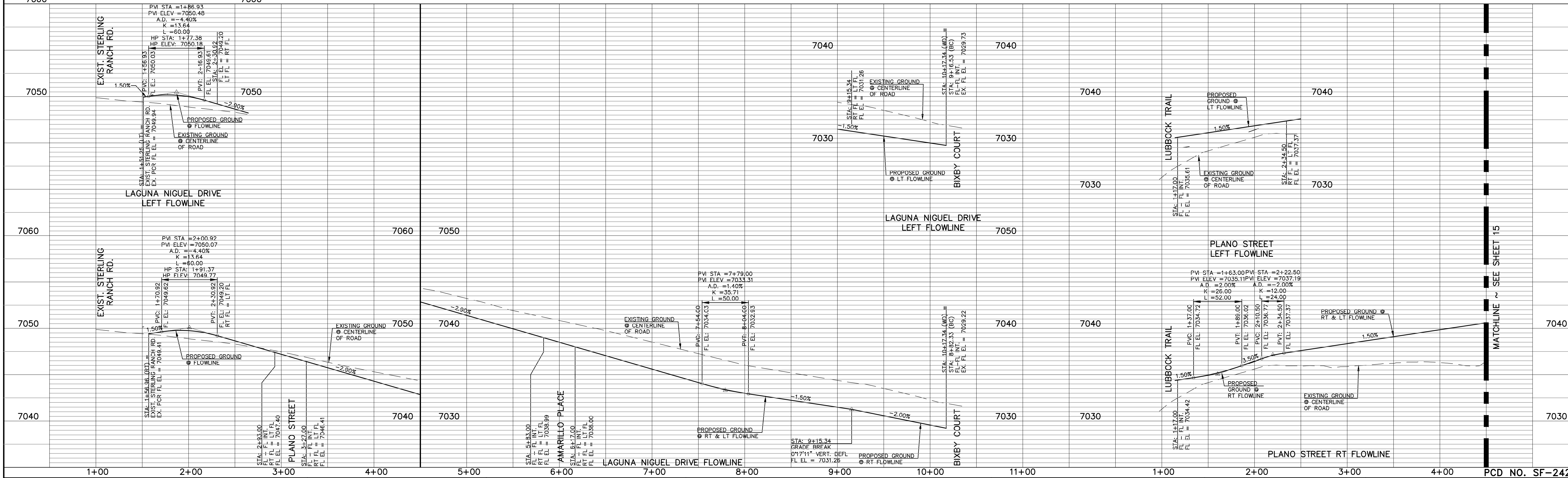


CURB CURVE TABLE				CENTERLINE CURVE TABLE				CENTERLINE LINE TABLE		
CURVE	LENGTH	RADIUS	DELTA	CURVE	LENGTH	RADIUS	DELTA	LINE	LENGTH	BEARING
1	31.42	20.00	90°00'00"	C6	67.60	300.00	12°54'40"	L16	210.00	S13°40'40"E
								L17	290.00	S13°40'40"E
								L18	328.43	S13°40'40"E
								L19	38.31	S00°46'00"E
								L20	800.00	N76°19'20"E

**NOTES:**  
 DEVELOPER IS REQUIRED TO CONSTRUCT SIDEWALK ADJACENT TO AND THRU ALL TRACTS AS SHOWN (TYPICAL). THE WIDTH OF THE PEDESTRIAN RAMPS MUST MATCH THE WIDTH OF SIDEWALKS.

**LAGUNA NIGUEL DRIVE (PUBLIC) (50' R.O.W.)**  
 DESIGN SPEED - 25 mph URBAN LOCAL

**PLANO STREET (PUBLIC) (50' R.O.W.)**  
 DESIGN SPEED - 25 mph URBAN LOCAL



**LEGEND**

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

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NO.	REVISION	DATE

REVIEW:	DATE:

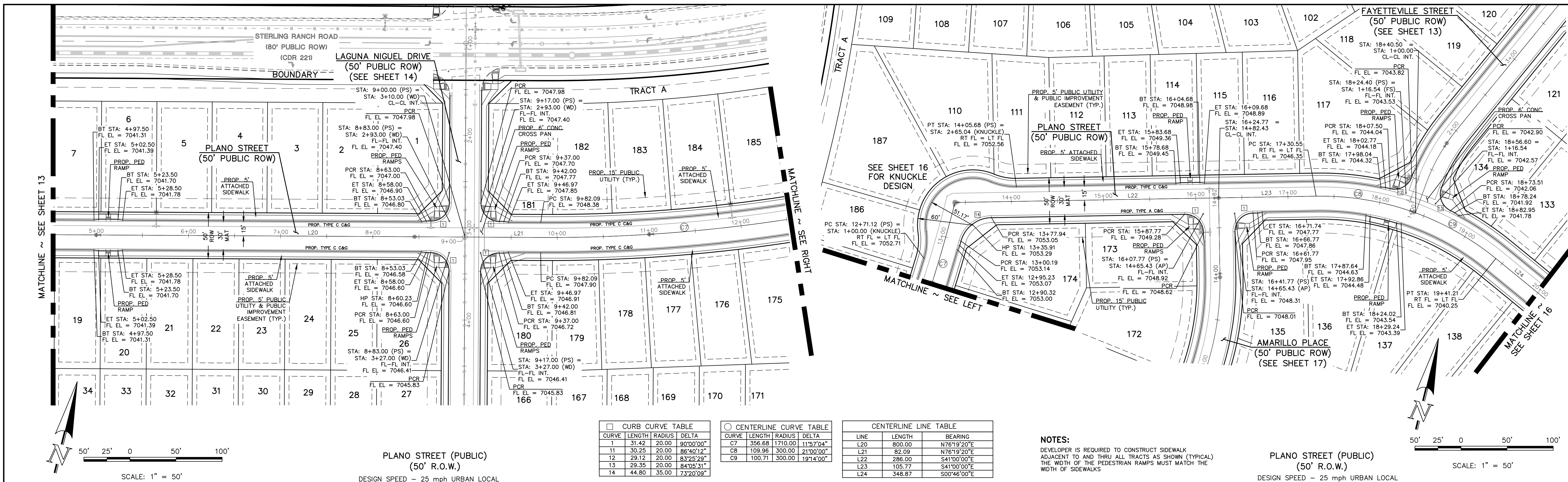
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF  
 CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO REGISTERED PROFESSIONAL ENGINEER #37155

4/27/2026



STERLING RANCH EAST FILE NO. 3 STREET IMPROVEMENT PLANS LAGUNA NIGUEL DRIVE & PLANO STREET			
DESIGNED BY	ESO	SCALE	DATE
DRAWN BY	ESO	(H) 1" = 50'	SHEET 14 OF 35
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.33

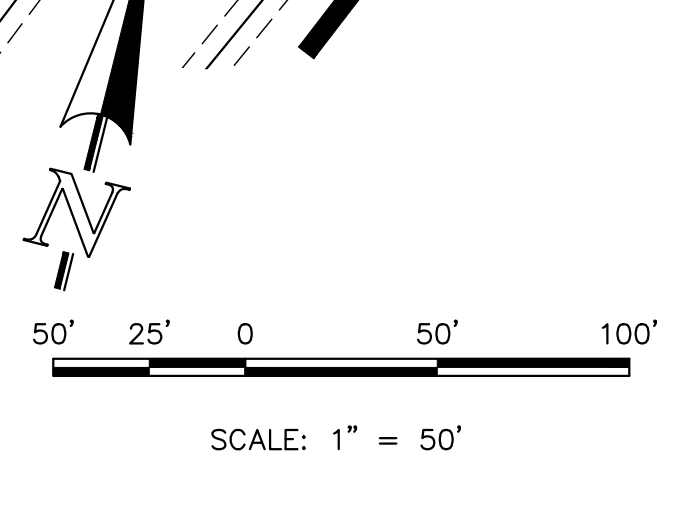
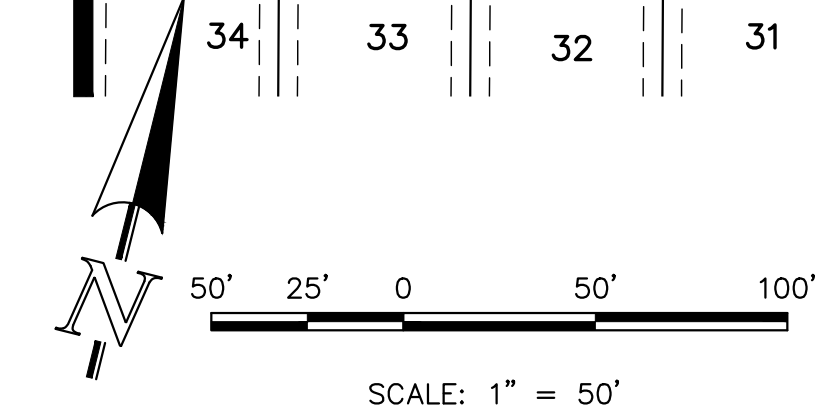


MATCHLINE ~ SEE SHEET 13

MATCHLINE ~ SEE RIGHT

MATCHLINE ~ SEE LEFT

MATCHLINE ~ SEE SHEET 16



**PLANO STREET (PUBLIC)**  
(50' R.O.W.)  
DESIGN SPEED - 25 mph URBAN LOCAL

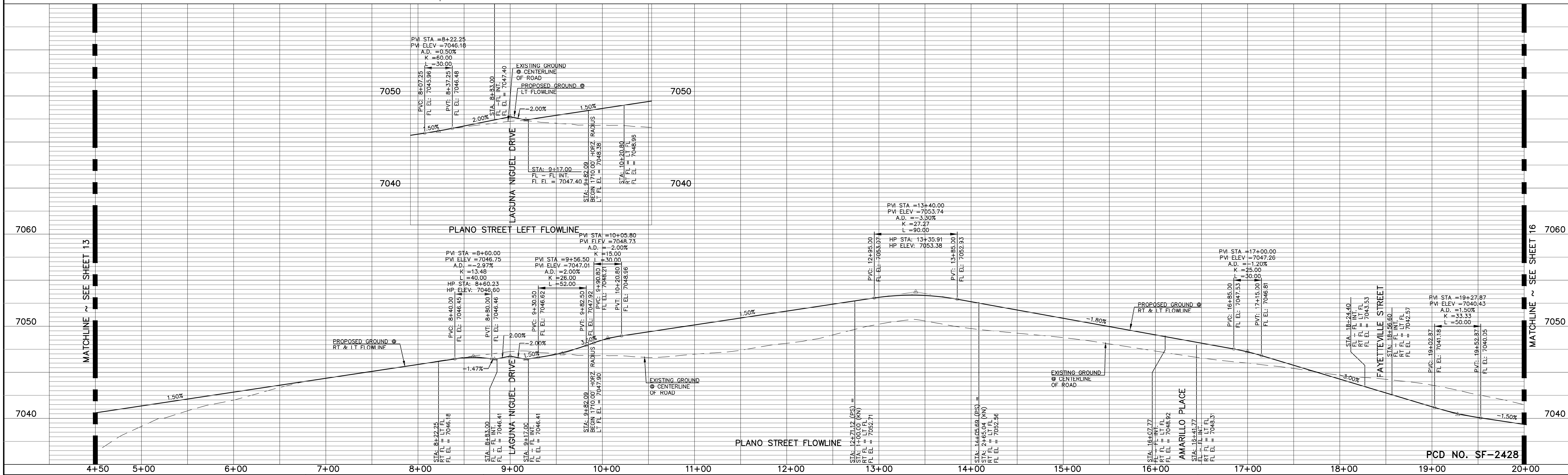
**PLANO STREET (PUBLIC)**  
(50' R.O.W.)  
DESIGN SPEED - 25 mph URBAN LOCAL

CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
1	31.42	20.00	90°00'00"
11	30.25	20.00	86°40'12"
12	29.12	20.00	83°25'29"
13	29.35	20.00	84°05'31"
14	44.80	35.00	73°20'09"

CENTERLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C7	356.68	1710.00	11°57'04"
C8	109.96	300.00	21°00'00"
C9	100.71	300.00	19°14'00"

CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
L20	800.00	N76°19'20"E
L21	82.09	N76°19'20"E
L22	286.00	S41°00'00"E
L23	105.77	S41°00'00"E
L24	348.87	S00°46'00"E

**NOTES:**  
DEVELOPER IS REQUIRED TO CONSTRUCT SIDEWALK ADJACENT TO AND THRU ALL TRACTS AS SHOWN (TYPICAL). THE WIDTH OF THE PEDESTRIAN RAMPS MUST MATCH THE WIDTH OF SIDEWALKS.



**LEGEND**

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

48 HOURS BEFORE YOU DIG,  
CALL UTILITY LOCATORS  
**811**  
UTILITY NOTIFICATION CENTER OF COLORADO  
IT'S THE LAW

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO.	REVISION	DATE

REVIEW:

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

MARC A. WHORTON, COLORADO REGISTERED PROFESSIONAL ENGINEER #37155

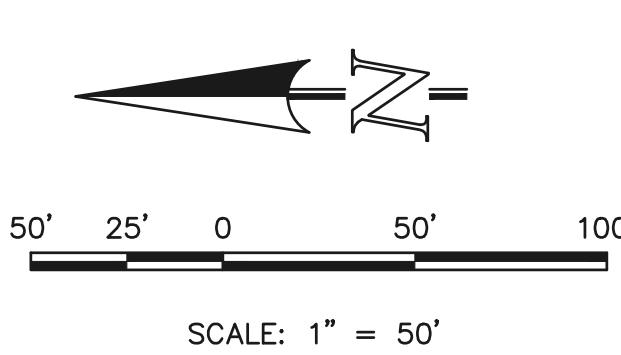
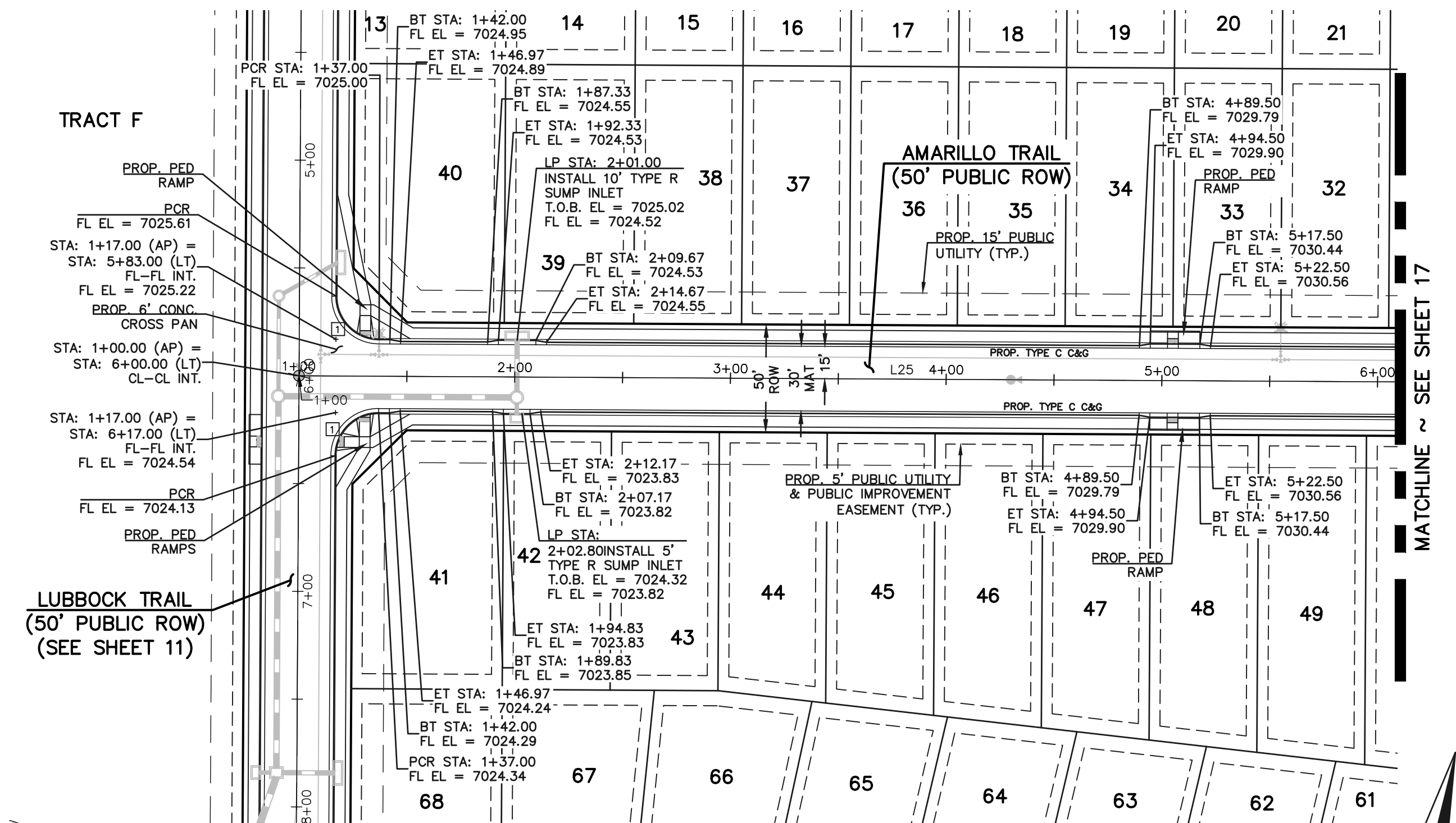
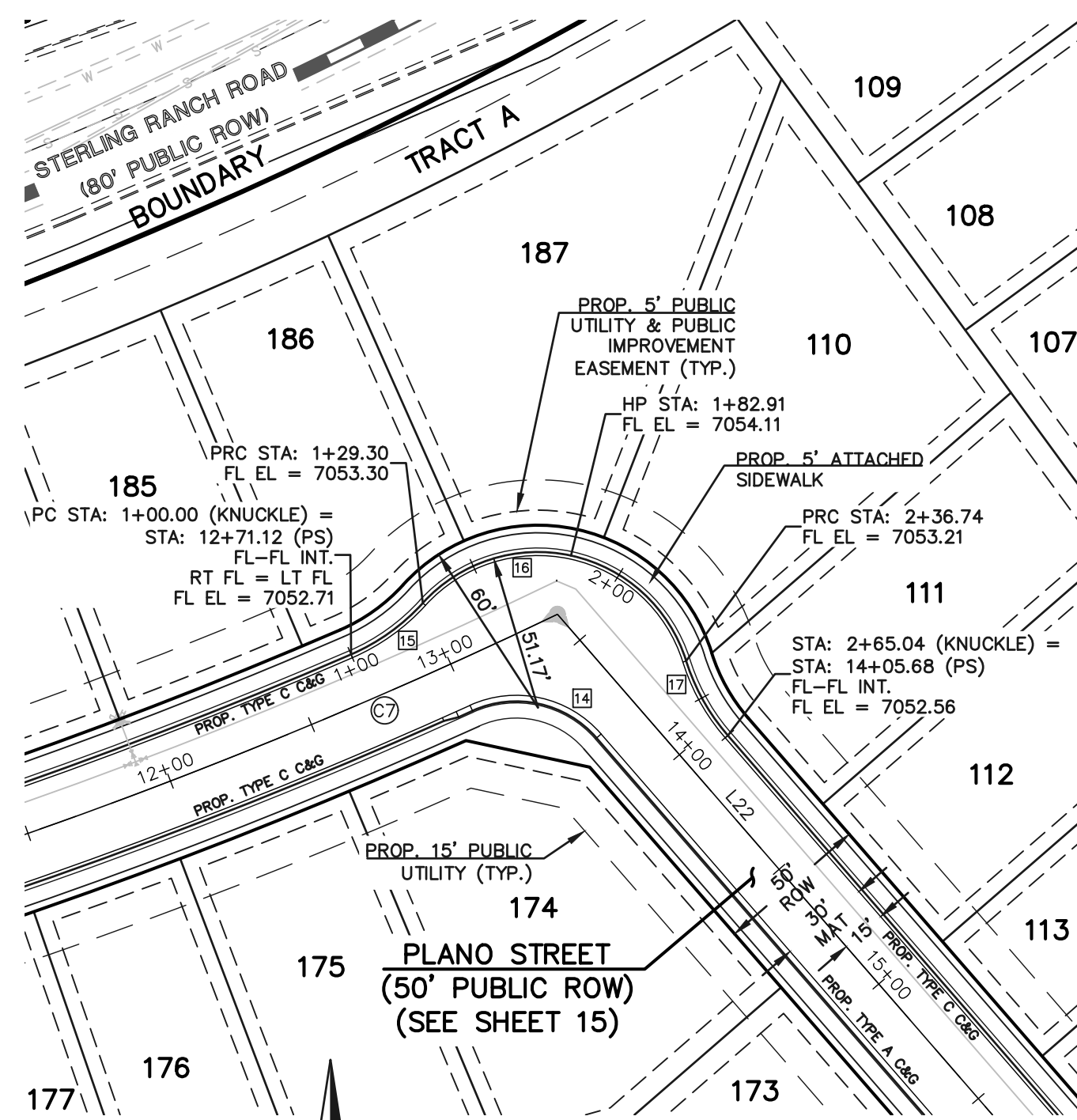
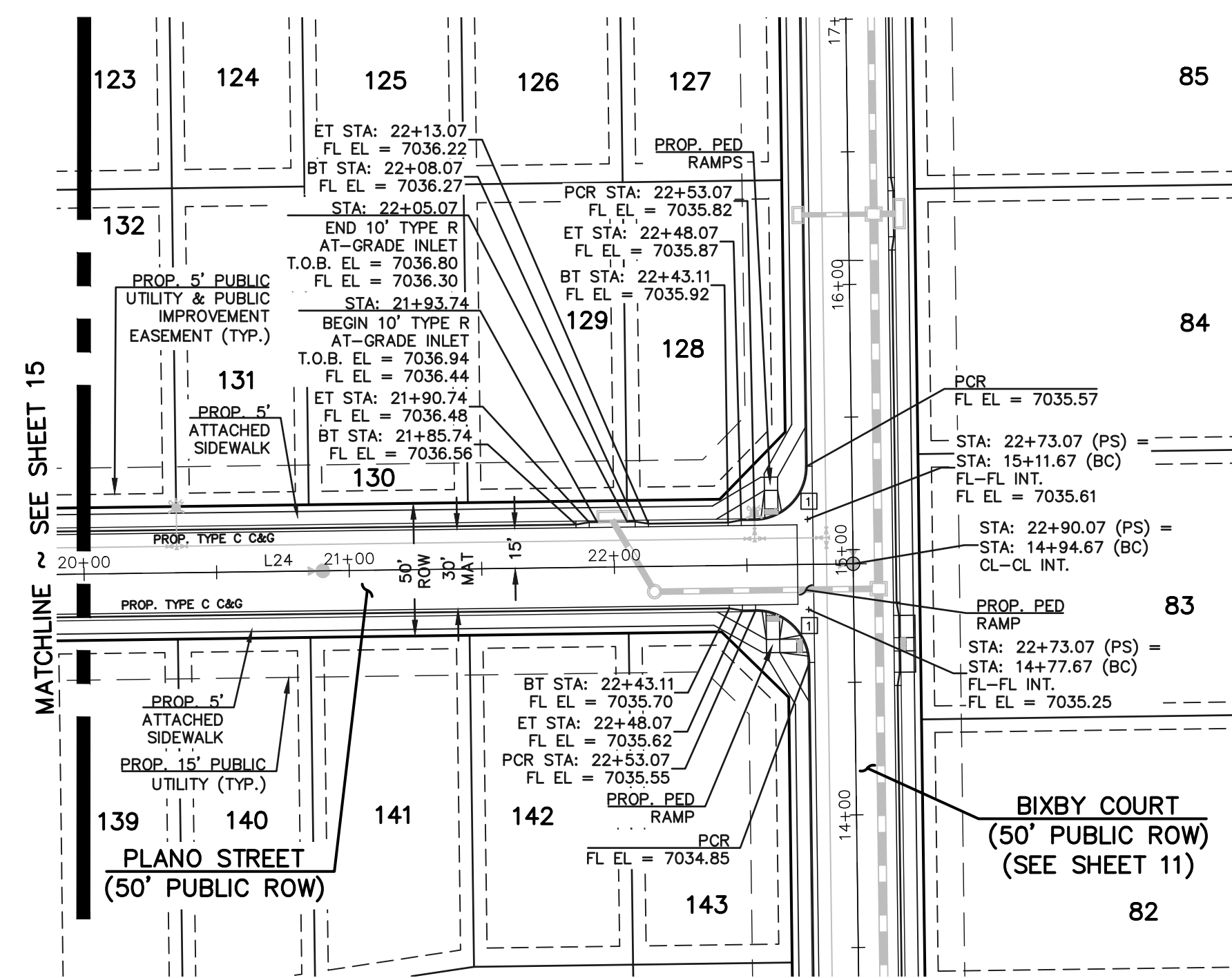
DATE: 4/27/2026

**CLASSIC CONSULTING ENGINEERS & SURVEYORS**

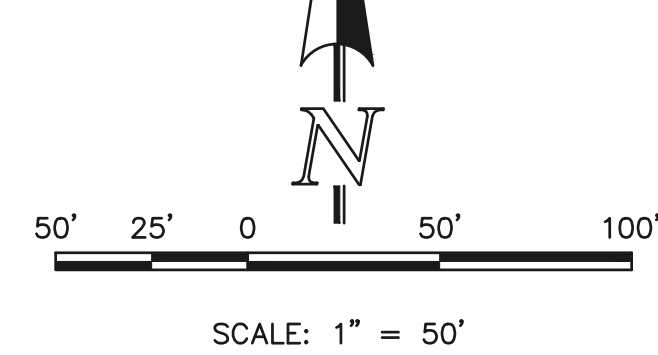
619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

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

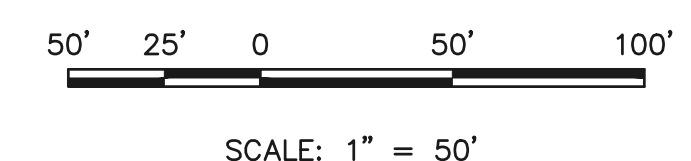
DESIGNED BY	SCALE	DATE
ESO	(H) 1" = 50'	7/03/2023
DRAWN BY	SCALE	SHEET
ESO	(V) 1" = 50'	15 OF 35
CHECKED BY	SCALE	JOB NO.
		1183.33



**PLANO STREET (PUBLIC)**  
(50' R.O.W.)  
DESIGN SPEED - 25 mph URBAN LOCAL



**PLANO STREET KNUCKLE**  
DESIGN SPEED - 25 mph URBAN LOCAL



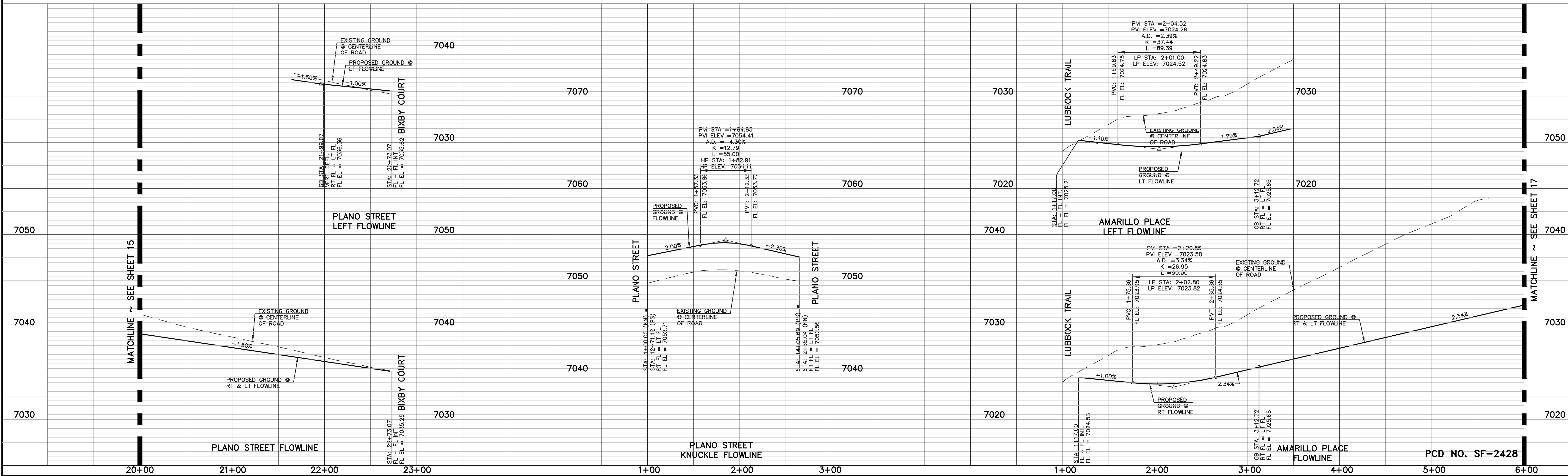
**AMARILLO PLACE**  
DESIGN SPEED - 25 mph URBAN LOCAL

**NOTES:**  
DEVELOPER IS REQUIRED TO CONSTRUCT SIDEWALK ADJACENT TO AND THRU ALL TRACTS AS SHOWN (TYPICAL). THE WIDTH OF THE PEDESTRIAN RAMPS MUST MATCH THE WIDTH OF SIDEWALKS.

CENTERLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C7	356.68	1710.00	113°7'04"

CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
1	31.42	20.00	90°00'00"
11	30.25	20.00	86°40'12"
12	29.12	20.00	83°25'29"
13	29.35	20.00	84°05'31"
14	44.80	35.00	73°20'00"
15	29.30	68.83	24°2'17"
16	107.44	51.17	120°18'24"
17	28.30	68.83	23°33'23"

CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
L20	800.00	N76°19'20"E
L21	82.09	N76°19'20"E
L22	286.00	S41°00'00"E
L23	105.77	S41°00'00"E
L24	348.87	S00°46'00"E
L25	800.00	S76°19'20"W



**LEGEND**

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

48 HOURS BEFORE YOU DIG,  
CALL UTILITY LOCATORS  
**811**  
UTILITY NOTIFICATION CENTER OF COLORADO  
IT'S THE LAW

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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, REGISTERED PROFESSIONAL ENGINEER #37155

4/27/2026

**CLASSIC CONSULTING ENGINEERS & SURVEYORS**

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

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

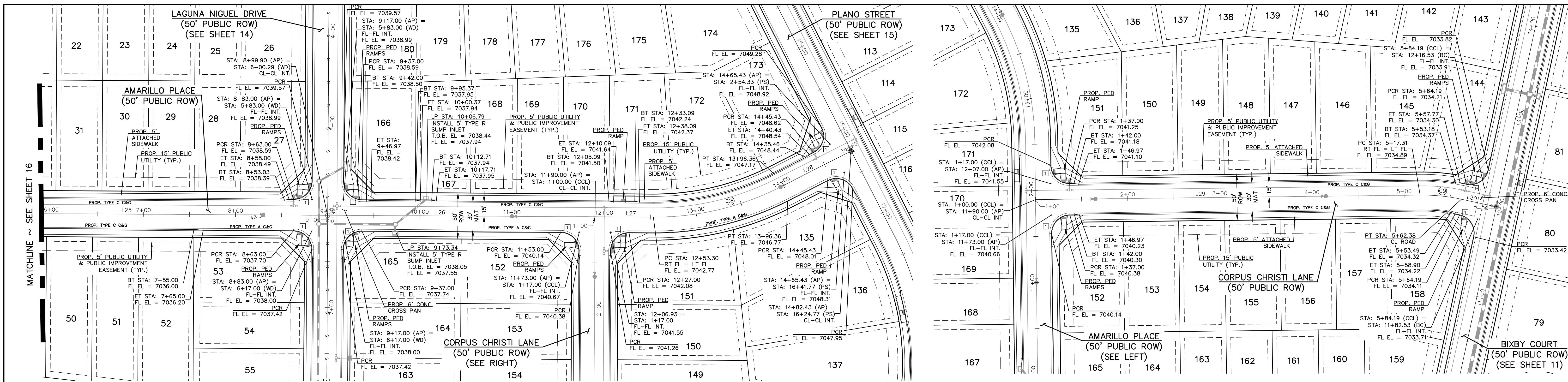
STERLING RANCH EAST  
FILE NO. 3  
STREET IMPROVEMENT PLANS  
PLANO STREET & AMARILLO PLACE

DESIGNED BY: ESO  
DRAWN BY: ESO  
CHECKED BY:

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

DATE: 7/03/2023  
SHEET 16 OF 35  
JOB NO. 1183.33

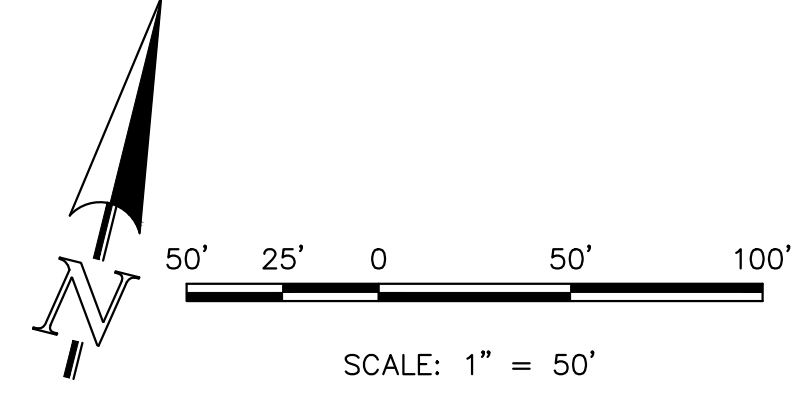
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**NOTES:**  
 DEVELOPER IS REQUIRED TO CONSTRUCT SIDEWALK ADJACENT TO AND THRU ALL TRACTS AS SHOWN (TYPICAL). THE WIDTH OF THE PEDESTRIAN RAMPS MUST MATCH THE WIDTH OF SIDEWALKS.

AMARILLO PLACE  
 DESIGN SPEED - 25 mph URBAN LOCAL

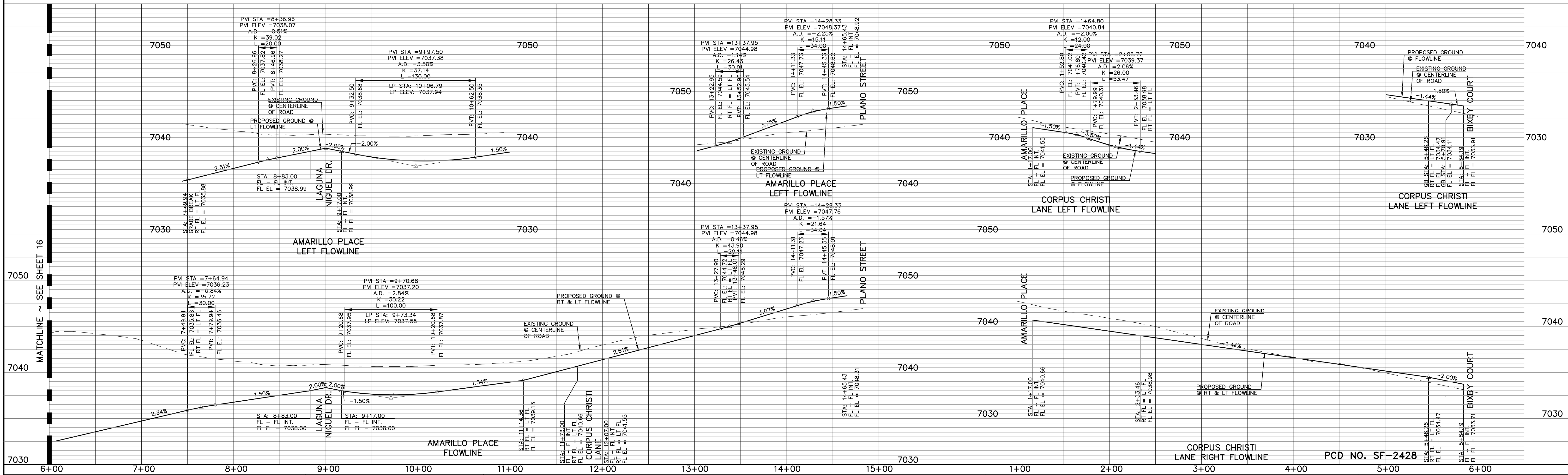
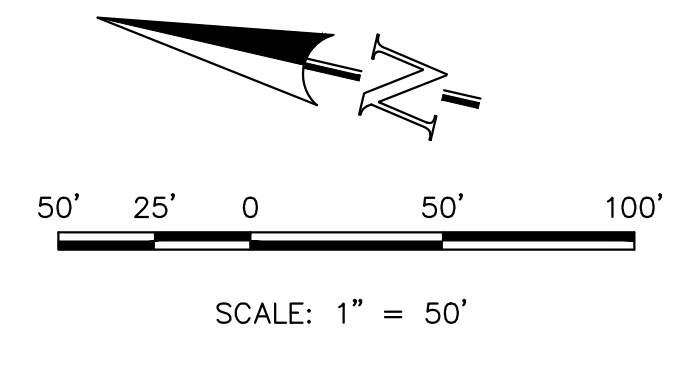
CORPUS CHRISTI LANE  
 DESIGN SPEED - 25 mph URBAN LOCAL



CENTERLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C8	143.06	300.00	27°19'20"
C9	45.07	200.00	12°54'40"

CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
1	31.42	20.00	90°00'00"
11	30.25	20.00	86°40'12"
12	29.12	20.00	83°25'29"
13	29.35	20.00	84°05'31"
14	44.80	35.00	73°20'09"
15	29.30	68.83	24°23'17"
16	107.44	51.17	120°18'24"
17	28.30	68.83	23°33'23"

CENTERLINE LINE TABLE			
LINE	LENGTH	BEARING	
L24	348.87	S00°46'00"E	
L25	800.00	N76°19'20"E	
L26	290.16	N76°19'20"E	
L27	63.30	N76°19'20"E	
L28	86.06	N49°00'00"E	
L29	417.31	S13°40'40"E	
L30	38.81	S00°46'00"E	



**LEGEND**

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

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

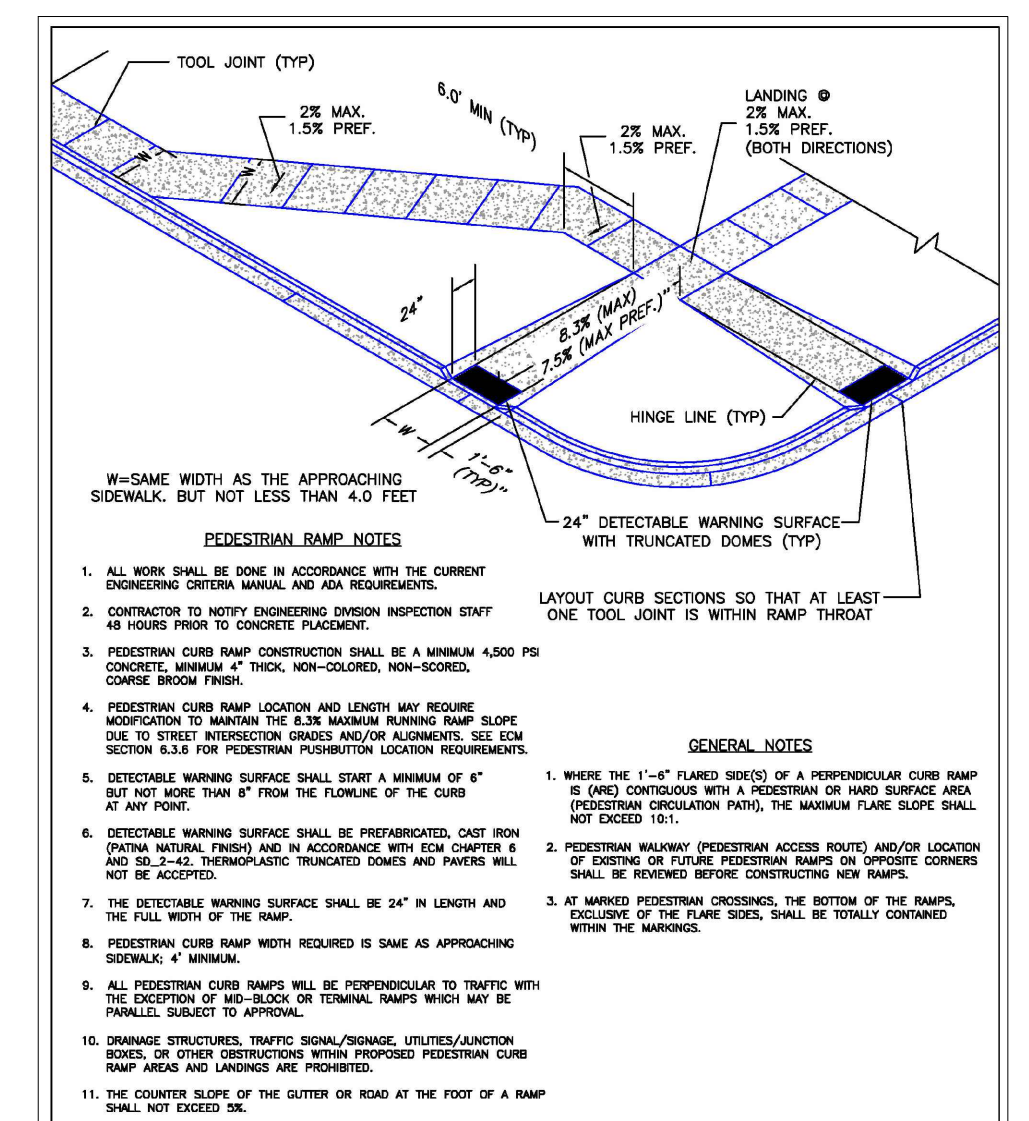
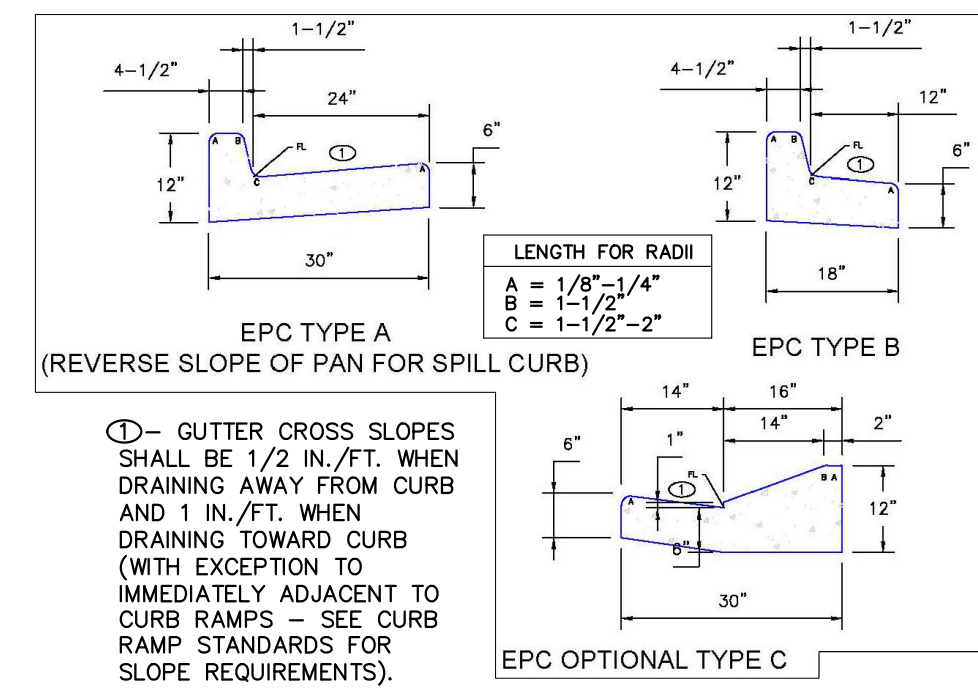
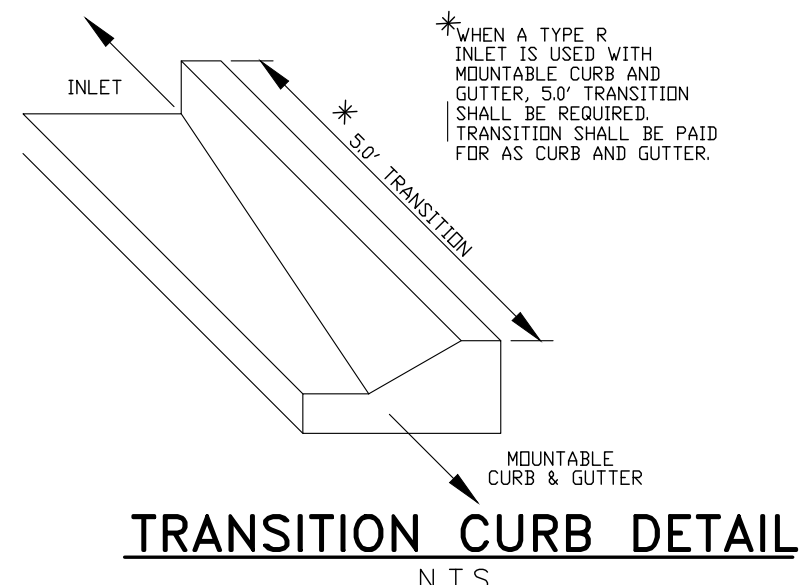
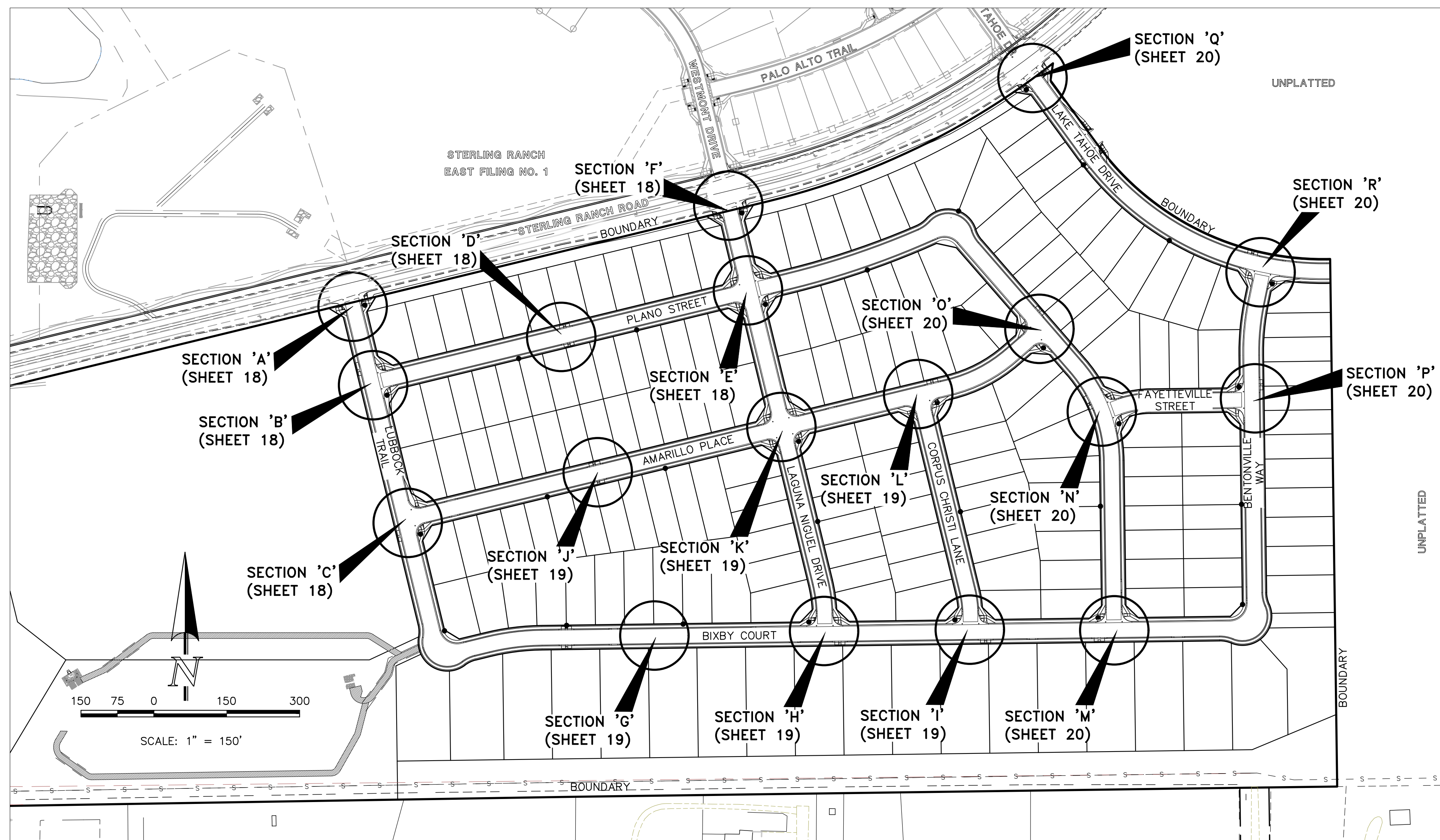
811  
 UTILITY NOTIFICATION CENTER OF COLORADO  
 IT'S THE LAW  
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NO. REVISION	DATE	REVIEW:

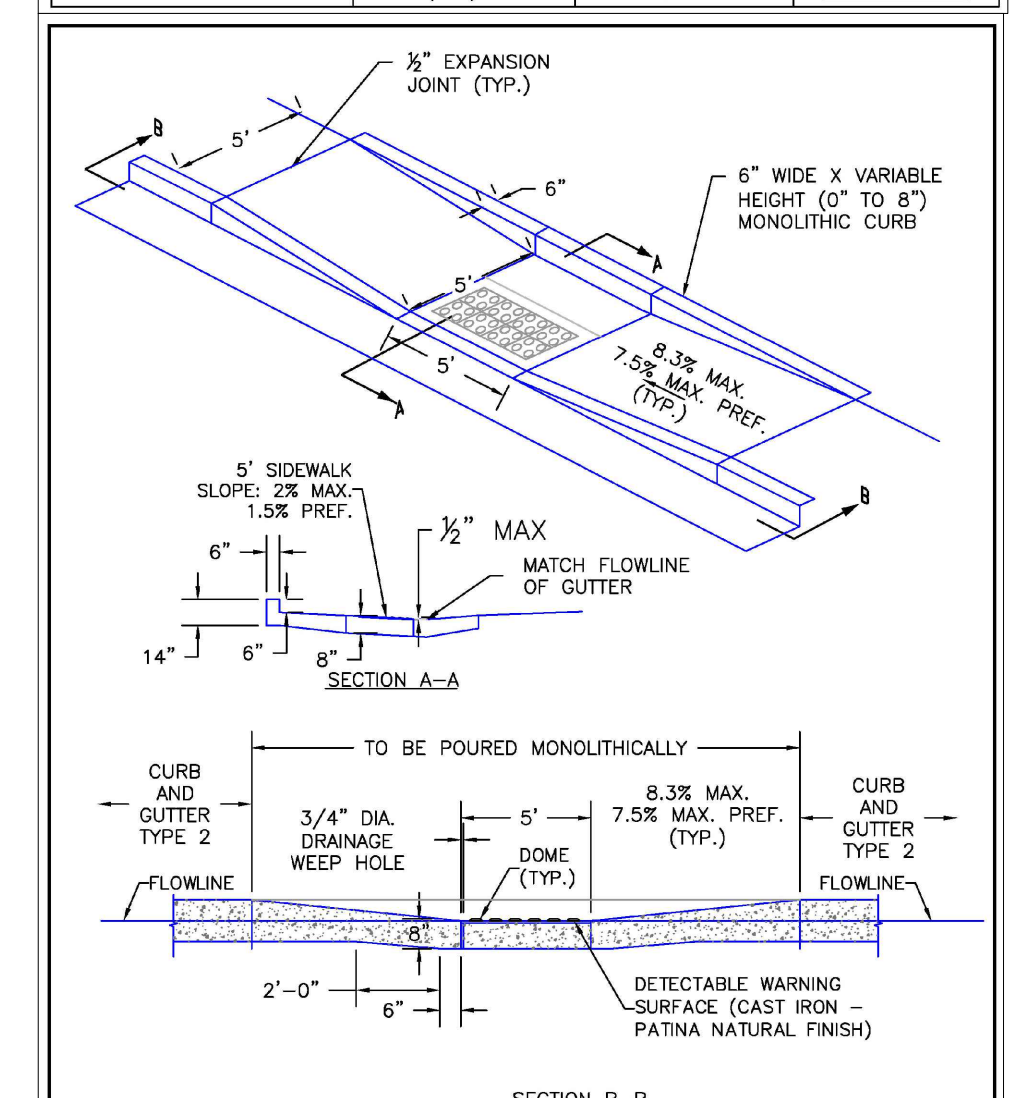
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC  
 4/27/2026  
 MARC A. WHORTON #37155



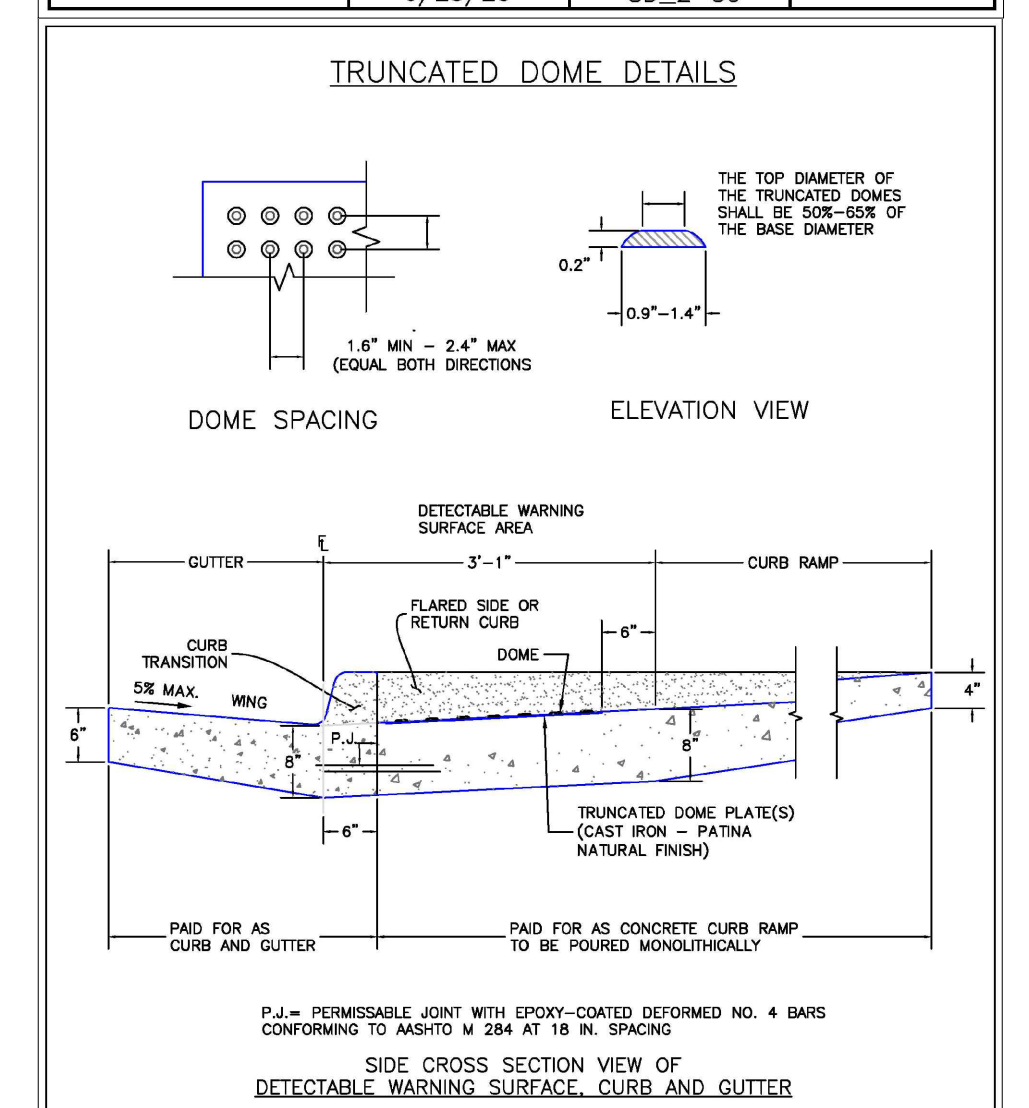
STERLING RANCH EAST  
 FILE NO. 3  
 STREET IMPROVEMENT PLANS  
 AMARILLO PLACE & CORPUS CHRISTI LANE  
 DESIGNED BY: ESO SCALE: DATE: 7/03/2023  
 DRAWN BY: ESO (H) 1" = 50' SHEET 17 OF 35  
 CHECKED BY: (V) 1" = 50' JOB NO. 1183.33



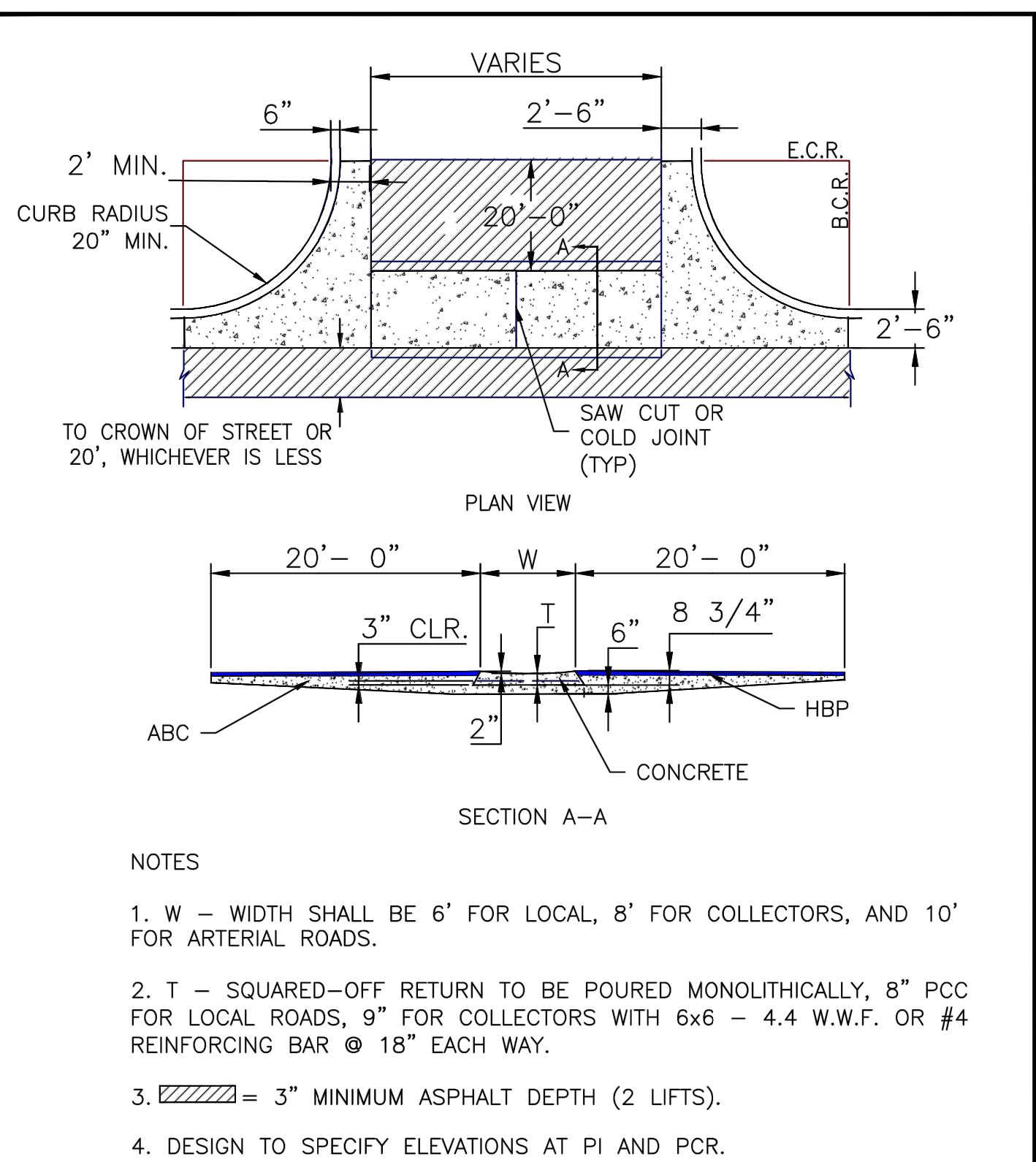
DATE APPROVED: 6/23/20	DESIGNED BY: Jennifer E. Irvine	PROJECT NAME: Pedestrian Curb Ramp Detail	FILE NO.: SD_2-41
DEPARTMENT OF PUBLIC WORKS			



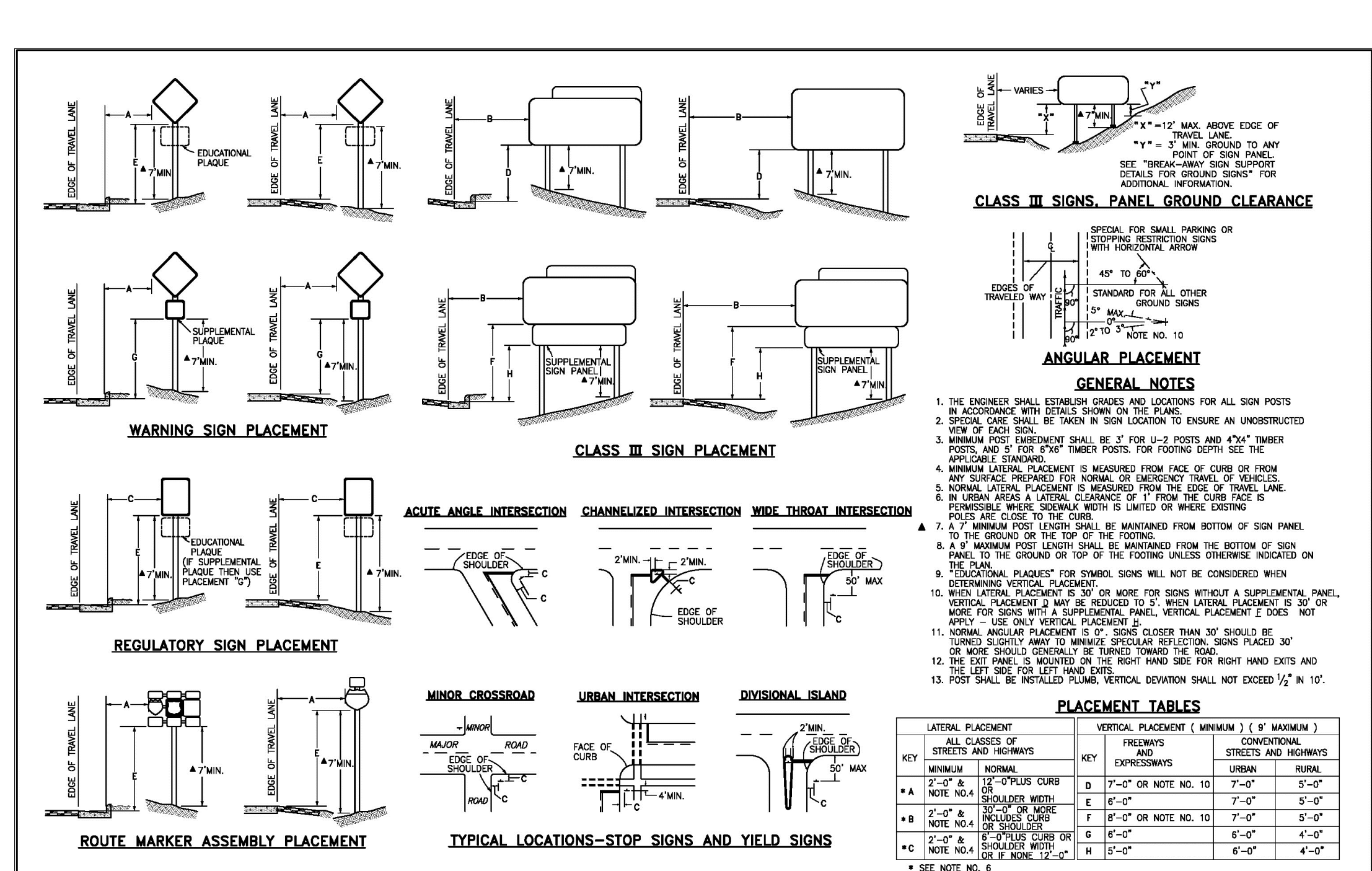
DATE APPROVED: 6/23/20	DESIGNED BY: Jennifer E. Irvine	PROJECT NAME: Parallel Pedestrian Curb Ramp Detail	FILE NO.: SD_2-50
DEPARTMENT OF PUBLIC WORKS			



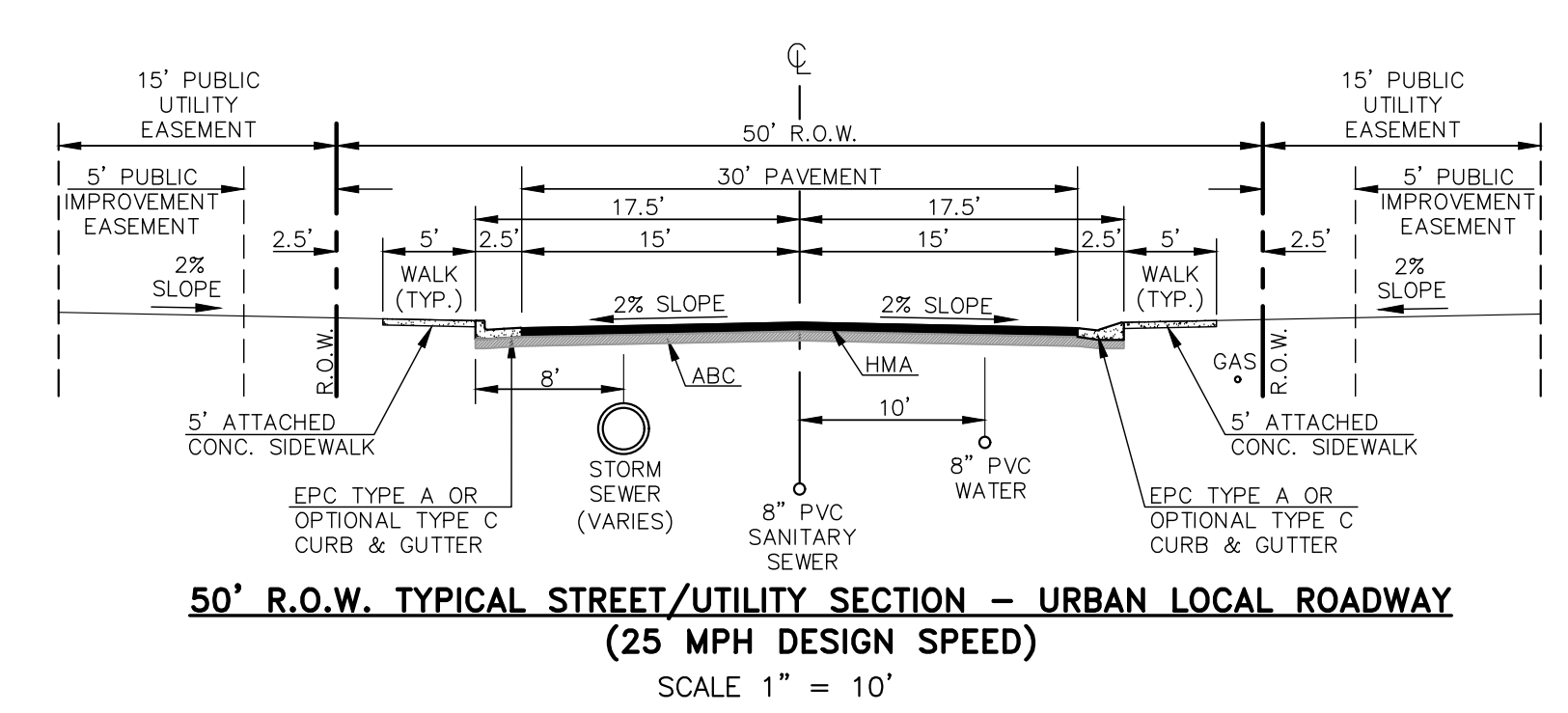
DATE APPROVED: 6/23/20	DESIGNED BY: Jennifer E. Irvine	PROJECT NAME: Detectable Warning Surface Details	FILE NO.: SD_2-42
DEPARTMENT OF PUBLIC WORKS			



DATE APPROVED: 8/11/11	DESIGNED BY: André P. Brackin	PROJECT NAME: Typical Cross Pan Layout Detail	FILE NO.: SD_2-26
REVISION DATE: 12/8/15			
DEPARTMENT OF TRANSPORTATION			



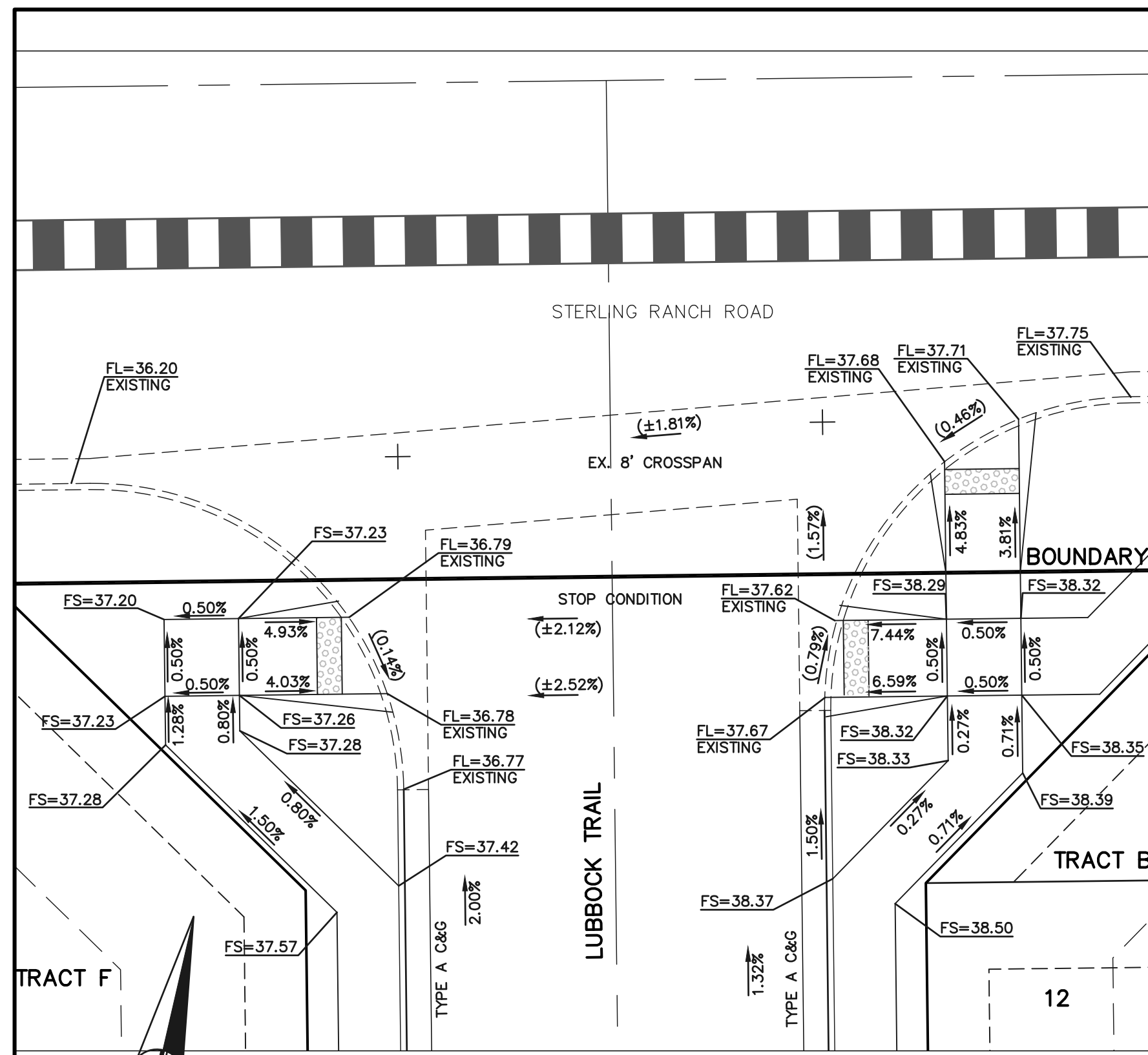
KEY	ALL CLASSES OF STREETS AND HIGHWAYS	PREVIOUS PLACEMENT (WARNING)	CONVENTIONAL STREETS AND HIGHWAYS
A	2'-0" to 2'-6" (SHOULDER WITH 1/2" CURB)	7'-0" OR NOTE NO. 10	7'-0"
B	2'-0" to 2'-6" (FACE OF CURB)	7'-0" OR NOTE NO. 10	7'-0"
C	2'-0" to 2'-6" (SHOULDER)	7'-0" OR NOTE NO. 10	7'-0"
D	2'-0" to 2'-6" (SHOULDER WITH 1/2" CURB)	7'-0" OR NOTE NO. 10	7'-0"
E	2'-0" to 2'-6" (SHOULDER WITH 1/2" CURB)	7'-0" OR NOTE NO. 10	7'-0"
F	2'-0" to 2'-6" (SHOULDER WITH 1/2" CURB)	7'-0" OR NOTE NO. 10	7'-0"
G	2'-0" to 2'-6" (SHOULDER WITH 1/2" CURB)	7'-0" OR NOTE NO. 10	7'-0"
H	2'-0" to 2'-6" (SHOULDER WITH 1/2" CURB)	7'-0" OR NOTE NO. 10	7'-0"



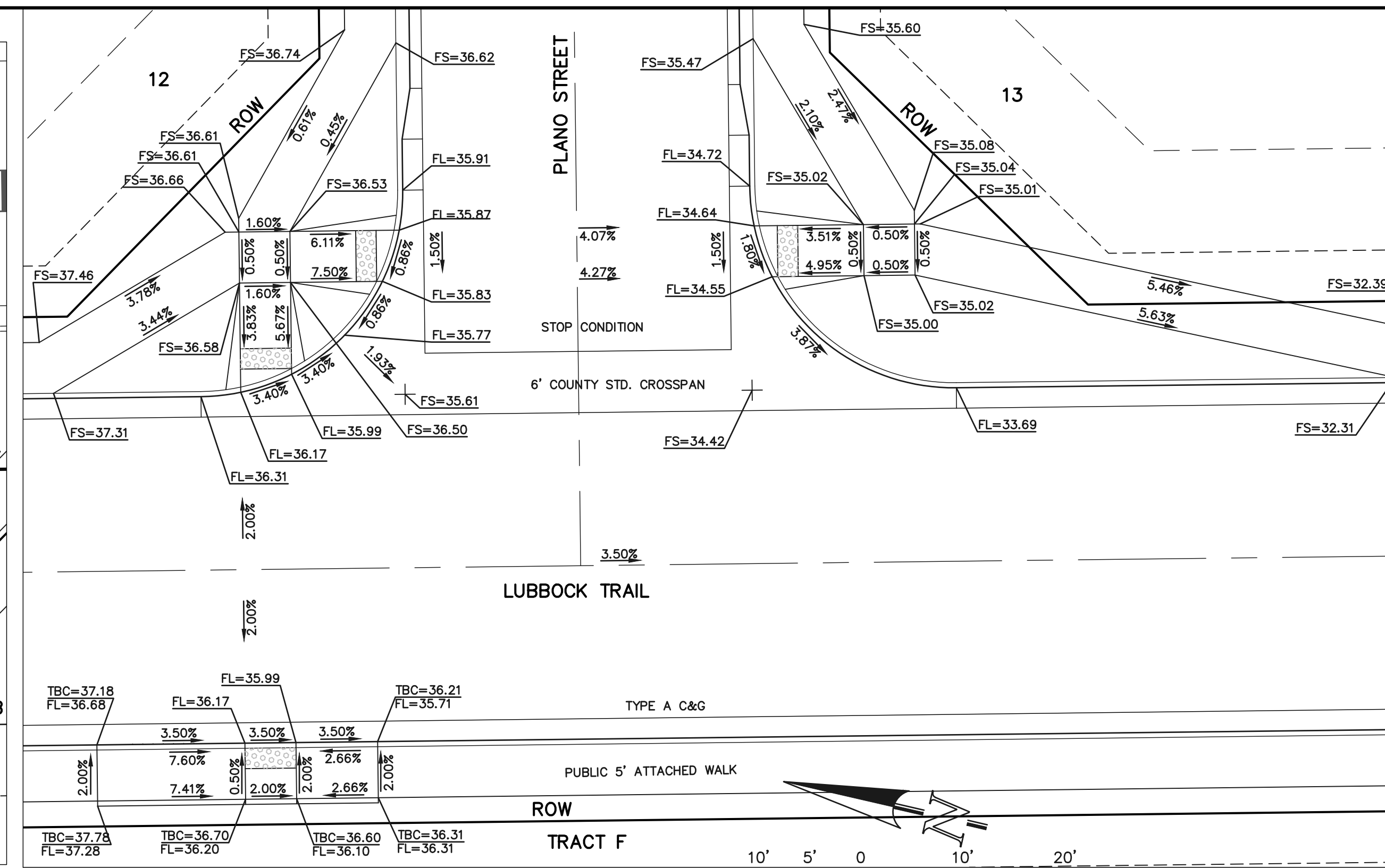
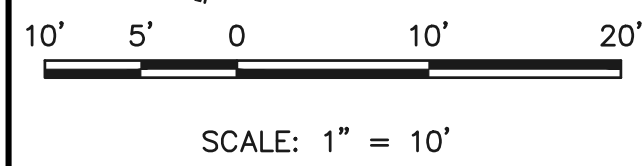
DATE APPROVED: 6/23/20	DESIGNED BY: Jennifer E. Irvine	PROJECT NAME: 50' R.O.W. TYPICAL STREET/UTILITY SECTION - URBAN LOCAL ROADWAY	FILE NO.: SD_2-43
DEPARTMENT OF PUBLIC WORKS			

<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</p> <p><b>811</b></p> <p>UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>	<p>NO. REVISION</p> <p>DATE</p> <p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING AND SURVEYORS, LLC</p> <p>MARC A. WHORTON, COLORADO REGISTERED PROFESSIONAL ENGINEER #37155</p> <p>DATE: 4/27/2026</p>	<p>PCD NO. SF-2428</p> <p>STERLING RANCH EAST FILING NO. 3 PED. RAMP KEY MAP WITH TYPICAL DETAILS</p> <p>DESIGNED BY: ESO DRAWN BY: ESO CHECKED BY: ESO</p> <p>SCALE: (H) 1" = N/A (V) 1" = N/A</p> <p>DATE: 7/03/2023 SHEET 18 OF 35 JOB NO. 1183.33</p>
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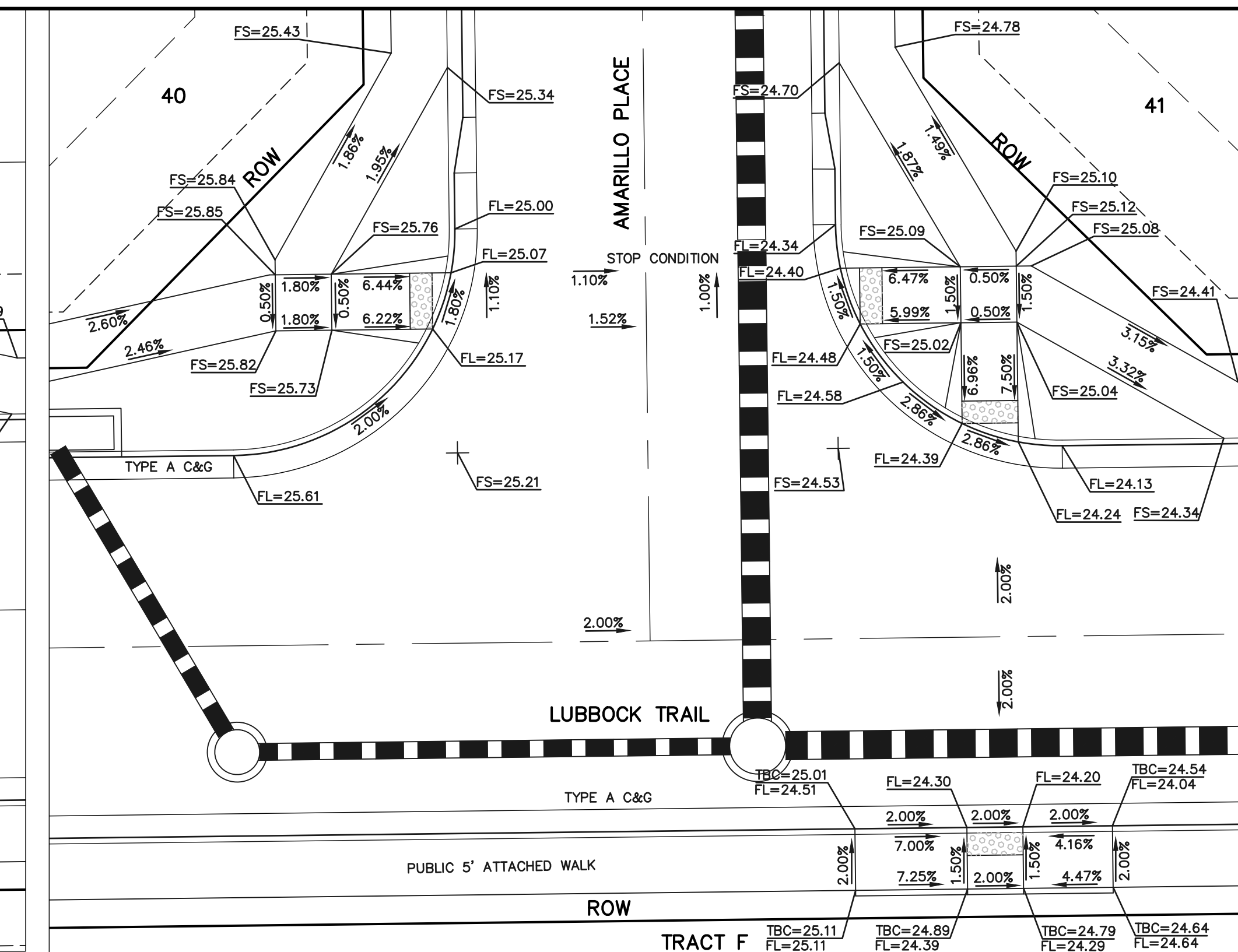


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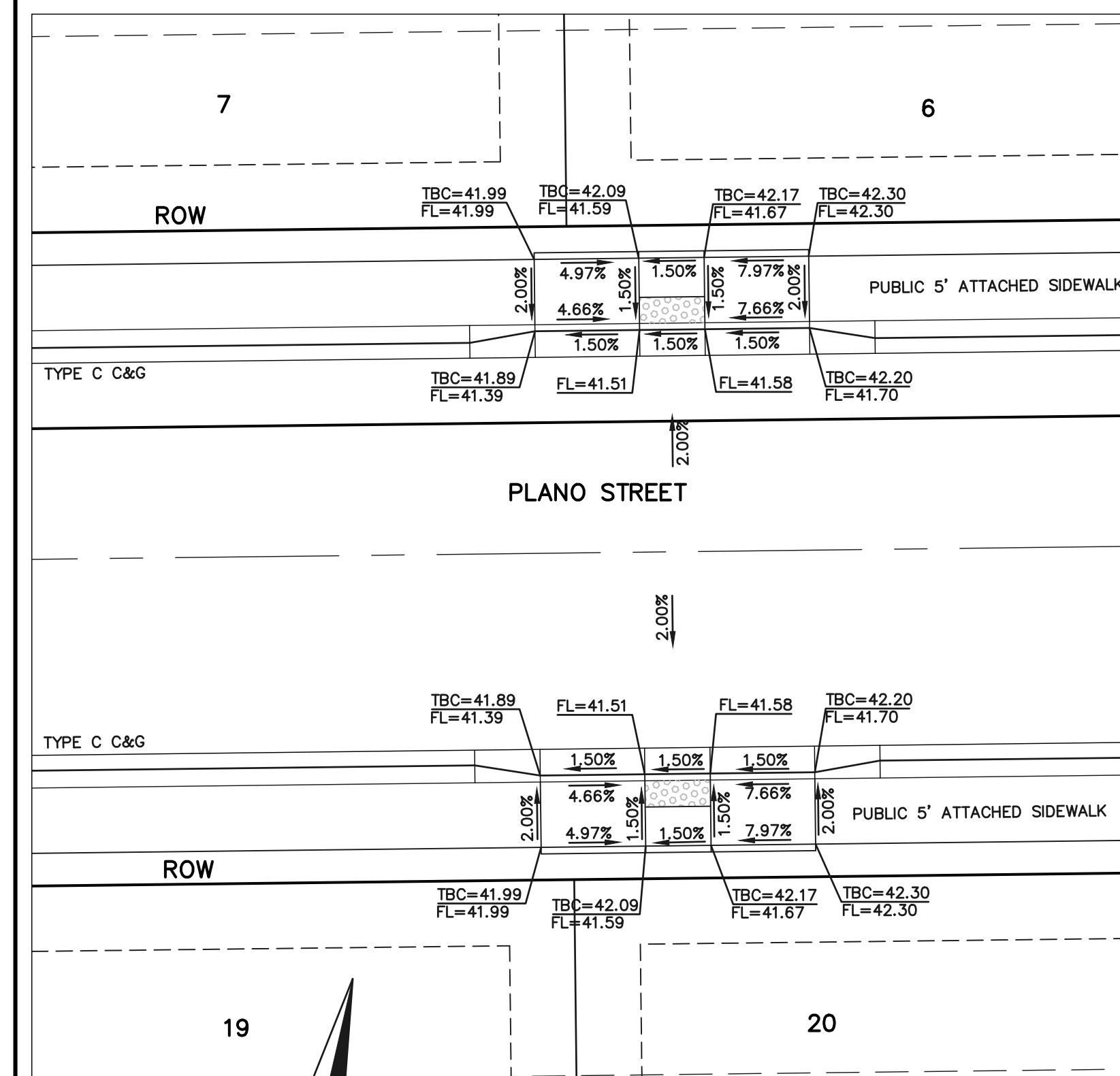
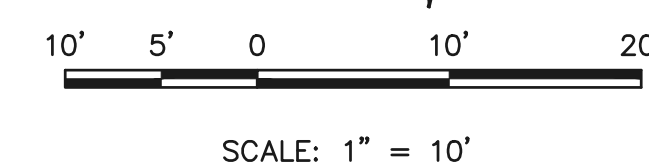


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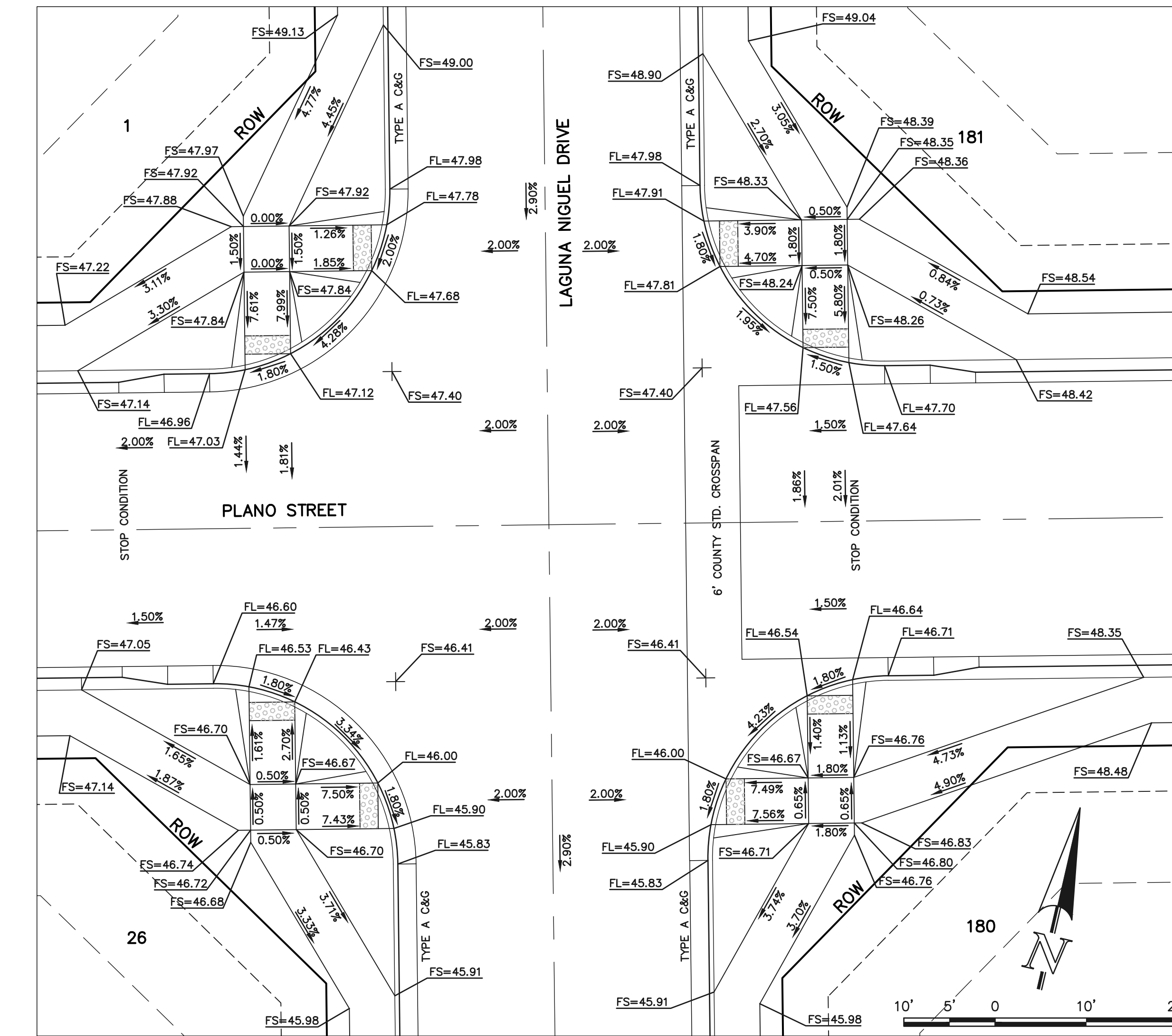
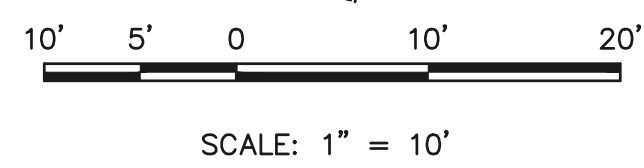
SCALE: 1" = 10'



SECTION 'C'

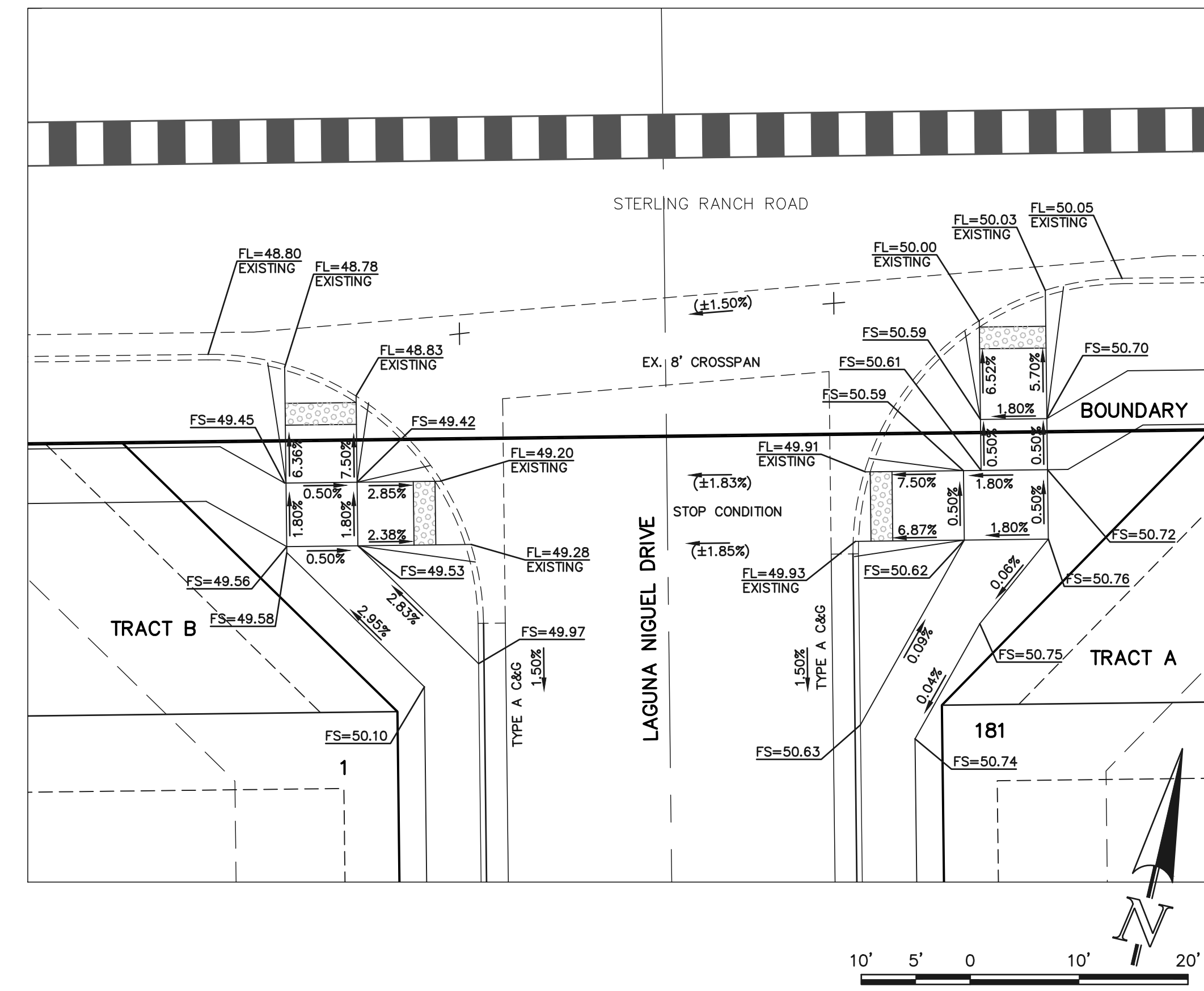


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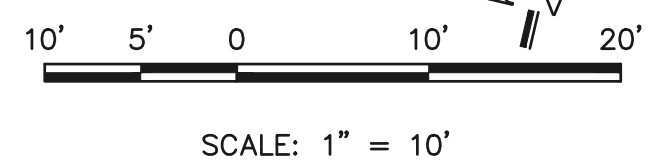


SECTION 'E'

SCALE: 1" = 10'



SECTION 'F'



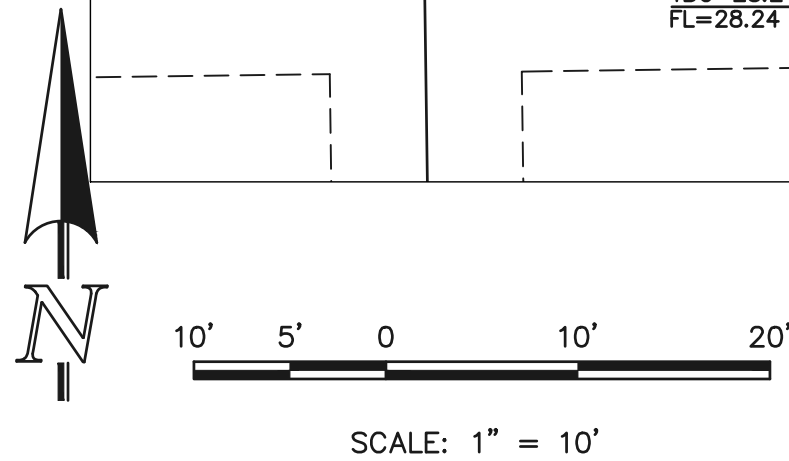
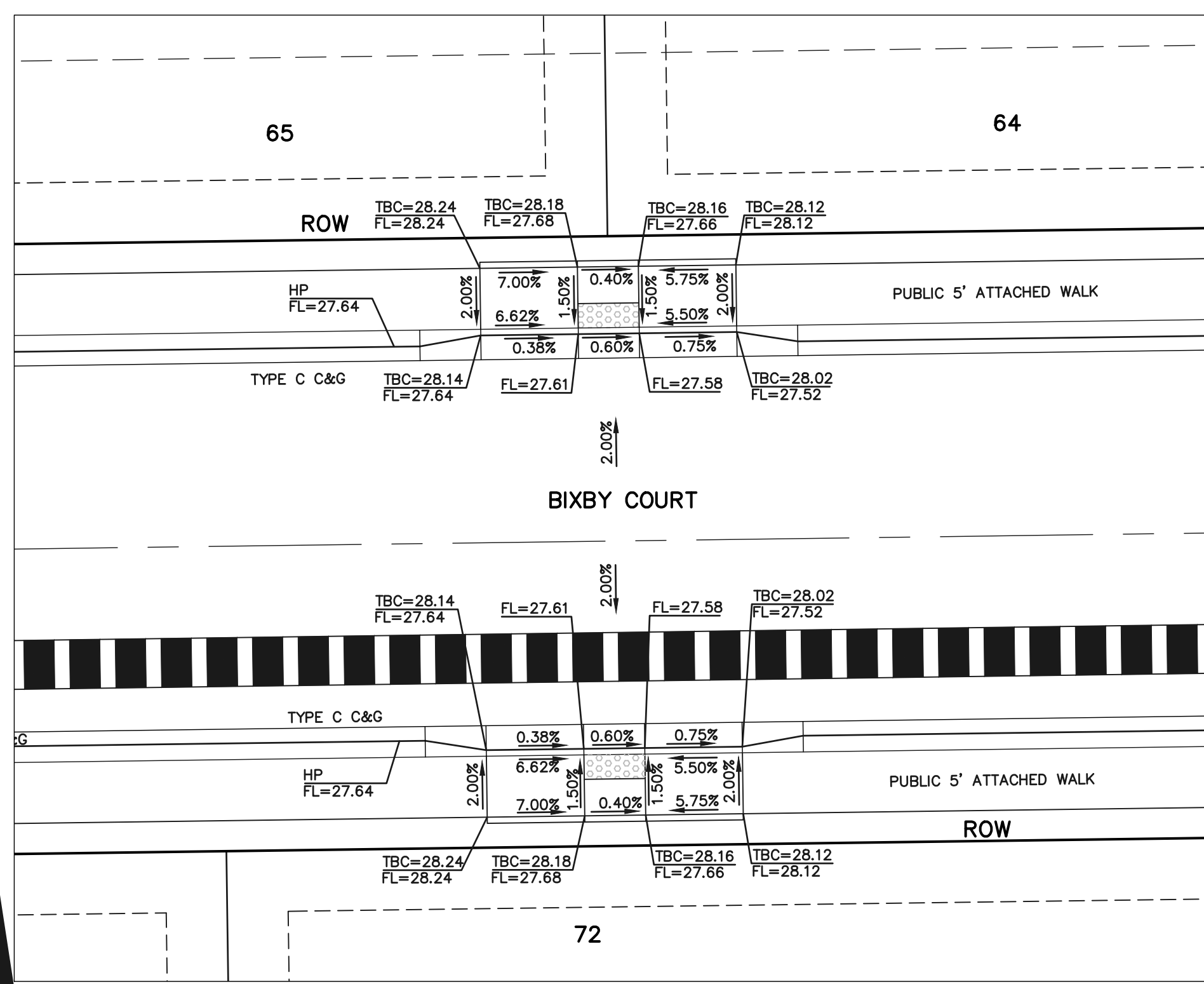
48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS <b>811</b> UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW		NO. REVISION	DATE
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING 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.		1	ADDED TO CD SET
			3-26-25

REVIEW:	DATE
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC	3-26-25
MARC A. WHORTON, COLORADO REGISTERED PROFESSIONAL ENGINEER #37155	4/27/2026

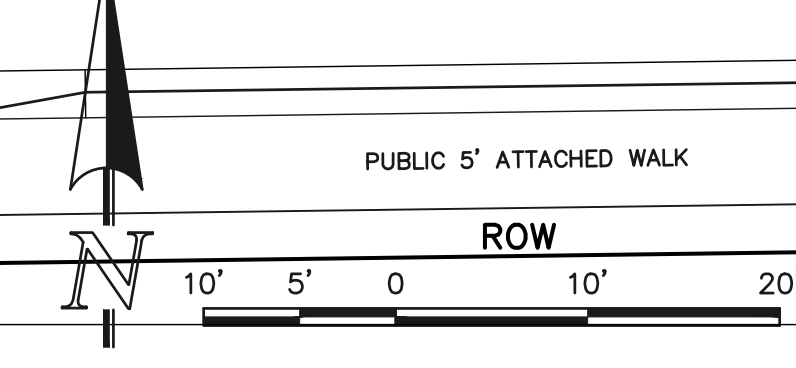
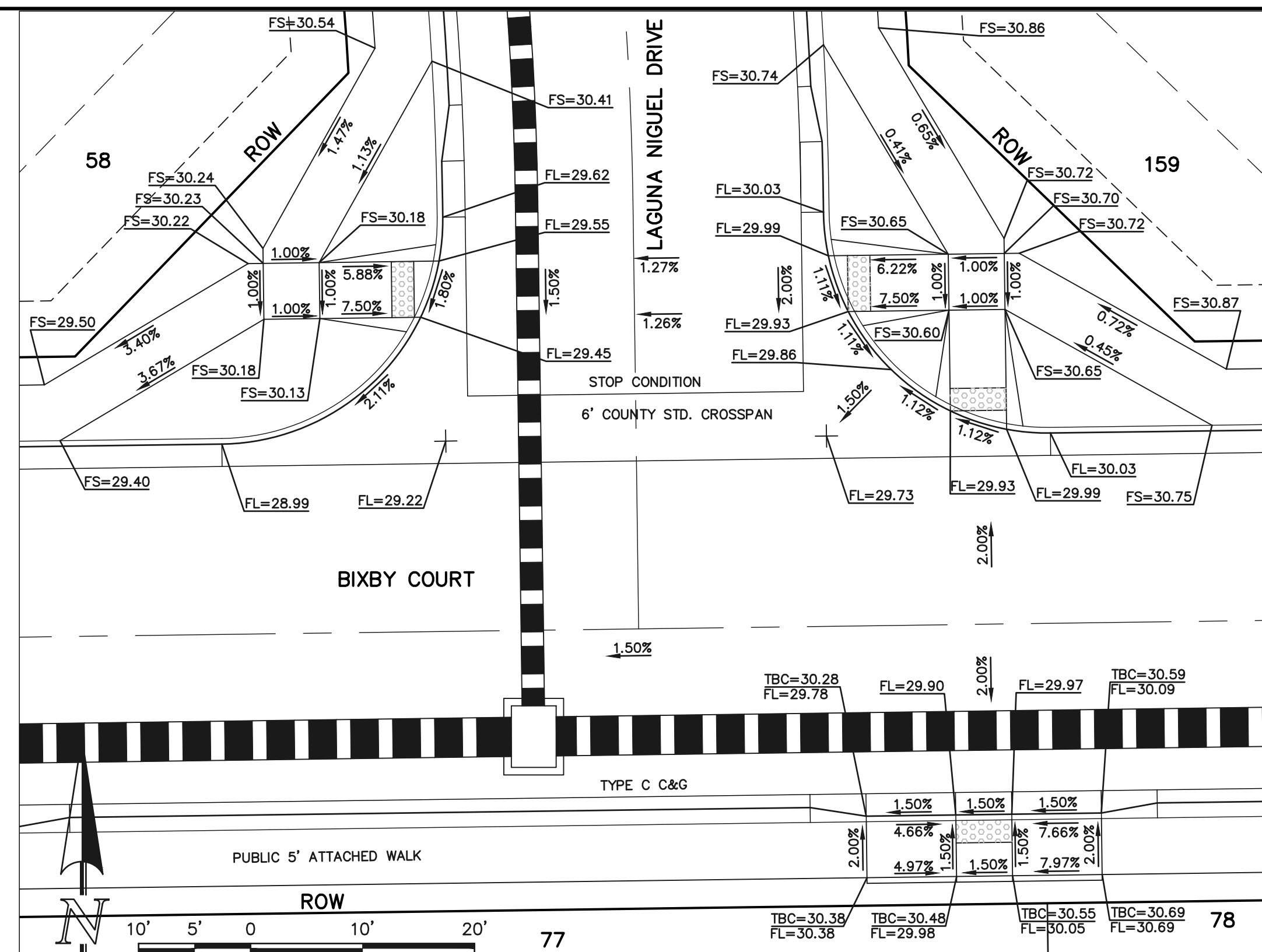
CLASSIC CONSULTING ENGINEERS & SURVEYORS  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719)785-0790  
(719)785-0799(Fax)

STERLING RANCH EAST FILE NO. 3 STREET IMPROVEMENT PLANS PED RAMP DESIGNS			
DESIGNED BY	ESO	SCALE	DATE
DRAWN BY	ESO	(H) 1" = 10'	SHEET 19 OF 35
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.33

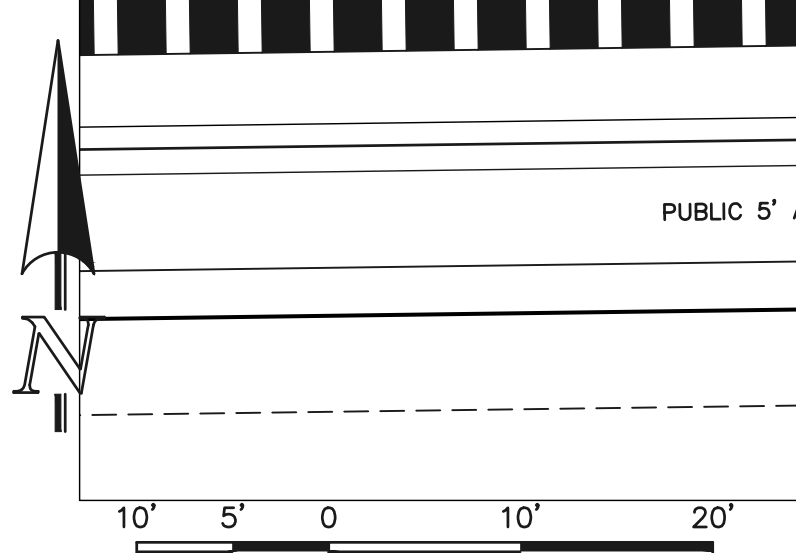
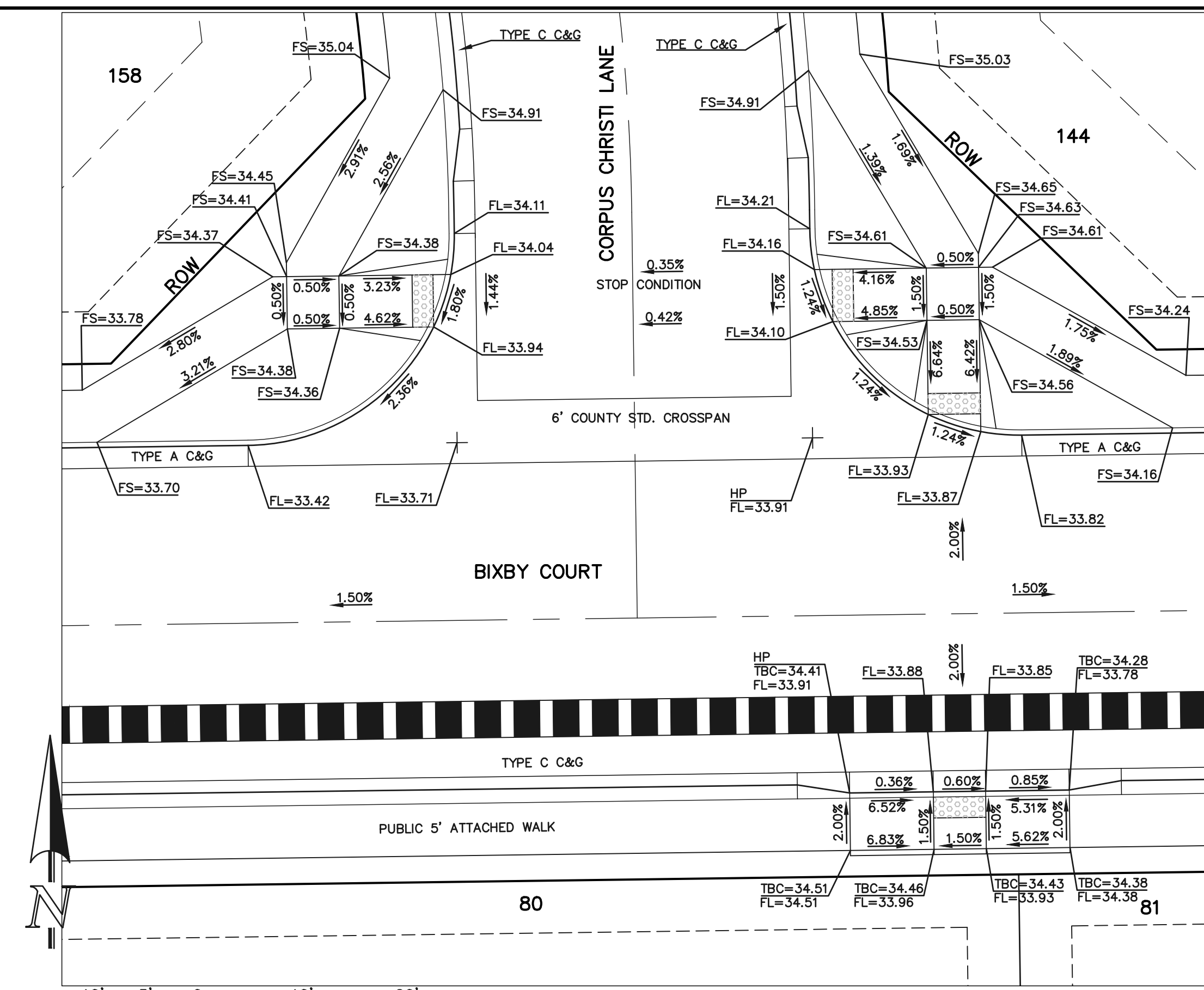
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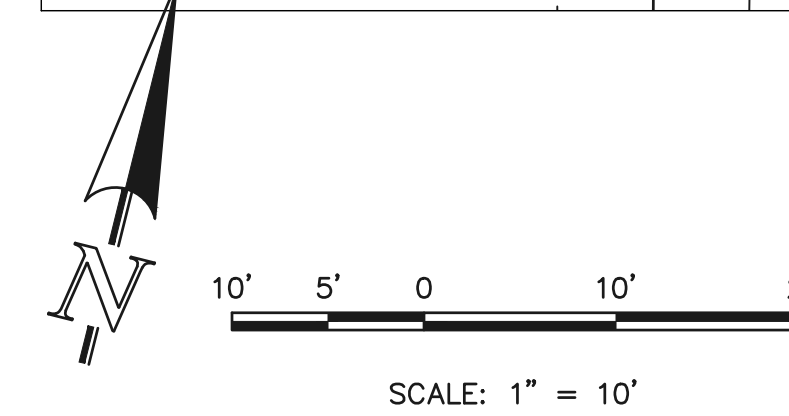
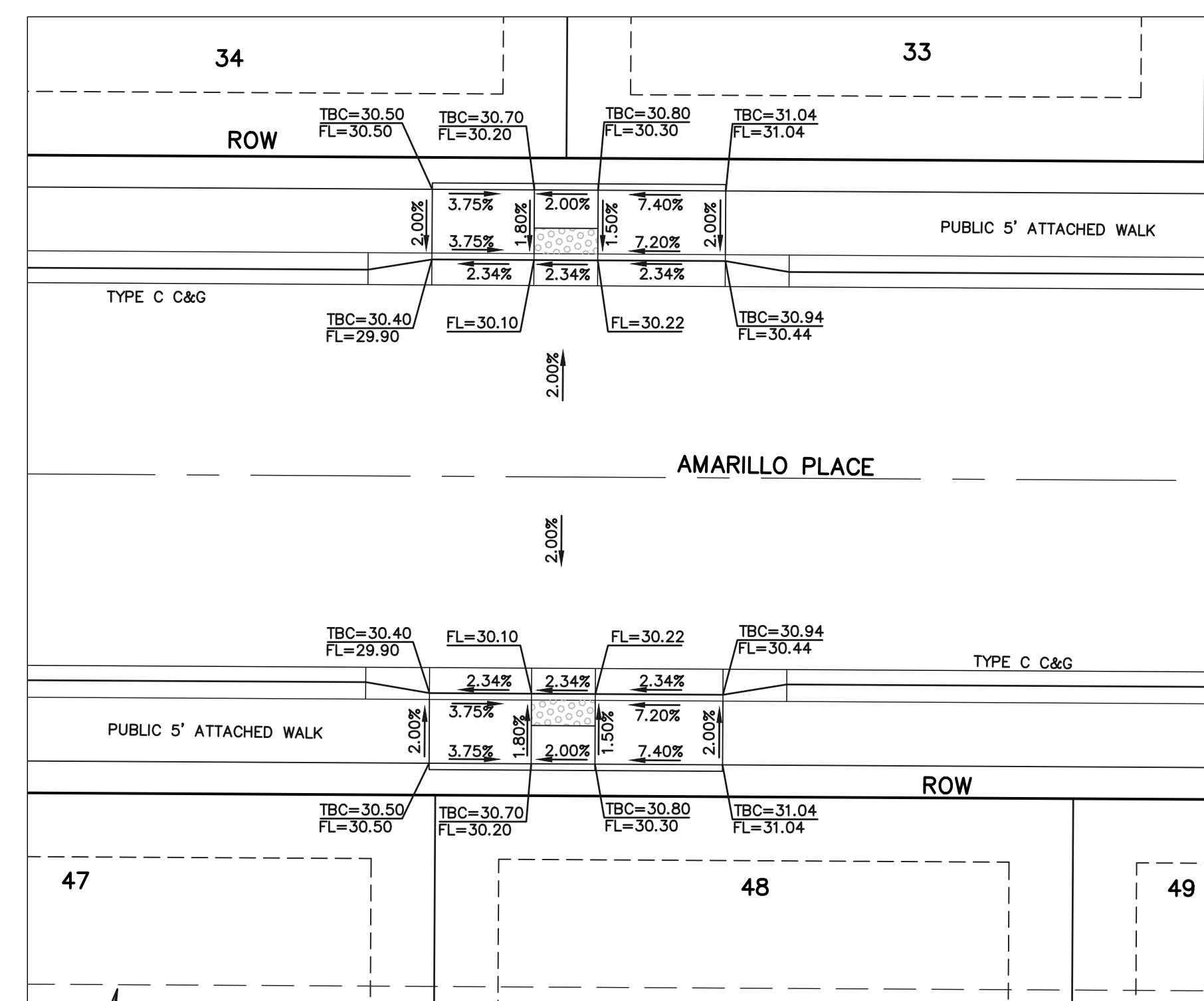
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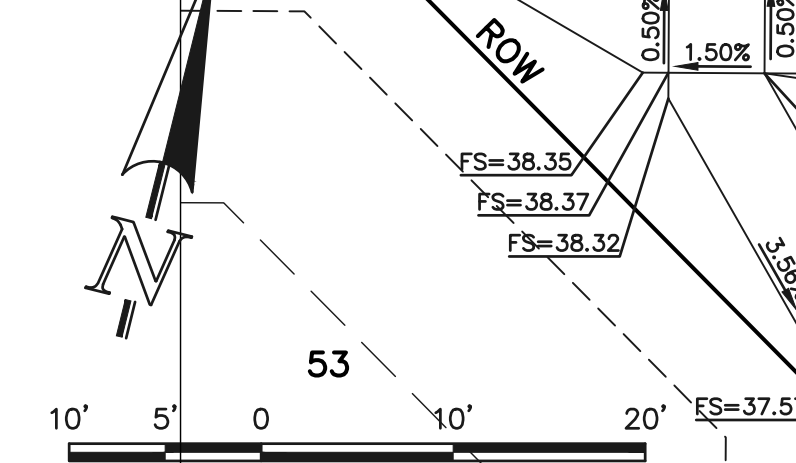
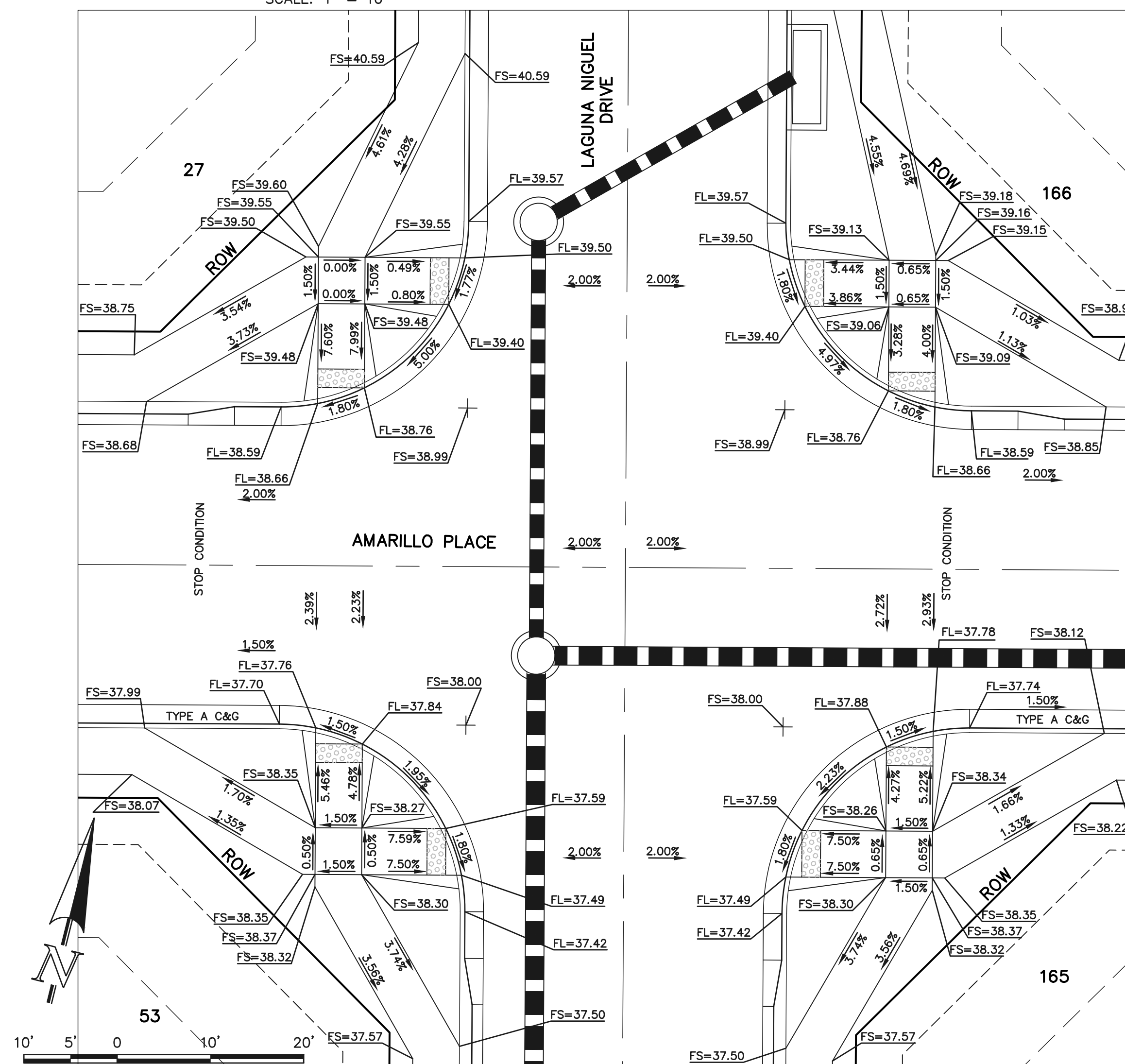
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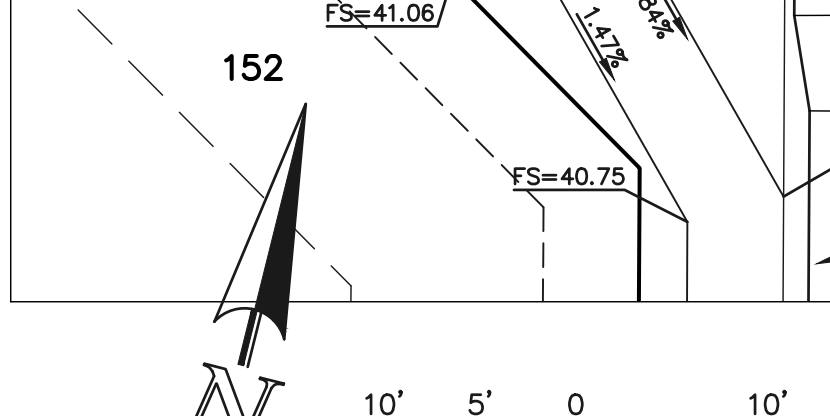
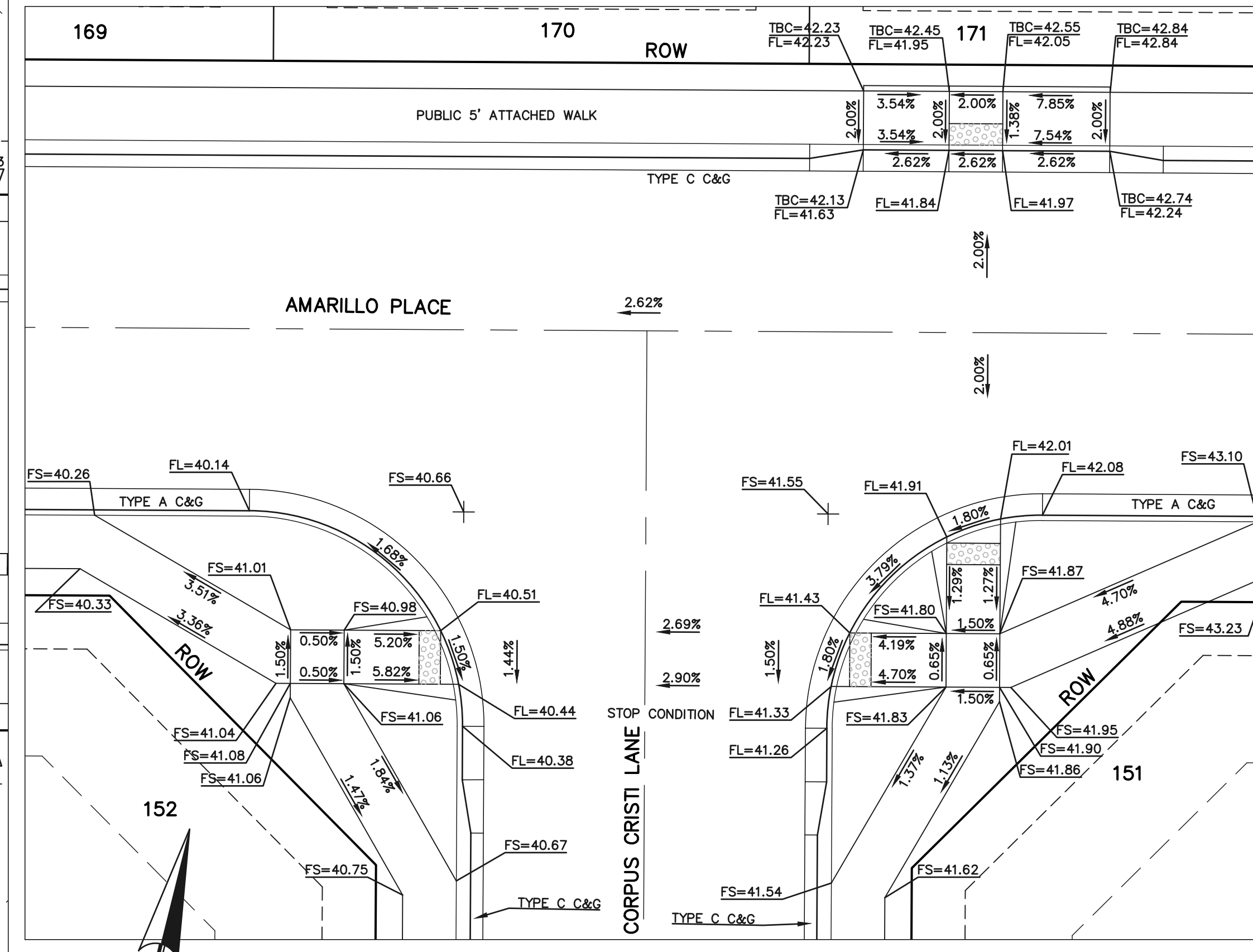
SECTION 'I'



SECTION 'J'



SECTION 'K'



SECTION 'L'

PCD NO. SF-2428

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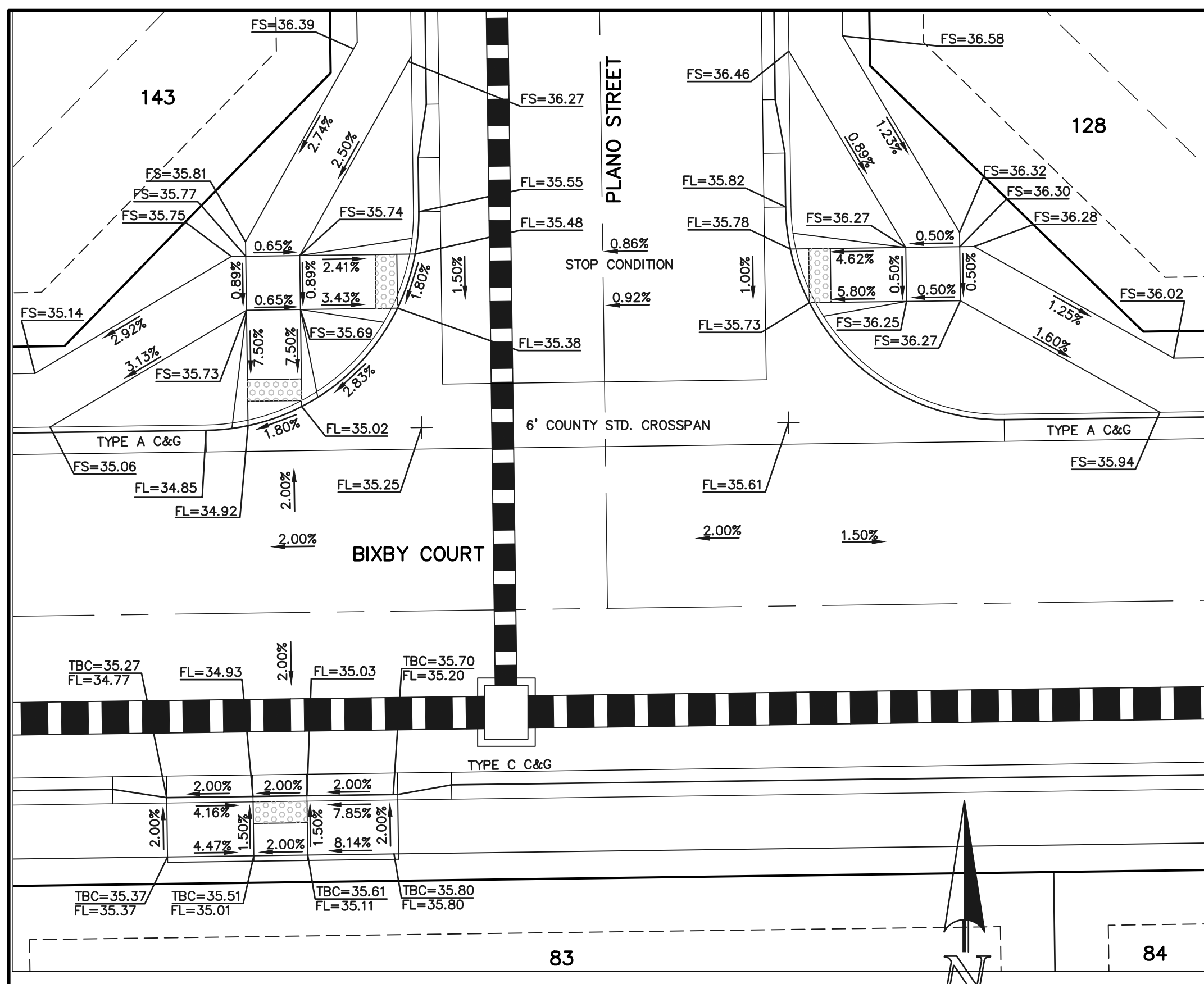
REVIEW:  
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF  
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, REGISTERED PROFESSIONAL ENGINEER #37155

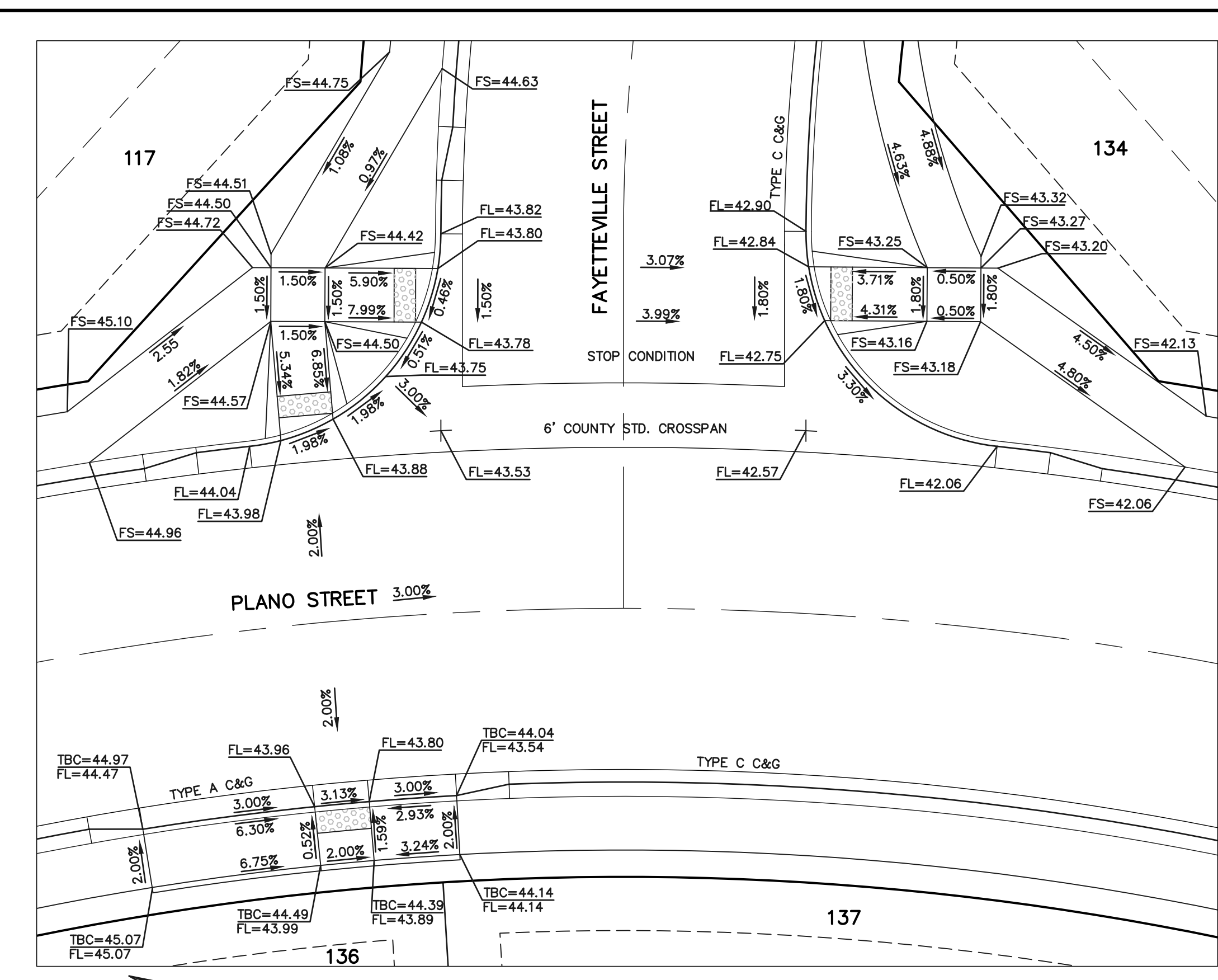
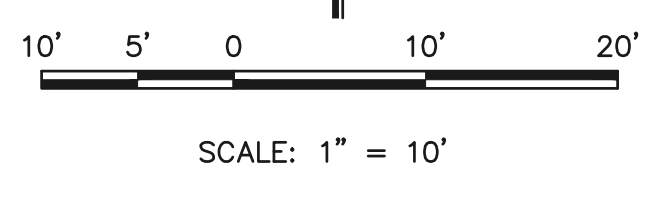
DATE: 4/27/2026

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

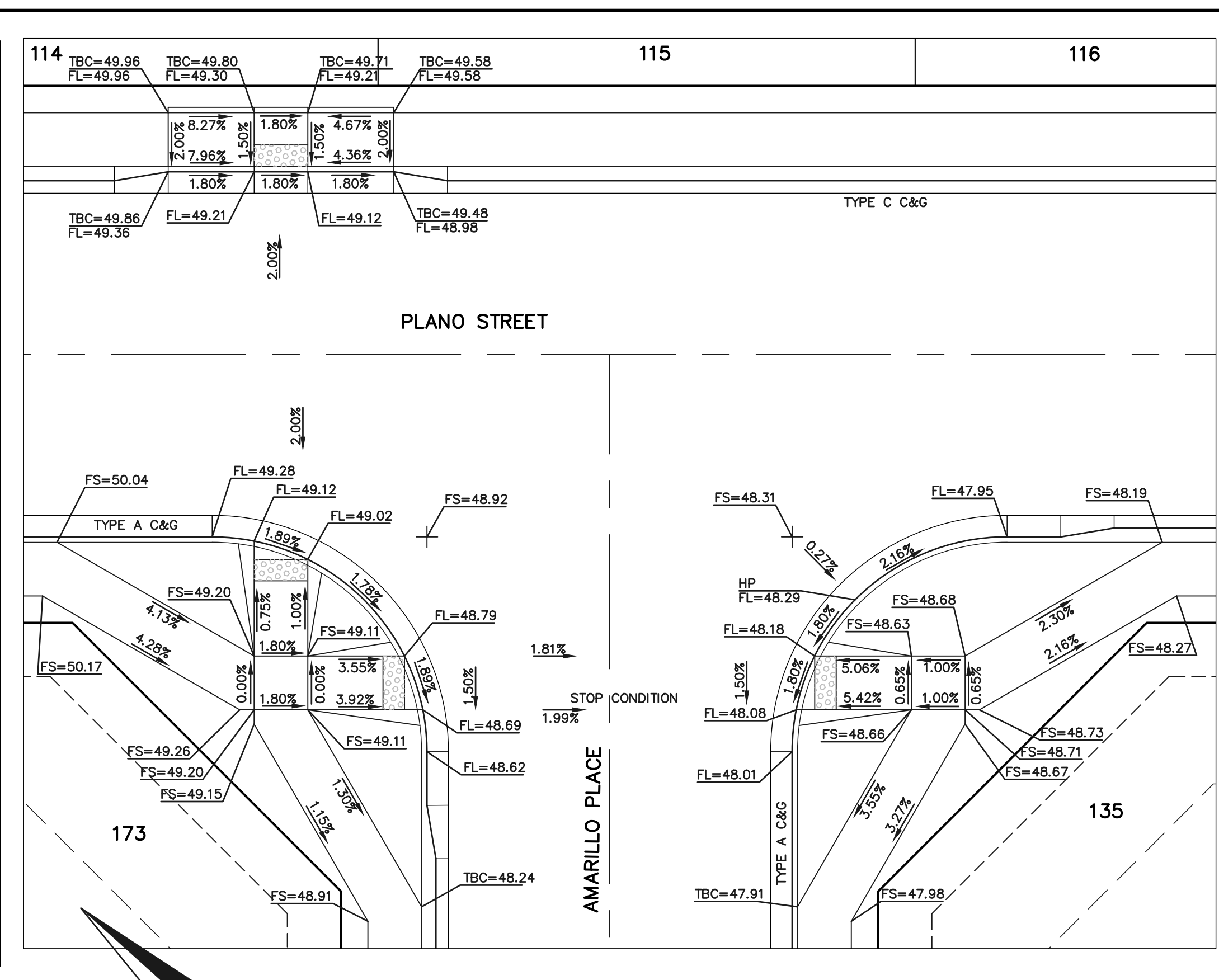
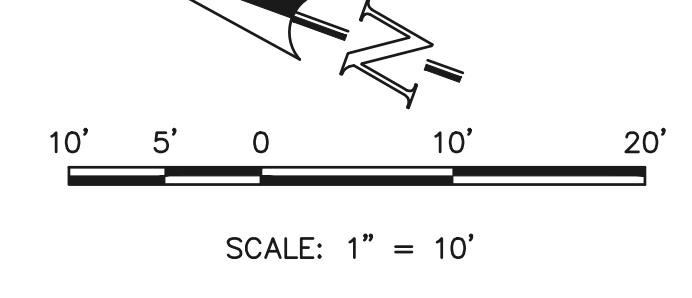
STERLING RANCH EAST FILE NO. 3 STREET IMPROVEMENT PLANS PED RAMP DETAILS			
DESIGNED BY	ESO	SCALE	DATE 7/03/2023
DRAWN BY	ESO	(H) 1" = 10'	SHEET 20 OF 35
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.33



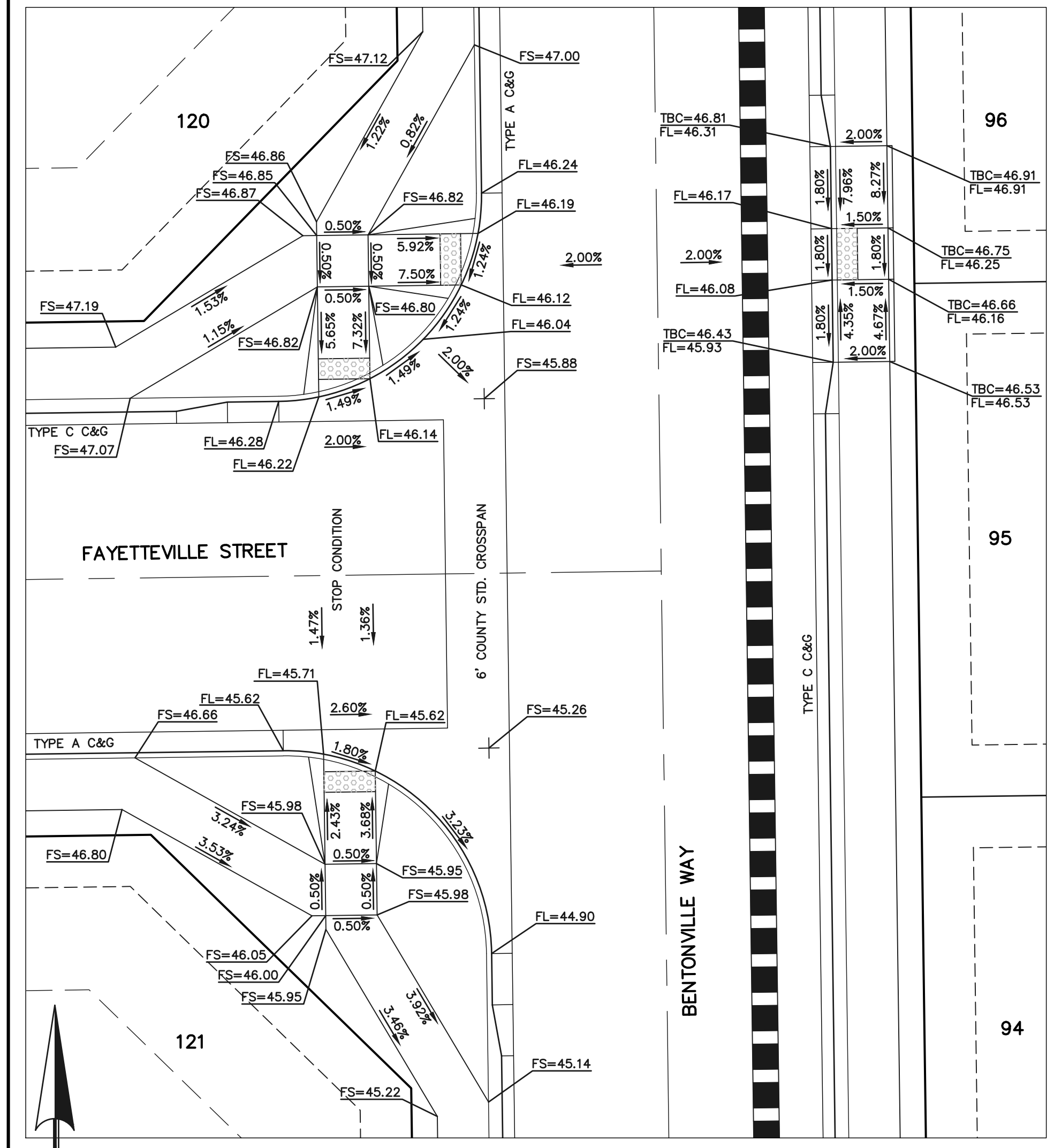
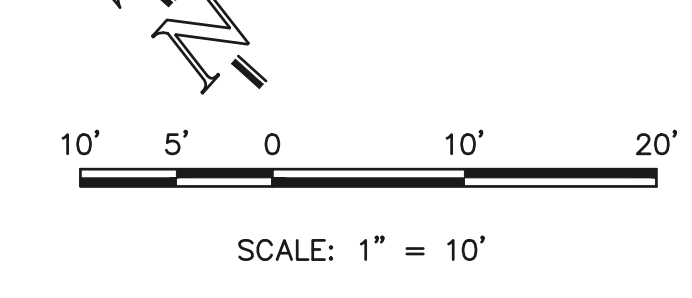
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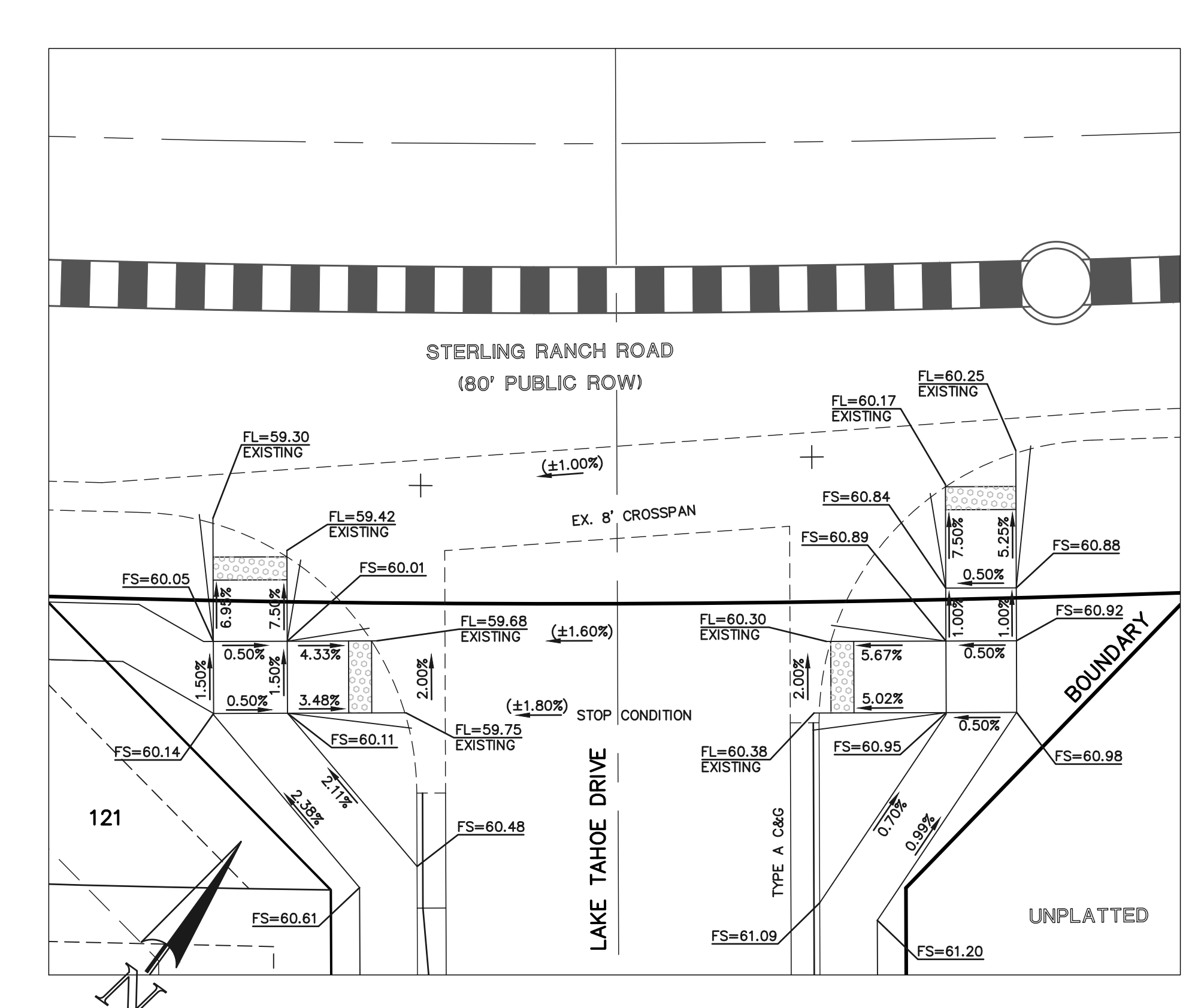
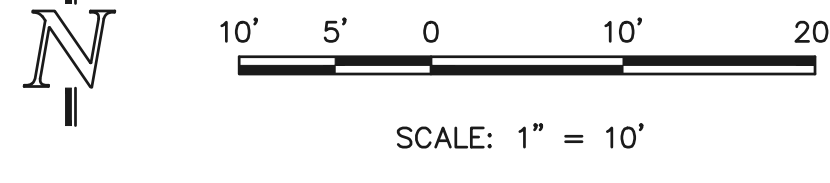
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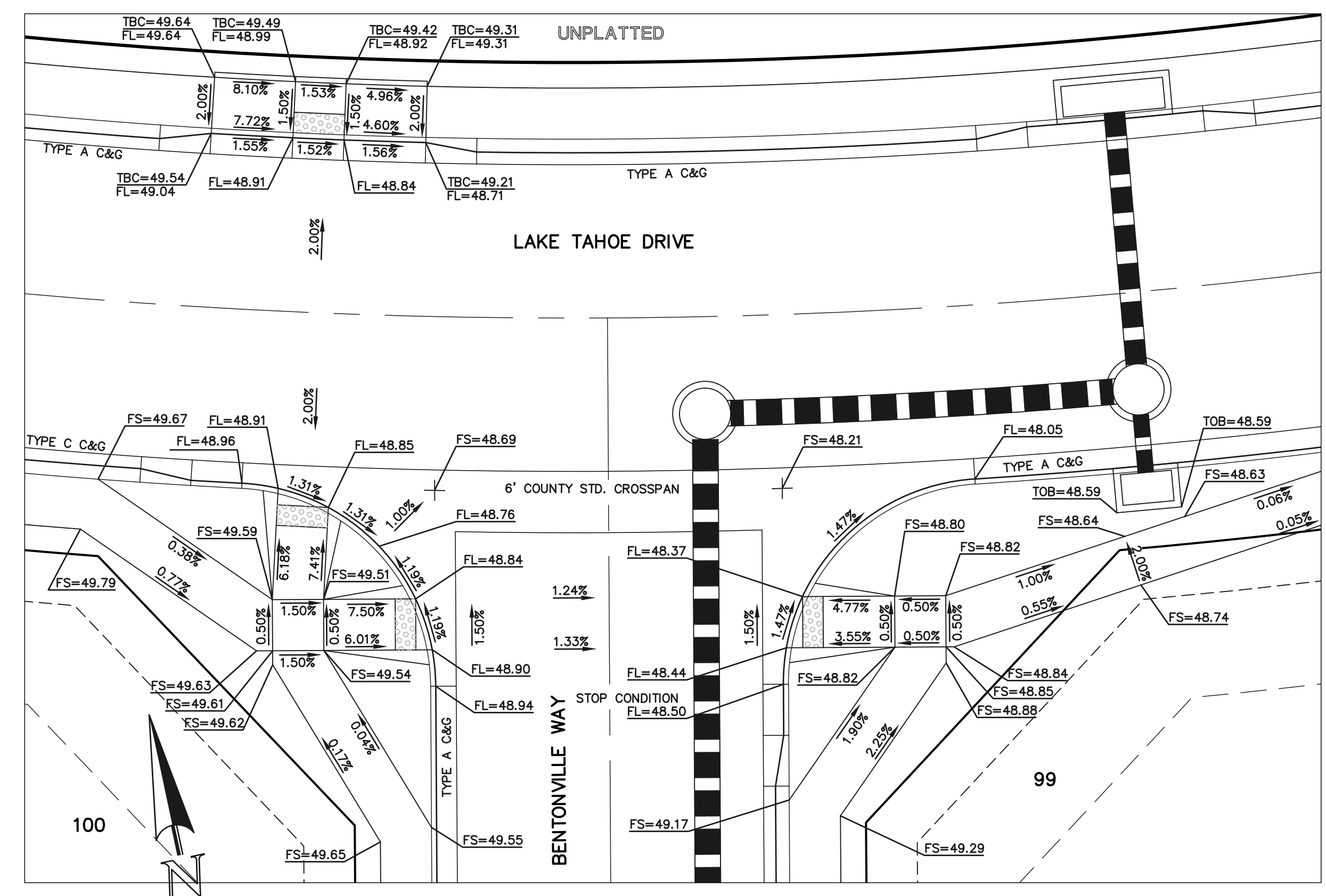
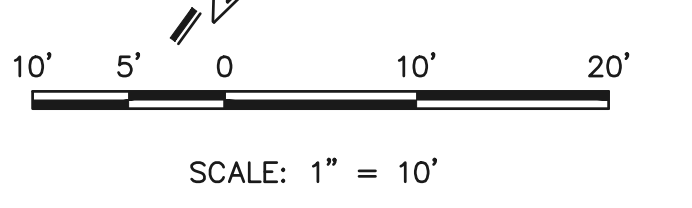
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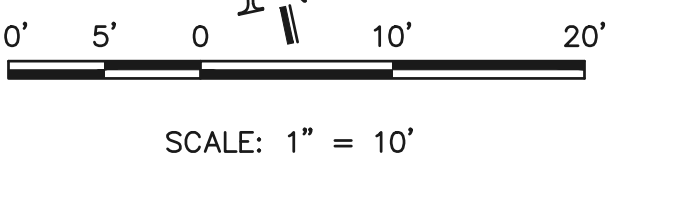
SECTION 'P'



SECTION 'Q'



SECTION 'R'



<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</p> <p><b>811</b></p> <p>UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>		<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ADDED TO CD SET</td> <td>3-26-25</td> </tr> </tbody> </table>	NO.	REVISION	DATE	1	ADDED TO CD SET	3-26-25	<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <p>MARC A. WHORTON, P.E. #37155</p> <p>DATE: 4/27/2026</p>
NO.	REVISION	DATE							
1	ADDED TO CD SET	3-26-25							

CLASSIC CONSULTING ENGINEERS & SURVEYORS

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

STERLING RANCH EAST  
FILE NO. 3  
STREET IMPROVEMENT PLANS  
PED RAMP DETAILS

DESIGNED BY: ESO  
DRAWN BY: ESO  
CHECKED BY:

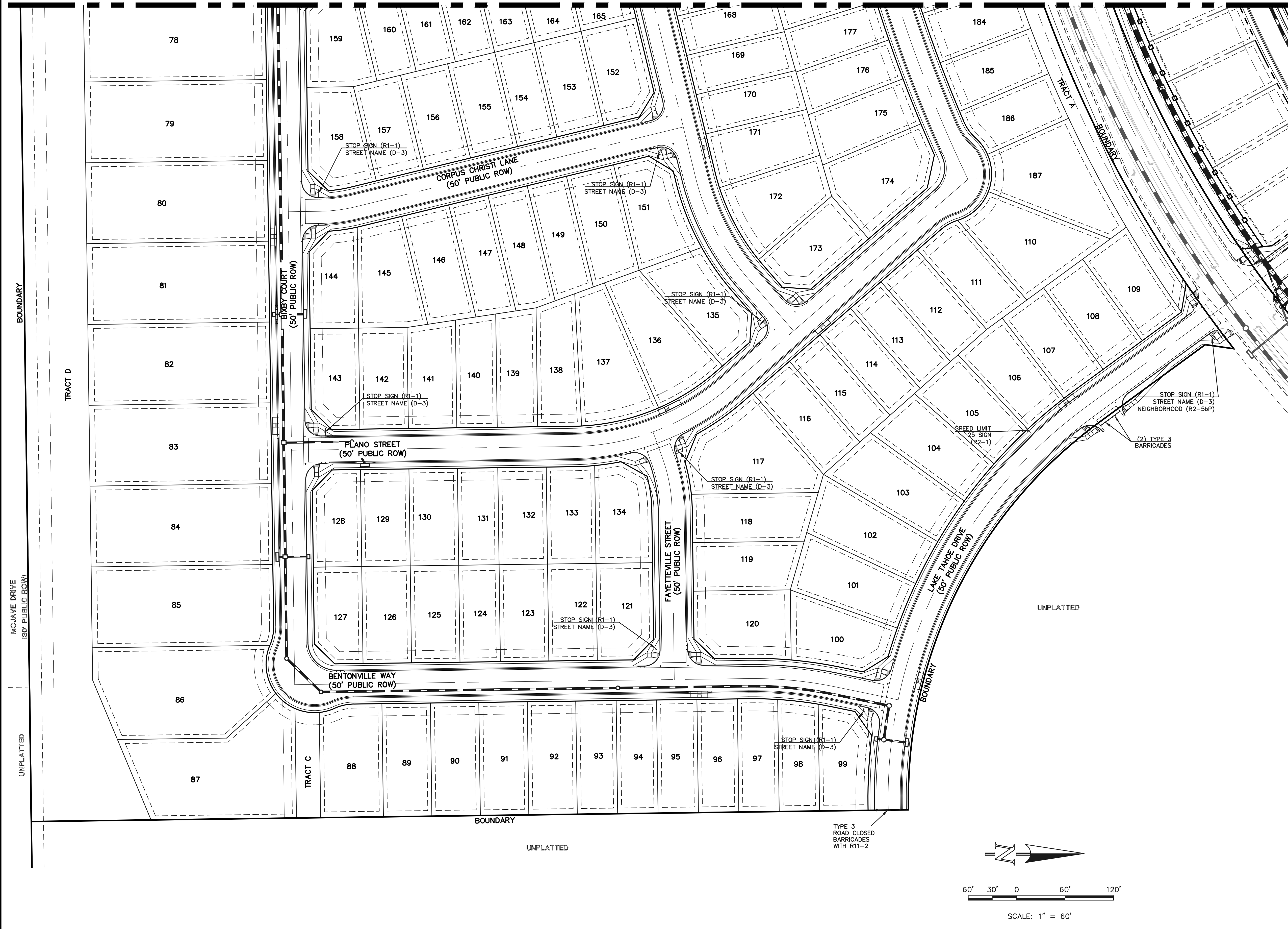
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(V) 1" = N/A

DATE: 7/03/2023  
SHEET: 21 OF 35  
JOB NO.: 1183.33

PCD NO. SF-2428

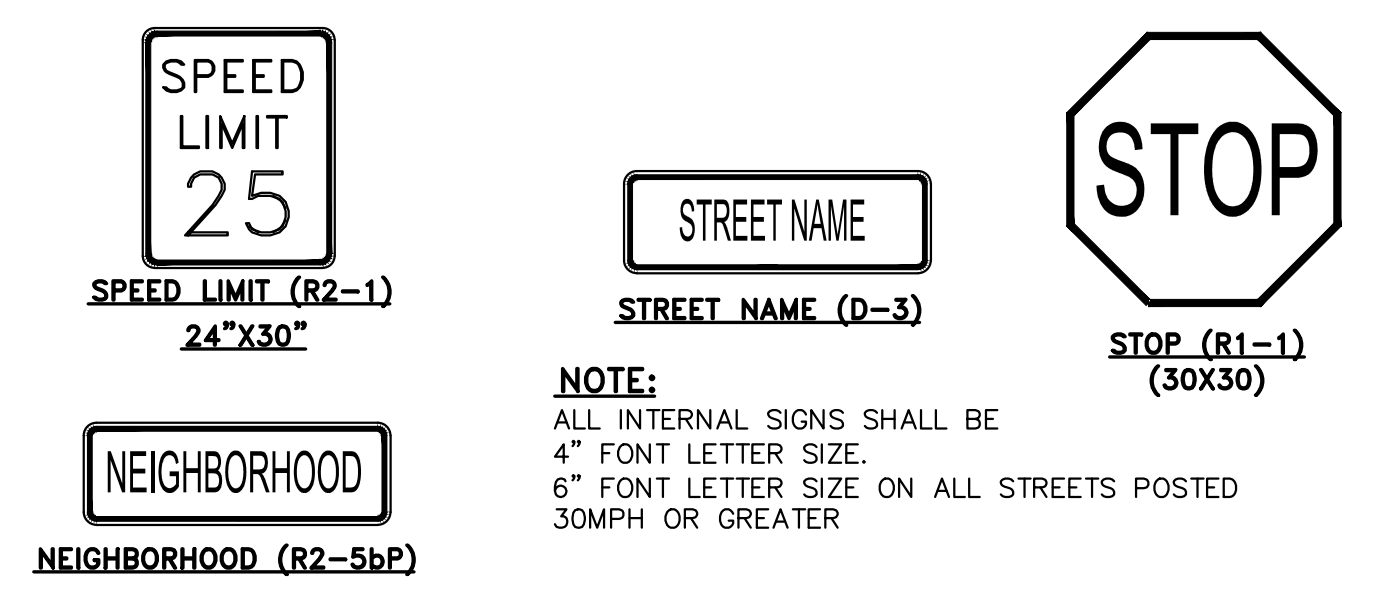
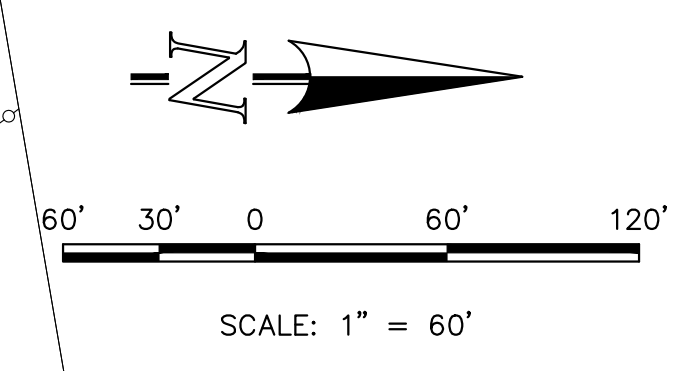
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MATCHLINE ~ SEE SHEET 23



**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 SLIPBASE 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' LONG. CROSSWALKS SHALL BE INLAID 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.



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

MATCHLINE ~ SEE SHEET 22

**SIDEWALK NOTES:**

DEVELOPER IS REQUIRED TO CONSTRUCT SIDEWALK ADJACENT TO ALL TRACTS. (TYPICAL) AS SHOWN. THE WIDTH OF THE PEDESTRIAN RAMPS MUST MATCH THE WIDTH OF SIDEWALKS. (TYPICAL)

**ADDITIONAL NOTES**

- 4" LETTERS ON STREET NAME SIGNS INTERSECTING STREET OF 25 MPH OR LESS.  
 6" LETTERS ON STREET NAME SIGNS INTERSECTING STREETS OF 30 TO 40 MPH'S.  
 8" LETTERS ON STREET NAME SIGNS INTERSECTING STREETS OF GREATER THAN 40 MPH.
- PRIVATE STREET NAME SIGNS TO BE WHITE ON BROWN

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NO.	REVISION	DATE

REVIEW:  
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MARC A. WHORTON #37155 DATE 4/27/2026

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

PCD NO. SF-2428

DESIGNED BY	ESO	SCALE	DATE	3/01/2023
DRAWN BY	ESO	(H) 1" = 60'	SHEET	23 OF 35
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.33	

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PRODUCT OVERVIEW



American Revolution LED Series 247L

Features:

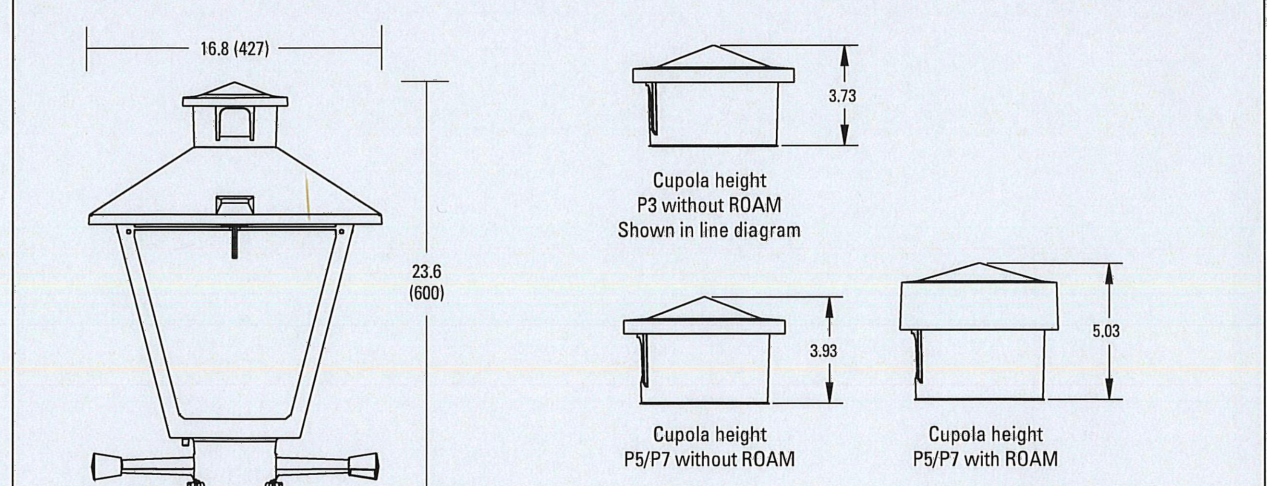
- Die-cast aluminum housing and hood for long-life performance
Die-cast trigger latch (TL) and captive thumb screws option available for easy access to internal components
Optical assembly designed for maximum performance, available in Type II, Type III and Type V
Hinged hood and captive thumb screws 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 incumbent 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.

Applications:

- Streetscapes
Walkways
Pathways
Parks

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

DIMENSIONS



Effective Projected Area (EPA)
The EPA for the American Revolution Series 247L is 1.8 sq. ft.
P5 or P7 option total height is 24.9 (603).
Approx. Wt. = 38 lbs.

All dimensions are inches (millimeters) unless otherwise noted.

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



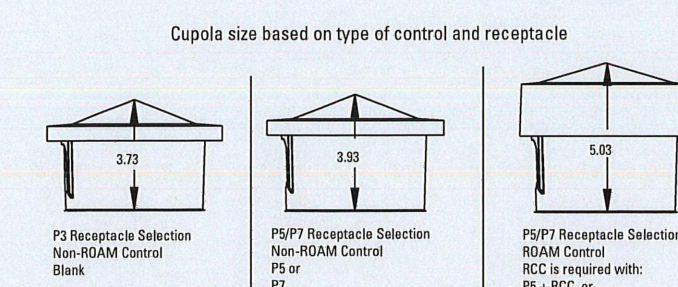
American Revolution LED Series 247L

ORDERING INFORMATION

Example: 247L 20LEDE70 MVOLT 4K RS AY

Table with columns: Series, Performance Package, Voltage, Color Temperature (CCT). Lists various lamp configurations and their specifications.

Table with columns: Distribution, Optics, Options, Miscellaneous. Lists various accessories and options available for the lamp.



- Notes:
1. Other colors available, please contact factory
2. P5 and P7 not available with MR option
3. Taller cupola cover (RCC) is required when used with ROAM or other similar wireless monitoring control systems
4. Standard faller mode="Fall On"
5. Photocontrols supplied with ANSI Standard Turn-On levels
6. XL option is required
7. Ships with unit, field installed
8. Required when using ROAM or other similar wireless monitoring control systems



Warranty Five-year limited warranty. Complete warranty terms located at www.ael.com/customer-service/warranty. 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.

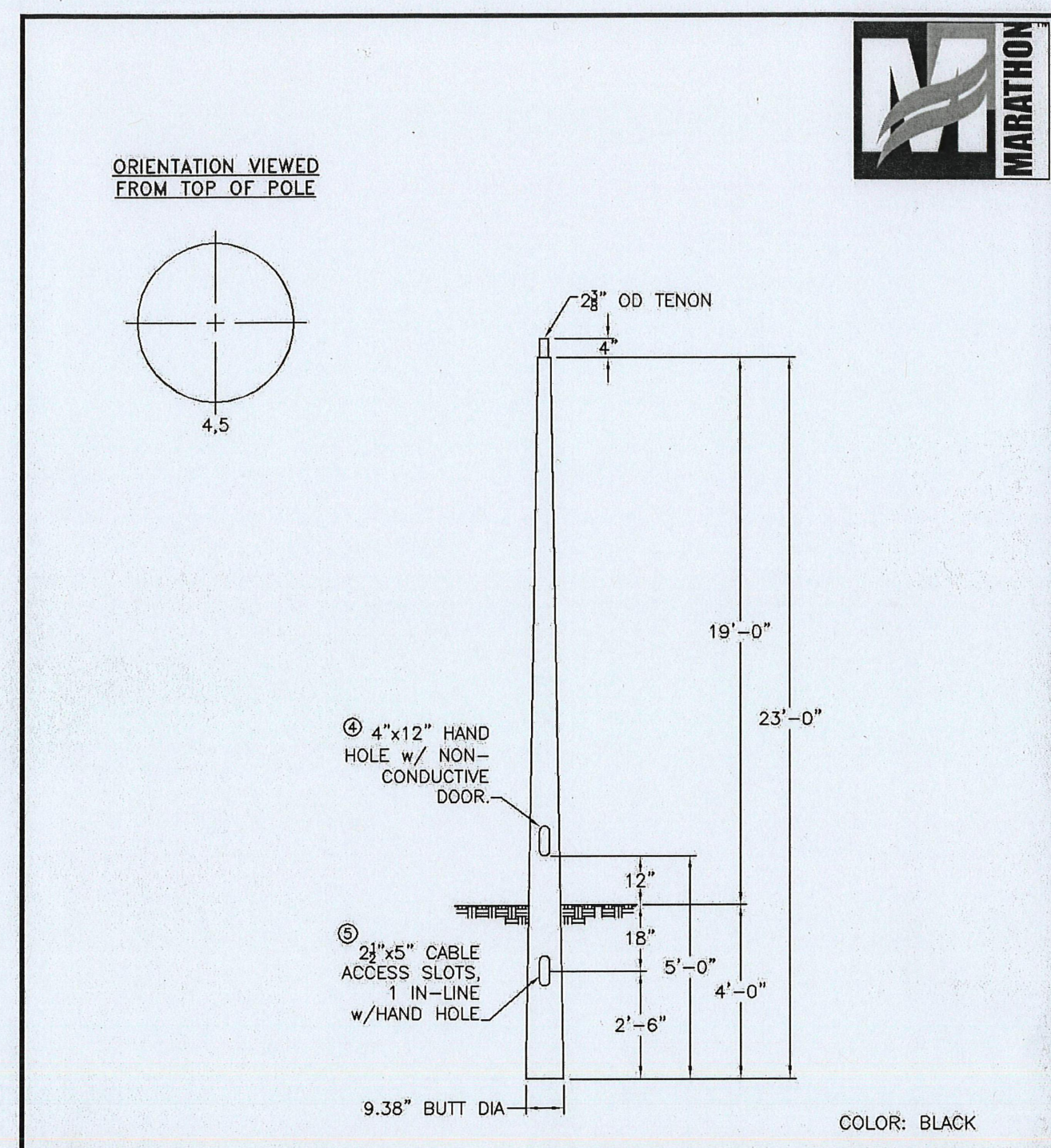


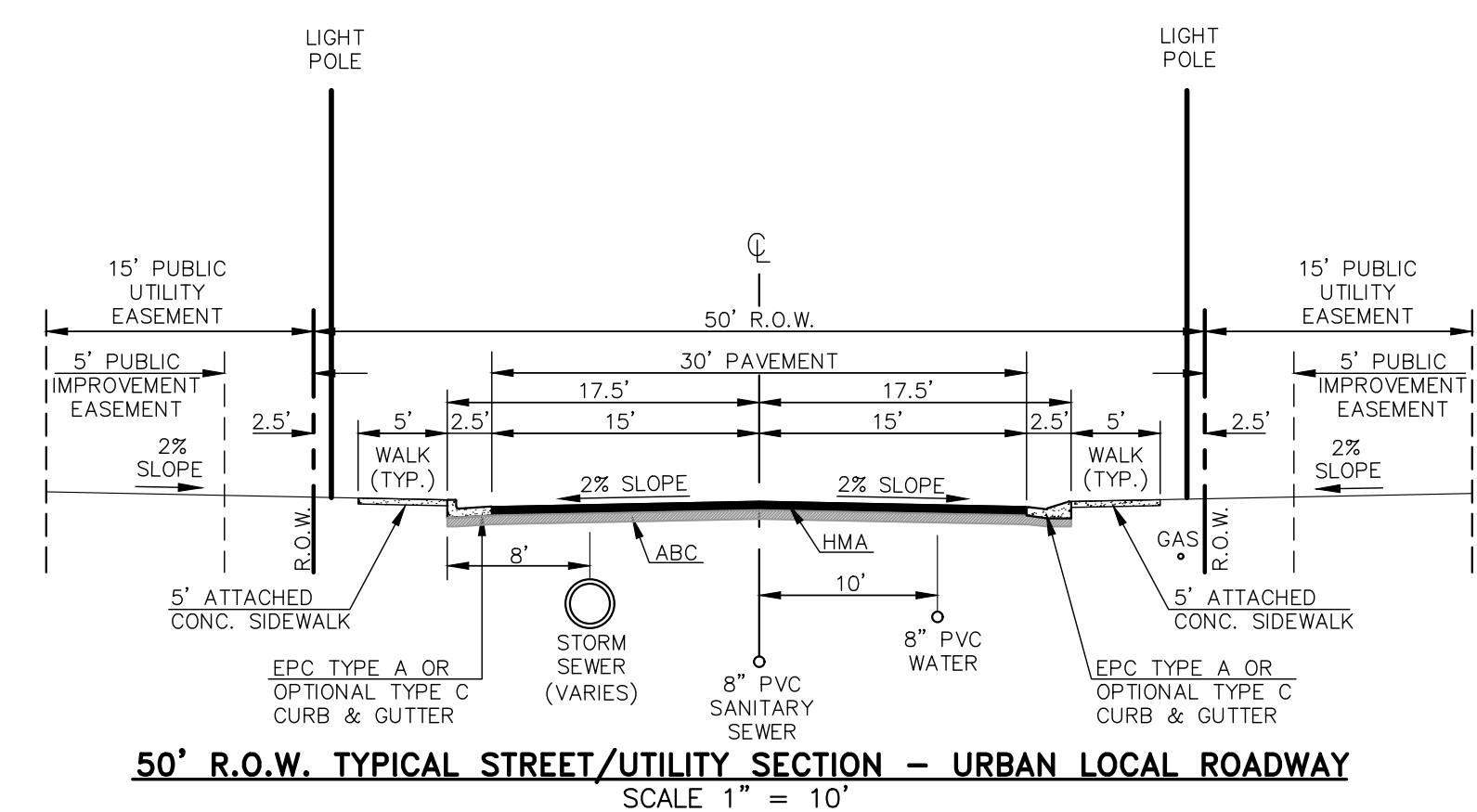
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LIGHT POLE OWNERSHIP AND RESPONSIBILITY:

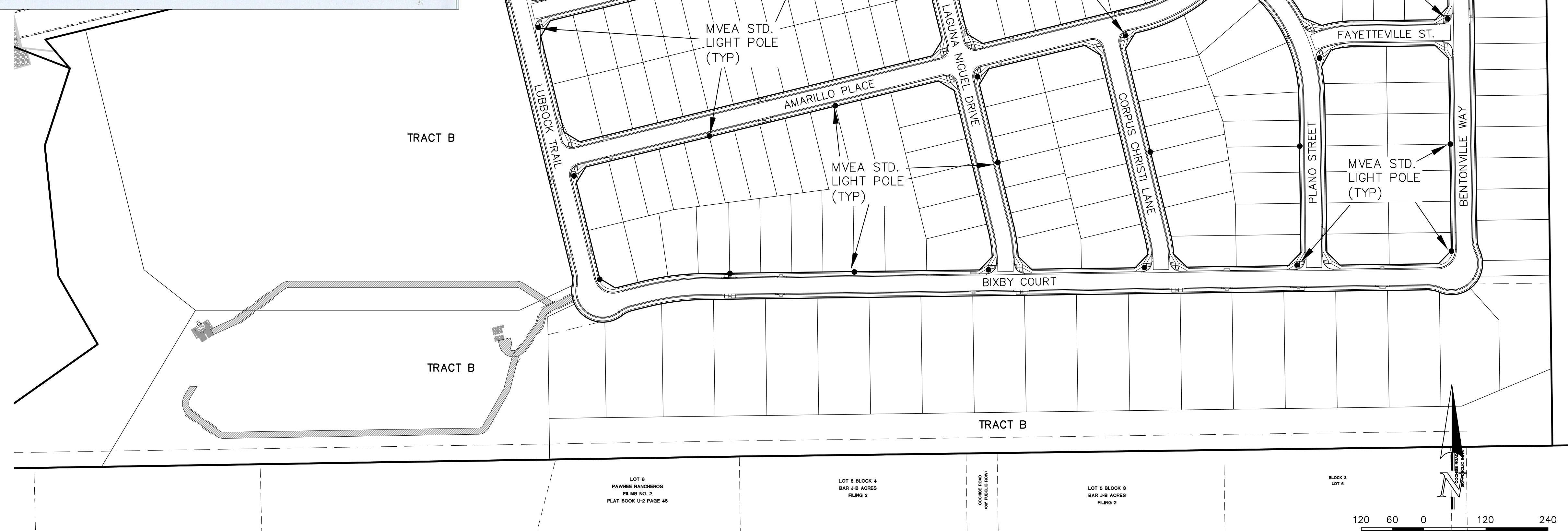
DEVELOPER RESPONSIBLE FOR COST OF POLE DESIGN AND INSTALL
LOCAL DISTRICT RESPONSIBLE FOR OWNERSHIP AND MAINTENANCE OF LIGHT POLES UPON INSTALL AND LIGHT POLE ELECTRICITY COSTS
THE ROW LICENSE AGREEMENT IS NOT ASSIGNABLE WITHOUT BOCC CONSENT

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



50' R.O.W. TYPICAL STREET/UTILITY SECTION - URBAN LOCAL ROADWAY SCALE 1" = 10'



SCALE: 1" = 120'

PCD NO. SF-2428

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Table with columns: NO. REVISION, DATE, REVIEW. Contains revision history information.

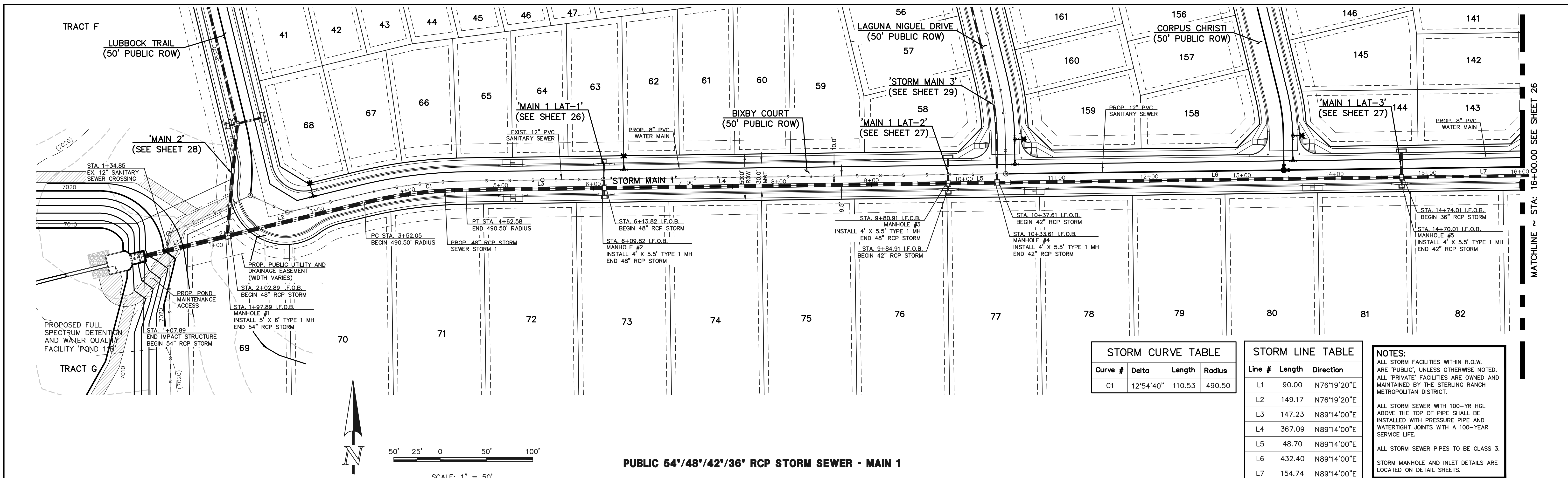
REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
MARC A. WHORTON #37155 DATE 4/27/2026



STERLING RANCH EAST FILING NO. 3 STREET LIGHT POLE LOCATION PLAN
DESIGNED BY MAW SCALE DATE 3-07-24
DRAWN BY MAW (H) 1" = 120' SHEET 24 OF 35
CHECKED BY (V) 1" = N/A JOB NO. 1183.25



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**STORM CURVE TABLE**

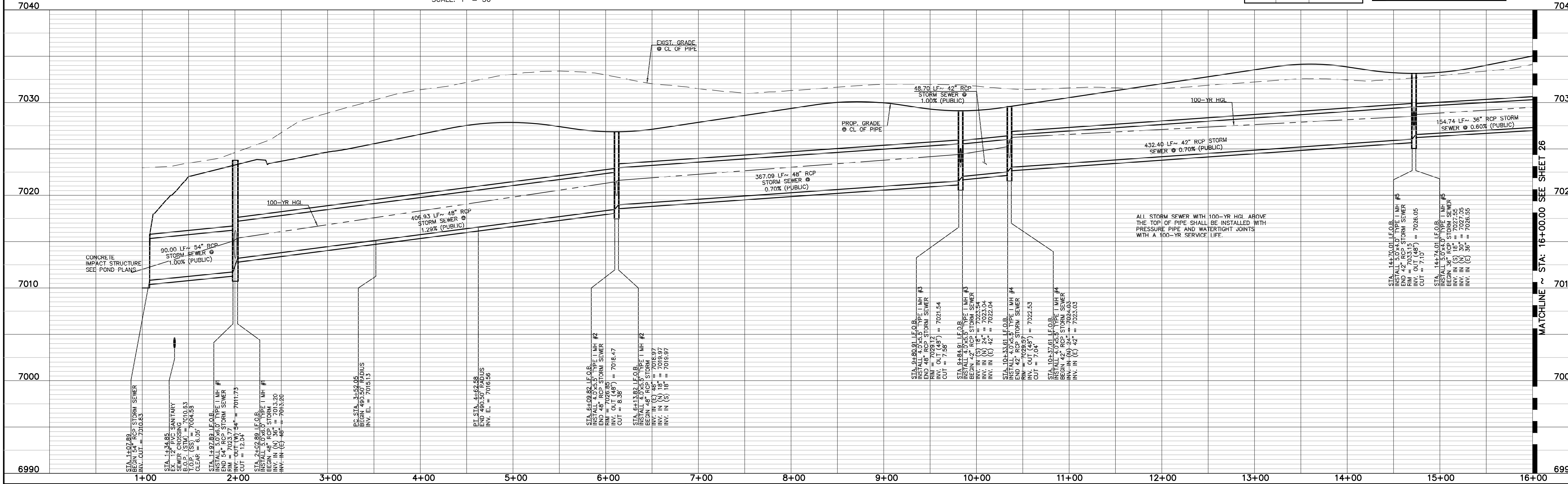
Curve #	Delta	Length	Radius
C1	12°54'40"	110.53	490.50

**STORM LINE TABLE**

Line #	Length	Direction
L1	90.00	N76°19'20"E
L2	149.17	N76°19'20"E
L3	147.23	N89°14'00"E
L4	367.09	N89°14'00"E
L5	48.70	N89°14'00"E
L6	432.40	N89°14'00"E
L7	154.74	N89°14'00"E

**NOTES:**  
 ALL STORM FACILITIES WITHIN R.O.W. ARE "PUBLIC", UNLESS OTHERWISE NOTED. ALL "PRIVATE" FACILITIES ARE OWNED AND MAINTAINED BY THE STERLING RANCH METROPOLITAN DISTRICT.  
 ALL STORM SEWER WITH 100-YR HGL ABOVE THE TOP OF PIPE SHALL BE INSTALLED WITH PRESSURE PIPE AND WATER TIGHT JOINTS WITH A 100-YEAR SERVICE LIFE.  
 ALL STORM SEWER PIPES TO BE CLASS 3.  
 STORM MANHOLE & INLET DETAILS ARE LOCATED ON DETAIL SHEETS.

**PUBLIC 54"/48"/42"/36" RCP STORM SEWER - MAIN 1**



**LEGEND**

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

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MARC A. WHORTON, COLORADO REGISTERED PROFESSIONAL ENGINEER #37155

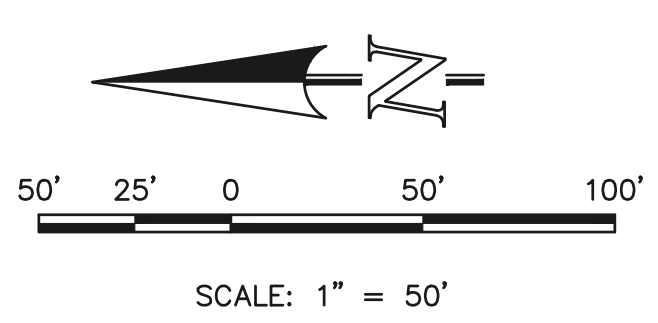
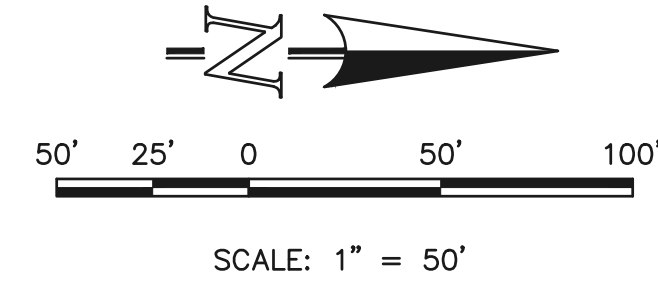
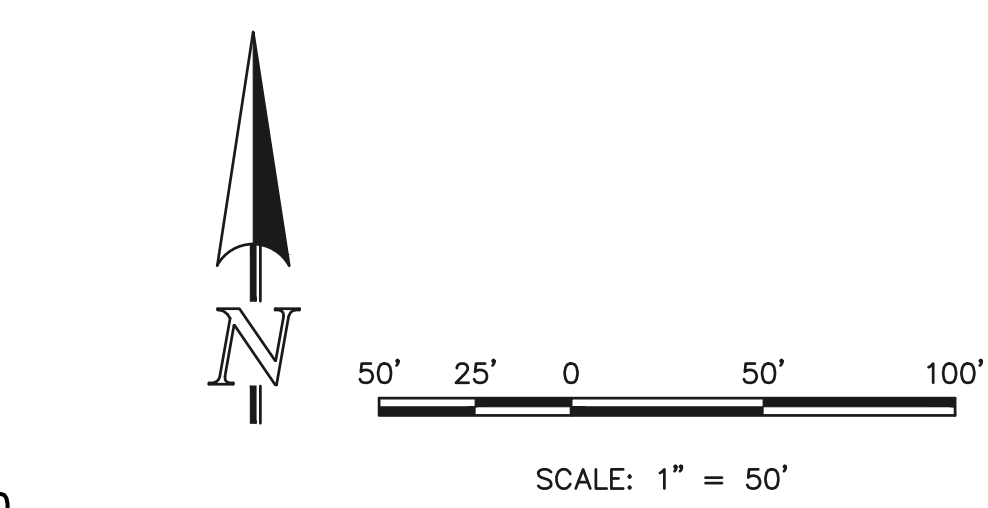
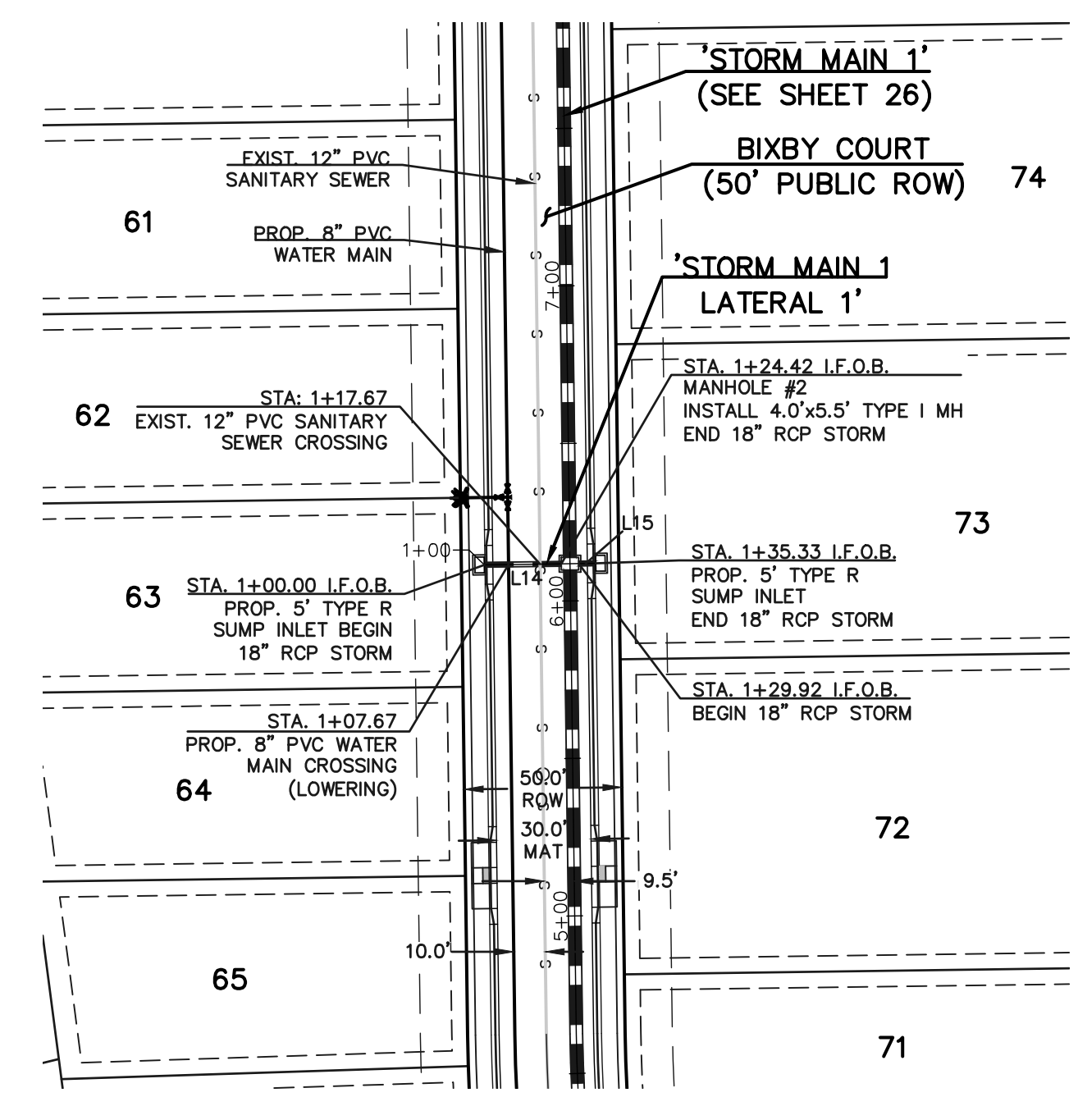
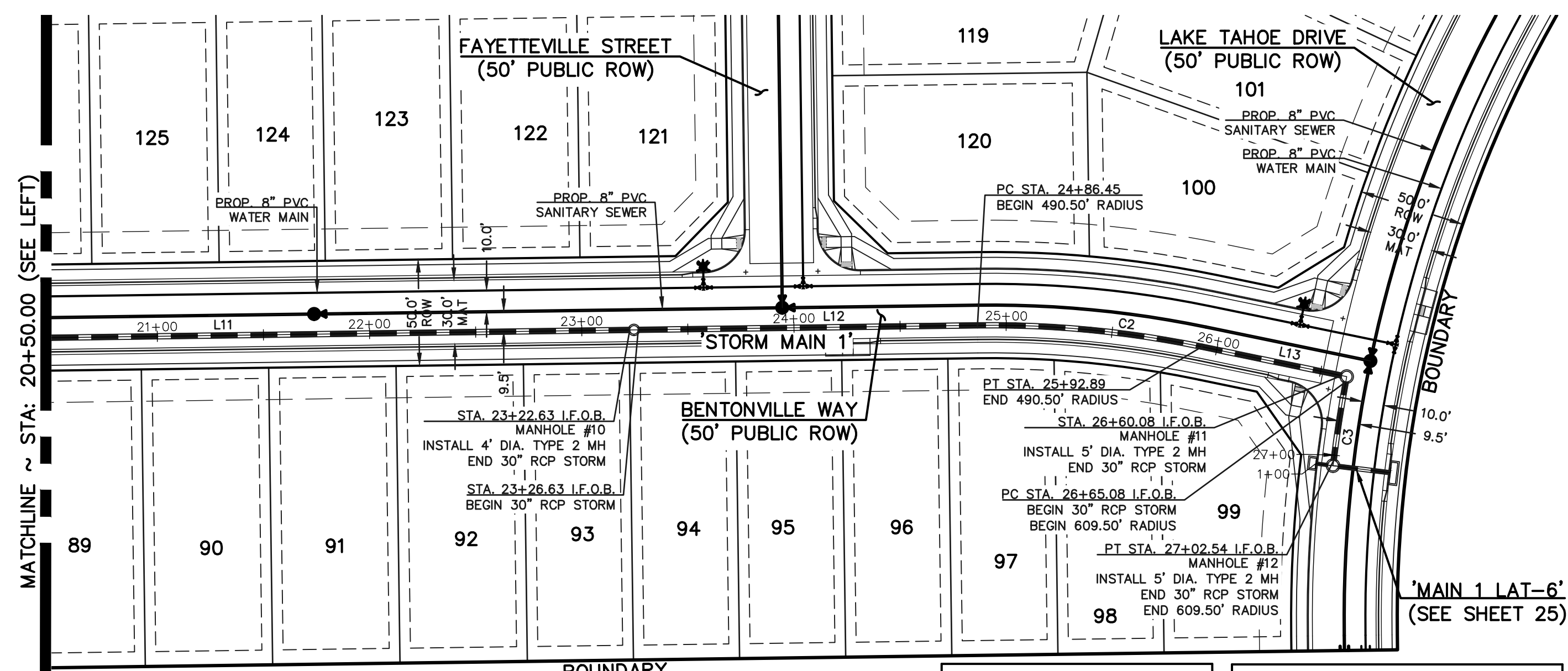
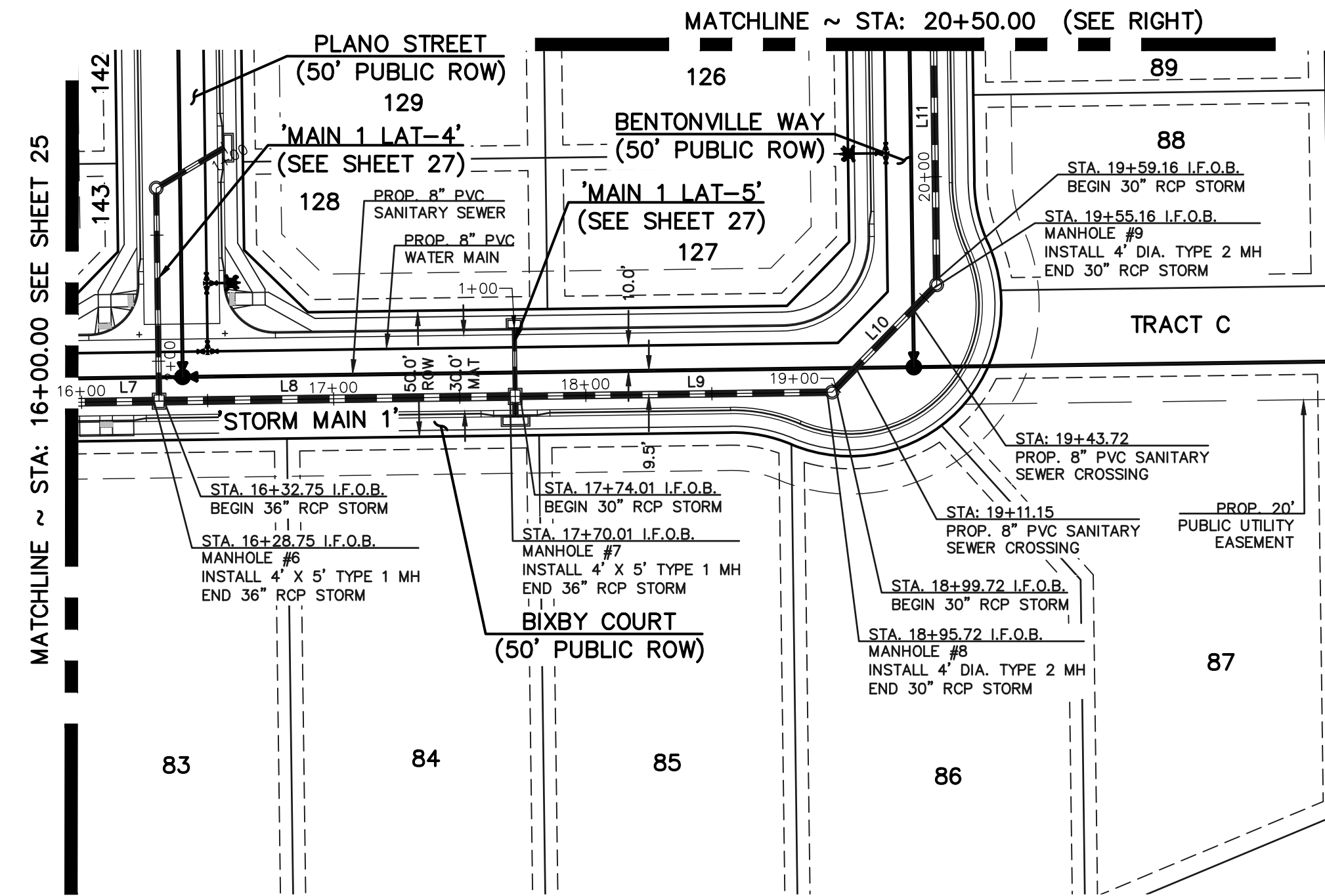
4/27/2026

**CLASSIC**  
 CONSULTING ENGINEERS & SURVEYORS

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

STERLING RANCH EAST  
 FILING NO. 3  
 PUBLIC STORM SEWER PLAN  
 BIXBY COURT

DESIGNED BY	ESO	SCALE	DATE	4/05/2024
DRAWN BY	ESO	(H) 1" = 50'	SHEET	25 OF 35
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.33	



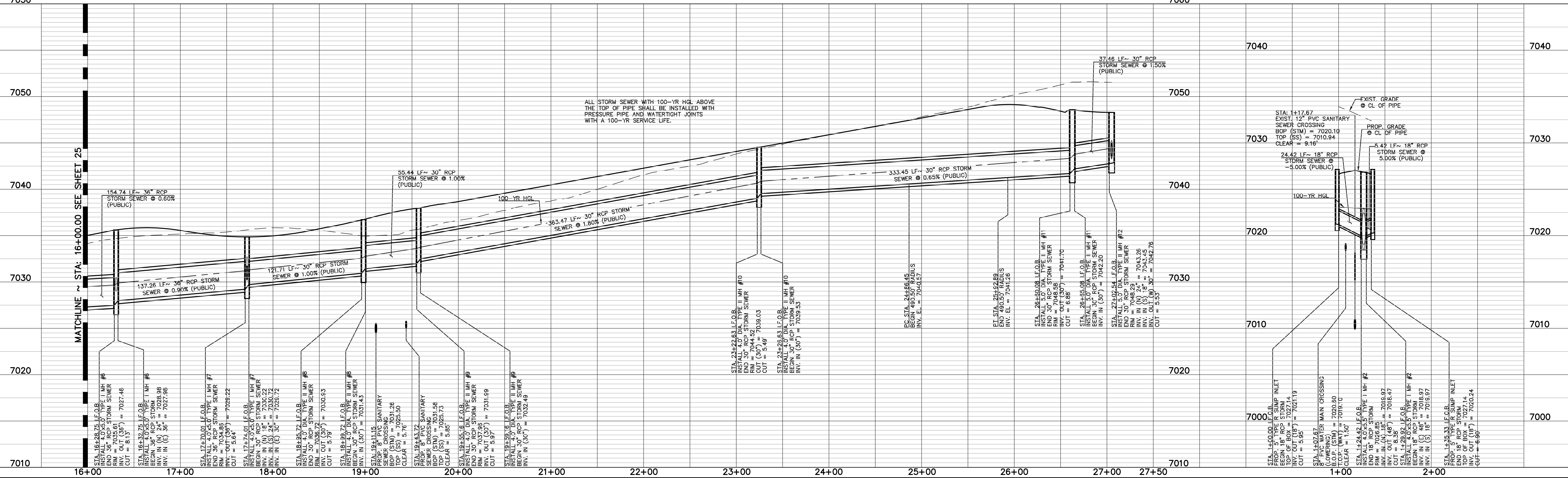
**PUBLIC 36"/30"/24" RCP STORM SEWER - MAIN 1**

**PUBLIC 18" RCP STORM SEWER - MAIN 1 LATERAL 1**

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 ALL STORM SEWER PIPES TO BE CLASS 3.  
 STORM MANHOLE AND INLET DETAILS ARE LOCATED ON DETAIL SHEETS.

Line #	Length	Direction
L7	154.74	N89°14'00"E
L8	137.26	N89°14'00"E
L9	121.71	N89°14'00"E
L10	55.44	N44°14'00"E
L11	363.47	N00°46'00"W
L12	159.82	N00°46'00"W
L13	67.19	N11°40'00"E
L14	24.42	S00°46'00"E
L15	5.42	S00°46'00"E

Curve #	Delta	Length	Radius
C2	12°26'00"	106.44	490.50
C3	3°31'17"	37.46	609.50



**LEGEND**

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

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NO.	REVISION	DATE

REVIEW:

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

MARC A. WHORTON, COLORADO REGISTERED PROFESSIONAL ENGINEER #37155

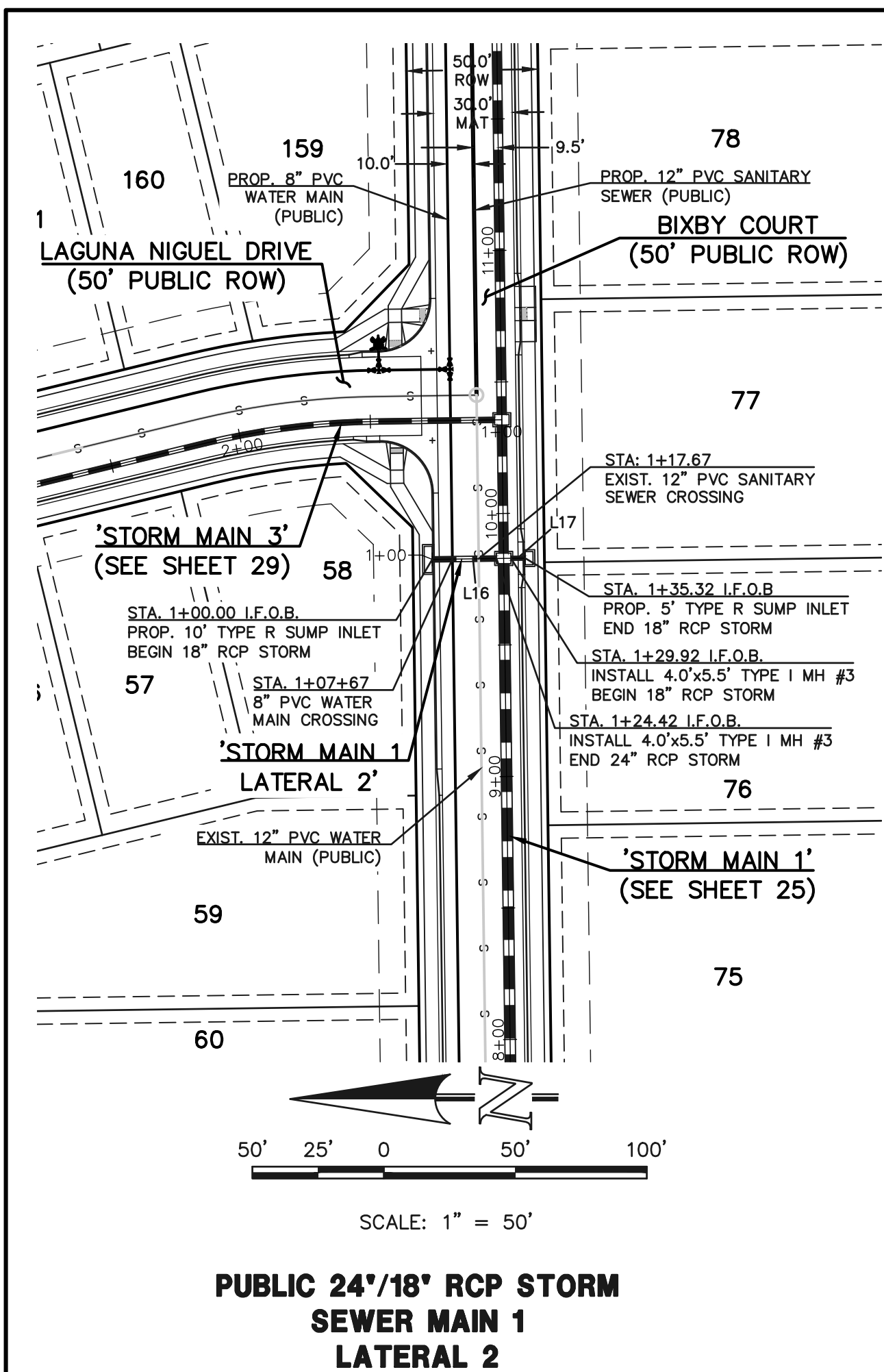
DATE: 4/27/2026

**CLASSIC CONSULTING ENGINEERS & SURVEYORS**

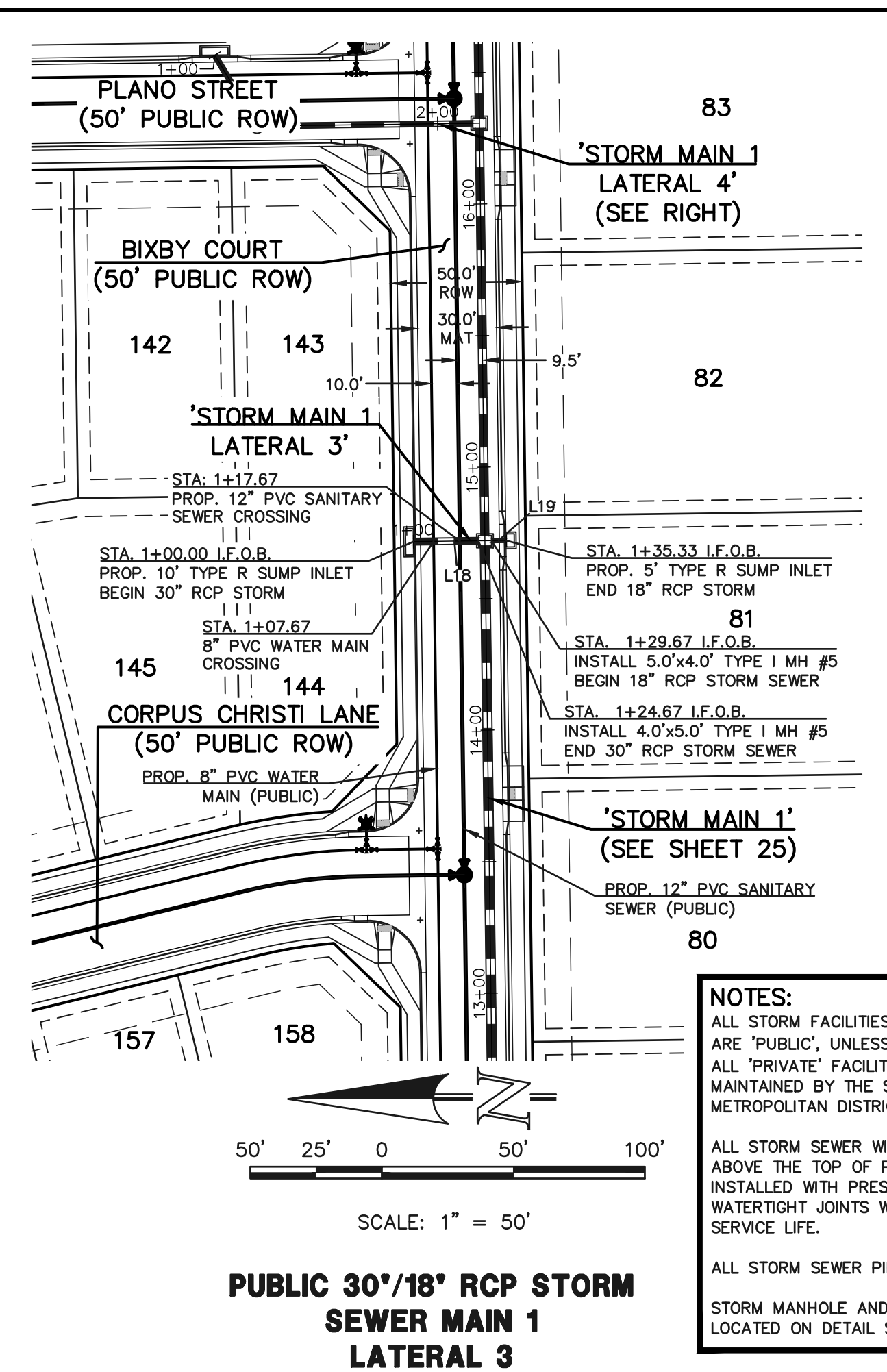
619 N. Cascade Avenue, Suite 200  
 Colorado Springs, Colorado 80903  
 (719)785-0790  
 (719)785-0799(Fax)

STERLING RANCH EAST  
 FILING NO. 3  
 PUBLIC STORM SEWER PLAN  
 BIXBY COURT & BENTONVILLE WAY

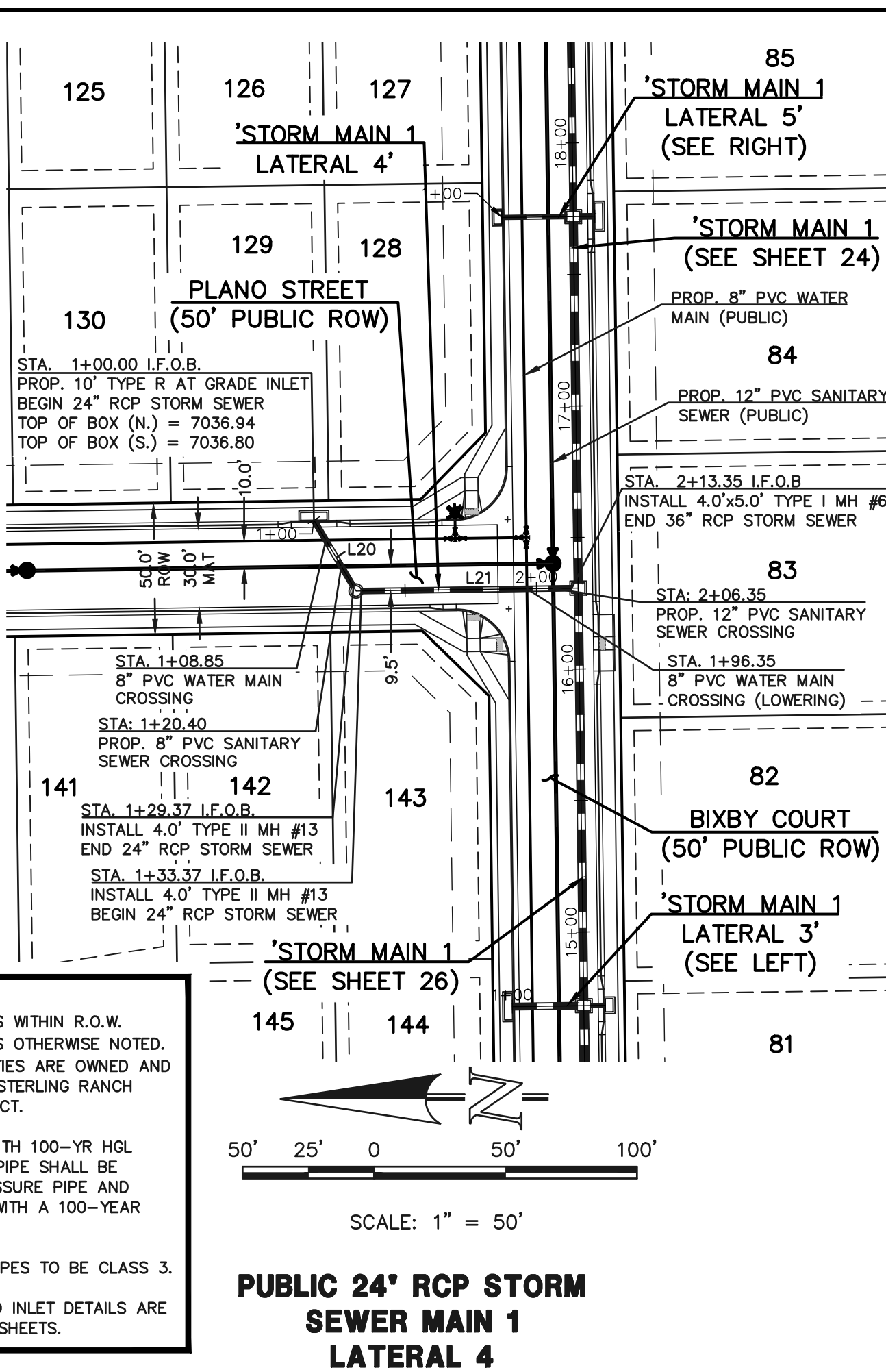
DESIGNED BY	ESO	SCALE	DATE	7/03/2024
DRAWN BY	ESO	(H) 1" = 50'	SHEET	26 OF 35
CHECKED BY	(V) 1" = 50'	JOB NO.	1183.33	



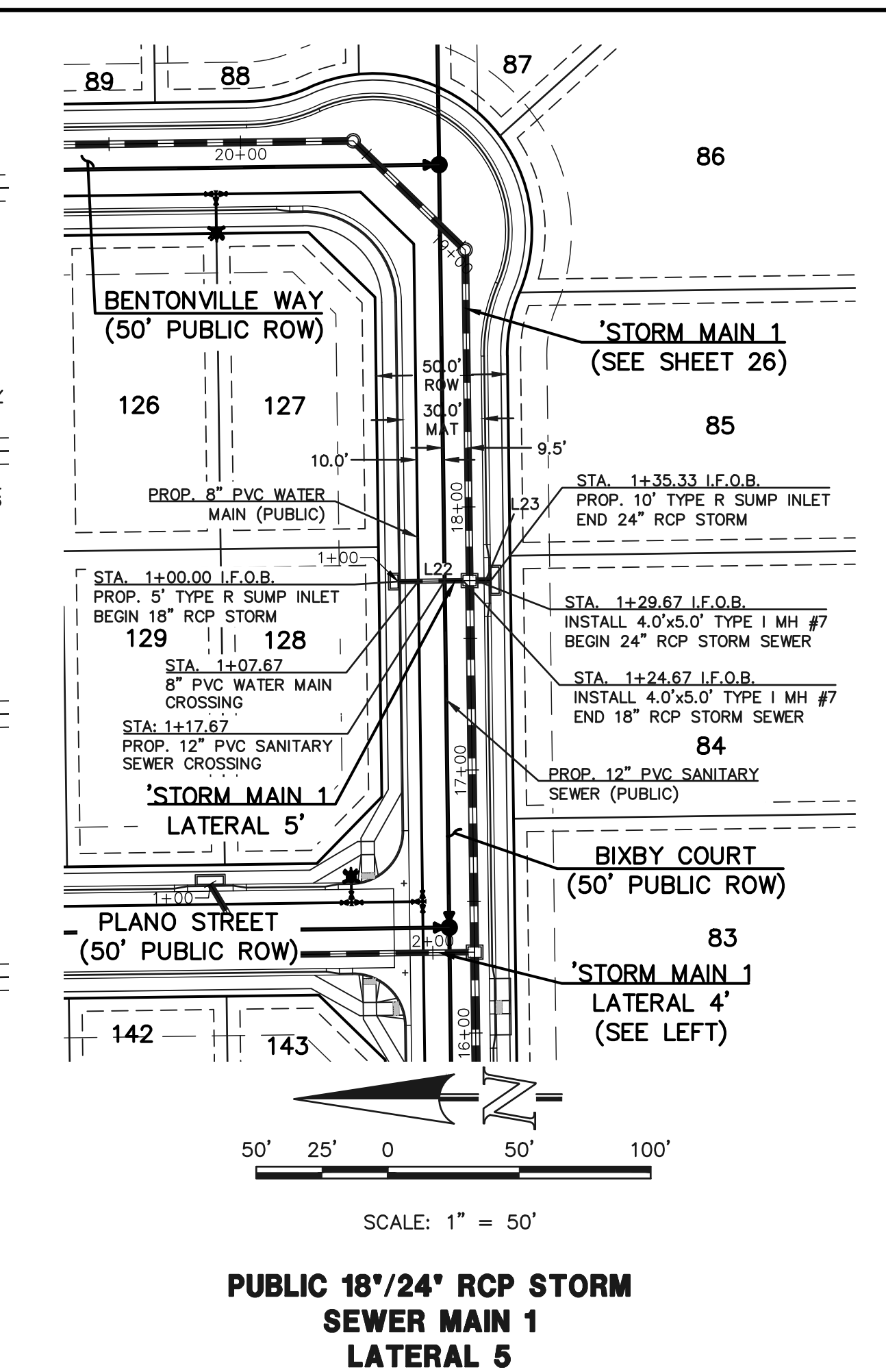
**PUBLIC 24'18\"/>**



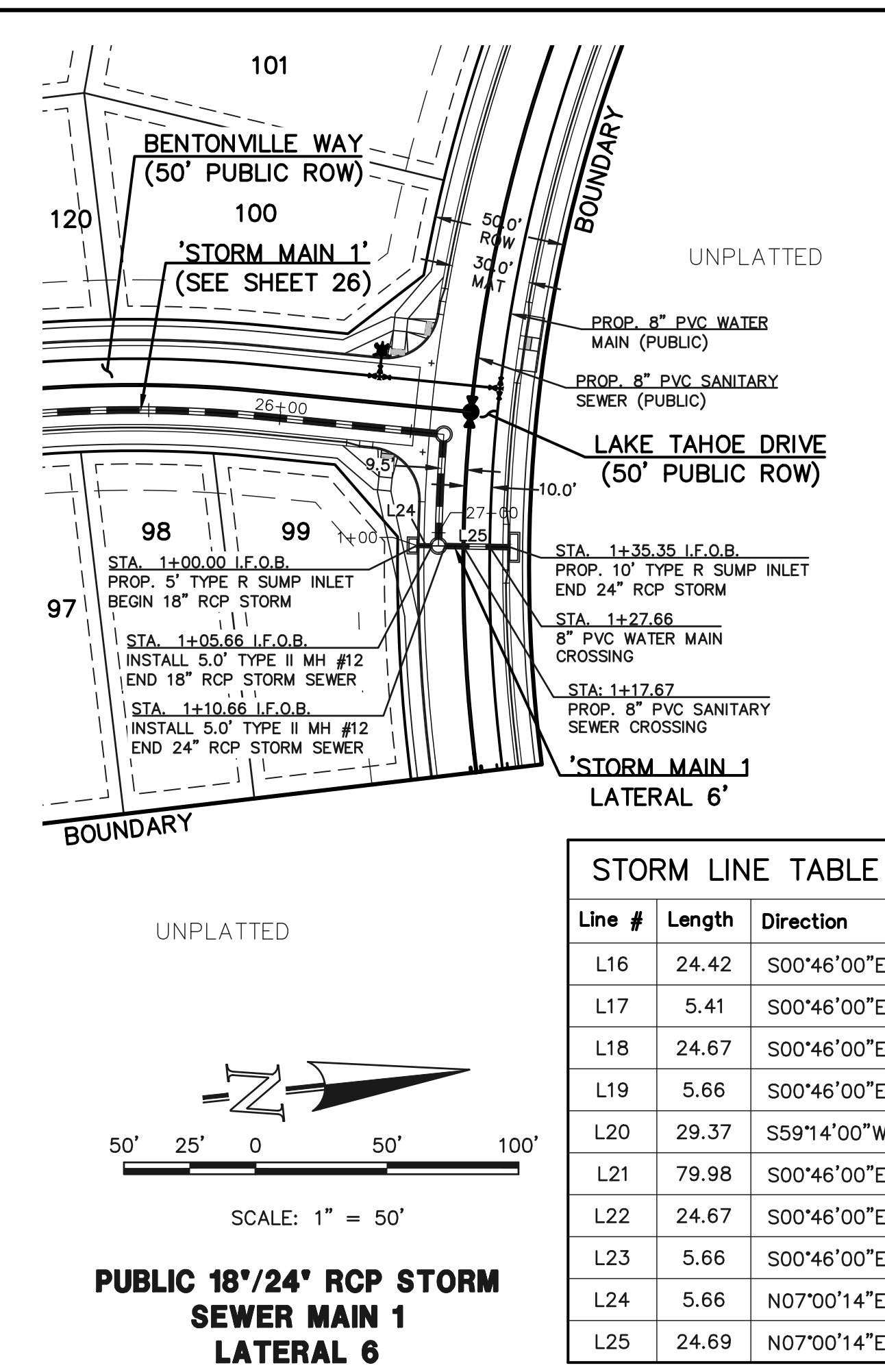
**PUBLIC 30'18\"/>**



**PUBLIC 24' RCP STORM SEWER MAIN 1 LATERAL 4**



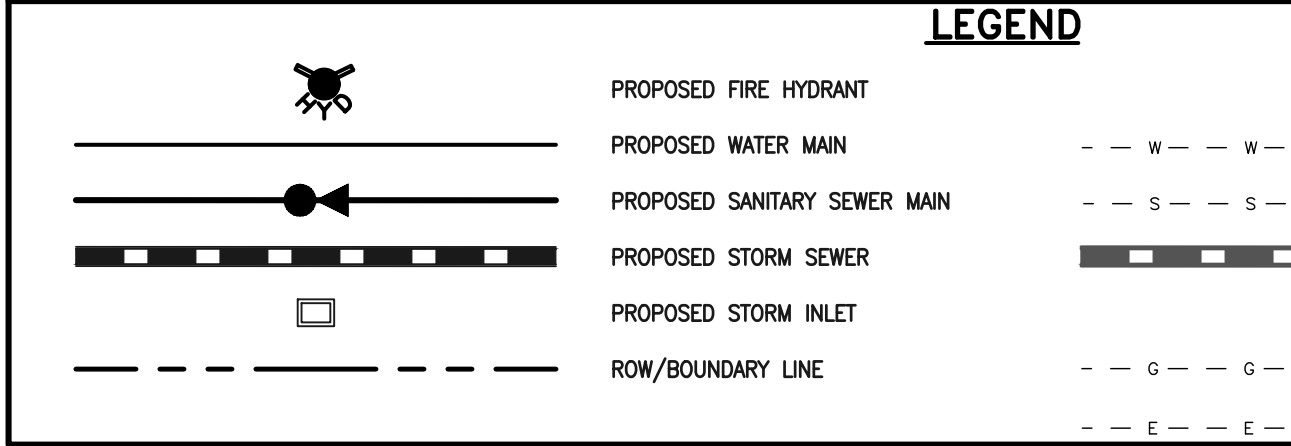
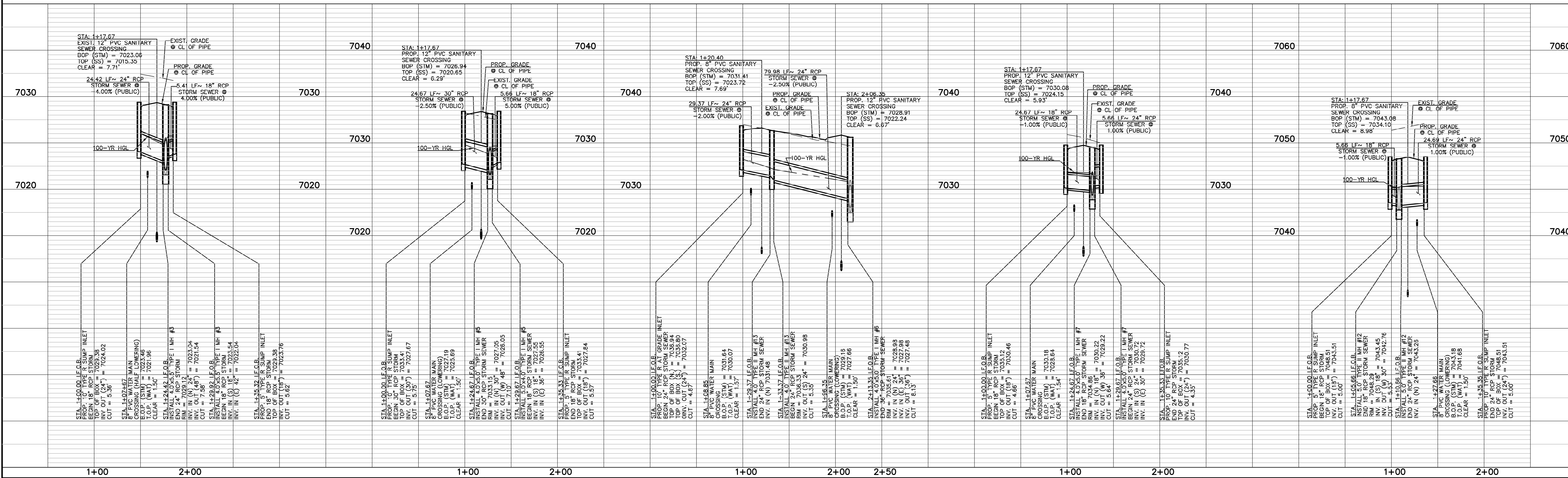
**PUBLIC 18'24\"/>**



**PUBLIC 18'24\"/>**

Line #	Length	Direction
L16	24.42	S00°46'00\"/>
L17	5.41	S00°46'00\"/>
L18	24.67	S00°46'00\"/>
L19	5.66	S00°46'00\"/>
L20	29.37	S59°14'00\"/>
L21	79.98	S00°46'00\"/>
L22	24.67	S00°46'00\"/>
L23	5.66	S00°46'00\"/>
L24	5.66	N07°00'14\"/>
L25	24.69	N07°00'14\"/>

**NOTES:**  
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**LEGEND**

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

EXISTING FIRE HYDRANT  
 EXISTING WATER MAIN  
 EXISTING SANITARY SEWER MAIN  
 EXISTING STORM SEWER  
 EXISTING STORM INLET  
 EXISTING GAS MAIN  
 EXISTING ELECTRIC

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NO.	REVISION	DATE

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

MARC A. WHORTON  
 CONSULTING ENGINEER  
 #37155

DATE: 4/27/2026

**CLASSIC CONSULTING ENGINEERS & SURVEYORS**

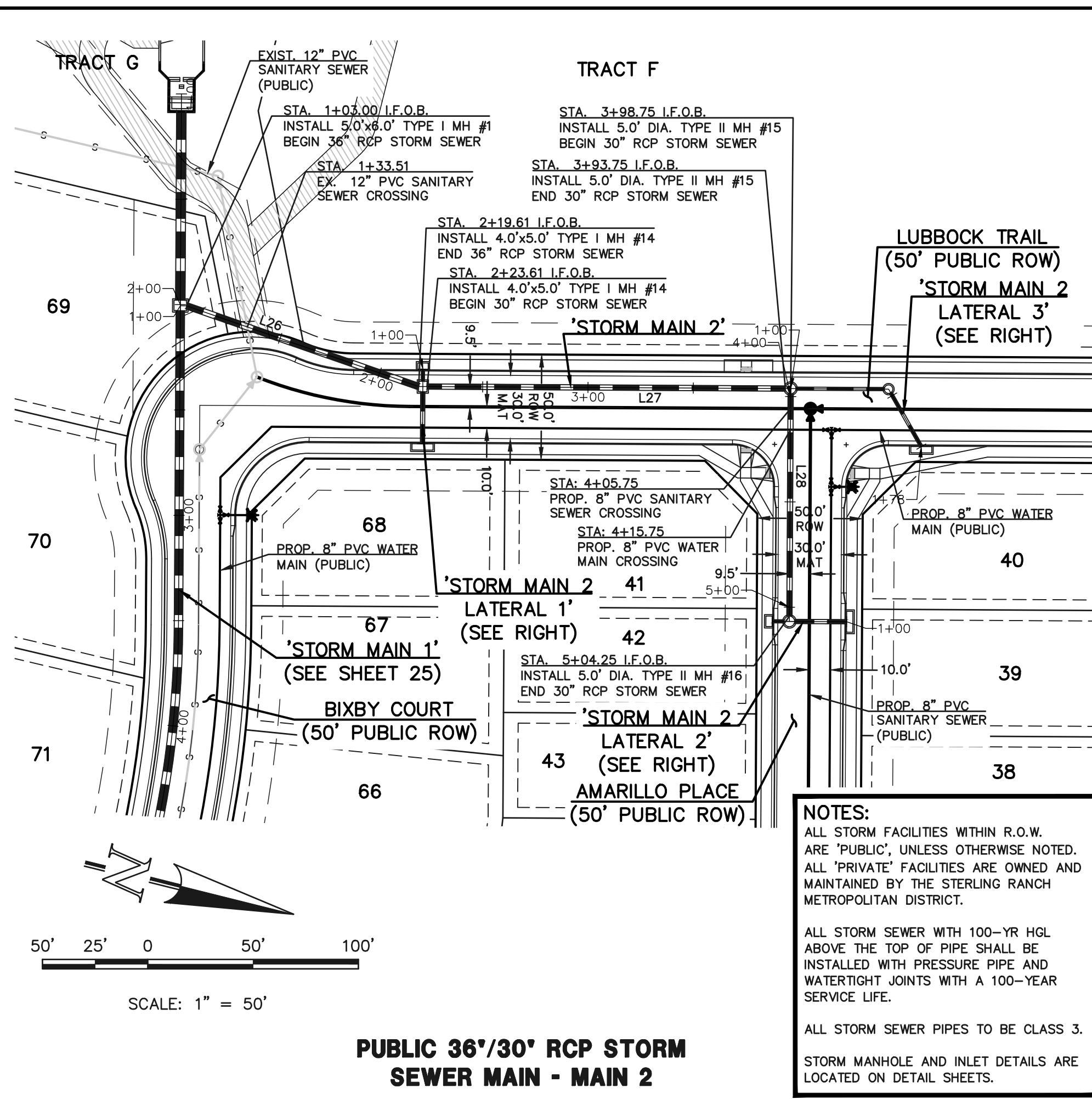
STERLING RANCH EAST  
 FILE NO. 3  
 PUBLIC STORM SEWER PLAN  
 BIXBY COURT LATERALS & PLANO ST.

DESIGNED BY: ESO  
 DRAWN BY: ESO  
 CHECKED BY: ESO

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

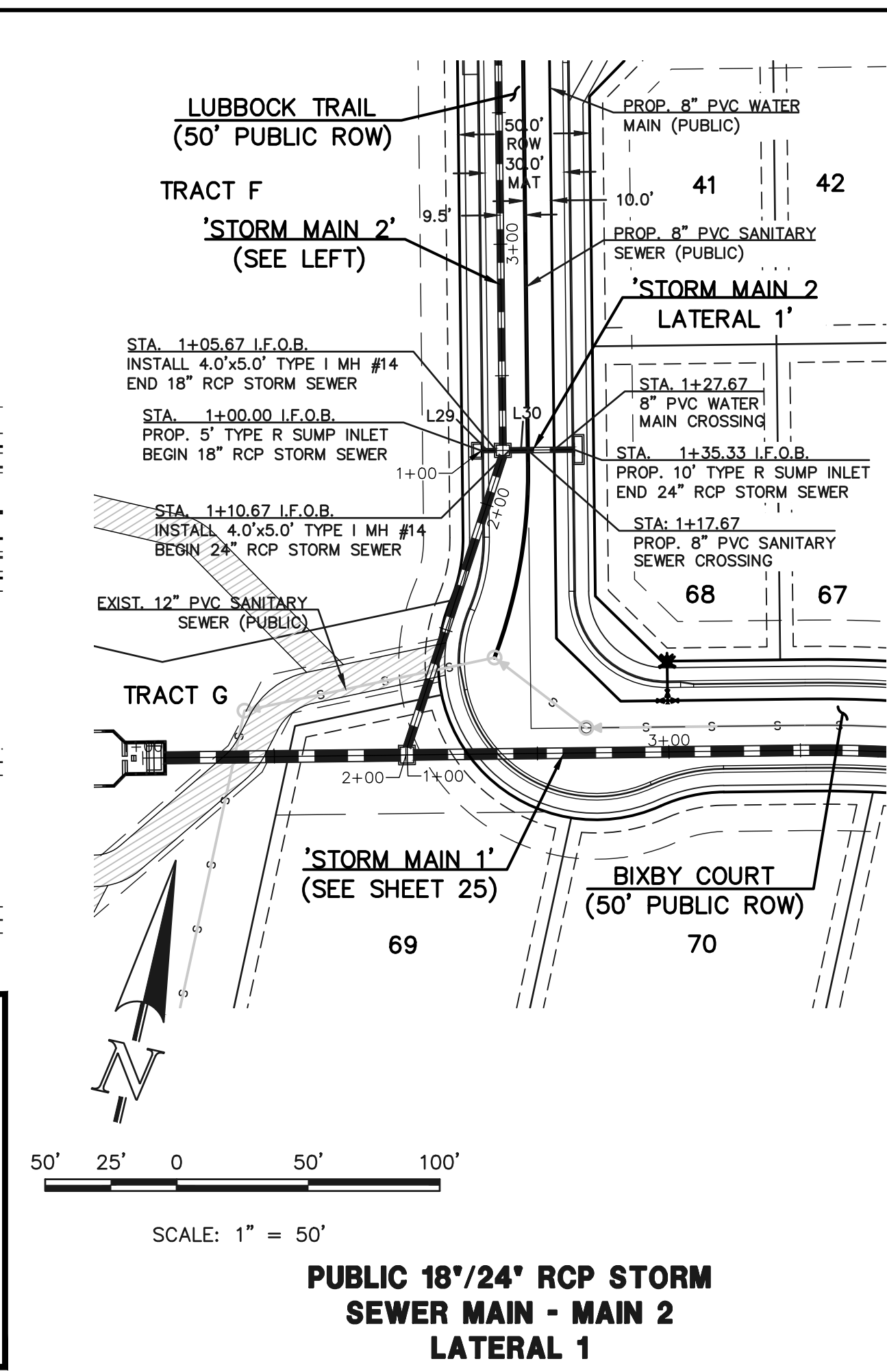
DATE: 7/03/2024  
 SHEET 27 OF 35  
 JOB NO. 1183.33

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

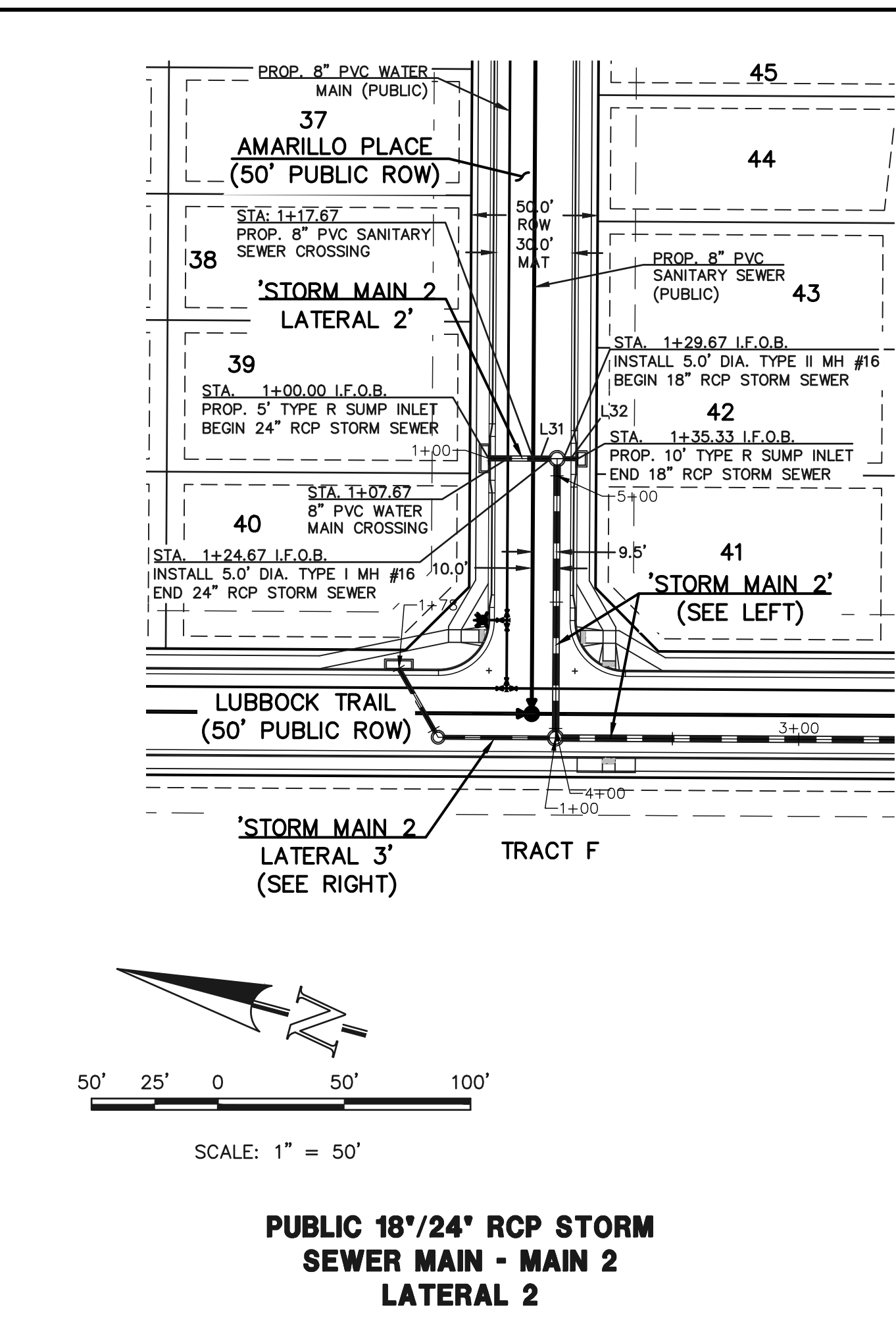


**PUBLIC 36'/30' RCP STORM SEWER MAIN - MAIN 2**

**NOTES:**  
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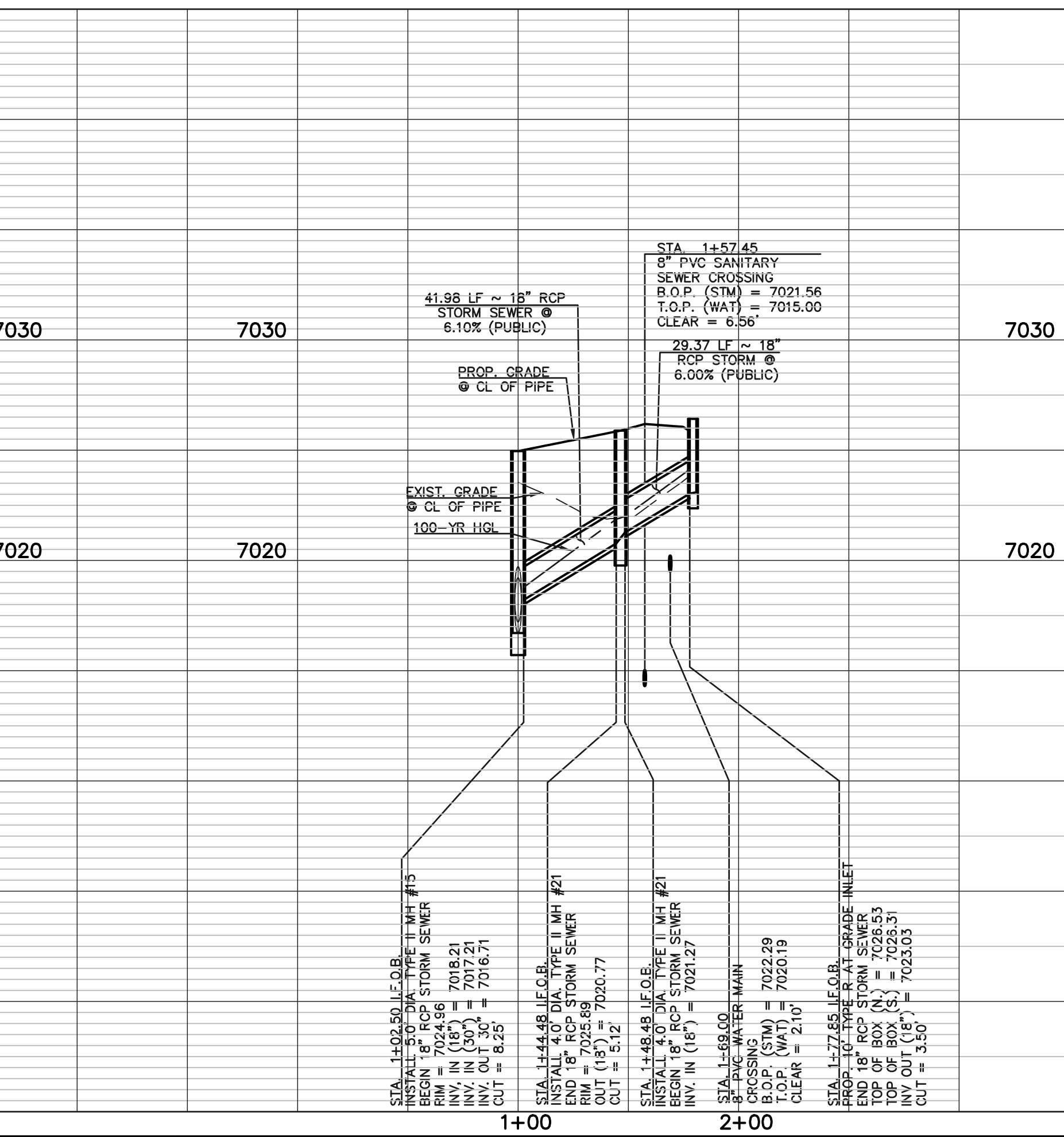
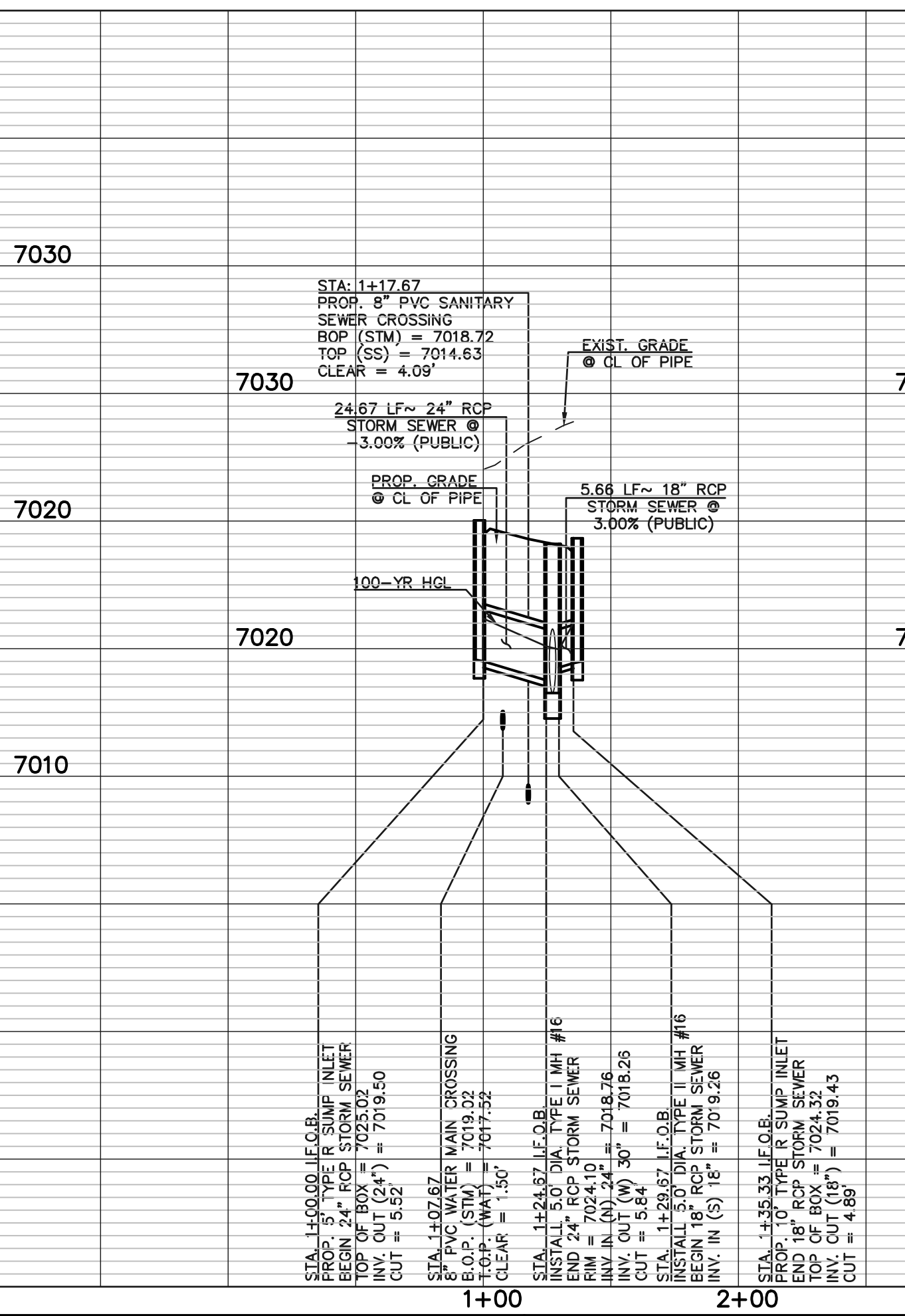
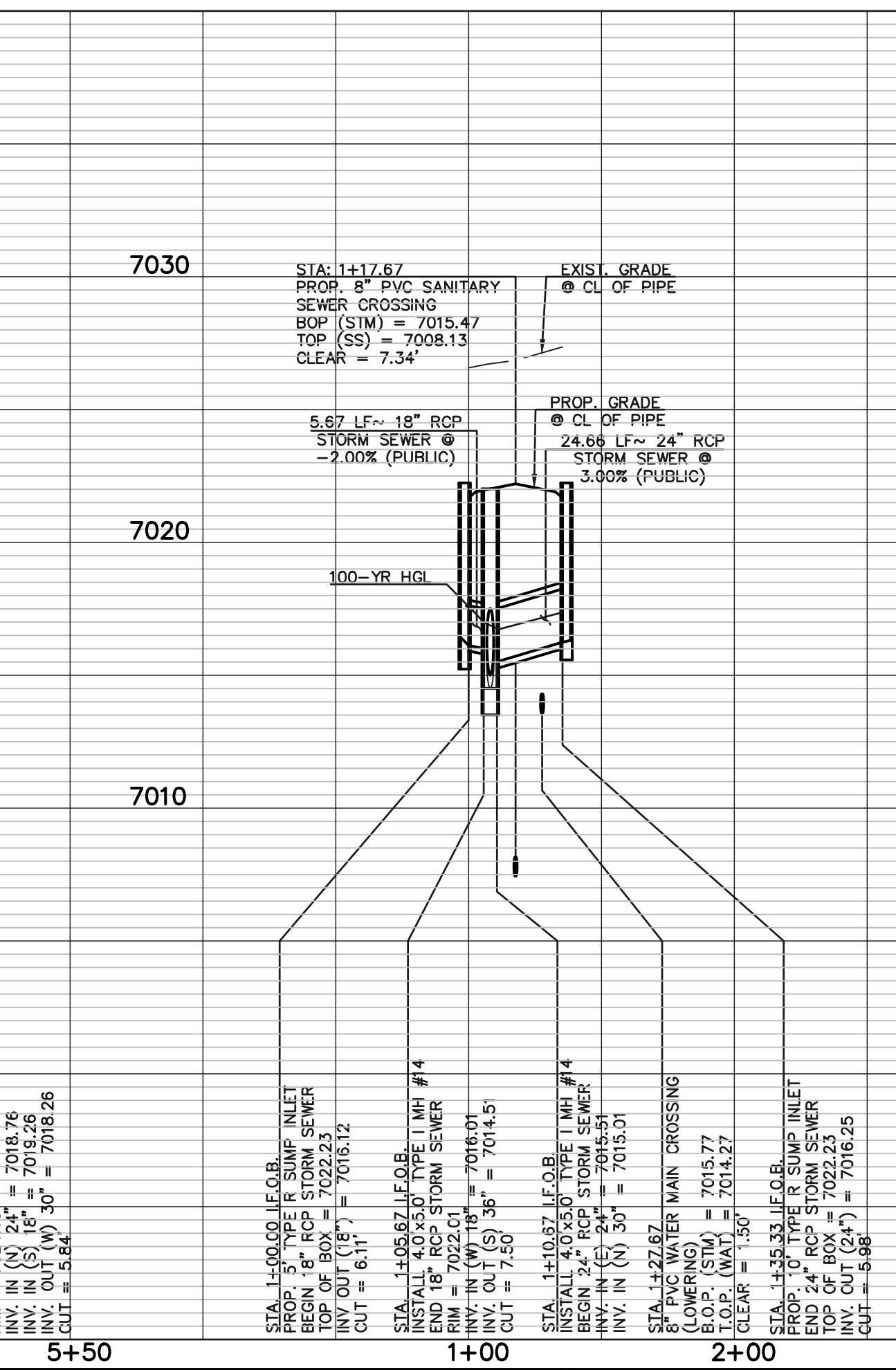
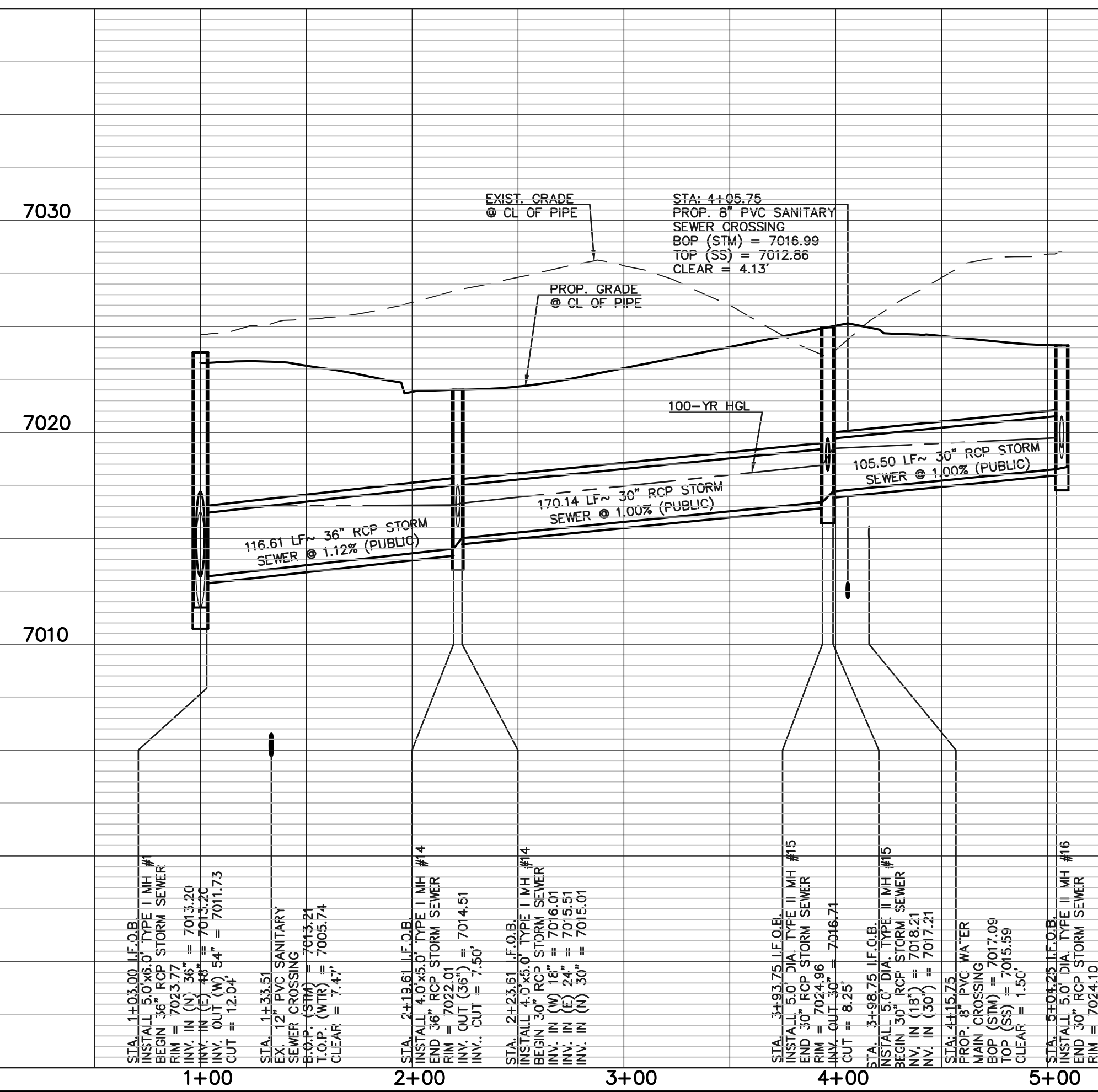
**PUBLIC 18'/24' RCP STORM SEWER MAIN - MAIN 2 LATERAL 1**



**PUBLIC 18'/24' RCP STORM SEWER MAIN - MAIN 2 LATERAL 2**

Line #	Length	Direction
L26	116.61	N05°09'50"E
L27	170.14	N13°40'40"W
L28	105.50	N76°19'20"E
L29	5.67	N76°19'20"E
L30	24.66	N76°19'20"E
L31	24.67	S13°40'40"E
L32	5.66	S13°40'40"E
L33	41.98*	S13°40'40"E
L34	29.37*	N46°19'20"E

**PUBLIC 18' RCP STORM SEWER MAIN - MAIN 2 LATERAL 3**



**LEGEND**

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

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NO. REVISION	DATE	REVIEW:

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

MARC A. WHORTON, P.E., P.S., P.L.S., P.C.E.  
 COLORADO REGISTERED PROFESSIONAL ENGINEER  
 37155  
 #37155

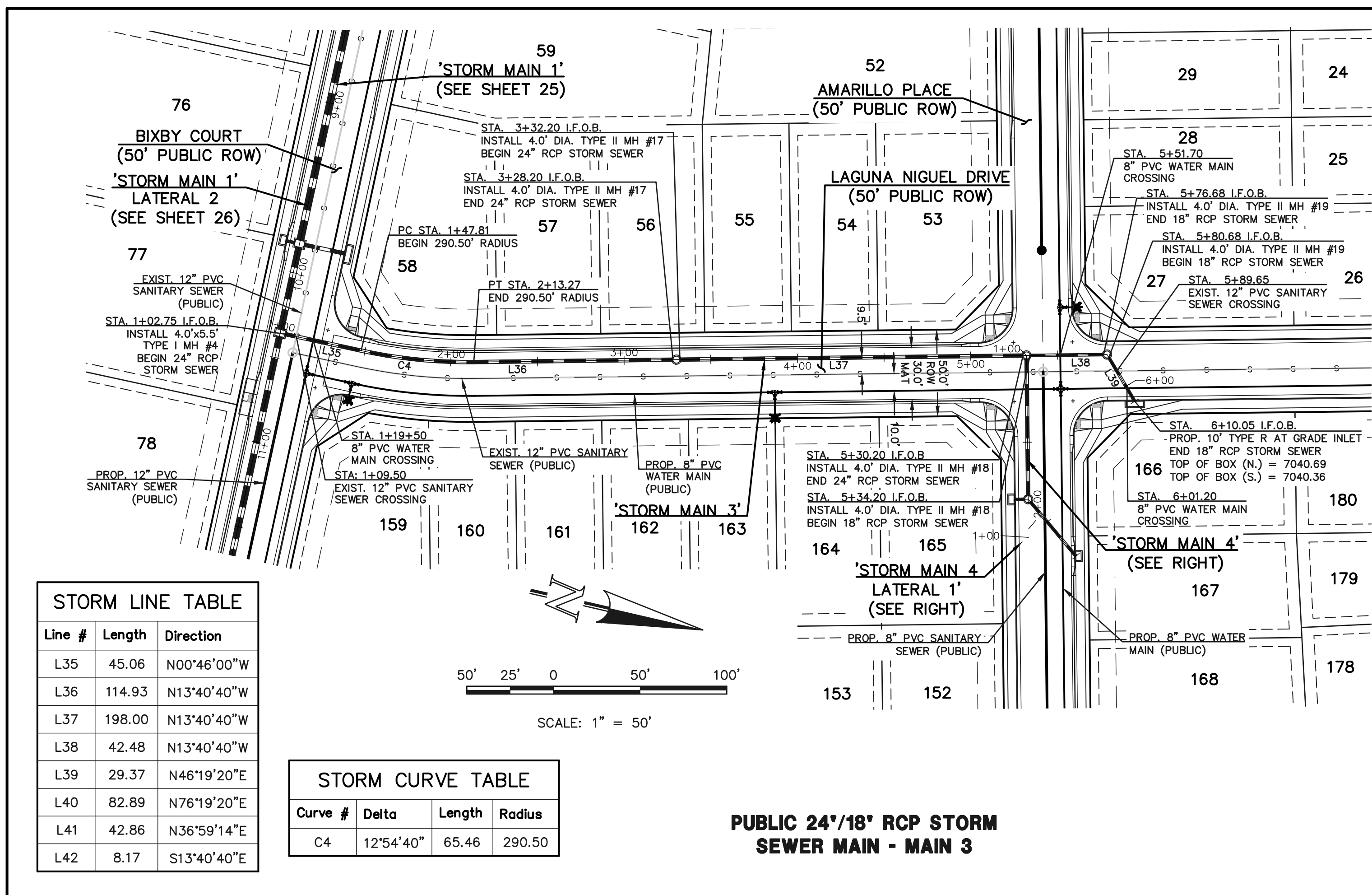
4/27/2026  
 DATE

**CLASSIC CONSULTING ENGINEERS & SURVEYORS**

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

**STERLING RANCH EAST**  
 FILING NO. 3  
 PUBLIC STORM SEWER PLAN  
 LUBBOCK TRAIL & AMARILLO PLACE

DESIGNED BY	ESO	SCALE	DATE	7/03/2024
DRAWN BY	ESO	(H) 1" = 50'	SHEET	28 OF 35
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.33	



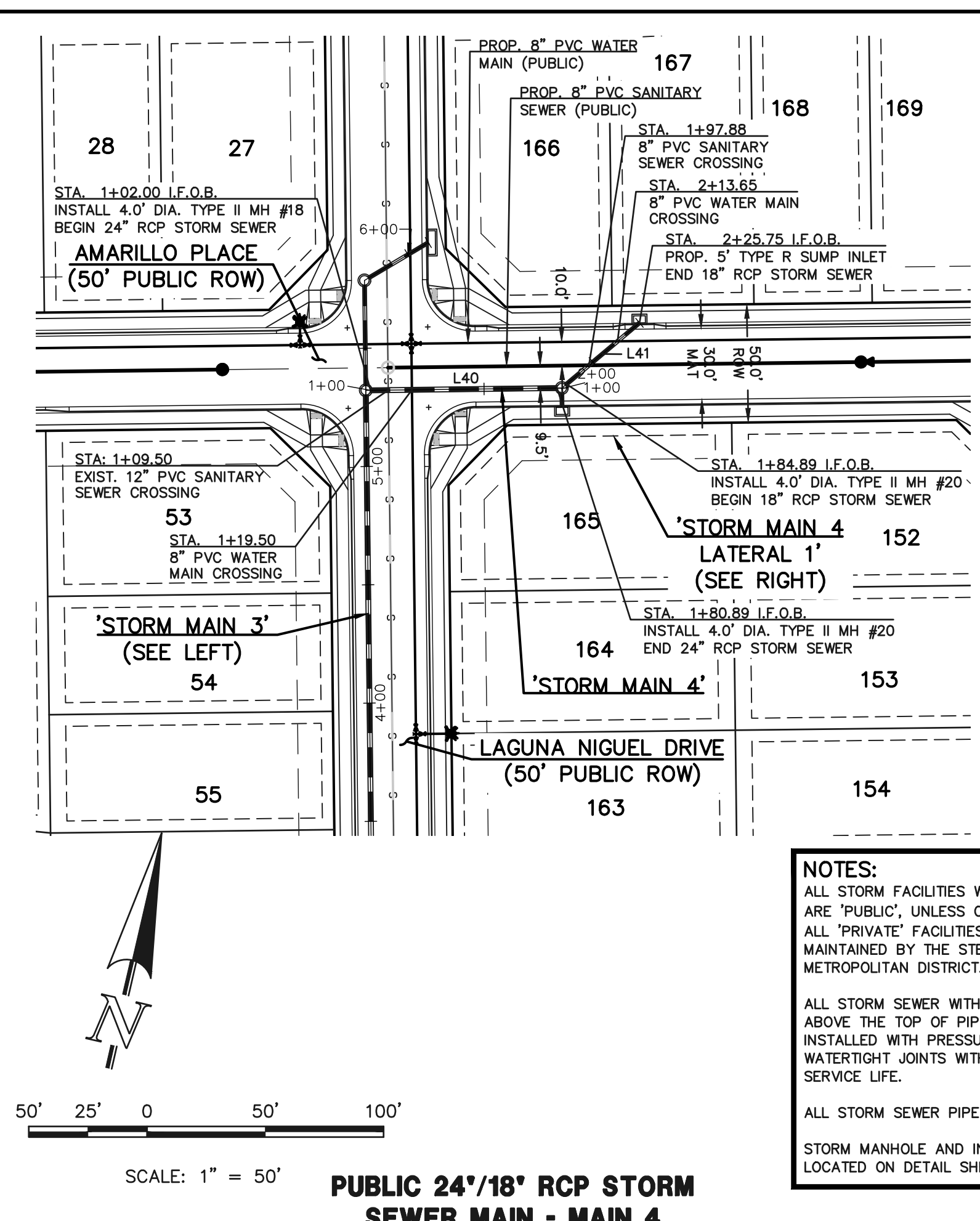
**STORM LINE TABLE**

Line #	Length	Direction
L35	45.06	N00°46'00"W
L36	114.93	N13°40'40"W
L37	198.00	N13°40'40"W
L38	42.48	N13°40'40"W
L39	29.37	N46°19'20"E
L40	82.89	N76°19'20"E
L41	42.86	N36°59'14"E
L42	8.17	S13°40'40"E

**STORM CURVE TABLE**

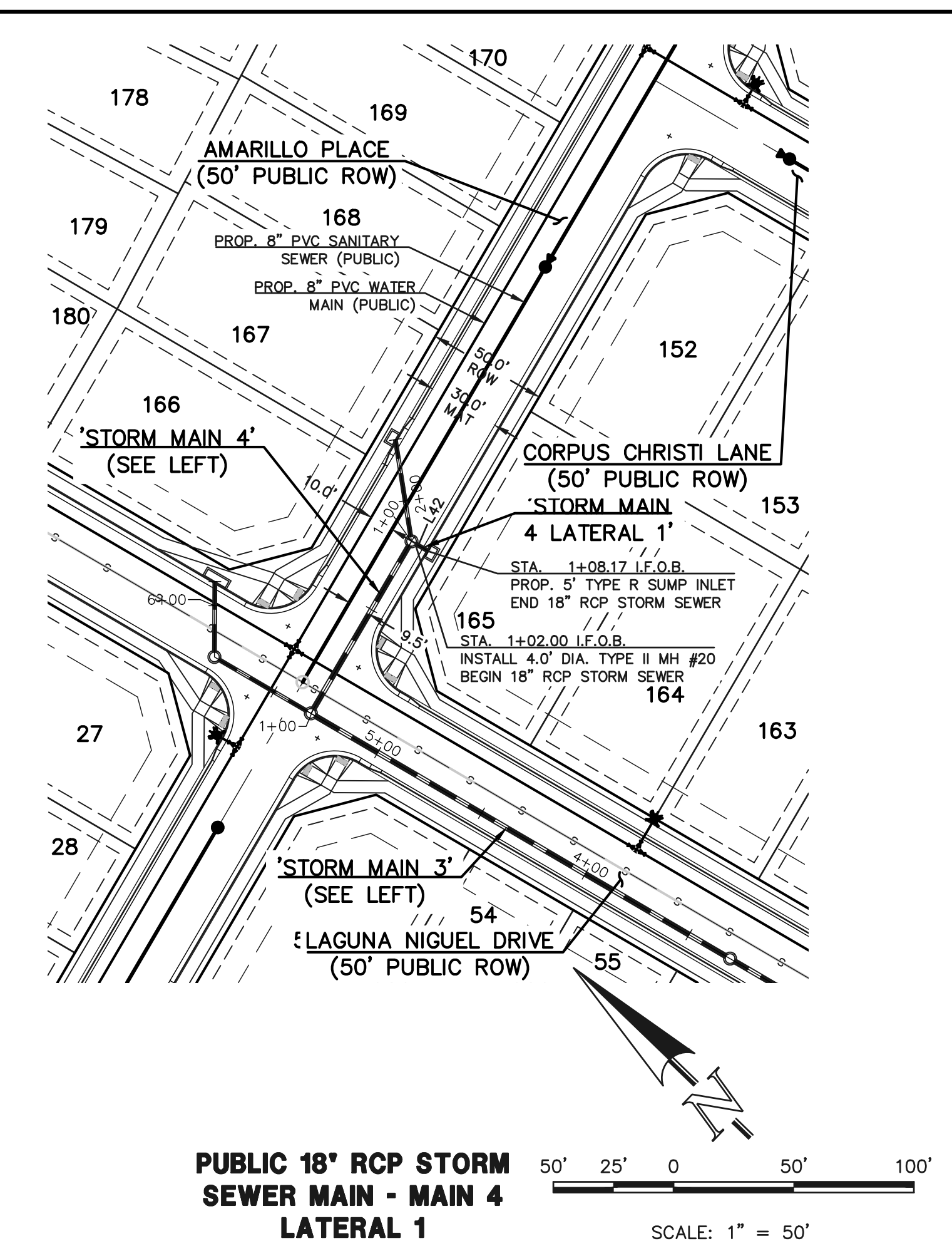
Curve #	Delta	Length	Radius
C4	12°54'40"	65.46	290.50

**PUBLIC 24'/18" RCP STORM SEWER MAIN - MAIN 3**

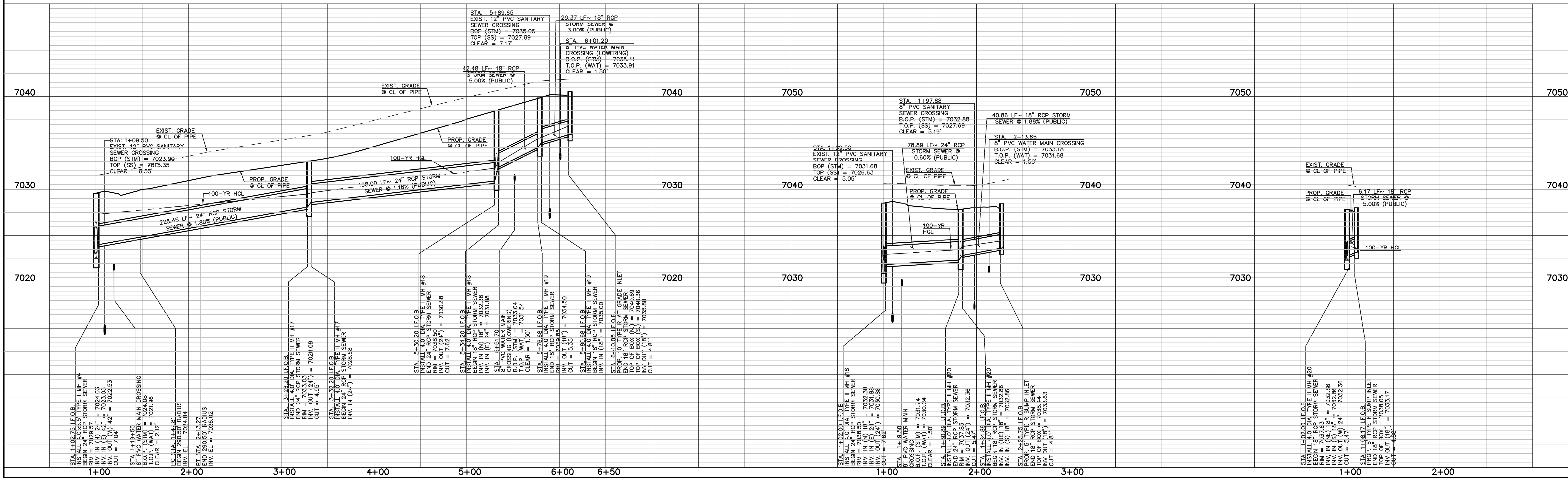


**PUBLIC 24'/18" RCP STORM SEWER MAIN - MAIN 4**

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**PUBLIC 18" RCP STORM SEWER MAIN - MAIN 4 LATERAL 1**



**LEGEND**

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

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NO.	REVISION	DATE

REVIEW:

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MARC A. WHORTON, COLORADO REGISTERED PROFESSIONAL ENGINEER #37155

DATE: 4/27/2026

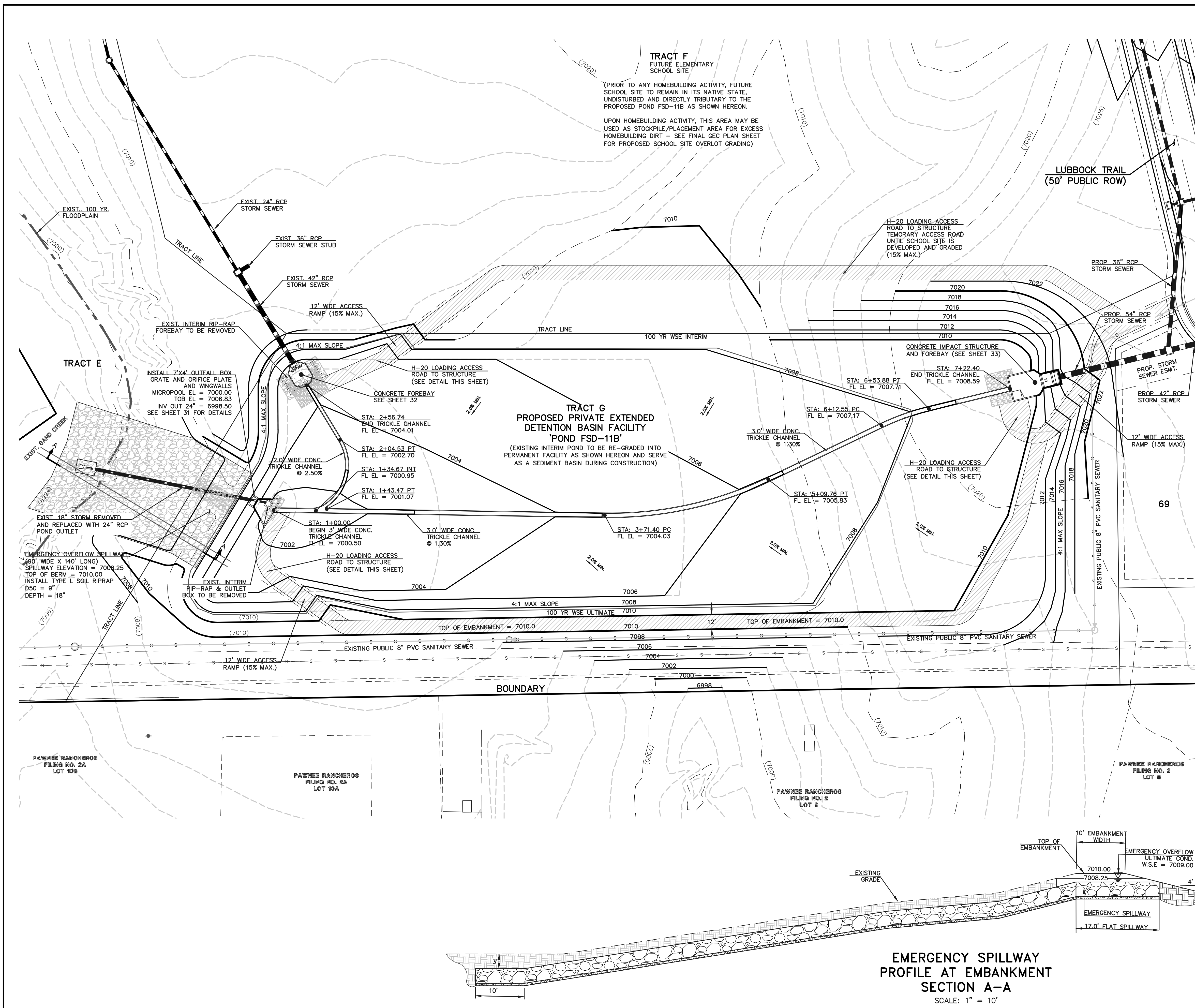
**CLASSIC CONSULTING ENGINEERS & SURVEYORS**

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

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

**STERLING RANCH EAST**  
 FILING NO. 3  
 PUBLIC STORM SEWER PLAN  
 LAGUNA NIGUEL DRIVE & CORPUS CHRISTI LANE

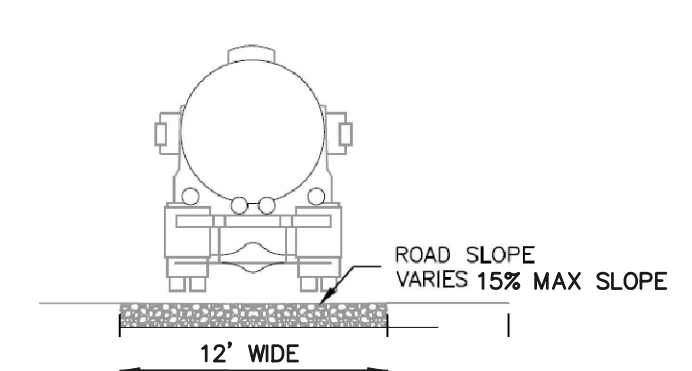
DESIGNED BY	ESO	SCALE	DATE	7/03/2024
DRAWN BY	ESO	(H) 1" = 50'	SHEET	29 OF 35
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.33	



**TRACT F**  
 FUTURE ELEMENTARY  
 SCHOOL SITE

(PRIOR TO ANY HOMEBUILDING ACTIVITY, FUTURE SCHOOL SITE TO REMAIN IN ITS NATIVE STATE, UNDISTURBED AND DIRECTLY TRIBUTARY TO THE PROPOSED POND FSD-11B AS SHOWN HEREON.

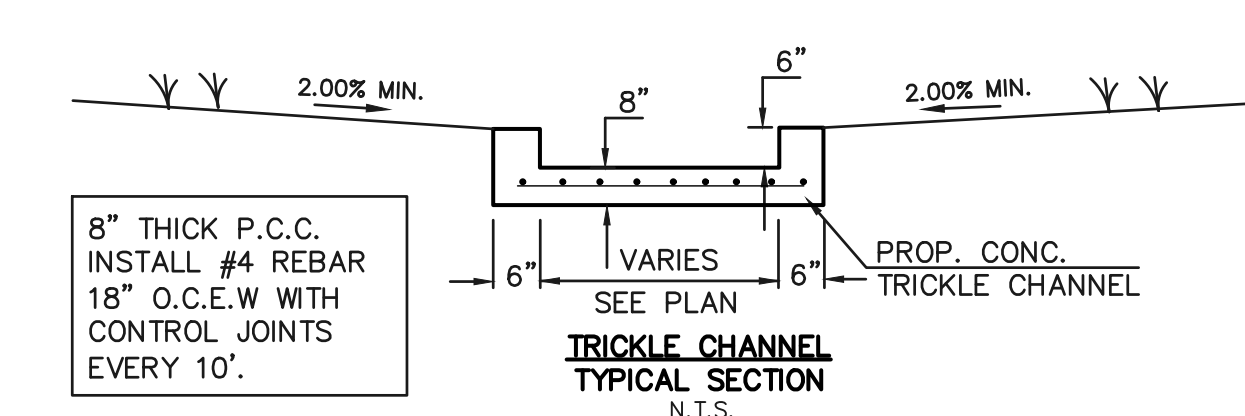
UPON HOMEBUILDING ACTIVITY, THIS AREA MAY BE USED AS STOCKPILE/PLACEMENT AREA FOR EXCESS HOMEBUILDING DIRT - SEE FINAL GEC PLAN SHEET FOR PROPOSED SCHOOL SITE OVERLOT GRADING)



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

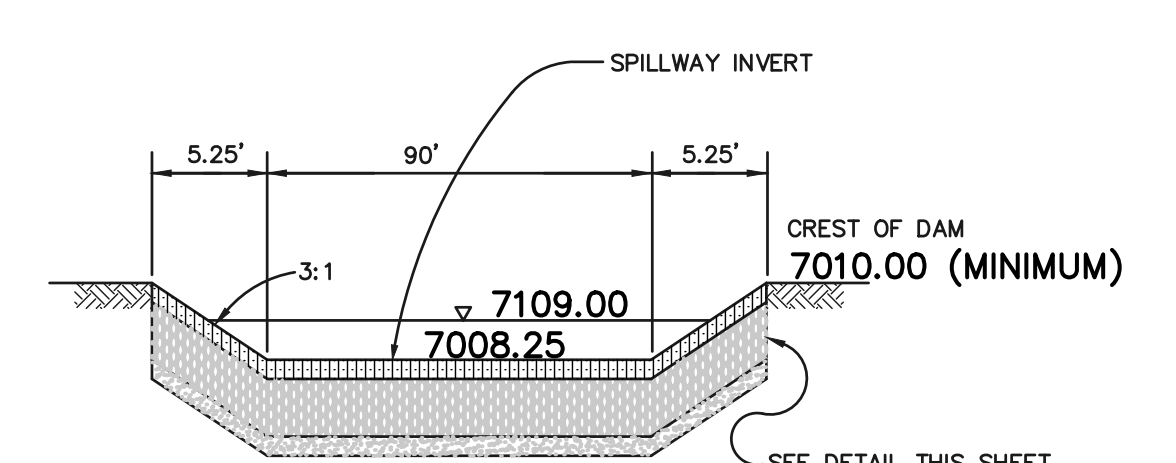
8" LAYER OF AGGREGATE BASE COURSE OR CRUSHED GRAVEL ON RAMPS ABOVE ELEV. 7007.0 (EURV ELEV.)

**ACCESS ROADS**



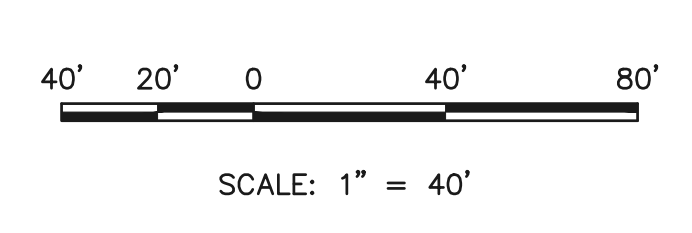
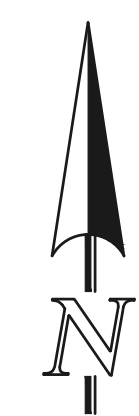
**NOTES:**

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



EMERGENCY SPILLWAY SECTION

SCALE: N.T.S.

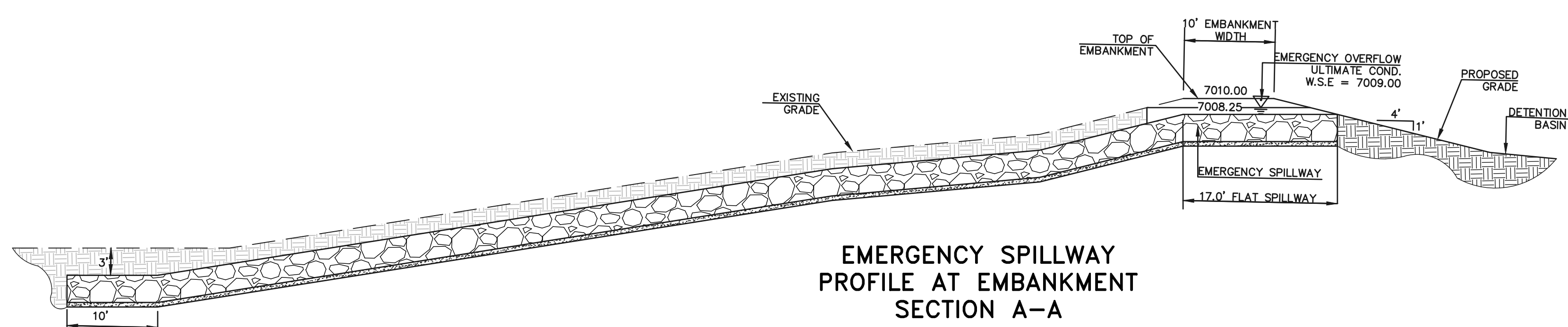


**RESEEDING NOTE:**

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.

**EMERGENCY SPILLWAY PROFILE AT EMBANKMENT SECTION A-A**

SCALE: 1" = 10'



**LEGEND**

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

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NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	10/23/25

REVIEW:

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

MARC A. WHORTON, COLORADO REGISTERED PROFESSIONAL ENGINEER #37155

4/27/2026

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**STERLING RANCH EAST**

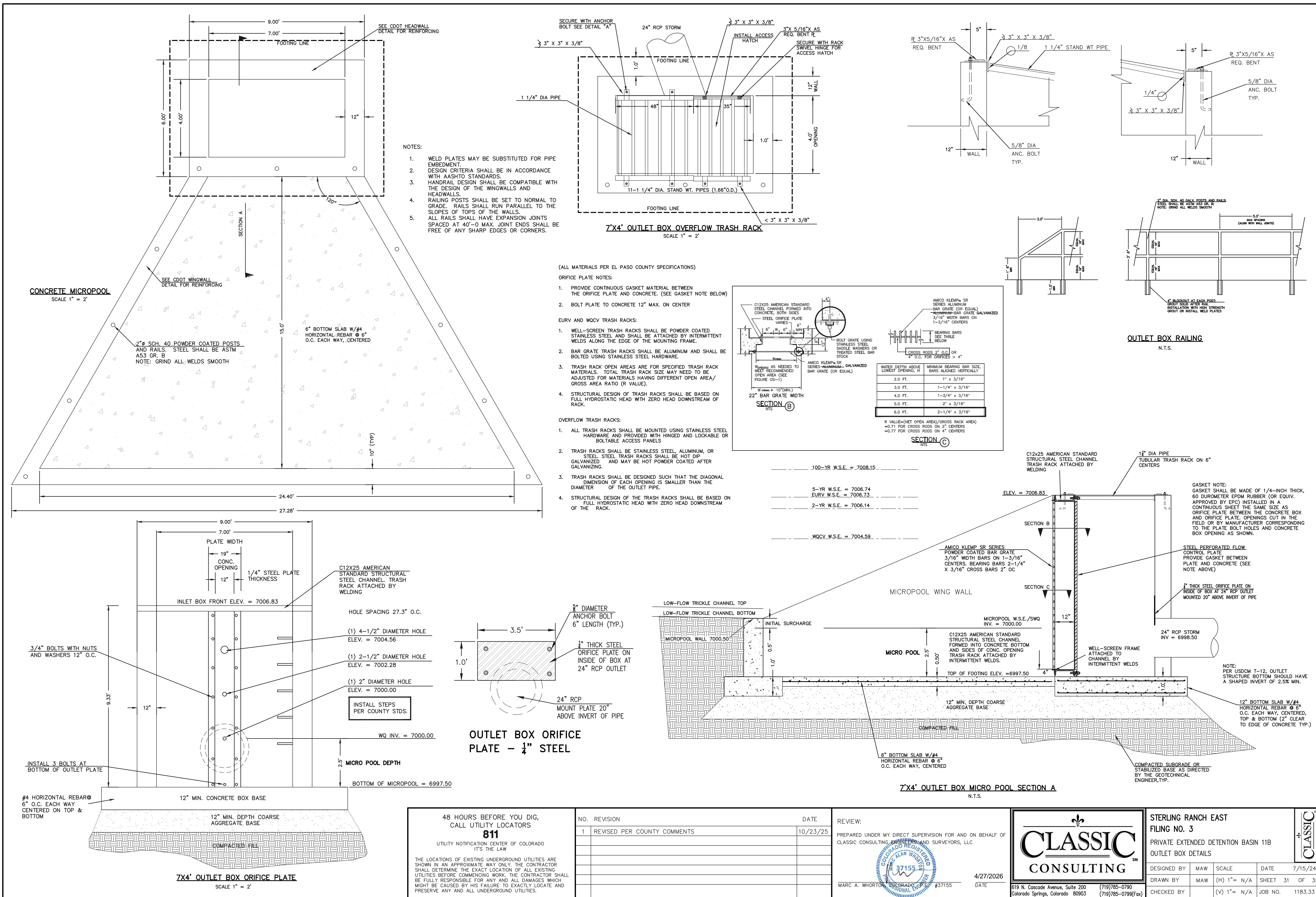
FILE NO. 3

PRIVATE EXTENDED DETENTION BASIN 11B

POND PLAN SHEET

DESIGNED BY	MAW	SCALE	DATE	7/03/2024
DRAWN BY	ESO	(H) 1" = 50'	SHEET	30 OF 35
CHECKED BY	(V)	1" = 5'	JOB NO.	1183.33

CLASSIC CONSULTING ENGINEERS & SURVEYORS



- NOTES:
1. WELD PLATES MAY BE SUBSTITUTED FOR PIPE EMBEDMENT.
  2. DESIGN CRITERIA SHALL BE IN ACCORDANCE WITH AASHTO STANDARDS.
  3. HANDRAIL DESIGN SHALL BE COMPATIBLE WITH THE DESIGN OF THE WINGWALLS AND HEADWALLS.
  4. RAILING POSTS SHALL BE SET TO NORMAL TO GRADE. RAILS SHALL RUN PARALLEL TO THE SLOPES OF TOPS OF THE WALLS.
  5. ALL RAILS SHALL HAVE EXPANSION JOINTS SPACED AT 40'-0" MAX. JOINT ENDS SHALL BE FREE OF ANY SHARP EDGES OR CORNERS.

- (ALL MATERIALS PER EL PASO COUNTY SPECIFICATIONS)
- ORIFICE PLATE NOTES:
1. PROVIDE CONTINUOUS GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE. (SEE GASKET NOTE BELOW)
  2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER

- EURV AND WQCV TRASH RACKS:
1. WELL-SCREEN TRASH RACKS SHALL BE POWDER COATED STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
  2. BAR GRATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
  3. TRASH RACK OPEN AREAS ARE FOR SPECIFIED TRASH RACK MATERIALS. TOTAL TRASH RACK SIZE MAY NEED TO BE ADJUSTED FOR MATERIALS HAVING DIFFERENT OPEN AREA/GROSS AREA RATIO (R VALUE).
  4. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

- OVERFLOW TRASH RACKS:
1. ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS
  2. TRASH RACKS SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
  3. TRASH RACKS SHALL BE DESIGNED SUCH THAT THE DIAGONAL DIMENSION OF EACH OPENING IS SMALLER THAN THE DIAMETER OF THE OUTLET PIPE.
  4. STRUCTURAL DESIGN OF THE TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

AMICO KLEMP SR SERIES ALUMINUM BAR GRATE (OR EQUAL)

AMICO KLEMP SR SERIES GALVANIZED BAR GRATE (OR EQUAL)

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

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

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

CONCRETE MICROPOL  
SCALE 1" = 2'

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

OUTLET BOX RAILING  
N.T.S.

7'X4' OUTLET BOX MICRO POOL SECTION A  
N.T.S.

OUTLET BOX ORIFICE PLATE - 1/4" STEEL

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
1	REVISED PER COUNTY COMMENTS	10/23/25

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

MARC A. WHORTON  
 COLORADO REGISTERED PROFESSIONAL ENGINEER  
 #37155

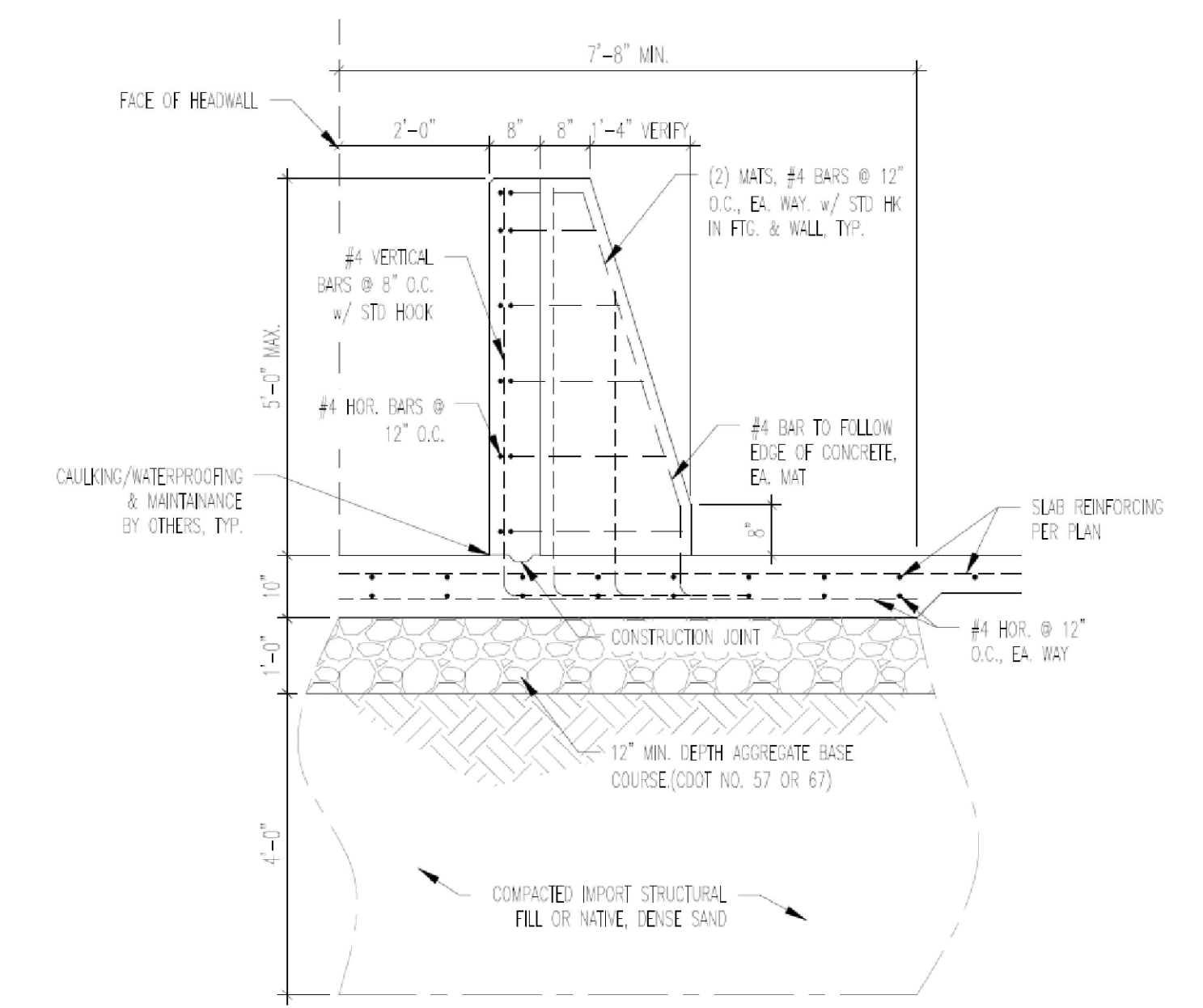
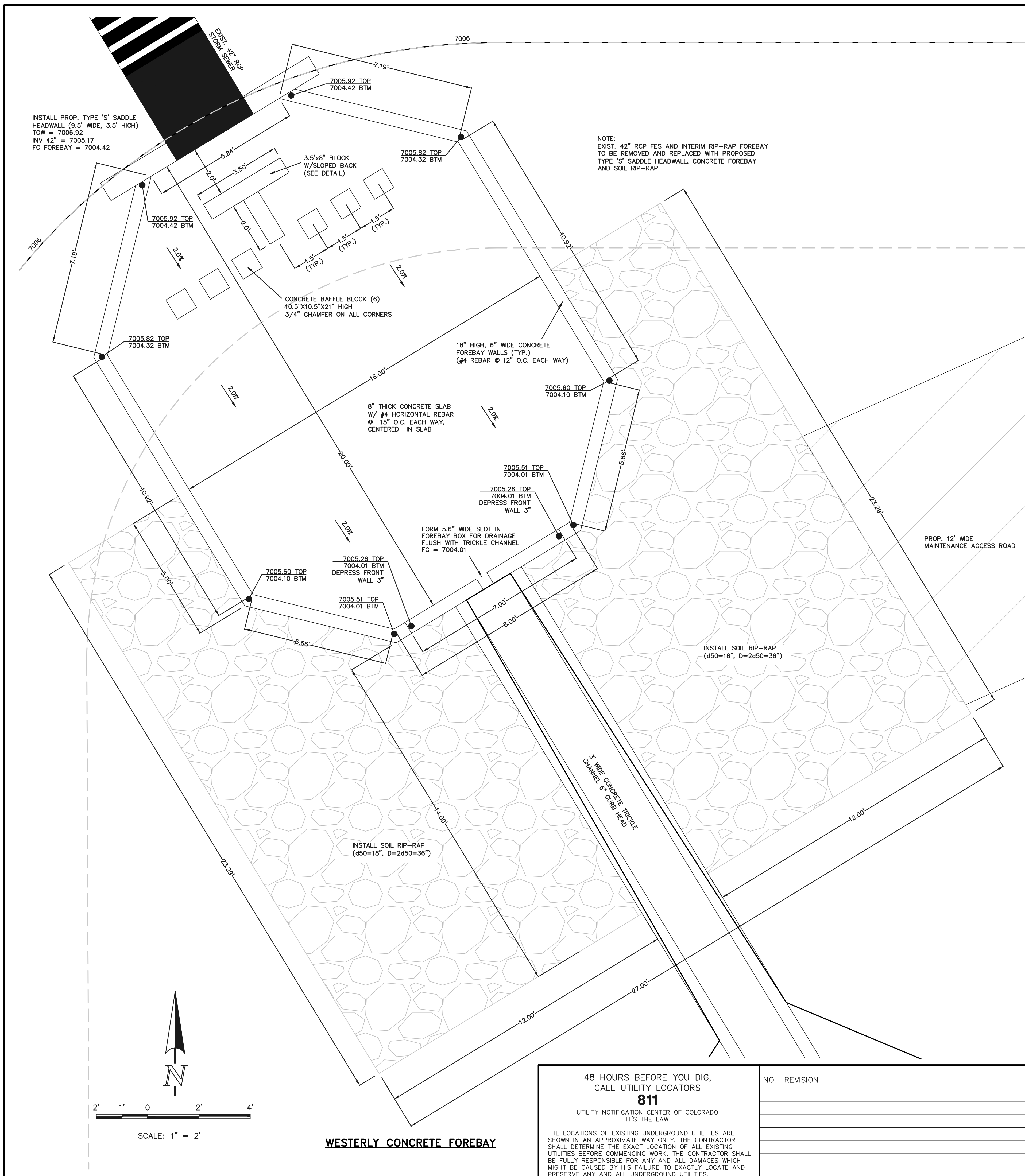
4/27/2026  
 DATE



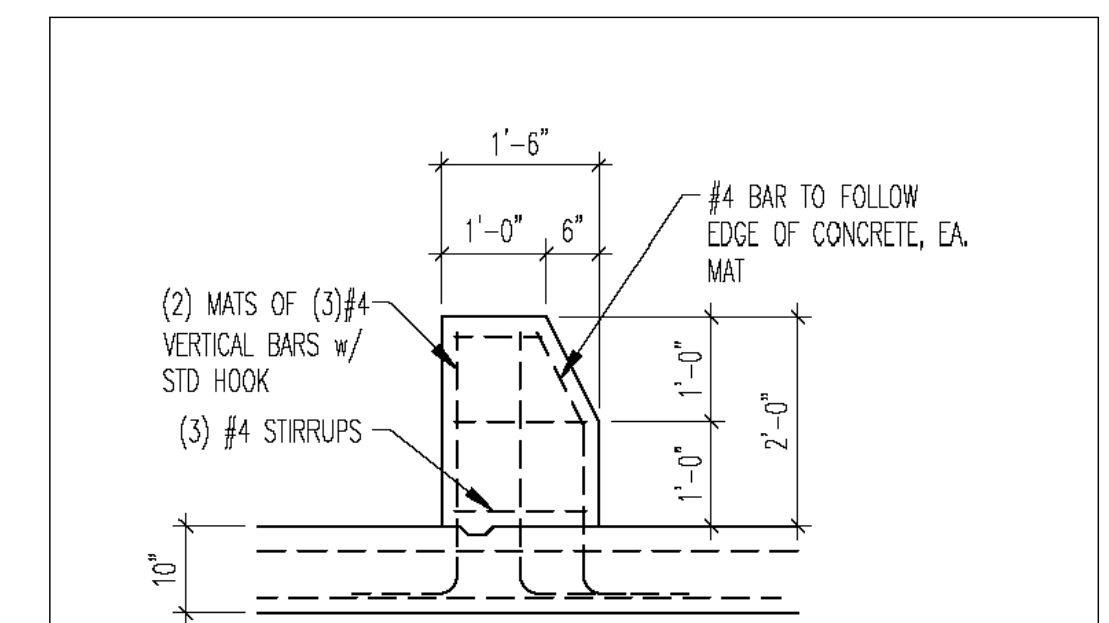
STERLING RANCH EAST  
 FILING NO. 3  
 PRIVATE EXTENDED DETENTION BASIN 11B  
 OUTLET BOX DETAILS

DESIGNED BY MAW SCALE DATE 7/15/24  
 DRAWN BY MAW (H) 1"= N/A SHEET 31 OF 35  
 CHECKED BY (V) 1"= N/A JOB NO. 1183.33

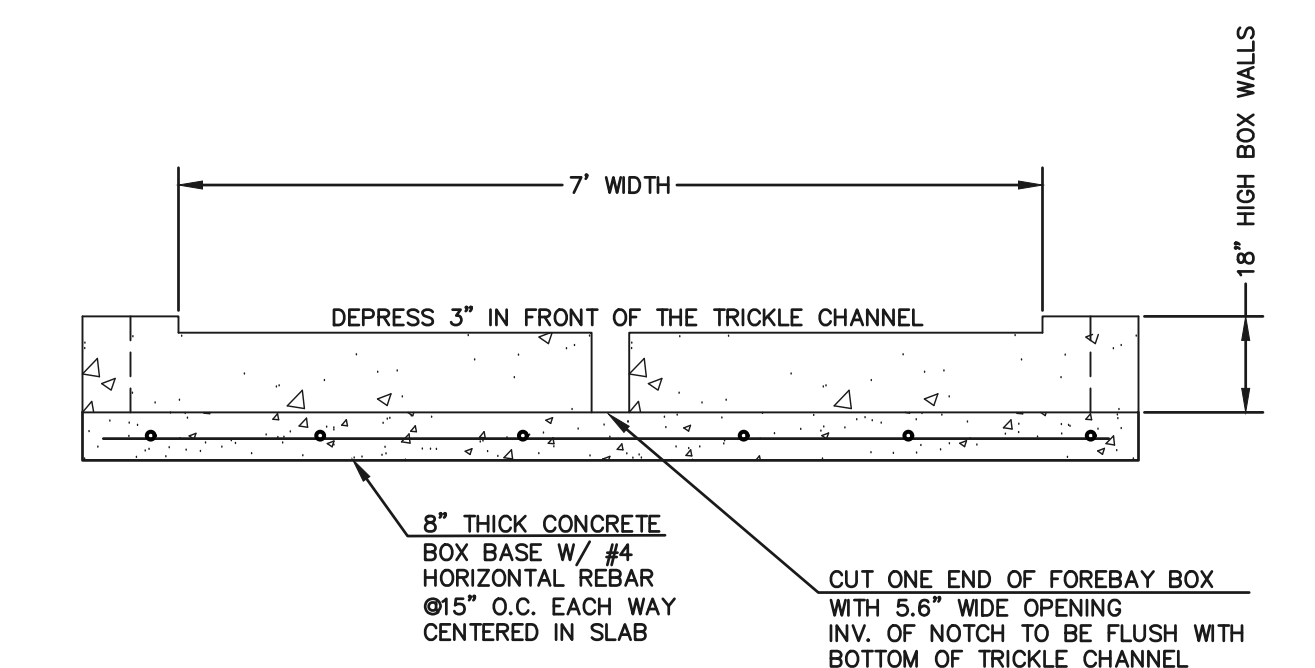
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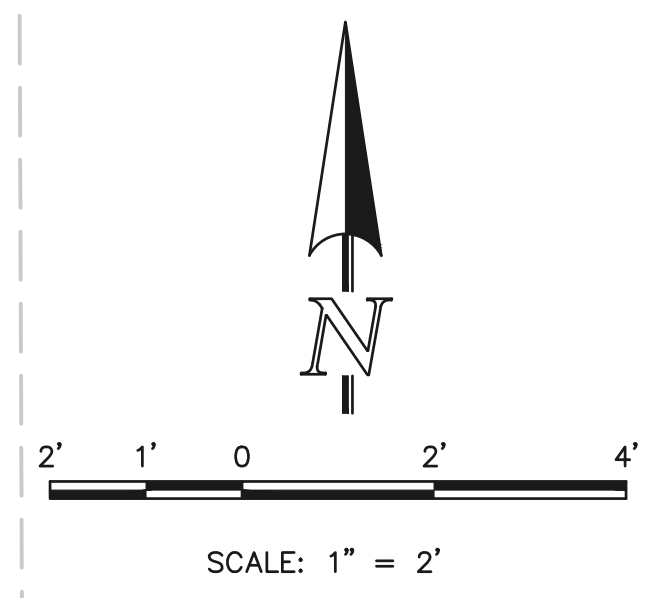
1 Baffle Structure  
SCALE: 3/8" = 1'-0"



2 Baffle Blocks



CONCRETE FOREBAY NOTCH  
N.T.S.



**WESTERLY CONCRETE FOREBAY**

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NO.	REVISION	DATE

REVIEW:  
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CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, REGISTERED PROFESSIONAL ENGINEER #37155

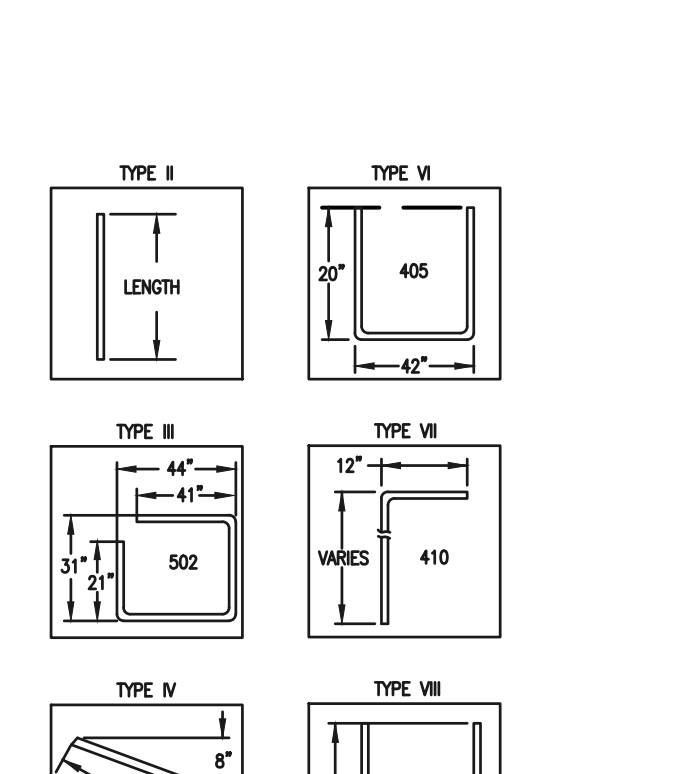
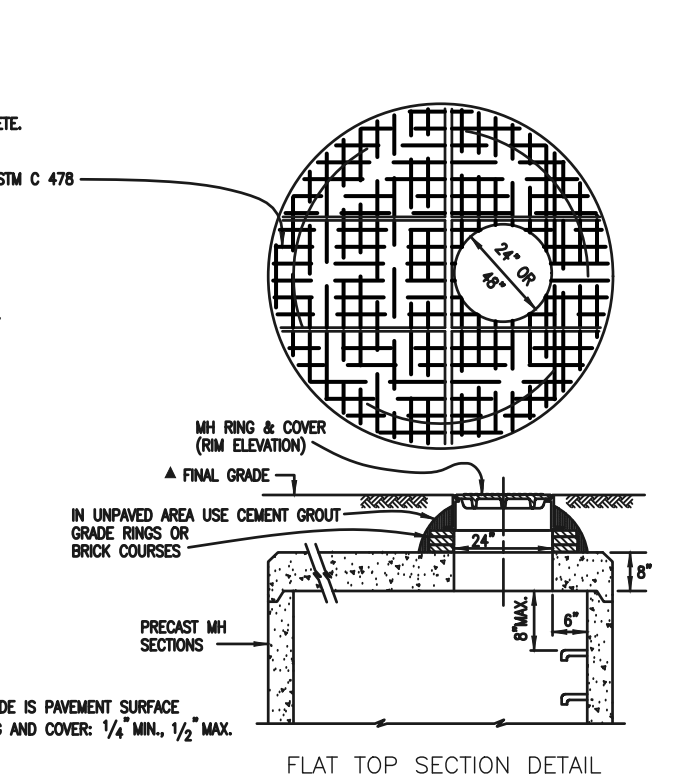
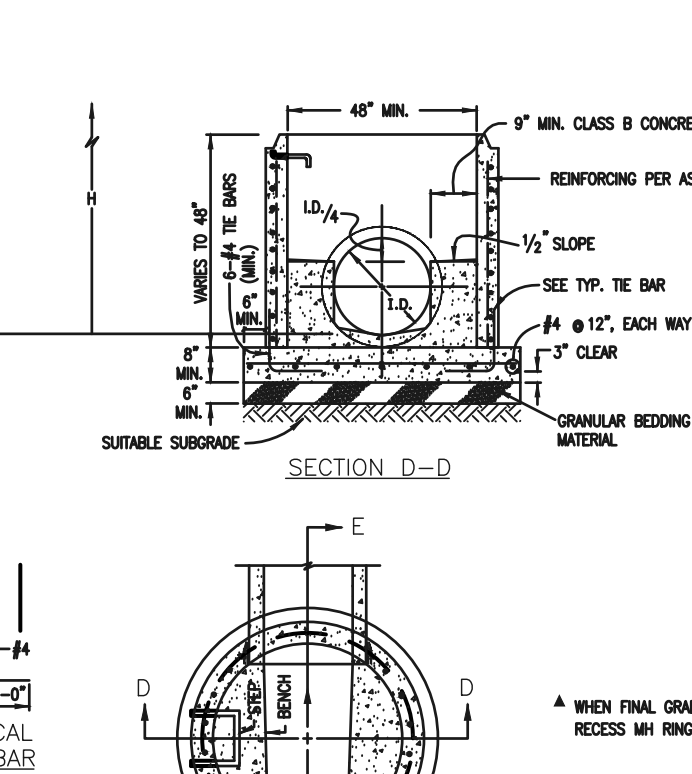
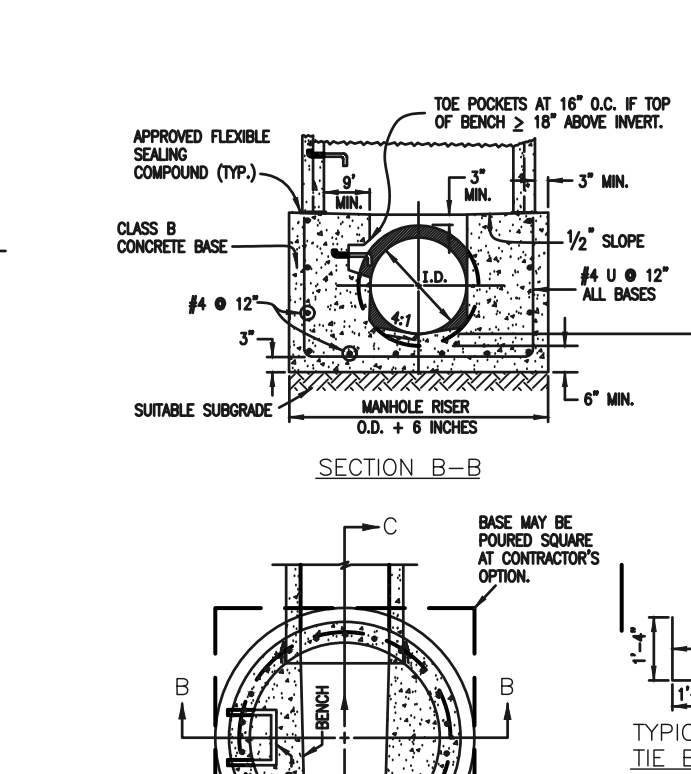
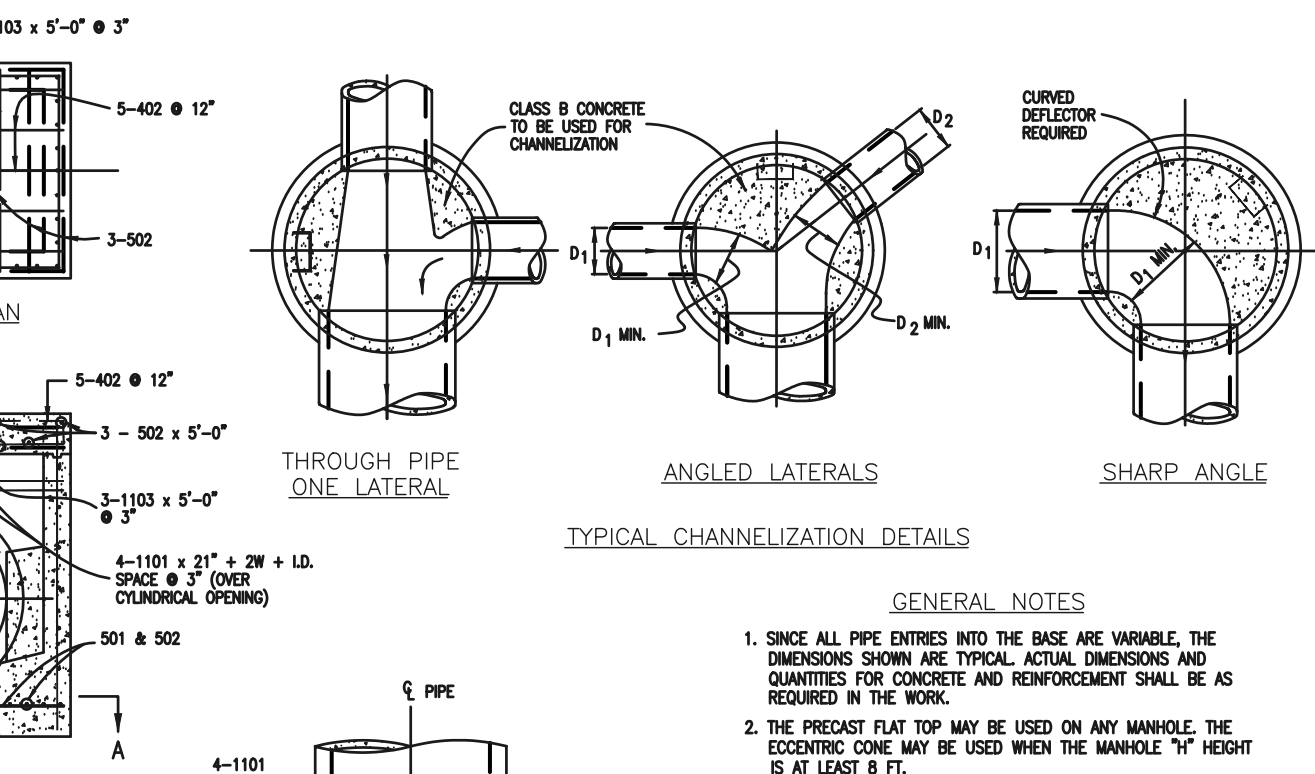
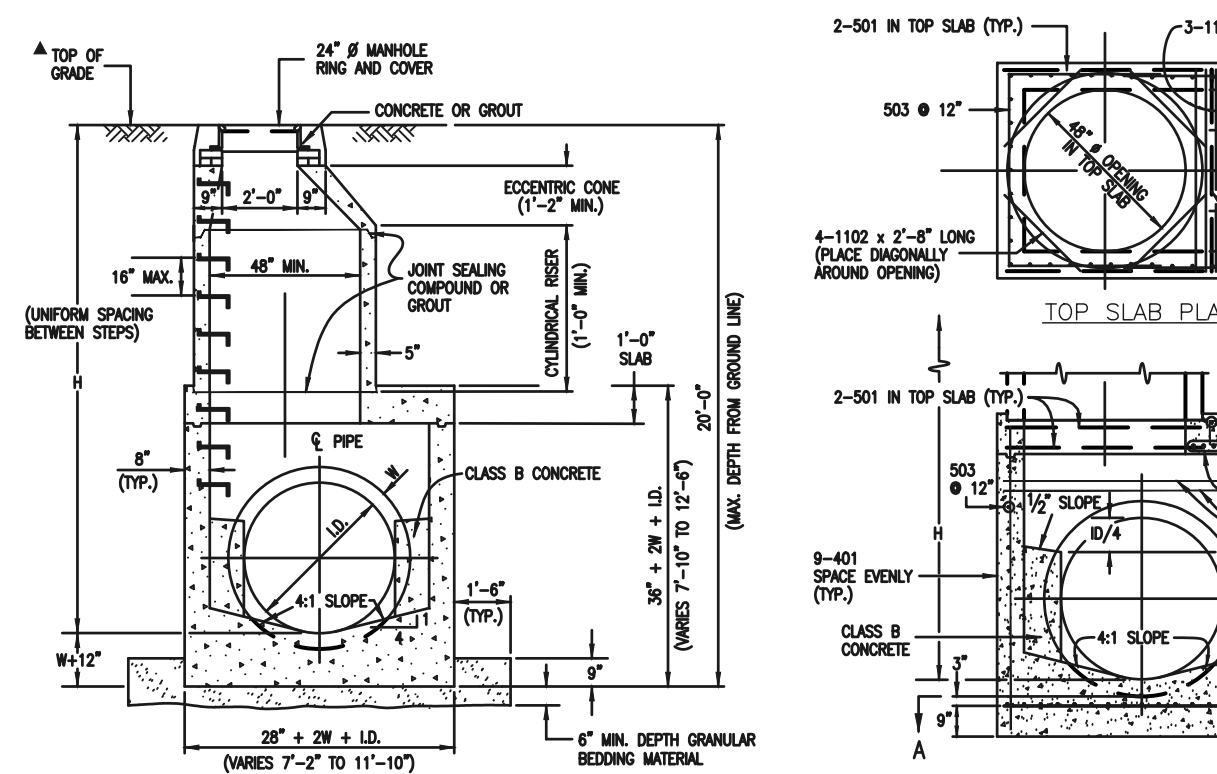
4/27/2026 DATE

STERLING RANCH EAST  
FILE NO. 3  
PRIVATE EXTENDED DETENTION BASIN 11B  
WESTERLY FOREBAY DETAILS

DESIGNED BY	MAW	SCALE	DATE	7/03/2024
DRAWN BY	ESO	(H) 1" = 2'	SHEET	32 OF 35
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.33	

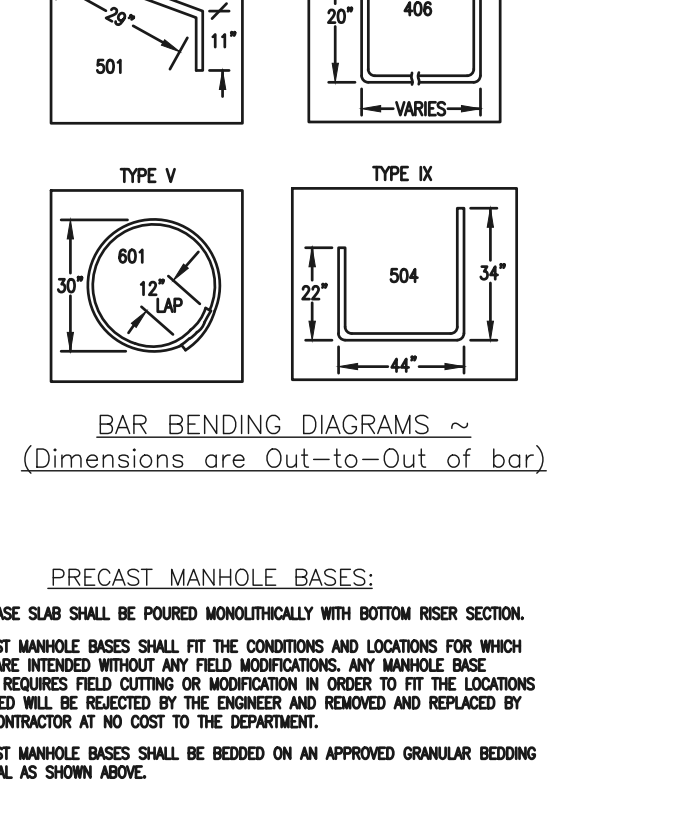
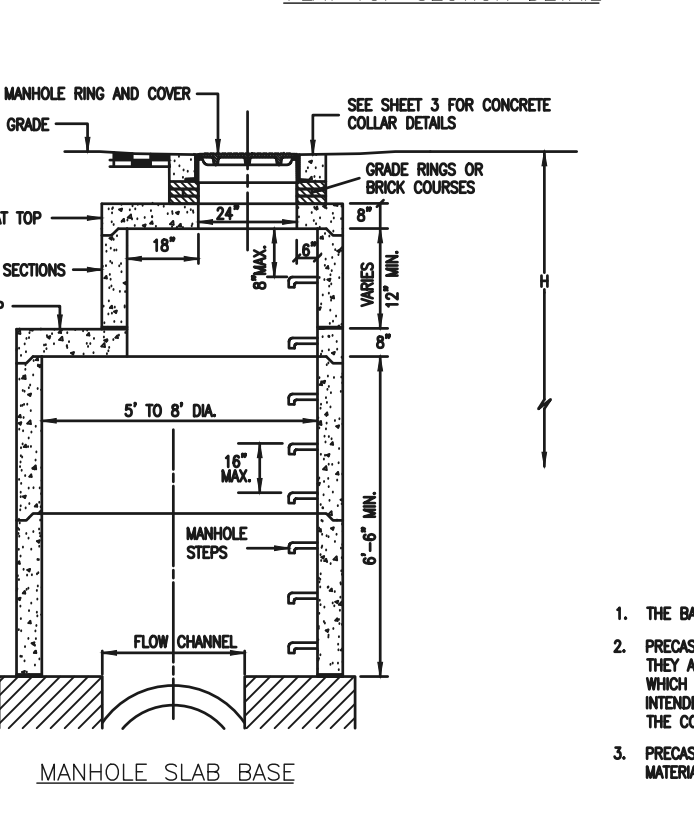
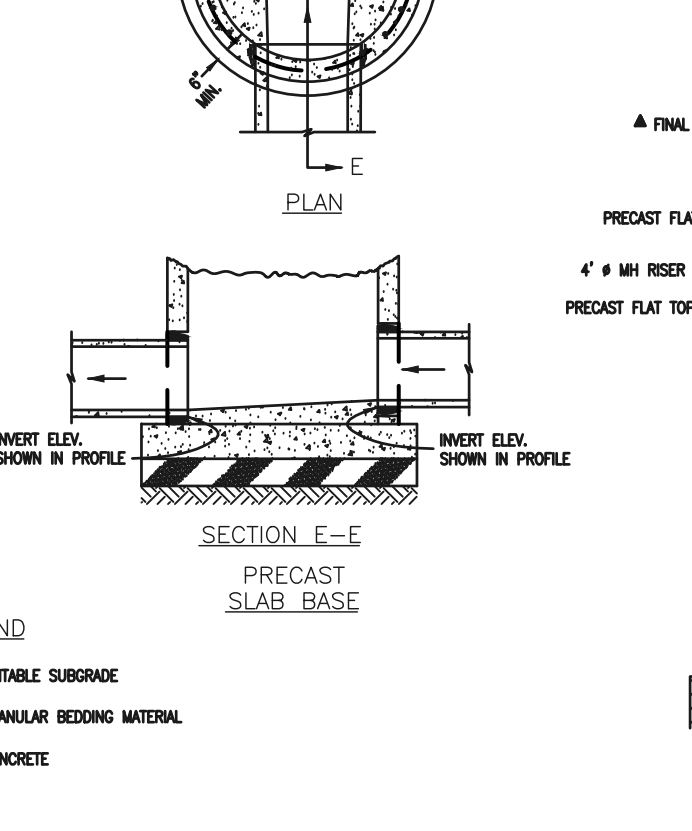
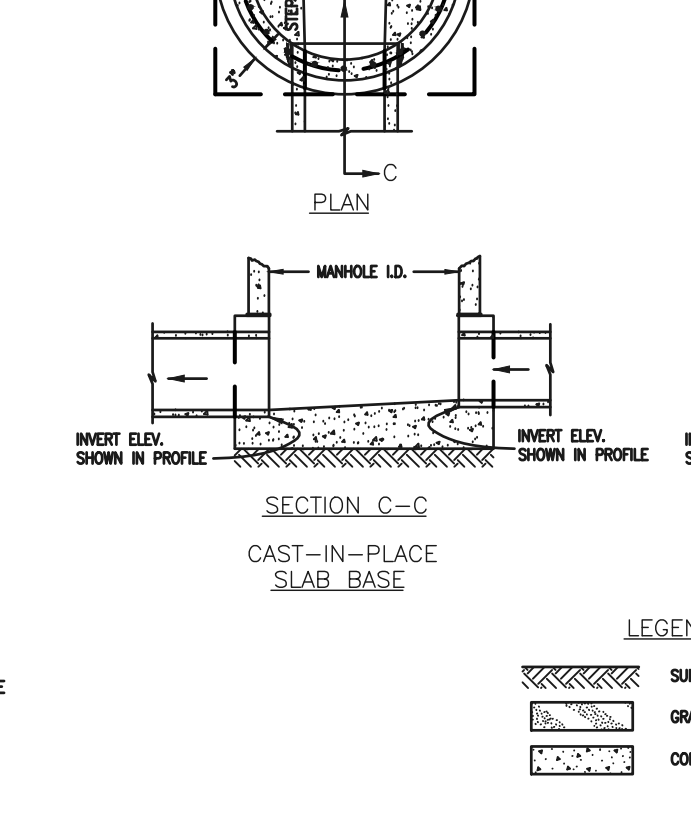
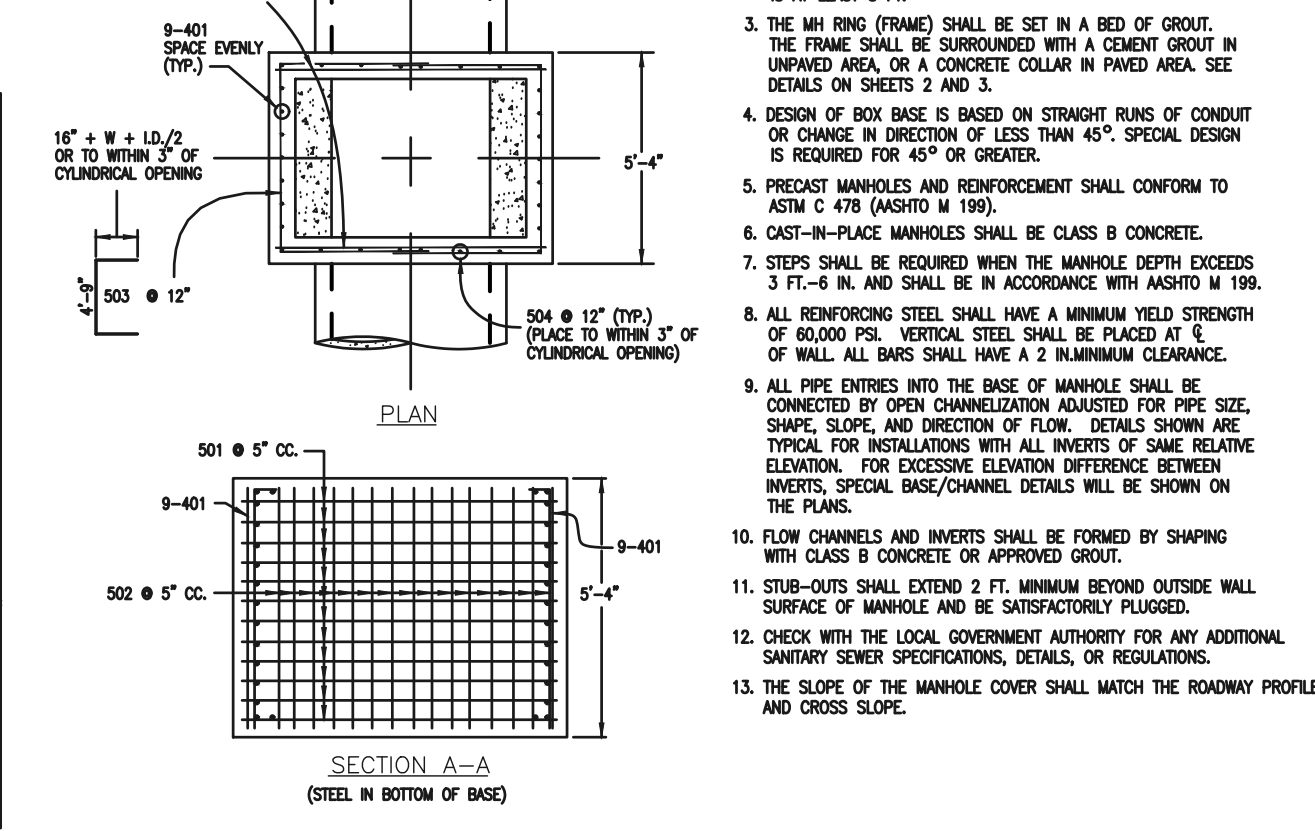






QUANTITIES FOR CONCRETE MANHOLE BOX BASE

MARK	SIZE	WT. #/FT.	TYPE	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	FORMULAS
401	4	1.068	II	18	18	18	18	18	18	18	18	18	18	401 BAR LENGTH = 32'+2W+1.D.
402	4	1.068	III	18	18	18	18	18	18	18	18	18	18	402 BAR LENGTH = L.D. + 2W
502	5	1.043	I	17	17	17	17	17	17	17	17	17	501 BAR LENGTH = 24' + L.D. + 2W	
503	5	1.043	II	17	17	17	17	17	17	17	17	17	502 NUMBER BARS REQ'D. = 3 + (24+L.D.+2W+1)	
504	5	1.043	III	17	17	17	17	17	17	17	17	17	503 NUMBER BARS REQ'D. = 2 (32+L.D.+2W+1)	
1101	11	5.313	I	4	4	4	4	4	4	4	4	4	1101 BAR LENGTH = 21' + L.D. + 2W	
1102	11	5.313	II	4	4	4	4	4	4	4	4	4	1102 BAR LENGTH = 21' + L.D. + 2W	
1103	11	5.313	III	4	4	4	4	4	4	4	4	4	1103 BAR LENGTH = 21' + L.D. + 2W	



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

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

MARK	DIA. IN.	O.C. SPACING	TYPE	ALL INLETS			INLETS, H = 5'		
				L=5'	L=10'	L=15'	L=10'	L=15'	L=15'
401	11"	II	15	21	28	11	11	11	
402	11"	II	7	13	18	7	7	7	
403	9"	II	4	6	8	4	4	4	
405	6"	VI	11	6	10	31	6	10	
406	6"	VIII	7	13	10	7	6	10	
407	9"	II	3	6	10	3	3	10	
408	9"	II	3	6	10	3	3	10	
409	8"	II	6	10	10	6	10	10	
410	11"	VII	3	3	3	3	3	3	
411	11"	II	3	3	3	3	3	3	
412	11"	II	3	3	3	3	3	3	
413	9"	II	7	10	10	7	10	10	
501	5 1/2"	IV	11	3	4	33	3	4	
502	5 1/2"	III	5	3	6	11	11	5	
503	5 1/2"	II	5	3	6	27	3	6	
504	5 1/2"	IX	5	3	6	5	8	4	
601	2 1/2"	V	2	8	10	2	8	10	
601.5	1	I	1	10	10	1	10	10	

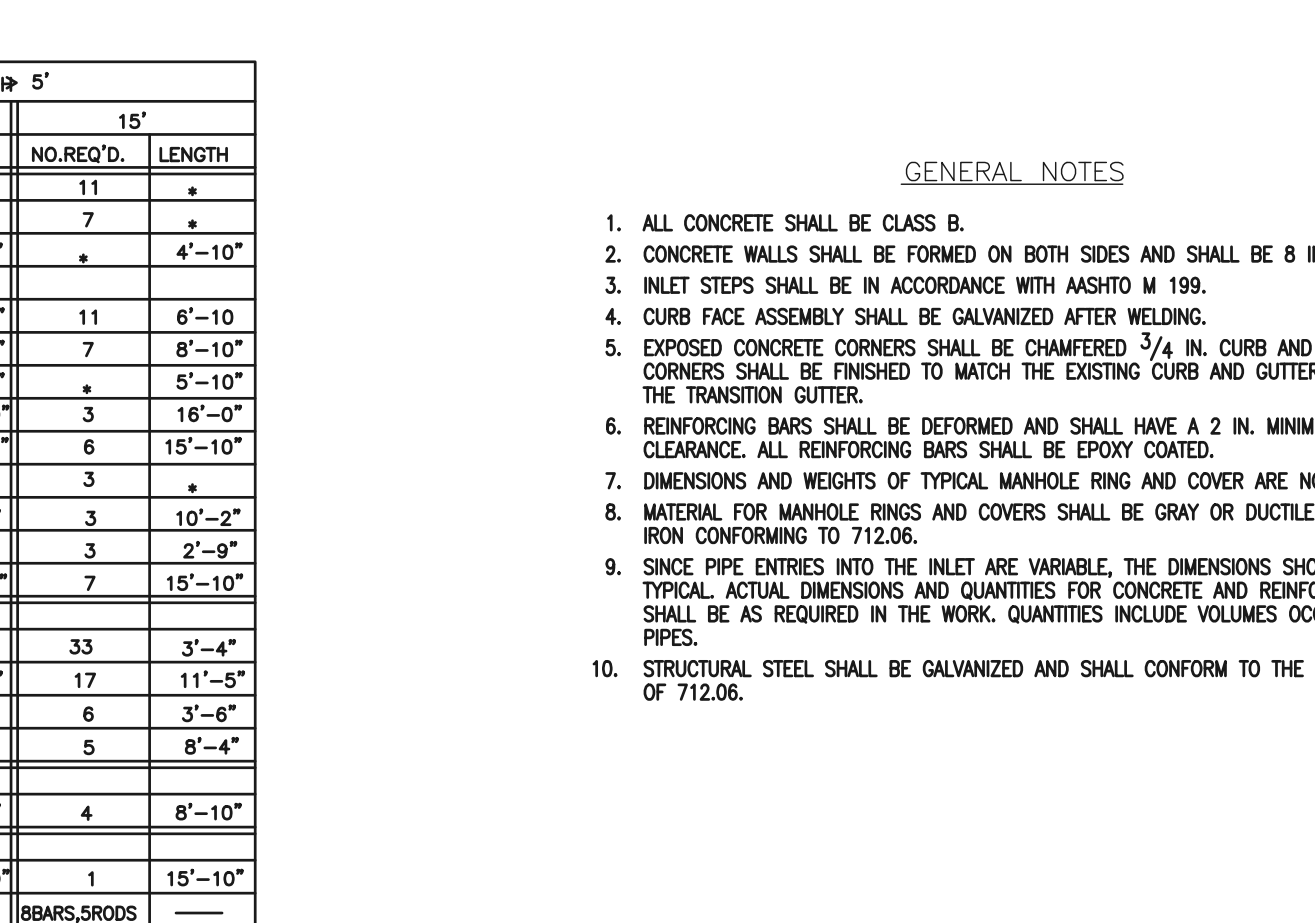
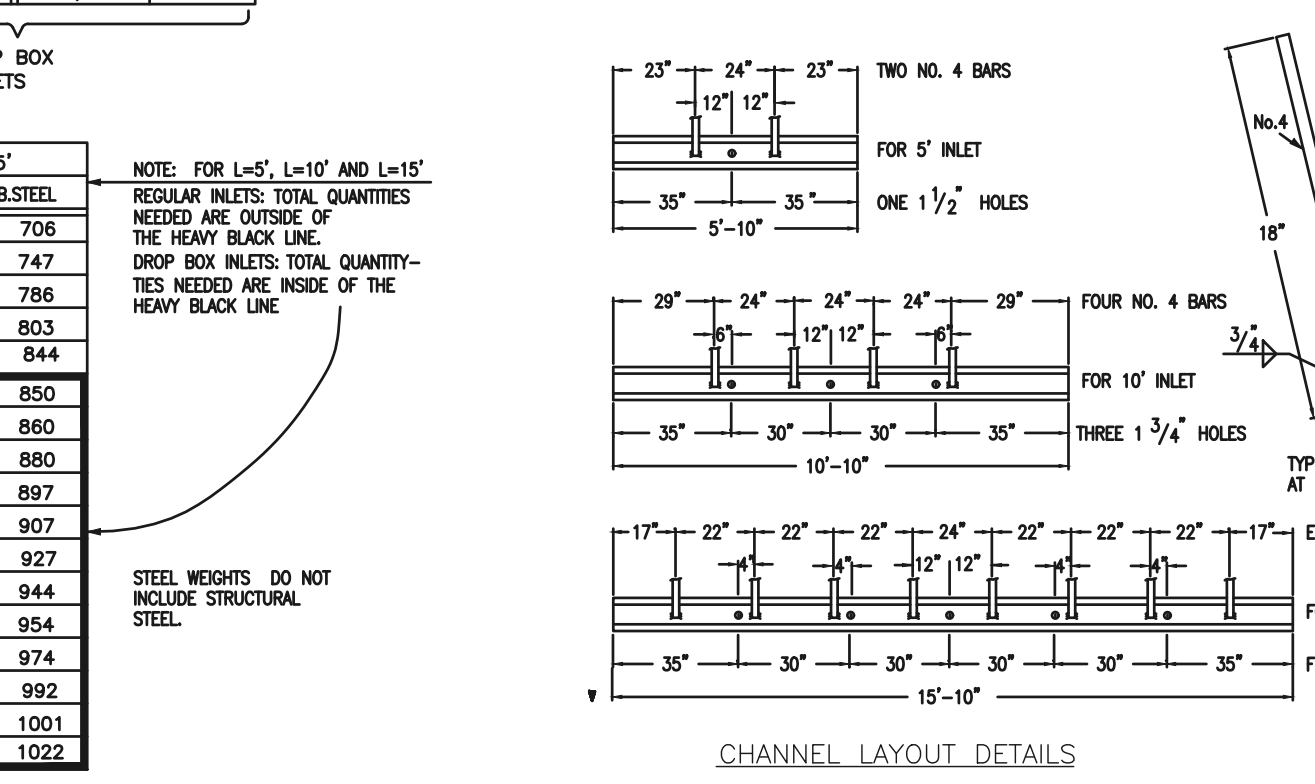
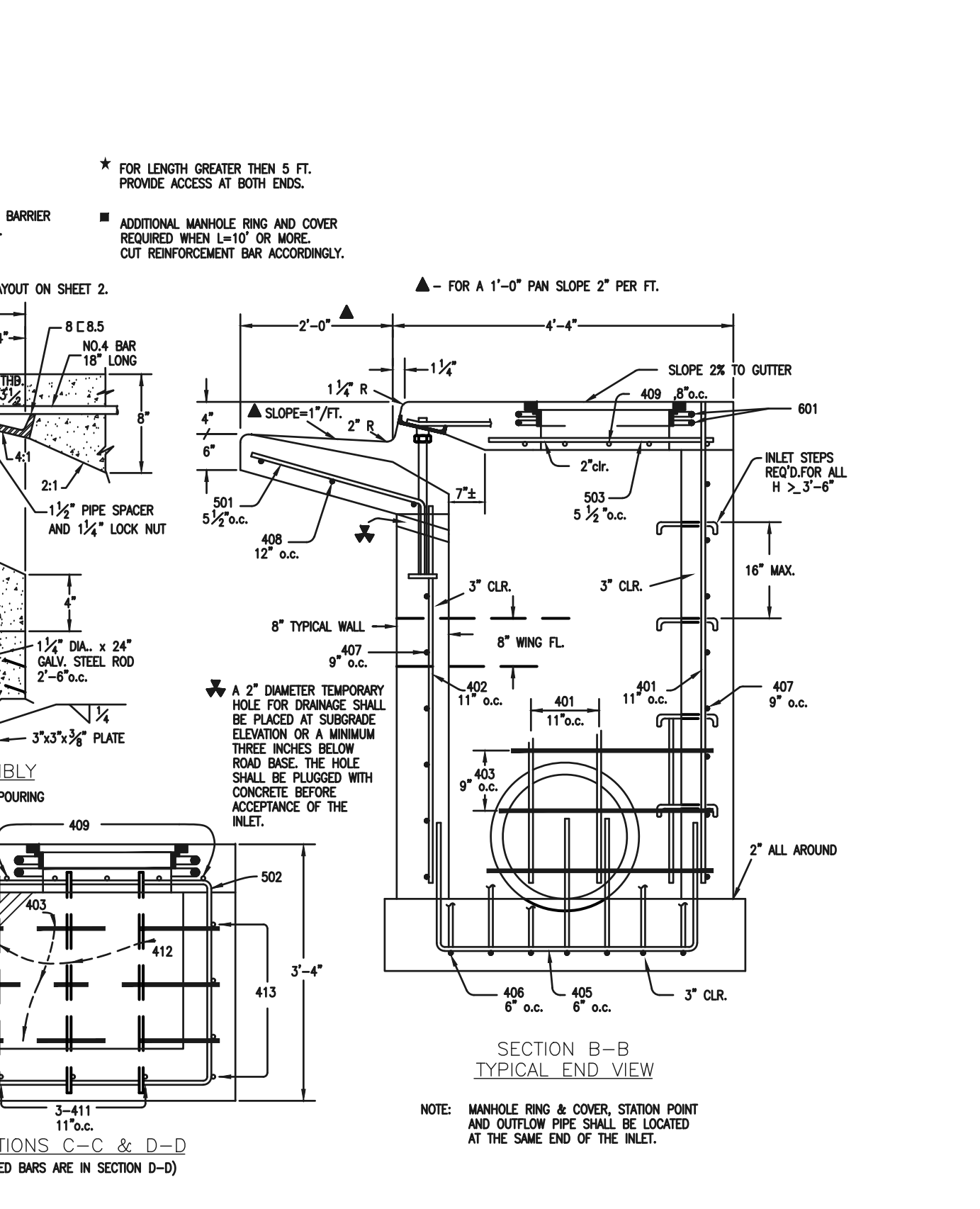
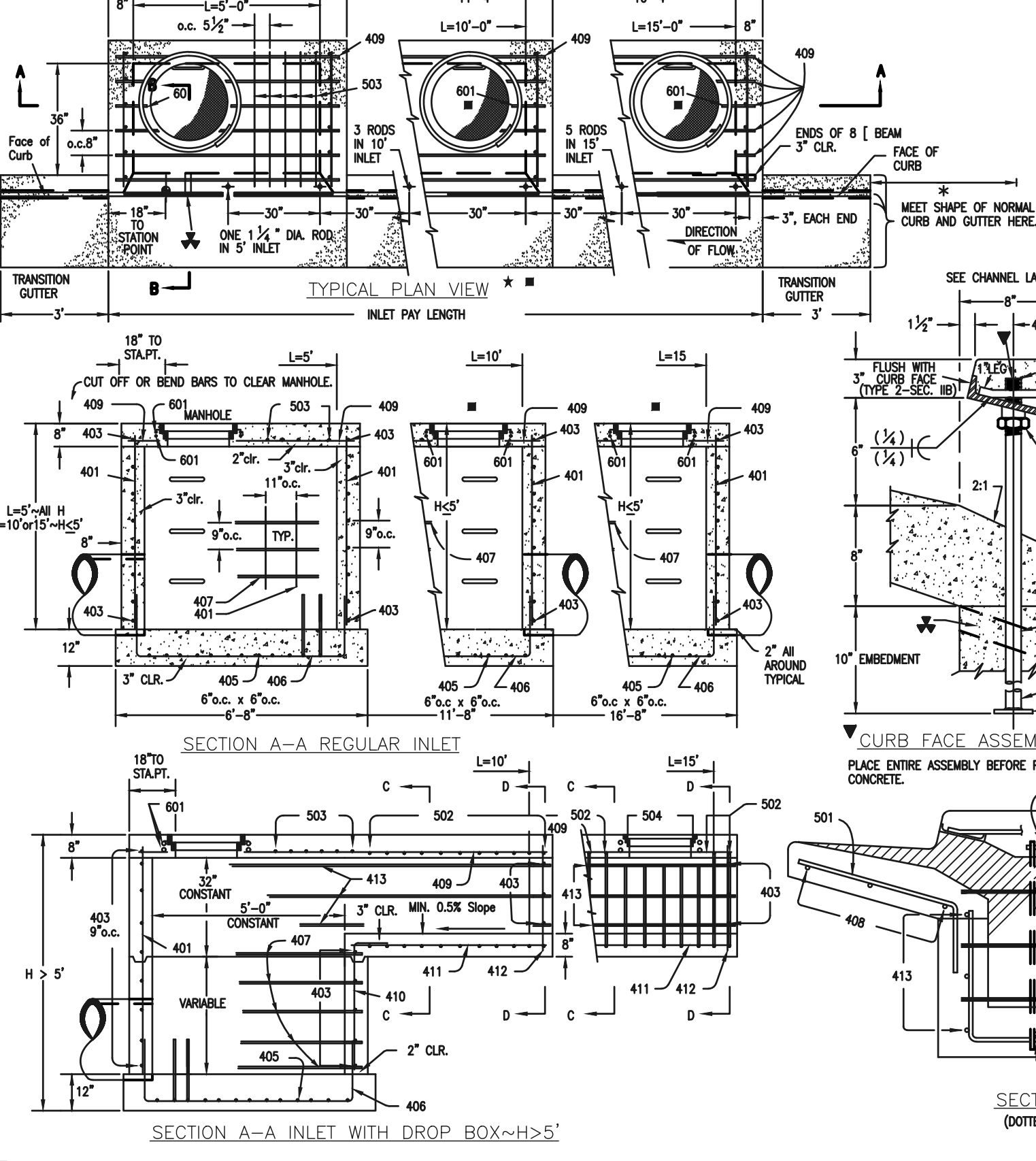


TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

H'	LENGTH	NO. REQ'D.		NO. REQ'D.		NO. REQ'D.		NO. REQ'D.	
		CONC.	CONC.	CONC.	CONC.	CONC.	CONC.	CONC.	CONC.
3'-0"	2'-8"	10	7	3.2	285	5.3	497	7.4	706
3'-6"	3'-2"	10	7	3.4	305	5.7	528	7.9	747
4'-0"	3'-8"	12	9	3.7	326	6.0	559	8.4	786
4'-6"	4'-2"	12	9	3.9	334	6.4	571	8.8	803
5'-0"	4'-8"	14	11	4.1	354	6.7	602	9.3	844
5'-6"	5'-2"	14	11	4.4	375	7.0	627	7.4	850
6'-0"	5'-8"	16	13	4.6	382	6.2	616	7.8	860
6'-6"	6'-2"	18	15	4.8	402	6.4	637	7.8	890
7'-0"	6'-8"	20	17	5.0	423	6.6	654	8.0	897
7'-6"	7'-2"	20	17	5.3	430	6.9	664	8.3	907
8'-0"	7'-8"	22	19	5.5	451	7.1	684	8.5	927
8'-6"	8'-2"	24	21	5.7	471	7.3	702	8.7	944
9'-0"	8'-8"	24	21	6.0	479	7.6	711	9.0	954
9'-6"	9'-2"	26	23	6.2	499	7.8	732	9.2	974
10'-0"	9'-8"	28	25	6.4	520	8.0	749	9.4	992
10'-6"	10'-2"	28	25	6.7	527	8.3	759	9.7	1001
11'-0"	10'-8"	30	27	6.9	547	8.5	779	9.9	1022



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



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NO.	REVISION	DATE
6		

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CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO REGISTERED PROFESSIONAL ENGINEER #37155

DATE: 4/27/2026

**CLASSIC**  
CONSULTING ENGINEERS & SURVEYORS

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

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

STERLING RANCH EAST  
FILING NO. 3  
DETAIL SHEET

DESIGNED BY: MAW SCALE: DATE: 3/01/2024  
DRAWN BY: ESO (H) 1" = 5' SHEET 35 OF 35  
CHECKED BY: (V) 1" = N/A JOB NO. 1183.33

CLASSIC CONSULTING ENGINEERS & SURVEYORS