

# STERLING RANCH EAST FILING NO. 3

COUNTY OF EL PASO, STATE OF COLORADO

## CONSTRUCTION PLANS

JULY 2024

### GENERAL CONSTRUCTION NOTES:

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

### STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

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

### SIGNING AND STRIPING NOTES:

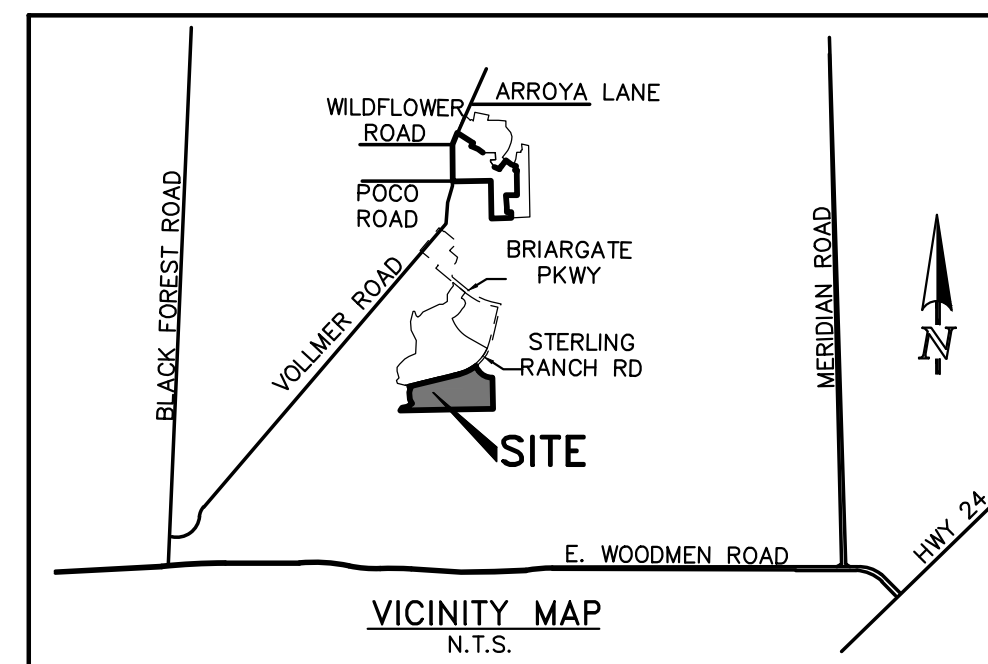
- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT 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 PLANNING AND COMMUNITY DEVELOPMENT.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS."
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALK LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

### BENCHMARKS:

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

### CONSTRUCTION PLAN: SHEET INDEX

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SHEET 10 OF 35	STREET IMPROVEMENT PLAN (LUBBOCK TRAIL)
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SHEET 14 OF 35	STREET IMPROVEMENT PLAN (LAGUNA NIGUEL DRIVE & PLANO STREET)
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### AGENCIES:

DEVELOPER:	CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DR. COLORADO SPRINGS, CO 80921 MR. LOREN J. MORELAND (719) 592-9333
CIVIL ENGINEER:	CLASSIC CONSULTING 619 N. CASCADE AVENUE, SUITE 200 COLORADO SPRINGS, CO 80903 MR. MARC A. WHORTON, P.E. (719) 785-2802
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 MS. CHARLENE DURHAM, (719) 520-7951
WATER & SANITATION:	FALCON AREA WATER & WASTEWATER AUTHORITY (FAWWA)
FIRE DISTRICT:	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK, (719) 495-4300
GAS COMPANY:	BLACK HILLS ENERGY 37 WIDEFIELD BOULEVARD WIDEFIELD, COLORADO 80911 MR. GEORGE M. PETERSON, (719) 392-3491
ELECTRIC COMPANY:	MOUNTAIN VIEW ELECTRIC P.O. BOX 1600 LIMON, COLORADO 80828 MR. LES ULFERS, (719) 495-2283
TELEPHONE COMPANY:	CENTURY LINK COMMUNICATIONS (LOCATORS) (800)-922-1987 A.T.&T. (LOCATORS) (719) 635-3674

### UTILITY PLAN: SHEET INDEX (SEPARATE PLAN SET)

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### APPROVALS:

#### DESIGN ENGINEER'S STATEMENT:

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

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

#### OWNER/DEVELOPER'S STATEMENT:

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

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

#### EL PASO COUNTY:

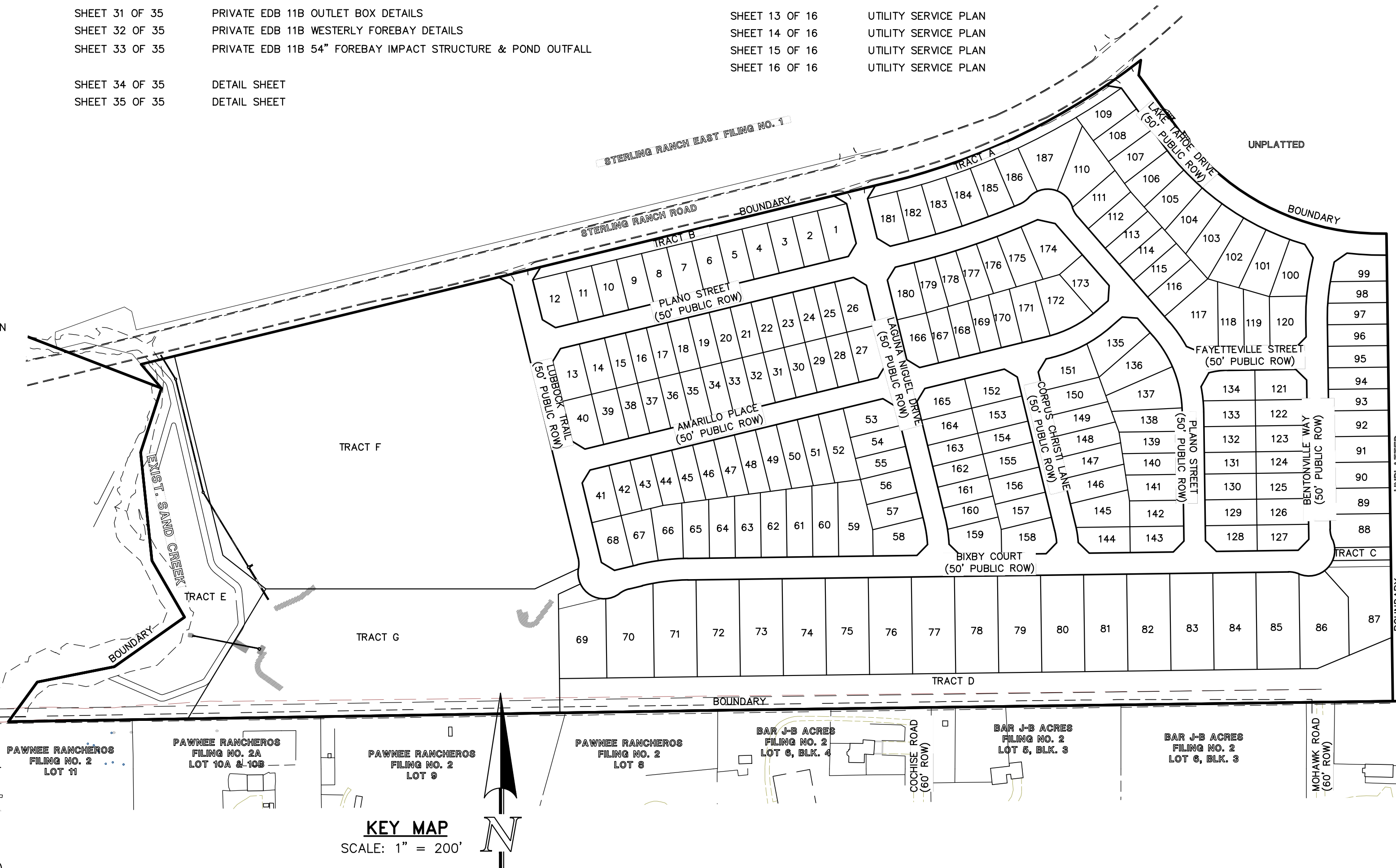
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY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

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

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

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

DATE \_\_\_\_\_  
PCD No. SF-\_\_\_\_\_



48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS	NO. REVISION	DATE	REVIEW:
<b>811</b> UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW			PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.			MARC A. WHORTON, COLORADO P.E. #37155 DATE _____

STERLING RANCH EAST  
FILING NO. 3  
CONSTRUCTION PLANS  
TITLE SHEET

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

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



**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, TRUCK WASH, 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  
WCQD - 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 CONTROL 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 SEEDING ON A CASE-BY-CASE BASIS. THE M54 PERMITS 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**  
SEEDING 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:

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WATER QUALITY CONTROL DIVISION  
WCQD - 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.

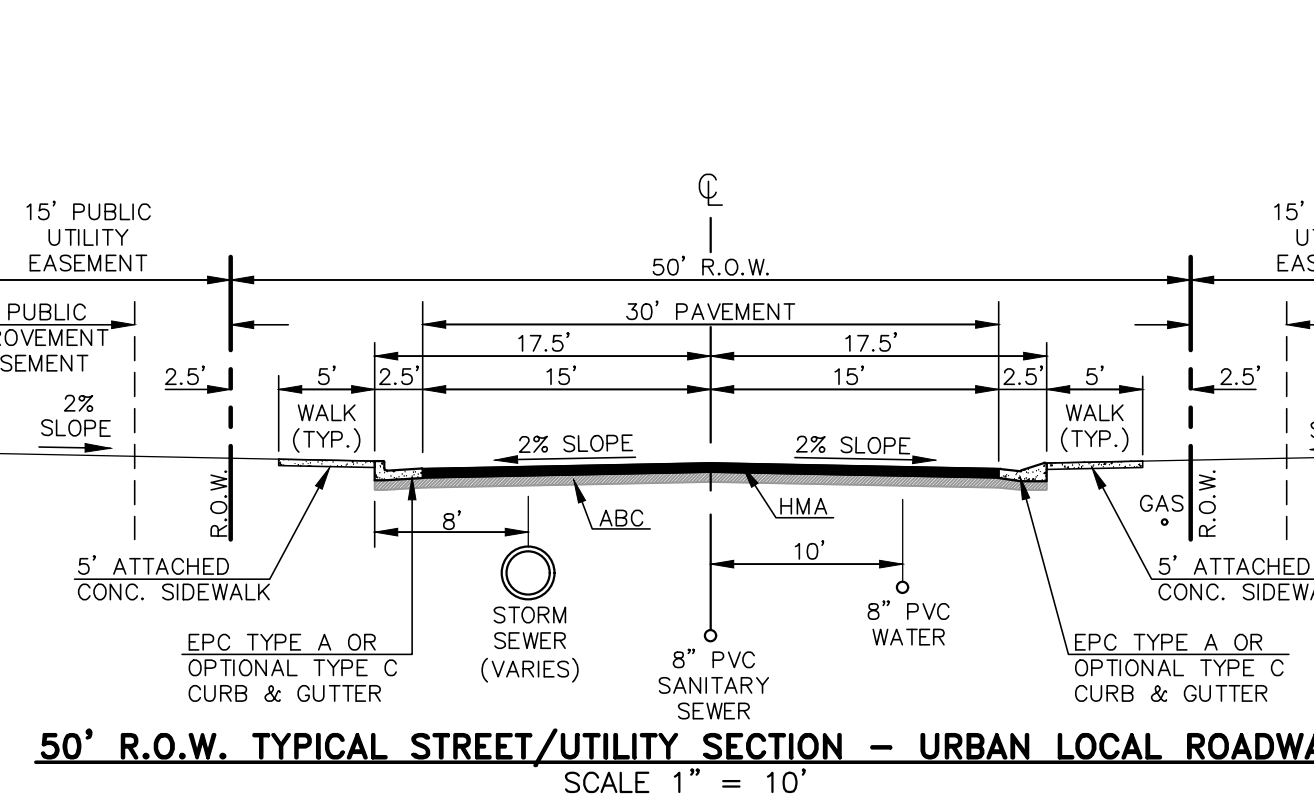
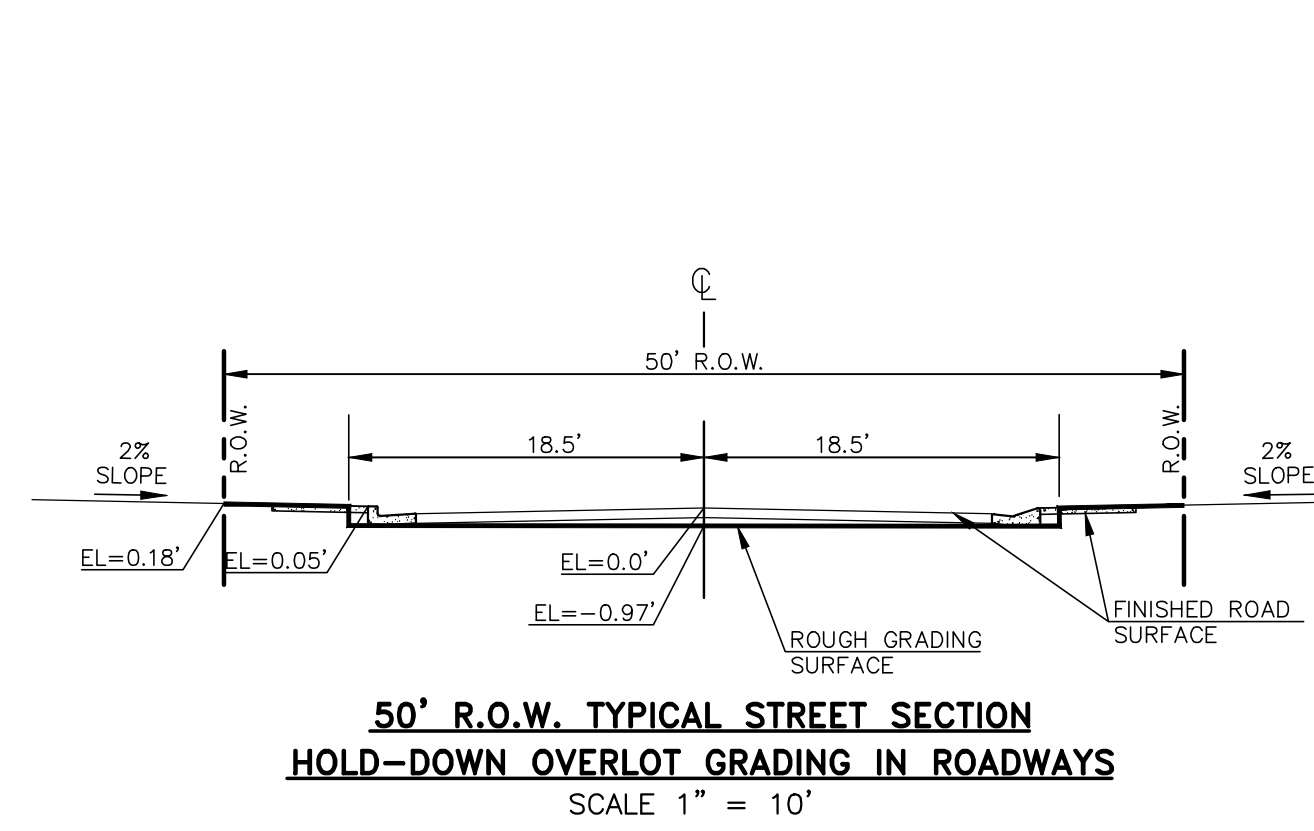
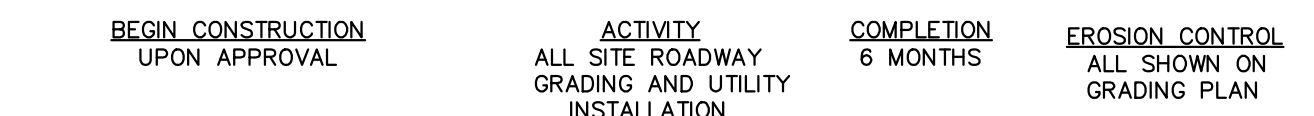
GRADING WITHIN THIS PHASE WILL BE FULLY DEVELOPED WITH HOME BUILDING OPERATIONS.

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
- 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 'INTERIM' STAGE OF CONSTRUCTION CONTROL MEASURES.
- 'FINAL' CONSTRUCTION CONTROL MEASURES ARE STABILIZED/DEVELOPED LOTS, CONSTRUCTED ROADS, RE-SEEDDED OPEN SPACE, AND CONSTRUCTED DETENTION PONDS. A PLAN IS NOT NEEDED FOR THE FINAL STAGE.

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

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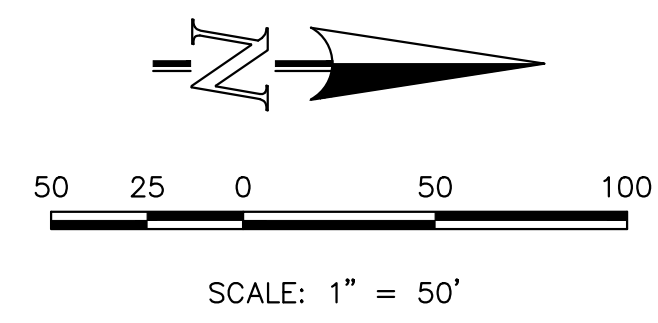
NO.	REVISION	DATE

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

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

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





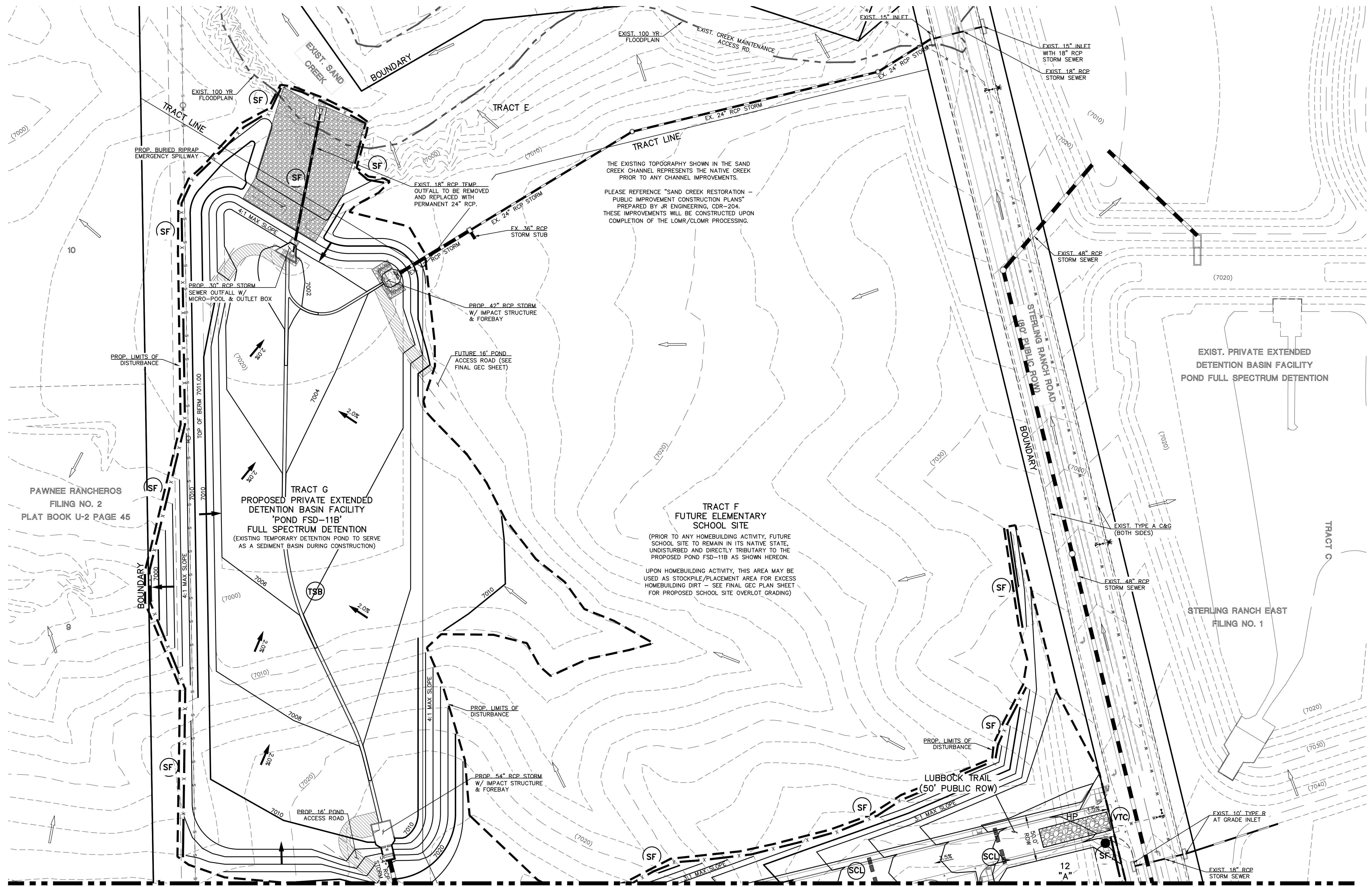
**NOTES:**  
 THERE WILL BE NO ASPHALT, CONCRETE BATCH PLANTS AND MASONRY MIX STATIONS ON THIS SITE.

**LEGEND**

(7700)	EXISTING CONTOUR
7700	PROPOSED CONTOUR
- - - -	PROPOSED LIMITS OF GRADING/ CONSTRUCTION SITE BOUNDARY
- - - -	BOUNDARY/R.O.W. LINE
→	EXISTING FLOW DIRECTION
→	PROPOSED FLOW
"A"	A LOT
"B"	B LOT
"W/O"	WALKOUT LOT
"T"	TRANSITION LOT
"G"	GARDEN LOT
□	PROPOSED INLET
- - - -	PROPOSED STORM SEWER PIPE
HP	PROPOSED HIGH POINT
LP	PROPOSED LOW POINT

**BMP PHASING**

(TSB)	TEMPORARY SEDIMENT BASIN	(INSTALL DURING INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM PHASE)
X	SILT FENCE	(INSTALL PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE DURING INTERIM AND VERTICAL PHASES)
(SCL)	SEDIMENT CONTROL LOG	(INSTALL DURING INTERIM PHASE WITH CONTINUED MAINTENANCE DURING INTERIM AND VERTICAL PHASES)
(IP)	INLET PROTECTION	(INSTALL DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)
(VTC)	VEHICLE TRACKING CONTROL	(INSTALL PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM, VERTICAL PHASE OR SITE PAVING)
(ECB)	EROSION CONTROL BLANKET	(INSTALL DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)



THE EXISTING TOPOGRAPHY SHOWN IN THE SAND CREEK CHANNEL REPRESENTS THE NATIVE CREEK PRIOR TO ANY CHANNEL IMPROVEMENTS.  
 PLEASE REFERENCE "SAND CREEK RESTORATION - PUBLIC IMPROVEMENT CONSTRUCTION PLANS" PREPARED BY JR ENGINEERING, CDR-204. THESE IMPROVEMENTS WILL BE CONSTRUCTED UPON COMPLETION OF THE LOMR/CLOMR PROCESSING.

**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)

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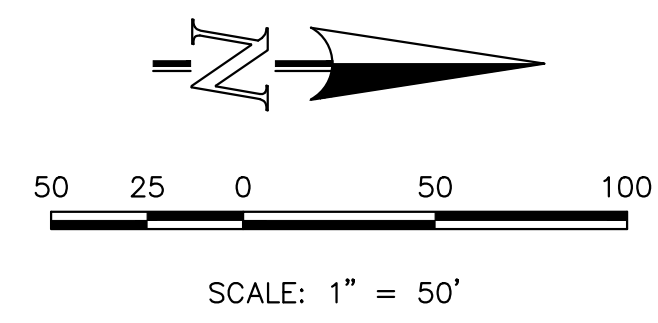
REVIEW:  
 PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC  
 MARC A. WHORTON, COLORADO P.E. #37155 DATE



STERLING RANCH EAST FILING NO. 3 GRADING AND EROSION CONTROL PLAN NO GRADING OF SCHOOL SITE			
DESIGNED BY	MAW	SCALE	DATE 7/03/2023
DRAWN BY	ESO	(H) 1" = 50'	SHEET 3 OF 35
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.33

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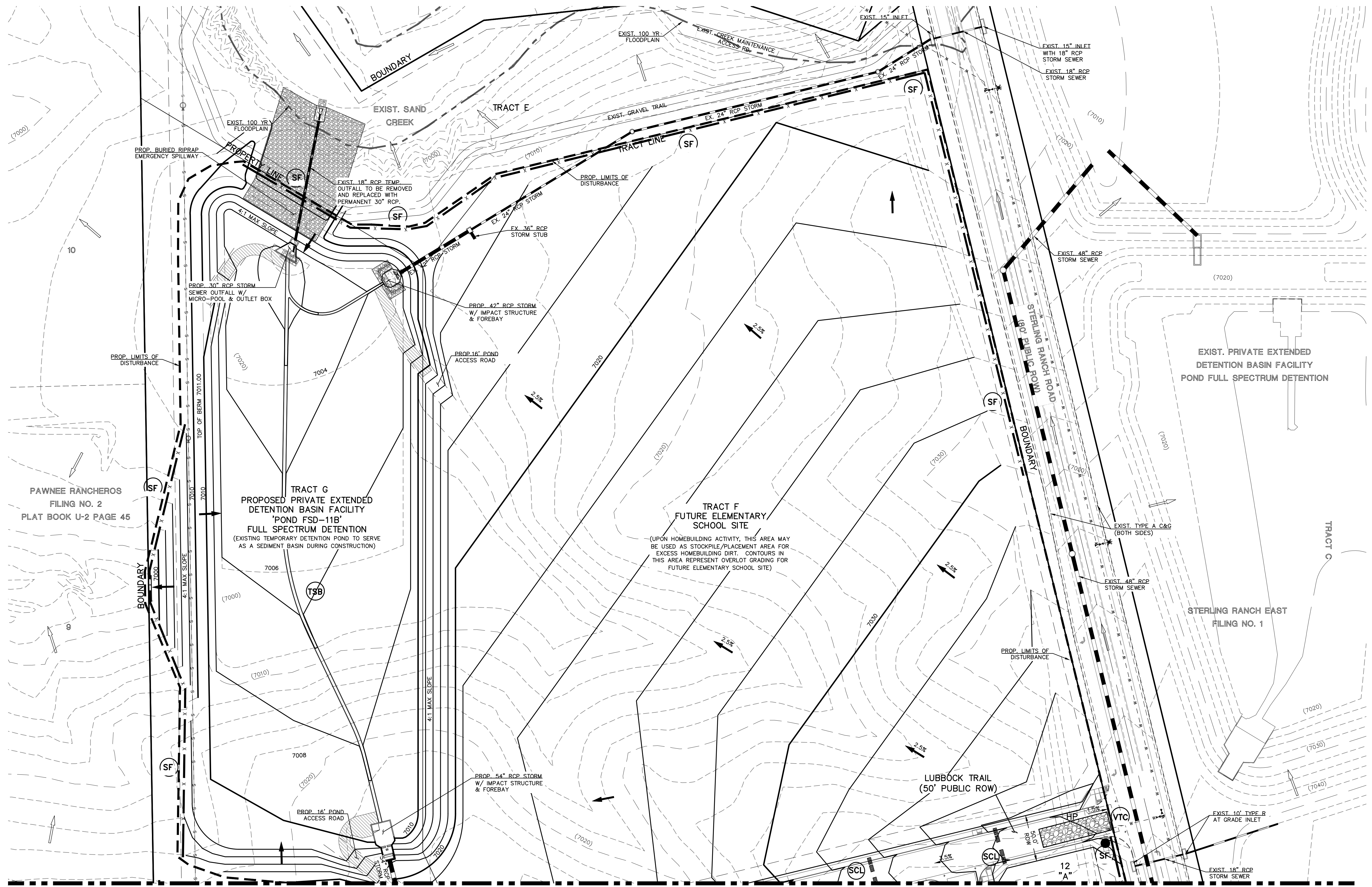




**NOTES:**  
 THERE WILL BE NO ASPHALT, CONCRETE BATCH PLANTS AND MASONRY MIX STATIONS ON THIS SITE.

- LEGEND**
- (7700) EXISTING CONTOUR
  - 7700 PROPOSED CONTOUR
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  - PROPOSED FLOW
  - "A" A LOT
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- BMP PHASING**
- (TSB) TEMPORARY SEDIMENT BASIN (INSTALL DURING INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM PHASE)
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REVIEW:  
 PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

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



STERLING RANCH EAST  
 FILING NO. 3  
 GRADING AND EROSION CONTROL PLAN  
 SCHOOL SITE OVERLOT GEC PLAN

DESIGNED BY	MAW	SCALE	DATE	7/03/2023
DRAWN BY	ESO	(H) 1" = 50'	SHEET	4 OF 35
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.33	

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MATCHLINE (SEE SHEET 3 AND 4)



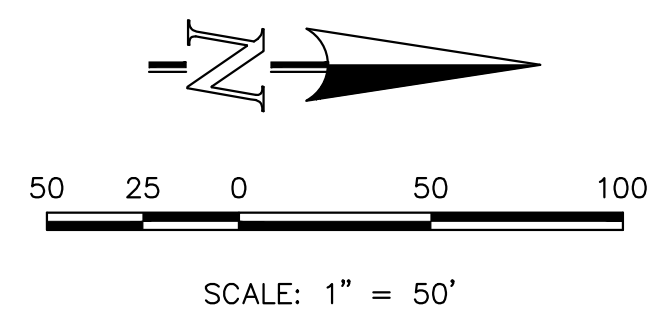
MATCHLINE (SEE SHEET 6)

**LEGEND**

- (7700) --- EXISTING CONTOUR
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- PROPOSED LIMITS OF GRADING/ CONSTRUCTION SITE BOUNDARY
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- "T" --- TRANSITION LOT
- "G" --- GARDEN LOT
- --- PROPOSED INLET
- PROPOSED STORM SEWER PIPE
- HP --- PROPOSED HIGH POINT
- LP --- PROPOSED LOW POINT
- (TSB) --- TEMPORARY SEDIMENT BASIN
- X --- SILT FENCE
- (SCL) --- SEDIMENT CONTROL LOG (INSTALL DURING INTERIM PHASE WITH CONTINUED MAINTENANCE DURING INTERIM AND VERTICAL PHASES)
- (IP) --- INLET PROTECTION (INSTALL DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)
- (VTC) --- VEHICLE TRACKING CONTROL (INSTALL PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM, VERTICAL PHASE OR SITE PAVING)
- (ECB) --- EROSION CONTROL BLANKET (INSTALL DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)

**NOTES:**

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



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NO.	REVISION	DATE

REVIEW:

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

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



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	

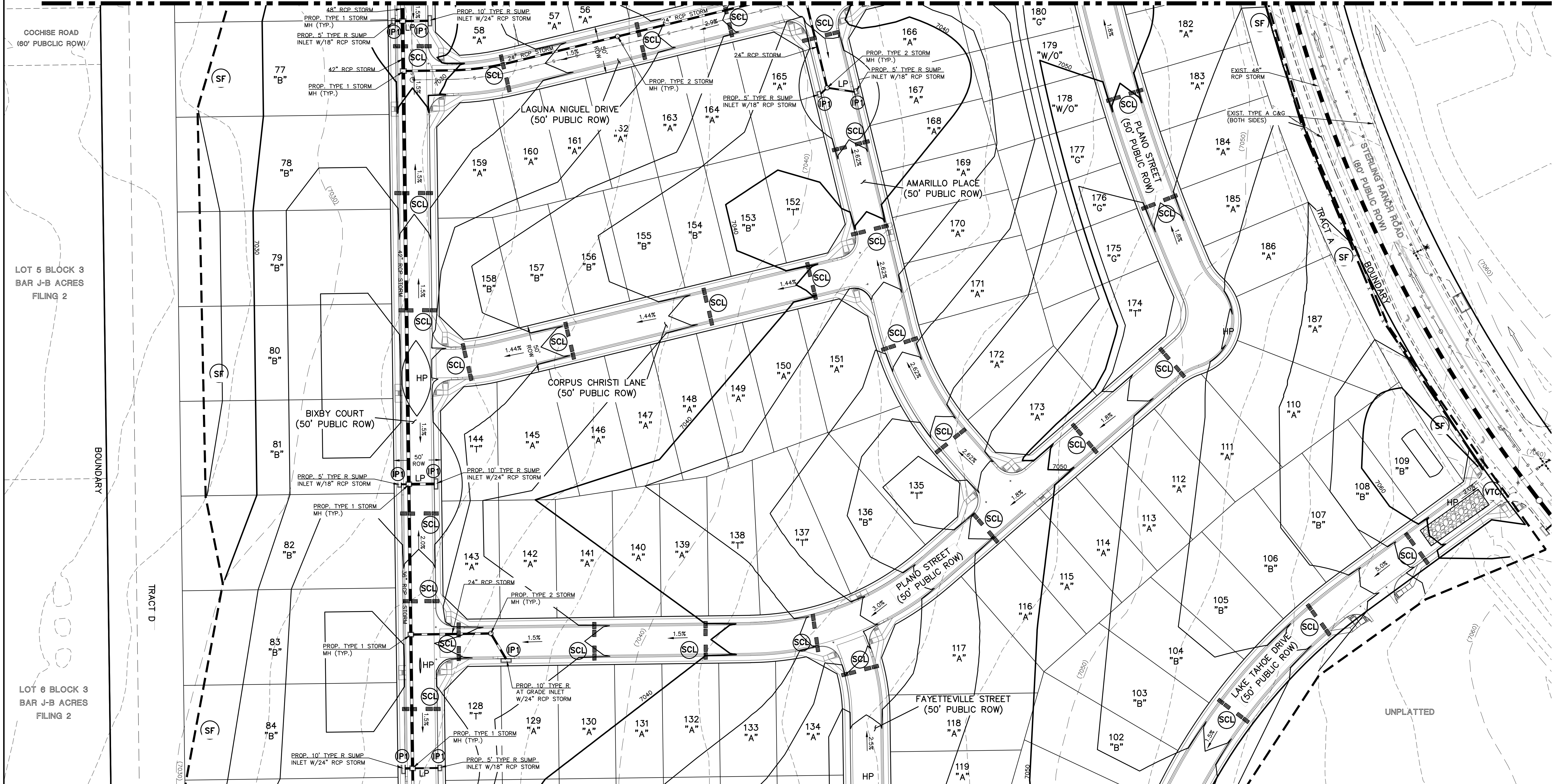


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MATCHLINE (SEE SHEET 5)

MATCHLINE (SEE SHEET 7)

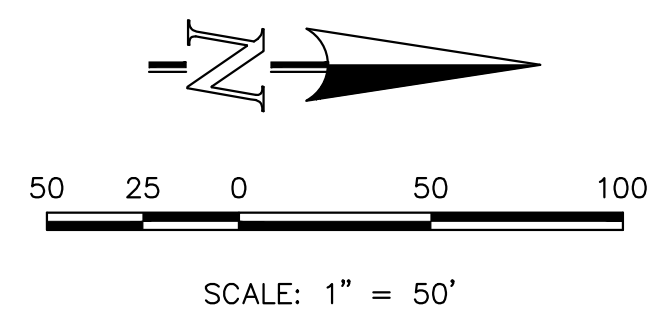


LEGEND

- (7700) EXISTING CONTOUR
- 7700 PROPOSED CONTOUR
- - - PROPOSED LIMITS OF GRADING/ CONSTRUCTION SITE BOUNDARY
- - - BOUNDARY/R.O.W. LINE
- EXISTING FLOW DIRECTION
- PROPOSED FLOW
- "A" A LOT
- "B" B LOT
- "W/O" WALKOUT LOT
- "T" TRANSITION LOT
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- BMP PHASING**
- (INSTALL DURING INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM PHASE)
- (INSTALL PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE DURING INTERIM AND VERTICAL PHASES)

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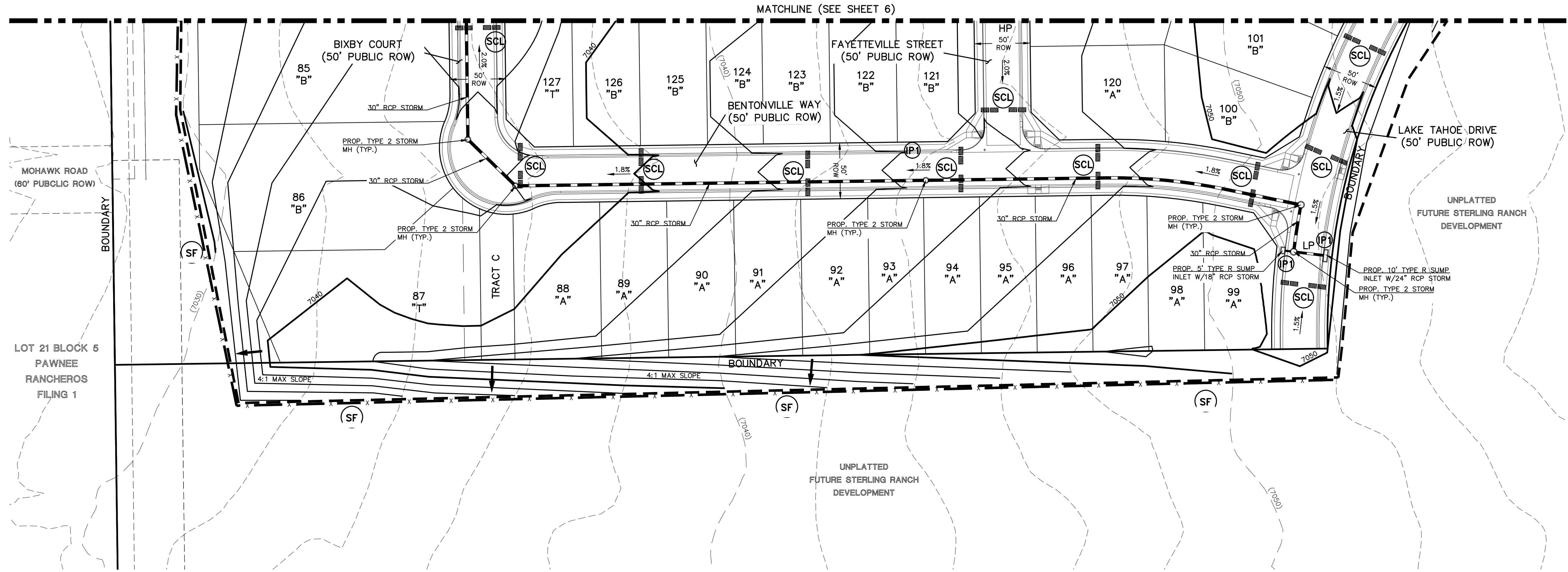
MARC A. WHORTON, COLORADO P.E. #37155      DATE



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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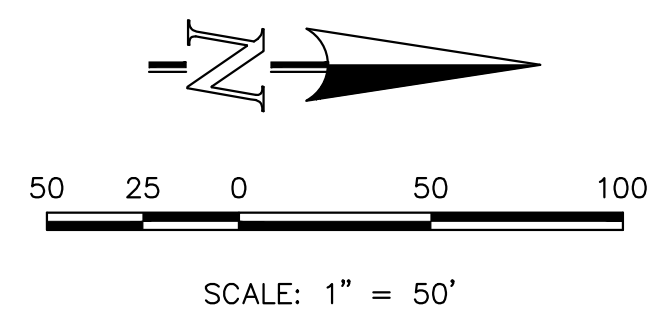
**LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
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- SILT FENCE
- SEDIMENT CONTROL LOG
- INLET PROTECTION
- VEHICLE TRACKING CONTROL
- EROSION CONTROL BLANKET

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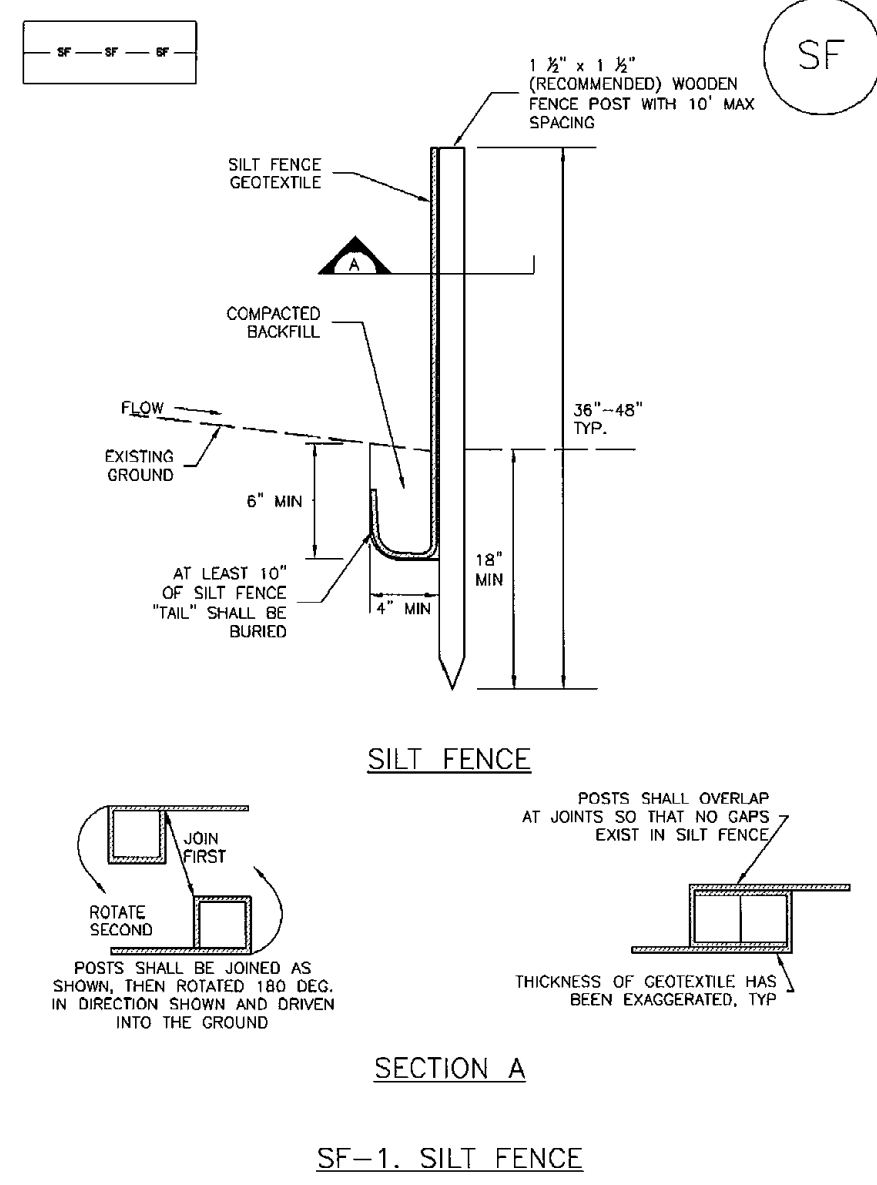


STERLING RANCH EAST FILING NO. 3 GRADING AND EROSION CONTROL PLAN			
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CLASSIC CONSULTING



**Silt Fence (SF) SC-1**



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

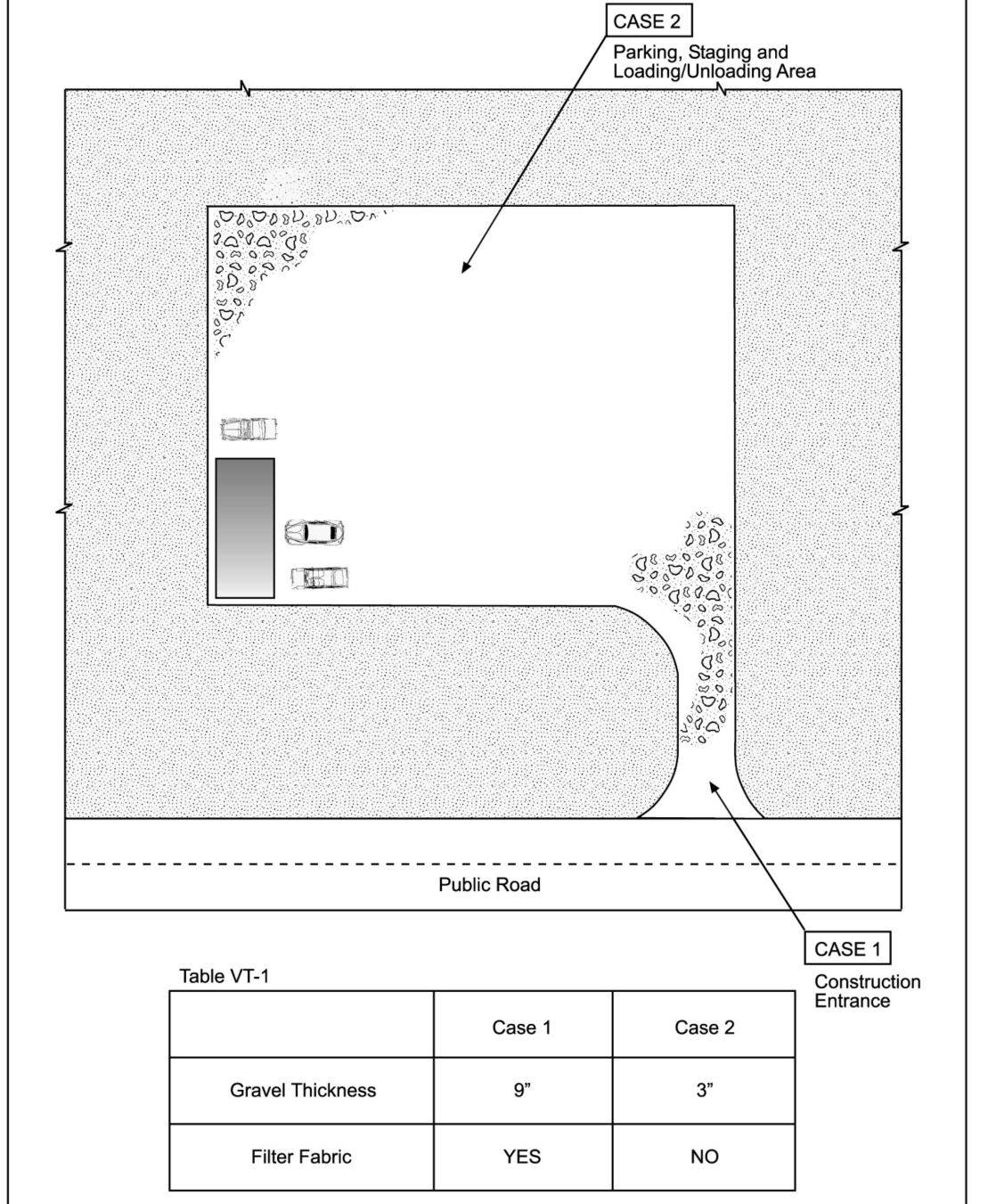
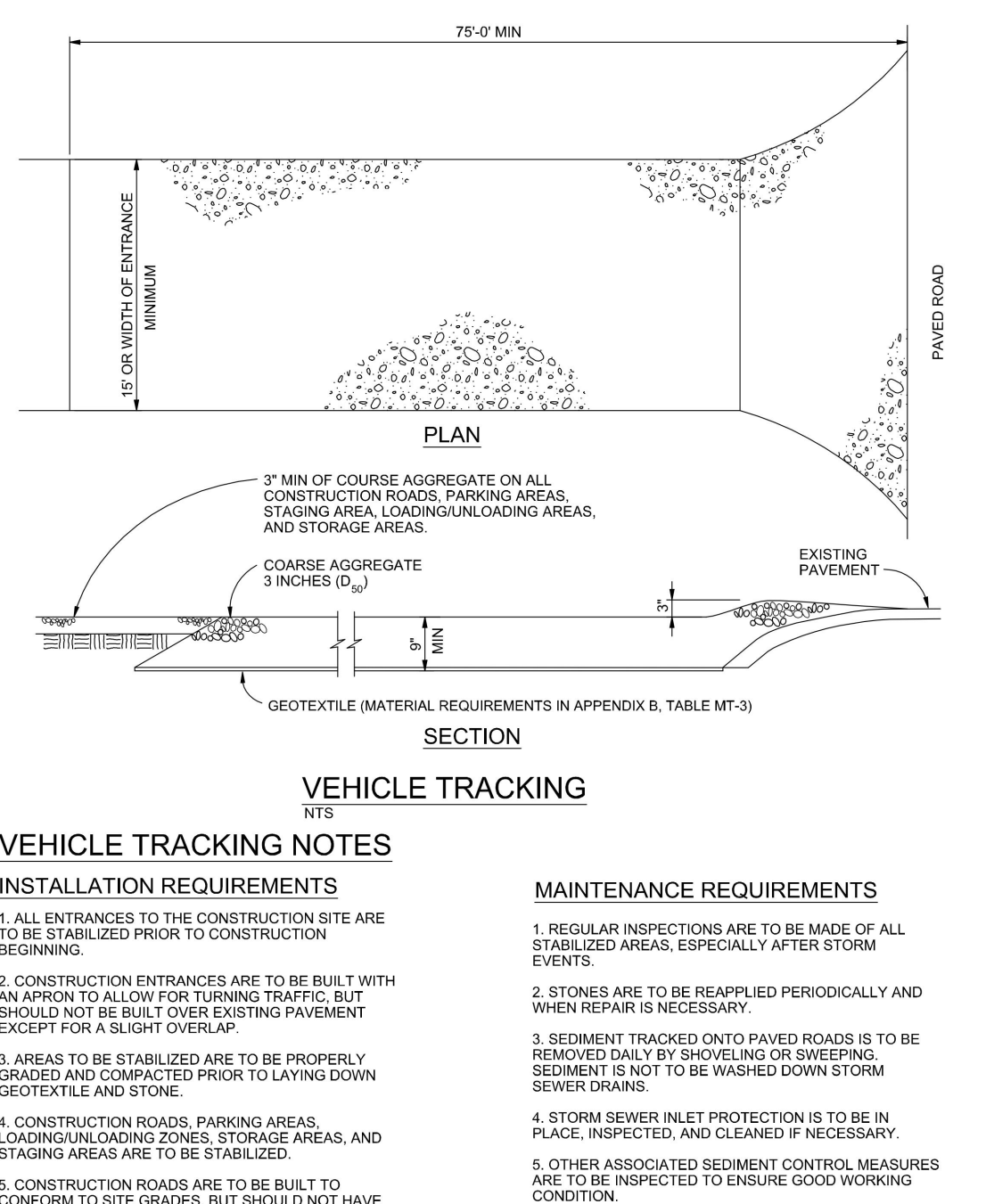


Table VT-1

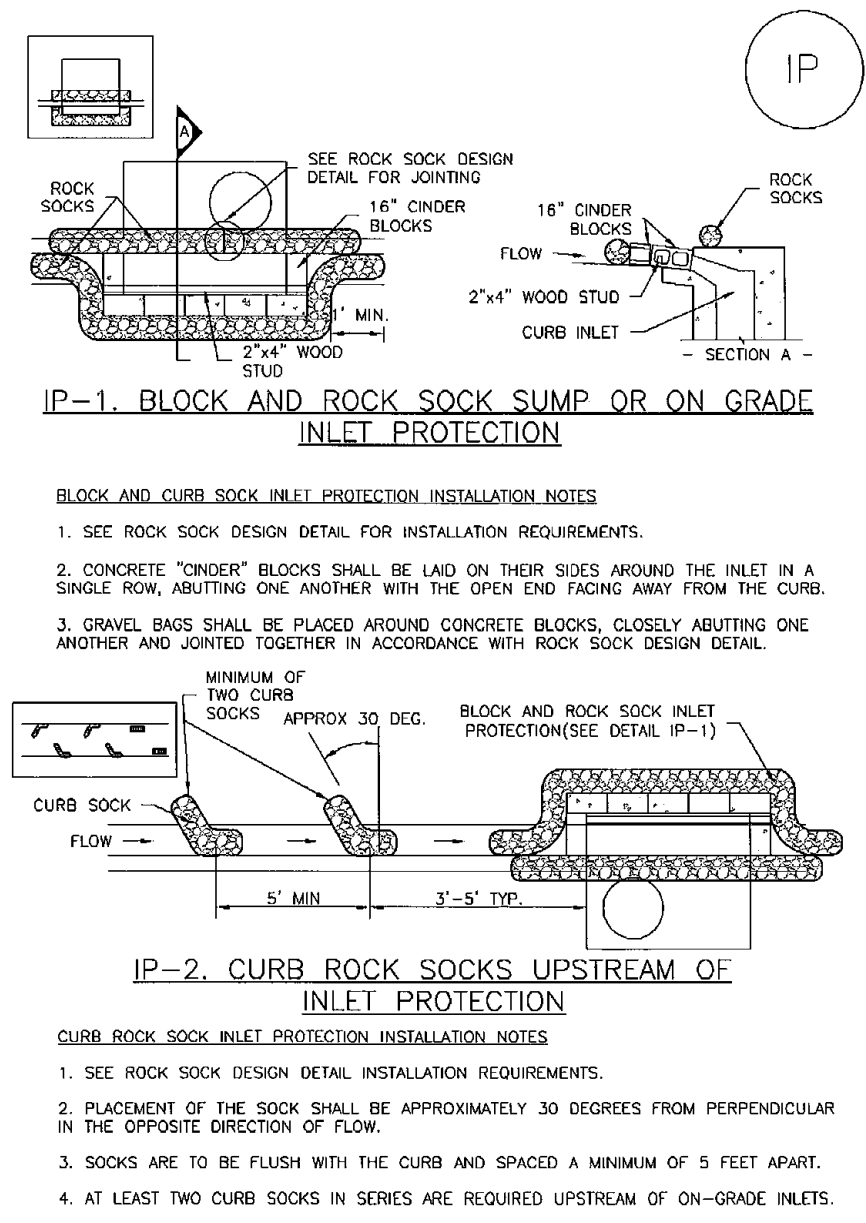
	Case 1	Case 2
Gravel Thickness	9'	3'
Filter Fabric	YES	NO

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



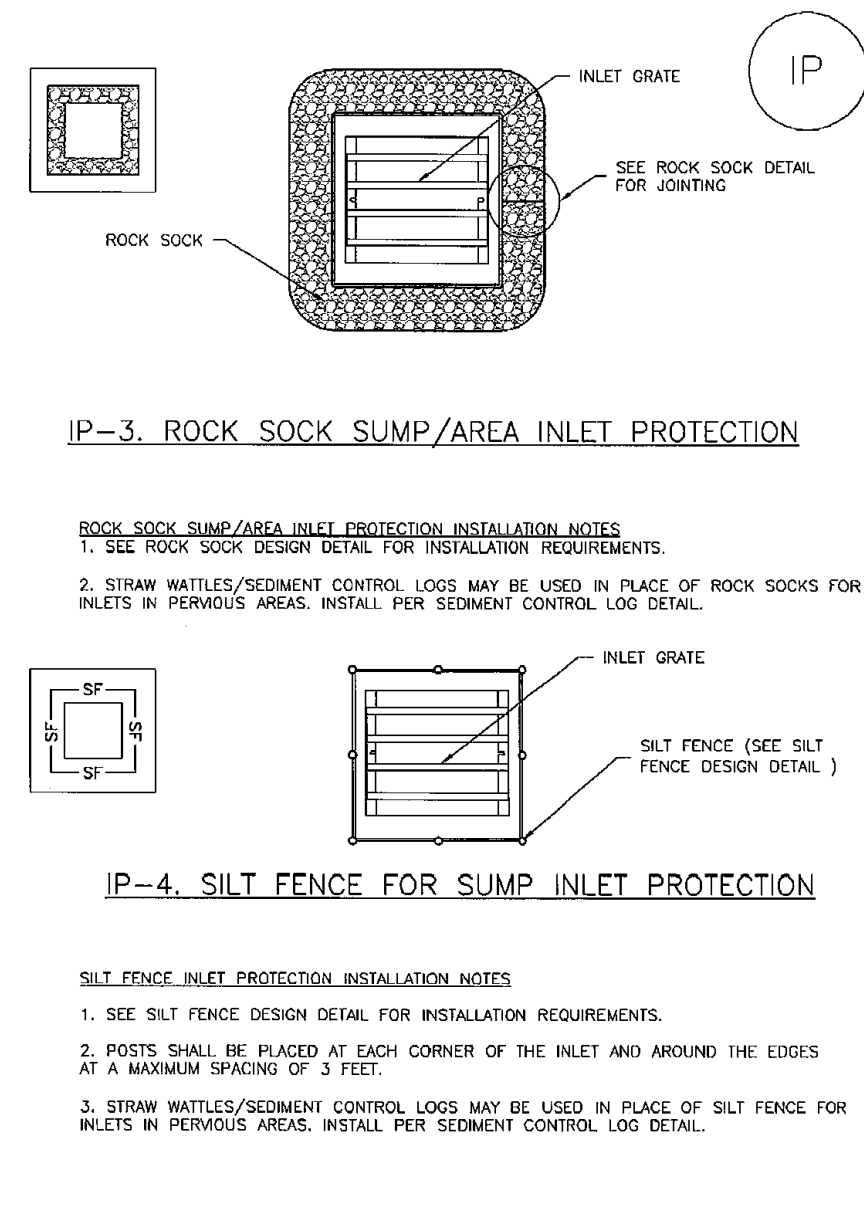
City of Colorado Springs Stormwater Quality Figure VT-2 Vehicle Tracking Application Examples

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



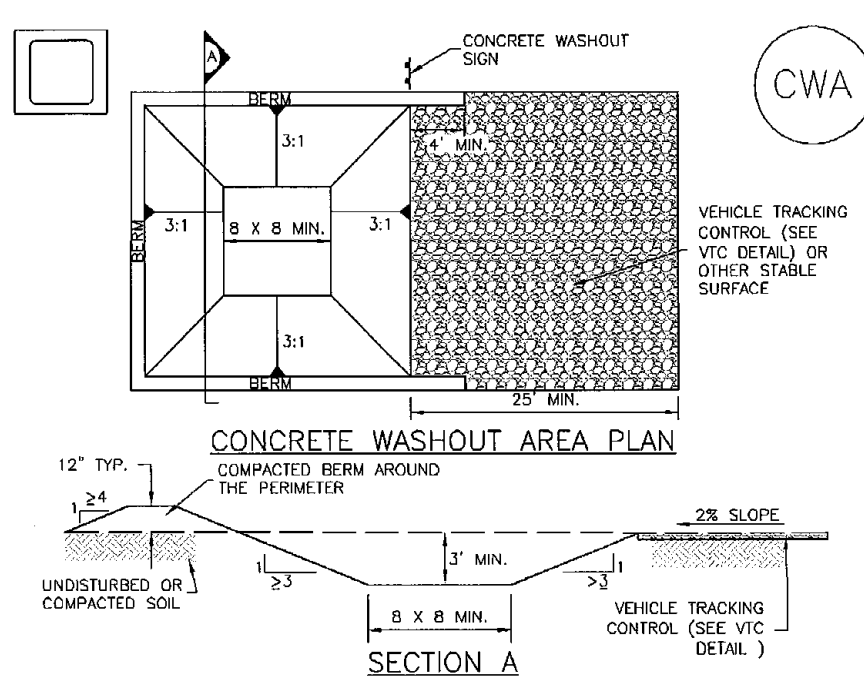
IP-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 August 2013

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



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

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



**CWA-1. CONCRETE WASHOUT AREA**

**CWA INSTALLATION NOTES**

- SEE PLAN VIEW FOR: -CWA INSTALLATION LOCATION.
- 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 UNFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (1/8 IN. MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINER ABOVE GROUND STORAGE ARE SHOULD BE USED.
- THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
- CWA SHALL INCLUDE A FLAT SUBSURFACE 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'.
- VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
- SDMS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OR CONCRETE TRUCKS AND PUMP TRUCKS.
- 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.

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

**Appropriate Uses**

Use mulch in conjunction with seeding to help protect the seedbed and stabilize the soil. Mulch can also be used as a temporary cover on low to mild slopes to help temporarily stabilize disturbed areas where growing season constraints prevent effective reseeded. Disturbed areas should be properly mulched and tacked, or seeded, mulched and tacked promptly after final grade is reached (typically within no longer than 14 days) on portions of the site not otherwise permanently stabilized.

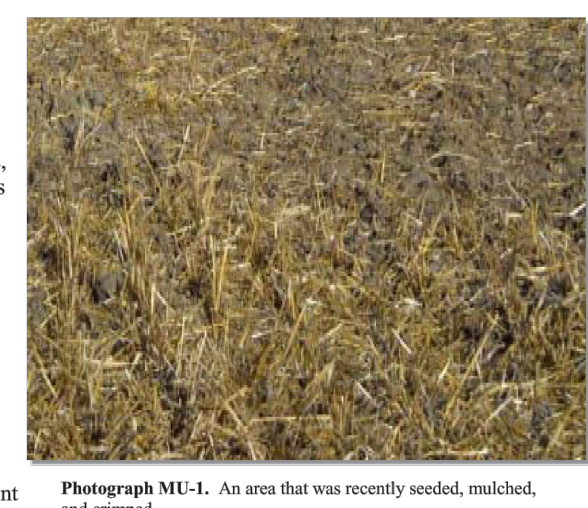
Standard dry mulching is encouraged in most jurisdictions; however, hydromulching may not be allowed in certain jurisdictions or may not be allowed near waterways.

Do not apply mulch during windy conditions.

**Design and Installation**

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

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



Photograph MU-1. An area that was recently seeded, mulched, and crimped.

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.

Typically, local governments have their own seed mixes and timelines for seeding. Check jurisdictional requirements for seeding and temporary stabilization.

**Design and Installation**

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

The USDCM Volume 2 Revegetation 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. Hydroseeding 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 hydroseeding or hydromulching.

**Seedbed Preparation**

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

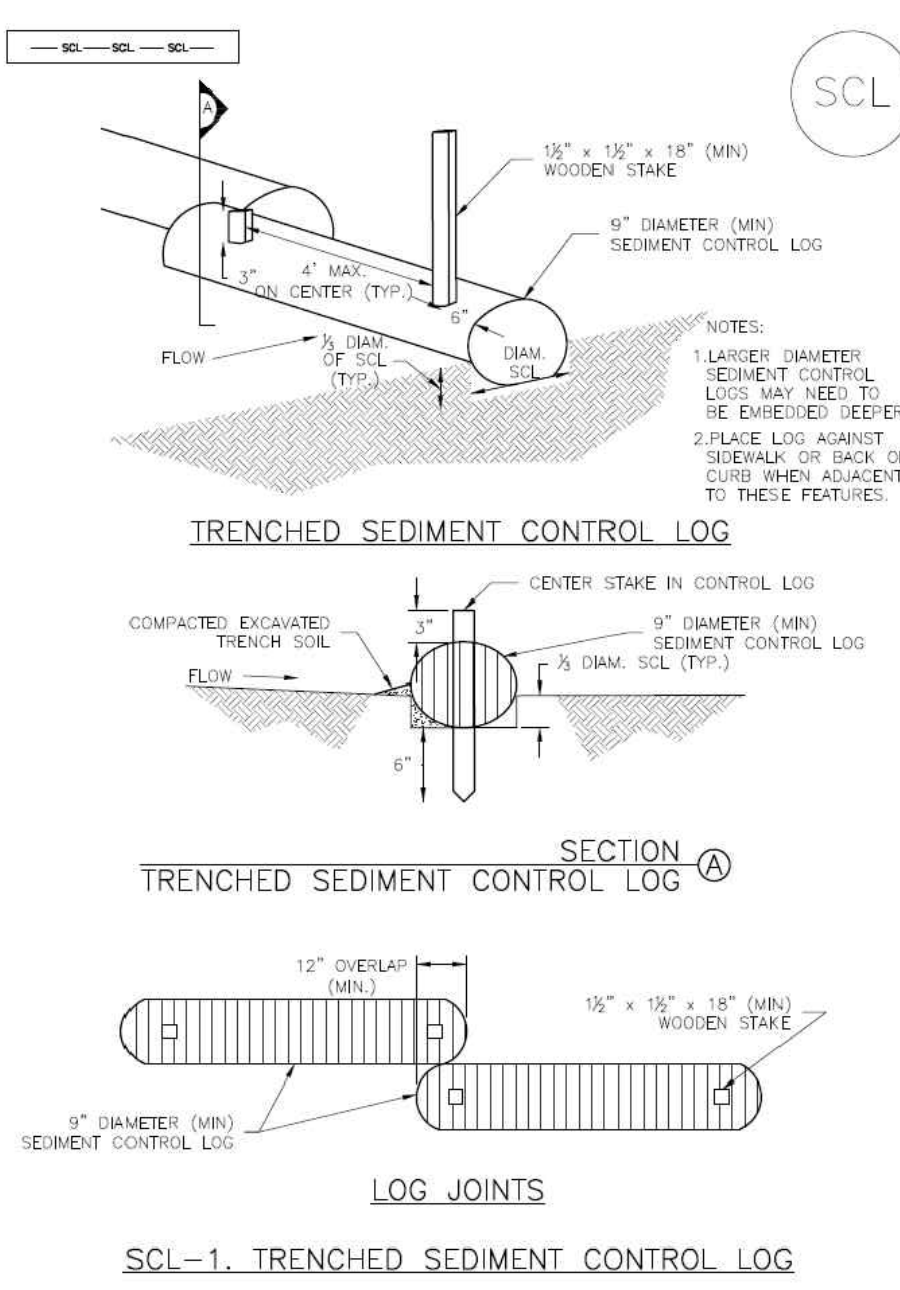


Photograph TS/PS-1. Equipment used to drill seed. Photo courtesy of Douglas County.

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**



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**

- INSPECT BMPs EACH WORKDAY AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- 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'.
- 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.
- THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
- 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 METROS)

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

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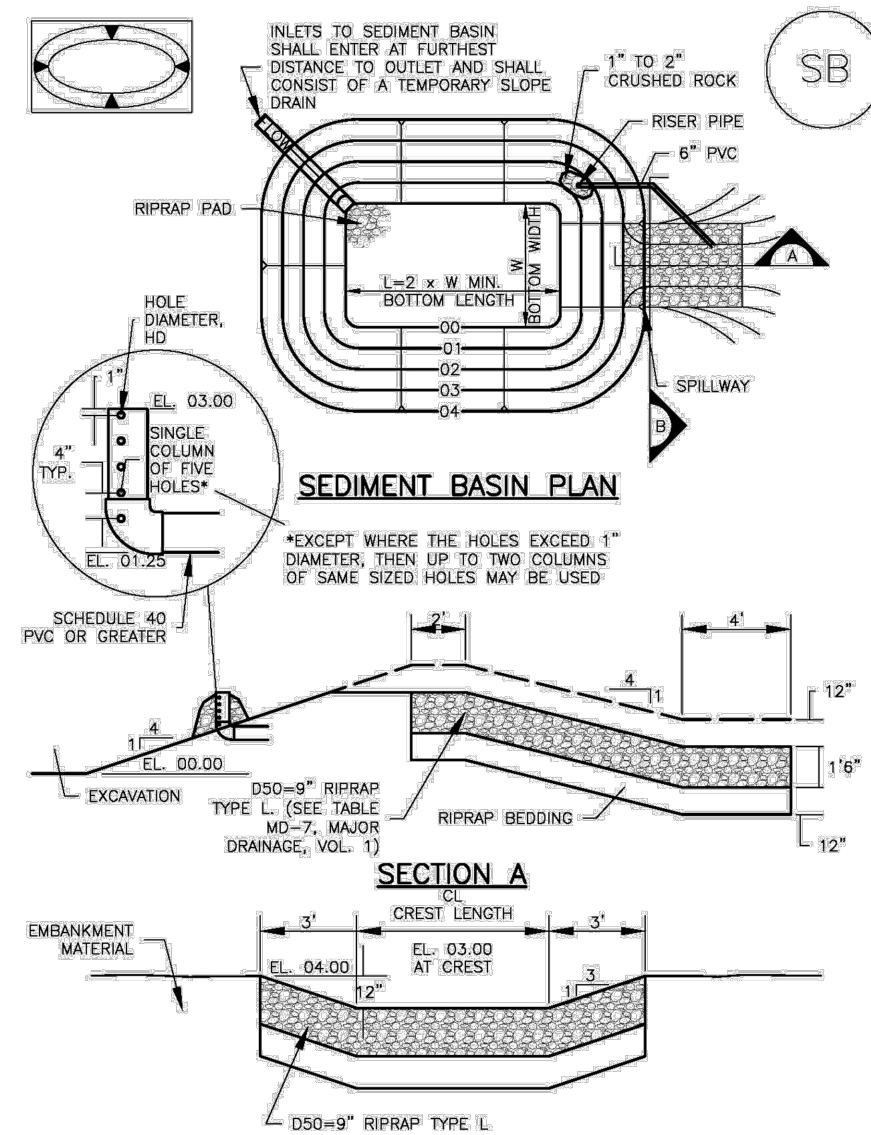
STERLING RANCH EAST  
FLING NO. 3  
EROSION AND EROSION CONTROL PLAN  
DETAIL SHEET

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



**Sediment Basin (SB)**

**SC-7**



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

**SC-7**

**Sediment Basin (SB)**

TABLE SB-1. SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

Upstream Drainage Area (Square ft. nearest acre)	Basin Bottom Width (W), (ft)	Spillway Crest Length (CL), (ft)	Hole Diameter (HD), (in)
1	12 1/2	2	3/4
2	21	3	1 1/4
3	28	4	1 3/4
4	33 1/2	6	2
5	38 1/2	8	2 1/4
6	47 1/2	9	2 3/4
7	47 1/2	11	3
8	51	12	3 1/2
9	64	13	3 3/4
10	58 1/2	15	4
11	61	15	4 1/4
12	64	18	4 1/2
13	67 1/2	19	4 3/4
14	70 1/2	21	4 3/4
15	73 1/2	22	4 3/4

**SEDIMENT BASIN INSTALLATION NOTES**

- SEE PLAN VIEW FOR:
  - LOCATION OF SEDIMENT BASIN
  - TYPE OF BASIN (STANDARD BASIN OR NONSTANDARD BASIN)
  - FOR STANDARD BASIN, BOTTOM WIDTH W, CREST LENGTH CL, AND HOLE DIAMETER, HD.
  - FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT H, NUMBER OF COLUMNS N, HOLE DIAMETER HD AND PIPE DIAMETER D.
- FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
- SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER LAND-DISTURBING ACTIVITY THAT RELIES ON THEM AS A STORMWATER CONTROL.
- EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.
- EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
- PIPE SCH 40 OR GREATER SHALL BE USED.
- THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASINS (FOR DRAINAGE AREAS LESS THAN 15 ACRES; SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASINS) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.

SB-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 August 2013

**Sediment Basin (SB)**

**SC-7**

**SEDIMENT BASIN MAINTENANCE NOTES**

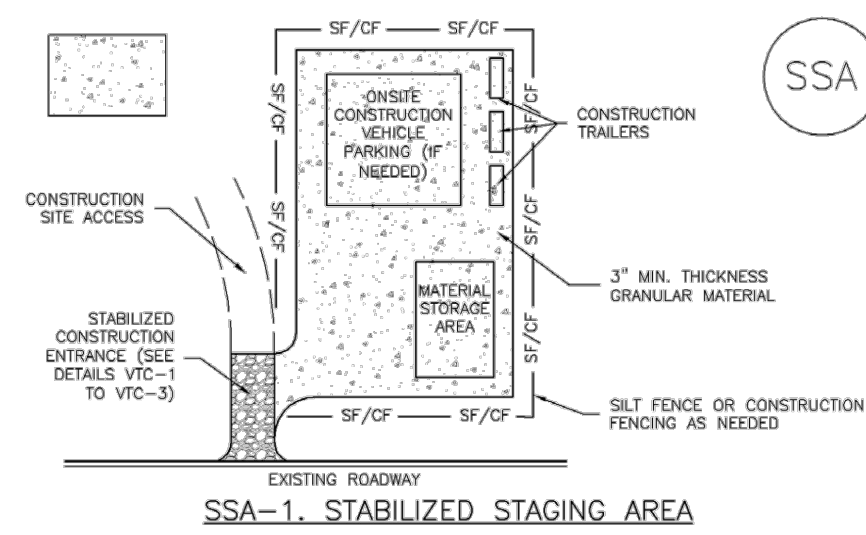
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN BMP EFFECTIVENESS. TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E. TWO FEET BELOW THE SPILLWAY CREST).
- SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS ACCEPTED BY THE LOCAL JURISDICTION.
- WHEN SEDIMENT BASINS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO)  
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SB-7

**Stabilized Staging Area (SSA)**

**SM-6**



**SSA-1. STABILIZED STAGING AREA**

**STABILIZED STAGING AREA INSTALLATION NOTES**

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

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

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

**SM-6**

**Stabilized Staging Area (SSA)**

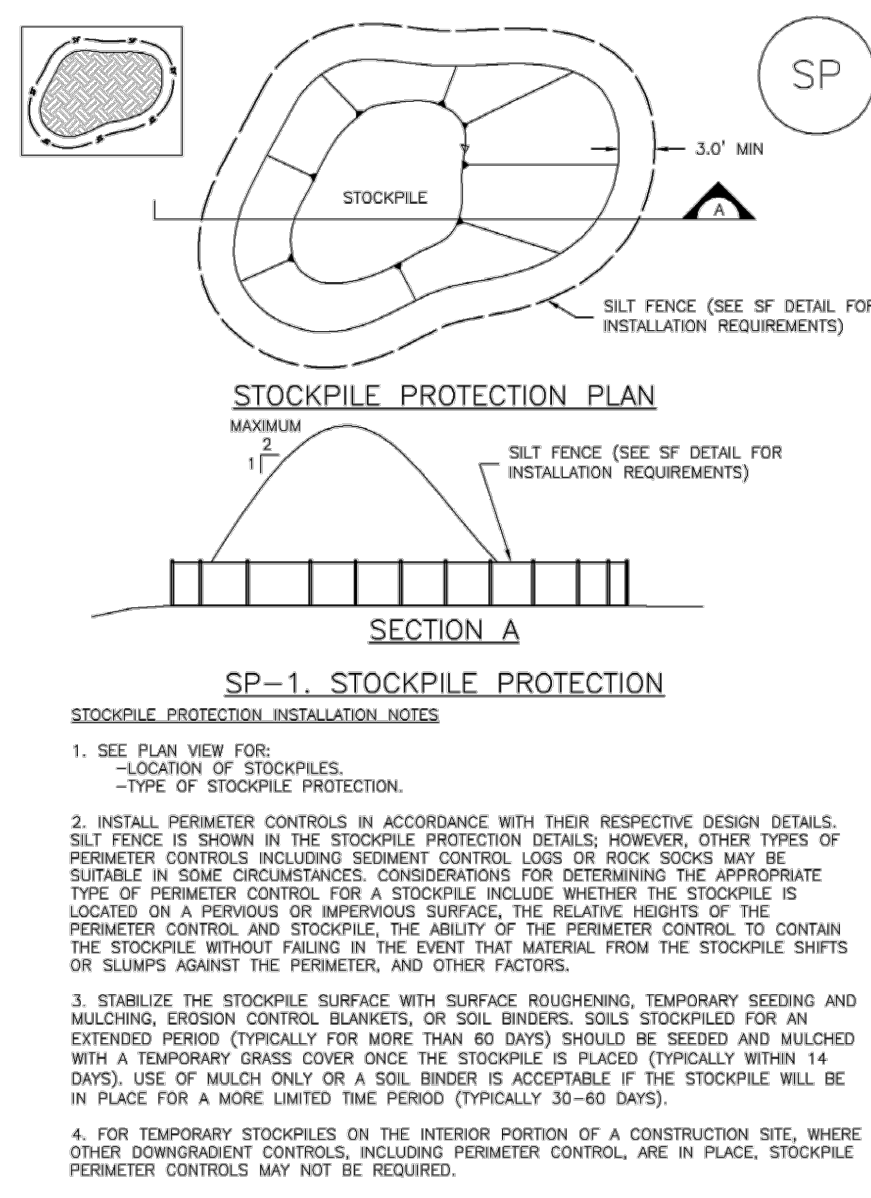
**STABILIZED STAGING AREA MAINTENANCE NOTES**

- STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
- THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.
- NOTE: MANY JURISDICTIONS PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SSA-4

**Stockpile Management (SP)**

**MM-2**



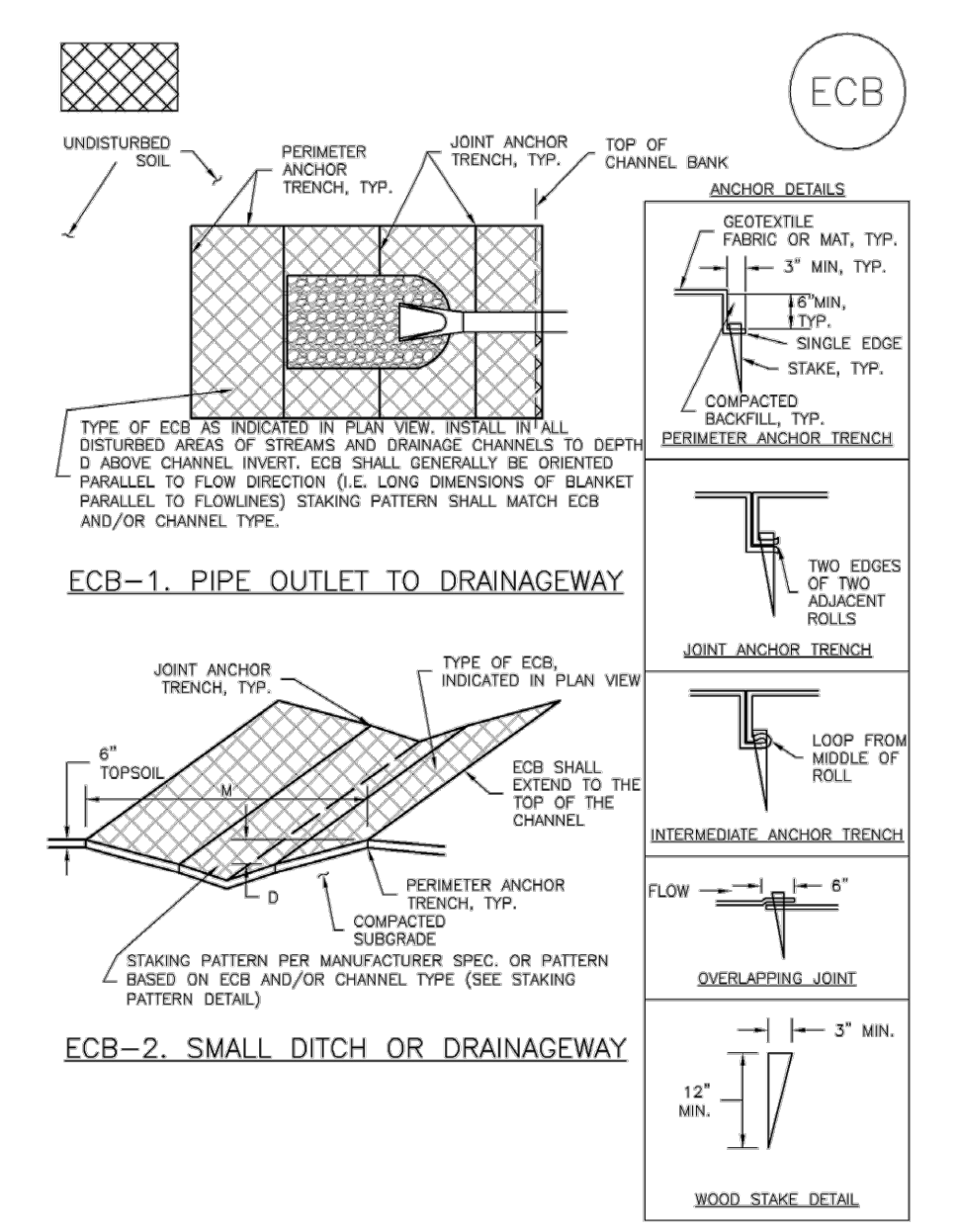
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SP-3

**MM-2 Stockpile Management (SM)**

- STOCKPILE PROTECTION MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
  - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
  - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- STOCKPILE PROTECTION MAINTENANCE NOTES**
- IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.
  - STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.
- (DETAILS ADAPTED FROM PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)  
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

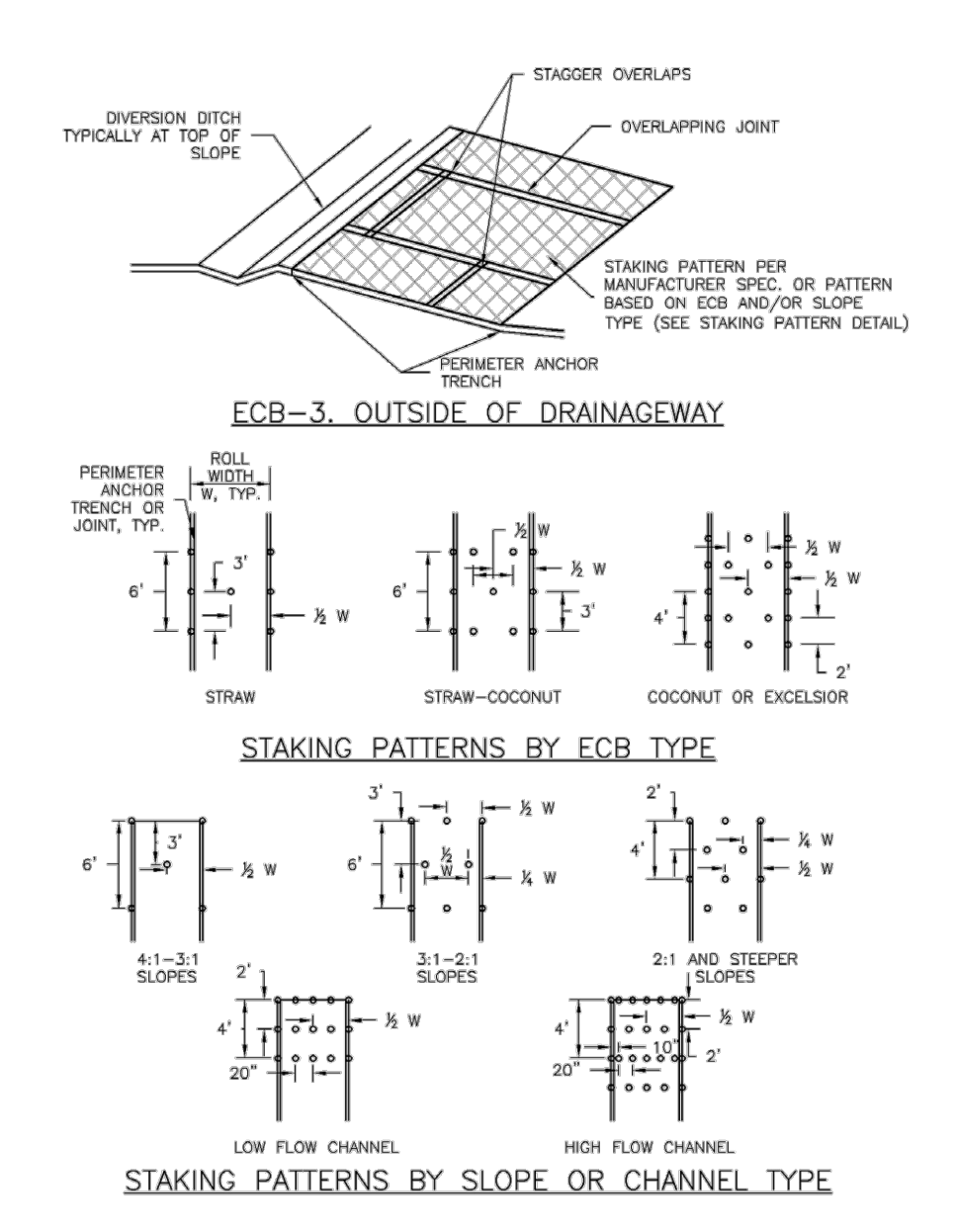
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 MM-2

**EC-6 Rolled Erosion Control Products (RECP)**



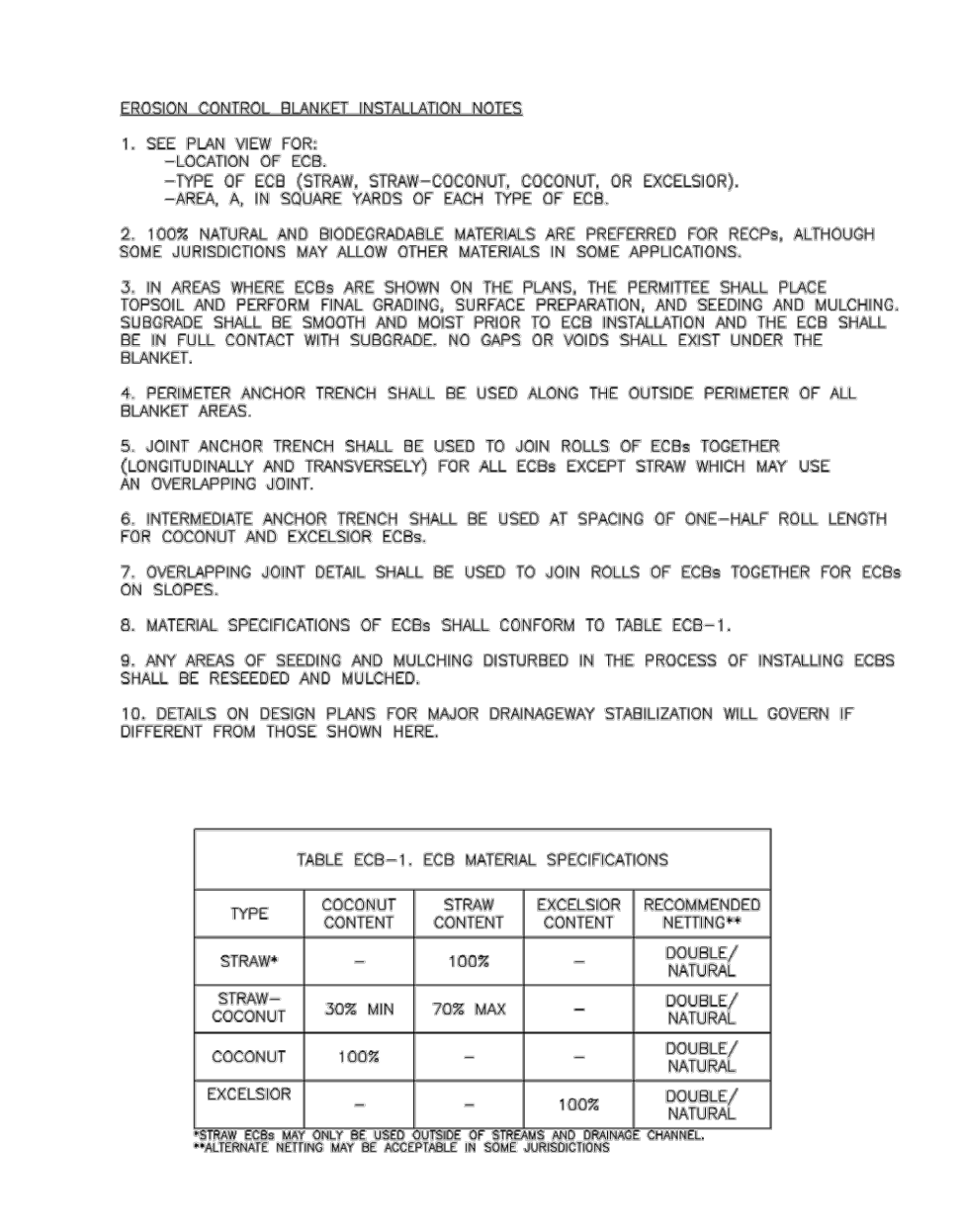
RECP-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

**Rolled Erosion Control Products (RECP) EC-6**



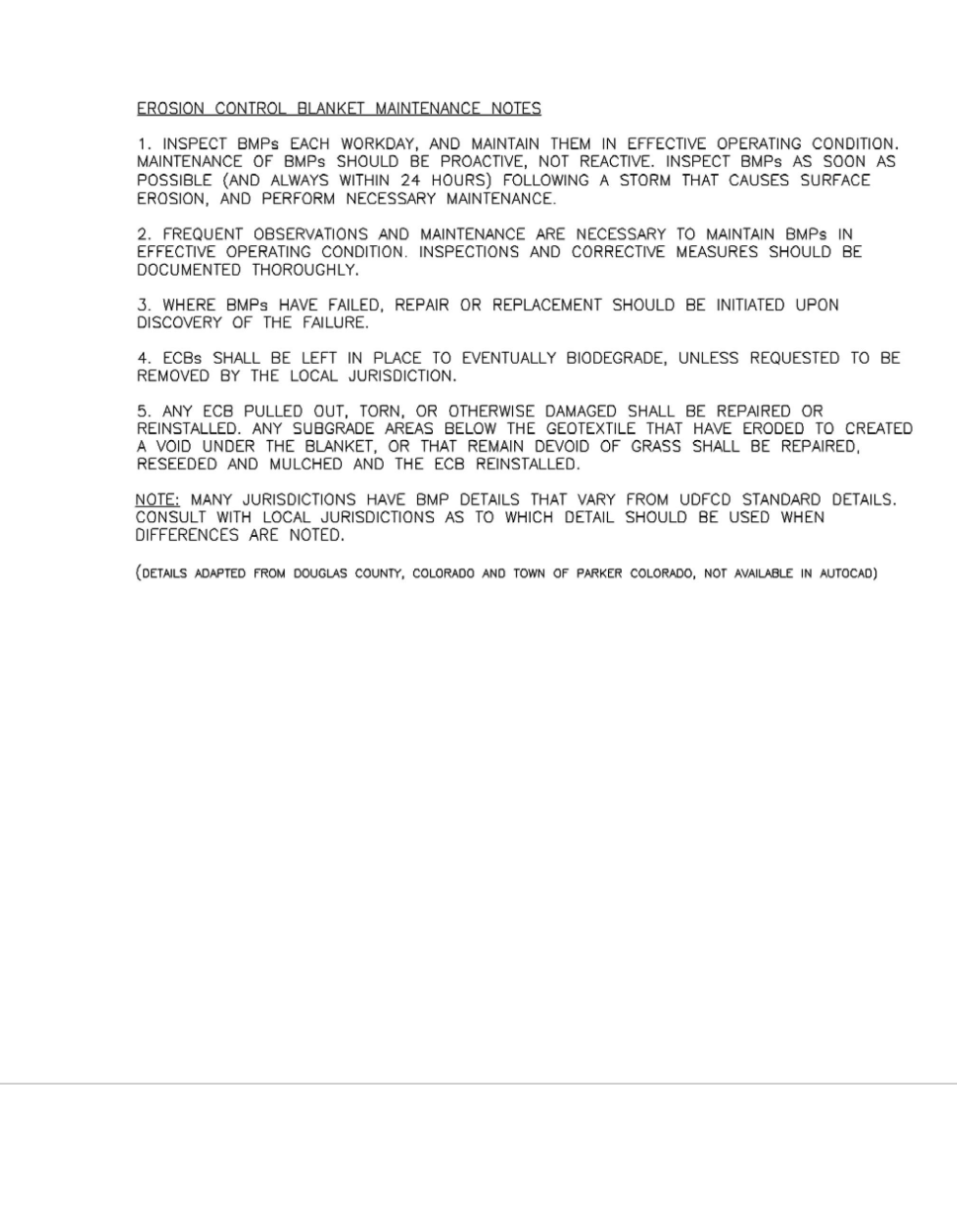
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 RECP-7

**EC-6 Rolled Erosion Control Products (RECP)**



RECP-8 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

**Rolled Erosion Control Products (RECP) EC-6**



RECP-9 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

48 HOURS BEFORE YOU DIG,  
CALL UTILITY LOCATORS

**811**  
UTILITY NOTIFICATION CENTER OF COLORADO  
IT'S THE LAW

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NO.	REVISION	DATE

REVIEW:

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

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

STERLING RANCH EAST  
FLING NO. 3  
GRADING AND EROSION CONTROL PLAN  
DETAIL SHEET

DESIGNED BY ESO SCALE DATE 7/03/2023  
DRAWN BY ESO (H) 1"= 50' SHEET 9 OF 35  
CHECKED BY (V) 1"= N/A JOB NO. 1183.33

**CLASSIC CONSULTING**

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

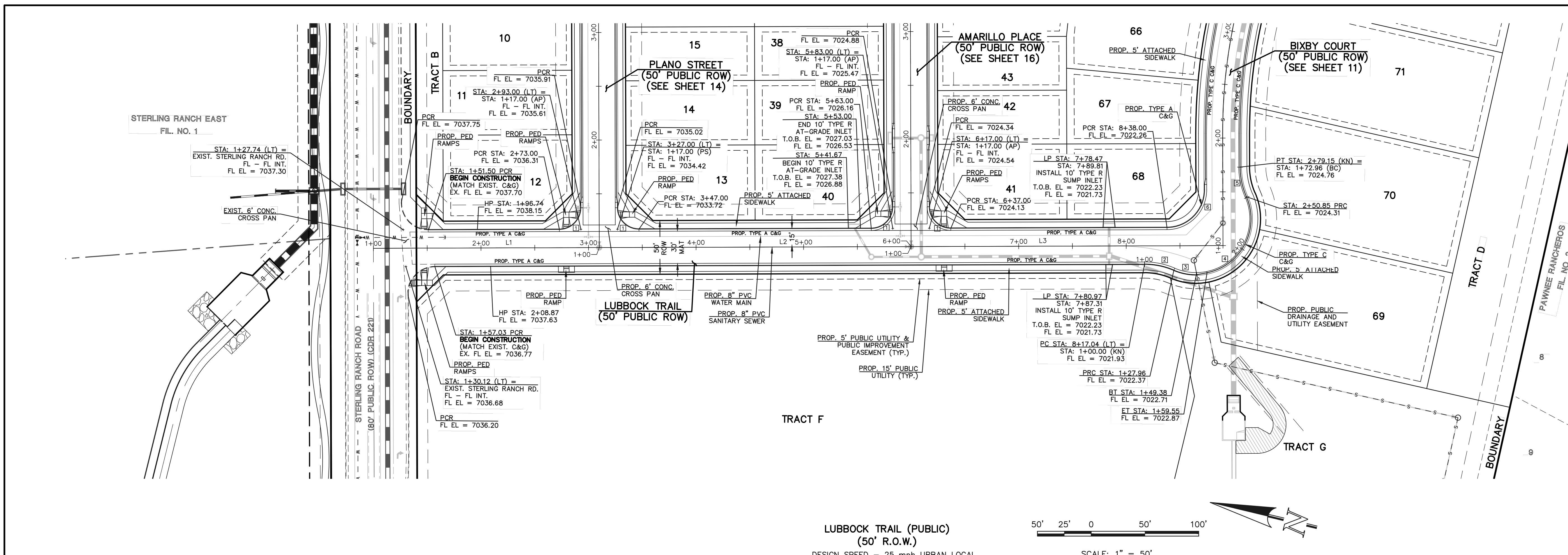


CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
L1	210.00	S13°40'40"E
L2	290.00	S13°40'40"E
L3	290.00	S13°40'40"E

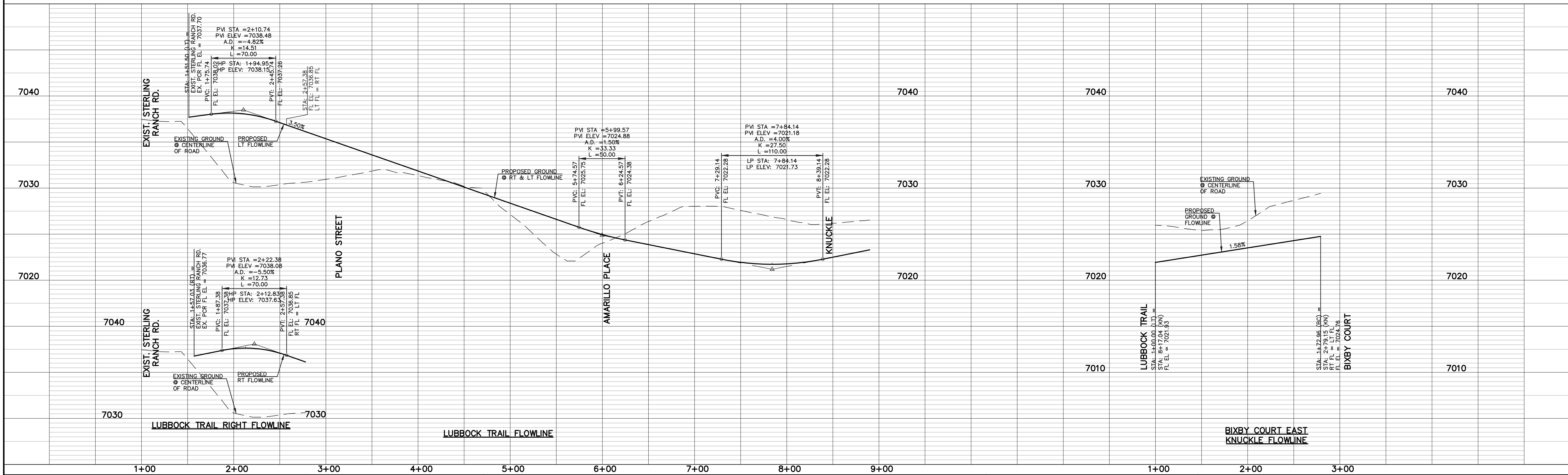
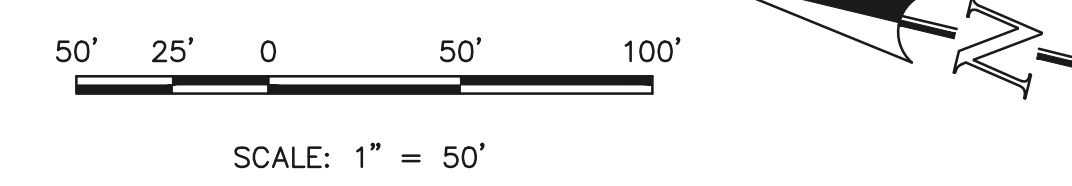
CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
1	31.42	20.00	90°00'00"
2	27.96	68.00	23°33'23"
3	21.43	52.00	23°36'34"
4	91.30	51.17	102°14'03"
5	28.30	68.83	23°33'23"
6	54.98	35.00	90°00'00"

**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.

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



LUBBOCK TRAIL (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

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

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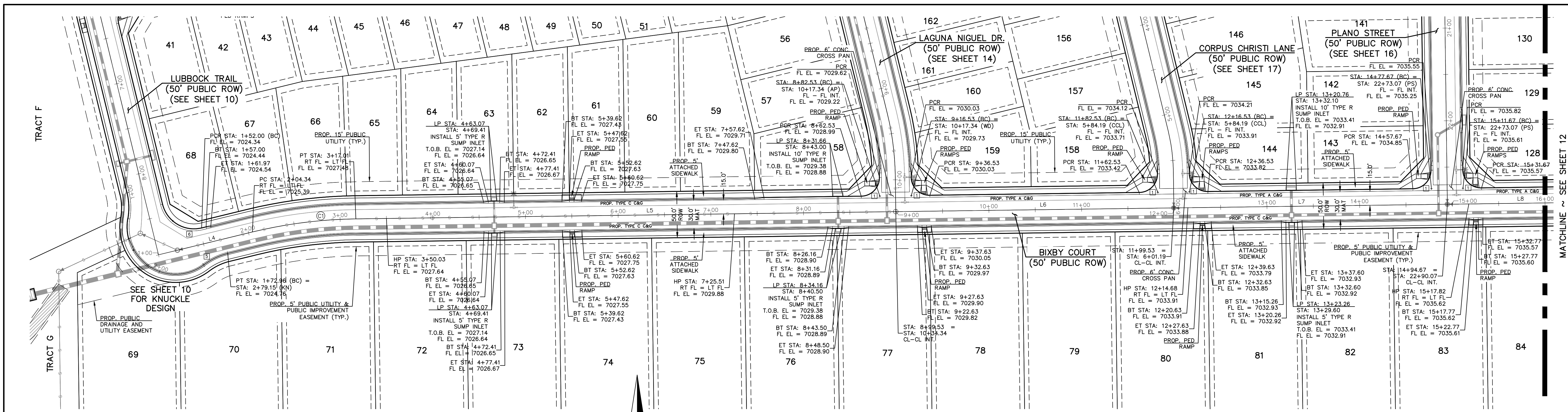
MARC A. WHORTON, COLORADO P.E. #37155      DATE

CONSULTING ENGINEERS & SURVEYORS

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

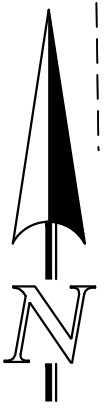
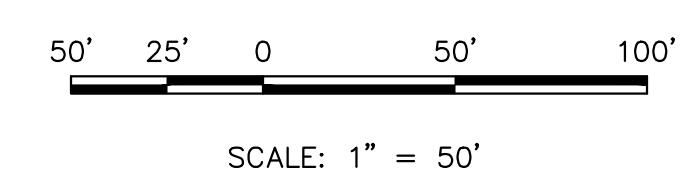
STERLING RANCH EAST FILE NO. 3			
STREET IMPROVEMENT PLANS LUBBOCK TRAIL			
DESIGNED BY	ESO	SCALE	DATE 7/03/2023
DRAWN BY	ESO	(H) 1" = 50'	SHEET 10 OF 35
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.33





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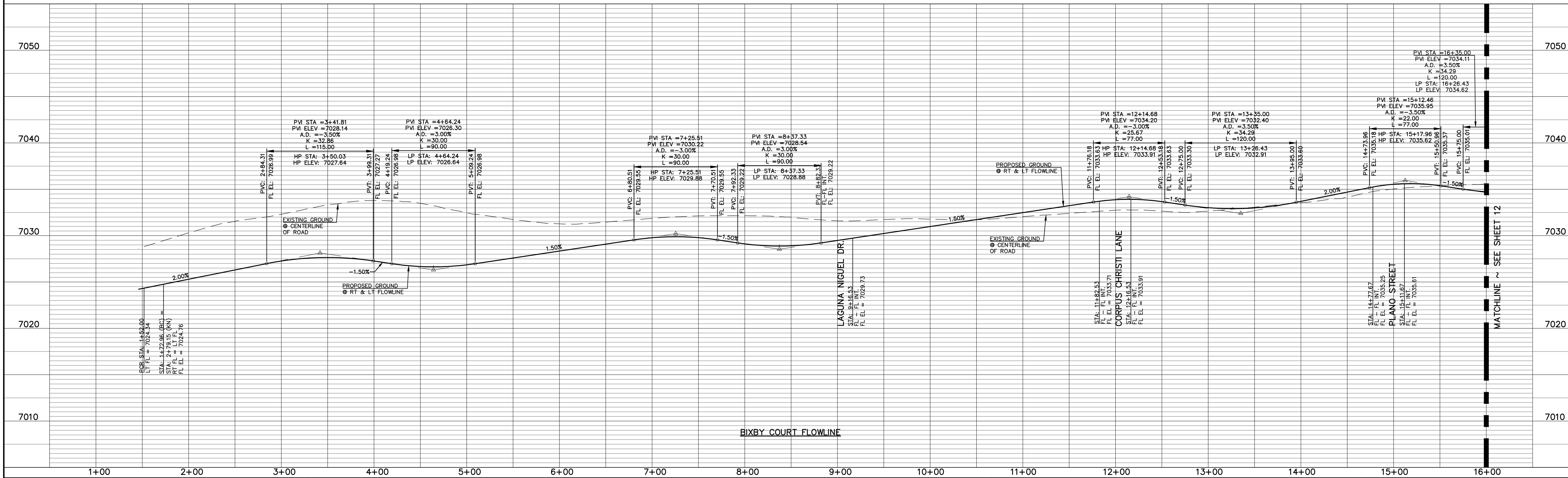


**BIXBY COURT (PUBLIC)**  
 (50' R.O.W.)  
 DESIGN SPEED - 25 mph URBAN LOCAL

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	125°44'00"



**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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REVIEW:  
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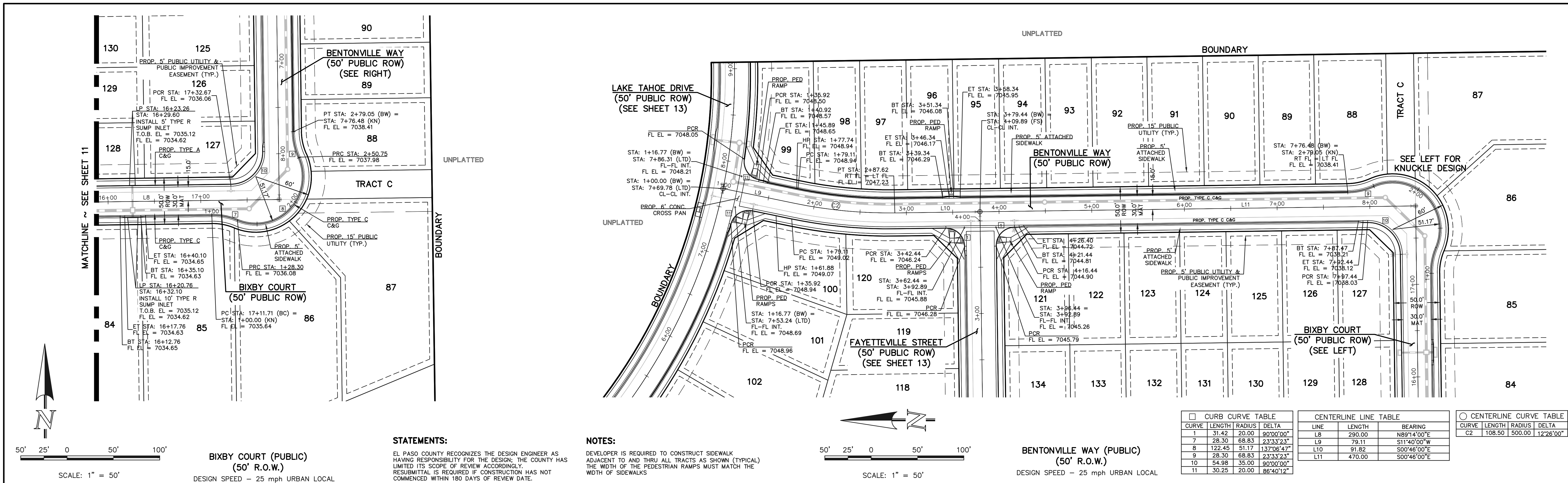
MARC A. WHORTON, COLORADO P.E. #37155      DATE



STERLING RANCH EAST  
 FILE 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





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

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**NOTES:**

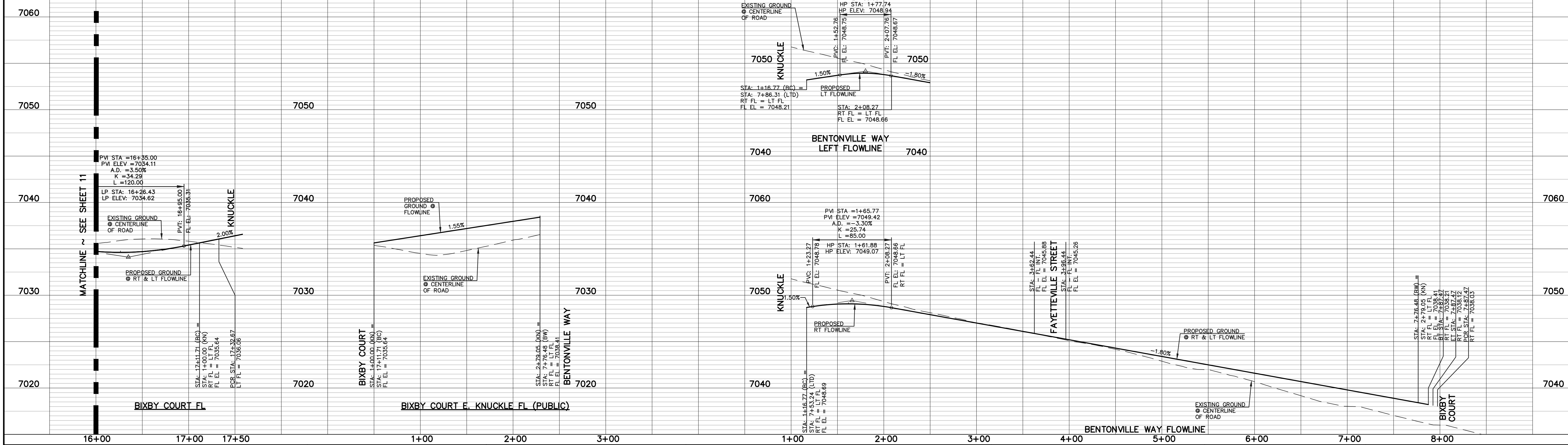
DEVELOPER IS REQUIRED TO CONSTRUCT SIDEWALK ADJACENT TO AND THRU ALL TRACTS AS SHOWN (TYPICAL). THE WIDTH OF THE PEDESTRIAN RAMPS MUST MATCH THE WIDTH OF SIDEWALKS.

**BENTONVILLE WAY (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"
7	28.30	68.83	23°33'23"
8	122.45	51.17	137°08'47"
9	28.30	68.83	23°33'23"
10	54.98	35.00	90°00'00"
11	30.25	20.00	86°40'12"

CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
L8	290.00	N89°14'00"E
L9	79.11	S11°40'00"W
L10	91.82	S00°46'00"E
L11	470.00	S00°46'00"E

CENTERLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C2	108.50	500.00	12°26'00"



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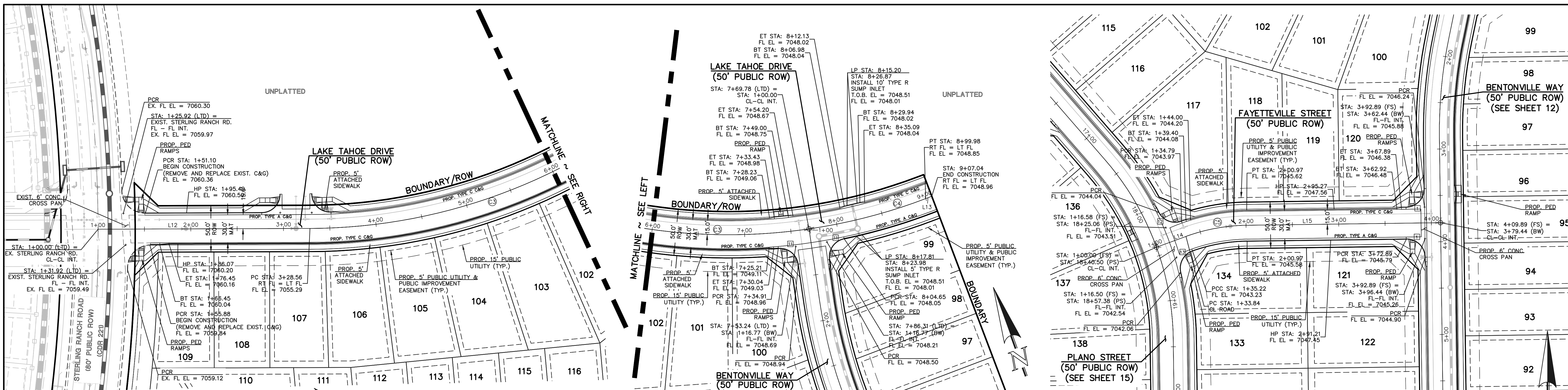
MARC A. WHORTON, COLORADO P.E. #37155

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  
 BIXBY COURT & BENTONVILLE WAY

DESIGNED BY	ESO	SCALE	DATE	7/03/2023
DRAWN BY	ESO	(H) 1" = 50'	SHEET	12 OF 35
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.33	





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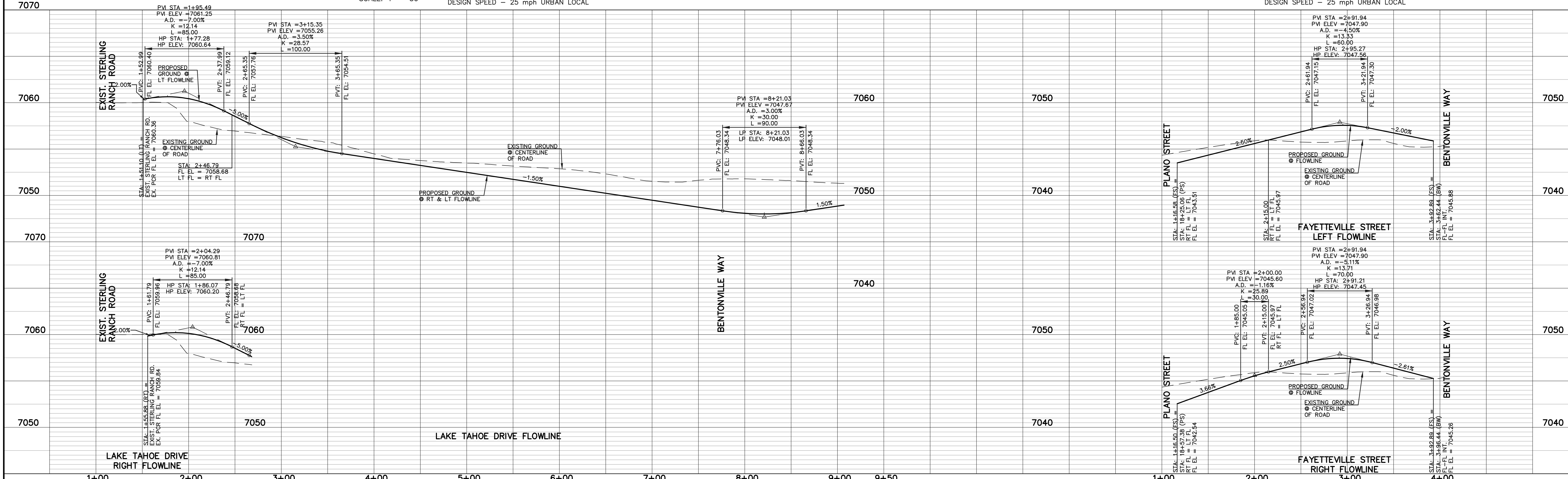
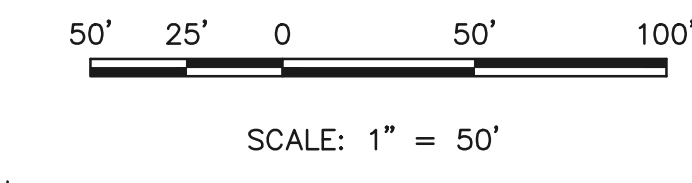
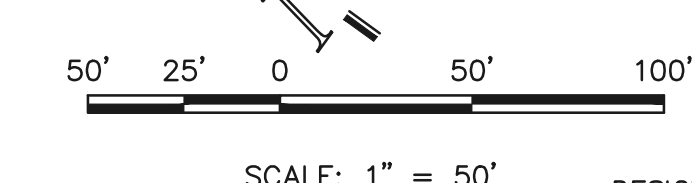
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CENTERLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C3	441.22	600.00	42°08'00"
C4	130.20	600.00	12°26'00"
C5	67.14	200.00	19°14'00"

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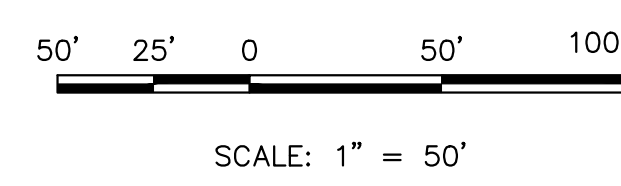
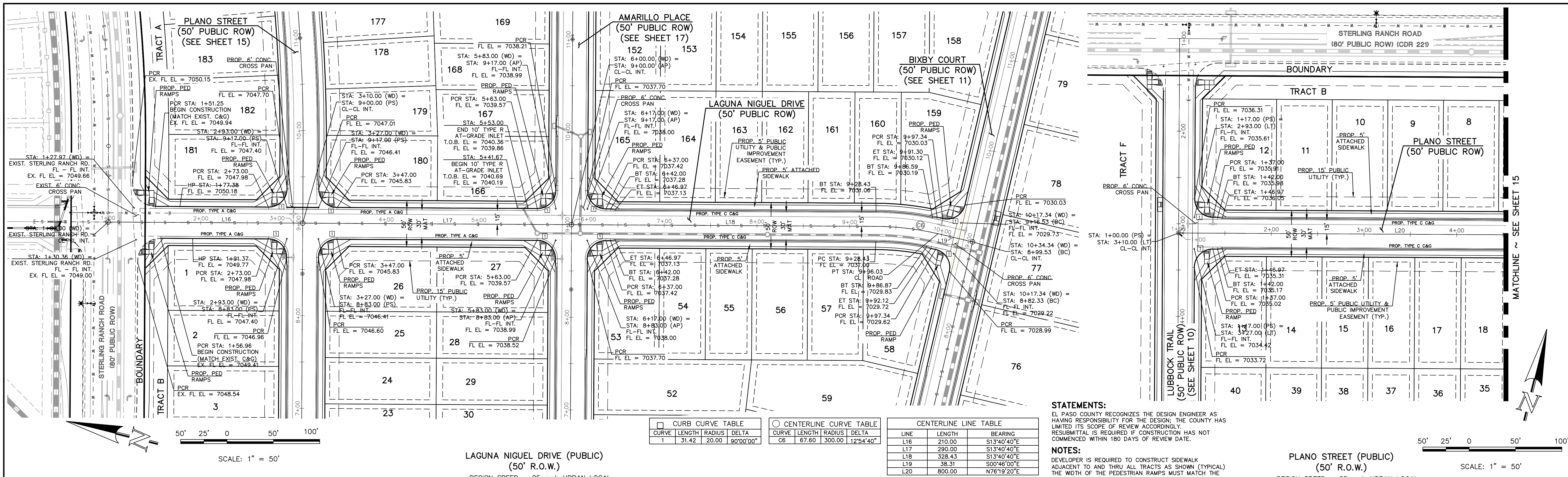
MARC A. WHORTON, COLORADO P.E. #37155 DATE



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





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

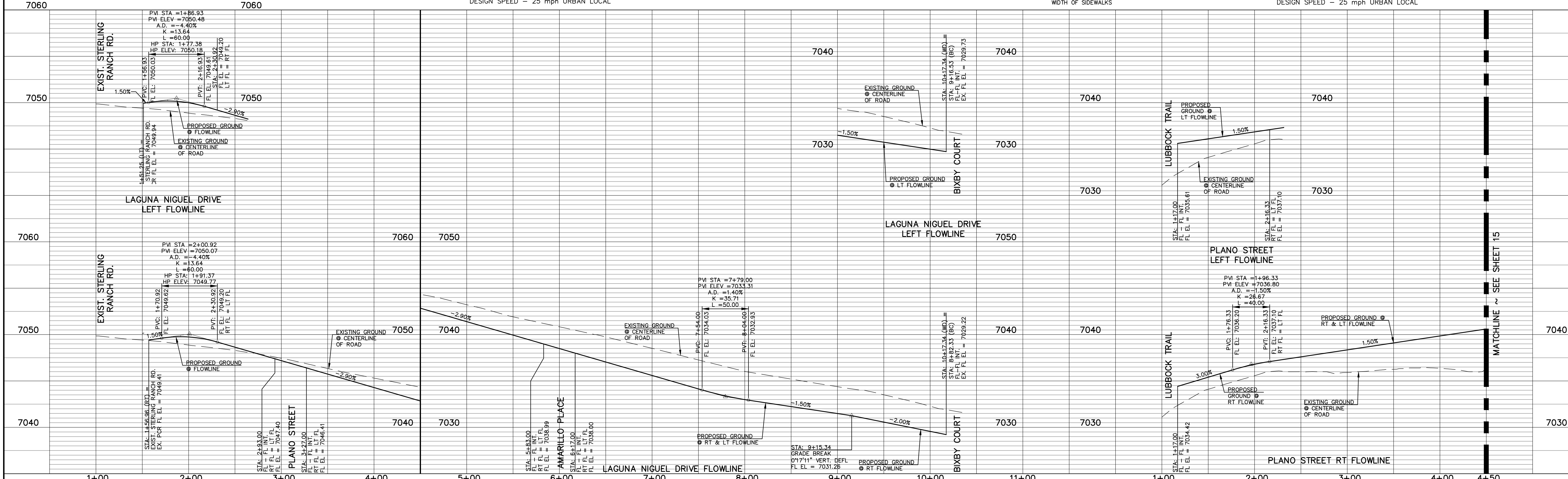
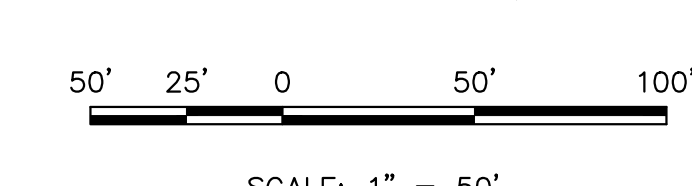
CURB CURVE TABLE				CENTERLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA	CURVE	LENGTH	RADIUS	DELTA
1	31.42	20.00	90°00'00"	C6	67.60	300.00	12°54'40"

CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
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

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



STERLING RANCH EAST  
FILE NO. 3  
STREET IMPROVEMENT PLANS  
LAGUNA NIGUEL DRIVE & PLANO STREET

DESIGNED BY: ESO  
SCALE: (H) 1" = 50'  
DATE: 7/03/2023

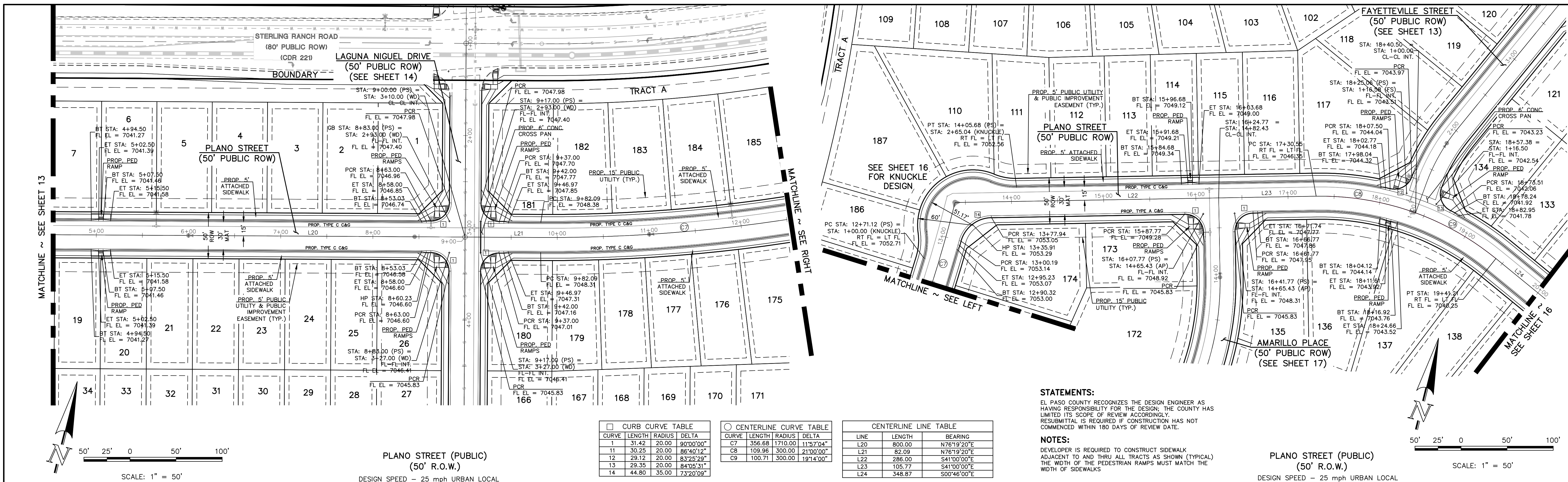
DRAWN BY: ESO  
SCALE: (V) 1" = 5'  
SHEET 14 OF 35

CHECKED BY: ESO  
JOB NO. 1183.33



N:\118333\DRAWINGS\CONSTRUCTION\STREETS\118333-3-14.dwg, 9/25/2024 3:55:11 PM, 1:1



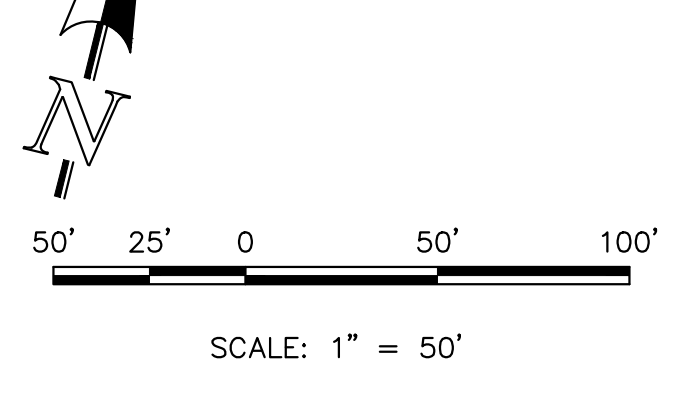
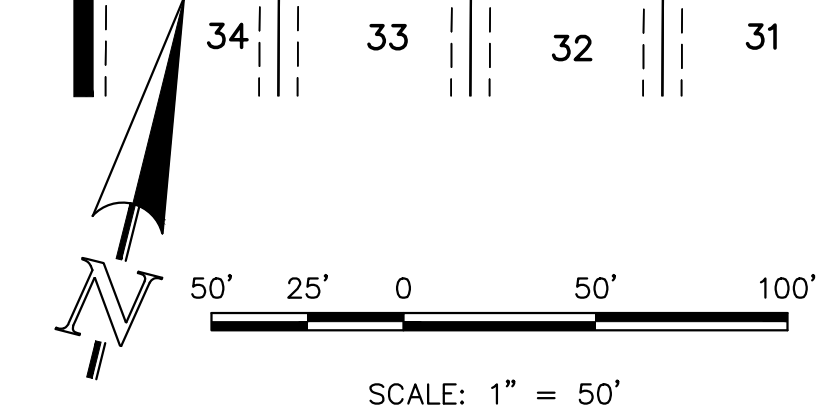


MATCHLINE ~ SEE SHEET 13

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

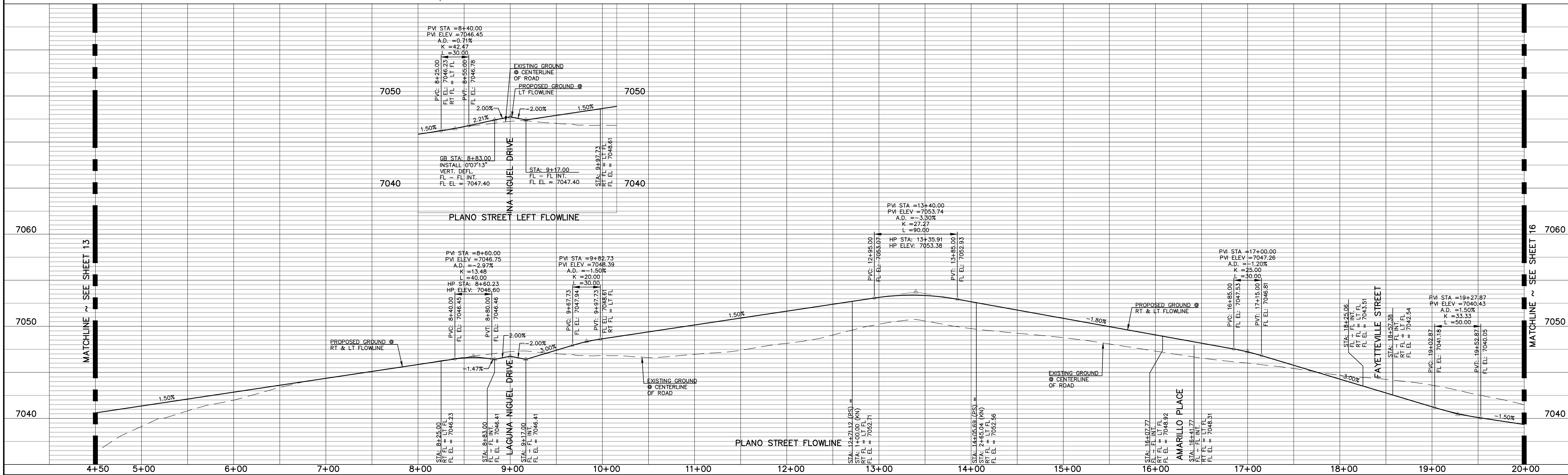
CURB CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	
1	31.42	20.00	90°00'00"	
11	30.25	20.00	86°40'12"	
12	29.12	20.00	83°25'29"	
13	29.35	20.00	84°05'31"	
14	44.80	35.00	73°20'09"	

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

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

**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  
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NO.	REVISION	DATE

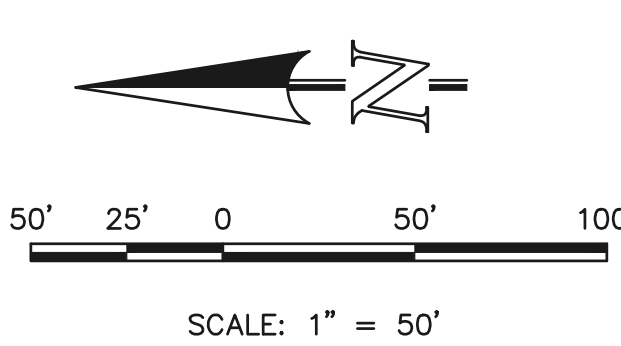
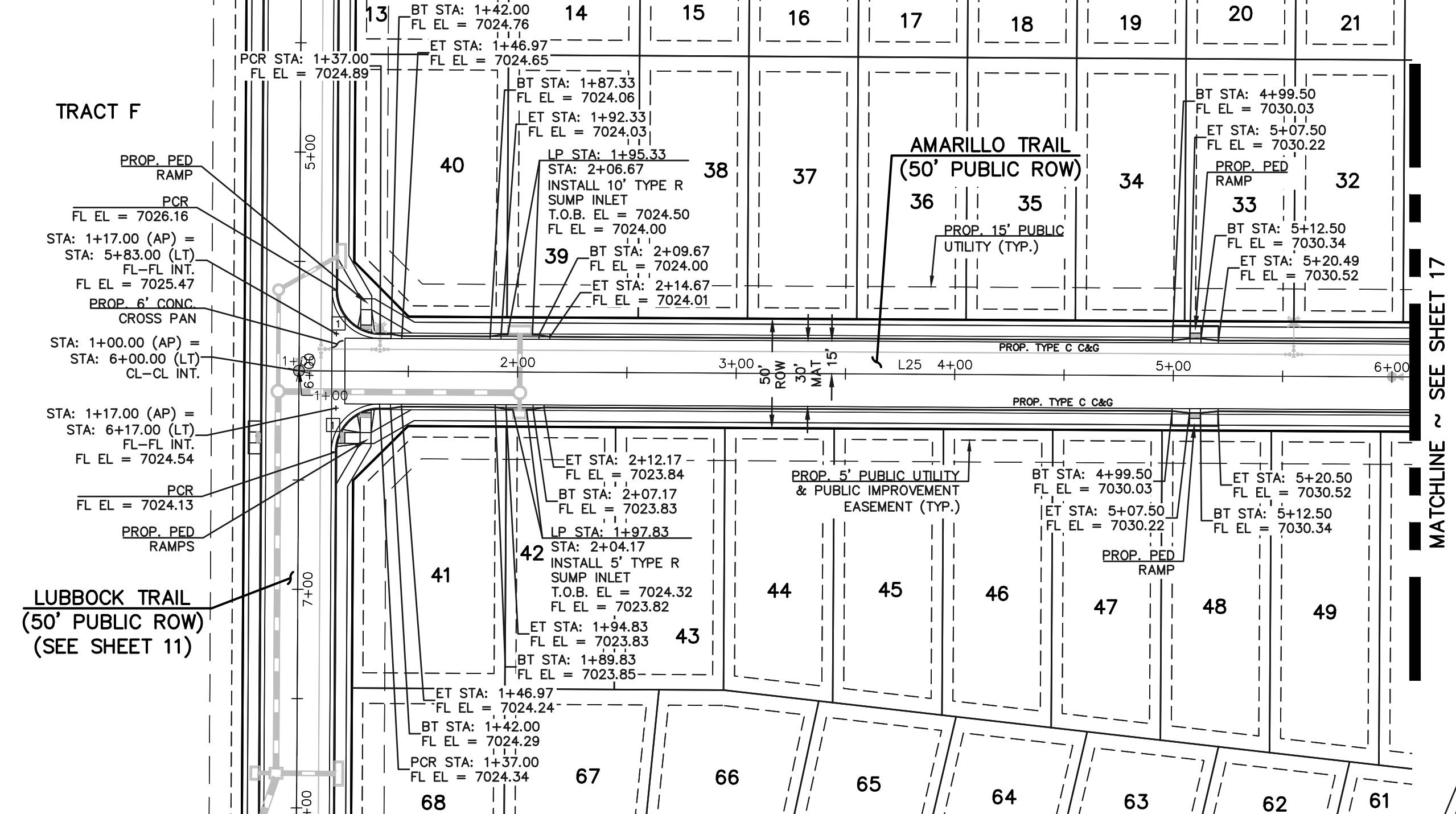
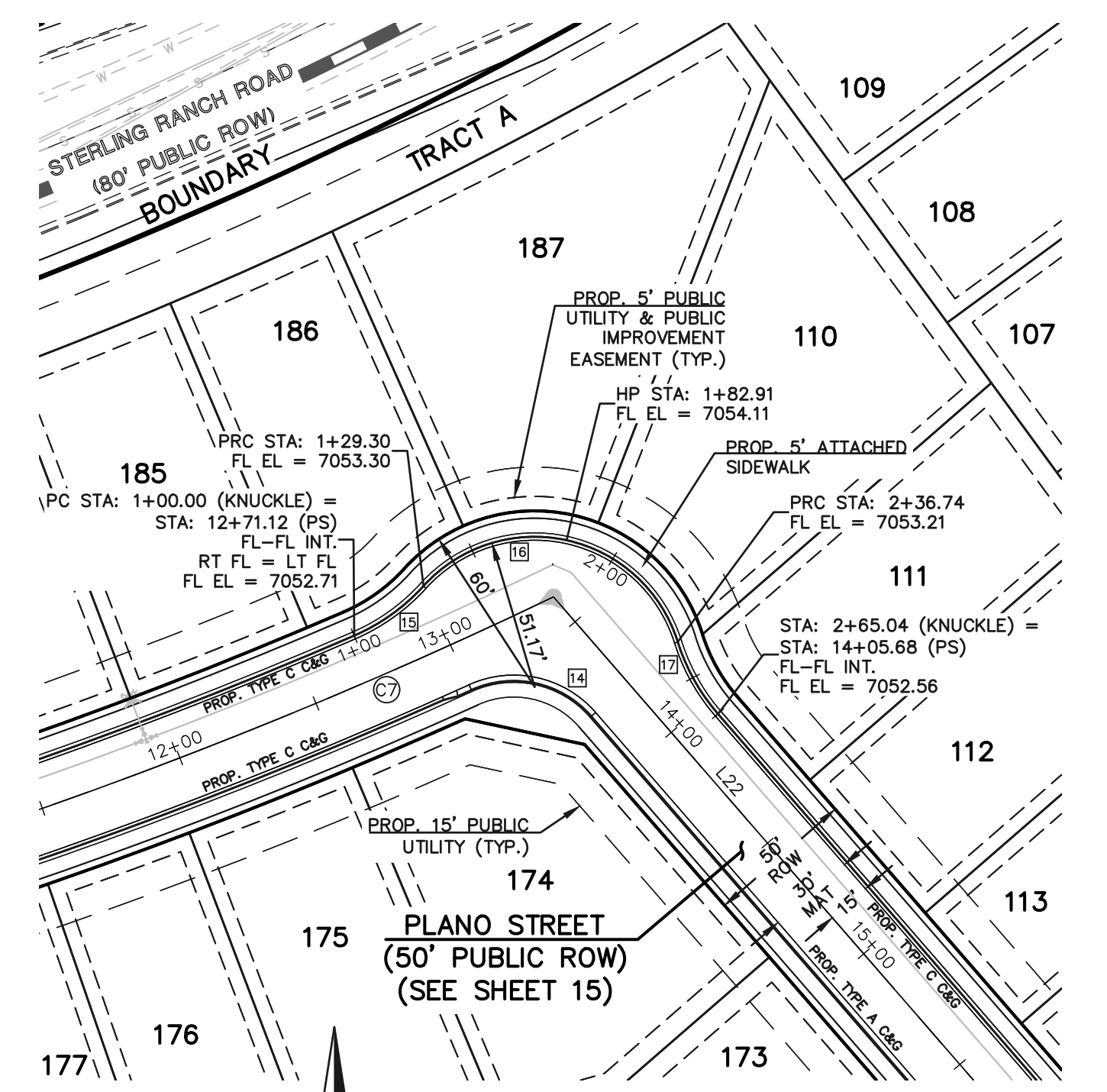
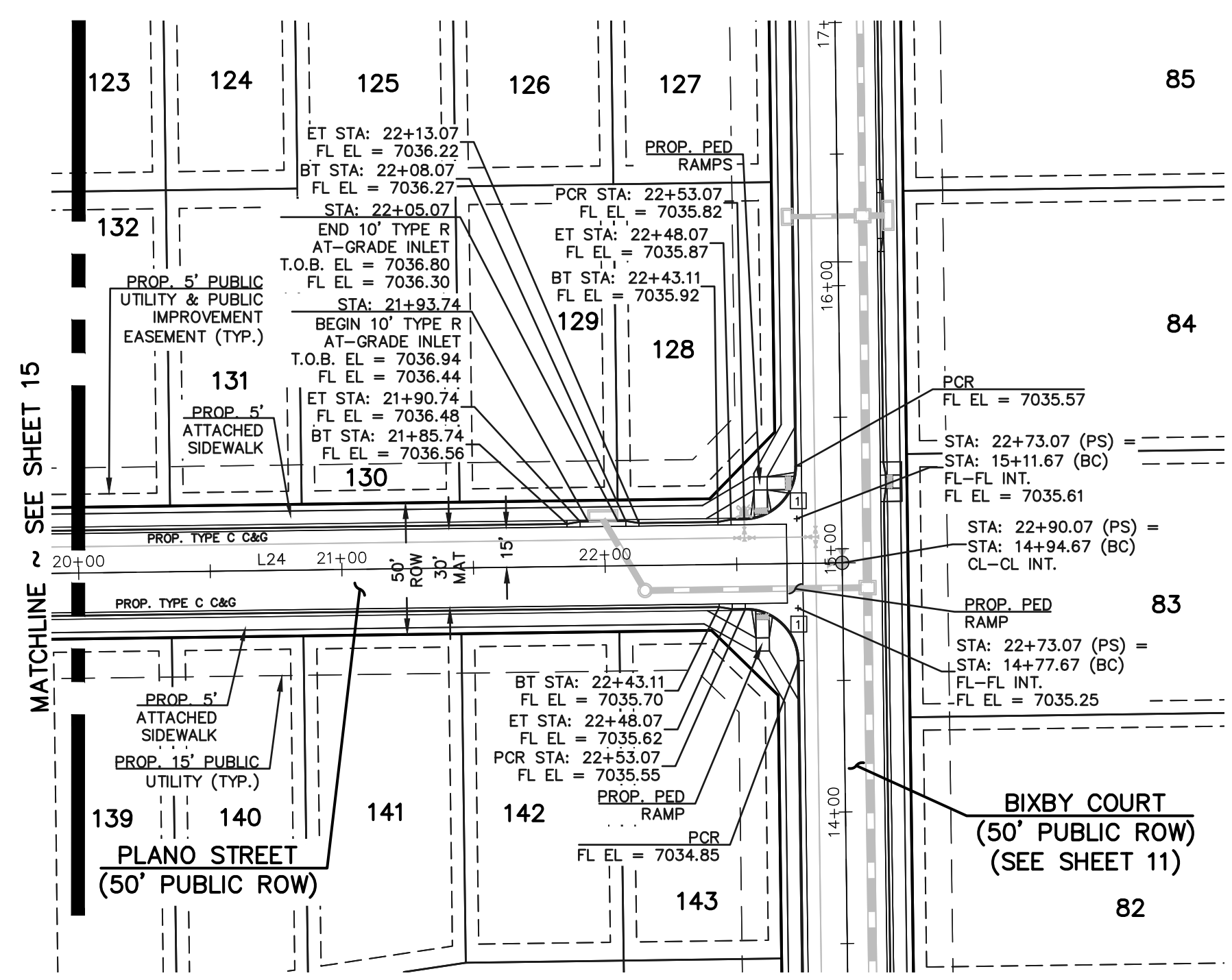
REVIEW:  
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

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



STERLING RANCH EAST FILE NO. 3 STREET IMPROVEMENT PLANS PLANO STREET			
DESIGNED BY	ESO	SCALE	DATE 7/03/2023
DRAWN BY	ESO	(H) 1" = 50'	SHEET 15 OF 35
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.33

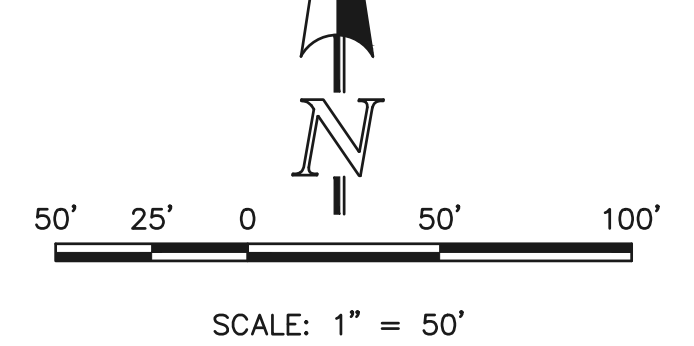




**PLANO STREET (PUBLIC)**  
(50' R.O.W.)  
DESIGN SPEED - 25 mph URBAN LOCAL

**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.

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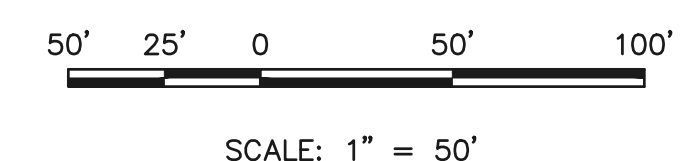


**PLANO STREET KNUCKLE**  
DESIGN SPEED - 25 mph URBAN LOCAL

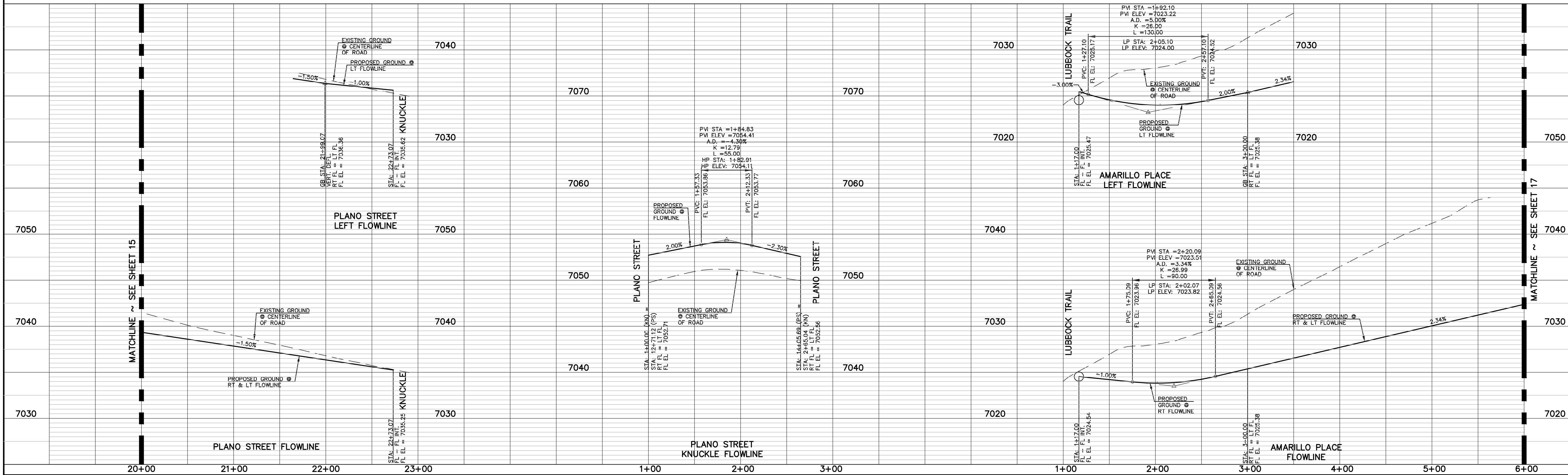
CENTERLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C7	356.68	1710.00	113°7'04"

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°20'09"
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
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



**AMARILLO PLACE**  
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:  
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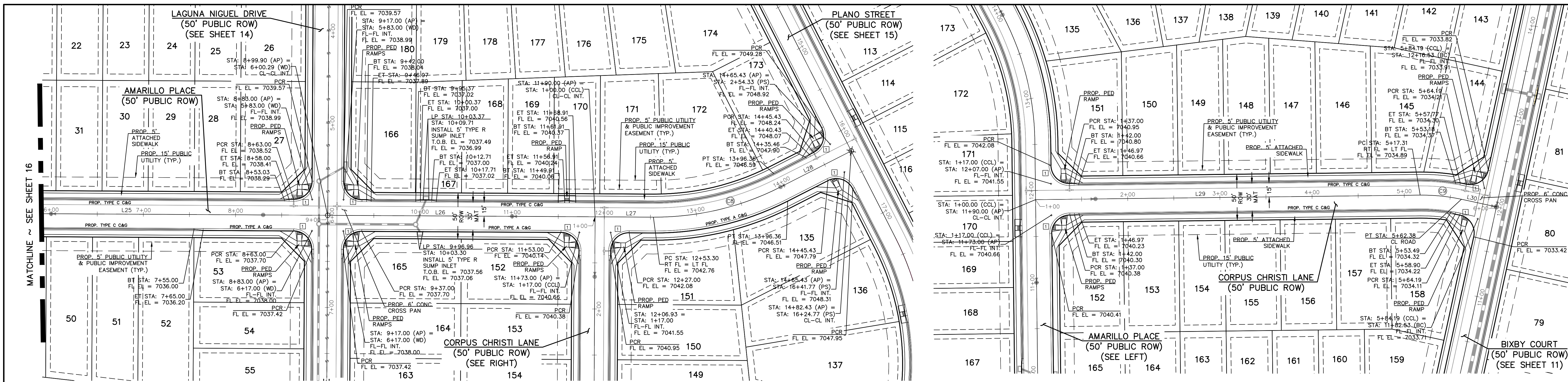
MARC A. WHORTON, COLORADO P.E. #37155

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	SCALE	DATE	7/03/2023
DRAWN BY	ESO	(H) 1" = 50'	SHEET	16 OF 35
CHECKED BY	(V) 1" = 50'	JOB NO.	1183.33	

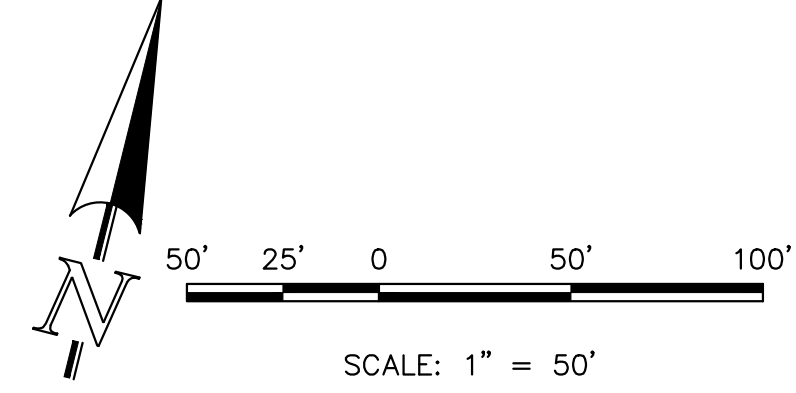




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**AMARILLO PLACE**  
 DESIGN SPEED - 25 mph URBAN LOCAL



**CENTERLINE CURVE TABLE**

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

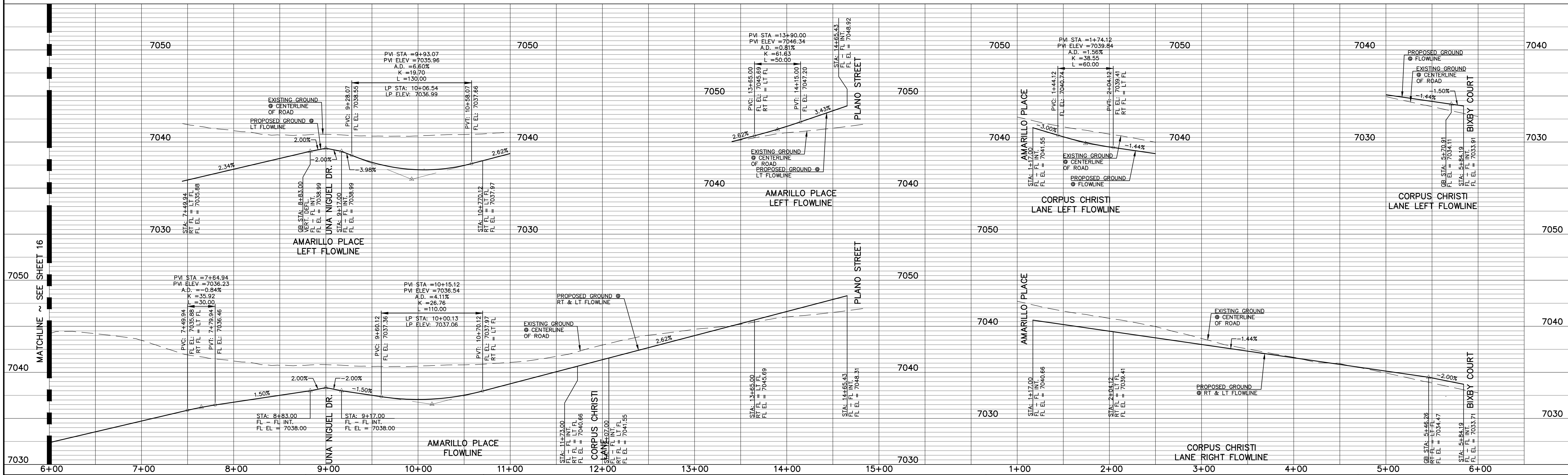
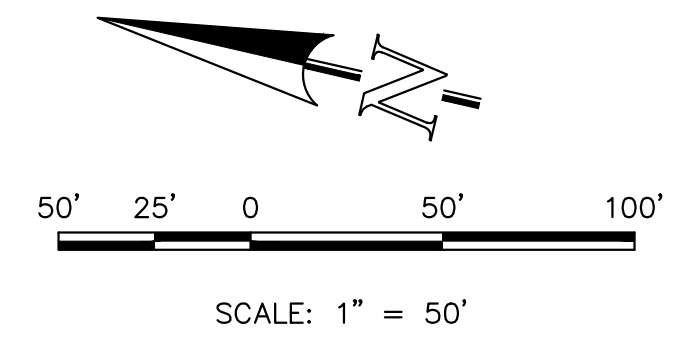
**CURB CURVE TABLE**

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

**CORPUS CHRISTI LANE**  
 DESIGN SPEED - 25 mph URBAN LOCAL



**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.

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NO.	REVISION	DATE

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

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

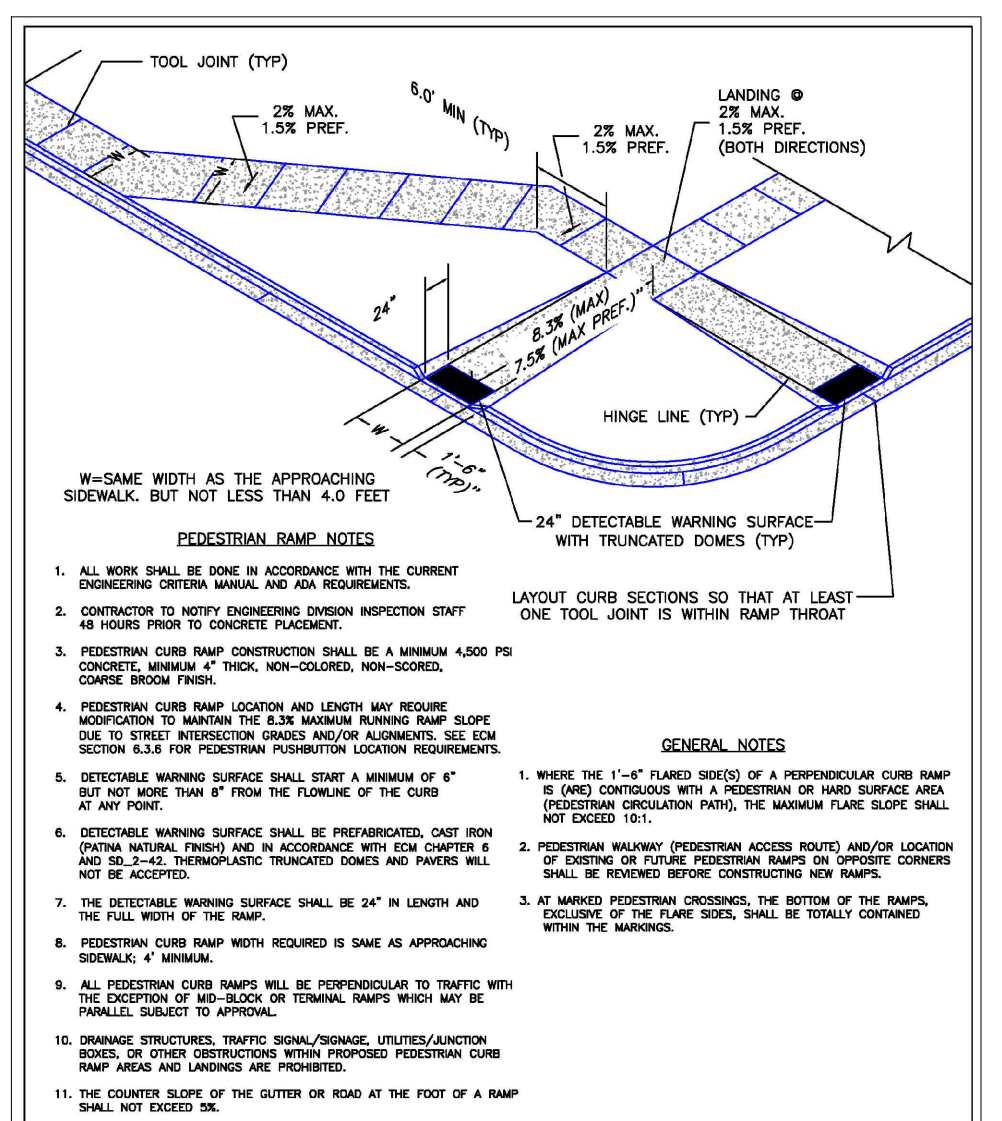
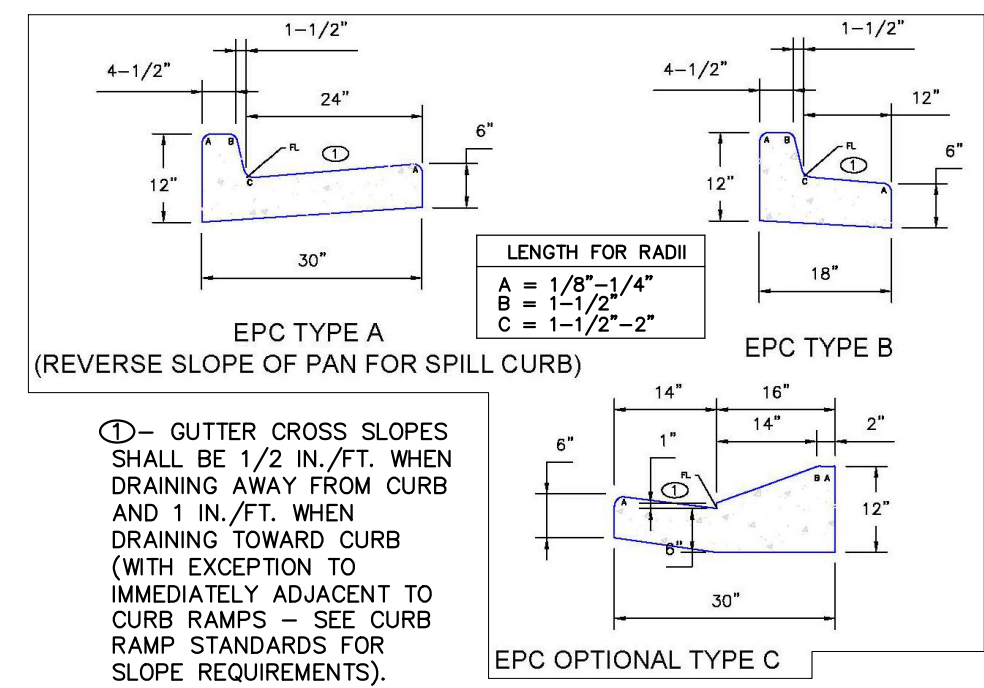
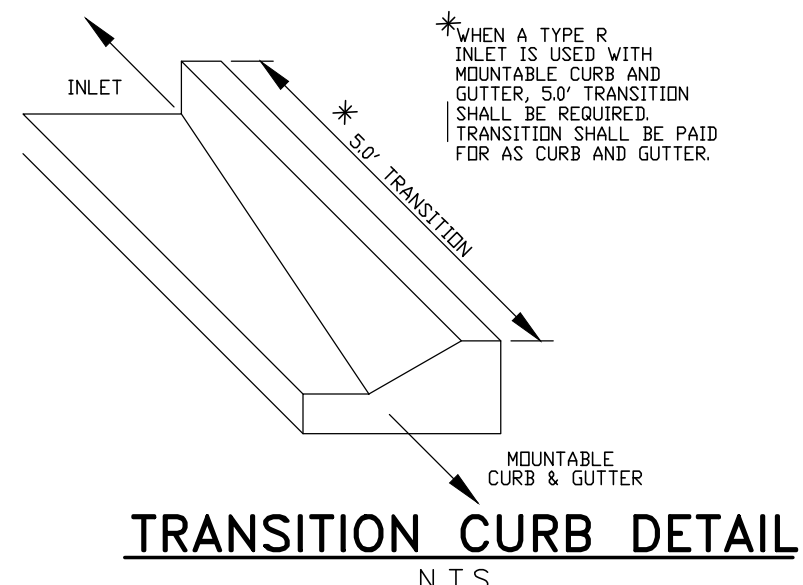
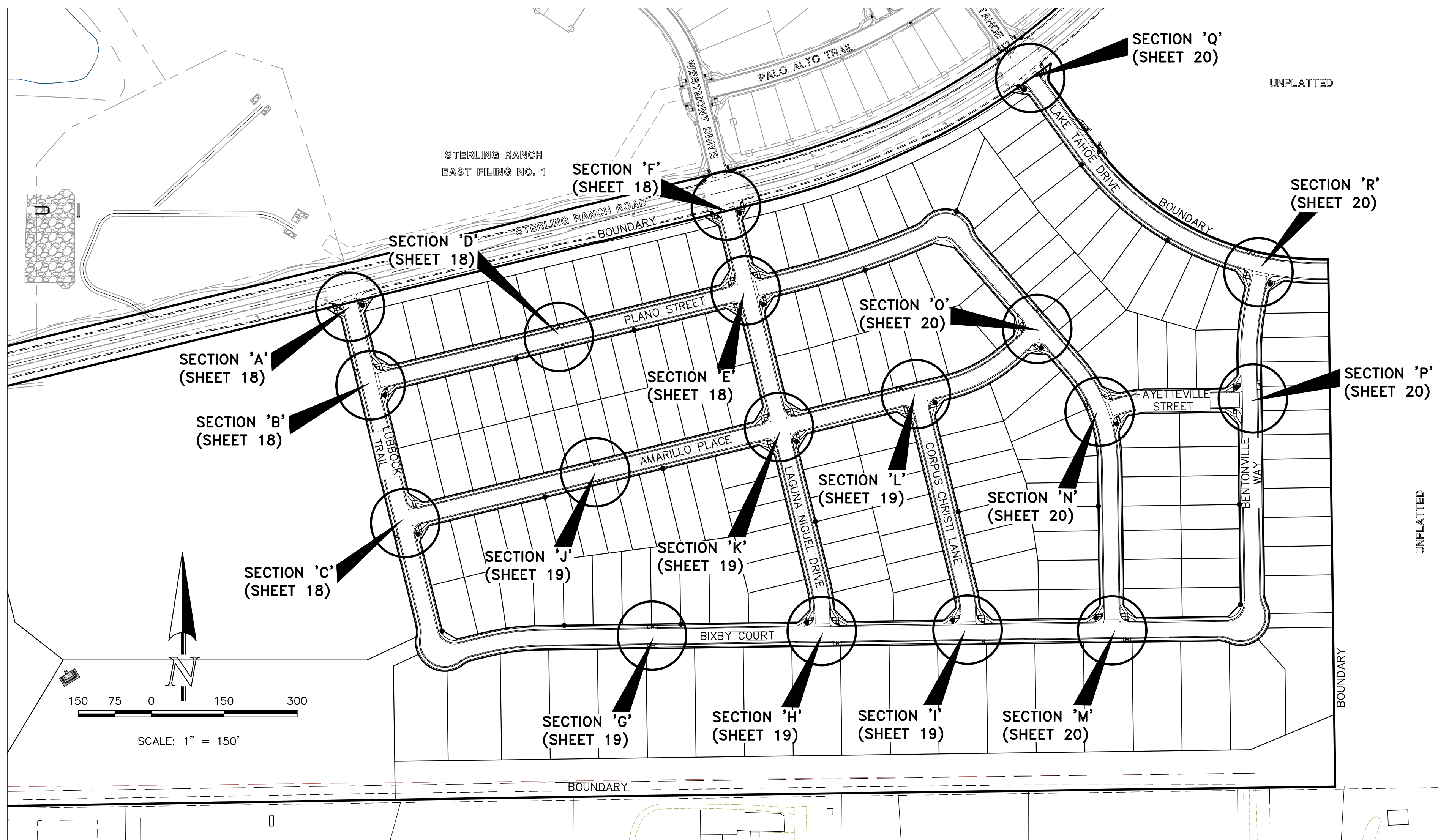
**CLASSIC CONSULTING ENGINEERS & SURVEYORS**

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

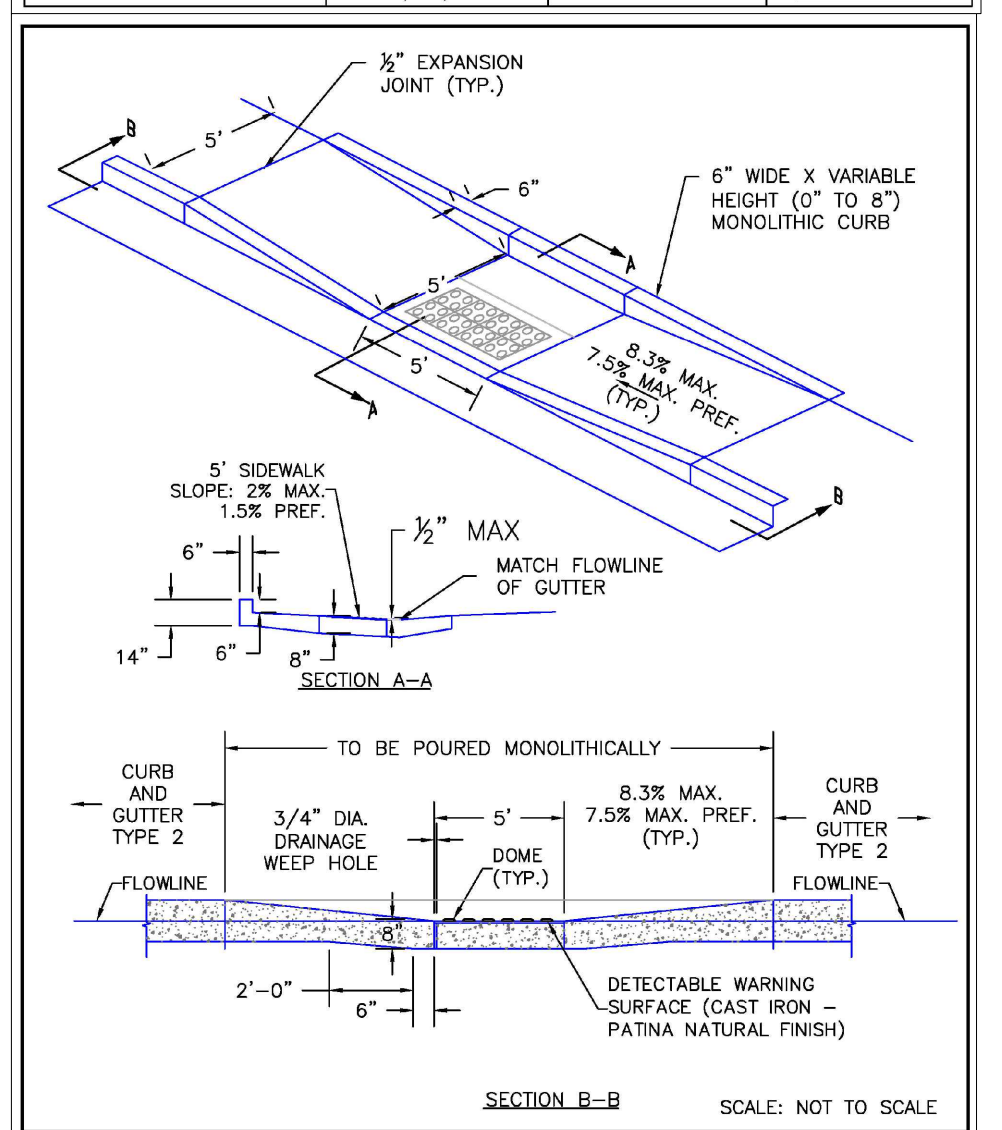
**STERLING RANCH EAST**  
 FILE NO. 3  
 STREET IMPROVEMENT PLANS  
 AMARILLO PLACE & CORPUS CHRISTI LANE

DESIGNED BY: ESO      SCALE:      DATE: 7/03/2023  
 DRAWN BY: ESO      (H) 1" = 50'      SHEET 17 OF 35  
 CHECKED BY:      (V) 1" = 5'      JOB NO. 1183.33

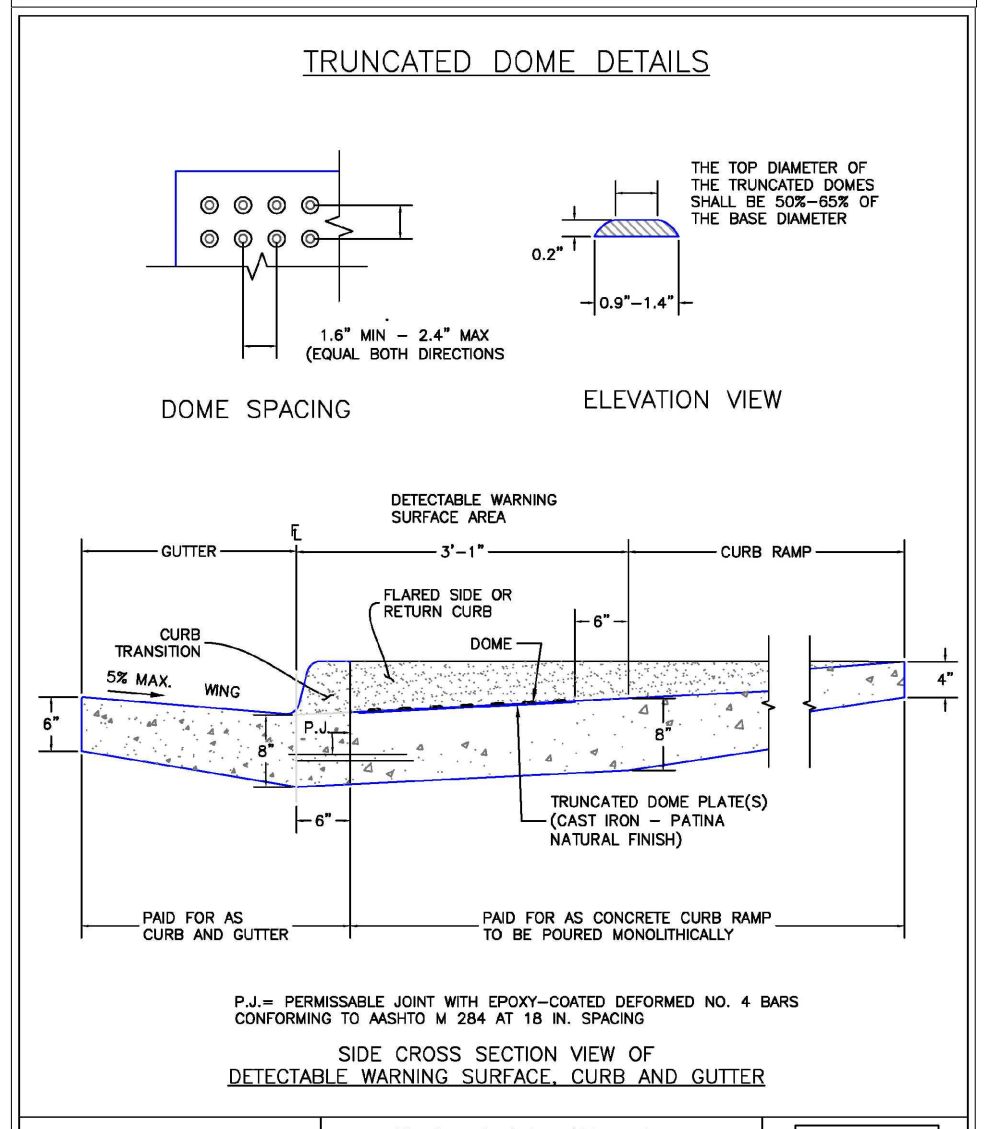




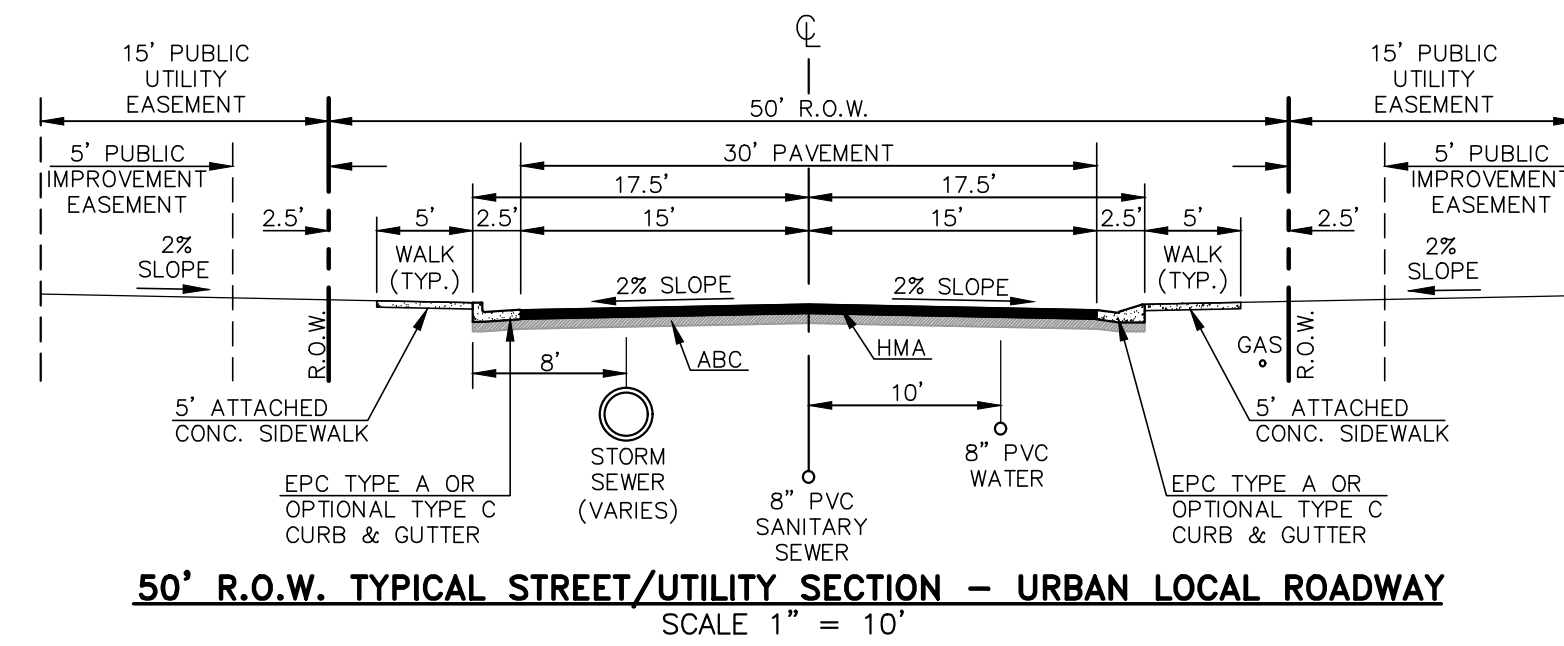
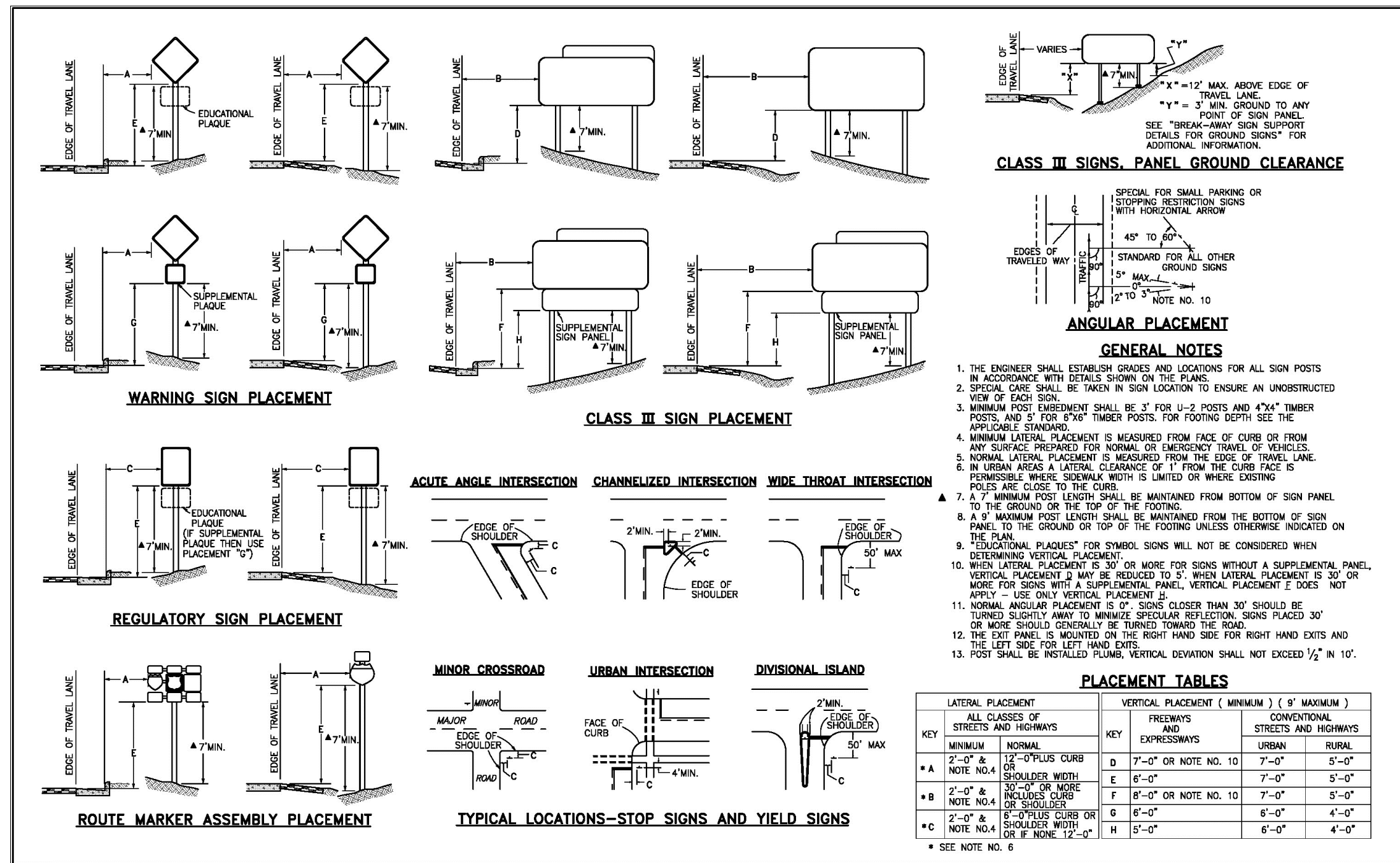
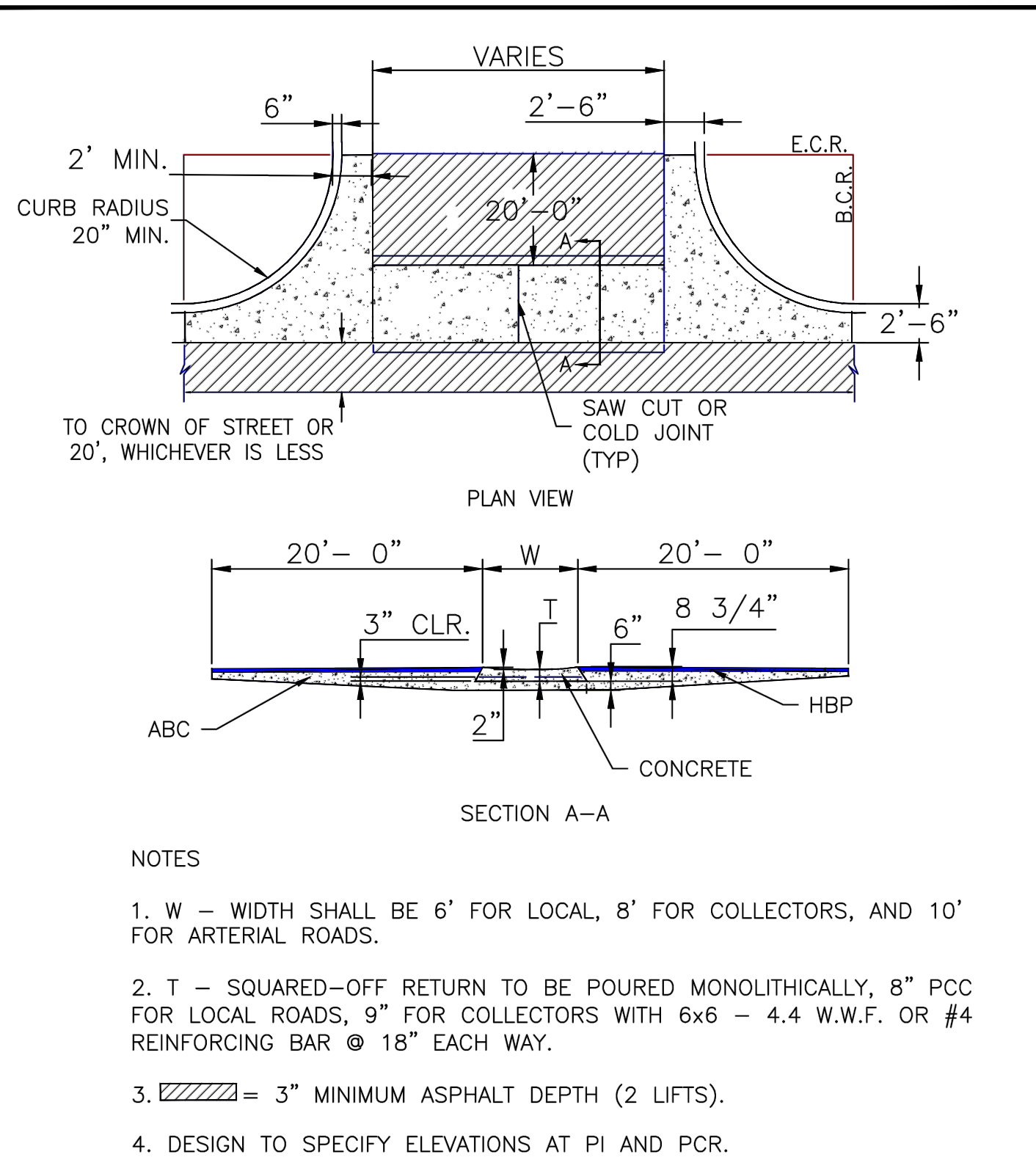
DATE APPROVED: 6/23/20	PROJECT NAME: Pedestrian Curb Ramp Detail	DEPARTMENT OF PUBLIC WORKS
DESIGNED BY: Jennifer E. Irvine	SCALE: Standard Drawing	FILE NO: SD_2-41
REVISION DATE: 6/23/20	REVISION: 1	DATE: 6/23/20



DATE APPROVED: 6/23/20	PROJECT NAME: Parallel Pedestrian Curb Ramp Detail	DEPARTMENT OF PUBLIC WORKS
DESIGNED BY: Jennifer E. Irvine	SCALE: Standard Drawing	FILE NO: SD_2-50
REVISION DATE: 6/23/20	REVISION: 1	DATE: 6/23/20



DATE APPROVED: 6/23/20	PROJECT NAME: Detectable Warning Surface Details	DEPARTMENT OF PUBLIC WORKS
DESIGNED BY: Jennifer E. Irvine	SCALE: Standard Drawing	FILE NO: SD_2-42
REVISION DATE: 6/23/20	REVISION: 1	DATE: 6/23/20



STERLING RANCH EAST  
FILING NO. 3  
PED. RAMP KEY MAP WITH TYPICAL DETAILS

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

SCALE: (H) 1" = N/A  
(V) 1" = N/A

DATE: 7/03/2023  
SHEET 18 OF 35  
JOB NO. 1183.33

8/11/11  
DATE APPROVED: André P. Brackin  
DEPARTMENT OF TRANSPORTATION

Typical Cross Pan  
Layout Detail  
Standard Drawing

REVISION DATE: 12/8/15  
FILE NAME: SD\_2-26

SCALE: NOT TO SCALE

48 HOURS BEFORE YOU DIG,  
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UTILITY NOTIFICATION CENTER OF COLORADO  
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NO. REVISION: \_\_\_\_\_ DATE: \_\_\_\_\_

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

MARC A. WHORTON, COLORADO P.E. #37155 DATE: \_\_\_\_\_

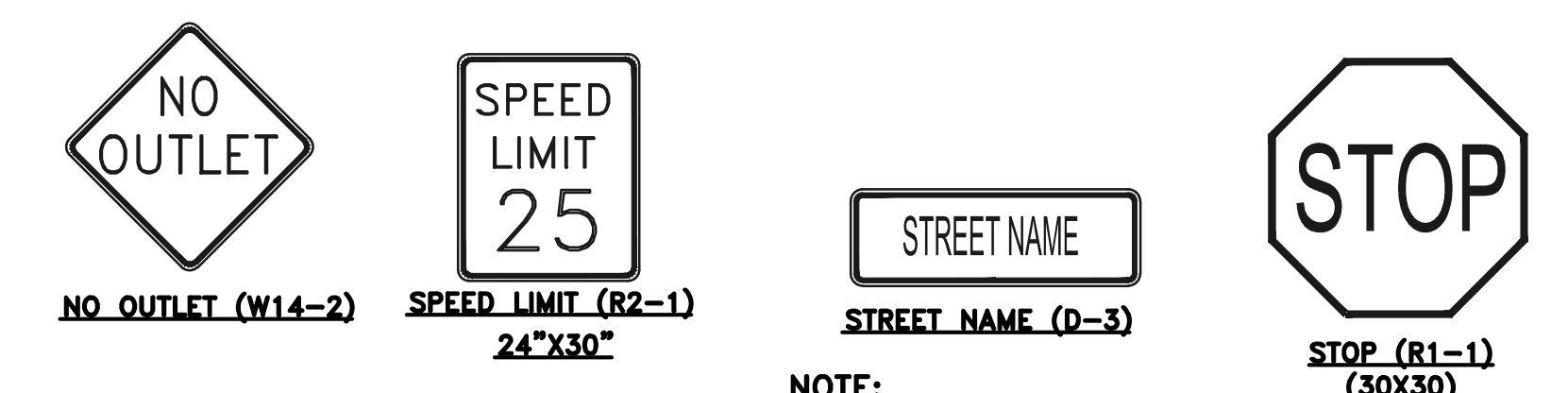
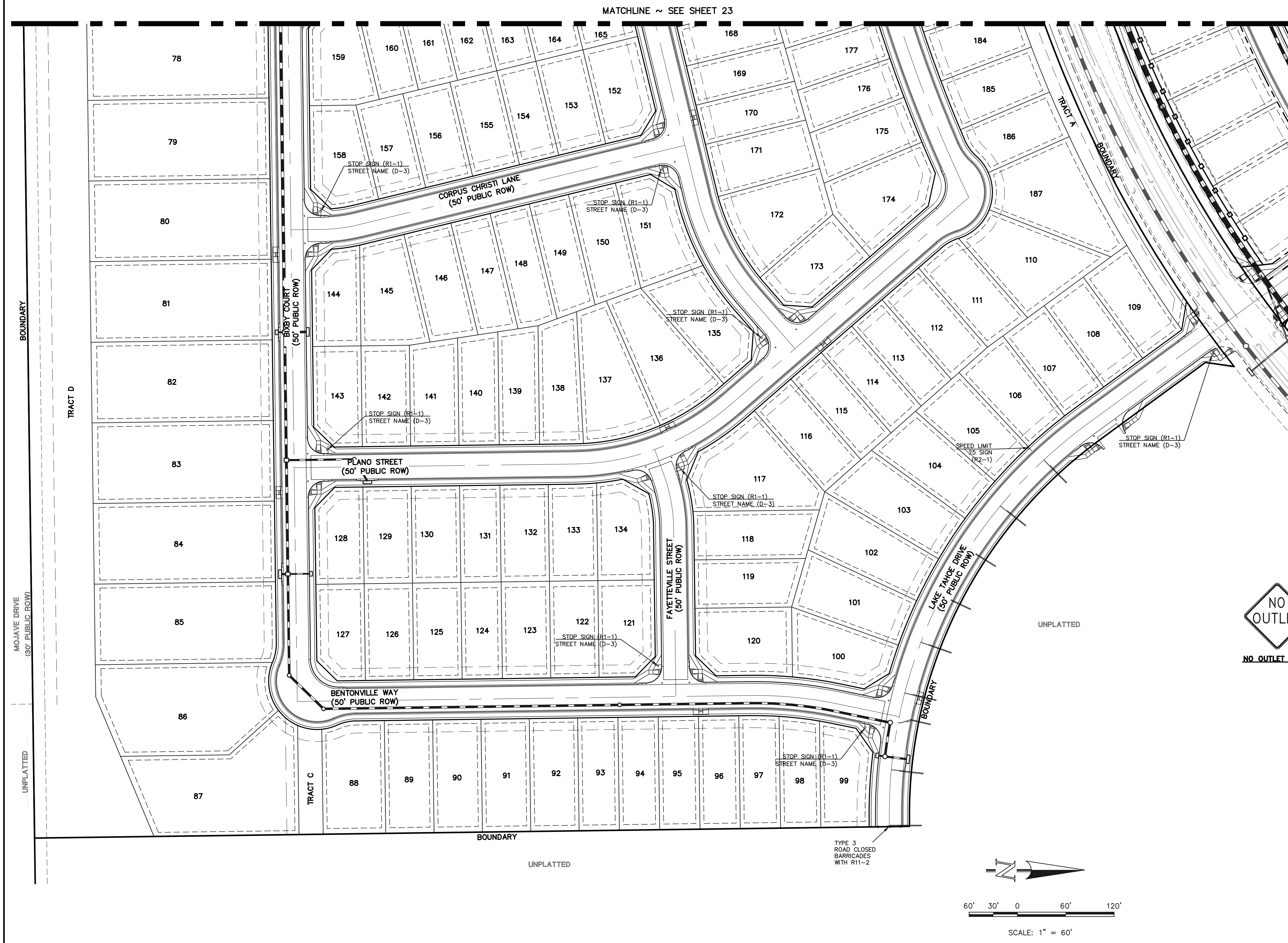
**CLASSIC CONSULTING**

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



**STRIPING AND SIGNAGE GENERAL NOTES:**

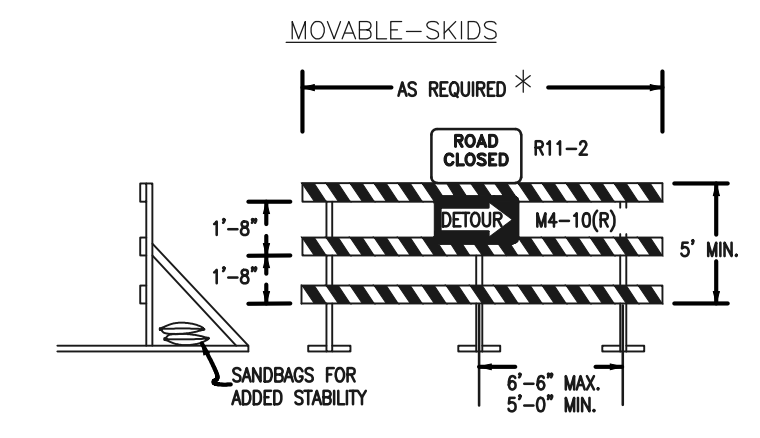
1. INSTALLATION OF ALL STRIPING, SIGNS AND PAVEMENT MARKERS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
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4. ALL STRIPING AND SIGNING SHALL CONFORM TO THE MOST RECENT ADOPTED EDITION OF THE FOLLOWING MANUALS AND THEIR SUPPLEMENTAL AMENDMENTS:  
 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)  
 CITY OF COLORADO SPRINGS SIGNS AND MARKINGS GUIDELINES  
 CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS  
 CITY OF COLORADO SPRINGS PUBLIC WORKS DESIGN MANUAL
5. ALL SIGNING AND STRIPING IS SUBJECT TO THE APPROVAL OF THE CITY TRAFFIC ENGINEER PRIOR TO INSTALLATION AND/OR REMOVAL.
6. CONTRACTOR SHALL REMOVE ALL CONFLICTING STRIPING, PAVEMENT MARKINGS AND LEGENDS BY HYDROBLASTING, SANDBLASTING AND/OR GRINDING. ANY DEBRIS SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
7. SIGN POSTS SHALL BE INSTALLED WITH A MINIMUM OF 1 3/4" X 10" SQUARE PERFORATED STEEL TUBING WITH SLEEVE PER CITY OF COLORADO SPRINGS STANDARD.
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM OF HIGH INTENSITY GRADE SHEETING.
9. ANY DEVIATION FROM THE STRIPING AND SIGNING PLANS SHALL BE APPROVED BY THE ENGINEER OF WORK AND THE CITY TRAFFIC ENGINEER PRIOR TO ANY CHANGES BEING MADE IN THE FIELD.
10. ALL SIGNS SHOWN ON THE STRIPING AND SIGNING PLANS SHALL BE NEW SIGNS PROVIDED AND INSTALLED BY THE CONTRACTOR, EXCEPT FOR EXISTING SIGNS SPECIFICALLY INDICATED TO BE RELOCATED OR TO REMAIN.
11. STRIPED CROSSWALKS SHALL HAVE AN INSIDE DIMENSION OF 10 FEET AND CONTINENTAL CROSSWALKS SHALL HAVE A MINIMUM WIDTH OF 9 FEET UNLESS INDICATED OTHERWISE.
12. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS (EXCEPT WITHIN BIKE LANES) SHALL BE A MINIMUM OF 90ML THICKNESS THERMOPLASTIC OR PREFORM PLASTIC TAPE.
13. ALL LONGITUDINAL LINES SHALL BE A MINIMUM OF 15 MIL THICKNESS EPOXY.
14. CONTRACTOR TO DELIVER ALL REMOVED SIGNS TO THE CITY OF COLORADO SPRINGS SIGNS/MARKINGS SHOP AT 404 FONTANERO STREET, (719)385-6720.
15. CONTRACTOR SHALL NOTIFY CITY TRAFFIC ENGINEER (719) 385-5907 A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO AND UPON COMPLETION OF STRIPING AND SIGNAGE.



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

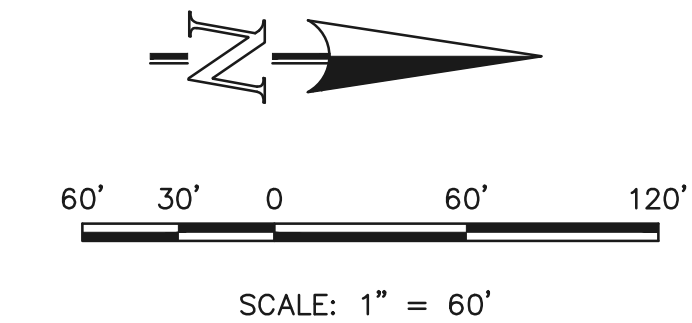
**RAIL LENGTH TABLE \***

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



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

**TYPICAL TYPE 3 BARRICADES**



**SIDEWALK NOTES:**

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

**ADDITIONAL NOTES**

1. 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.
2. PRIVATE STREET NAME SIGNS TO BE WHITE ON BROWN

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NO.	REVISION	DATE	REVIEW:

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

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

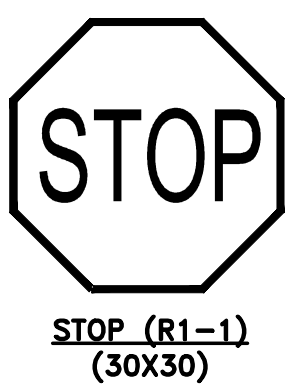
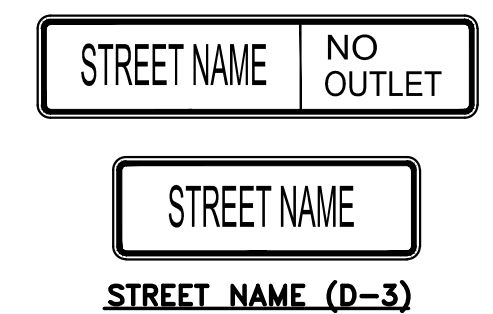
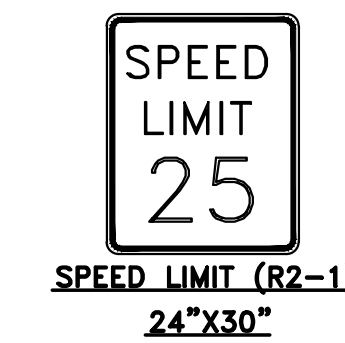
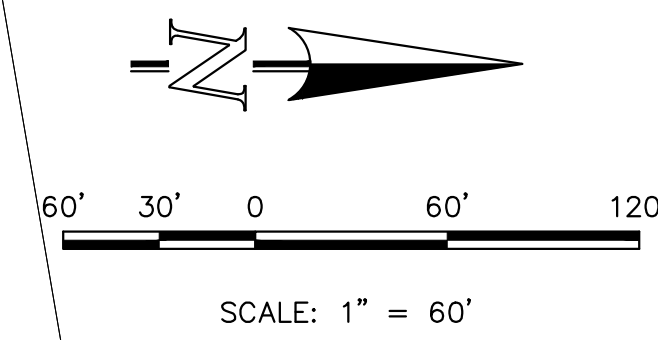
619 N. Cascade Avenue, Suite 200  
 Colorado Springs, Colorado 80903  
 (719)785-0790  
 (719)785-0799(Fax)

<b>STERLING RANCH EAST</b>			
FILE NO. 3			
STREET IMPROVEMENT PLANS			
STREET SIGNAGE			
DESIGNED BY	ESO	SCALE	DATE 7/03/2023
DRAWN BY	ESO	(H) 1" = 60'	SHEET 22 OF 35
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.33



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7. SIGN POSTS SHALL BE INSTALLED WITH A MINIMUM OF 1 3/4" X 10" SQUARE PERFORATED STEEL TUBING WITH SLEEVE PER CITY OF COLORADO SPRINGS STANDARD.
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM OF HIGH INTENSITY GRADE SHEETING.
9. ANY DEVIATION FROM THE STRIPING AND SIGNING PLANS SHALL BE APPROVED BY THE ENGINEER OF WORK AND THE CITY TRAFFIC ENGINEER PRIOR TO ANY CHANGES BEING MADE IN THE FIELD.
10. ALL SIGNS SHOWN ON THE STRIPING AND SIGNING PLANS SHALL BE NEW SIGNS PROVIDED AND INSTALLED BY THE CONTRACTOR, EXCEPT FOR EXISTING SIGNS SPECIFICALLY INDICATED TO BE RELOCATED OR TO REMAIN.
11. STRIPED CROSSWALKS SHALL HAVE AN INSIDE DIMENSION OF 10 FEET AND CONTINENTAL CROSSWALKS SHALL HAVE A MINIMUM WIDTH OF 9 FEET UNLESS INDICATED OTHERWISE.
12. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS (EXCEPT WITHIN BIKE LANES) SHALL BE A MINIMUM OF 90MIL THICKNESS THERMOPLASTIC OR PREFORM PLASTIC TAPE.
13. ALL LONGITUDINAL LINES SHALL BE A MINIMUM OF 15 MIL THICKNESS EPOXY.
14. CONTRACTOR TO DELIVER ALL REMOVED SIGNS TO THE CITY OF COLORADO SPRINGS SIGNS/MARKINGS SHOP AT 404 FONTANERO STREET, (719)385-6720.
15. CONTRACTOR SHALL NOTIFY CITY TRAFFIC ENGINEER (719) 385-5907 A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO AND UPON COMPLETION OF STRIPING AND SIGNAGE.



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

**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**

1. 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.
2. PRIVATE STREET NAME SIGNS TO BE WHITE ON BROWN

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**811**

UTILITY NOTIFICATION CENTER OF COLORADO  
 IT'S THE LAW

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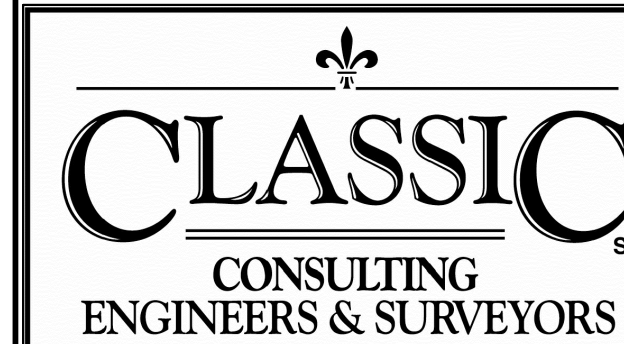
NO. REVISION

DATE

REVIEW:

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

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



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

STERLING RANCH EAST  
 FILING NO. 3  
 STREET IMPROVEMENT PLANS  
 STREET SIGNAGE

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

CLASSIC CONSULTING ENGINEERS & SURVEYORS





### American Revolution LED Series 247L

#### PRODUCT OVERVIEW



#### Features:

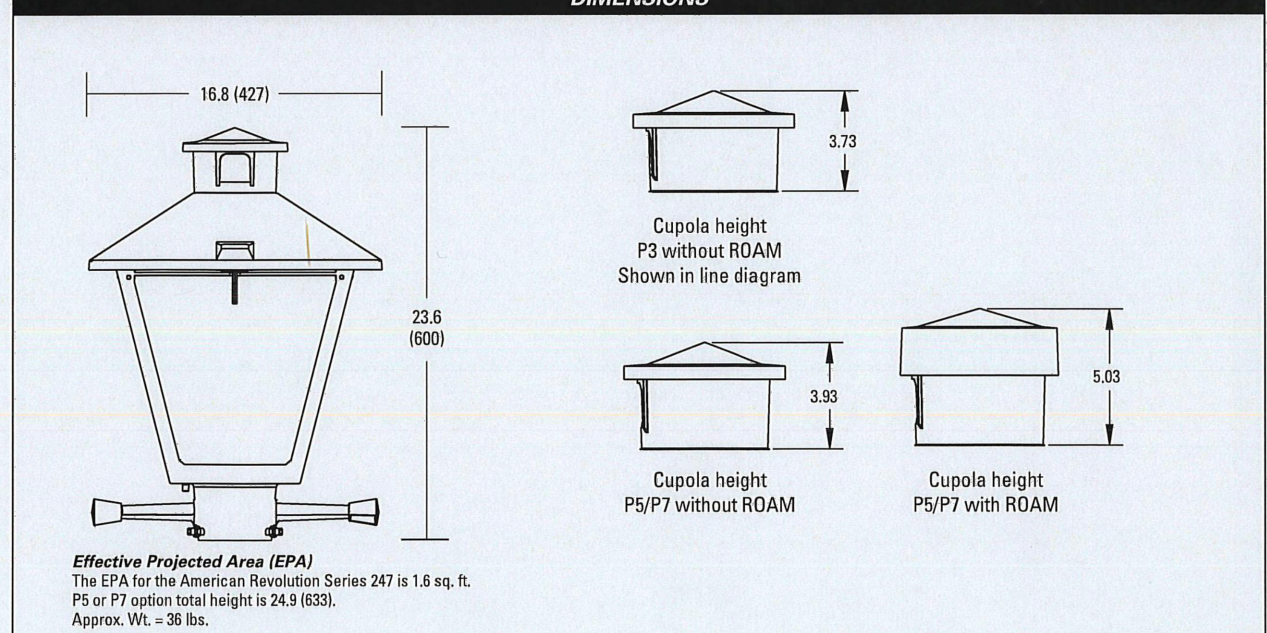
- Die-cast aluminum housing and hood for long-life performance
- Die-cast trigger latch (TL) and captive thumb screws option available for easy access to internal components
- Optical assembly designed for maximum performance, available in Type II, Type III and Type V
- Hinged hood and captive thumb screws provision afford quick, easy access to electrical and optical area for servicing
- Slipfitter with three set screws allows secure installation to pole sizes 2-3/8" or 3" O.D.
- Surge protection device (standard) exceeds ANSI 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](http://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



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



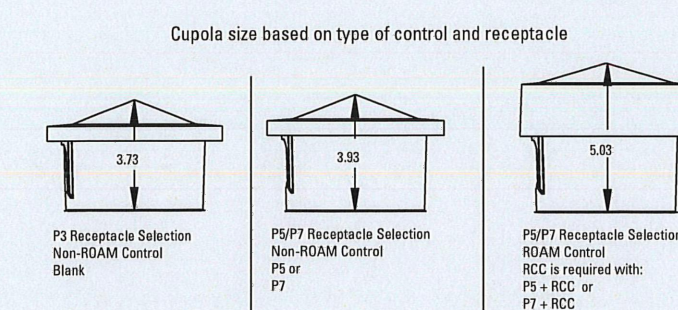
### American Revolution LED Series 247L

#### ORDERING INFORMATION

Example: 247L 20LEDE70 MVOLT 4K RS AY

Series	Performance Package	Voltage	Color Temperature (CCT)
247L American Revolution LED	20LEDE10 20 Chips, 1050 mA Driver, 72 input watts 20LEDE20 20 Chips, 700 mA Driver, 40 input watts 10LEDE10 10 Chips, 1050 mA Driver, 28 input watts 10LEDE70 10 Chips, 700 mA Driver, 25 input watts 10LEDE35 10 Chips, 350 mA Driver, 13 input watts 10LEDE35 10 Chips, 350 mA Driver, 13 input watts	MVOLT Multi-volt, 120-277V 247 247V 480 480V	3K 3000K 4K 4000K 5K 5000K

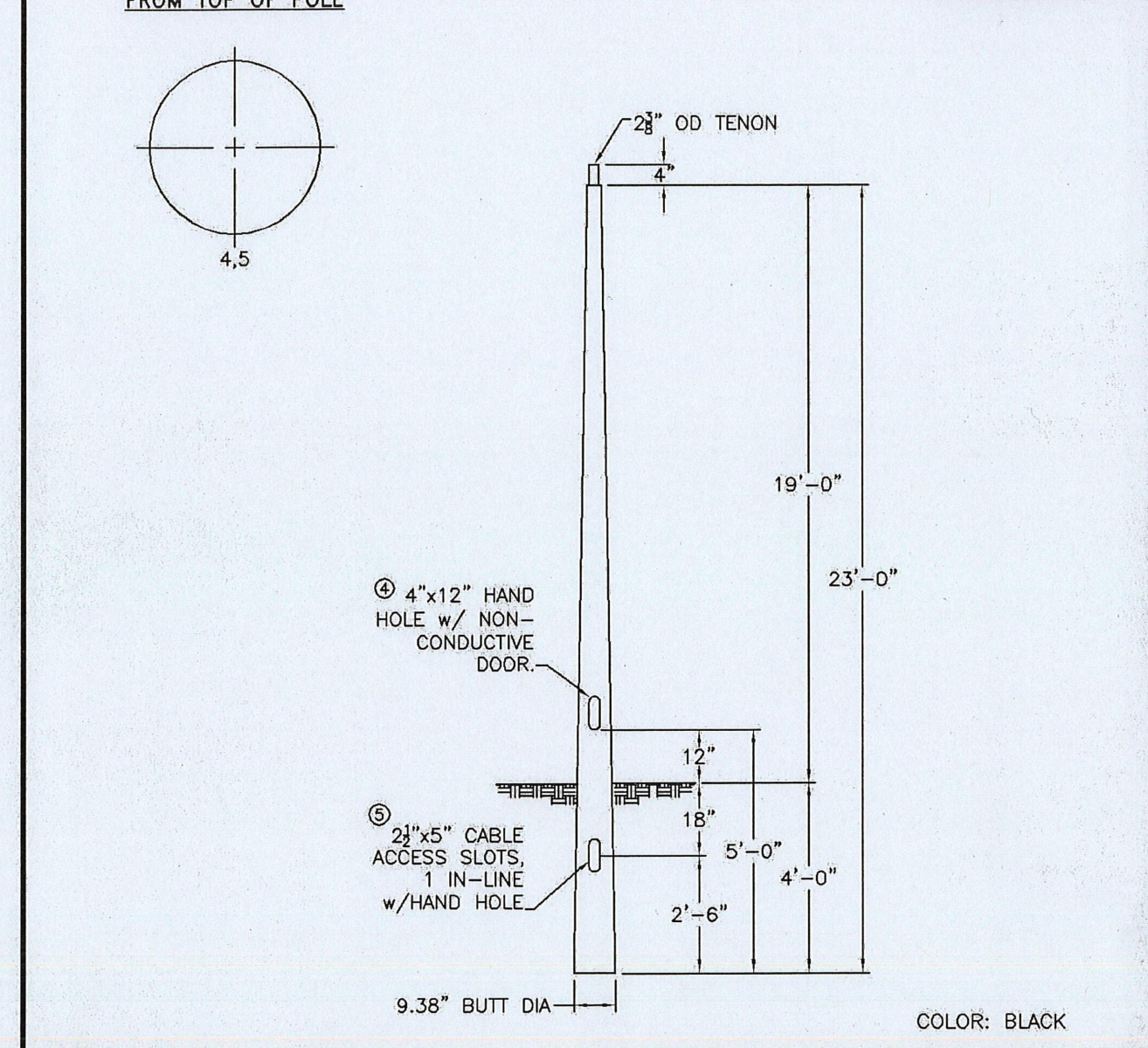
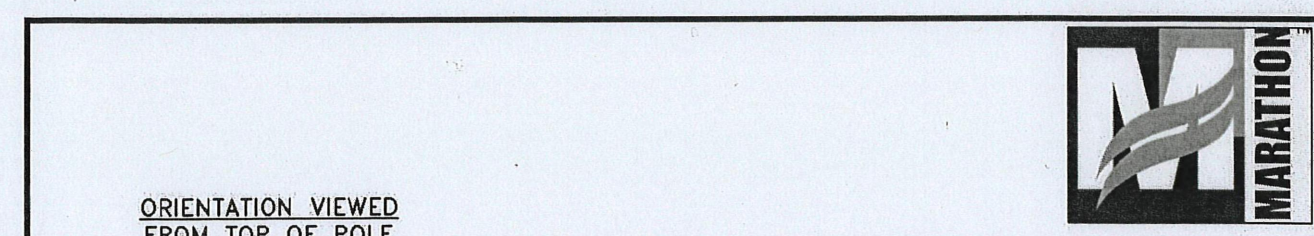
Distribution	Optics	Options	Miscellaneous
R2 Type II R3 Type III R5 Type V	AY Acrylic PV Polycarbonate	<b>Paint</b> (blank) Black (standard) GY Gray DB Dark Bronze WH White BR Bronze  <b>Photocentral</b> (blank) 3 pin NEMA Photocentral (blank) 5 pin NEMA Photocentral NR 2 No Photocentral Receptacle PS 2 5 pin NEMA Photocentral Receptacle (diminable driver included) P7 2 7 pin NEMA Photocentral Receptacle (diminable driver included) PCLL 15 Solid State Long Life Photocentral PCSS 15A Not CSA Listed Solid State Long Life Photocentral (120-277V)	<b>SS</b> Stainless steel hardware <b>NL</b> NEMA Label <b>XL</b> Not CSA Listed <b>TL</b> Tool-less Entry <b>LDR</b> Ladder Rest <b>SH</b> Shoring Cap <b>SHK</b> Not CSA Listed Shoring Cap <b>HSB</b> House Side Shield Black <b>HSW</b> House Side Shield White <b>CR</b> Enhanced Corrosion Resistant Finish <b>ROAM</b> Dimming Node Cupola Cover  <b>Accessories</b> <b>RNCS7</b> ROAM Dimming Node Cupola Cover



- Notes:
- Other colors available, please contact factory
  - PS and SH not available with BR option
  - Taller cupola cover (RCC) is required when used with ROAM or other similar wireless monitoring control systems
  - Standard failure mode: "Fail On"
  - Photocentral supplied with ANSI Standard Turn-On levels
  - X option is required
  - Ships with unit, field installed
  - Required when using ROAM or other similar wireless monitoring control systems

**AEL American Electric Lighting**  
 All Headquarters: 3025 Columbia Road, Greenville, OH 45623  
 www.american-electric.com  
 © 2017 Acuity Brands Lighting, Inc. All Rights Reserved. 02/26/17

Warranty: Five-year limited warranty. Complete warranty terms located at [www.american-electric.com/customer-resources/Products\\_and\\_conditions.aspx](http://www.american-electric.com/customer-resources/Products_and_conditions.aspx). Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.  
 Please contact your sales representative for the latest product information.



CMT		MOUNTAIN VIEW	
QUANTITY:	JOB NUMBER:	CAT. NO.: T823-D-50-3-H-T238	WIND VEL.: 100@1.3
PO. NUMBER:	APPD BY:	SPECS:	TOT. LENGTH: 23'-0"
REV. DATE BY	REMARKS	EMBED. DEPTH: 4'-0"	LUM. WEIGHT: 50 lbs.
QUOTE:		TIP WIDTH: 4.41"	LUM. EPA: 3.50 sq.ft.
		WEIGHT: 50 lbs.	STATIC DEFL.:
		DRAWN BY: PLF	TOTAL DEFL.:
			DATE: 01/16/2017

#### 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

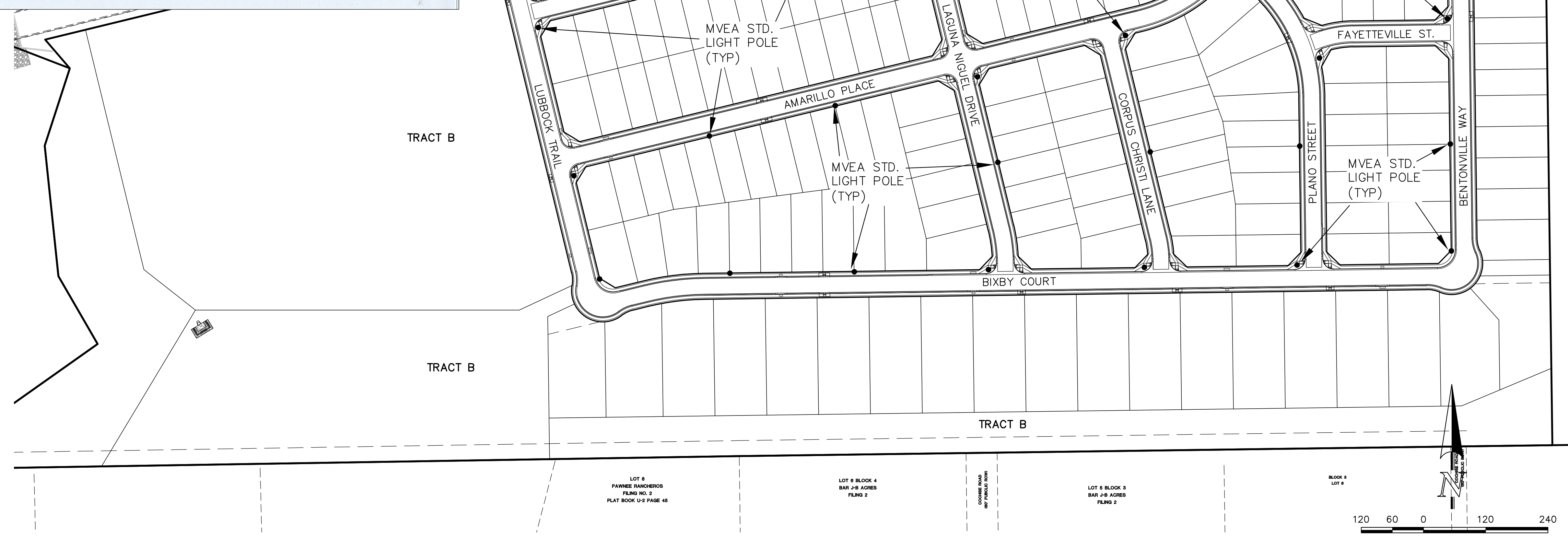
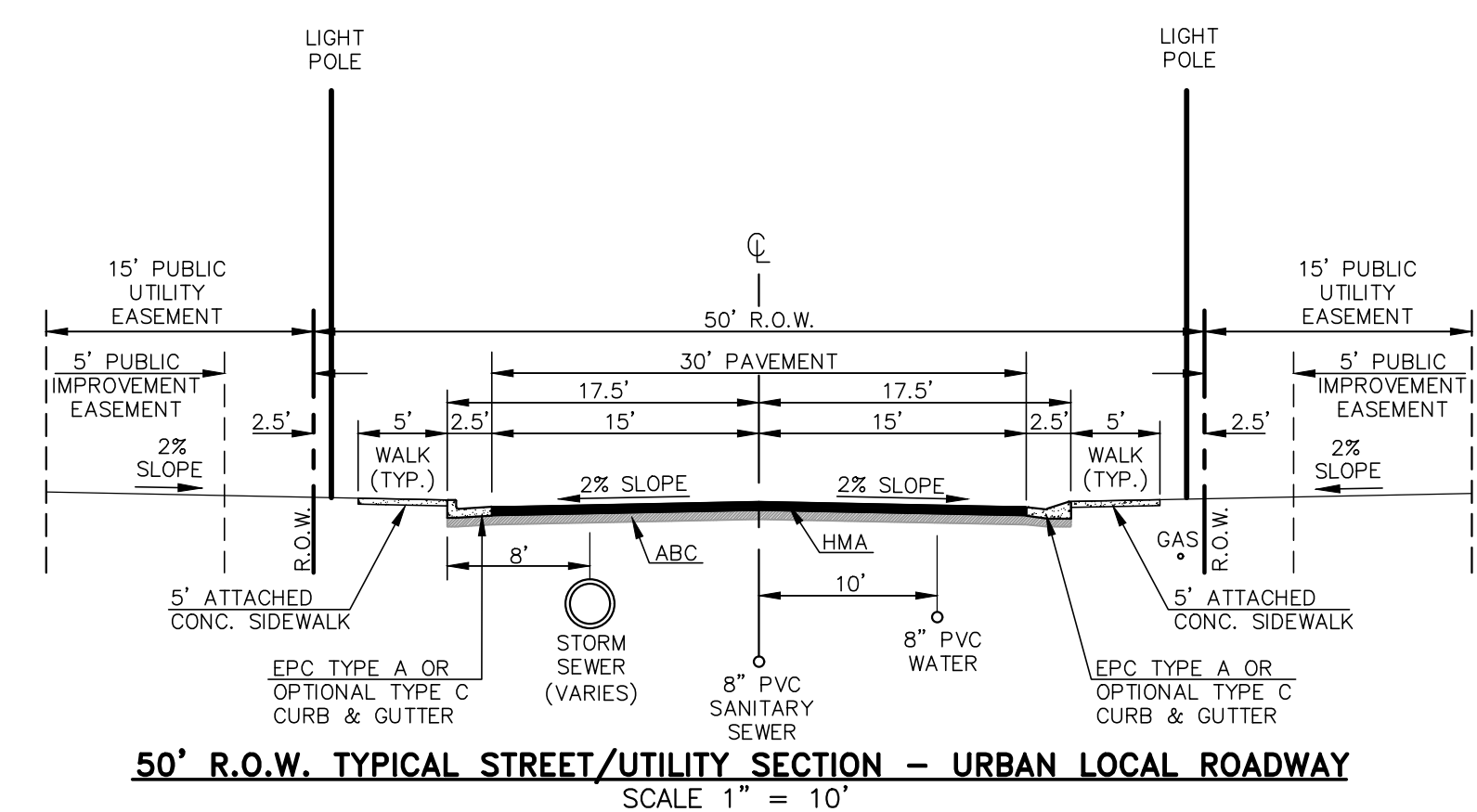
THE ROW LICENSE AGREEMENT IS NOT ASSIGNABLE WITHOUT BOCC CONSENT

#### 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



SCALE: 1" = 120'

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NO.	REVISION	DATE

REVIEW:

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



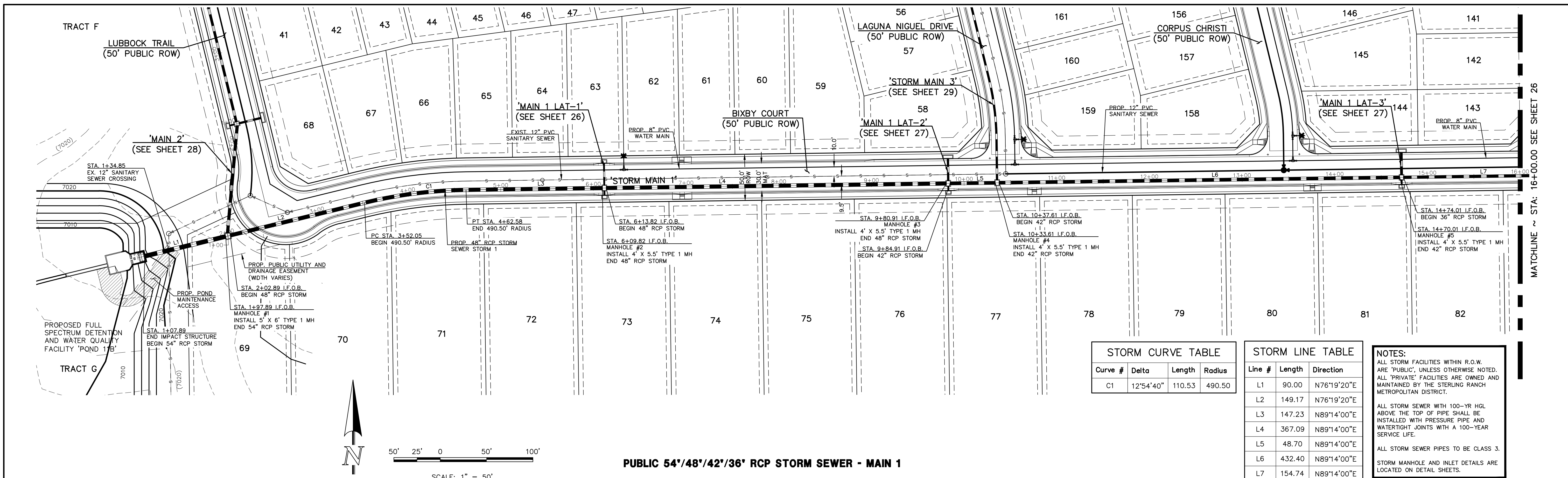
STERLING RANCH EAST  
FILING NO. 3  
STREET LIGHT POLE LOCATION PLAN

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	



V:\18333\DRAWINGS\CONSTRUCT\DRAWING\STERLINGRANCH3-9-24.dwg, 9/25/2024 4:10:11 PM, 1/1

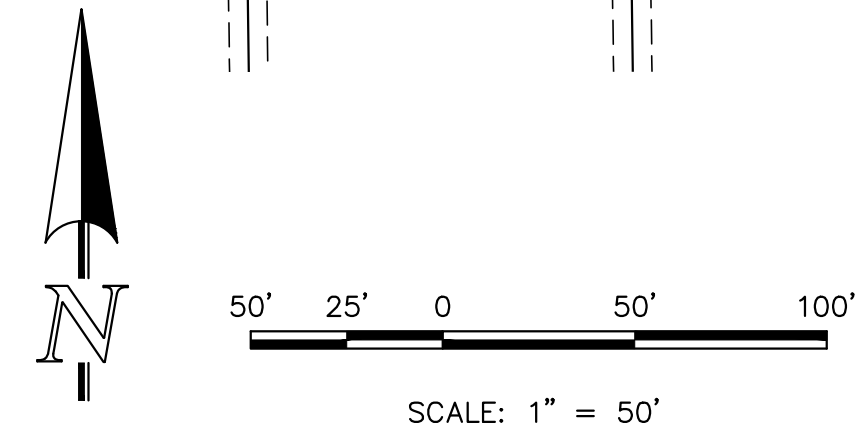




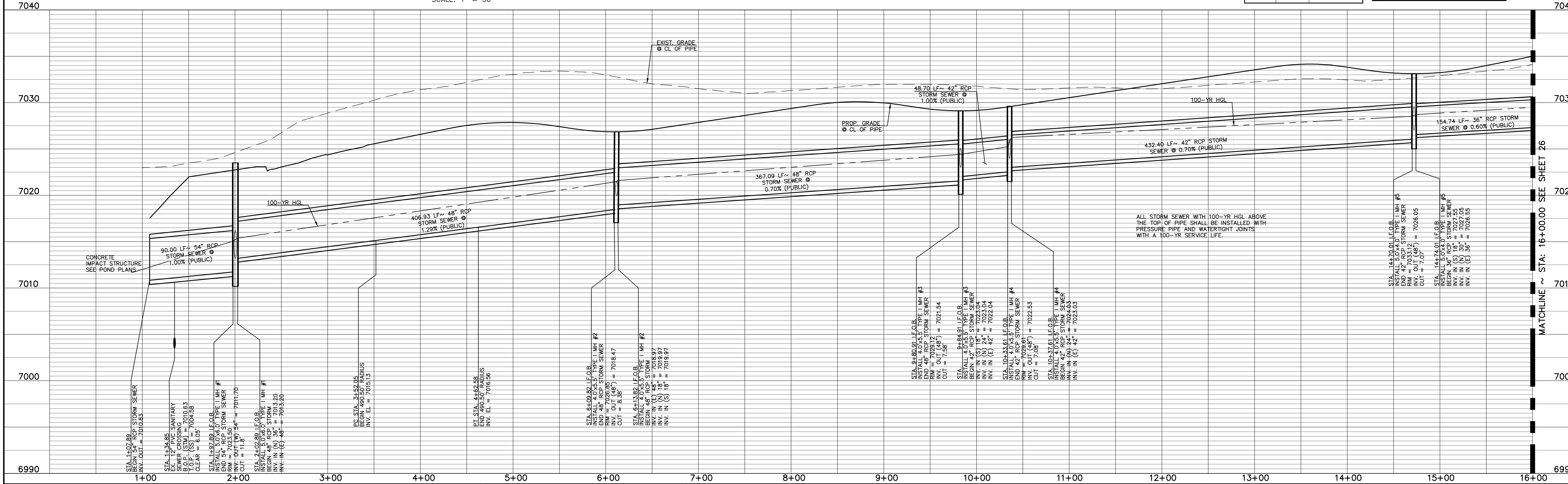
Curve #	Delta	Length	Radius
C1	12°54'40"	110.53	490.50

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:**  
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 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
	EXISTING GAS MAIN		EXISTING ELECTRIC
	ROW/BOUNDARY LINE		

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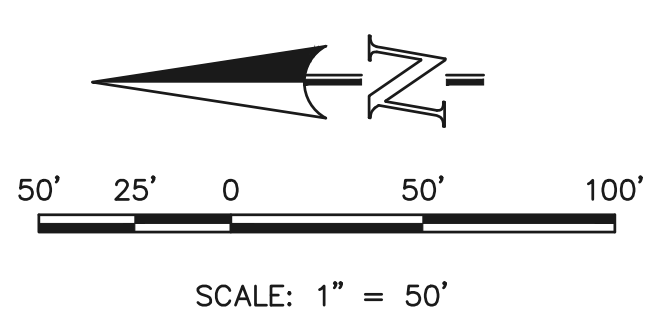
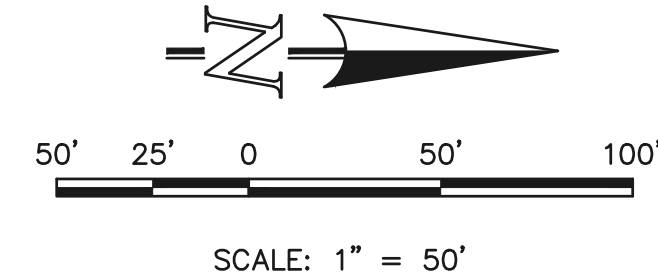
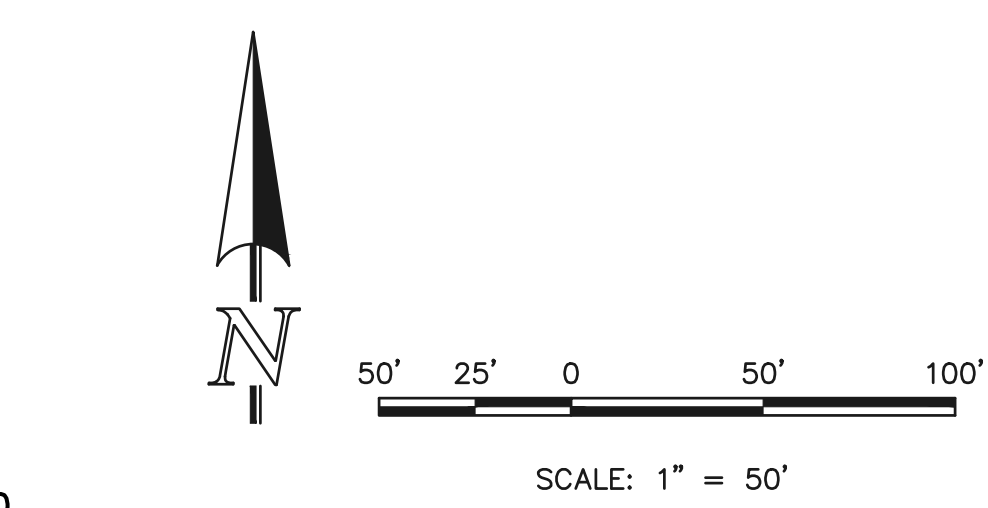
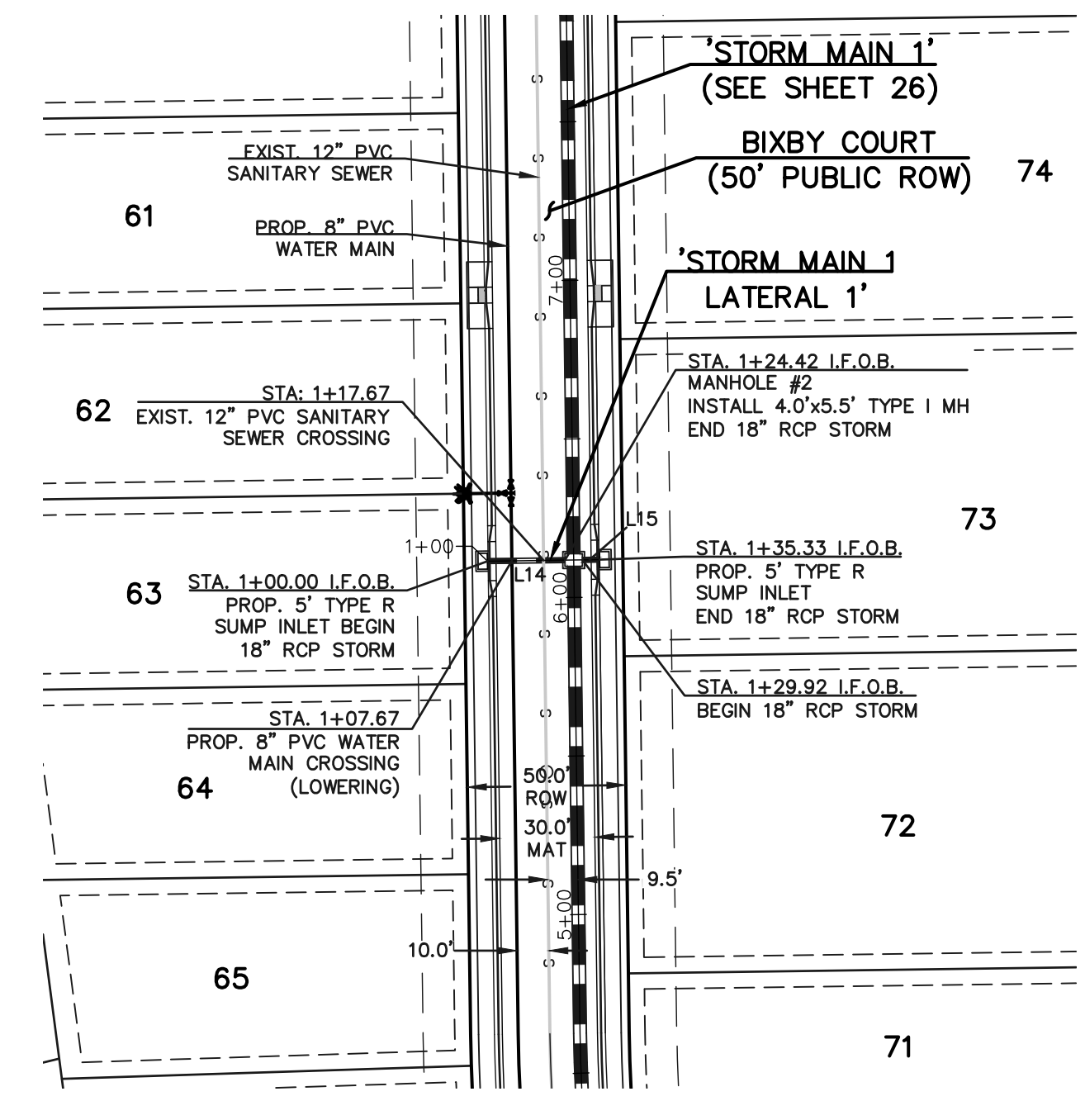
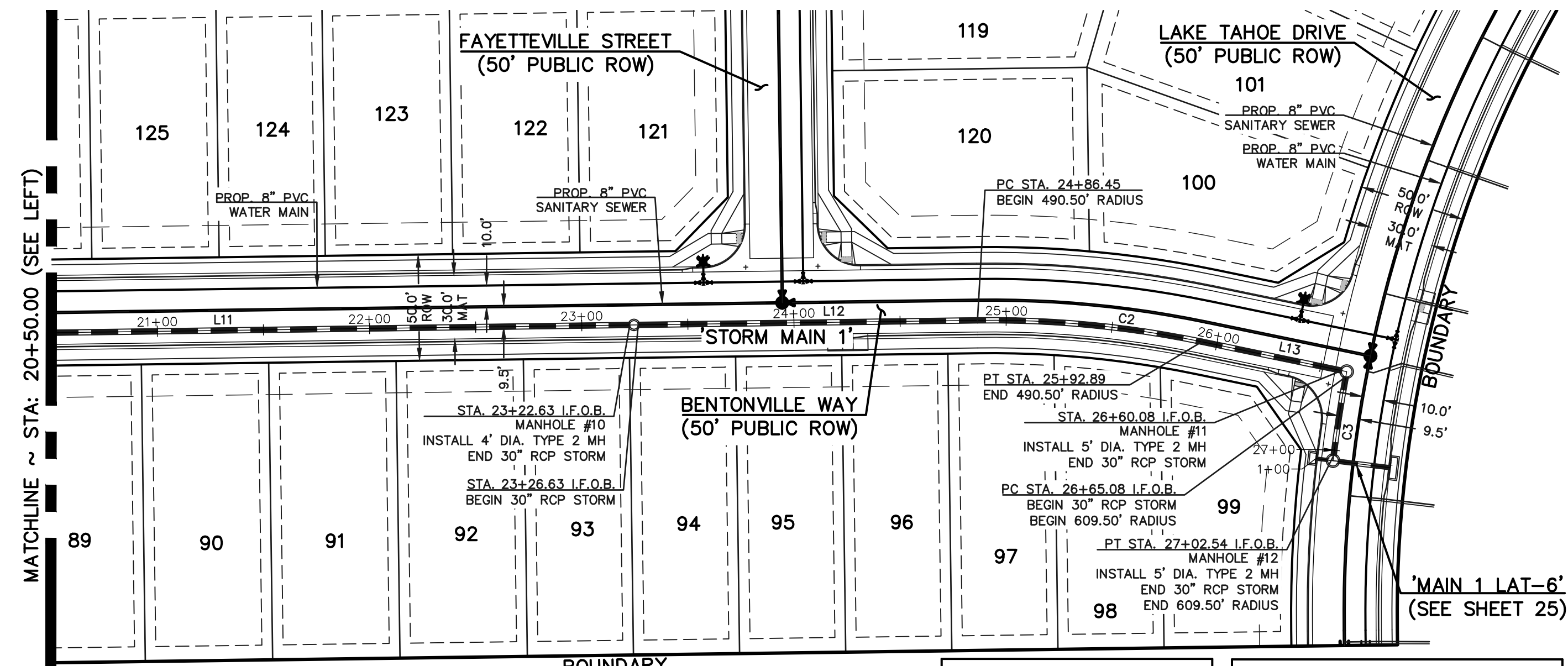
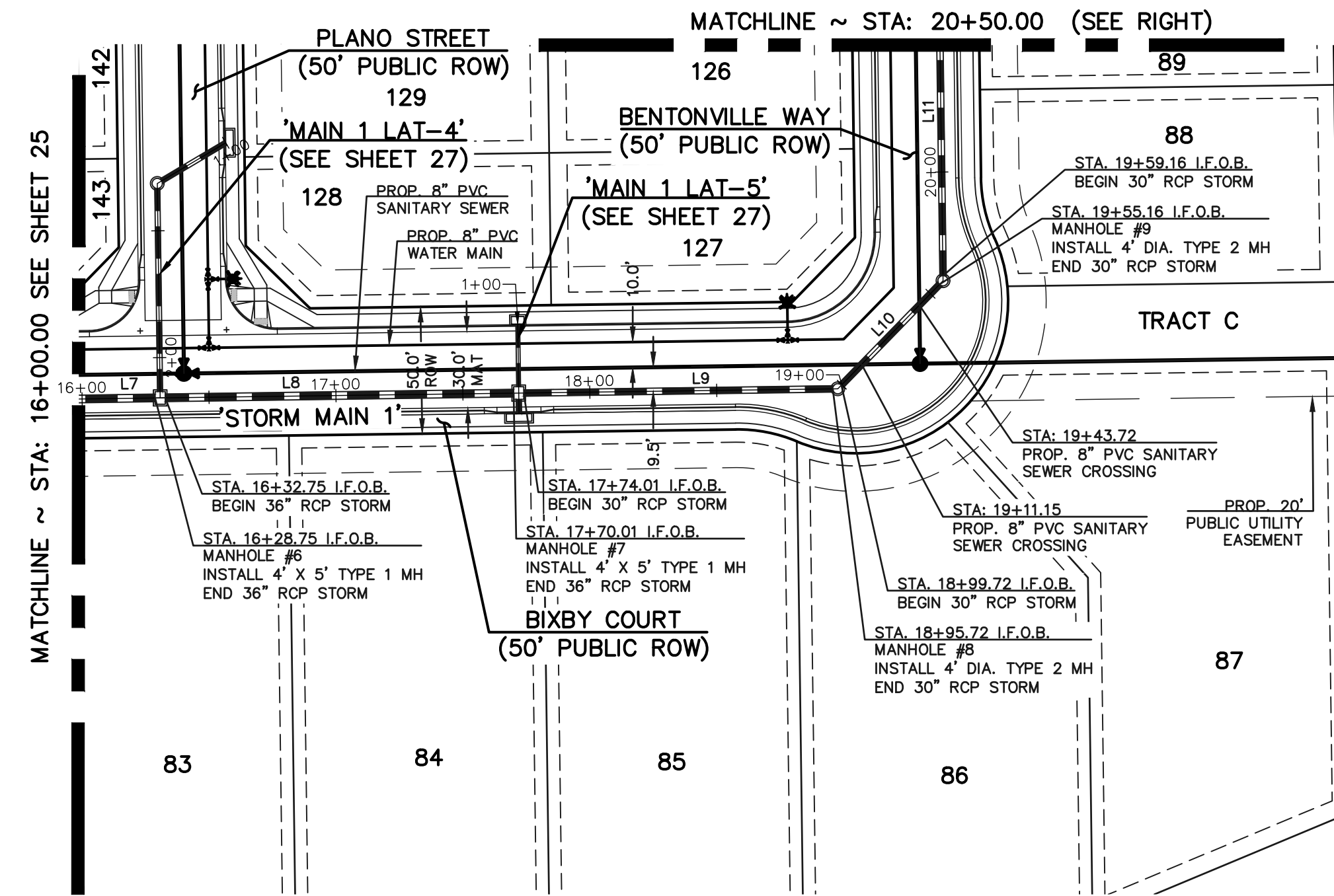
NO.	REVISION	DATE

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

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

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





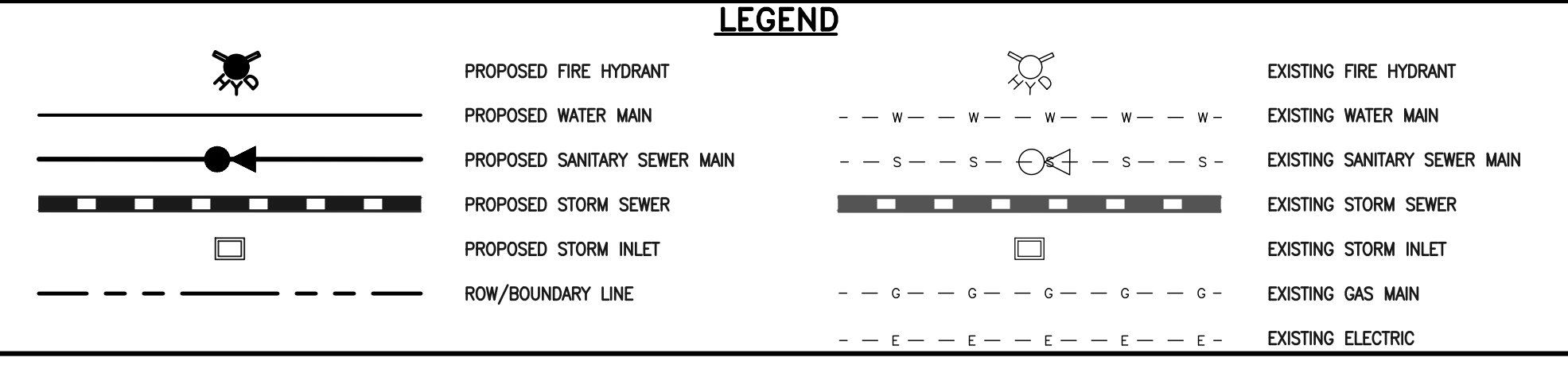
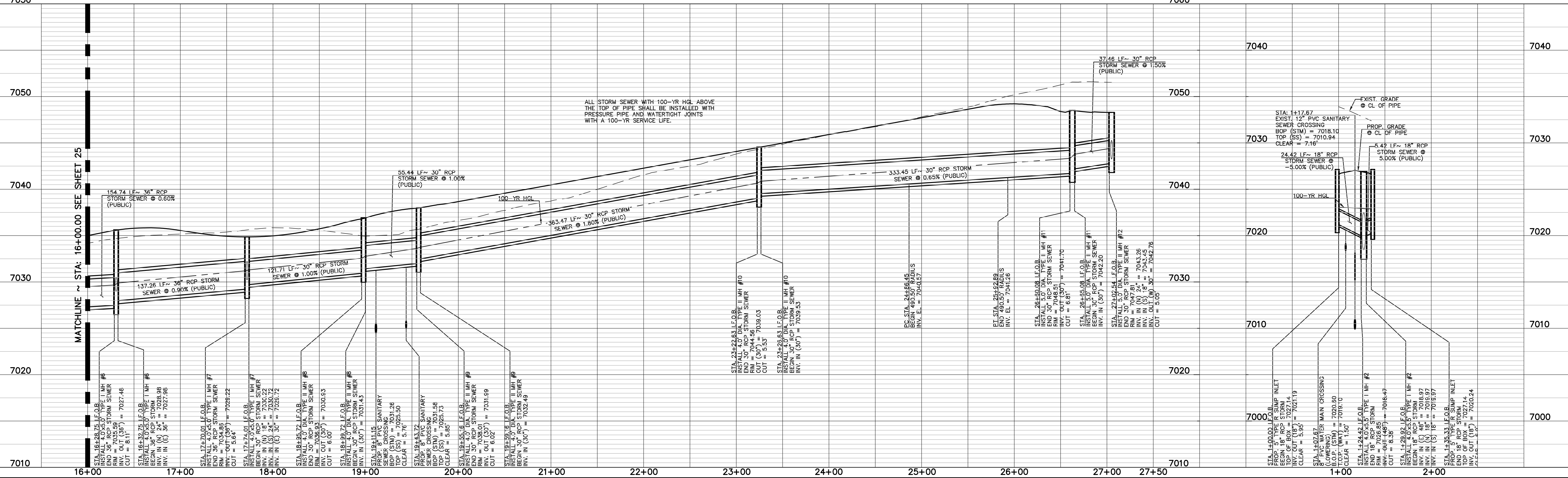
**PUBLIC 36"/30"/24" RCP STORM SEWER - MAIN 1**

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

**NOTES:**  
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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



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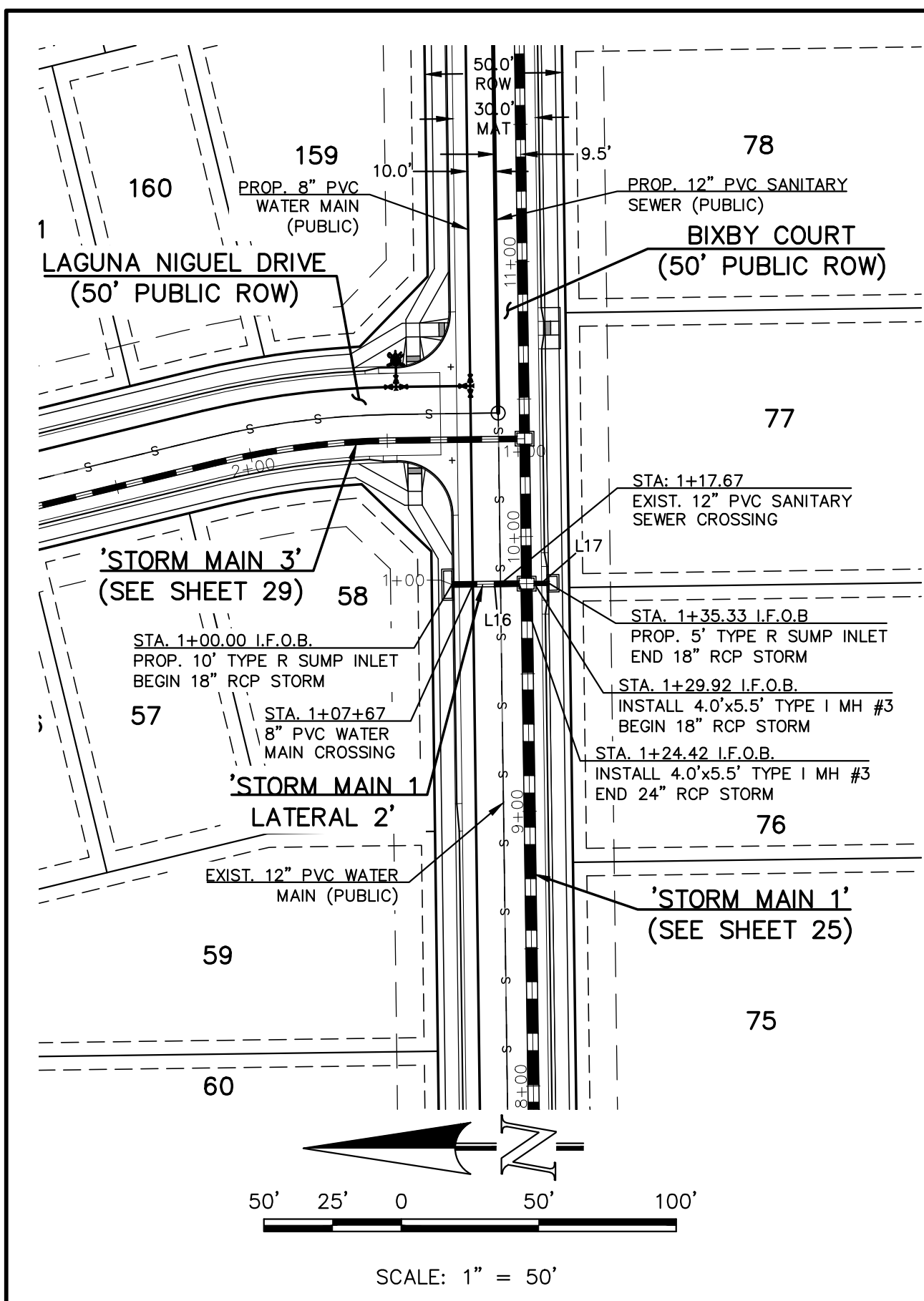
**CLASSIC**  
 CONSULTING ENGINEERS & SURVEYORS

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

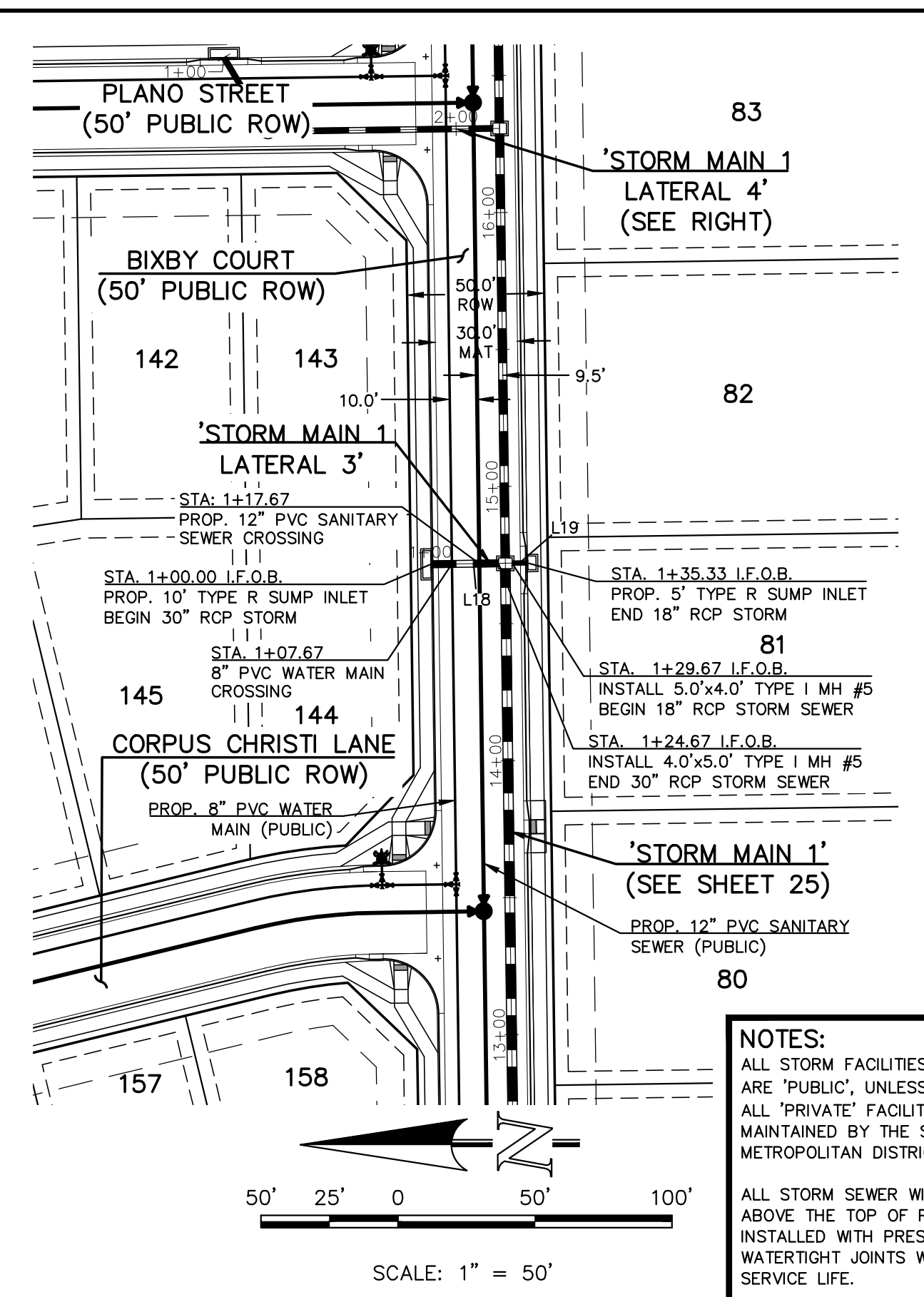
STERLING RANCH EAST  
 FILING NO. 3  
 PUBLIC STORM SEWER PLAN  
 BIXBY COURT & BENTONVILLE WAY

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	

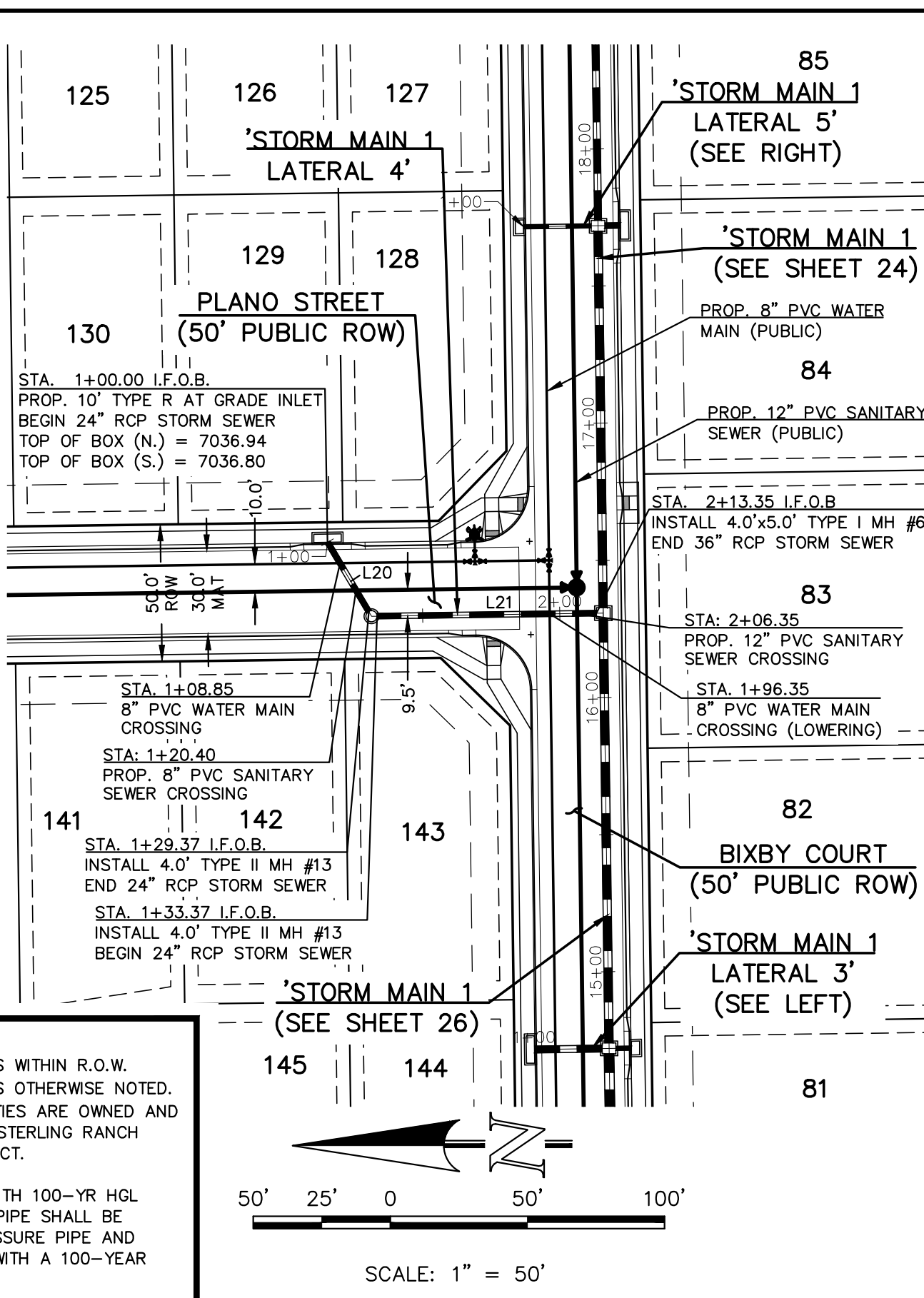




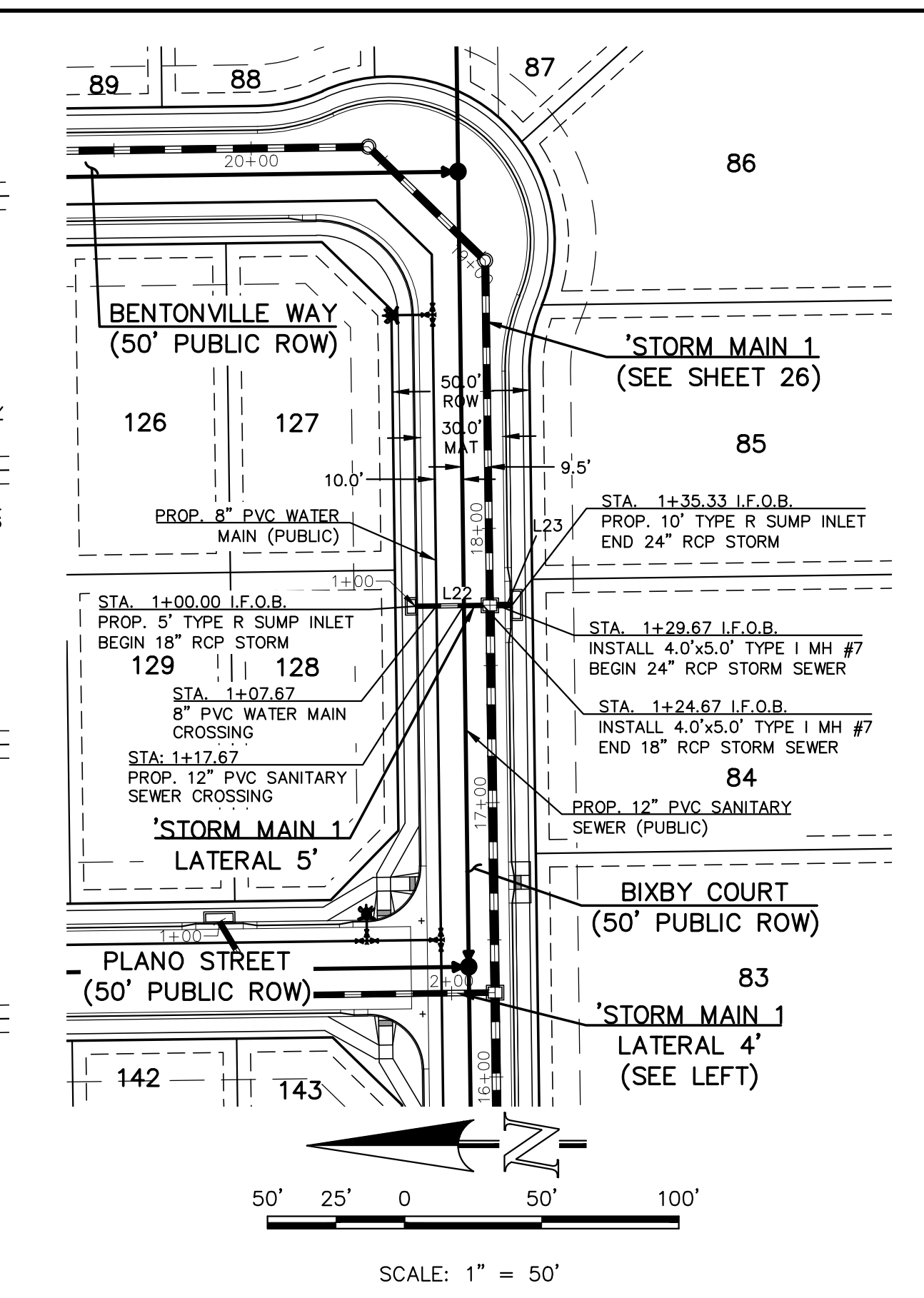
**PUBLIC 24'x18' RCP STORM SEWER MAIN 1 LATERAL 2**



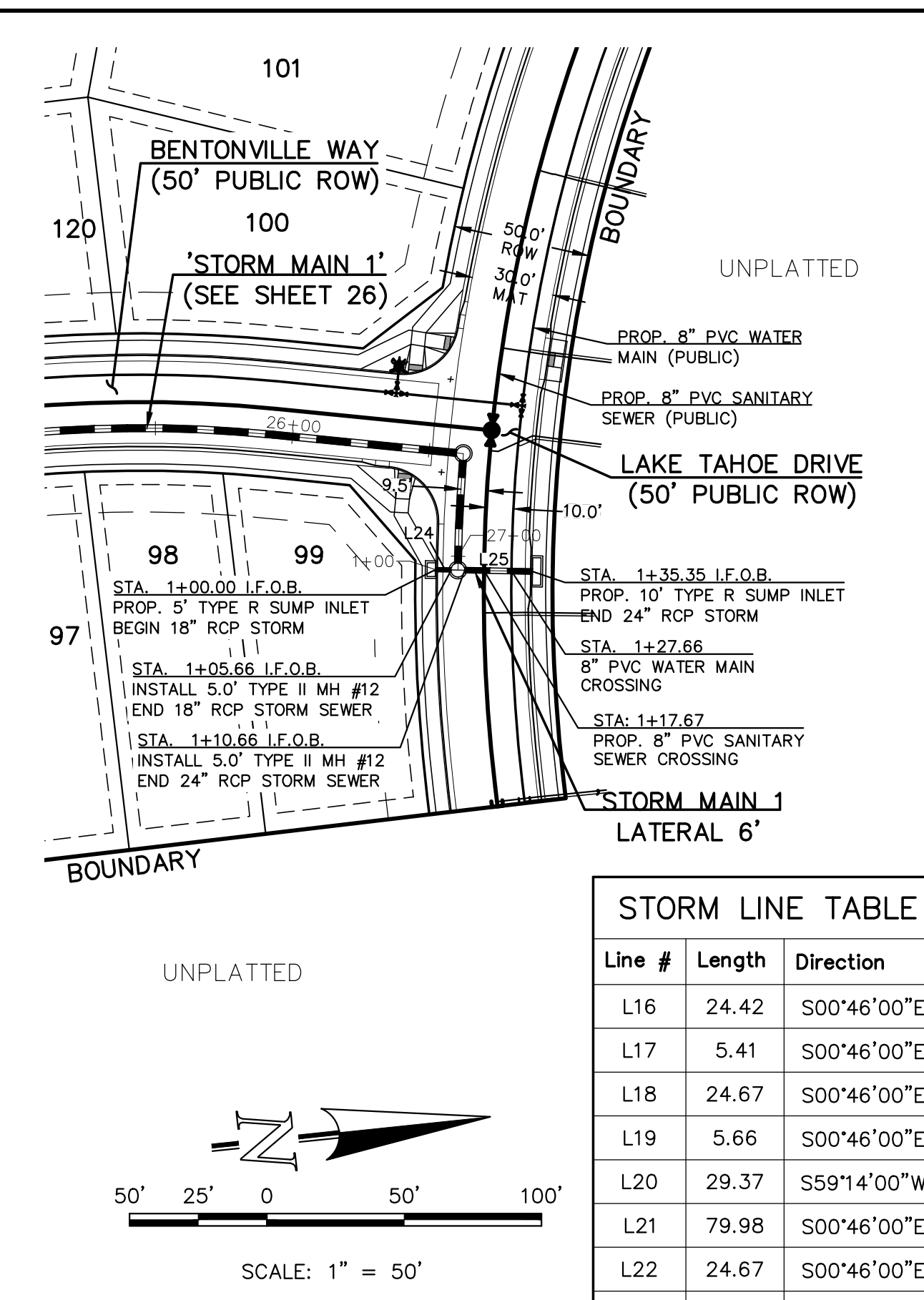
**PUBLIC 30'x18' RCP STORM SEWER MAIN 1 LATERAL 3**



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



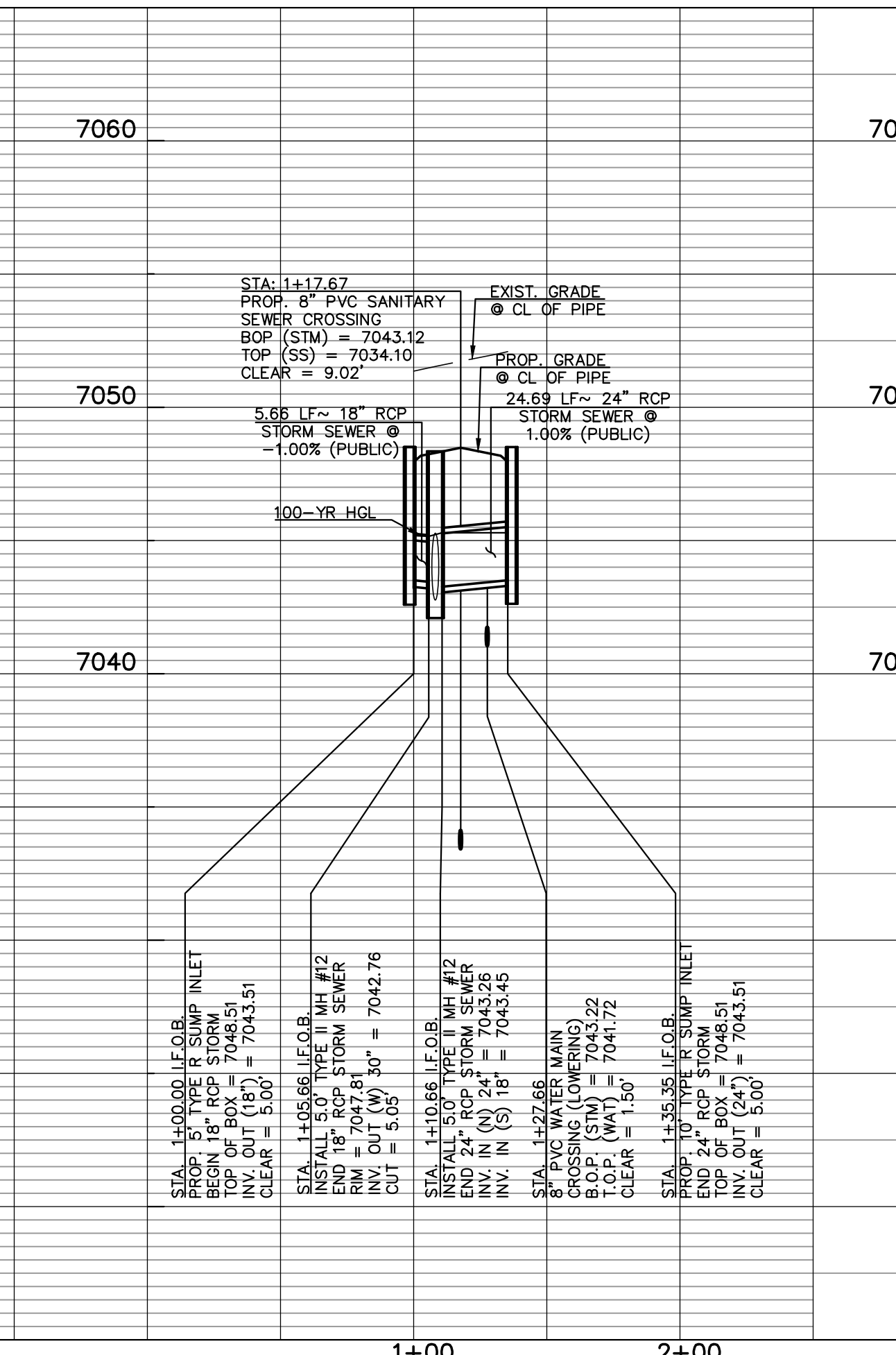
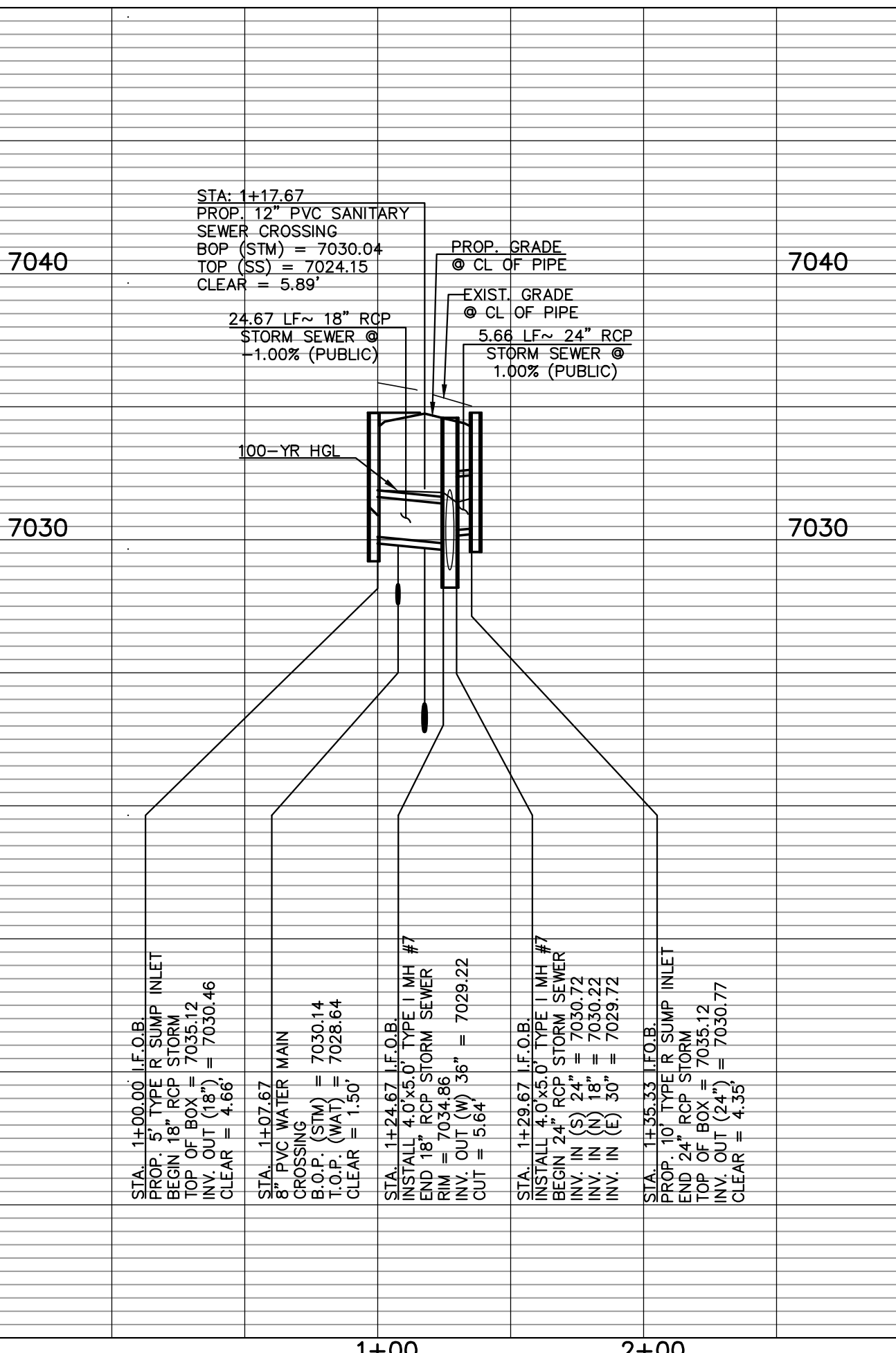
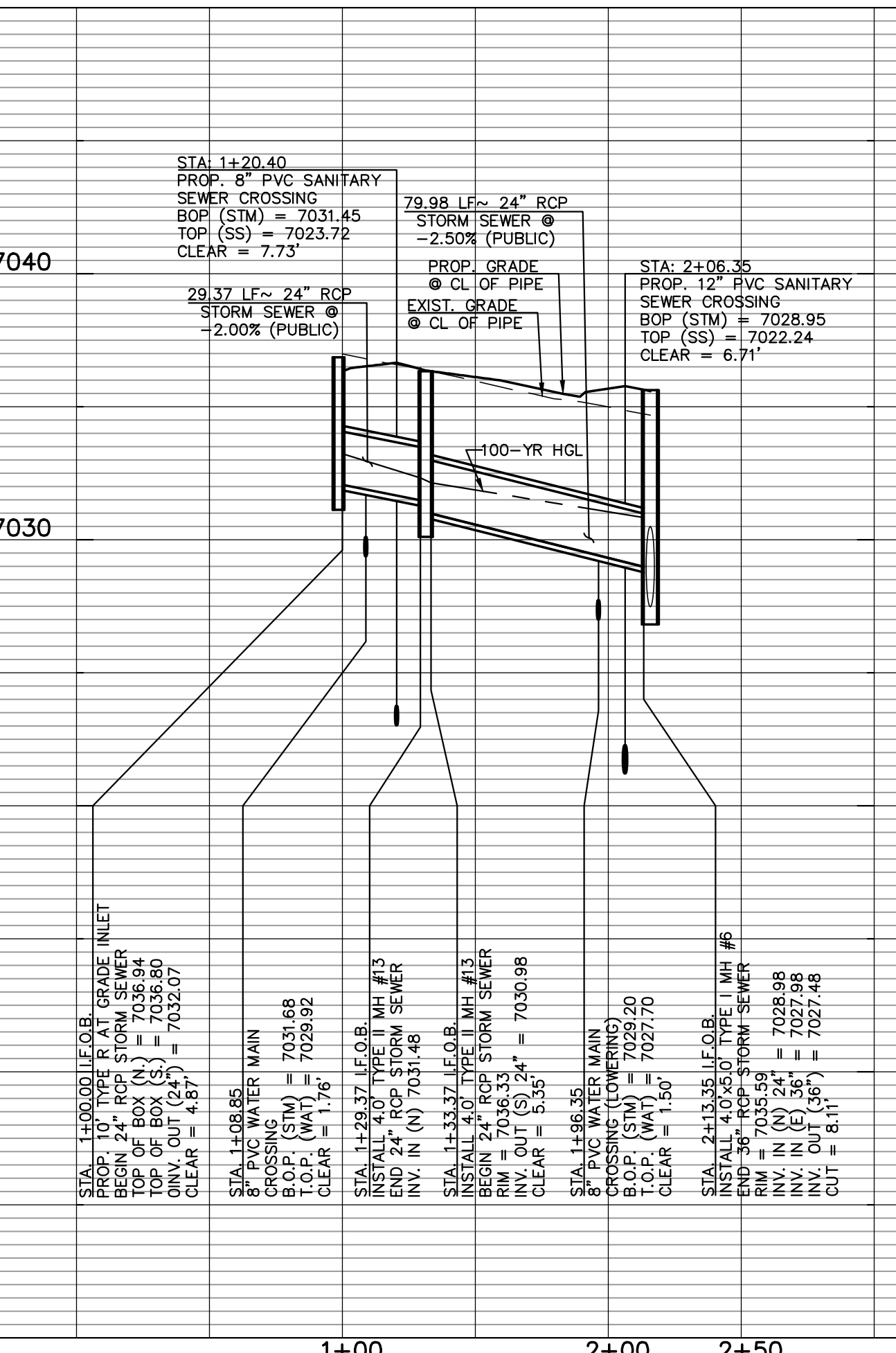
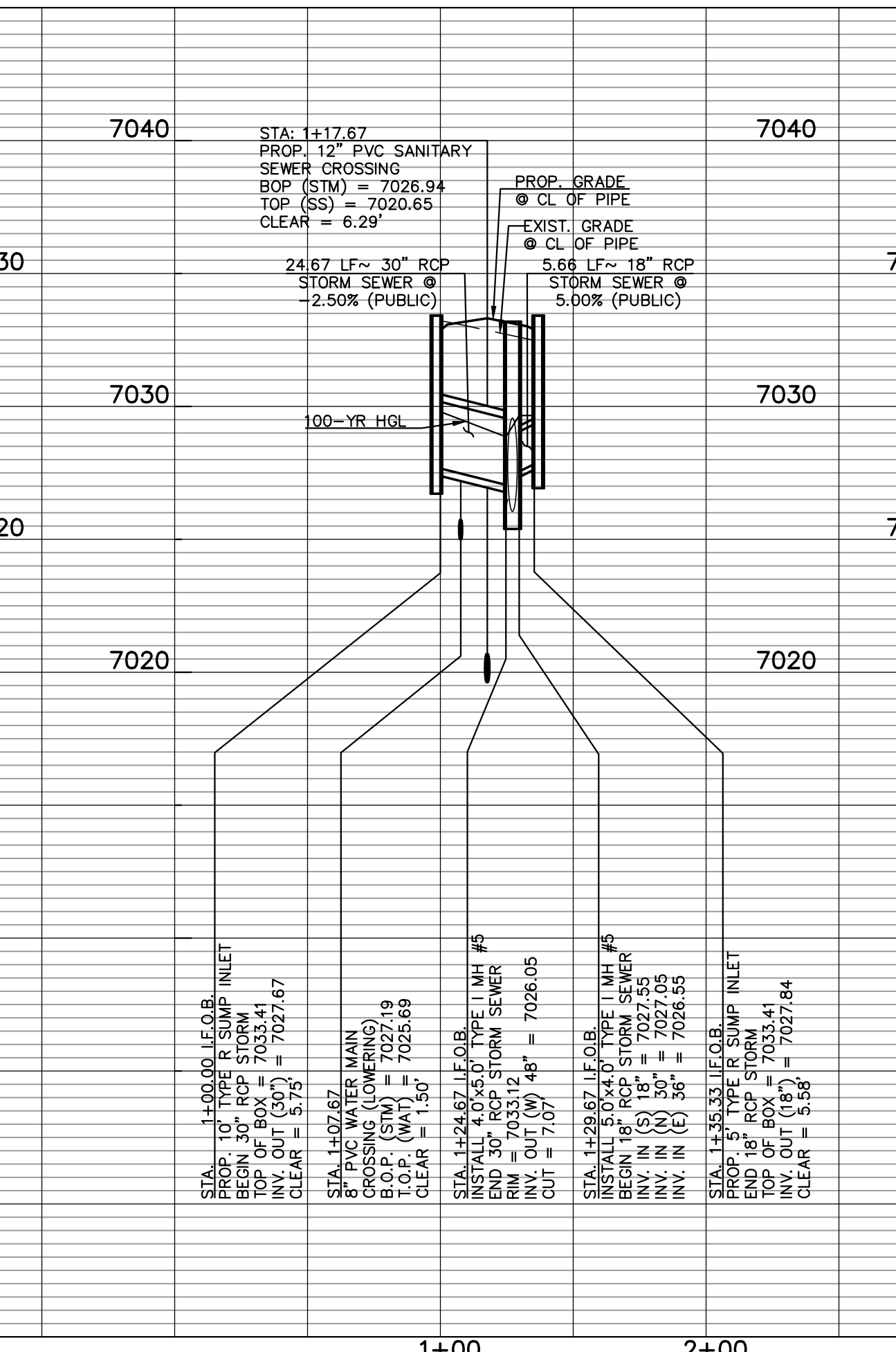
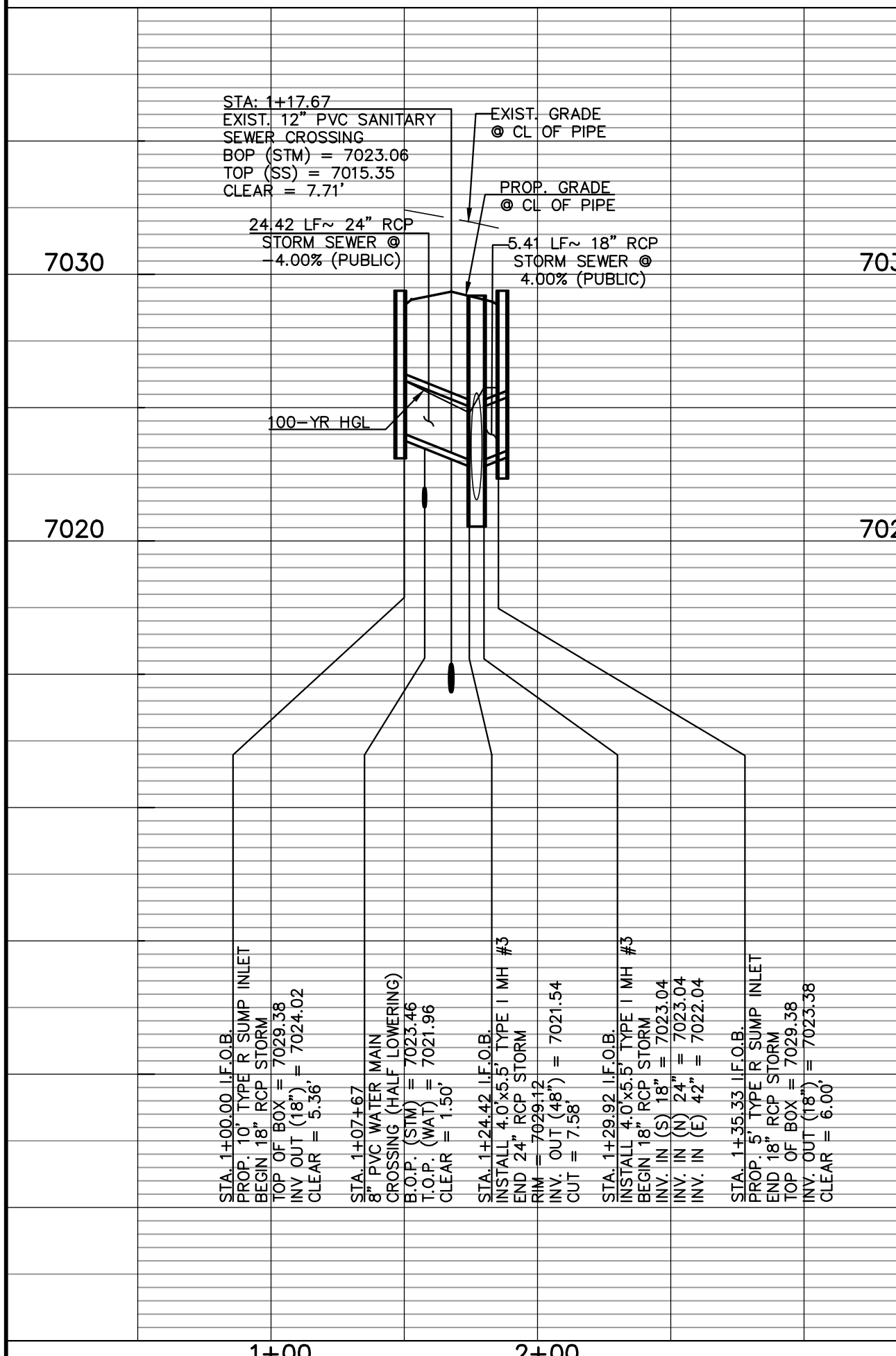
**PUBLIC 18'x24' RCP STORM SEWER MAIN 1 LATERAL 5**



**PUBLIC 18'x24' RCP STORM SEWER MAIN 1 LATERAL 6**

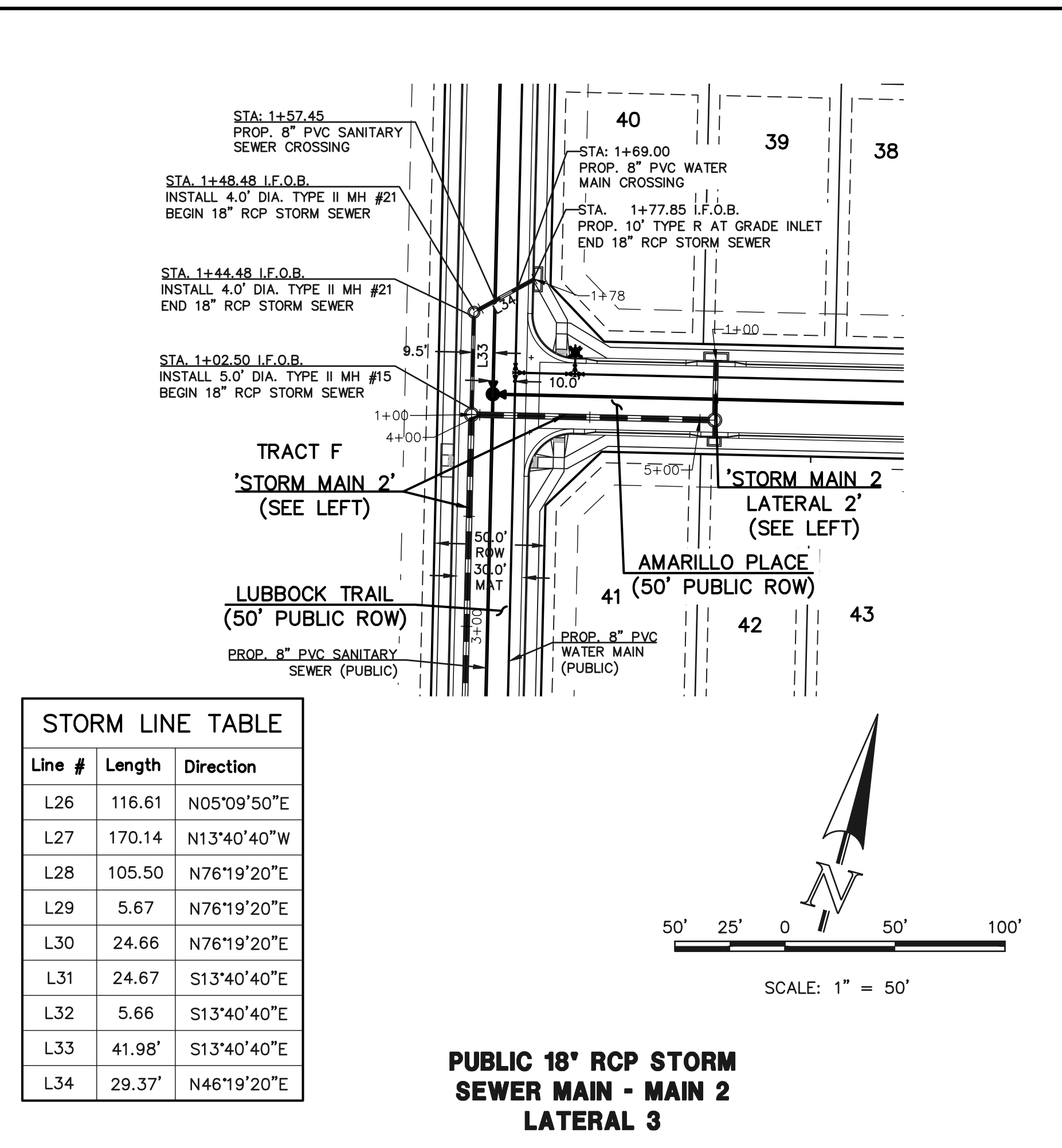
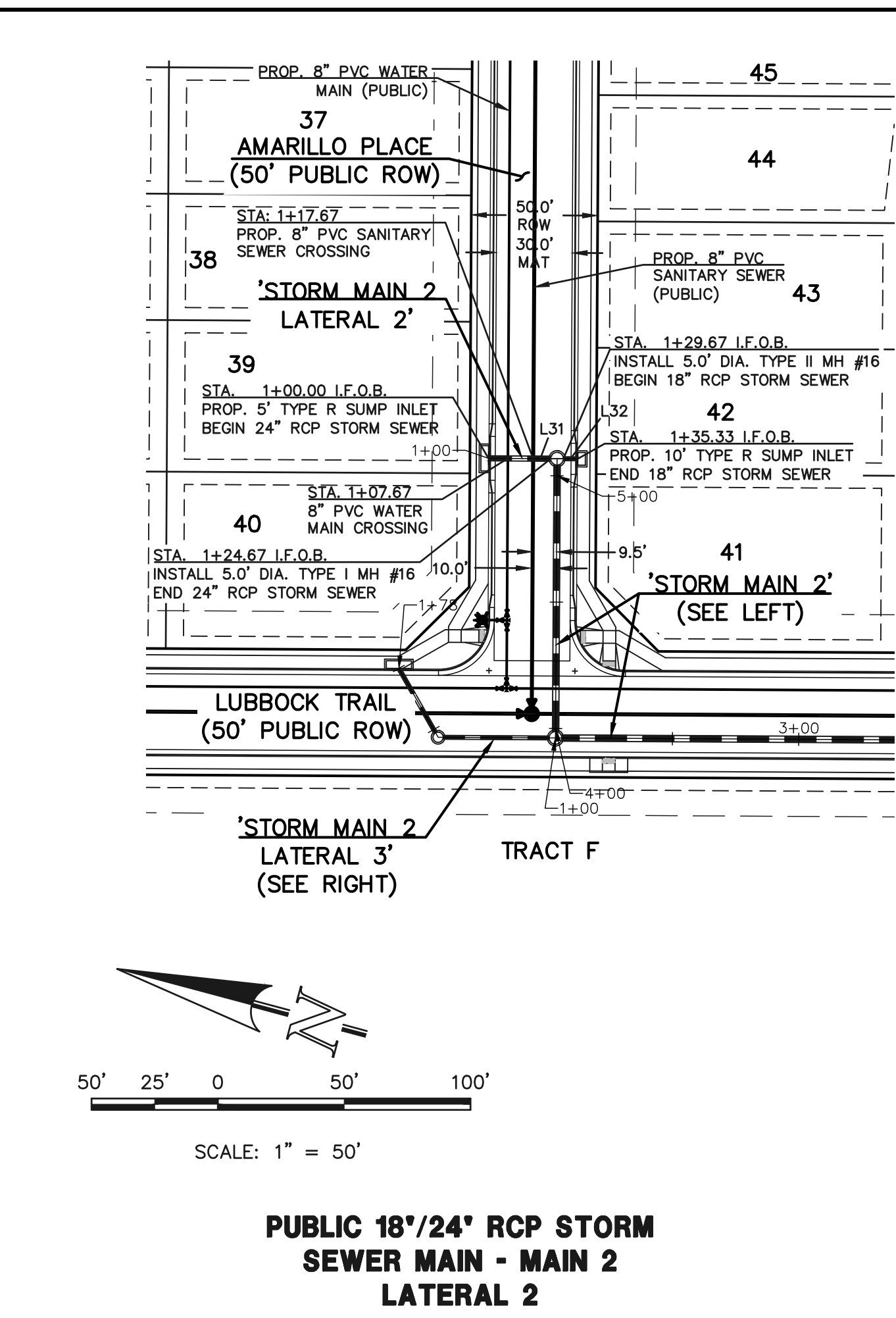
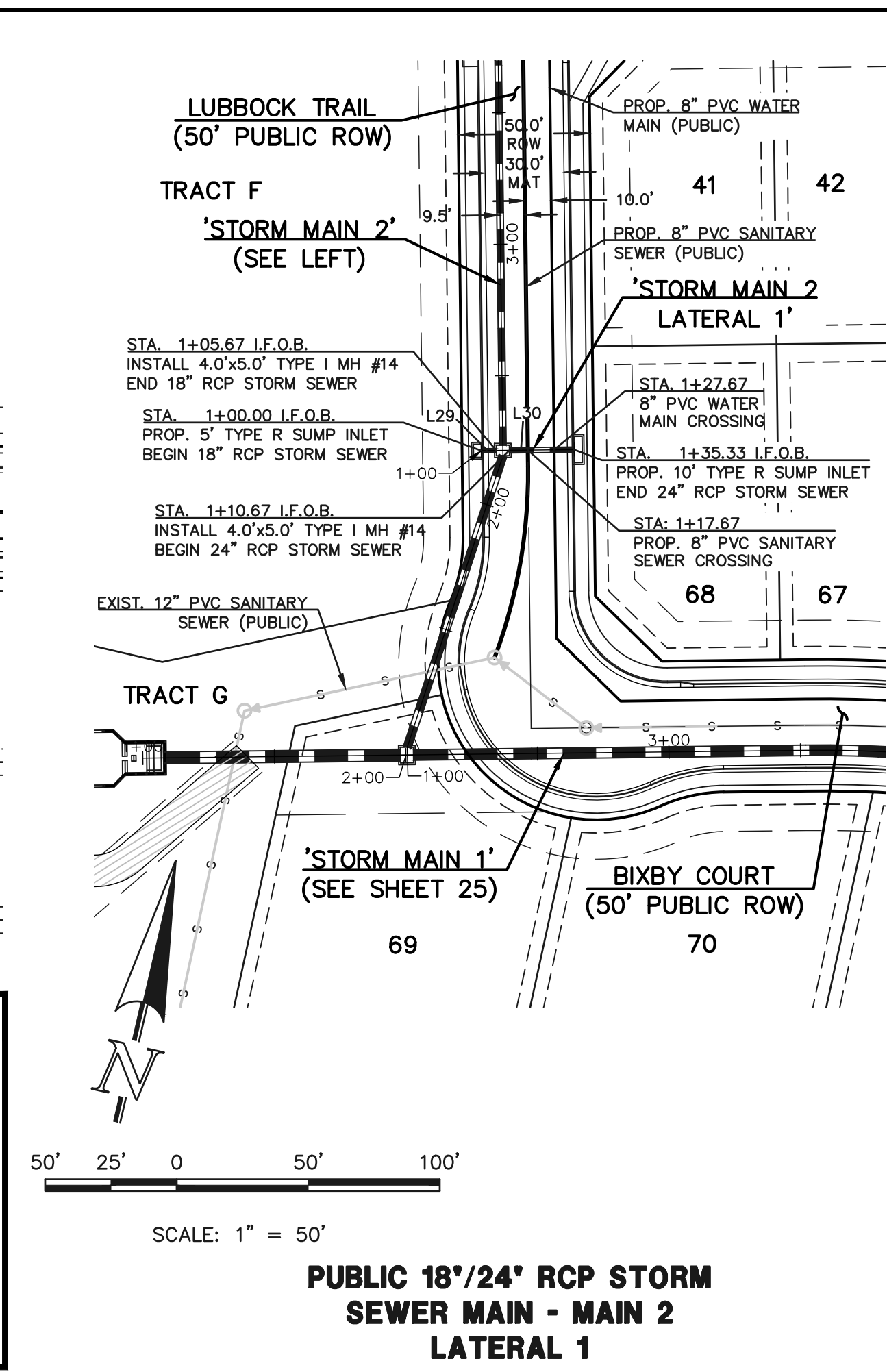
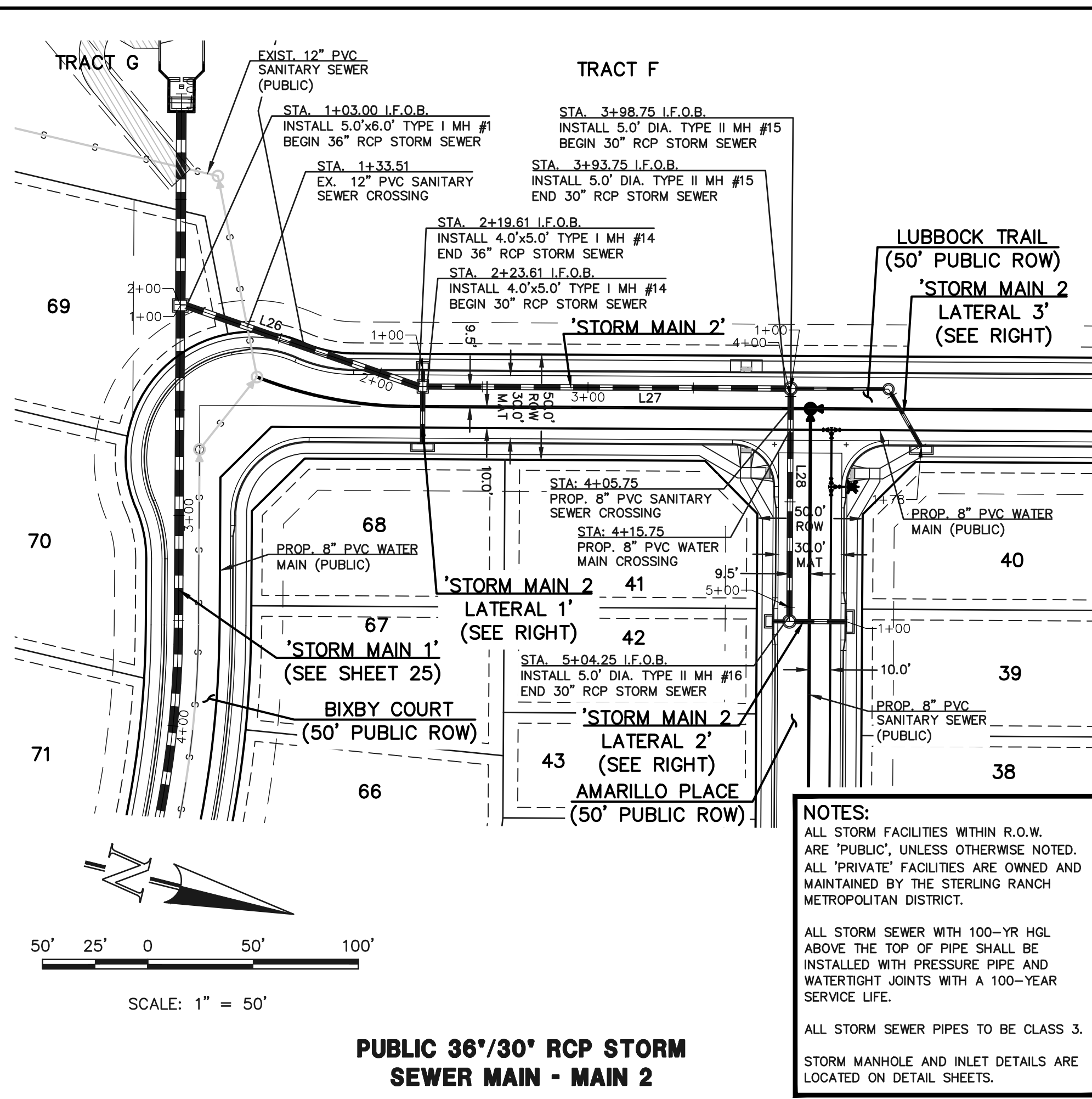
**NOTES:**  
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Line #	Length	Direction
L16	24.42	S00°46'00"E
L17	5.41	S00°46'00"E
L18	24.67	S00°46'00"E
L19	5.66	S00°46'00"E
L20	29.37	S59°14'00"W
L21	79.98	S00°46'00"E
L22	24.67	S00°46'00"E
L23	5.66	S00°46'00"E
L24	5.66	N07°00'14"E
L25	24.69	N07°00'14"E



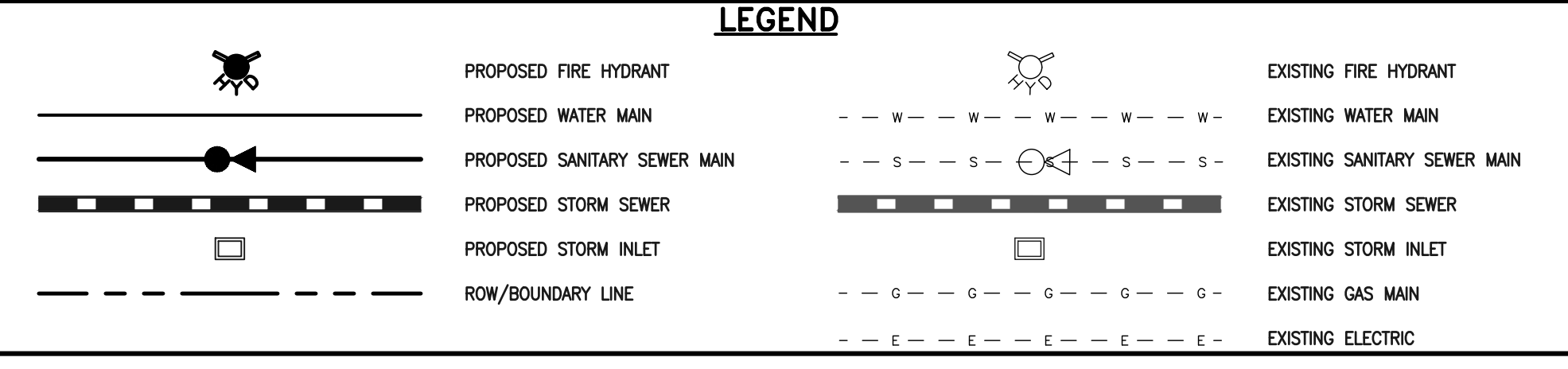
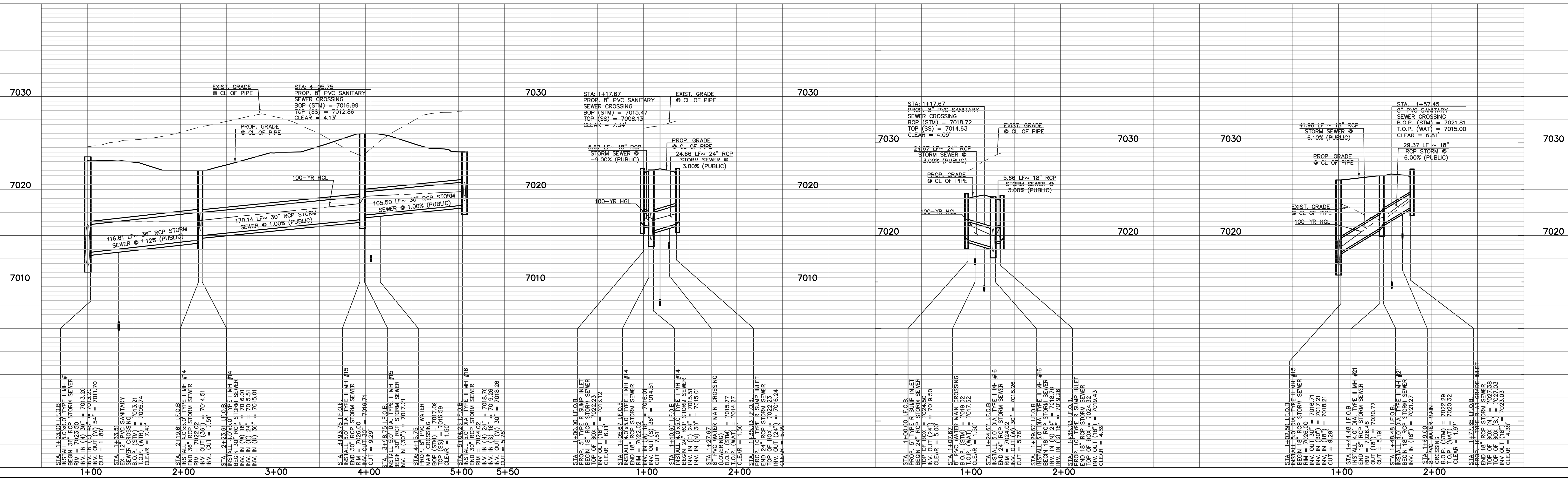
<p><b>LEGEND</b></p> <p>PROPOSED FIRE HYDRANT</p> <p>PROPOSED WATER MAIN</p> <p>PROPOSED SANITARY SEWER MAIN</p> <p>PROPOSED STORM SEWER</p> <p>PROPOSED STORM INLET</p> <p>ROW/BOUNDARY LINE</p>		<p>EXISTING FIRE HYDRANT</p> <p>EXISTING WATER MAIN</p> <p>EXISTING SANITARY SEWER MAIN</p> <p>EXISTING STORM SEWER</p> <p>EXISTING STORM INLET</p> <p>EXISTING GAS MAIN</p> <p>EXISTING ELECTRIC</p>		<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</p> <p><b>811</b></p> <p>UTILITY NOTIFICATION CENTER OF COLORADO</p> <p>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 ENGINEERS AND SURVEYORS, LLC</p> <p>MARC A. WHORTON, COLORADO P.E. #37155</p>		<p>STERLING RANCH EAST</p> <p>FILING NO. 3</p> <p>PUBLIC STORM SEWER PLAN</p> <p>BIXBY COURT LATERALS &amp; PLANO ST.</p> <p>DESIGNED BY ESO SCALE DATE 7/03/2024</p> <p>DRAWN BY ESO (H) 1" = 50' SHEET 27 OF 35</p> <p>CHECKED BY (V) 1" = 50' JOB NO. 1183.33</p>		<p><b>CLASSIC</b></p> <p>CONSULTING ENGINEERS &amp; SURVEYORS</p> <p>619 N. Cascade Avenue, Suite 200        Colorado Springs, Colorado 80903</p> <p>(719)785-0790        (719)785-0799(Fax)</p>	
---	--	---	--	--	--	---------------------------------	--	--	--	--	--	--	--





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

**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 WATERTIGHT JOINTS WITH A 100-YEAR SERVICE LIFE.  
 ALL STORM SEWER PIPES TO BE CLASS 3.  
 STORM MANHOLE AND INLET DETAILS ARE LOCATED ON DETAIL SHEETS.



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

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

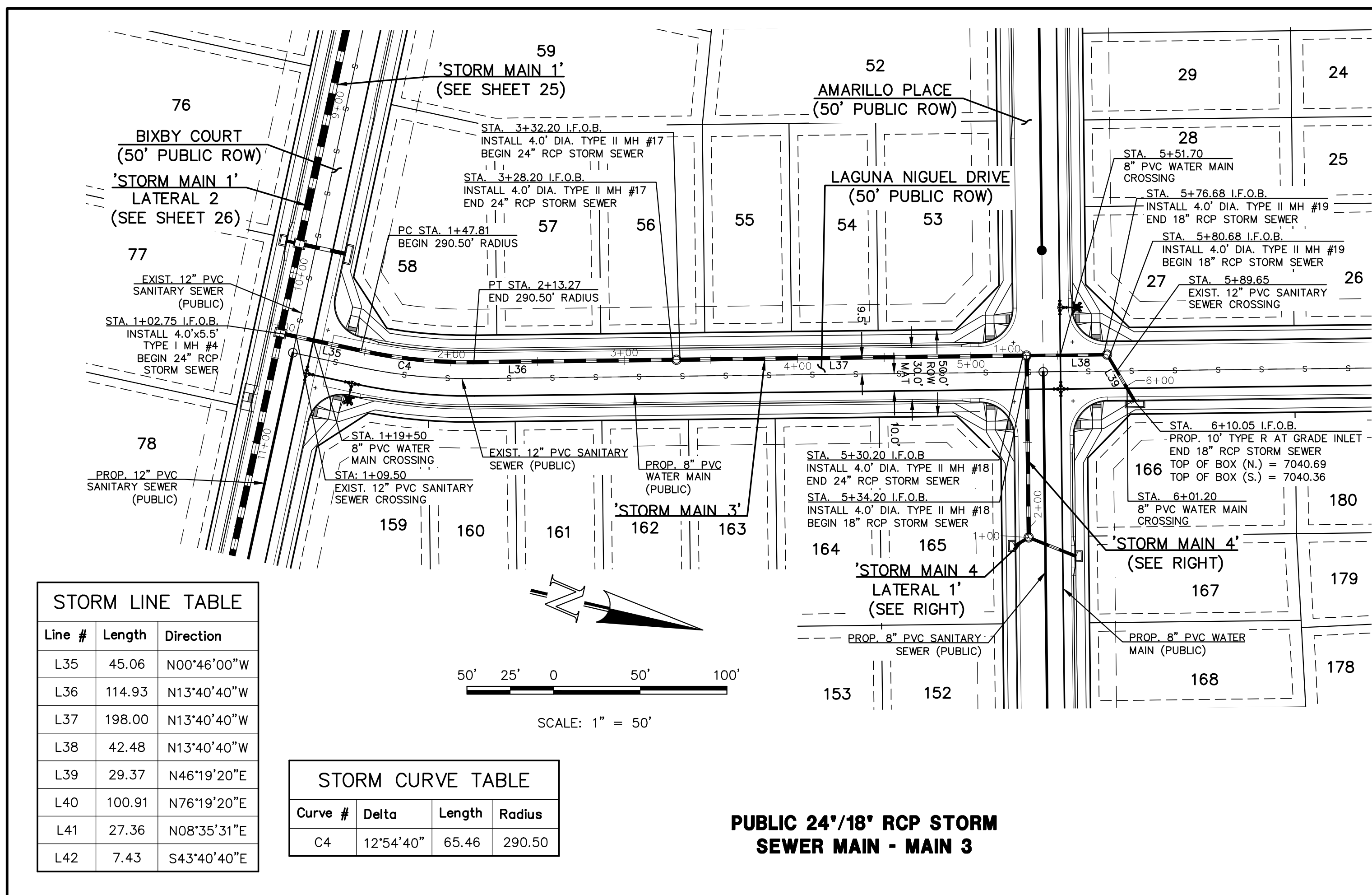
**CLASSIC CONSULTING ENGINEERS & SURVEYORS**

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" = 50'	JOB NO.	1183.33	





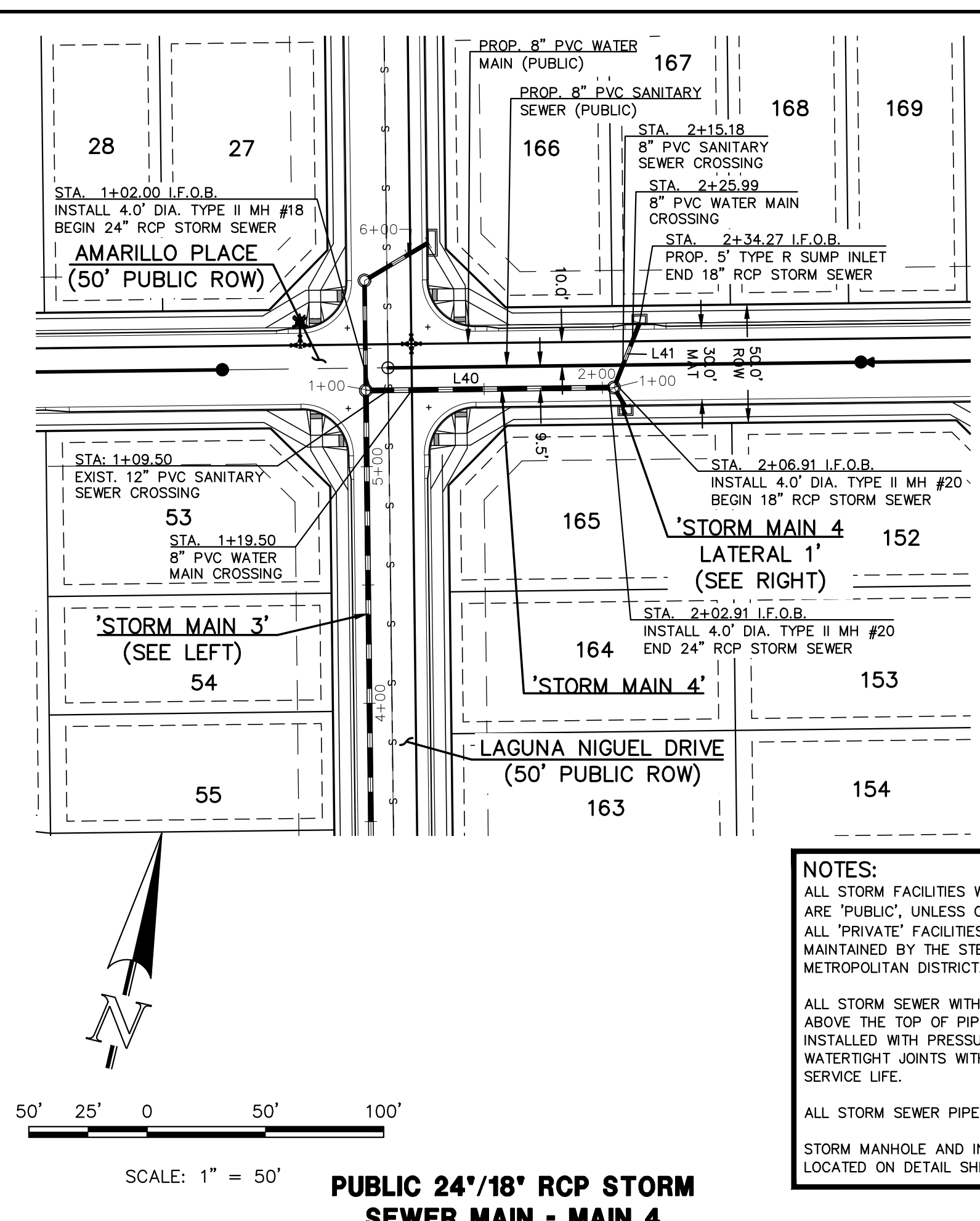
**STORM LINE TABLE**

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	100.91	N76°19'20"E
L41	27.36	N08°35'31"E
L42	7.43	S43°40'40"E

**STORM CURVE TABLE**

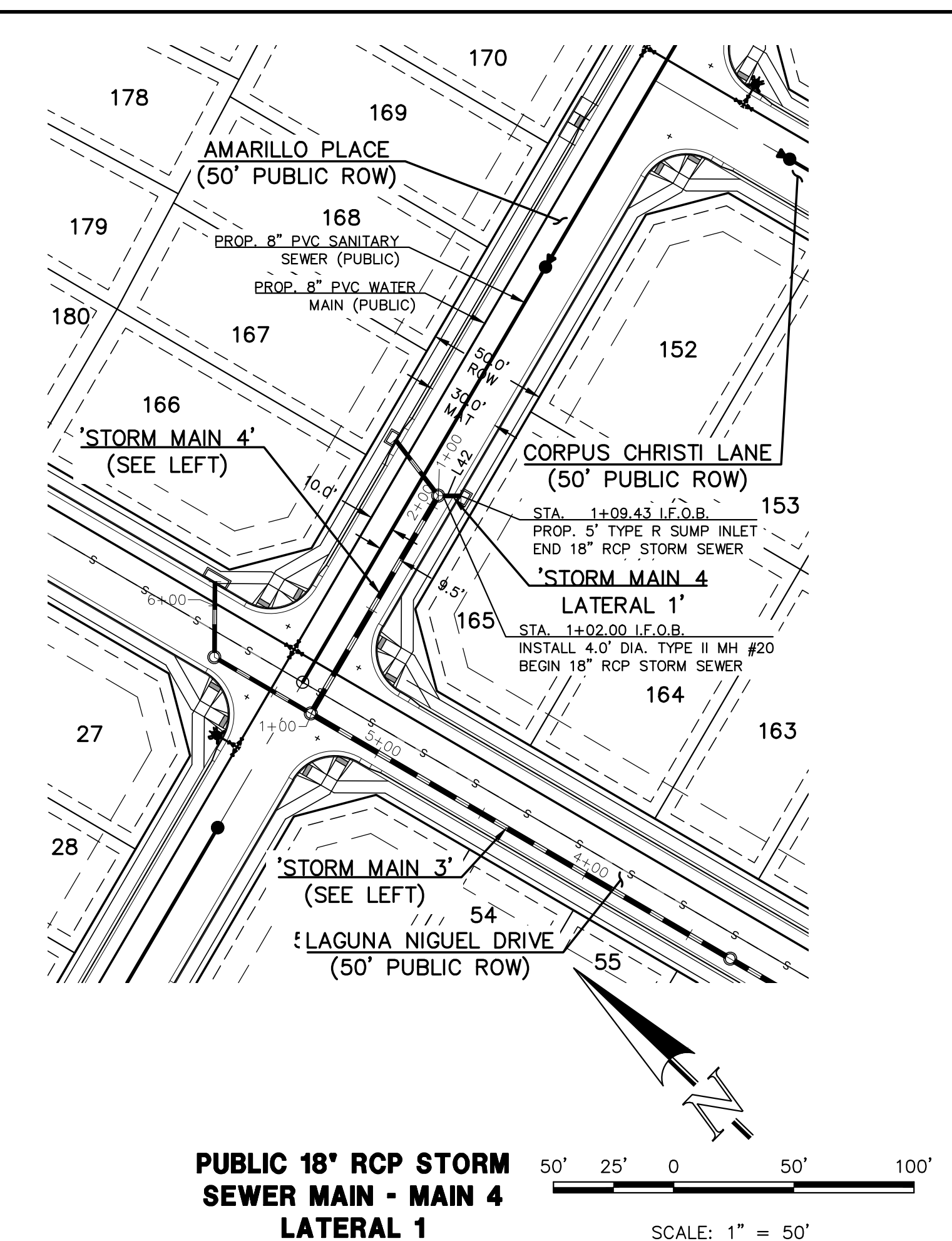
Curve #	Delta	Length	Radius
C4	12°54'40"	65.46	290.50

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

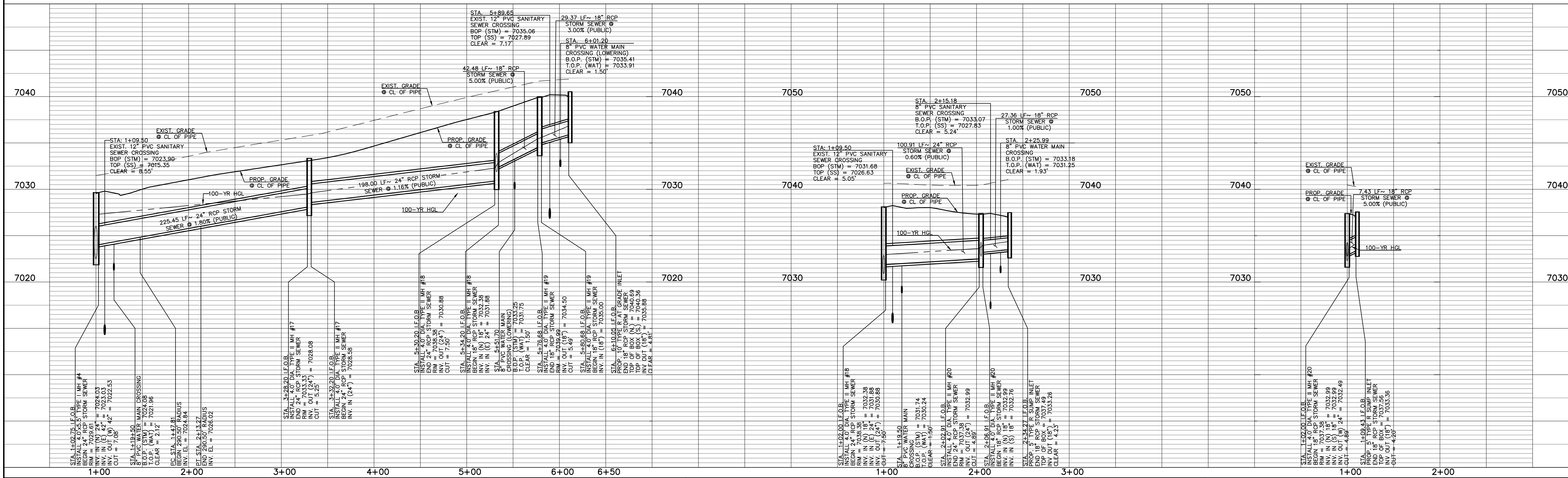


**PUBLIC 24'/18' RCP STORM SEWER MAIN - MAIN 4**

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

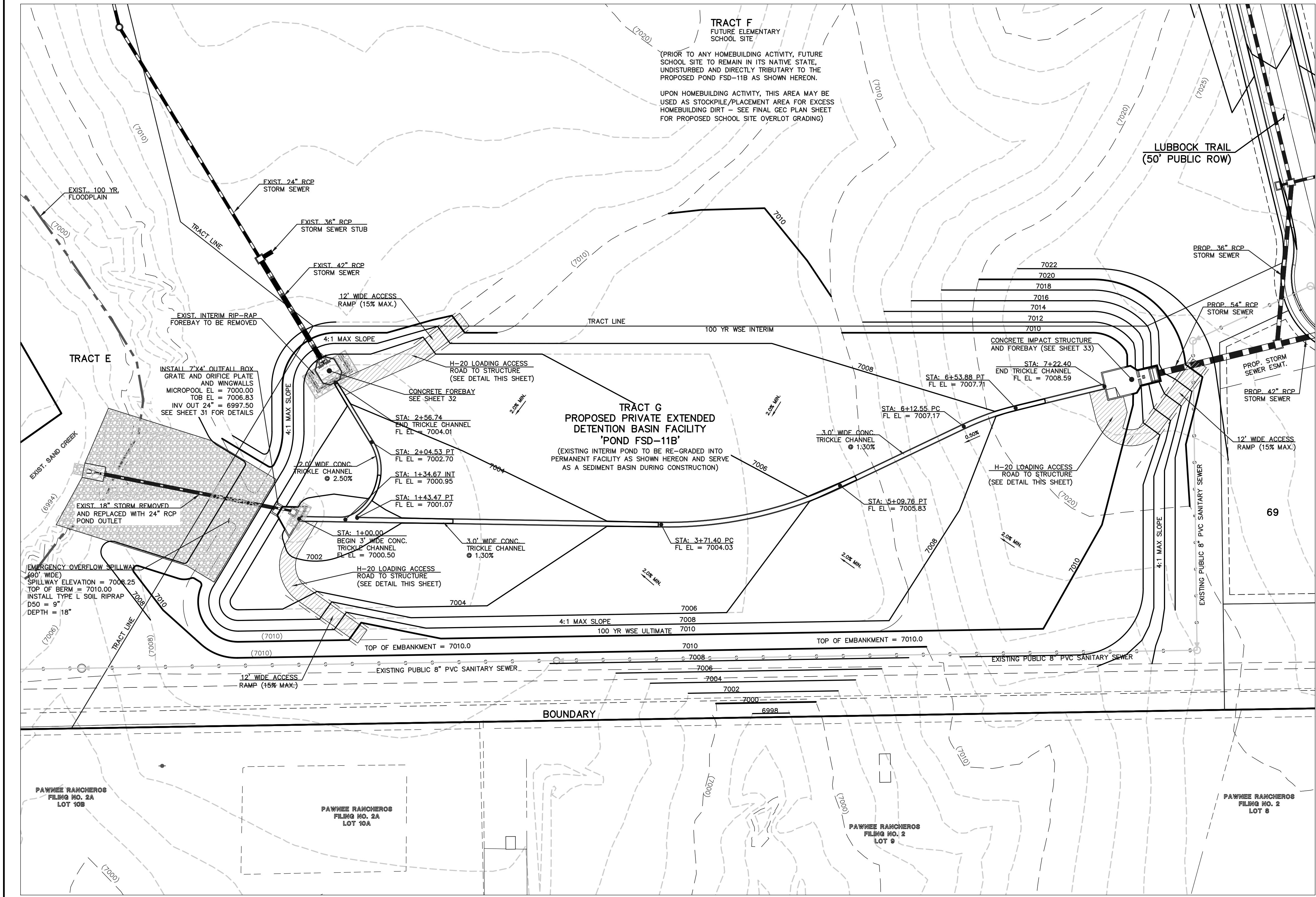


**STERLING RANCH EAST**  
 FILING NO. 3  
 PUBLIC STORM SEWER PLAN  
 LAGUNA NIGUEL DRIVE & CORPUS CHRISTI LANE

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



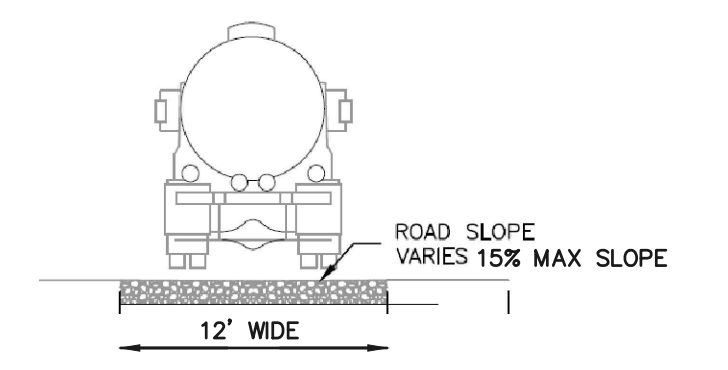




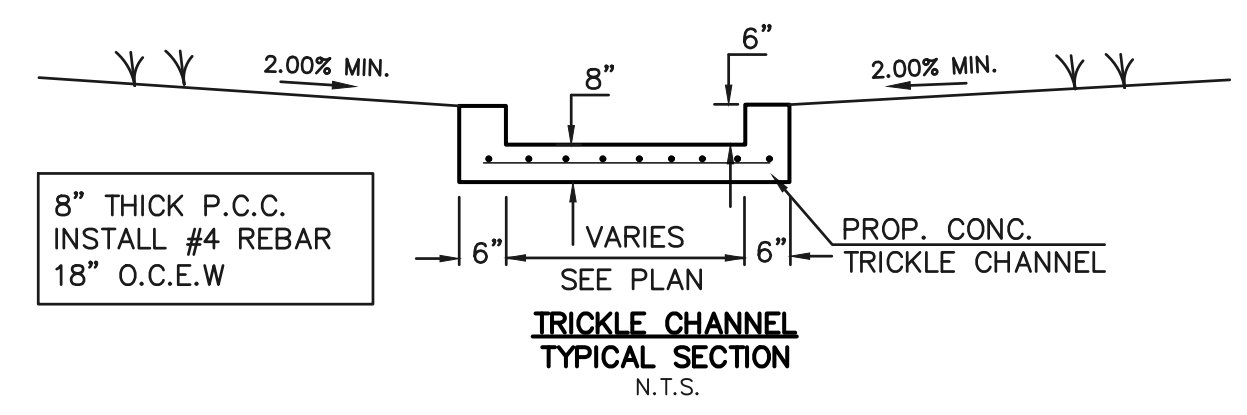
**TRACT F**  
 FUTURE ELEMENTARY  
 SCHOOL SITE

(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)

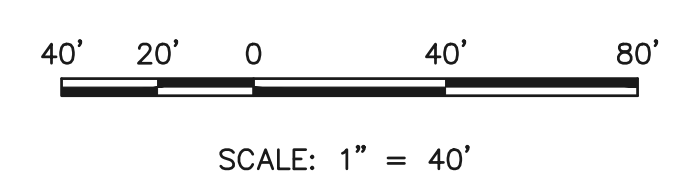
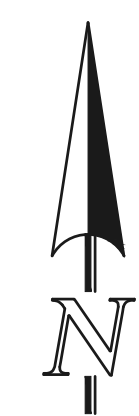
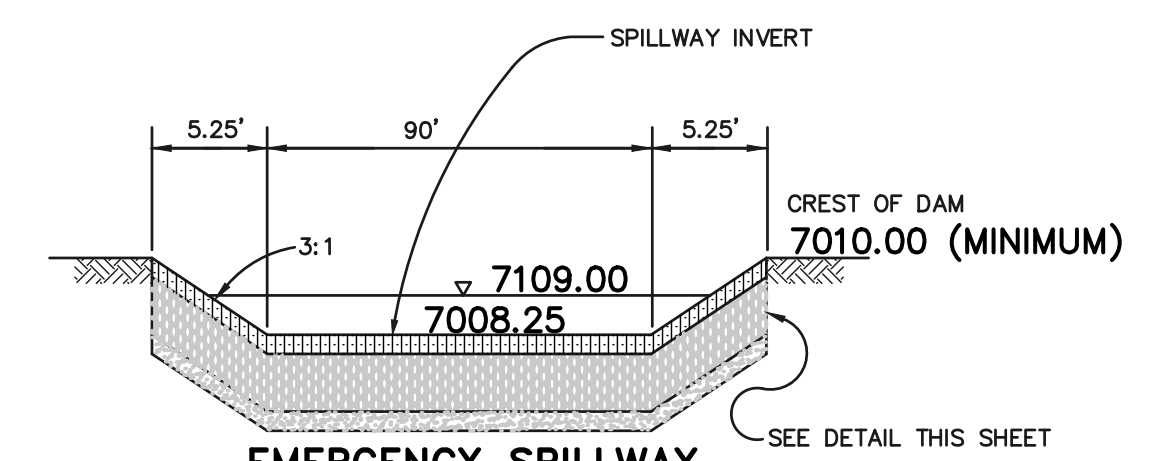


**ACCESS ROADS**



**NOTES:**

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



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

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

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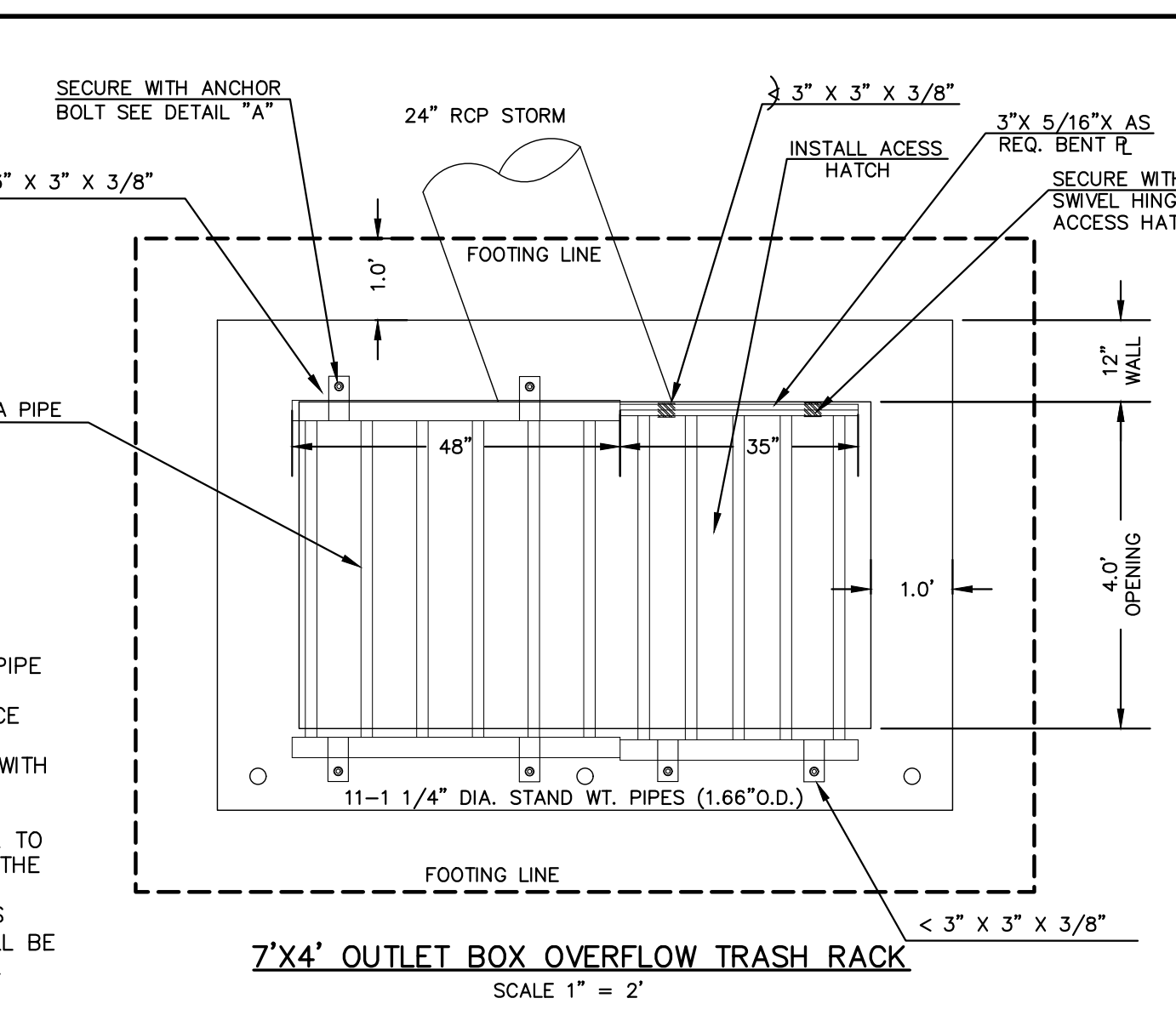
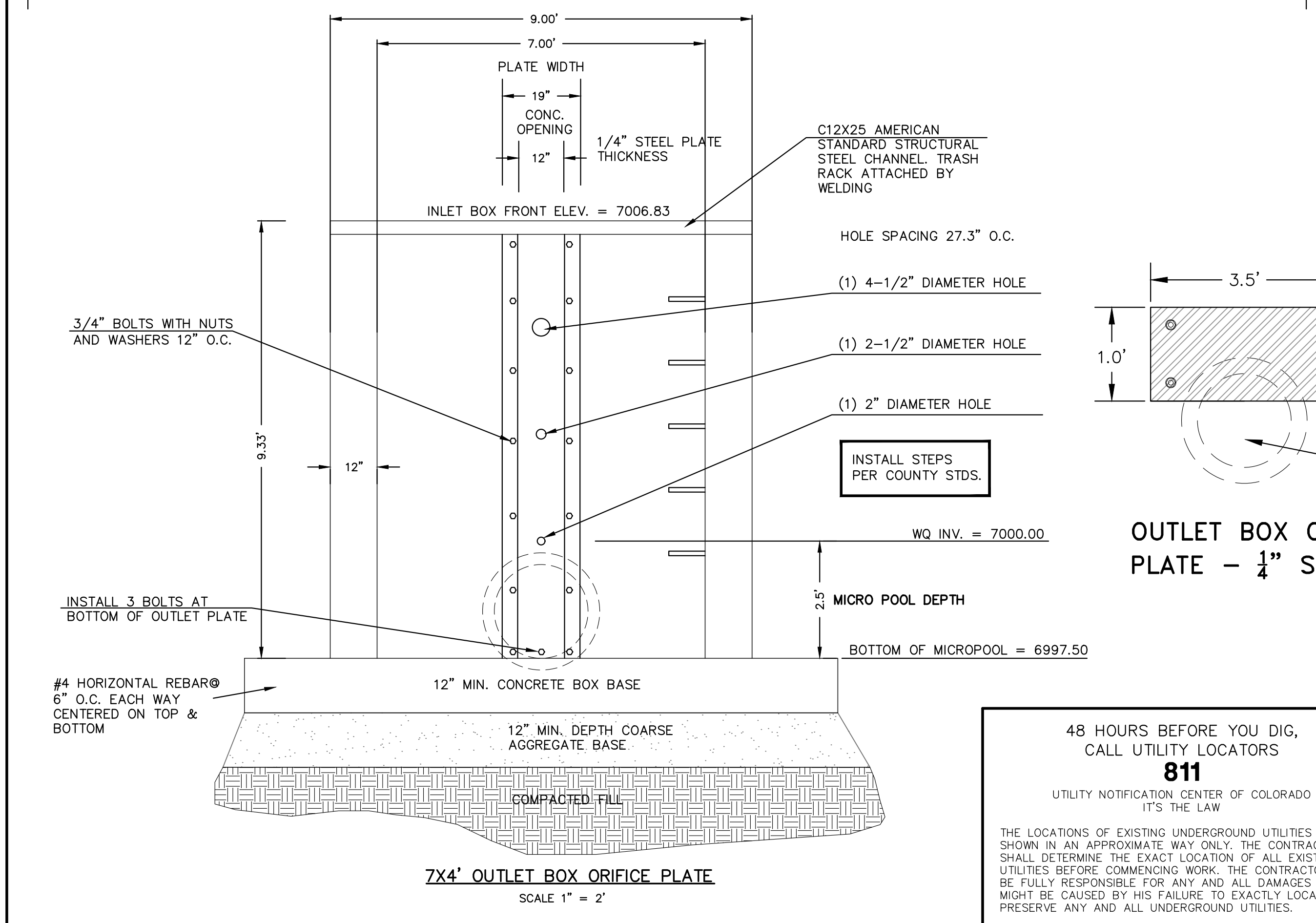
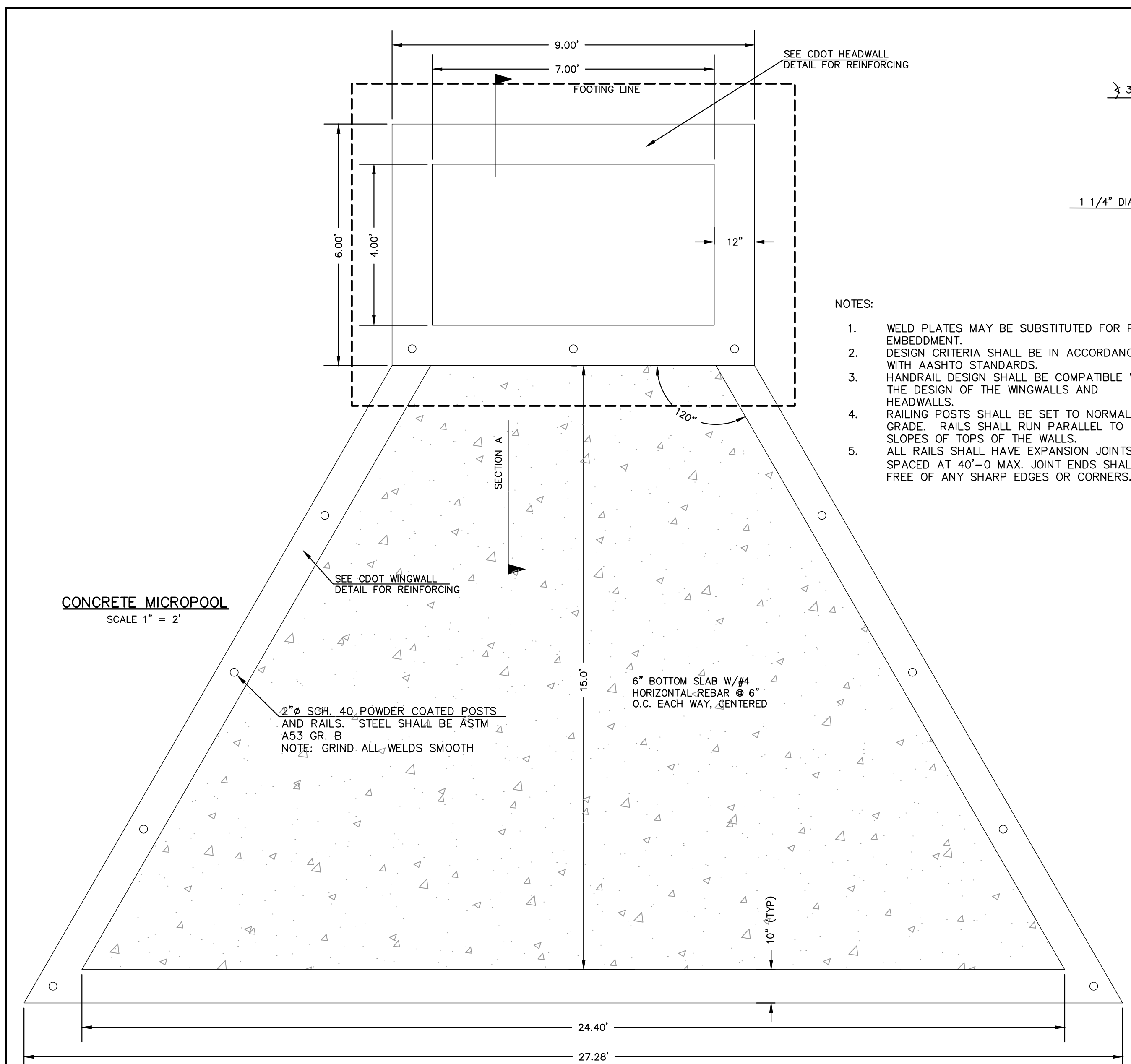
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

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

DATE

<b>STERLING RANCH EAST</b>			
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



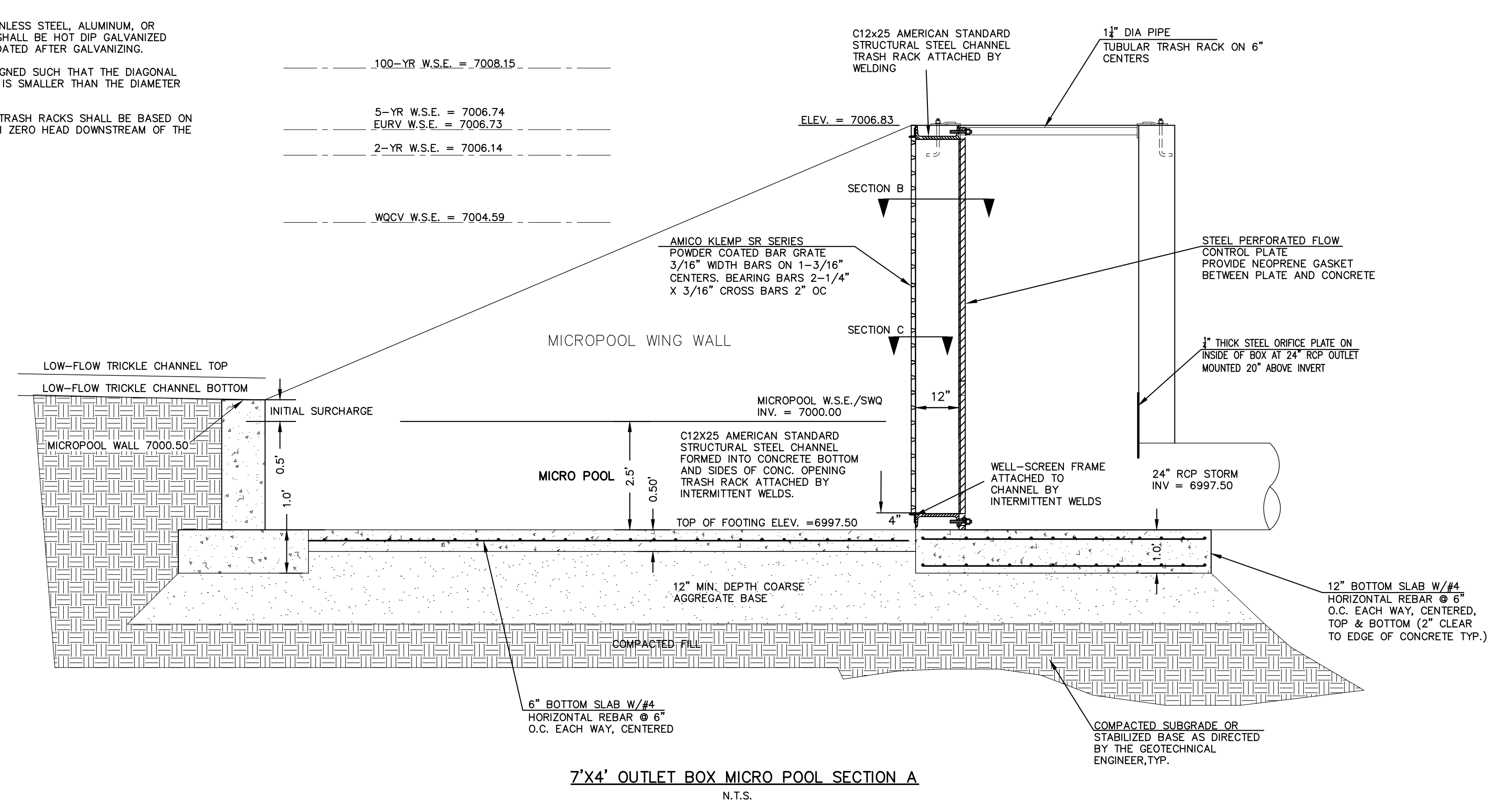
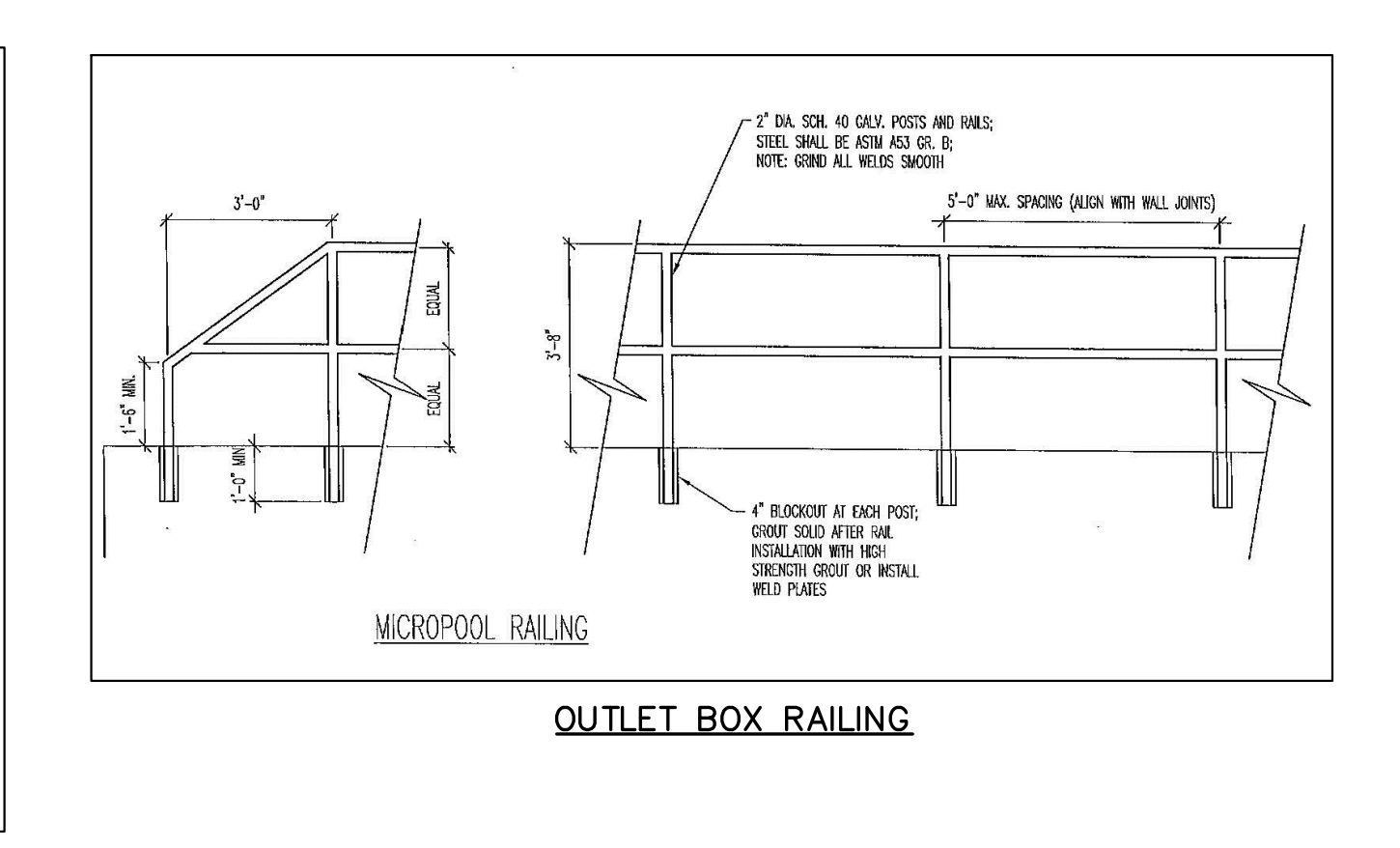
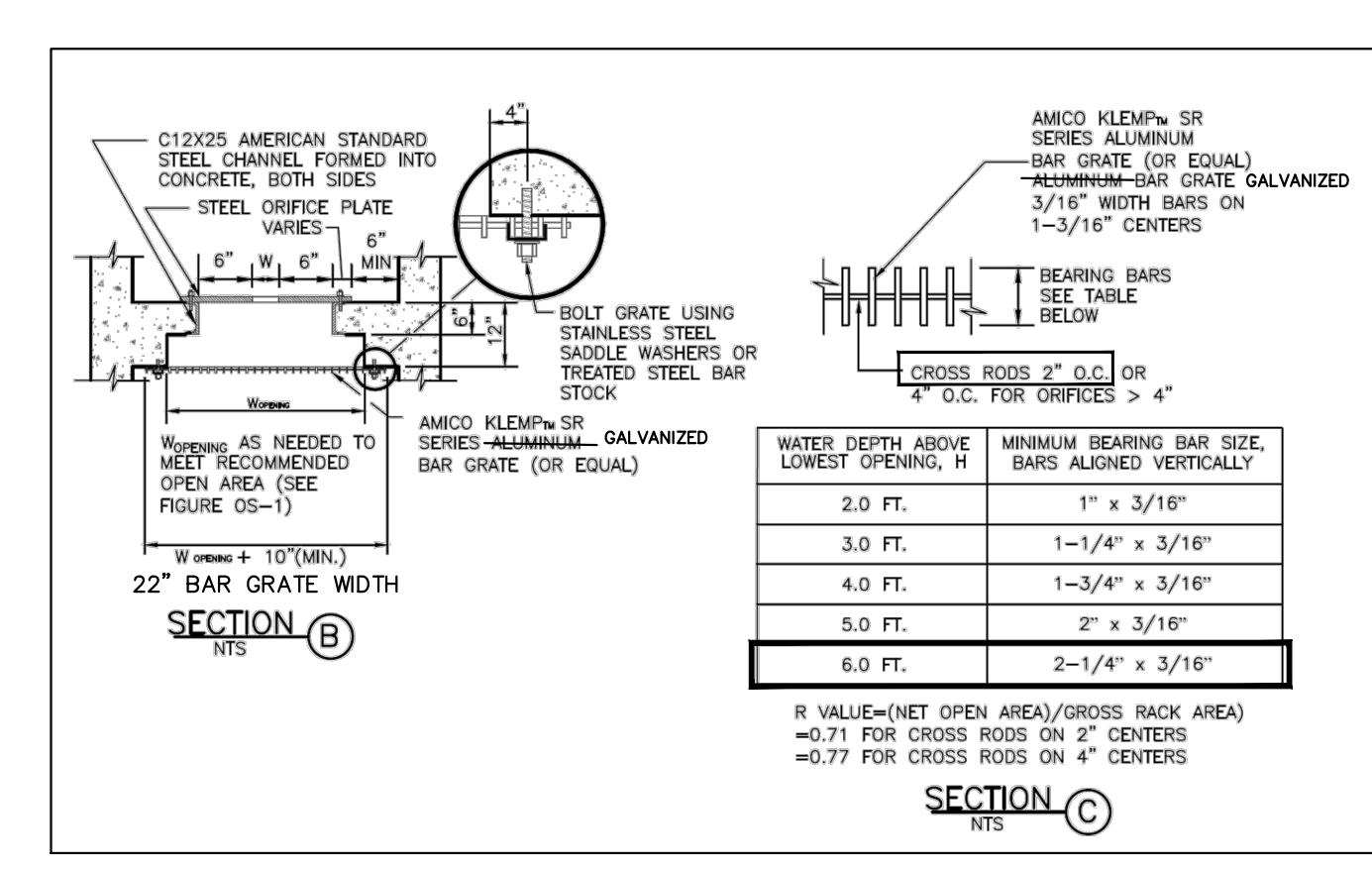


- NOTES:
1. WELD PLATES MAY BE SUBSTITUTED FOR PIPE EMBEDMENT. DESIGN CRITERIA SHALL BE IN ACCORDANCE WITH AASHTO STANDARDS.
  2. HANDRAIL DESIGN SHALL BE COMPATIBLE WITH THE DESIGN OF THE WINGWALLS AND HEADWALLS.
  3. RAILING POSTS SHALL BE SET TO NORMAL TO GRADE. RAILS SHALL RUN PARALLEL TO THE SLOPES OF TOPS OF THE WALLS.
  4. 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 NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
  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 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.



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

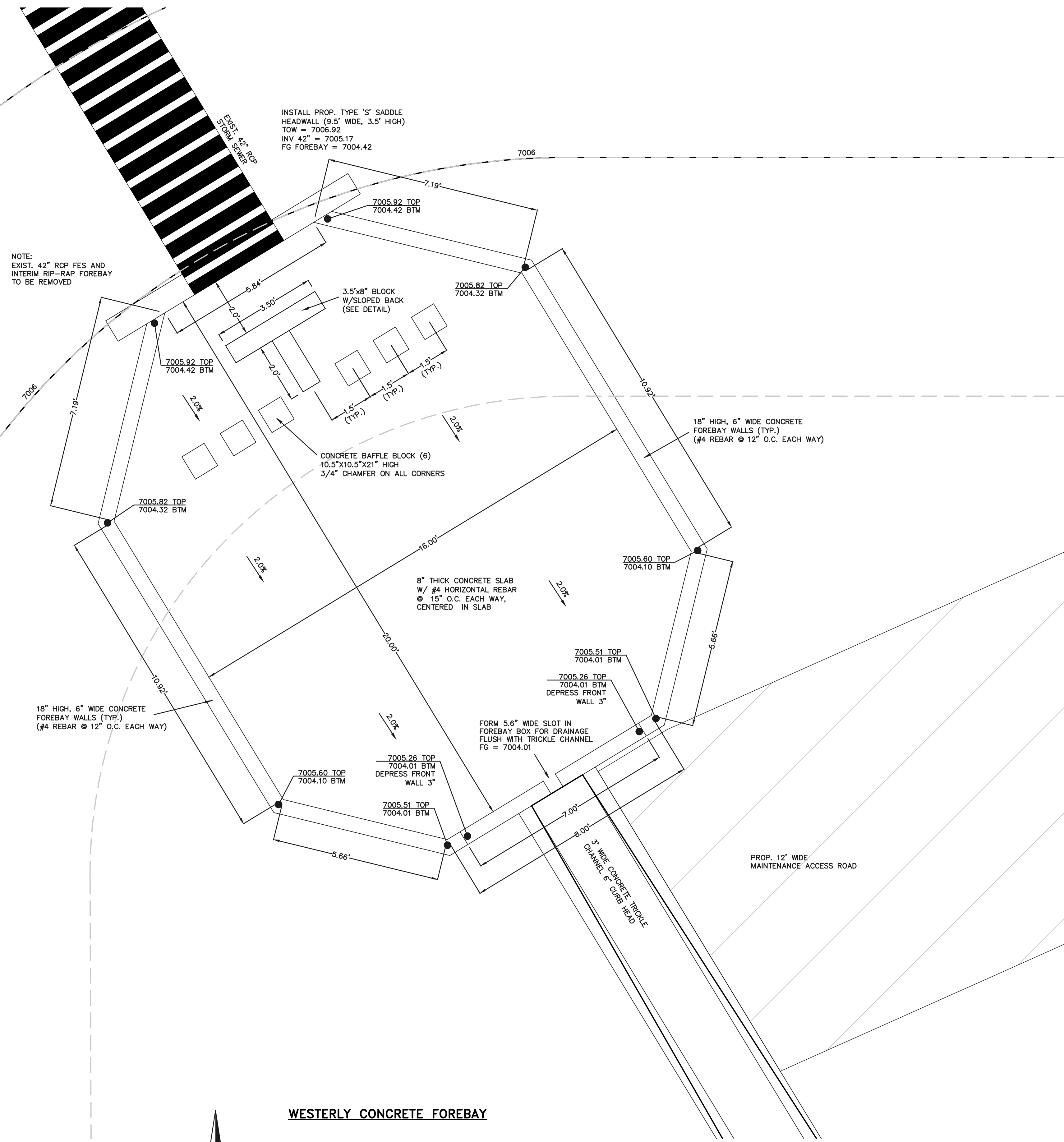
DESIGNED BY MAW SCALE DATE 7/15/24

DRAWN BY MAW (H) 1" = N/A SHEET 31 OF 35

CHECKED BY (V) 1" = N/A JOB NO. 1183.33

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





NOTE:  
EXIST. 42" RCP FES AND  
INTERIM RIP-RAP FOREBAY  
TO BE REMOVED

INSTALL PROP. TYPE 'S' SADDLE  
HEADWALL (9.5' WIDE, 3.5' HIGH)  
TOW = 7006.92  
INV 42" = 7005.17  
FG FOREBAY = 7004.42

18" HIGH, 6" WIDE CONCRETE  
FOREBAY WALLS (TYP.)  
(#4 REBAR @ 12" O.C. EACH WAY)

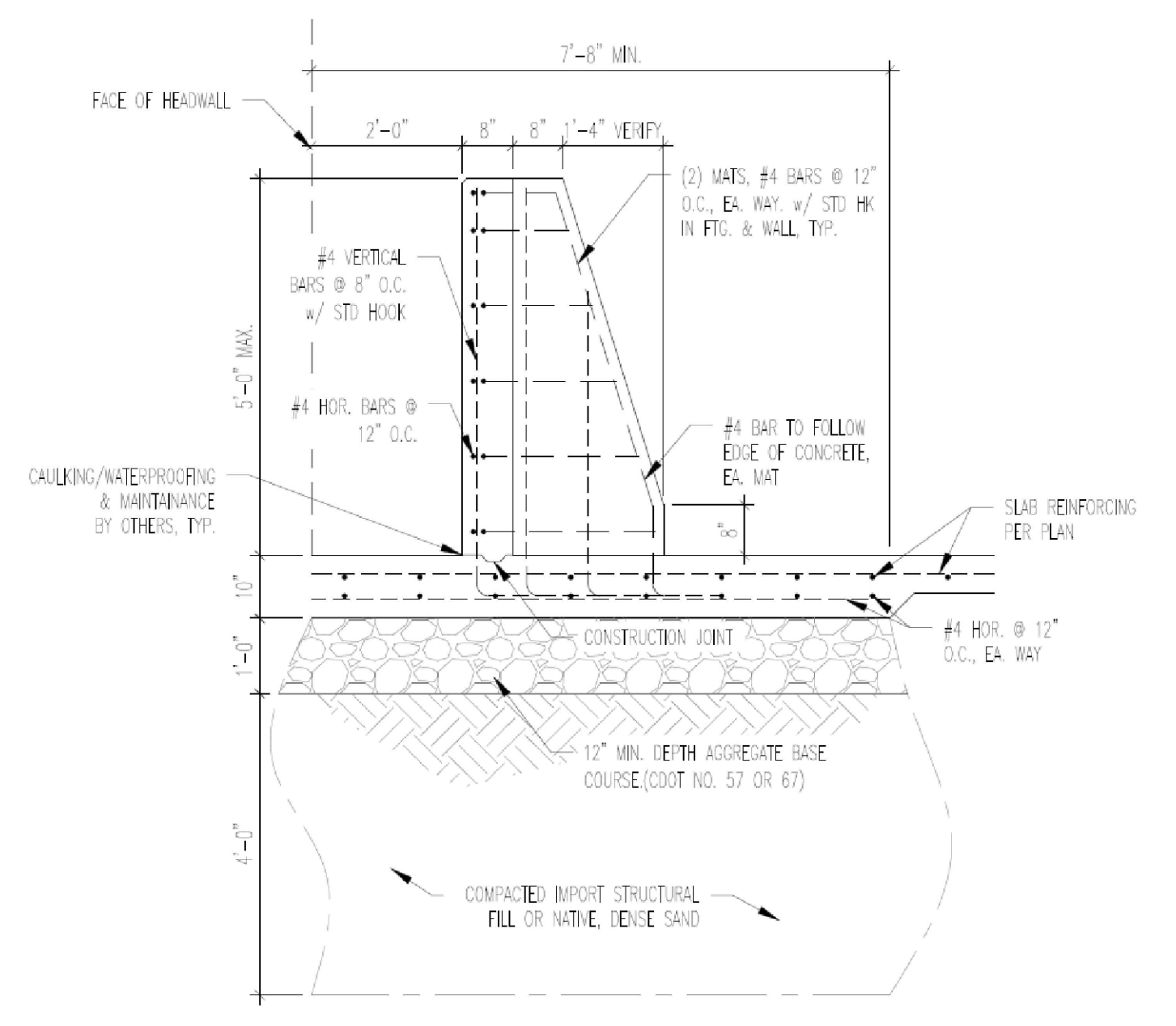
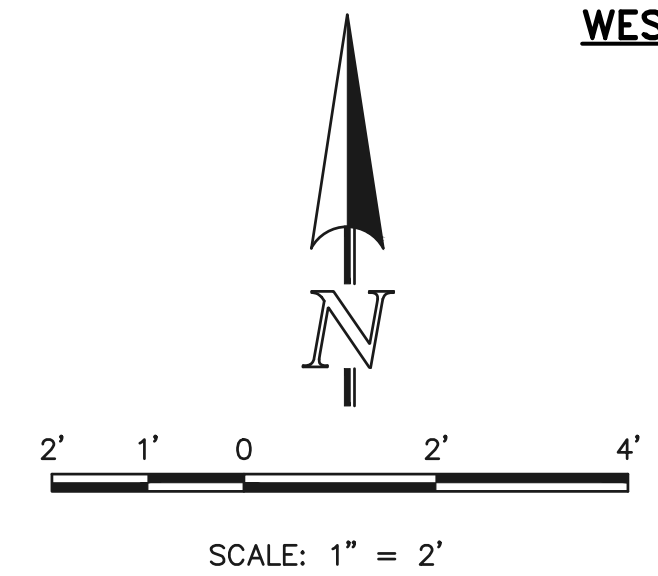
CONCRETE BAFFLE BLOCK (6)  
10.5"x10.5"x21" HIGH  
3/4" CHAMFER ON ALL CORNERS

18" HIGH, 6" WIDE CONCRETE  
FOREBAY WALLS (TYP.)  
(#4 REBAR @ 12" O.C. EACH WAY)

8" THICK CONCRETE SLAB  
W/ #4 HORIZONTAL REBAR  
@ 15" O.C. EACH WAY,  
CENTERED IN SLAB

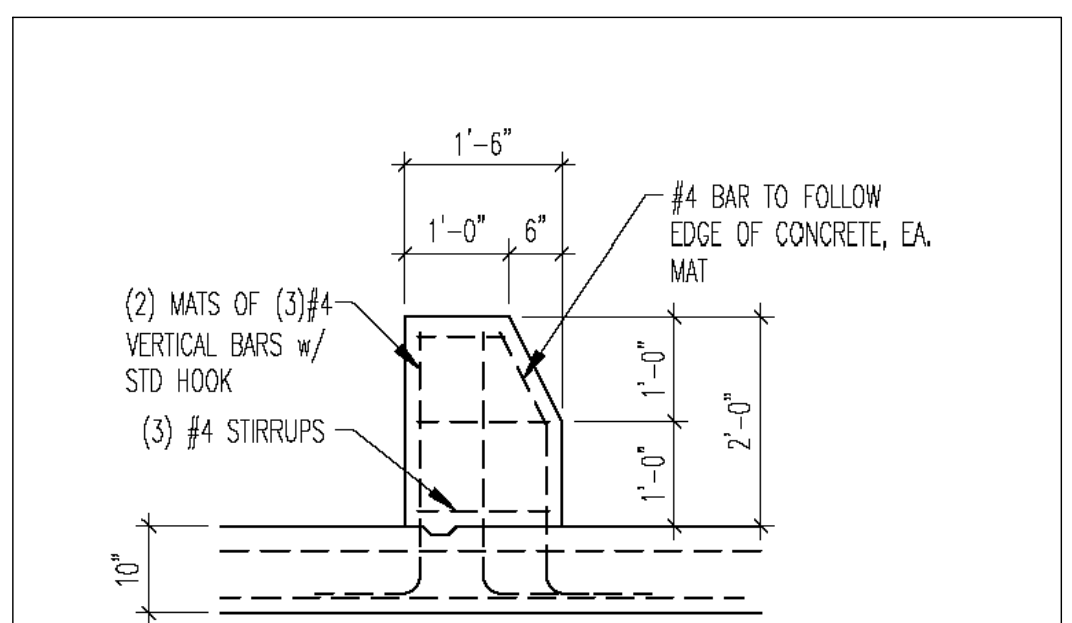
FORM 5.6" WIDE SLOT IN  
FOREBAY BOX FOR DRAINAGE  
FLUSH WITH TRICKLE CHANNEL  
FG = 7004.01

**WESTERLY CONCRETE FOREBAY**

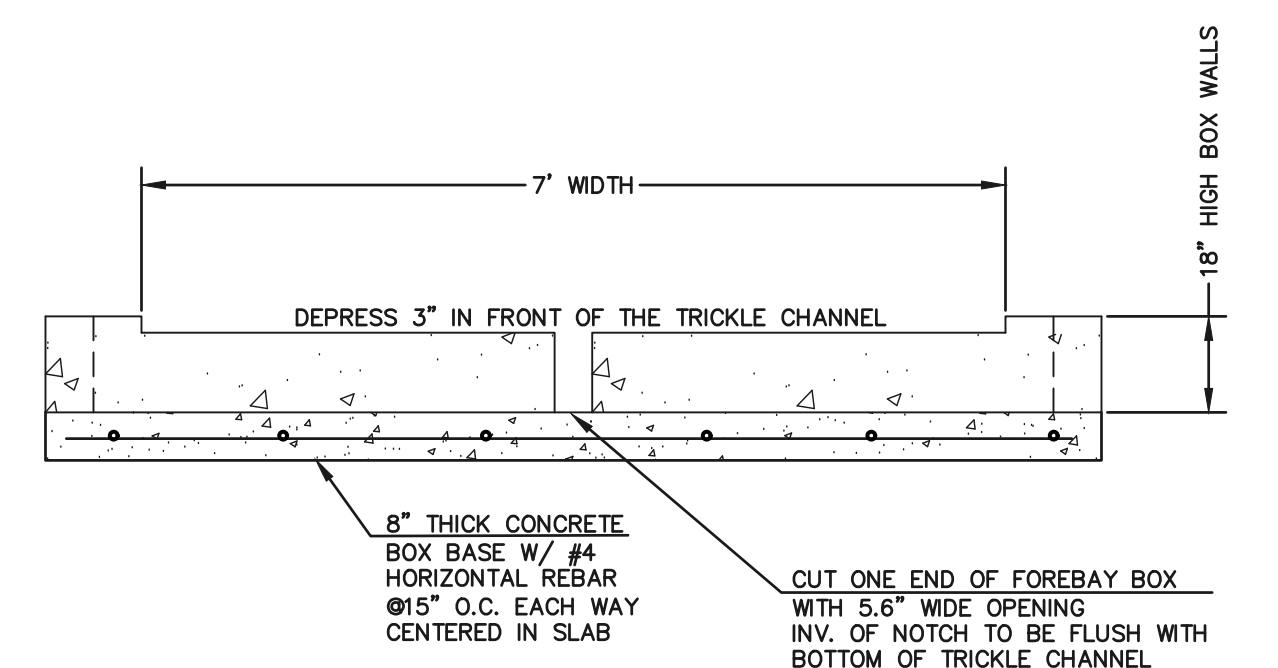


**1 Baffle Structure**

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



**2 Baffle Blocks**



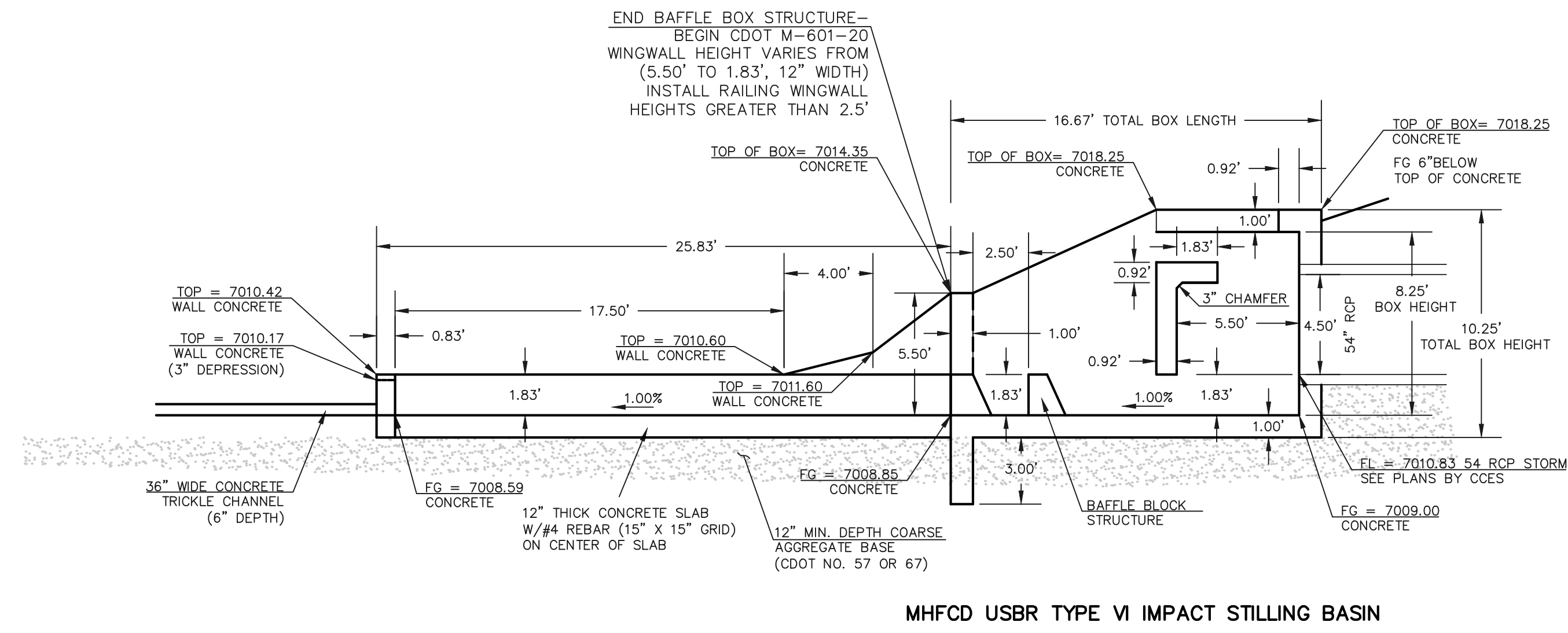
**CONCRETE FOREBAY NOTCH**

N.T.S.

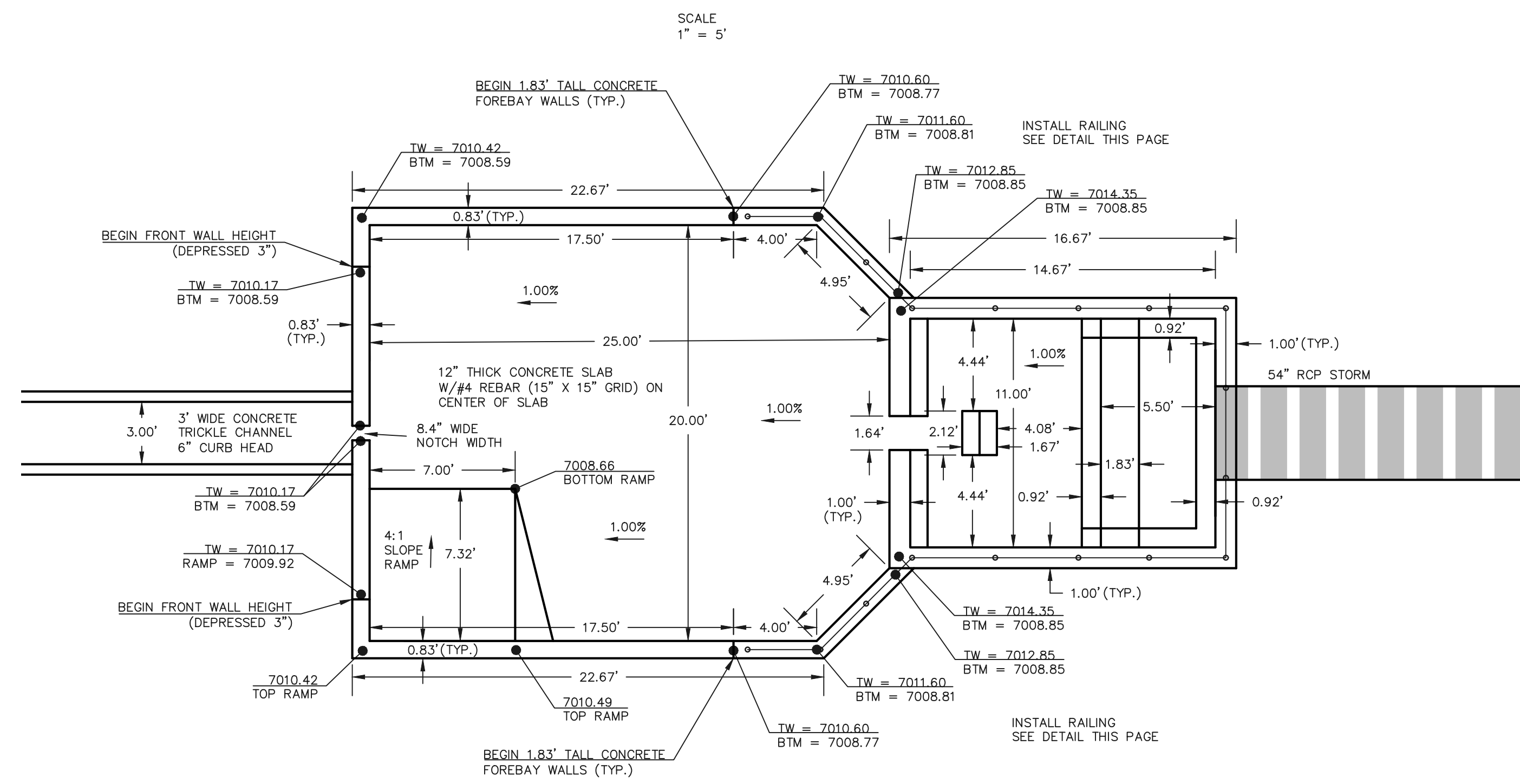
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<p>CLASSIC CONSULTING ENGINEERS &amp; SURVEYORS</p>			<p>STERLING RANCH EAST FILING NO. 3 PRIVATE EXTENDED DETENTION BASIN 11B WESTERLY FOREBAY DETAILS</p>												
<p>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903</p>			<p>(719) 785-0790 (719) 785-0799 (Fax)</p>												

N:\118333\DRAWINGS\CONSTRUCTION\118333-POND-32.dwg, 7/17/2024 12:16:18 PM, 1:1, KS

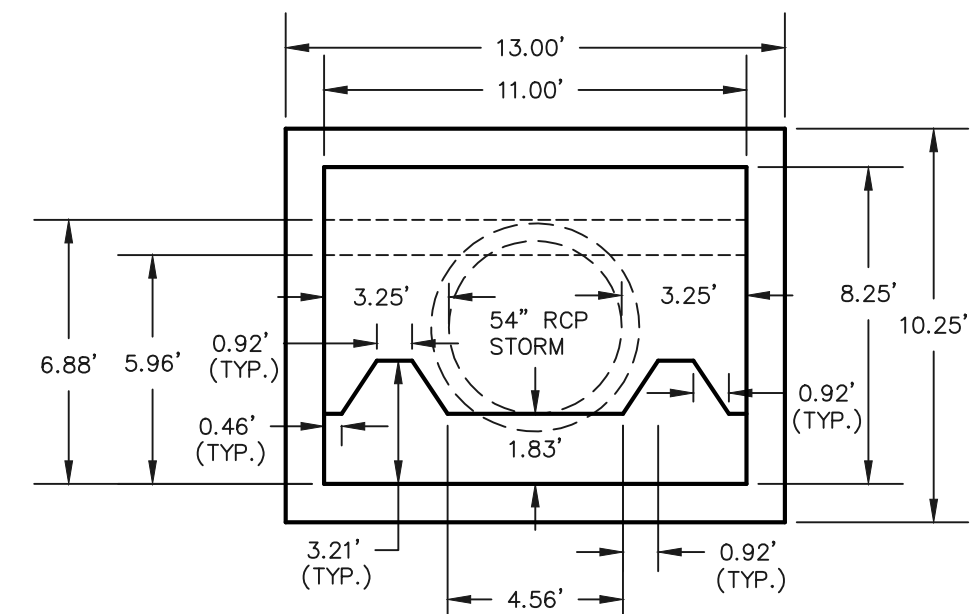




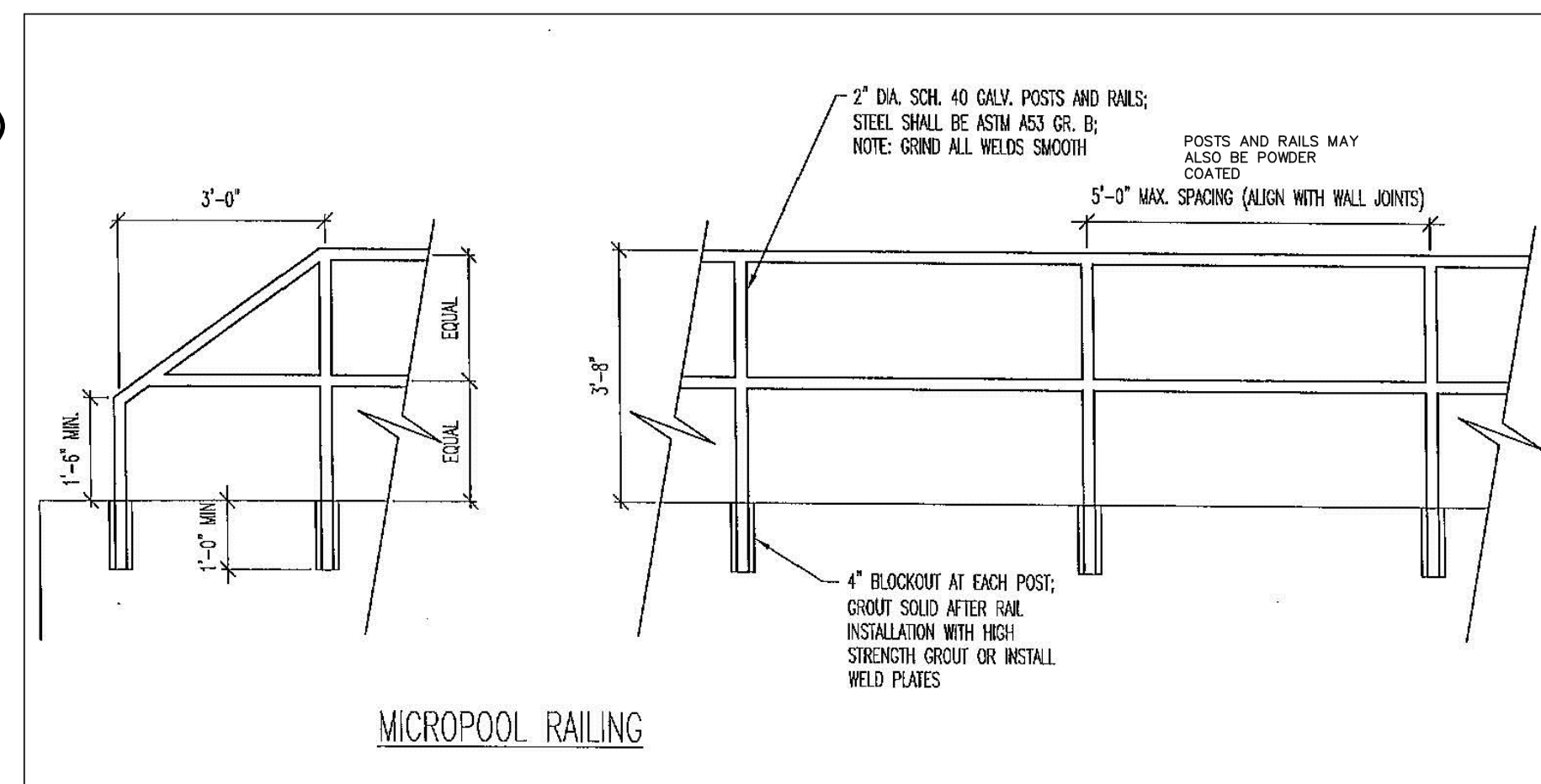
PROPOSED FOREBAY AT 54" PIPE - POND STRUCTURE (PROFILE VIEW)



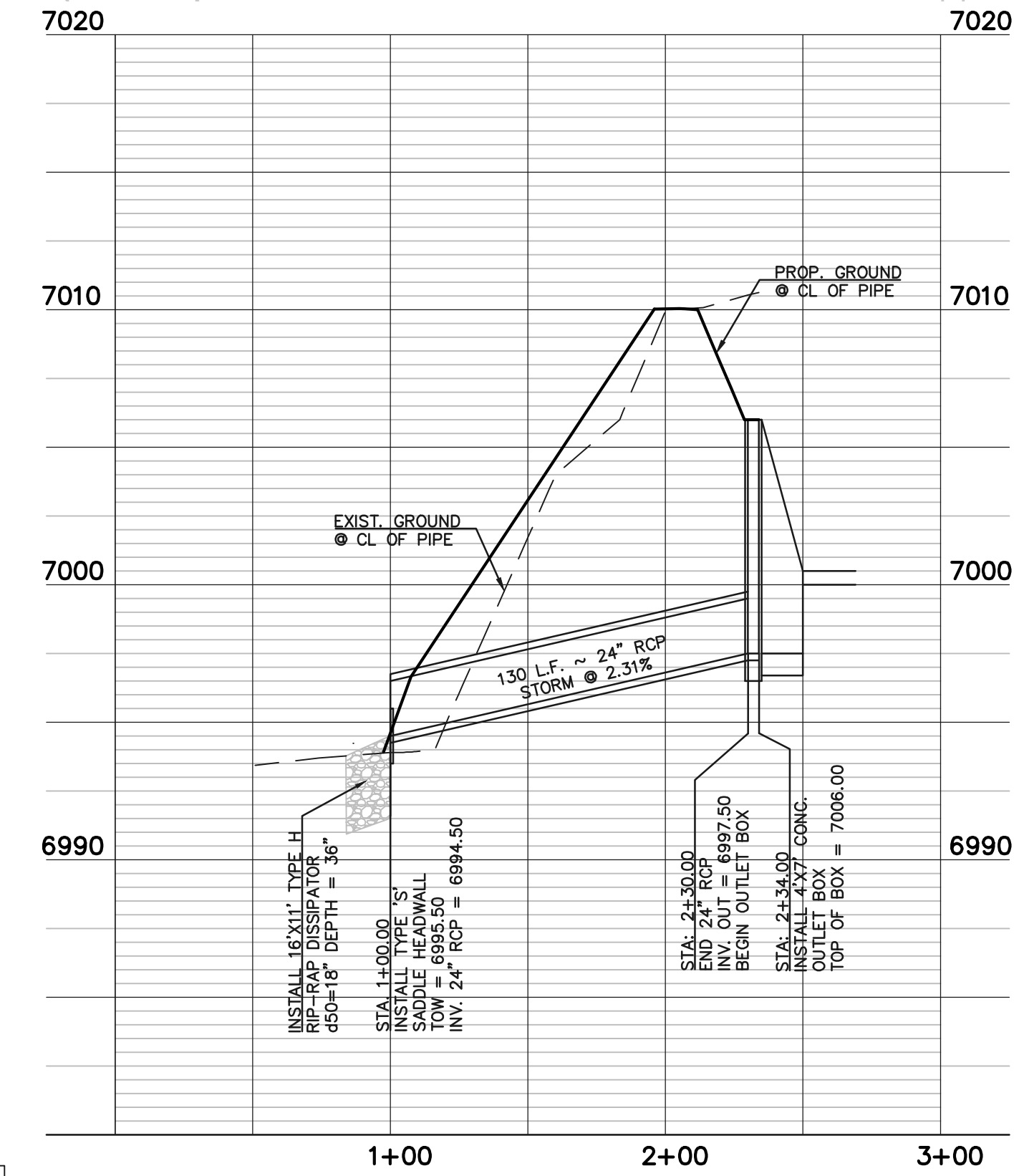
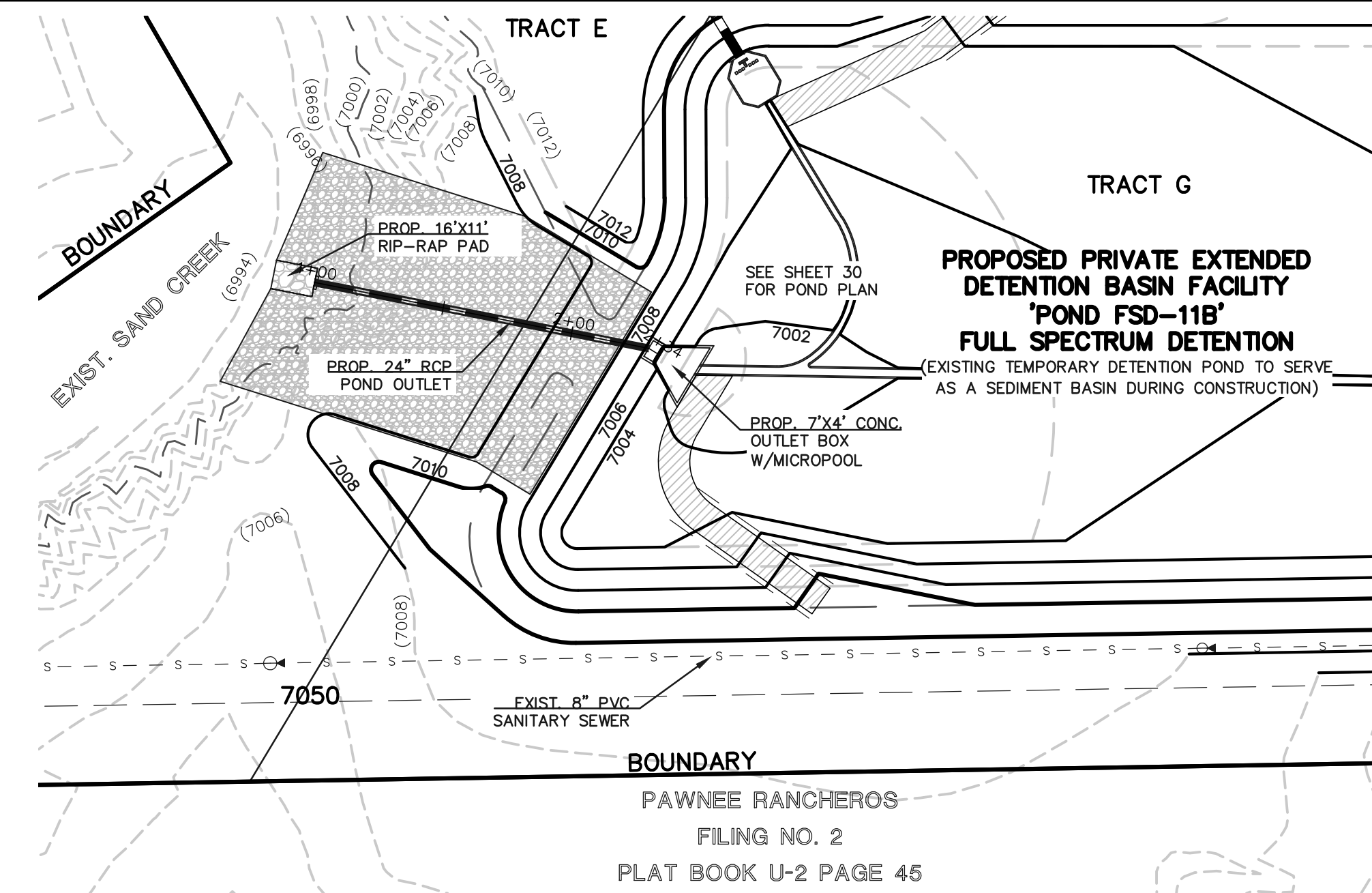
PROPOSED FOREBAY AT 54" PIPE - POND STRUCTURE (PLAN VIEW)



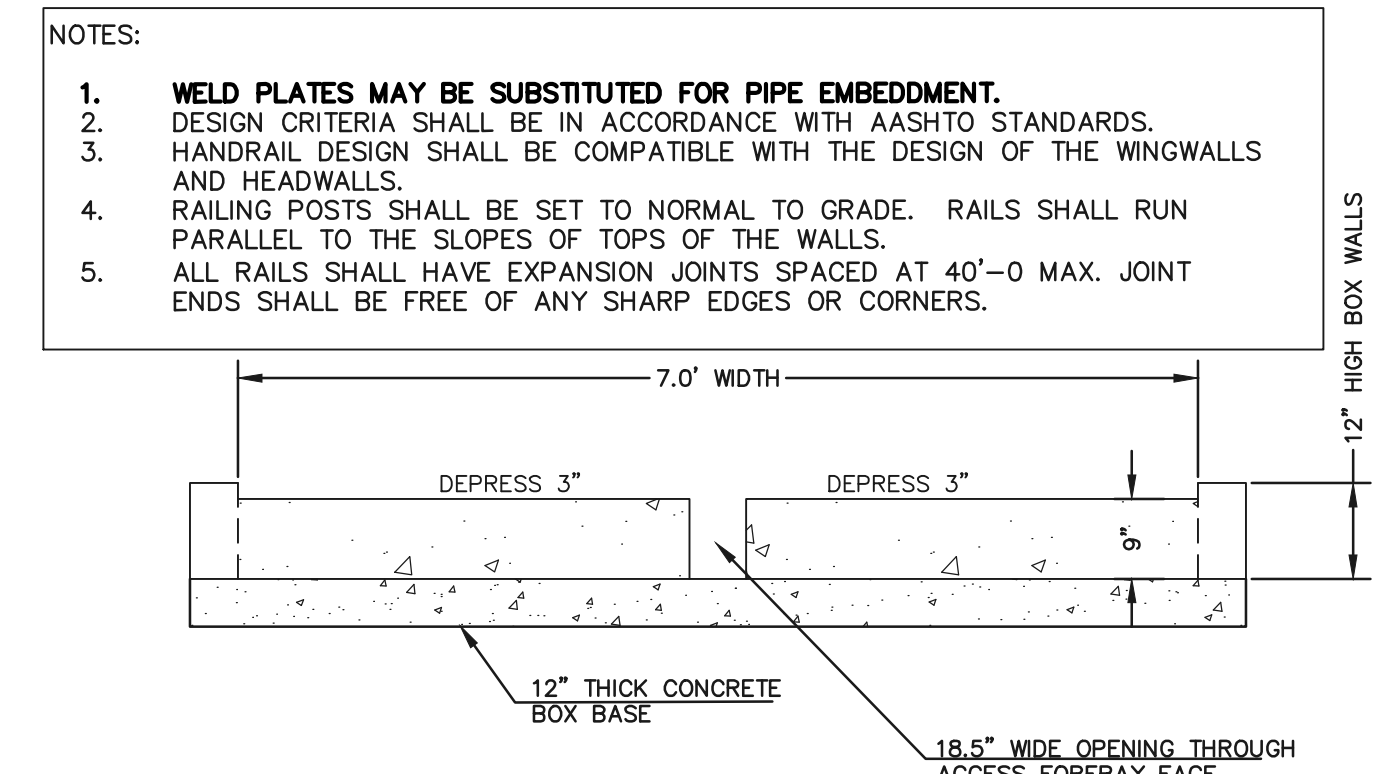
54" PIPE - POND STRUCTURE (FACE VIEW)



FOREBAY RAILING  
N.T.S.



PUBLIC 36" RCP STORM SEWER MAIN - WEST POND OUTFALL



CONCRETE FOREBAY NOTCH

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CLASSIC CONSULTING

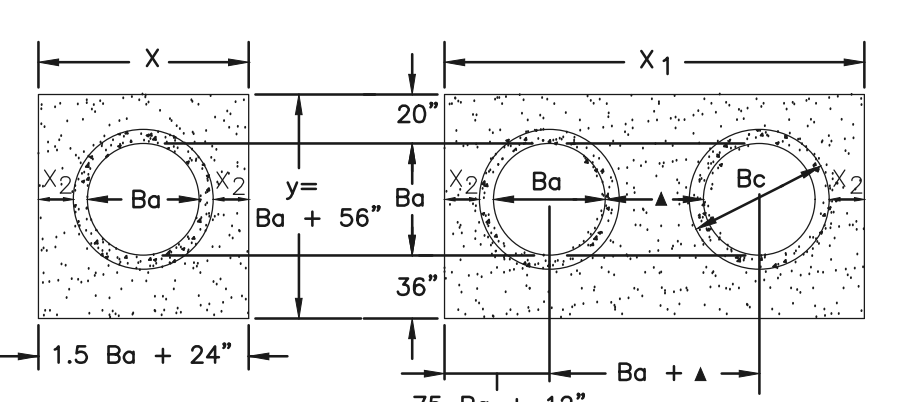
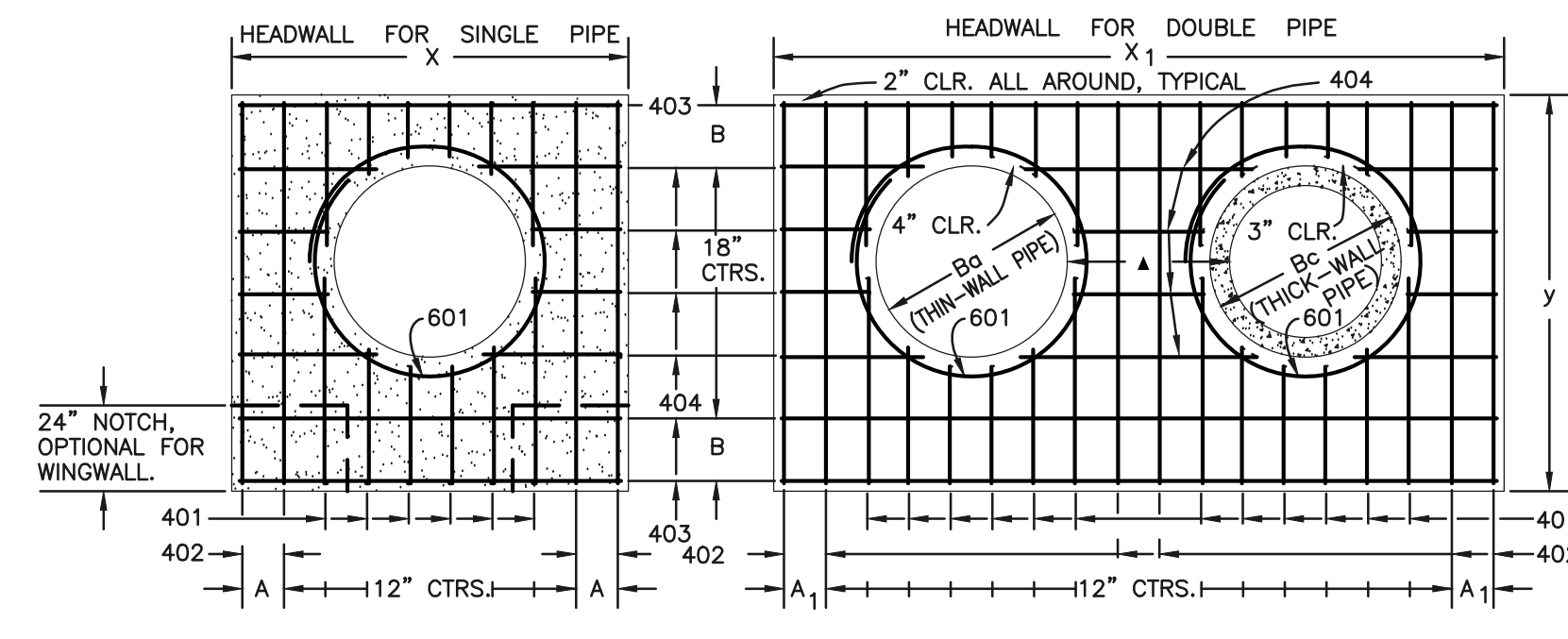
STERLING RANCH EAST  
FILING NO. 3  
PRIVATE FULL SPECTRUM DETENTION POND 11B  
54" IMPACT STRUCTURE & POND OUTFALL

DESIGNED BY MAW SCALE DATE 6/24/24  
DRAWN BY MAW (H) 1"= 5' SHEET 33 OF 35  
CHECKED BY (V) 1"= N/A JOB NO. 1183.33

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

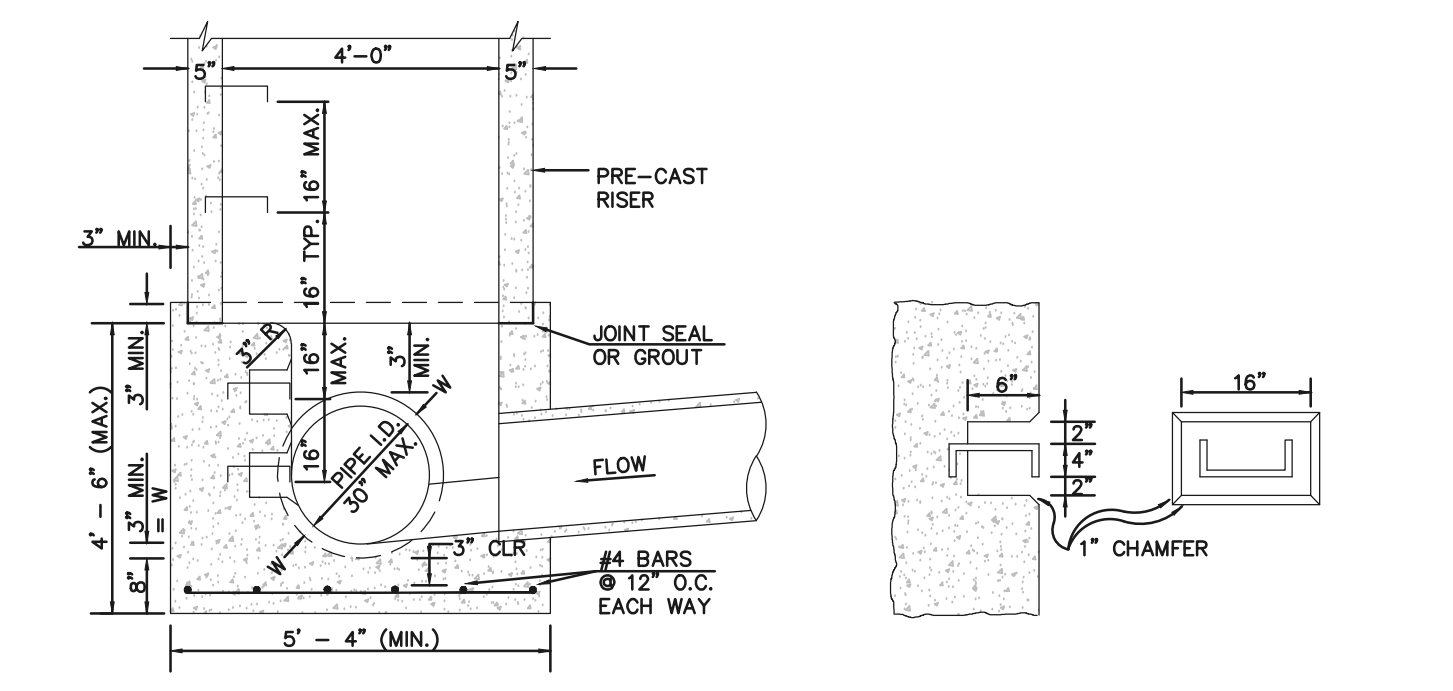
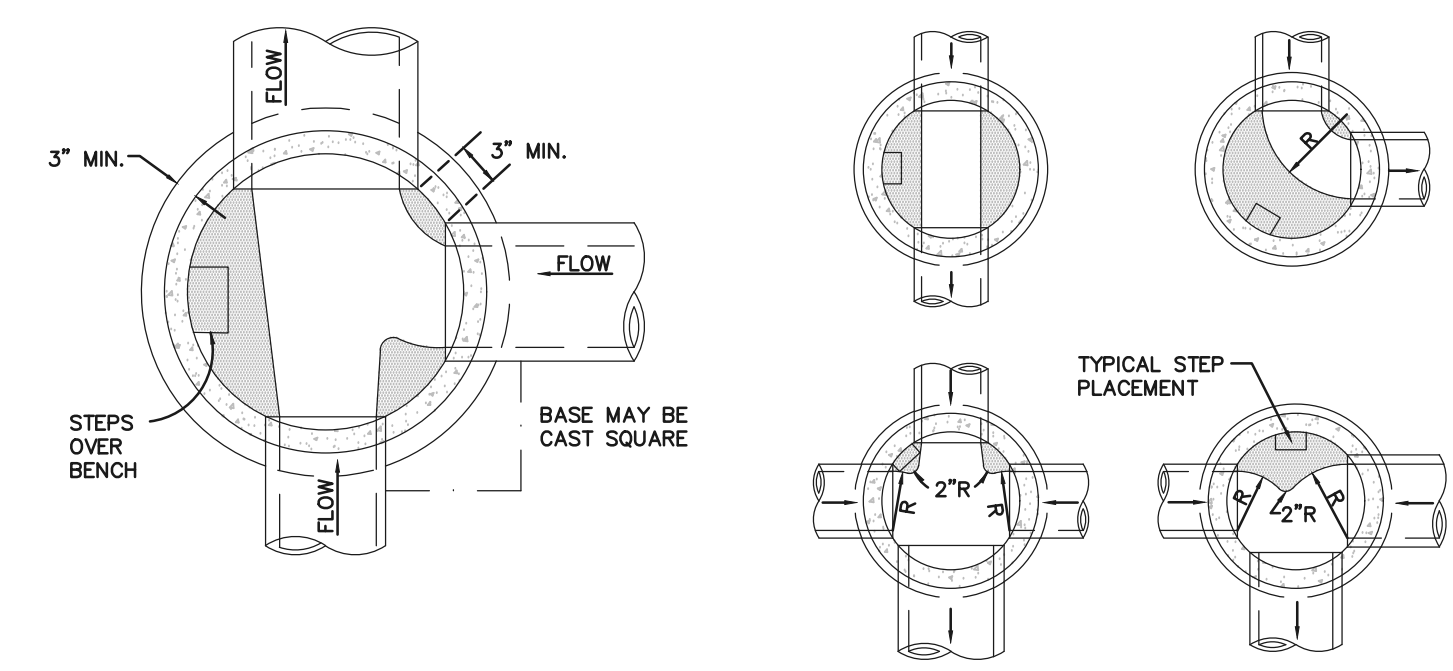
(719) 785-0790  
(719) 785-0799 (Fax)





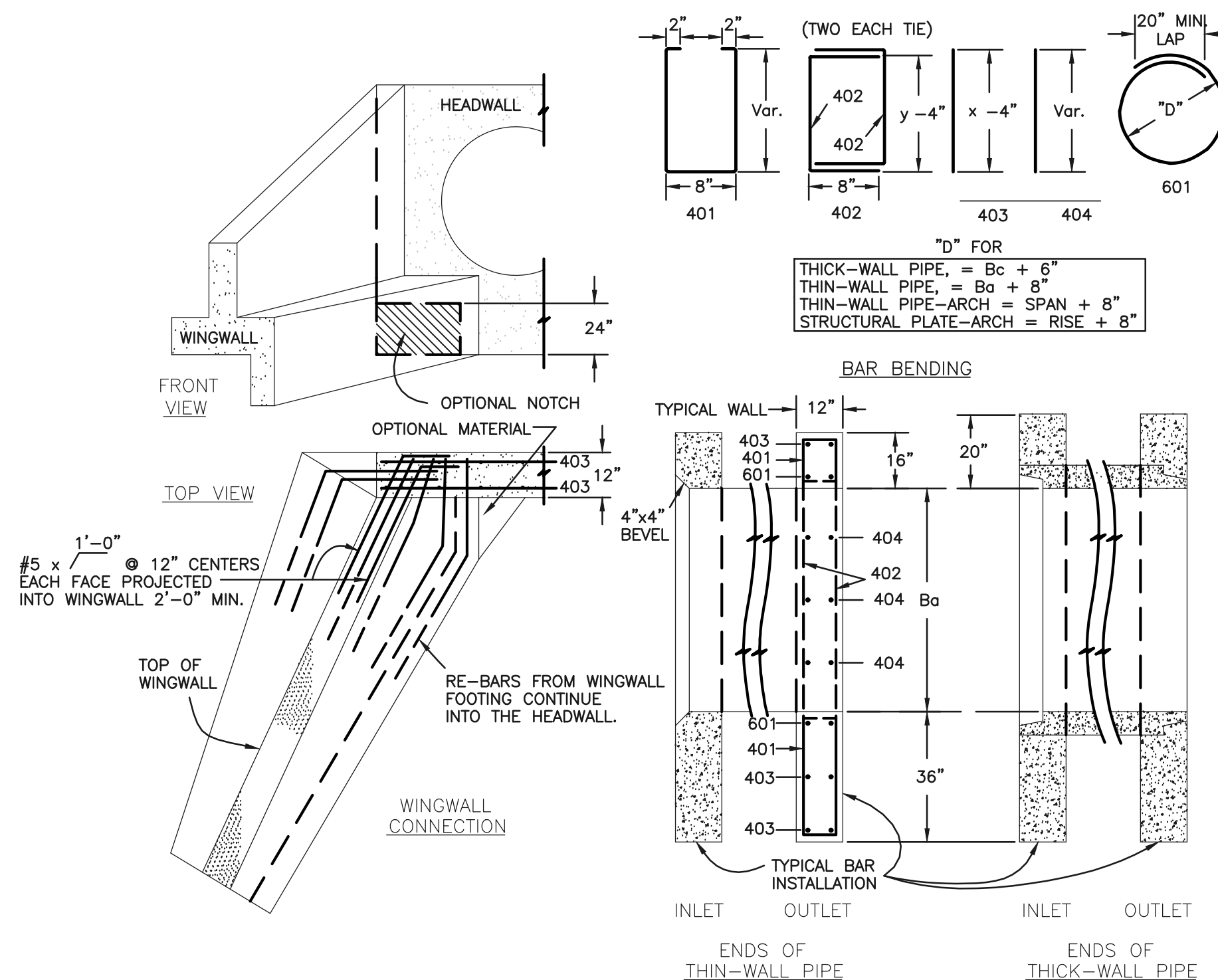
DIMENSIONS		QUANTITIES										
Ba	X	CONCRETE	STEEL									
in.	ft.-in.	cu. yd.	lbs.									
54	65	8-9	8 1/2	15-6	7	9-2	17	20	2.12	3.55	209	364
60	72	9-6	7	17-0	10	9-8	11	21	2.35	3.99	236	414
66	79	10-3	11 1/2	18-6	7	10-2	14	22	2.60	4.44	249	453
72	86	11-0	10	20-0	10	10-8	17	23	2.85	4.91	270	476
78	93	11-9	8 1/2	21-3	11	11-2	11	24	3.11	5.29	306	527
84	100	12-6	7	22-6	7	11-8	14	25	3.38	5.68	333	572
90	107	13-3	11 1/2	23-9	8 1/2	12-2	17	26	3.66	6.08	335	593
96	114	14-0	10	25-0	10	12-8	11	27	3.94	6.48	379	649
102	121	14-9	8 1/2	26-3	11 1/2	13-2	14	28	4.24	6.89	400	664
108	128	15-6	7	27-6	7	13-8	17	29	4.54	7.30	424	707

- GENERAL NOTES**
- CONCRETE SHALL BE CLASS B.
  - HEADWALL SHALL BE PERPENDICULAR TO THE CULVERT Q UNLESS OTHERWISE SHOWN ON THE PLANS. TABULATED DIMENSIONS AND QUANTITIES MUST BE ADJUSTED FOR SKEWED INSTALLATIONS.
  - FOR WINGWALL DETAILS, SEE STANDARD M-601-20.
  - VOLUME OCCUPIED BY PIPE HAS BEEN DEDUCTED FROM STEEL AND CONCRETE QUANTITIES.
  - EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4".
  - ALL BARS SHALL HAVE A 2" MINIMUM CLEARANCE.
- ▲ WHEN TWO OR MORE CONDUITS ARE LAID SIDE BY SIDE, THEY SHALL BE PLACED SO THAT THE ADJACENT PIPES WILL BE 1/2 INSIDE DIAMETER OR 1/2 INSIDE SPAN OR 3 FEET APART (INCLUDING WALL THICKNESS) WHICHEVER IS LESS.
- ADD 0.89 x (X OR X1) (LB.) WHEN APRON IS REQUIRED.



- NOTES**
- TYPE II MANHOLES SHALL BE USED ONLY WITH APPROVAL OF THE CITY ENGINEER AND ONLY WHEN THE PIPE SIZES ARE 30" OR LESS INSIDE DIAMETER.
  - VIEW AND DETAILS ARE TYPICAL. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.
  - EITHER LADDER OR STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". STEPS IN BASE SHALL BE INSTALLED IN "TOE POCKETS" (SEE DETAIL THIS SHEET). LOWEST STEP SHALL BE A MAXIMUM OF 16" ABOVE THE FLOOR.
  - PIPES SHALL BE TRIMMED TO FINAL SHAPE AND SET BEFORE MANHOLE IS POURED.
  - BENCH SHALL BE SLOPED TOWARD CENTER OF MANHOLE BASE (4:1 MAX., 1/2" PER FT. MIN.).
  - FLOOR OF MANHOLE SHALL BE TROWELED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (6:1 MAX., 1/2" PER FT. MIN.). FLOOR SHALL BE SHARP AND CHANNELLED; SEE DETAILS THIS SHEET.

STORM SEWER MANHOLE - TYPE II

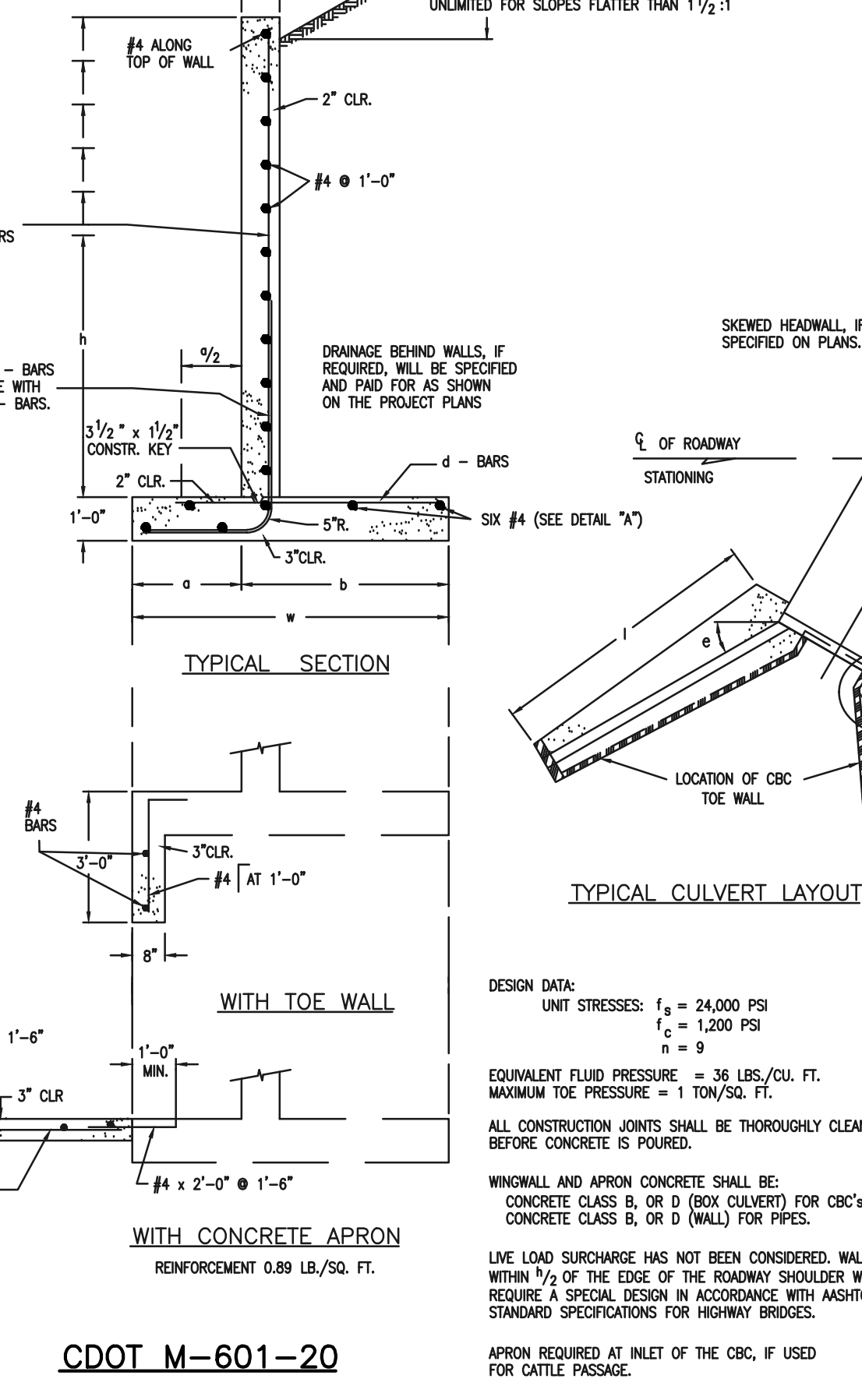
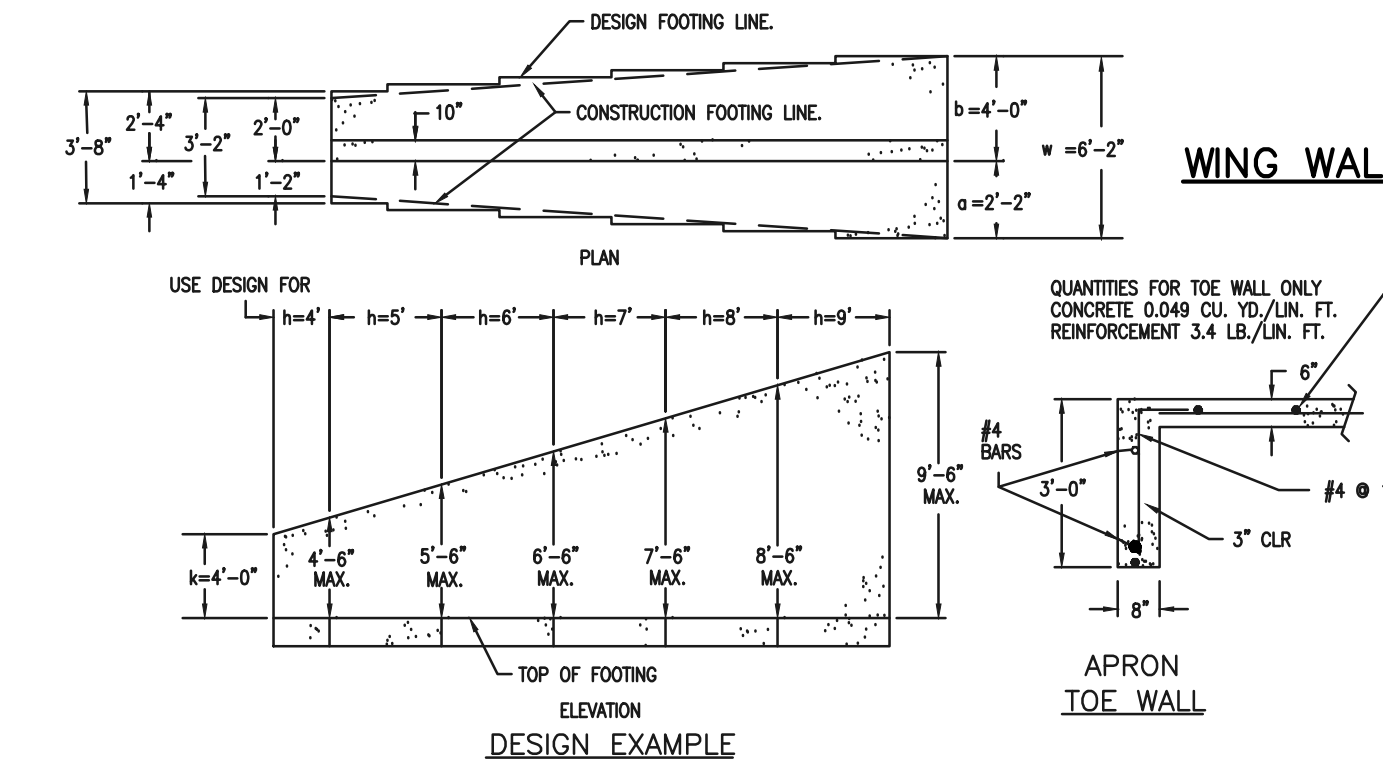


CDOT M-601-10 - HEADWALL DETAIL

CDOT M-601-20 WINGWALL DETAIL

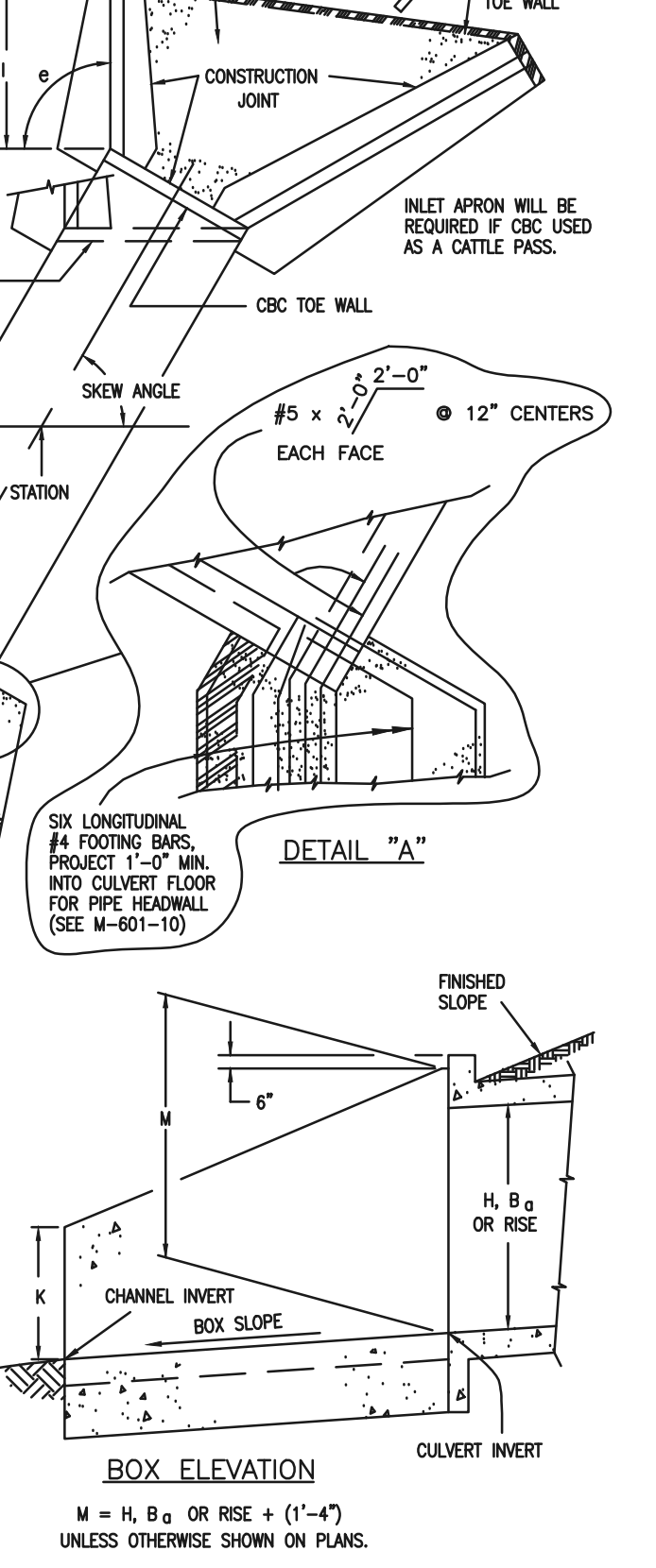
**DESIGN TABLE**

h	a	b	c	d	e	f	g	h	i	j	k	l	m	n	o	p	q	r	s	t	u	v	w	x	y	z
1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"

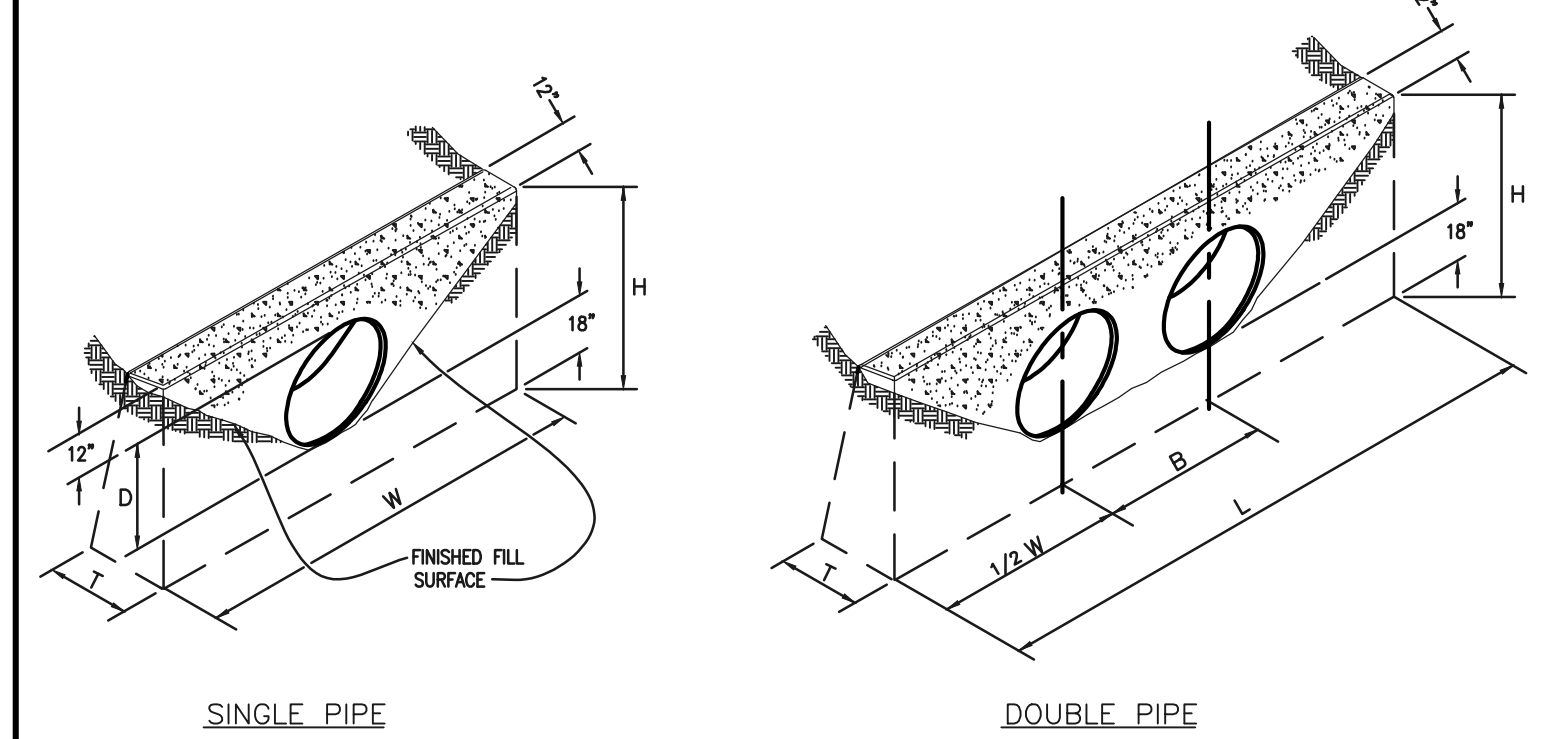


- GENERAL NOTES**
- ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4".
  - WINGWALL FOOTINGS AND FLOOR OF BOX CULVERT SHALL BE PLACED MONOLITHICALLY.
  - DIMENSIONS "h", "ba", "rise", "x", "y", "m" AND ANGLES FOR WINGWALLS SHALL BE AS SHOWN ON THE PLANS.
  - REINFORCING STEEL SHALL BE GRADE 60.
  - THE MINIMUM SPLICE LENGTH FOR COMMON BAR SIZES SHALL BE:

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



CDOT M-601-20



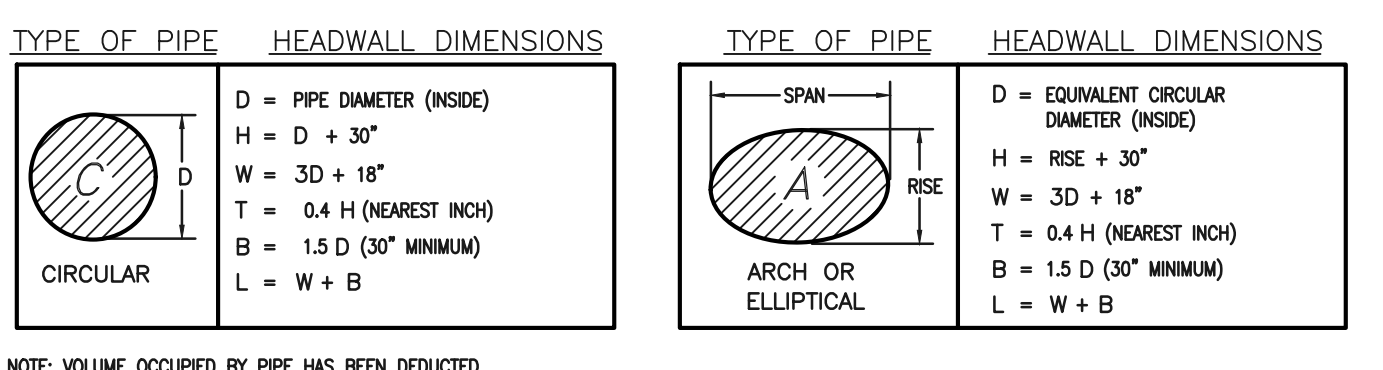
CONCRETE HEADWALL INSTALLATIONS

**QUANTITIES FOR ONE CONCRETE HEADWALL (CUBIC YARDS)**

PIPE	TYPE	MATERIAL	DIAMETER (AND EQUIVALENT DIAMETER) (INCHES)										
			18	24	30	36	42	48					
CIRCULAR	RCP	1.0	1.3	1.5	2.0	2.0	2.7	2.8	3.6	3.6	4.6	4.6	6.0
	CMP OR PLASTIC	1.1	1.4	1.6	2.1	2.2	3.0	3.0	4.0	3.9	5.3	5.0	6.8
ELLIPTICAL	RCP	23 x 14	30 x 19	38 x 24	45 x 29	53 x 34	60 x 38						
	CMP	0.9	1.2	1.3	1.6	1.7	2.2	2.3	2.9	2.9	3.7	3.5	4.4
ARCH	RCP	22 x 13	29 x 18	36 x 22	43 x 27	50 x 31	58 x 36						
	CMP	0.9	1.3	1.4	1.9	1.8	2.4	2.4	3.4	3.2	4.4	3.4	5.0

**CULVERT OUTLET PAVING (CUBIC YARDS)**

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



48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS

**811**

UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW

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

NO.	REVISION	DATE

REVIEW:

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

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

**CLASSIC CONSULTING ENGINEERS & SURVEYORS**

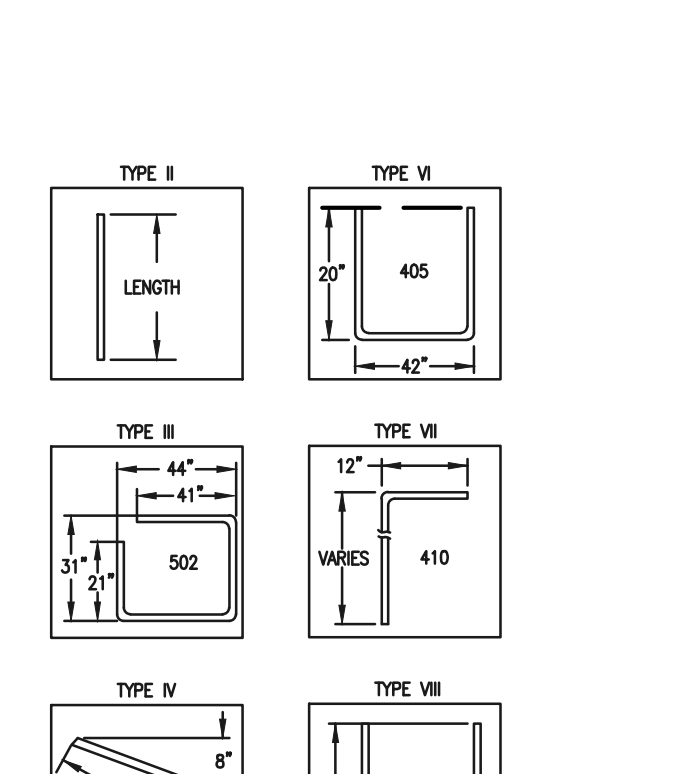
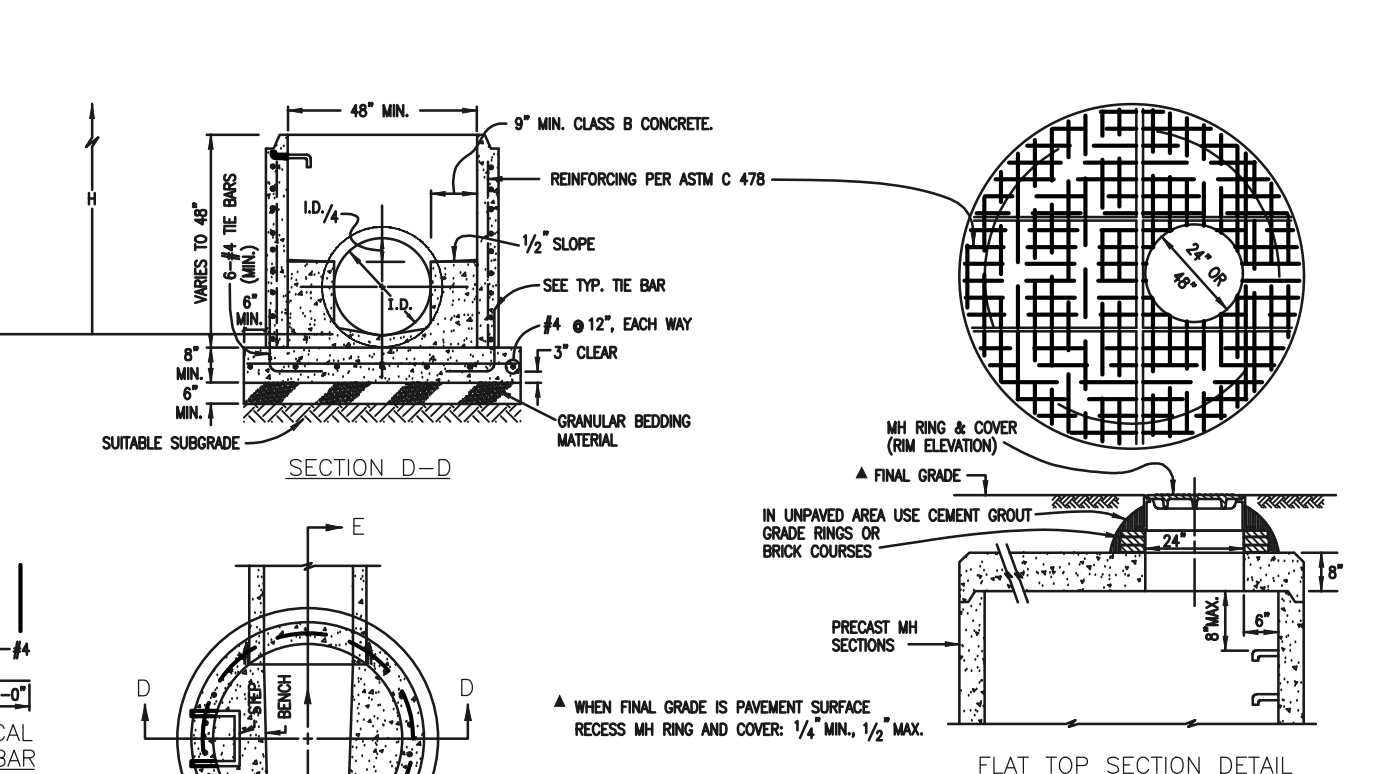
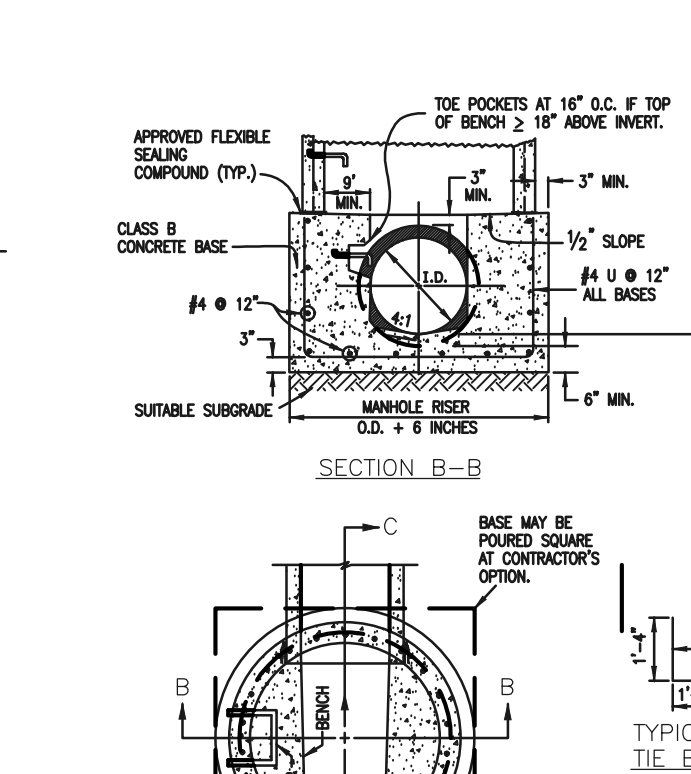
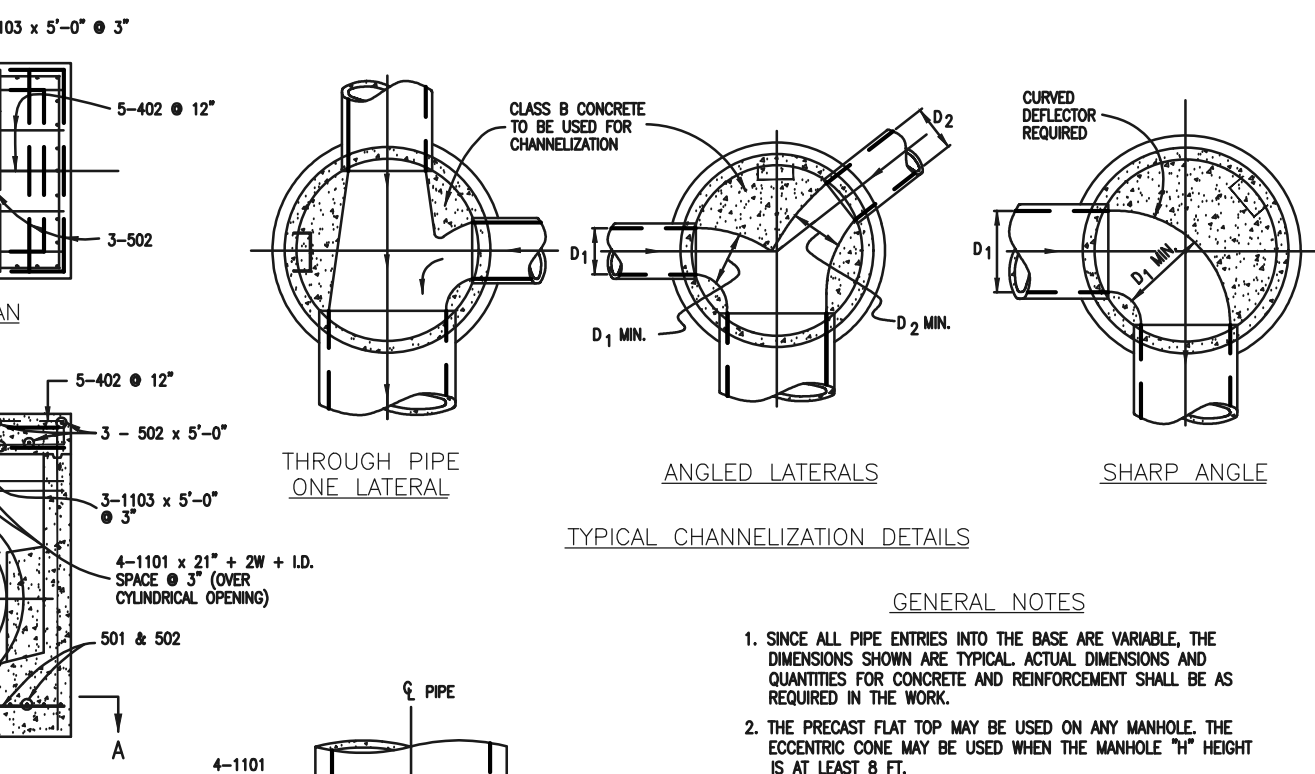
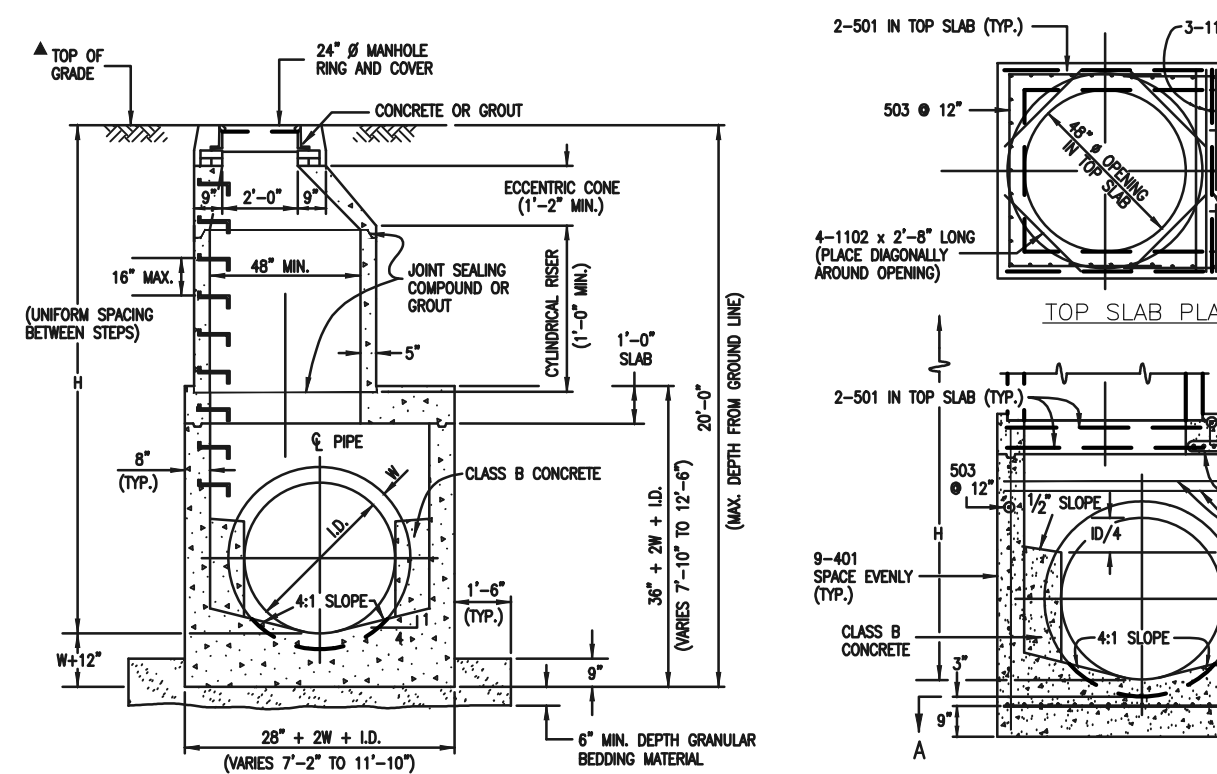
619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785-0790 (719)785-0799(Fax)

STERLING RANCH EAST FILING NO. 3

DETAIL SHEET

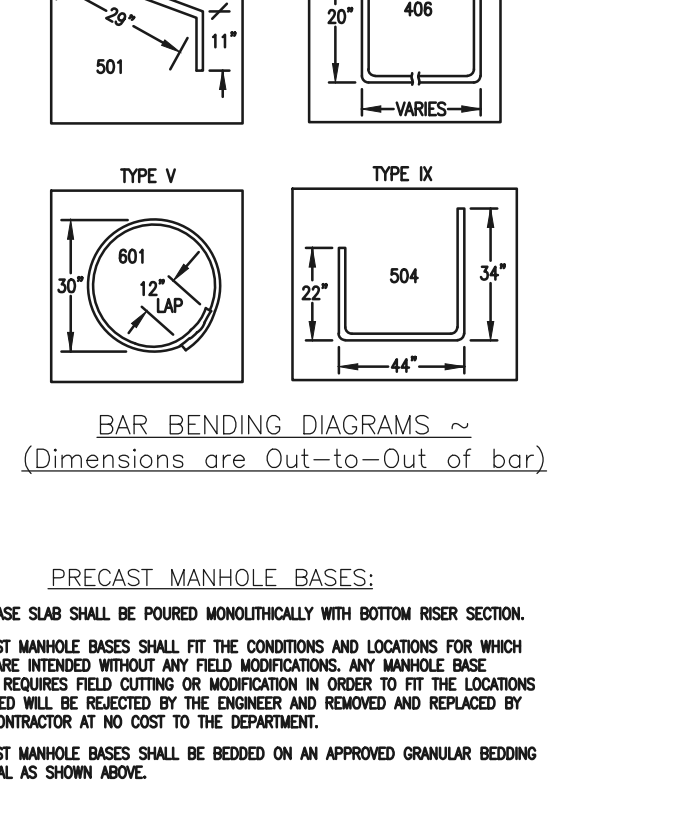
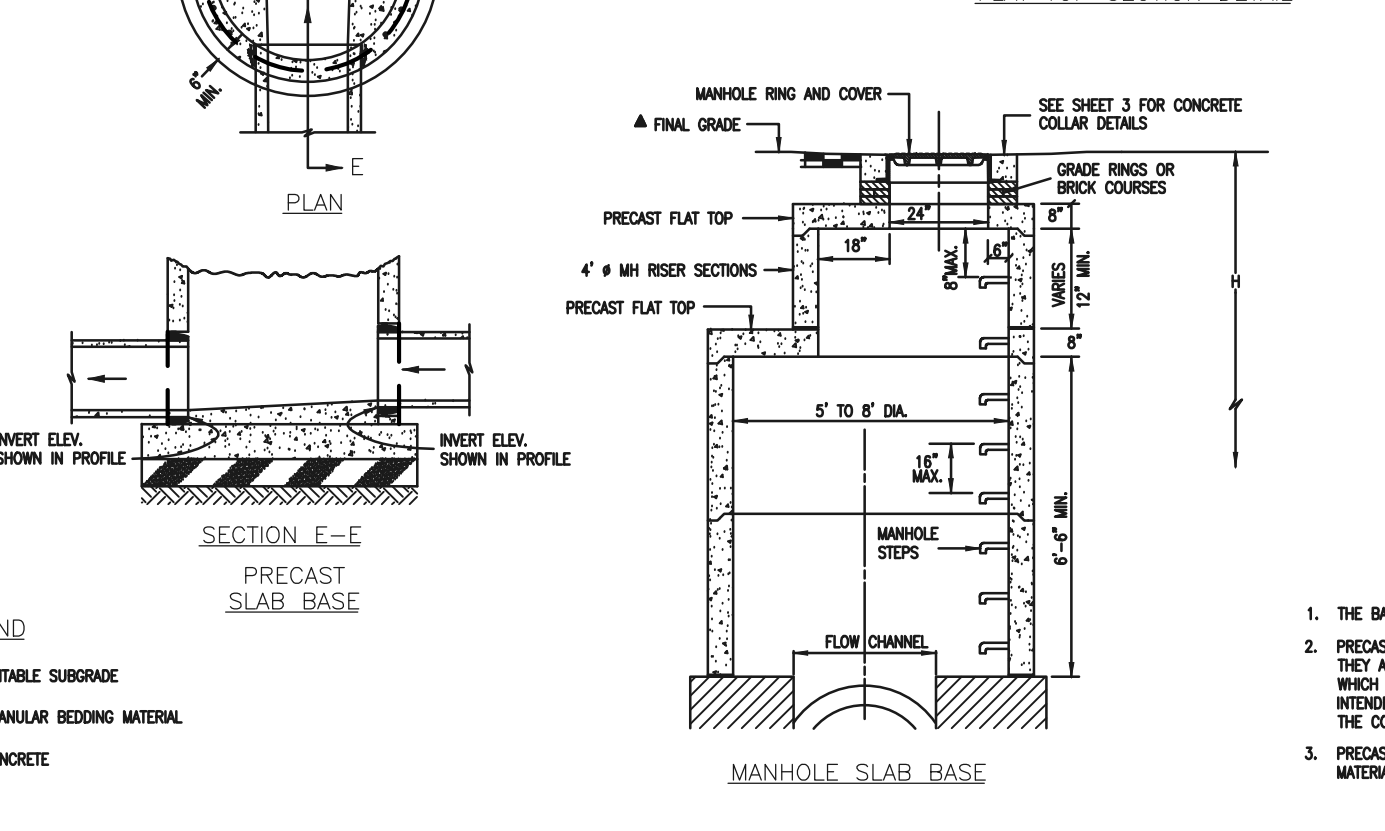
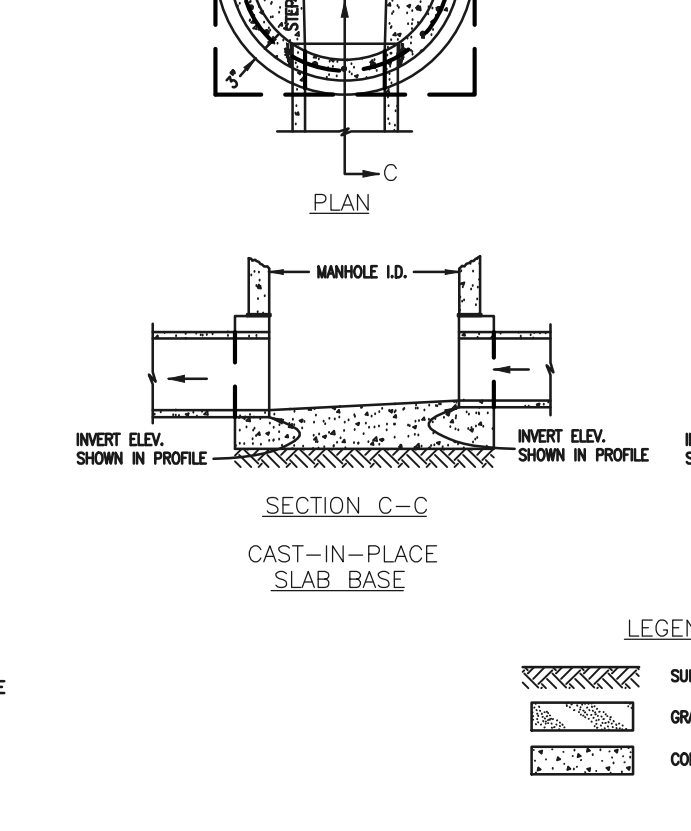
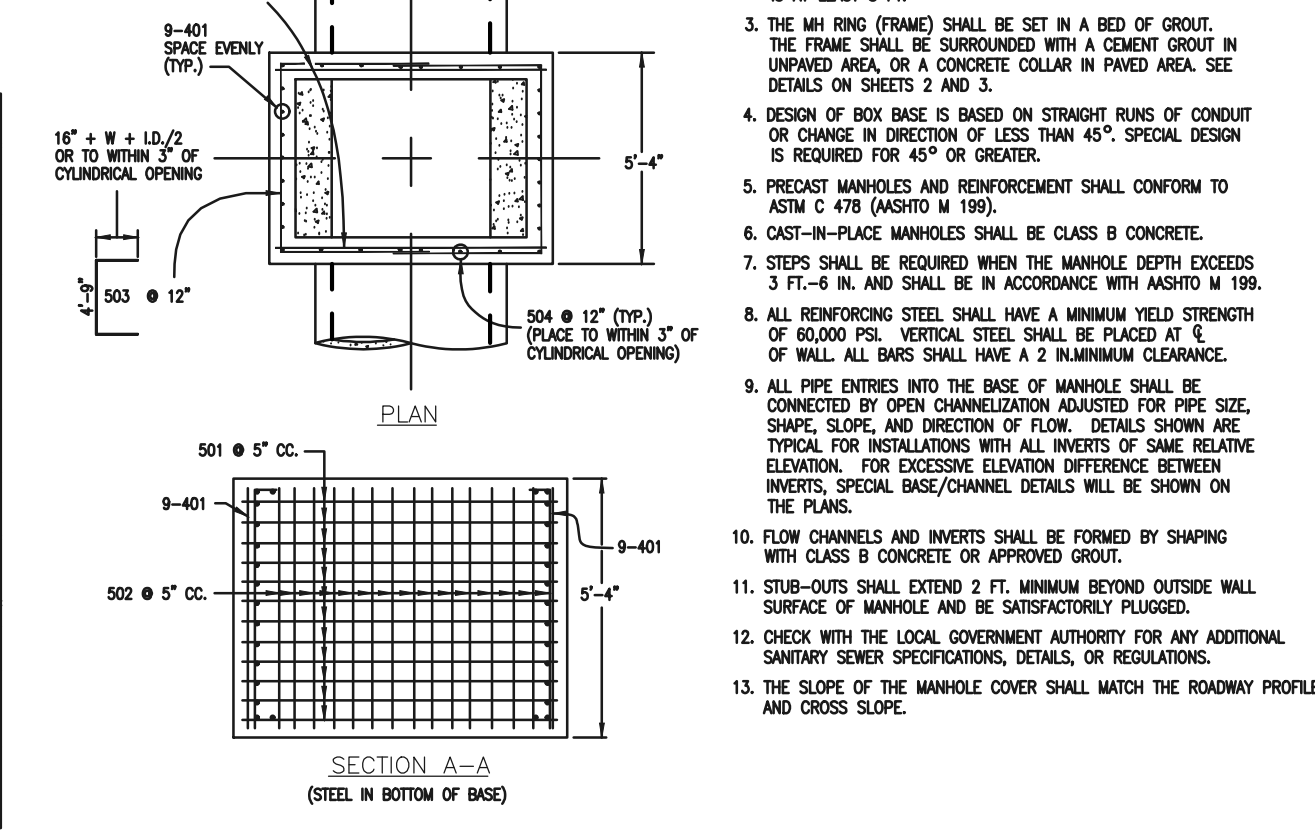
DESIGNED BY	MAW	SCALE	DATE	3/01/2024
DRAWN BY	ESO	(H) 1" = 5'	SHEET	34 OF 35
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.33	





QUANTITIES FOR CONCRETE MANHOLE BOX BASE

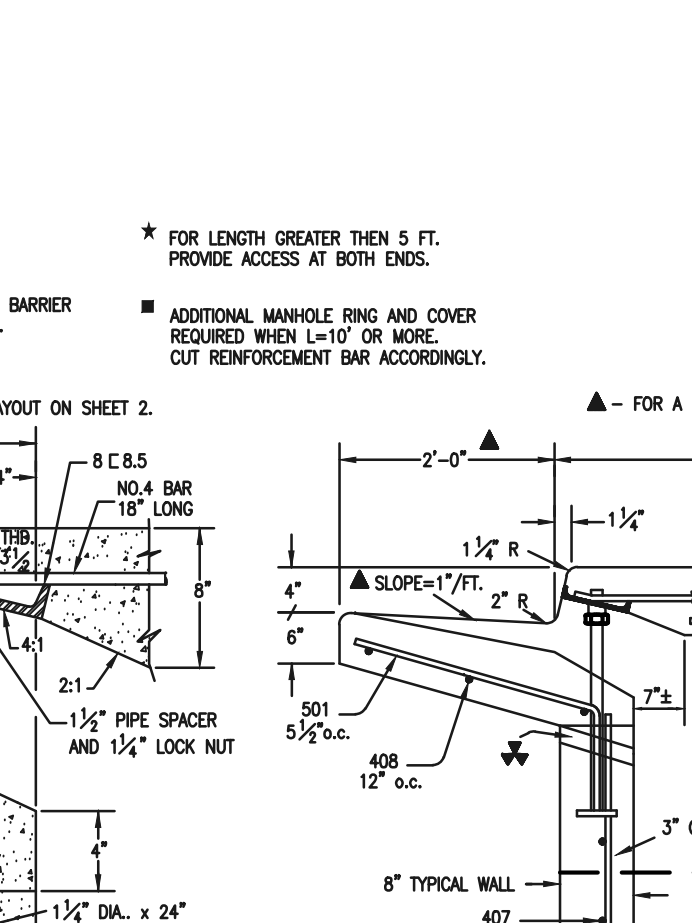
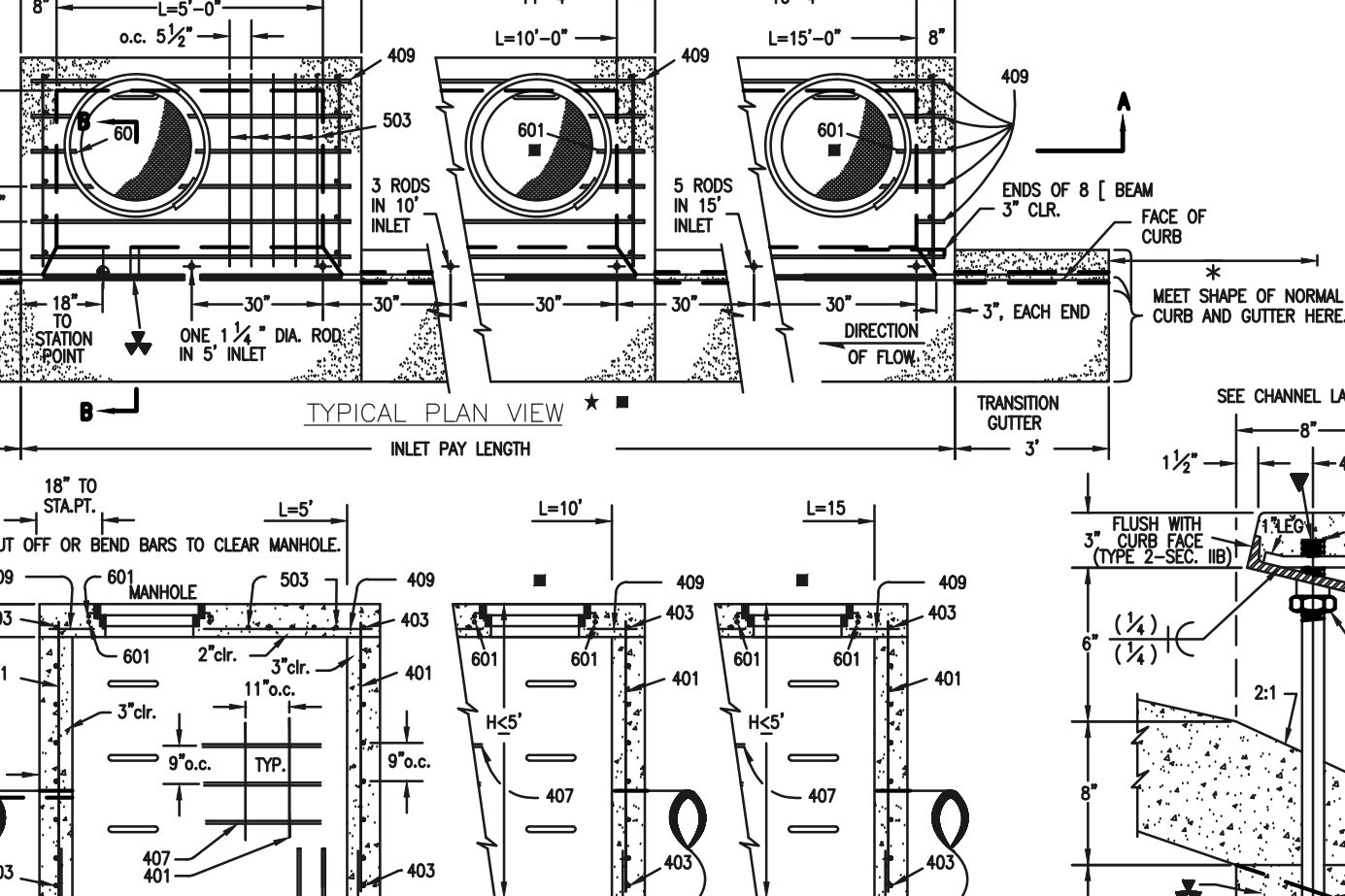
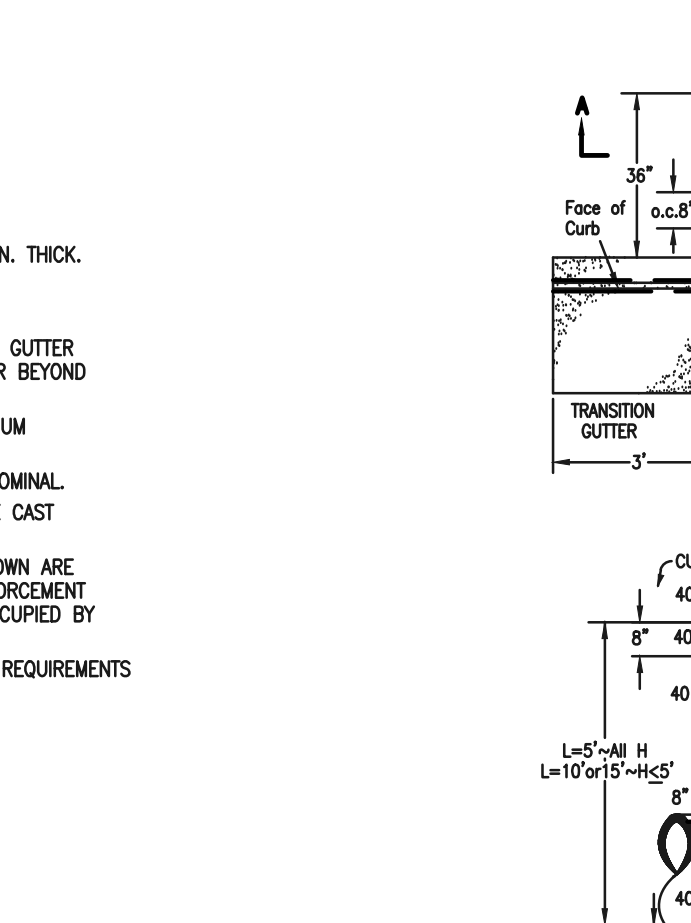
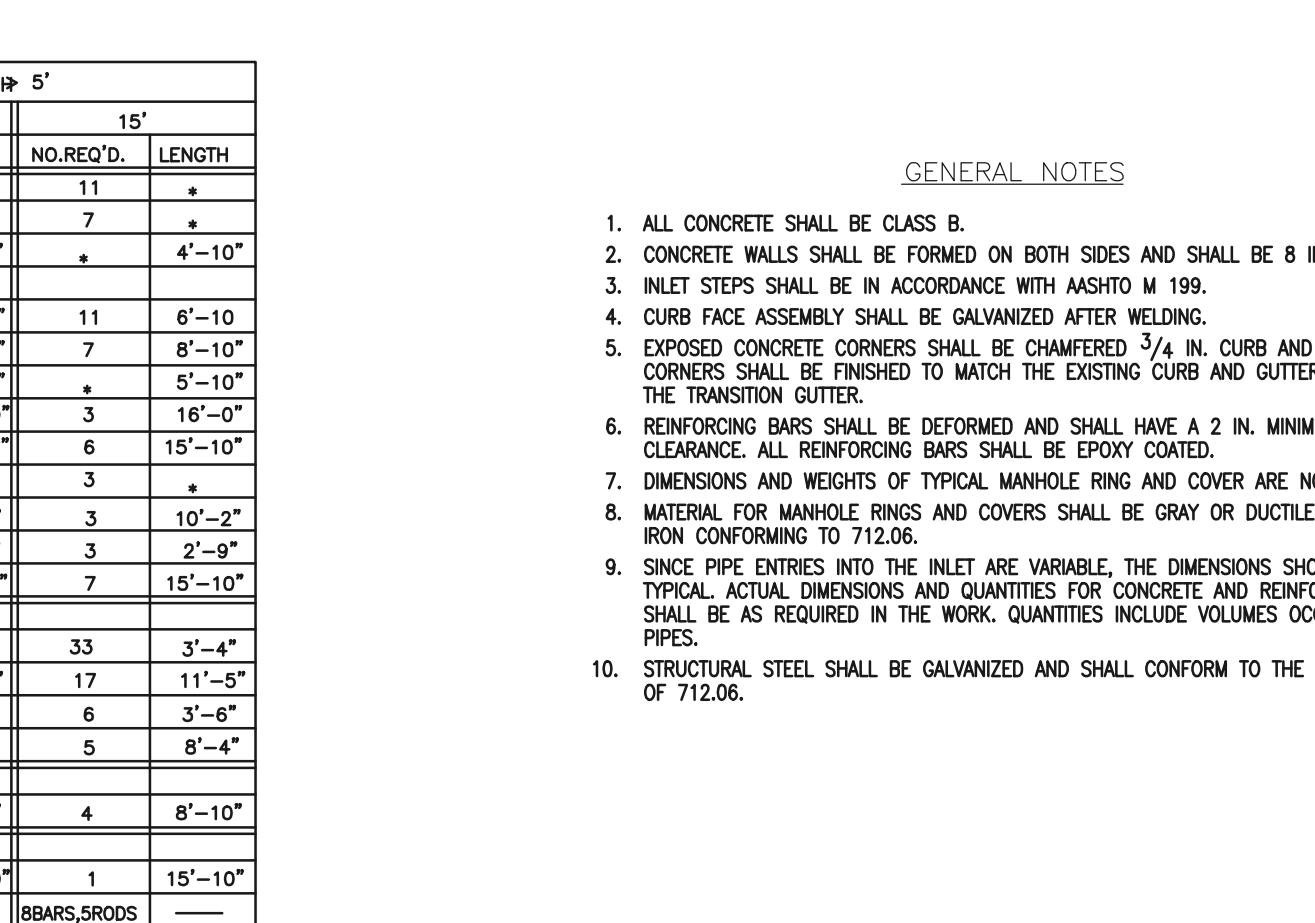
MARK	SIZE	TYPE	WT. / FT.	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	FORMULAS
401	4	I	0.668	18	18	18	18	18	18	18	18	18	18	18	18	401 BAR LENGTH = 32'+2W+1D.
402	4	III	0.668	18	18	18	18	18	18	18	18	18	18	18	18	402 BAR LENGTH = LD. + 2W
403	5	I	1.043	17	17	17	17	17	17	17	17	17	17	17	17	501 BAR LENGTH = 24' + LD. + 2W
404	5	I	1.043	17	17	17	17	17	17	17	17	17	17	17	17	502 NUMBER BARS REQ'D. = 3 + (24+LD+2W+1) / 5
405	5	II	1.043	18	18	18	18	18	18	18	18	18	18	18	18	503 NUMBER BARS REQ'D. = 2(32+LD+2W+1)
406	5	I	1.043	17	17	17	17	17	17	17	17	17	17	17	17	504 NUMBER BARS REQ'D. = 2(24+LD+2W+1)
1101	11	I	5.313	4	4	4	4	4	4	4	4	4	4	4	4	1101 BAR LENGTH = 32'+2W+1D.
1102	11	I	5.313	4	4	4	4	4	4	4	4	4	4	4	4	1102 BAR LENGTH = 21' + LD. + 2W
1103	11	I	5.313	3	3	3	3	3	3	3	3	3	3	3	3	1103 BAR LENGTH = 16'+W+LD./2



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

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

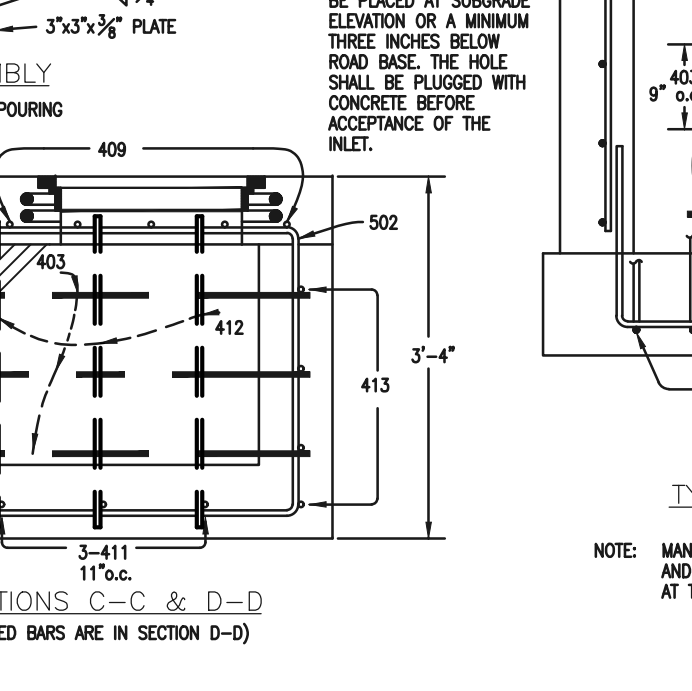
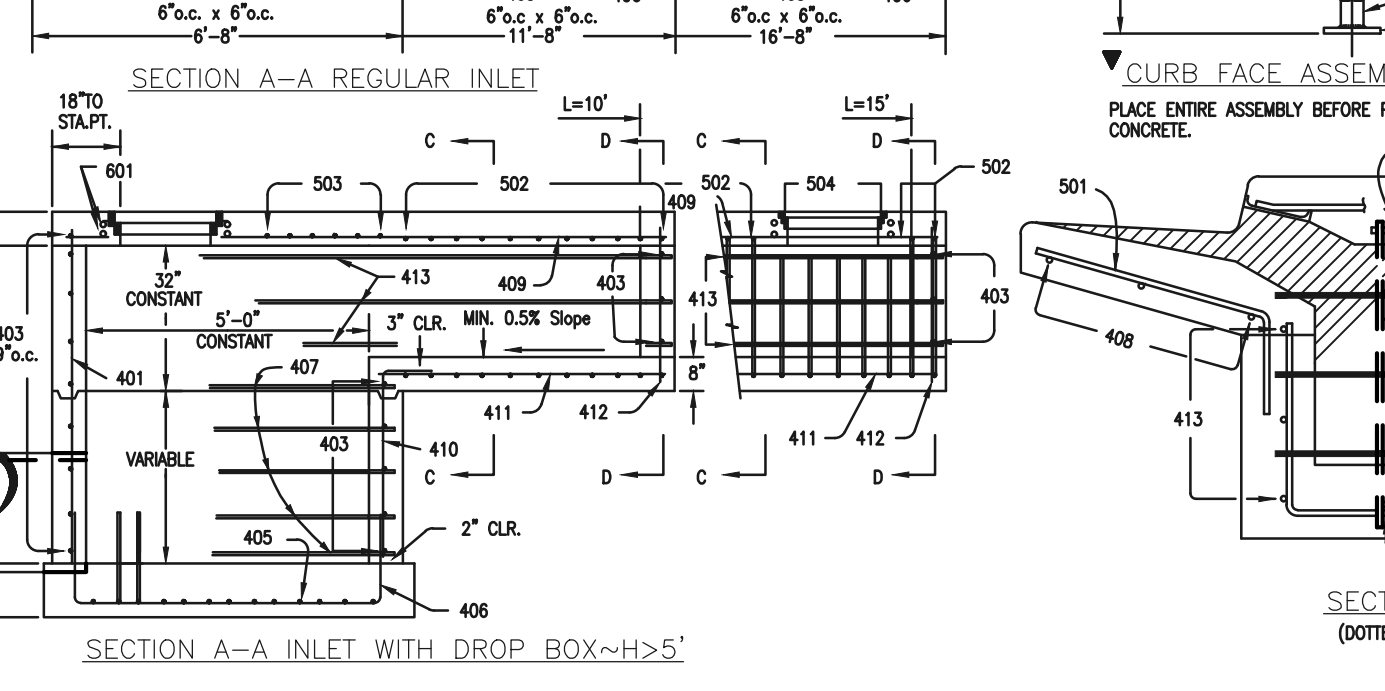
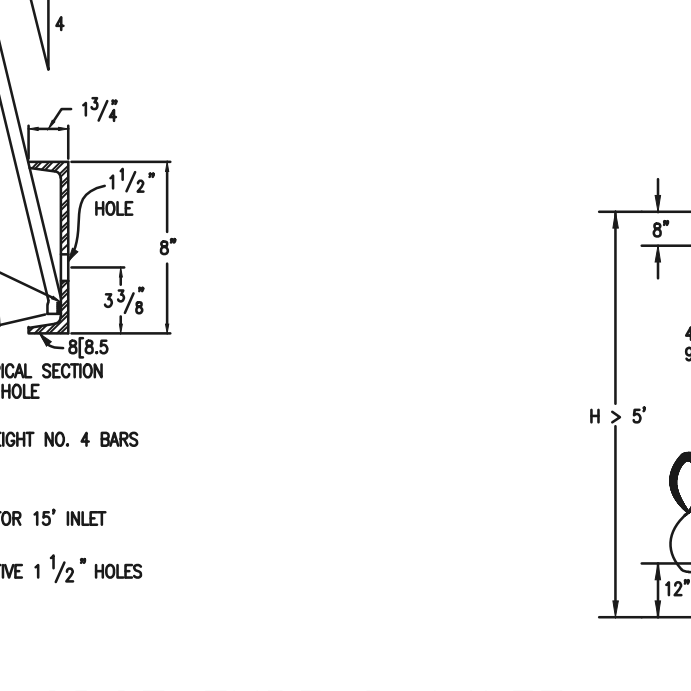
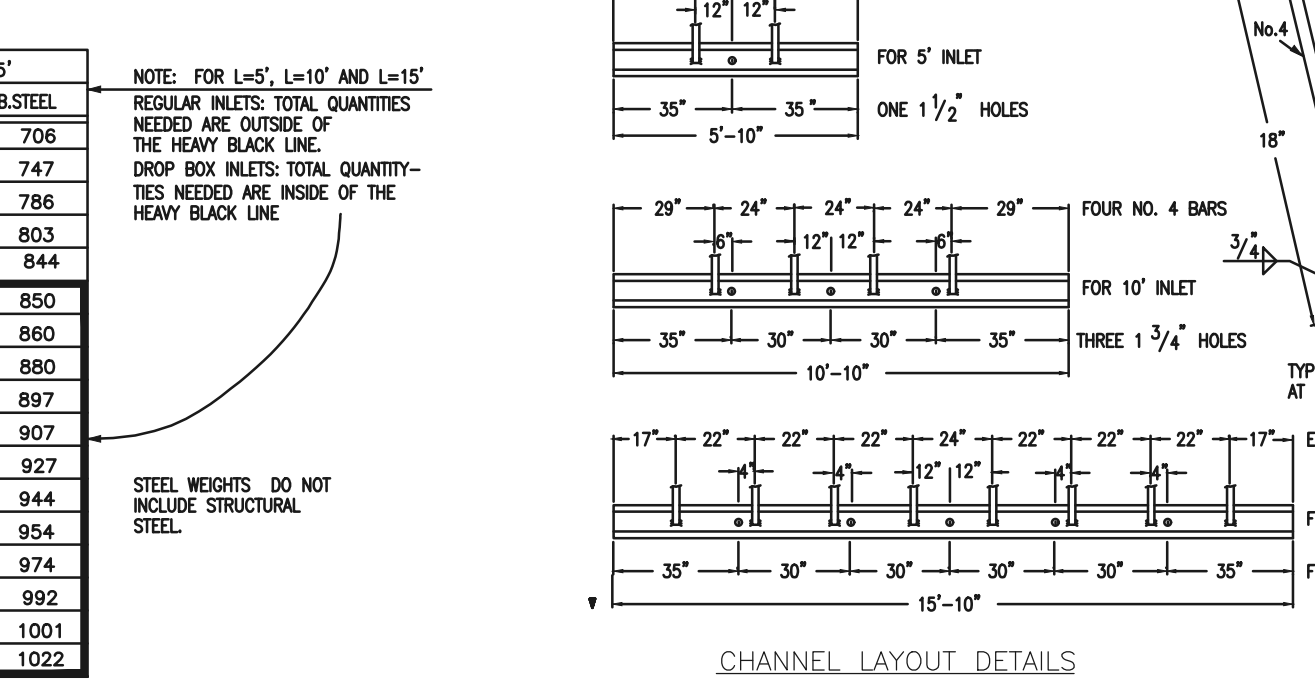
MARK	DIA. IN.	O.C. SPACING	TYPE	ALL INLETS			INLETS, H = 5'			INLETS, H = 5'		
				L=5'	L=10'	L=15'	L=5'	L=10'	L=15'	L=5'	L=10'	L=15'
401	1 1/2"	11"	II	15	21	28	11	11	11	11	11	
402	1 1/2"	11"	II	7	13	18	7	7	7	7	7	
403	9"	11"	II	4	4	4	4	4	4	4	4	
405	6"	VI	11	6	10	14	6	6	6	6	6	
406	6"	VIII	7	13	17	7	8	8	8	8	8	
407	6"	II	3	5	10	3	5	5	5	5	5	
408	6"	II	3	5	10	3	5	5	5	5	5	
409	8"	II	6	5	10	6	10	10	10	10	10	
410	1 1/2"	VII	11	6	10	14	6	6	6	6	6	
411	1 1/2"	II	3	5	10	3	5	5	5	5	5	
412	1 1/2"	II	3	5	10	3	5	5	5	5	5	
413	9"	II	4	4	4	4	4	4	4	4	4	
501	5 1/2"	IV	11	3	4	22	3	4	33	3	4	
502	5 1/2"	III	5	3	6	16	3	6	27	11	5	
503	5 1/2"	II	5	3	6	16	3	6	27	6	3	
504	5 1/2"	IX	3	3	6	16	3	6	27	5	8	
601	2 1/2"	V	2	8	10	2	8	10	2	8	10	
601.5	1	1	1	5	10	1	10	10	1	15	10	



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

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

H'	LENGTH	NO. REQ'D.		NO. REQ'D.		NO. REQ'D.		NO. REQ'D.	
		CONC.	REIN.	CONC.	REIN.	CONC.	REIN.	CONC.	REIN.
3'-0"	2'-8"	1	1	3	2	5	4	7	6
3'-6"	3'-2"	1	1	3	2	5	4	7	6
4'-0"	3'-8"	1	1	3	2	5	4	7	6
4'-6"	4'-2"	1	1	3	2	5	4	7	6
5'-0"	4'-8"	1	1	3	2	5	4	7	6
5'-6"	5'-2"	1	1	3	2	5	4	7	6
6'-0"	5'-8"	1	1	3	2	5	4	7	6
6'-6"	6'-2"	1	1	3	2	5	4	7	6
7'-0"	6'-8"	1	1	3	2	5	4	7	6
7'-6"	7'-2"	1	1	3	2	5	4	7	6
8'-0"	7'-8"	1	1	3	2	5	4	7	6
8'-6"	8'-2"	1	1	3	2	5	4	7	6
9'-0"	8'-8"	1	1	3	2	5	4	7	6
9'-6"	9'-2"	1	1	3	2	5	4	7	6
10'-0"	9'-8"	1	1	3	2	5	4	7	6
10'-6"	10'-2"	1	1	3	2	5	4	7	6
11'-0"	10'-8"	1	1	3	2	5	4	7	6



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

811  
UTILITY NOTIFICATION CENTER OF COLORADO  
IT'S THE LAW

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NO.	REVISION	DATE
6		

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

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: (H) 1" = 5'  
DATE: 3/01/2024

DRAWN BY: ESO  
SCALE: (V) 1" = N/A  
SHEET 35 OF 35

CHECKED BY: [Signature]