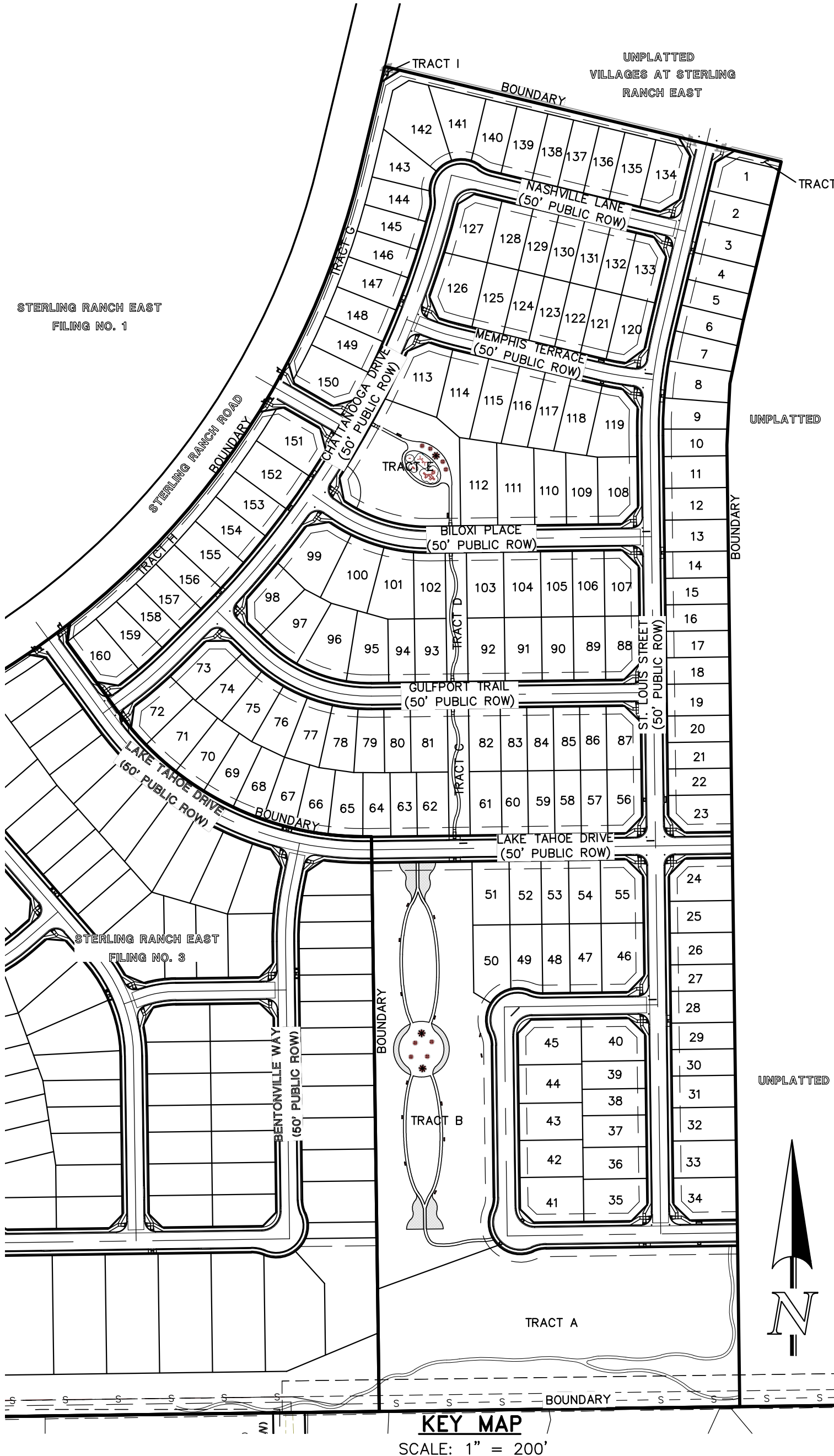
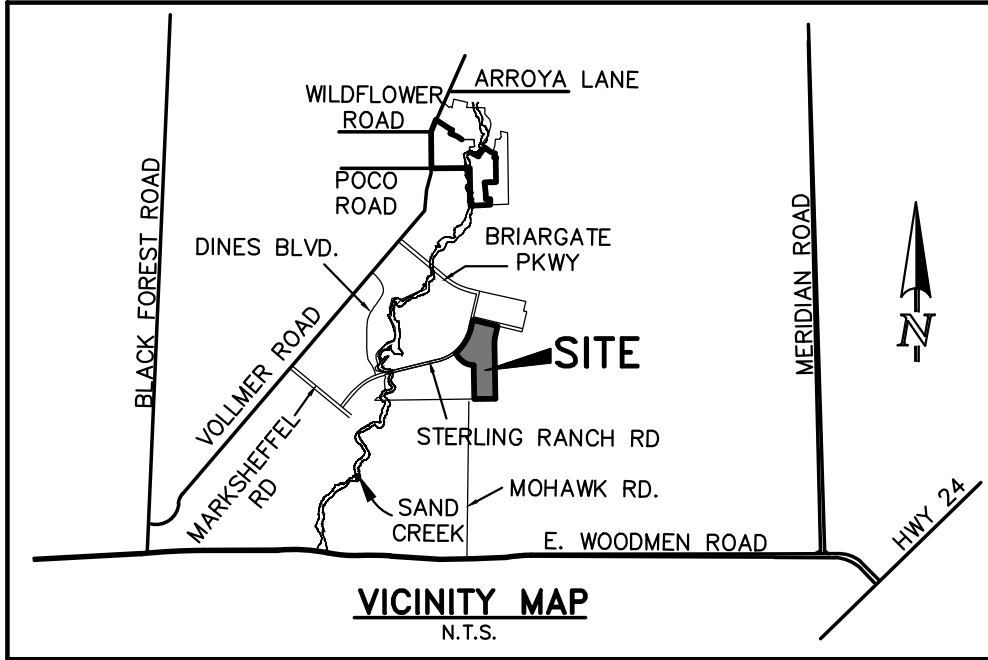


STERLING RANCH EAST FILING NO. 5

COUNTY OF EL PASO, STATE OF COLORADO

CONSTRUCTION DRAWINGS

OCTOBER 2024



GENERAL CONSTRUCTION NOTES:

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

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

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

SIGNING AND STRIPING NOTES:

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS."
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVING MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

BENCHMARKS:

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

AGENCIES:

OWNER/DEVELOPER:	CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DR. COLORADO SPRINGS, CO 80921 MR. LOREN J. MORELAND (719) 592-9333
CIVIL ENGINEER:	CLASSIC CONSULTING ENGINEERS & SURVEYORS 619 N. CASCADE AVENUE, SUITE 200 COLORADO SPRINGS, COLORADO 80903 MR. MARC A. WHORTON, P.E. (719) 785-2802
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, COLORADO 80910 MR. JEFF RICE (719) 520-7877
GAS COMPANY:	BLACKHILLS ENERGY 37 WIDEFIELD BOULEVARD WIDEFIELD, COLORADO 80911 MR. GEORGE M. PETERSON, (719) 392-3491
ELECTRIC COMPANY:	MOUNTAIN VIEW ELECTRIC P.O. BOX 1600 LIMON, COLORADO 80828 MR. LES ULFERS, (719) 495-2283
FIRE DISTRICT:	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK, (719) 495-4300
TELEPHONE COMPANY:	CENTURY LINK (LOCATORS) 811 AT & T (LOCATORS) 811

SHEET INDEX

SHEET 1 OF 31	TITLE SHEET
SHEET 2 OF 31	STREET SECTIONS / EROSION CONTROL NOTES
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SHEET 6-8 OF 31	EROSION CONTROL DETAILS
SHEET 9-14 OF 31	STREET PLAN AND PROFILE
SHEET 15-18 OF 31	PEDESTRIAN RAMP DETAILS
SHEET 19 OF 31	SIGNAGE PLAN
SHEET 20 OF 31	STREET LIGHT POLE LOCATION PLAN
SHEET 21-25 OF 31	PUBLIC STORM SEWER PLAN AND PROFILE
SHEET 25-29 OF 31	POND PLANS AND DETAILS
SHEET 30-31 OF 31	DETAIL SHEET

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, VICE PRESIDENT/PROJECT MANAGER, CLASSIC HOMES
FOR AND ON BEHALF OF ELITE PROPERTIES OF AMERICA, INC.

EL PASO COUNTY:

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

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

IN ACCORDANCE WITH 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



STERLING RANCH EAST FILING NO. 5
CONSTRUCTION PLANS
TITLE SHEET

DESIGNED BY	PRA	SCALE	DATE	10-31-24
DRAWN BY	PRA	(H) 1"= N/A	SHEET 1 OF 31	
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.25

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

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

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

SCALE: 1" = 200'

PCD No. SF-xxxx

SF2430

Added

Revised

delete duplicate word

Revised

Revise to match GEC
Checklist List item "ii"

Revised

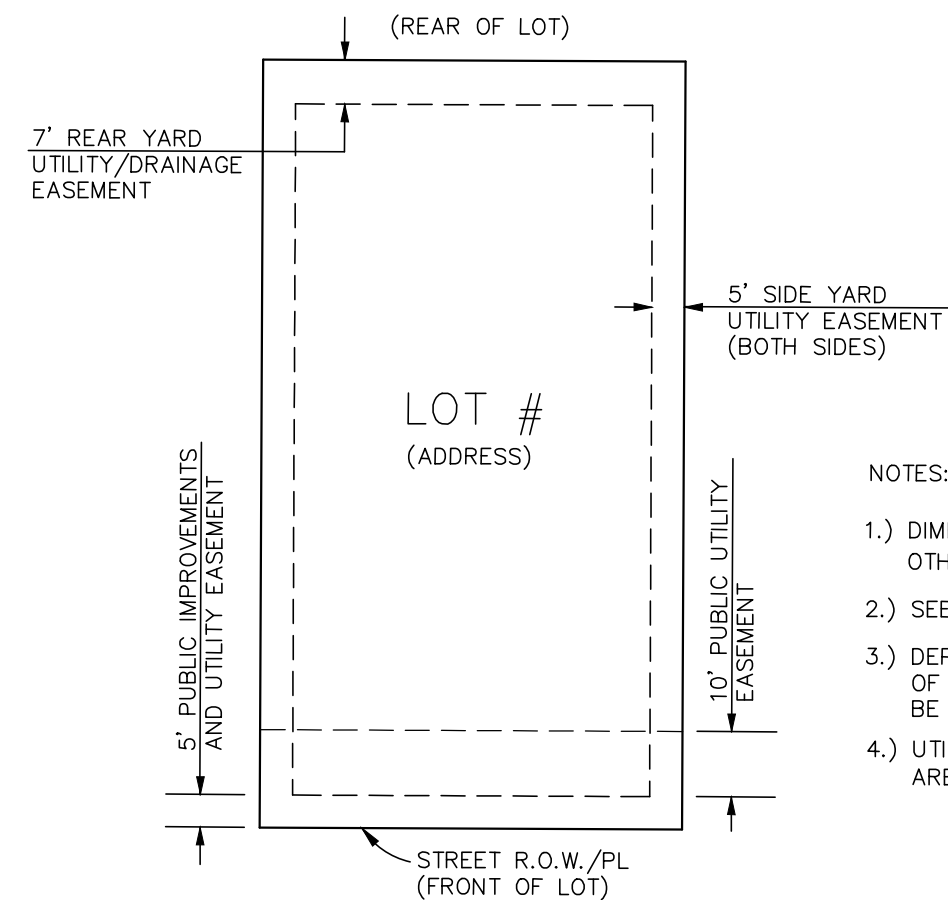
Revise to: "liability directly
caused by any negligent acts" to
match GEC Checklist item "gg"

1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE FOLLOWING: THE COLORADO WATER QUALITY CONTROL ACT, THE COLORADO WATER QUALITY CONTROL ACT ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR AND SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
4. ONCE THE ESQCP IS APPROVED AND A (NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT MAY CONTRIBUTE POLLUTANTS TO STORMWATER. TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES IS NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
7. TEMPORARY STABILIZATION SHALL BE ADOPTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH THE SAME PLAN AND PERCENT ACTIVE DISTURBANCE AS THE UNDISTURBED AREAS OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE HYDROLOGY OR HYDRAULICS OF A PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE, UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
14. DURING DOWERTING OPERATIONS: UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DOWERTING PERMIT IS IN PLACE.
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH THE STATE REGULATORY REQUIREMENTS. WASTE MATERIALS NOT FOR CONSTRUCTION USE, TREE SLASH, BUILDING MATERIALS OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED OR DISCHARGED AT THE SITE.
17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED IN THE STREET, ALLEY OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER LIQUID CHEMICALS IN ACCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 6, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES THAT INVOLVE FLOODING, FLOOD CONTROL, FLOOD PROTECTION, OR ANY OTHER ACTS FOR WHICH THERE ARE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
28. THE SOILS REPORTS FOR THIS SITE HAVE BEEN PREPARED BY ENTECH ENGINEERING, INC. TITLED "SOILS AND GEOLOGY STUDY – STERLING RANCH EAST FILING NO. 5", DATED JUNE 27, 2023. THIS REPORT SHALL BE CONSIDERED A PART OF THESE PLANS.
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION FOR CONSTRUCTION ACTIVITIES THAT WILL DISTURB ONE (1) ACRE OR MORE, SHALL BE FILED WITH THE DIVISION OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART, FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

The diagram illustrates a cross-section of a pavement structure. From left to right, it shows a 10' PUBLIC UTILITY EASEMENT, a 5' PUBLIC UTILITY & PUBLIC IMPROVEMENT EASEMENT, a 5' WALK (TYP.) with a 2% SLOPE, a 30' PAVEMENT section with a 2% SLOPE, and a 5' PUBLIC UTILITY & PUBLIC IMPROVEMENT EASEMENT, a 5' WALK (TYP.) with a 2% SLOPE, and a 10' PUBLIC UTILITY EASEMENT. The 30' PAVEMENT section is divided into a 15' HMA (Hot Mix Asphalt) layer and a 15' ABC (Asphalt Base Course) layer. The entire section is flanked by 5' ATTACHED CONC. SIDEWALK. The total width is 50' R.O.W. (Right of Way). The diagram also indicates EPC TYPE A OR EPC OPTIONAL TYPE C CURB & GUTTER on the left and EPC OPTIONAL TYPE C OR EPC TYPE A CURB & GUTTER on the right. A GAS line is shown running parallel to the sidewalk on the right side.

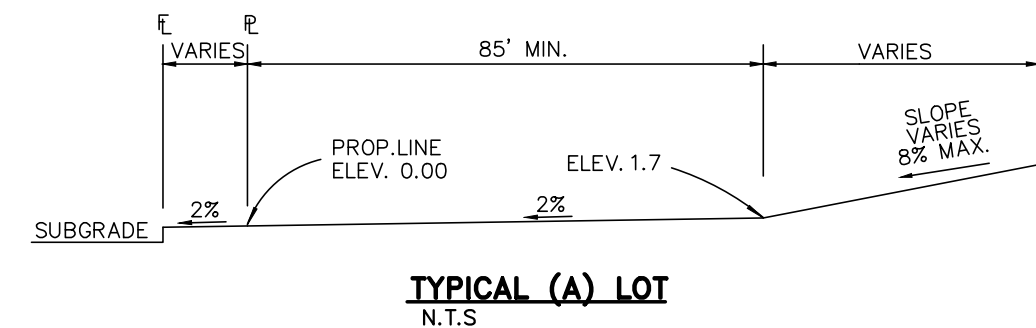
Added

1. ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS
2. ALL PROPOSED STORM ALIGNMENT AND INLET SIZING IS PRELIMINARY. FINAL DESIGN TO BE PROVIDED WITH CD'S AND FINAL DRAINAGE REPORT

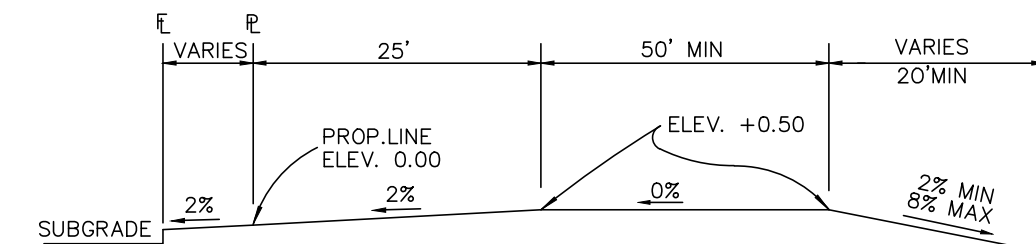


N.T.S

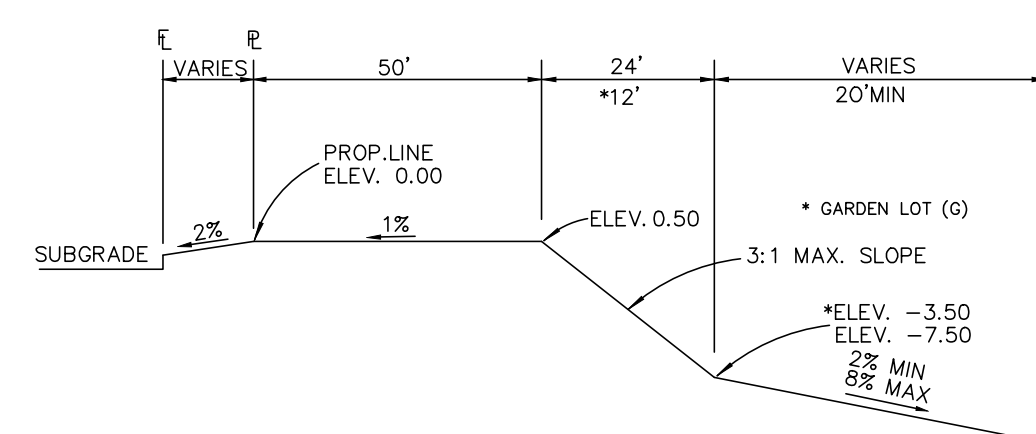
- 1.) DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
- 2.) SEE PLANS FOR EASEMENTS WITHIN TRACTS
- 3.) DEPENDING UPON FINAL UTILITY DESIGN, SOME OF THE SIDE AND REAR EASEMENTS MAY NOT BE UTILIZED.
- 4.) UTILITY EASEMENT USE WITHIN FOREST MITIGATION AREAS WILL BE MINIMIZED AS MUCH AS POSSIBLE.



N.T.S



N.T.S

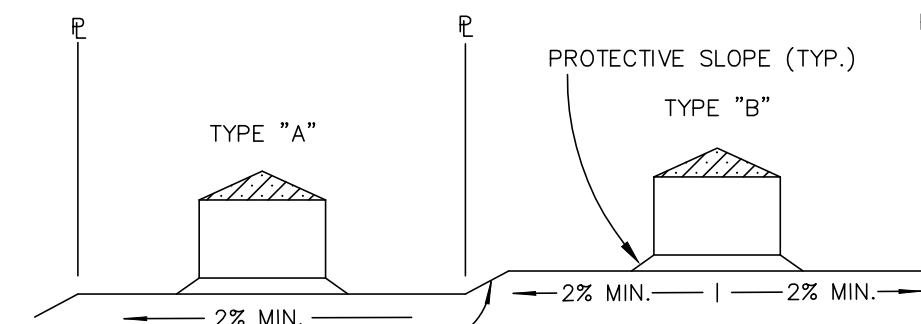


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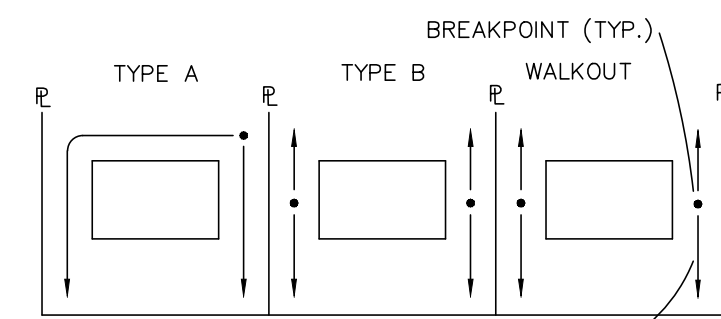
"T" LOTS OR "TRANSITION" LOTS OCCUR IN PLACES WHERE BOTH PROPERTY LINES CANNOT BE GRADED AS THE TYPICAL STANDARD LOT TEMPLATES SHOWN. THESE LOTS WILL STILL BE GRADED TO CREATE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.

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

Added Details 26 and 40
to this sheet.
Other ped ramp details
now shown on sheet 18.



N.I.S.



N.T.S.

DESIGNED BY	PRA	SCALE	DATE	10-31-24
DRAWN BY	PRA	(H) 1"= N/A	SHEET 2	OF 31
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.25

CLASSIC
CONSULTINGSM

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

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

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

DATE _____

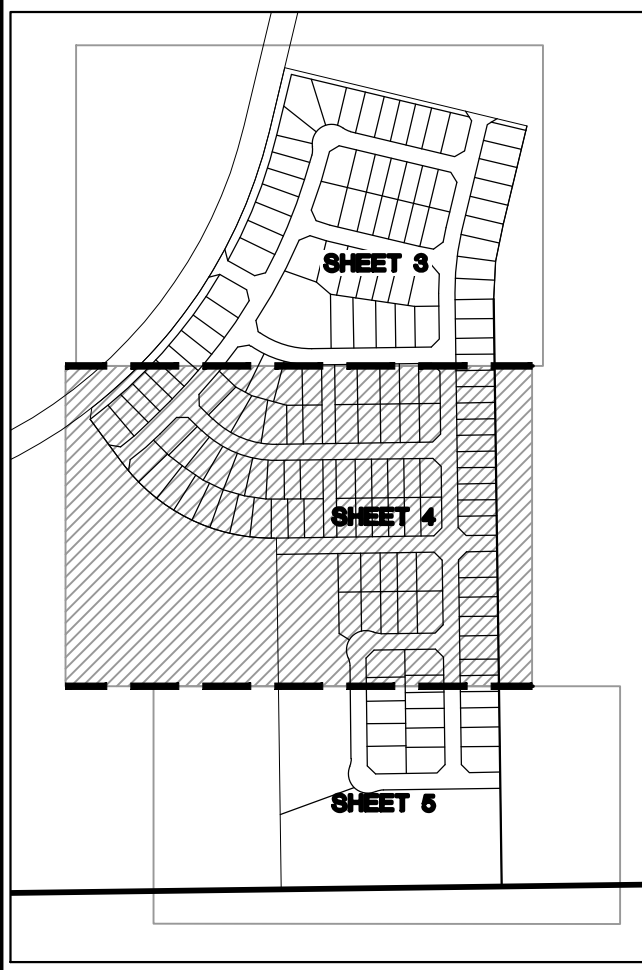
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[illegible]



BMP PHASING

- SF** (INSTALLED PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE DURING INTERIM AND VERTICAL PHASES)
- VTC** (INSTALLED PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM AND VERTICAL PHASES)
- SCL** (INSTALLED DURING INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM AND VERTICAL PHASES)
- IP** (INSTALLED DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)
- CD** (INSTALLED DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)
- ECB** (INSTALLED DURING INTERIM PHASE WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE)
- EDB** (EXIST. TEMPORARY SEDIMENT BASIN TO REMAIN DURING INTERIM PHASE, THEN CONVERTED TO PERMANENT EDB WITH CONTINUED MAINTENANCE THROUGH VERTICAL PHASE.)

LEGEND

- LIMITS OF CONSTRUCTION/DISTURBANCE
- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- CUT/FILL LINE
- SILT FENCE
- SILT FENCE
- EROSION CONTROL BLANKET
- VEHICLE TRACKING CONTROL
- SEDIMENT CONTROL LOGS
- PERMANENT ROCK CHECK DAM
- INLET PROTECTION
- TEMPORARY SEDIMENT BASIN
- EXIST. DIRECTION OF FLOW
- DIRECTION OF FLOW
- HIGH POINT
- LOW POINT
- A LOT
- B LOT
- WALKOUT LOT
- TRANSITION LOT
- GARDEN LOT
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN - SC150 OR EQUIVALENT) TO BE INSTALLED ON ALL 3:1 SLOPES OR GREATER
- SEEDING/MULCHING NOTE: SEEDING AND MULCHING SHALL BE INSTALLED INSIDE ENTIRE LIMITS OF GRADING EXCLUDING ROADWAY SURFACES, SIDEWALK AREAS AND RIP-RAP AREAS.
- NOTE: NO BATCH PLANTS ARE PROPOSED ON-SITE.
- INSTALL VTC, CONSTRUCTION FENCING, BARRICADES AND SIGNAGE AS APPROPRIATE AT ACCESS POINT.

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

INSTALL VTC, CONSTRUCTION FENCING, BARRICADES AND SIGNAGE AS APPROPRIATE AT ACCESS POINT.

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NO. REVISION

DATE

REVIEW:

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DATE



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

STERLING RANCH EAST FILING NO. 5
CONSTRUCTION PLANS
GRADING AND EROSION CONTROL PLAN

DESIGNED BY	PRA	SCALE	DATE	10-31-24
DRAWN BY	PRA	(H) 1"= 50'	SHEET	4 OF 31
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.25



TEMPORARY SEDIMENT BASIN DESIGN INFO
TEMPORARY SEDIMENT BASIN (SEE DETAIL SC-7)
3.37 AC. DISTURBED DRAINAGE AREA AT 3,600 C.F./AC. AND
5.92 AC. UNDISTURBED AREA AT 500 C.F./AC.
TOTAL REQUIRED STORAGE 15,092 CF = 0.35 AC.-FT.
OUTLET = 6" PVC STANDPIPE W/ (1) COLUMN, (5) ROWS OF
PERFORATIONS W/4" SPACING BETWEEN HOLES.
15/16" DIAMETER PERFORATIONS.
(3.0' EXPOSED HEIGHT OF STANDPIPE)
15' MINIMUM WIDE CREST LENGTH
DAYLIGHT 6" PVC INTO ADJACENT EXISTING FIELD

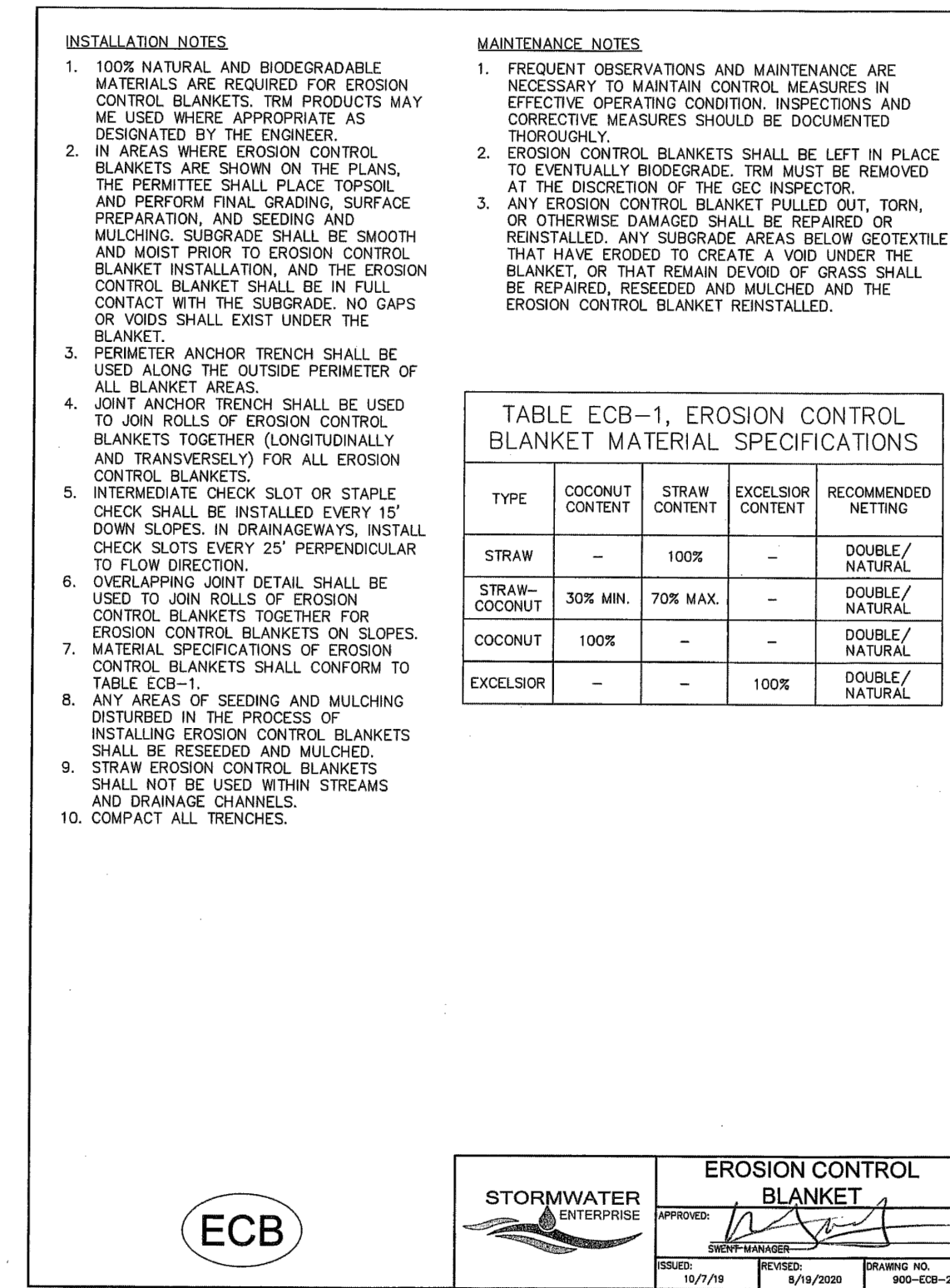
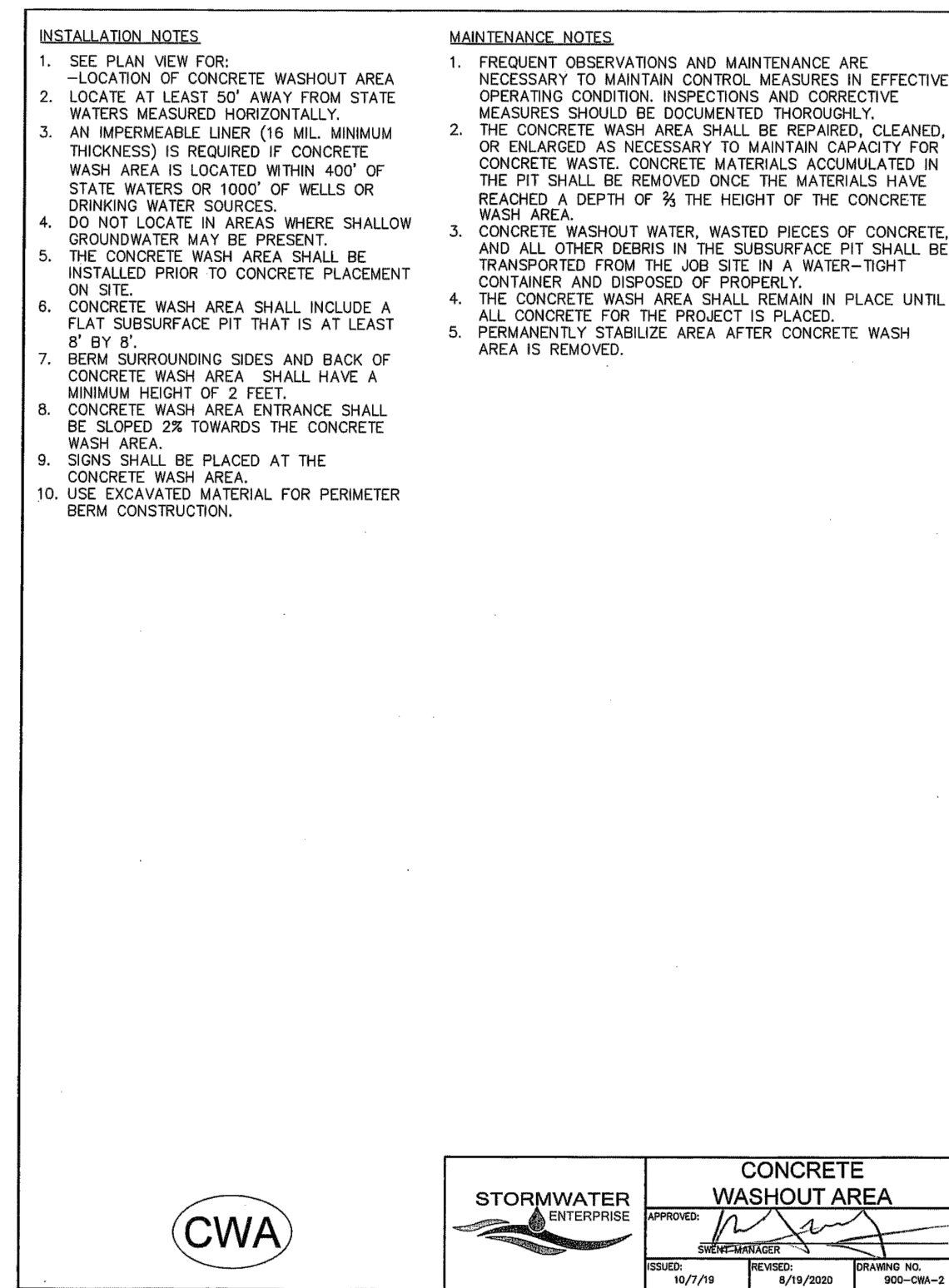
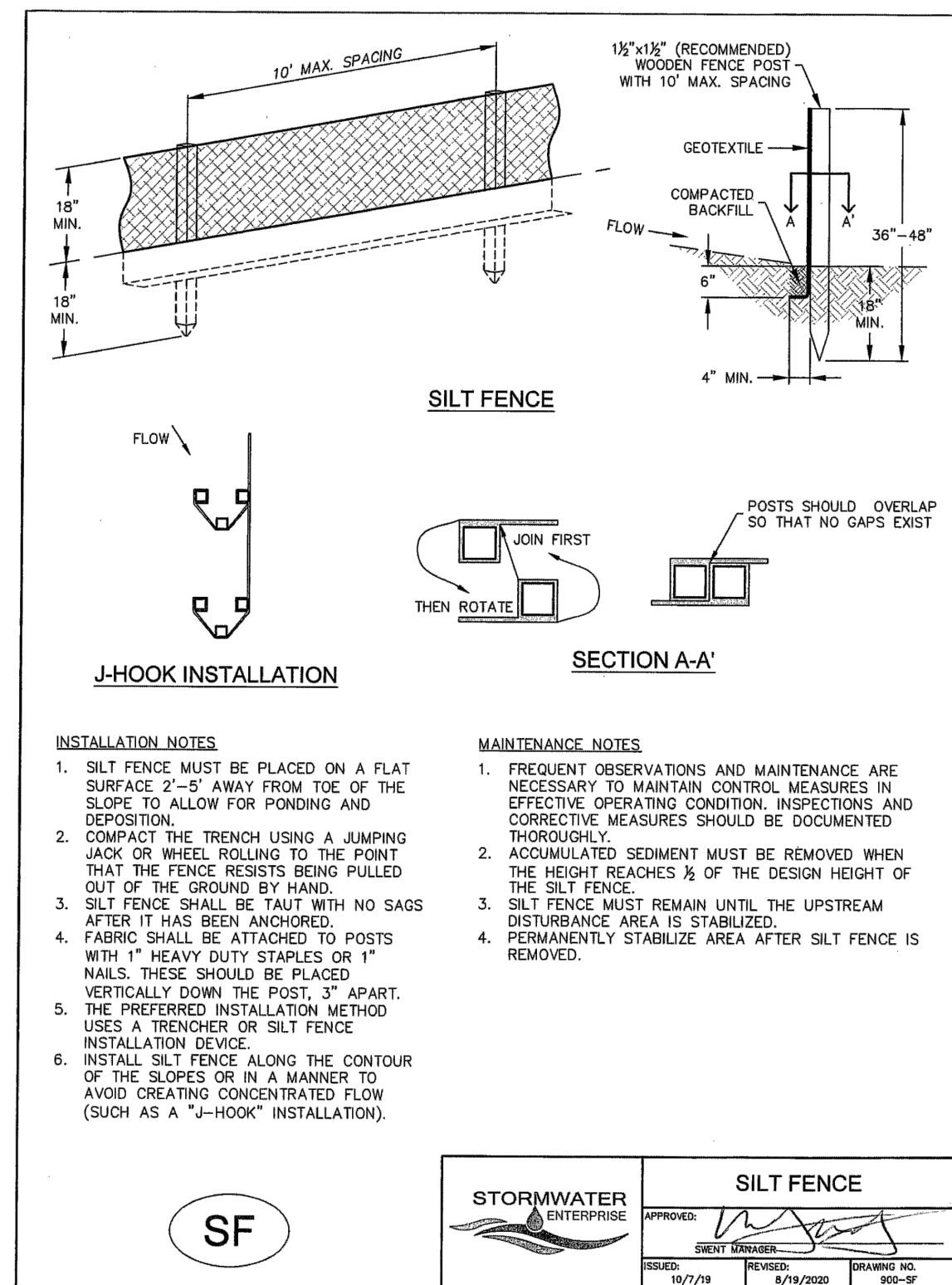
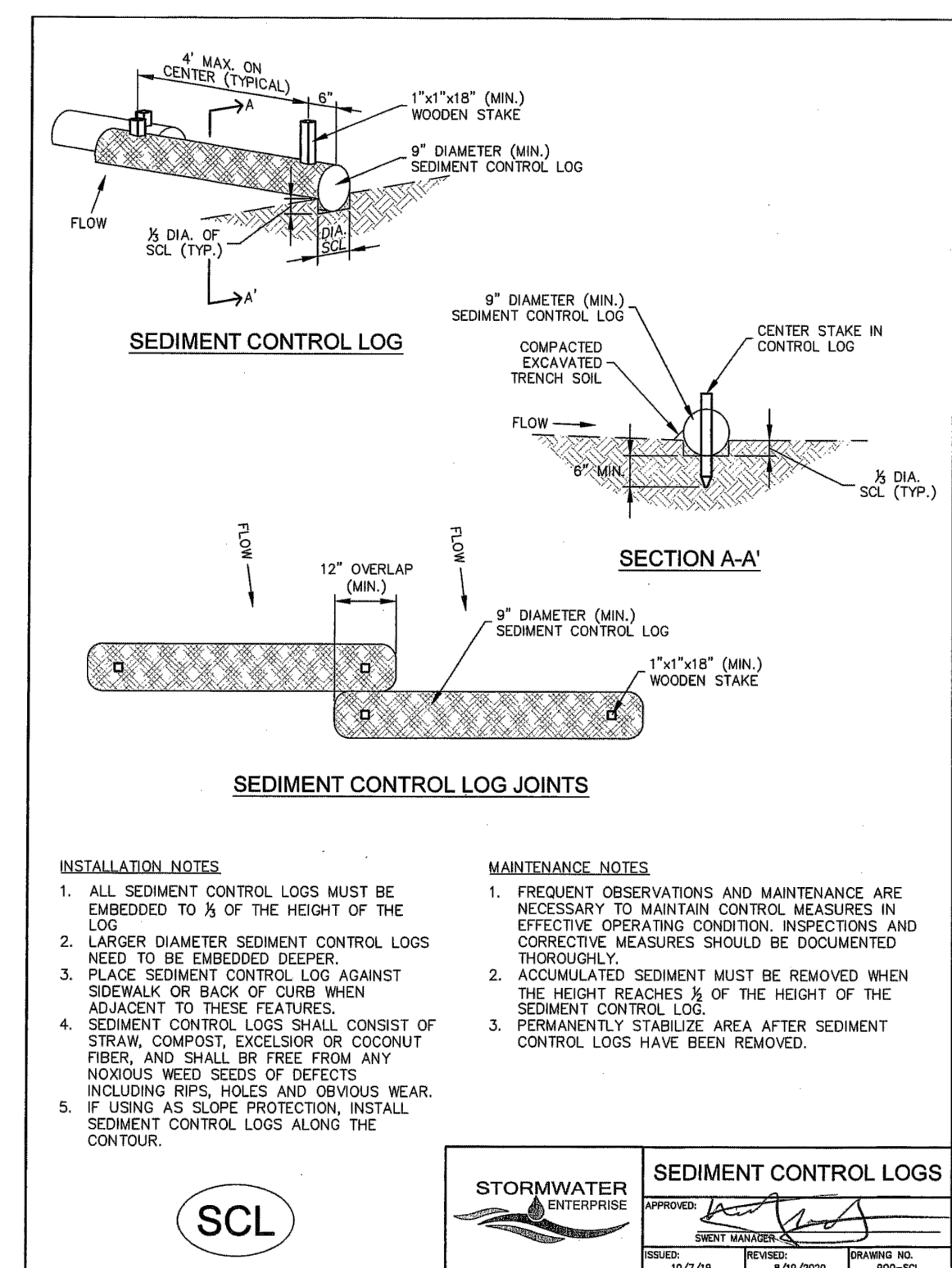
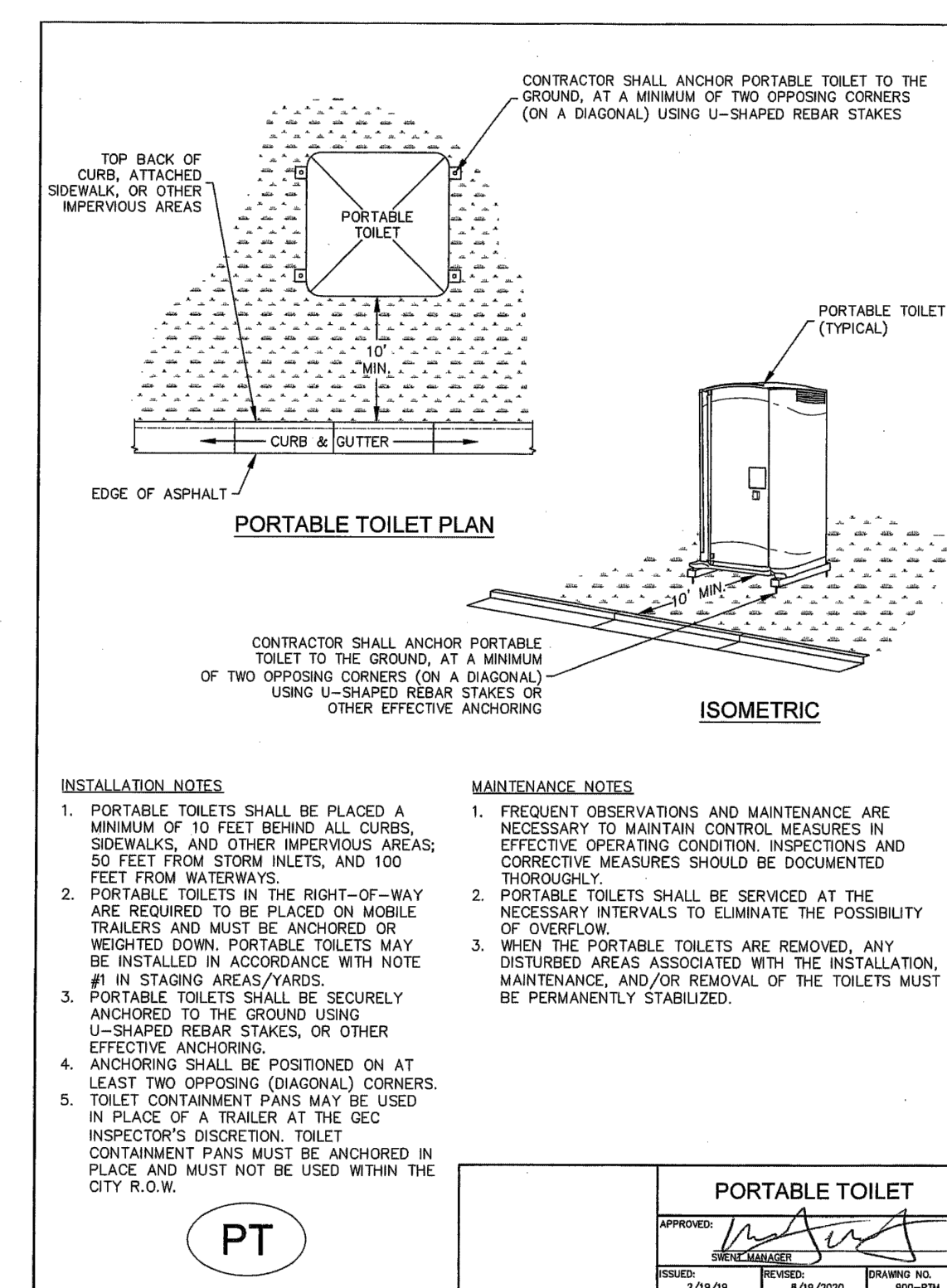
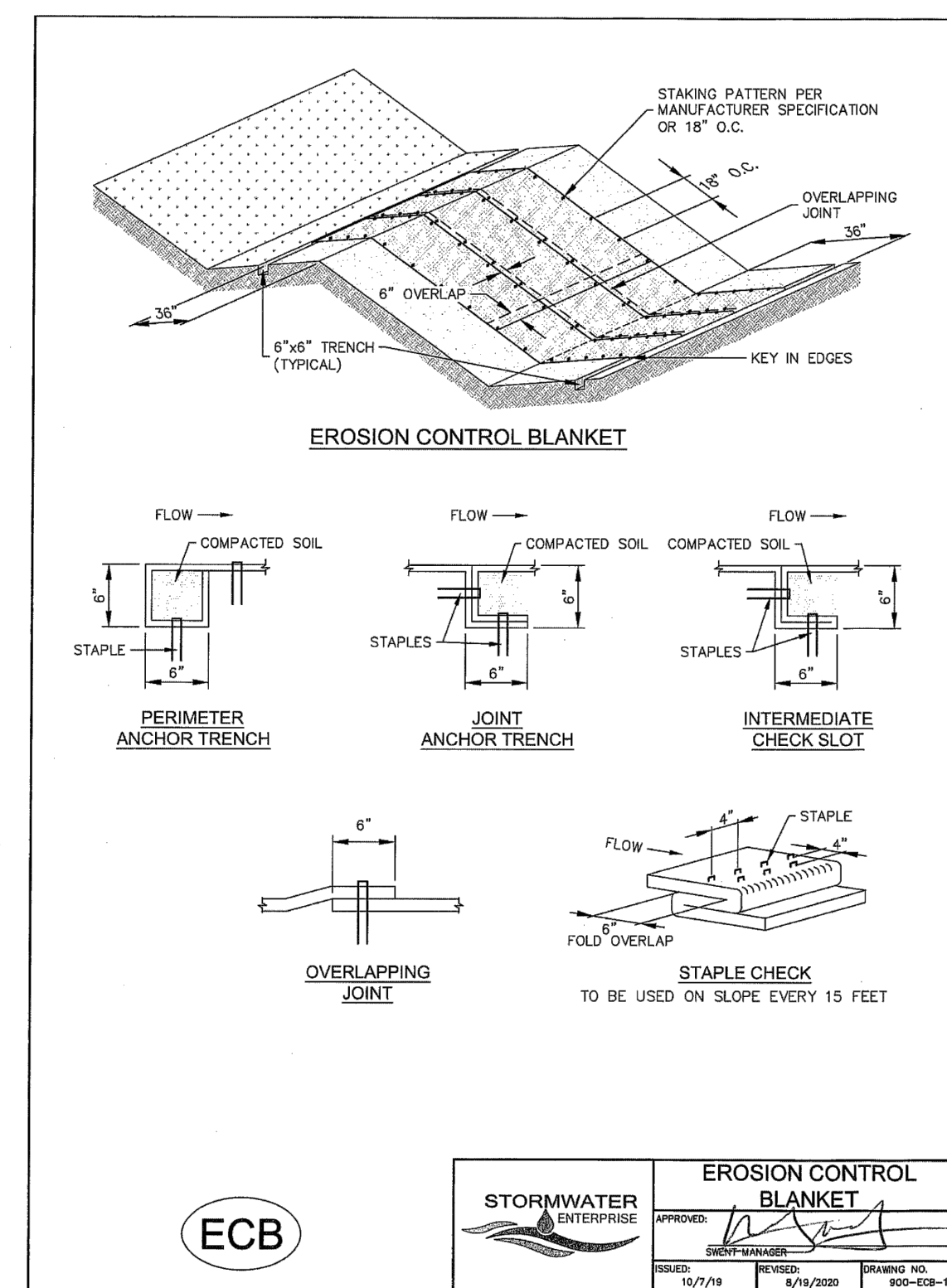
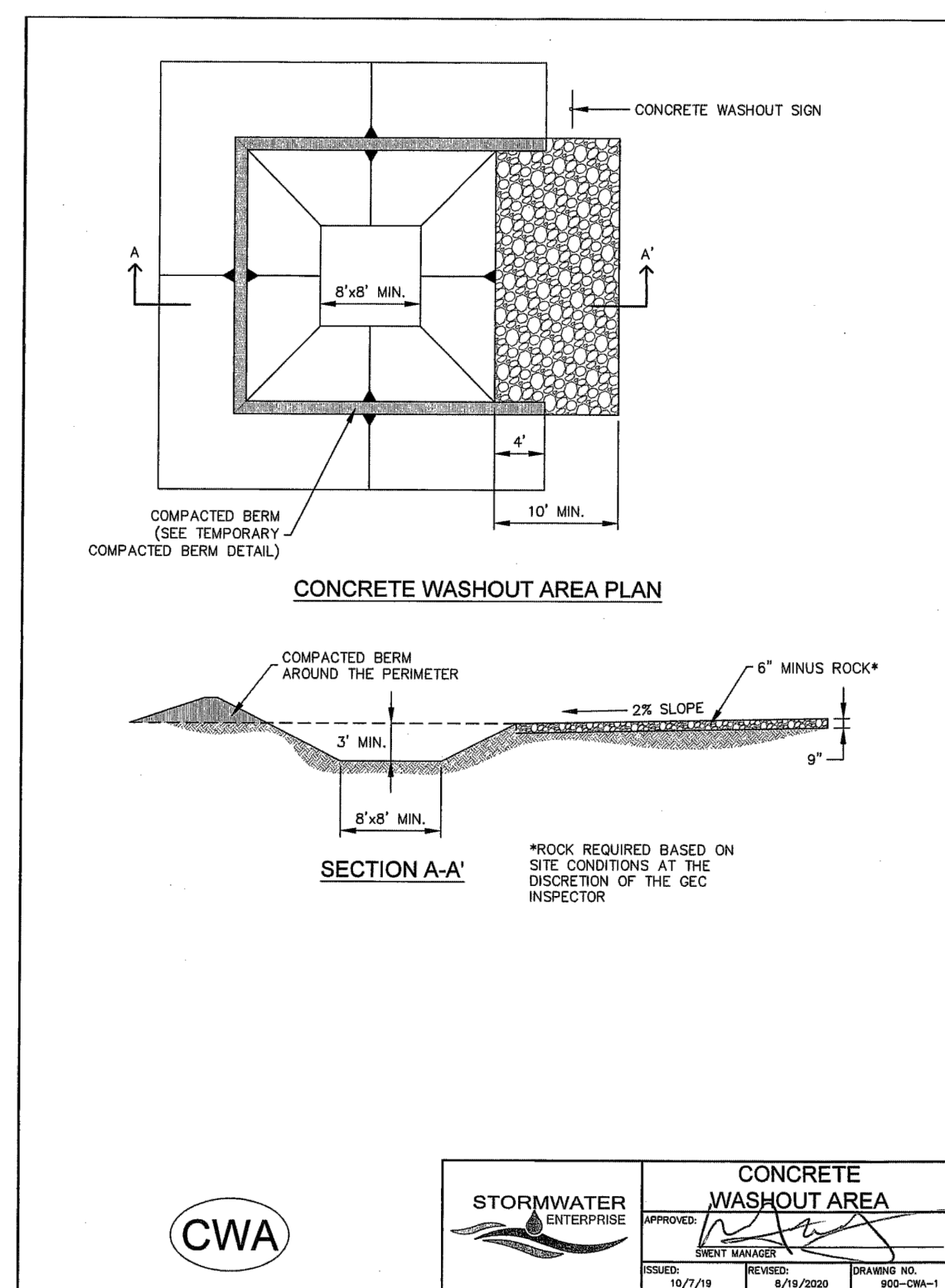
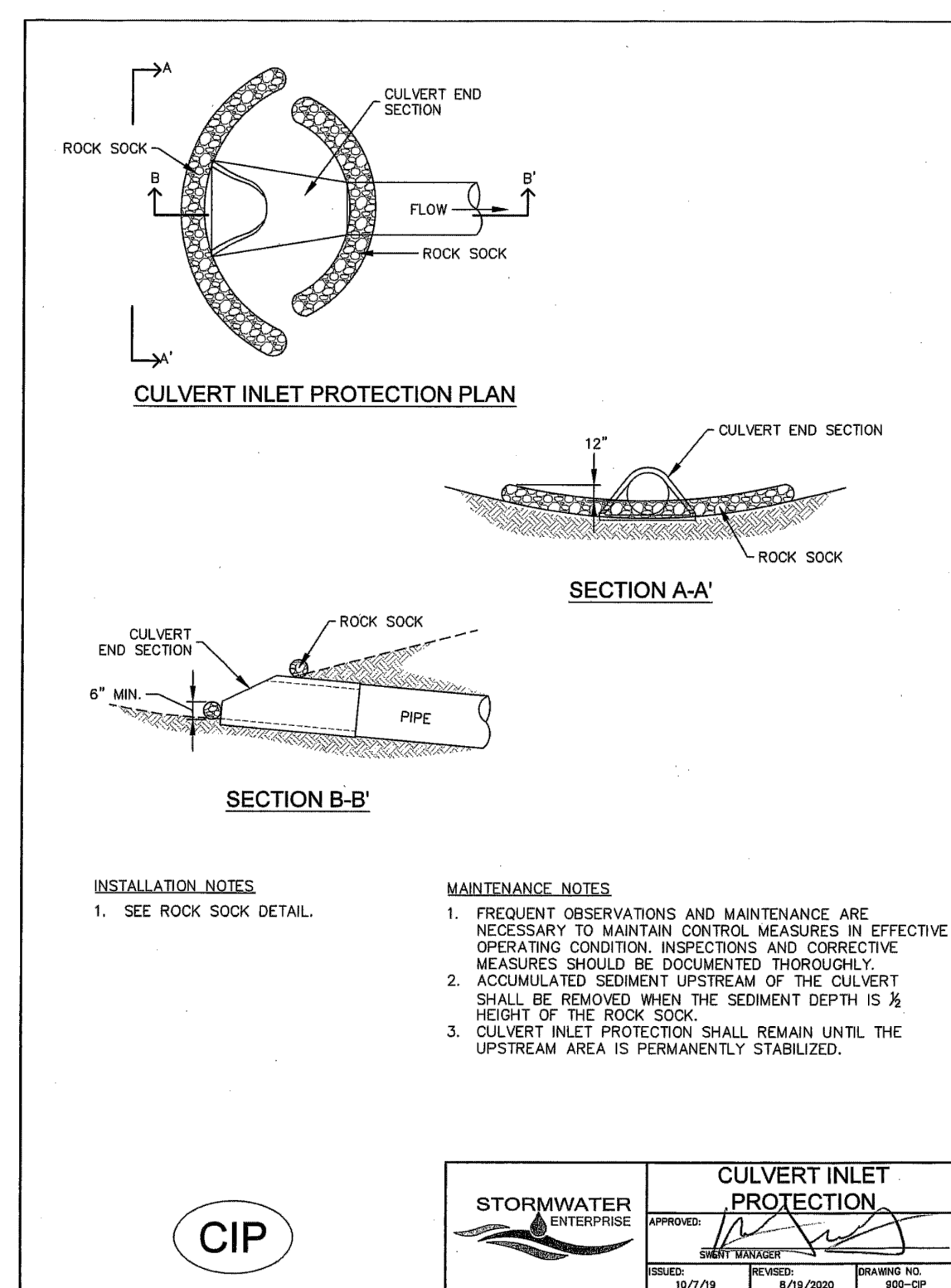
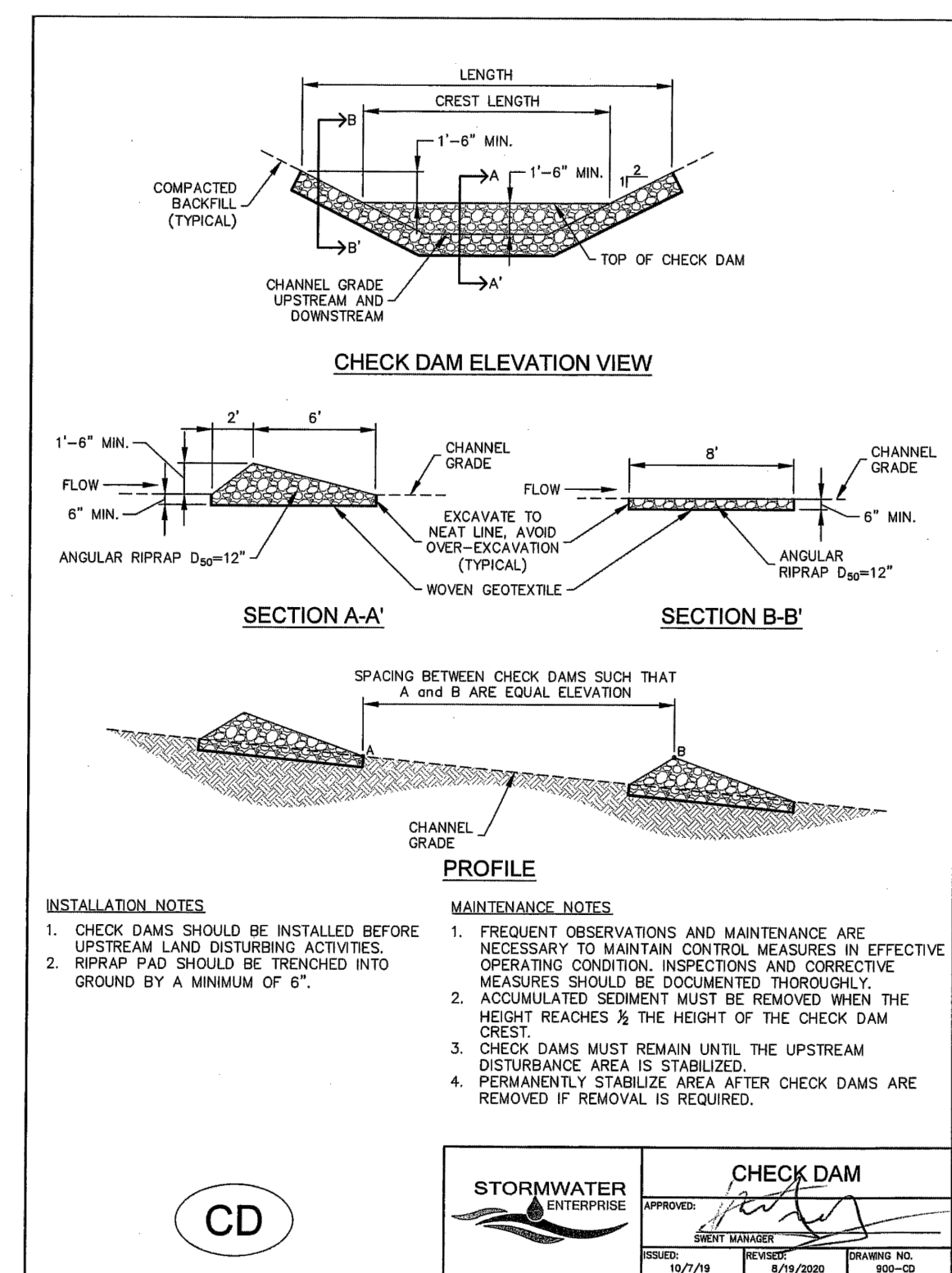
PROPOSED RIPRAP
SPILLWAY SEE TSB
DETAILS FOR CREST
INFORMATION
PROPOSED 6" DIAMETER
STANDPIPE
6" INV. OUT = 7047.25
TOP OF STANDPIPE = 7049.00
53.00 LF ~ 6" PVC
STORM SEWER @
0.50% MIN.

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



MATCHLINE~ (SEE SHEET 3)

MATCHLINE~ (SEE SHEET 5)



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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

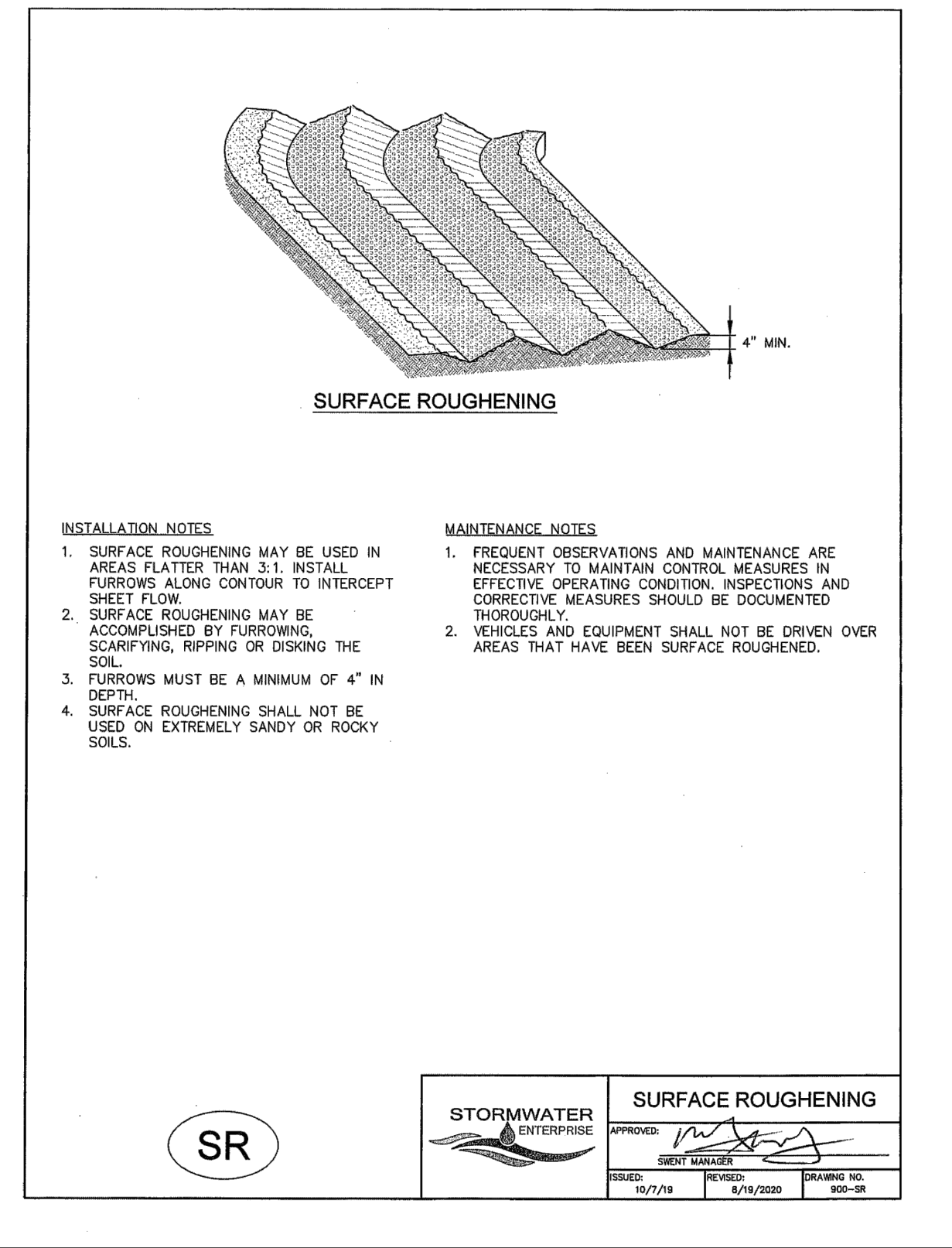
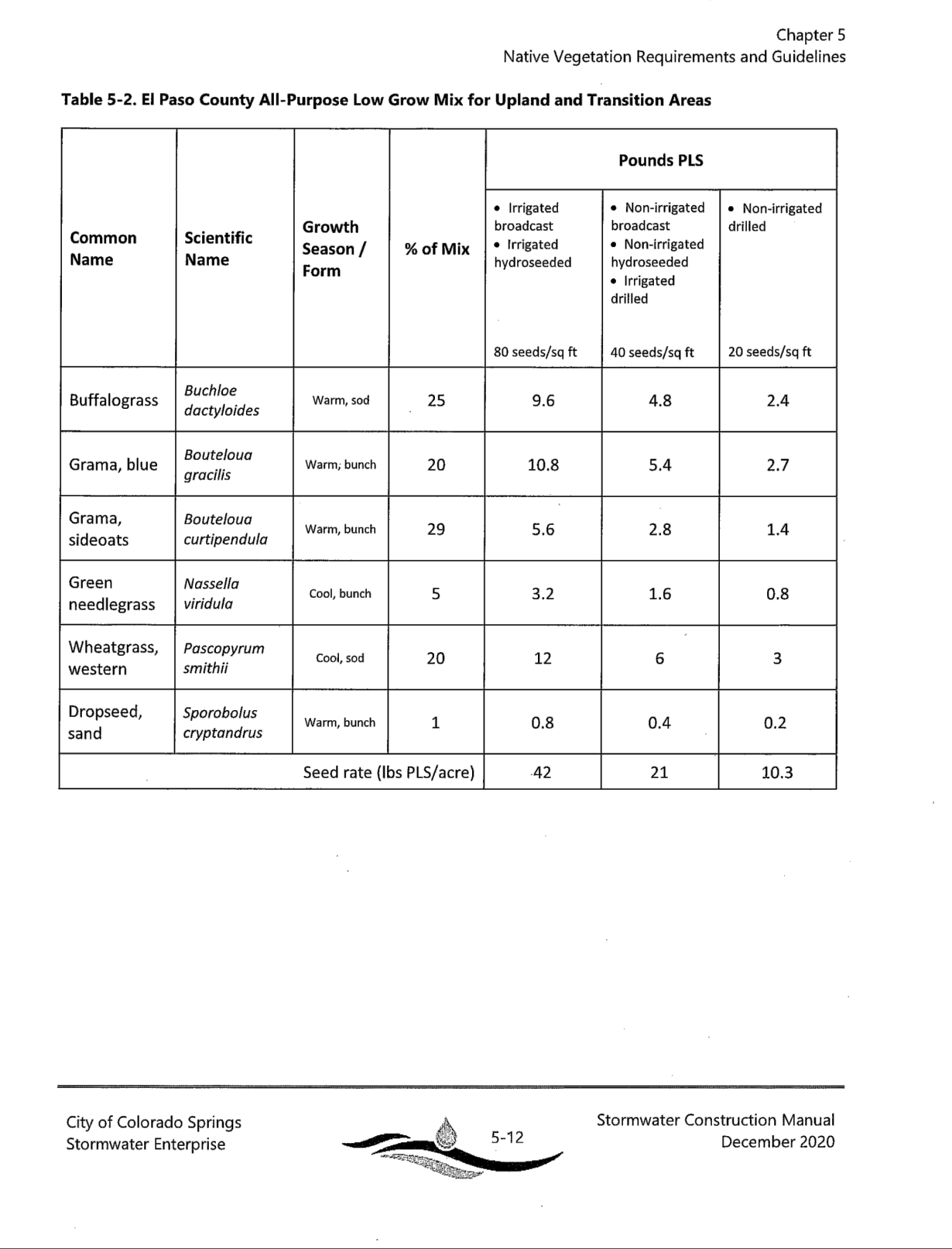
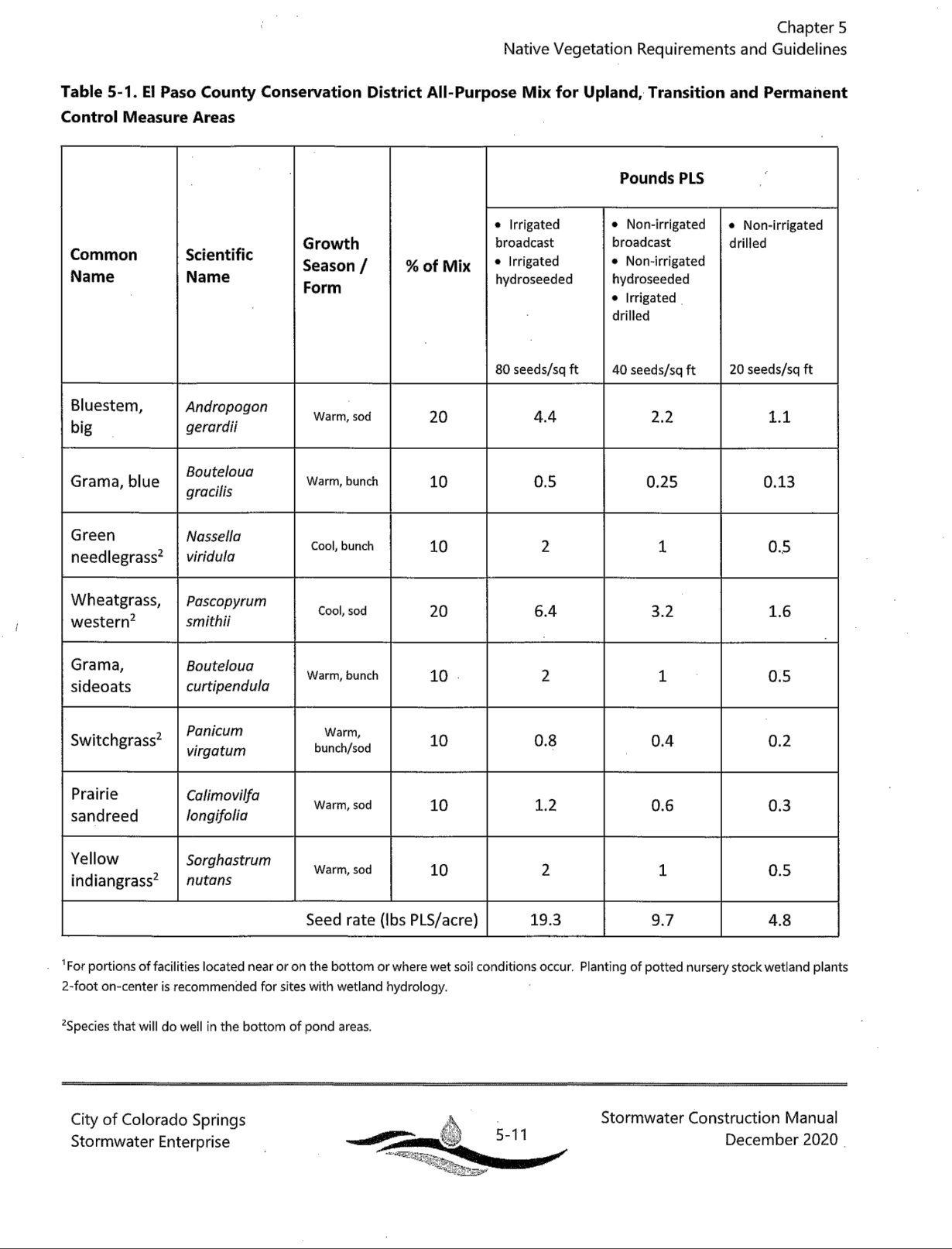
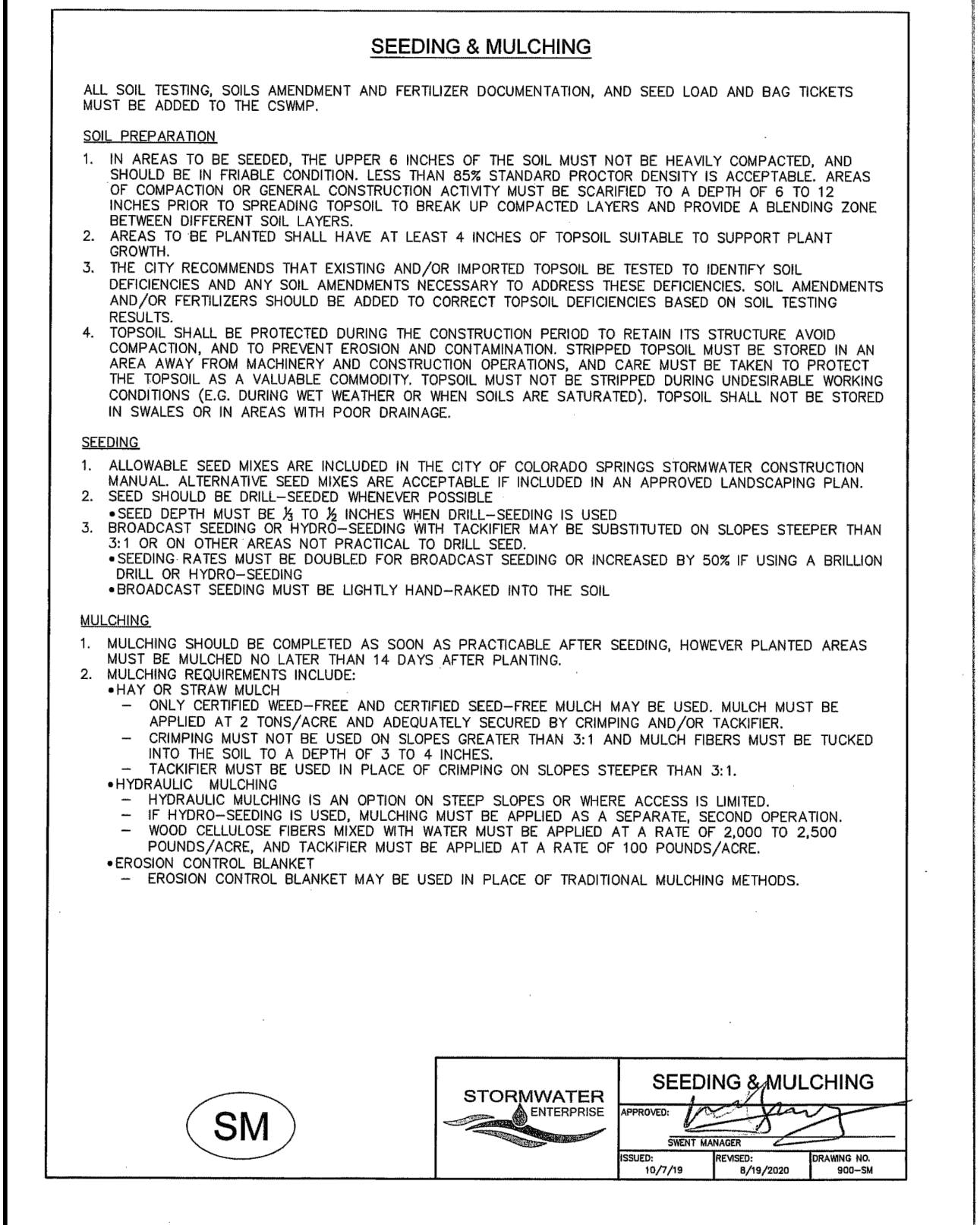
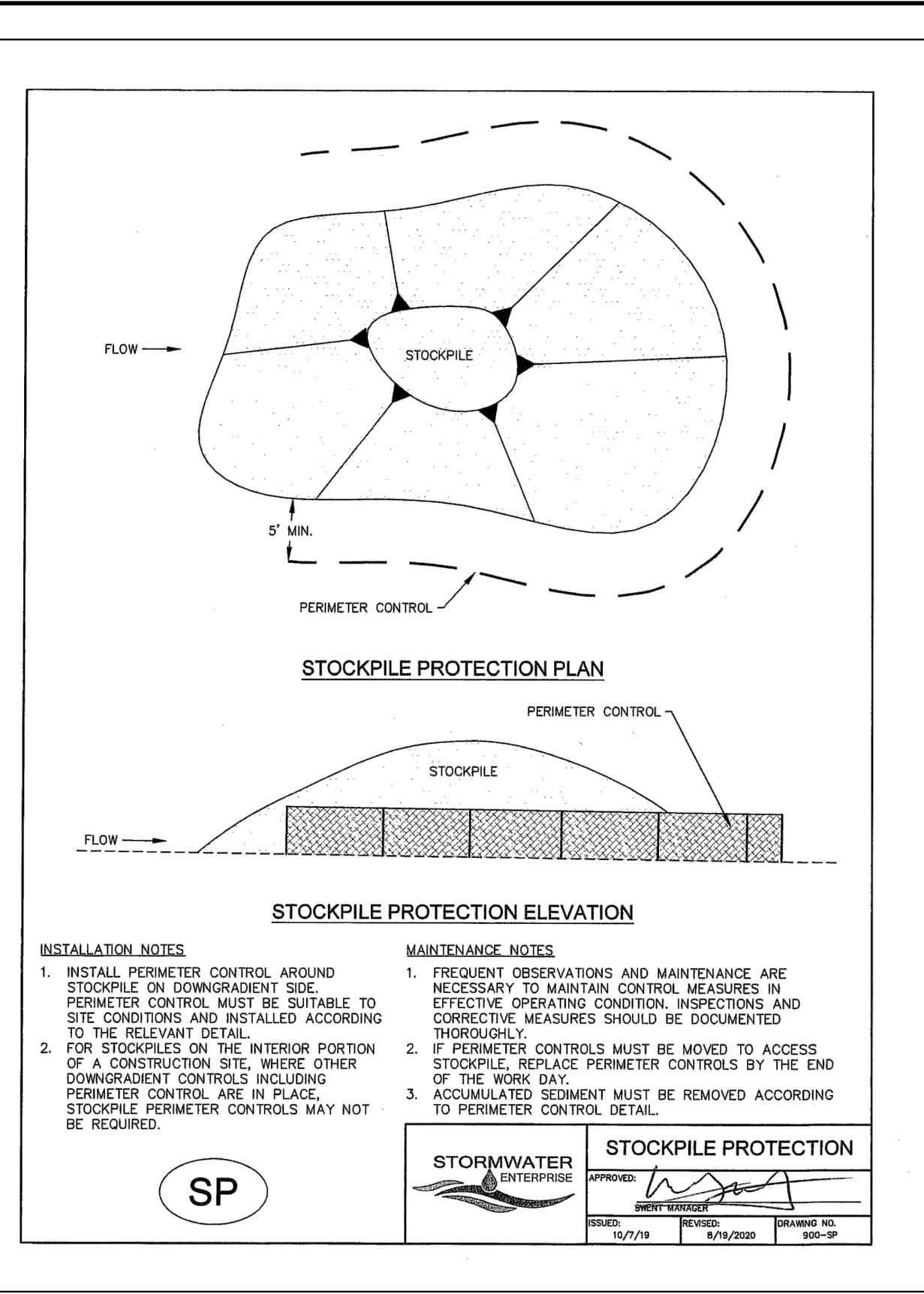
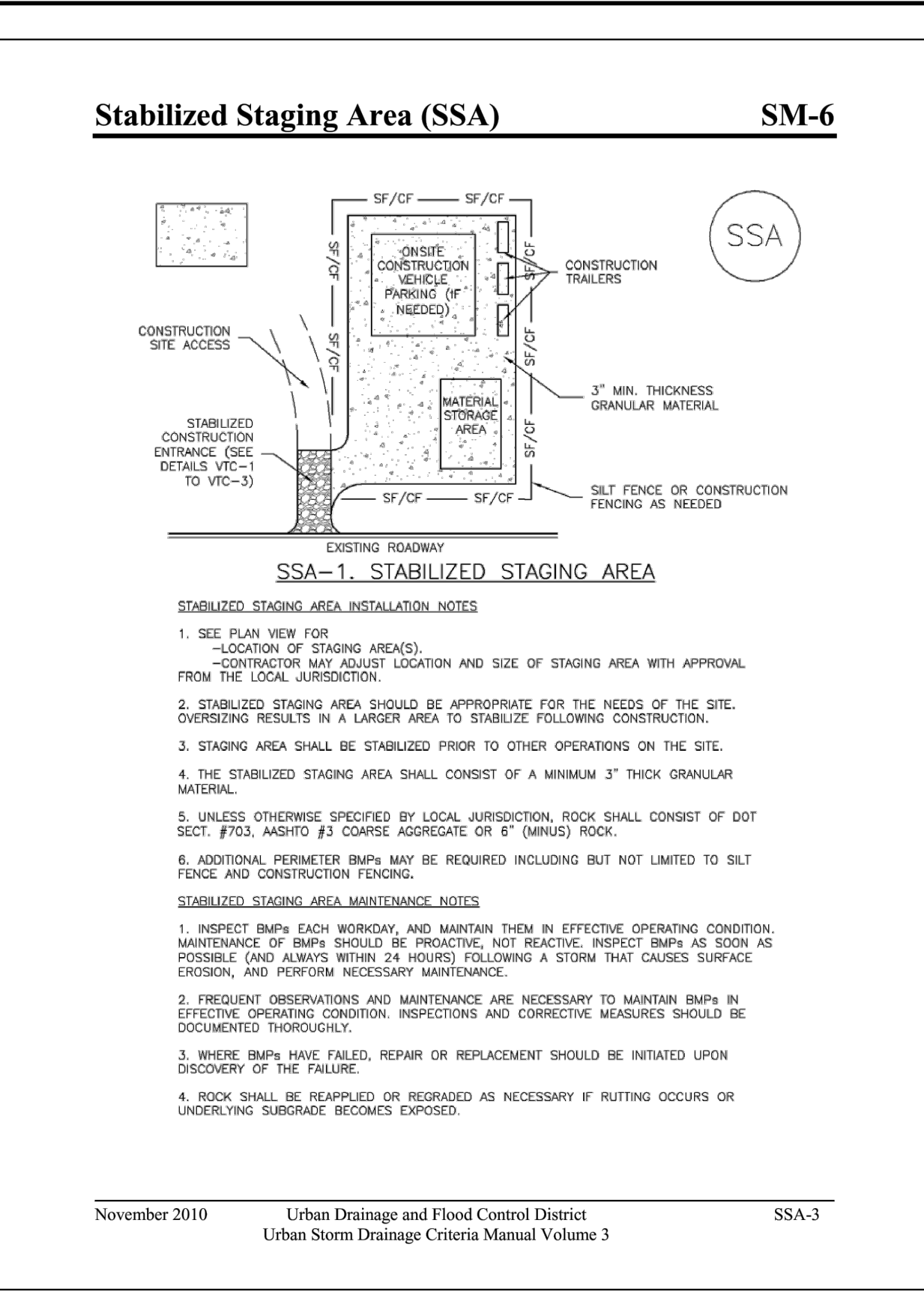
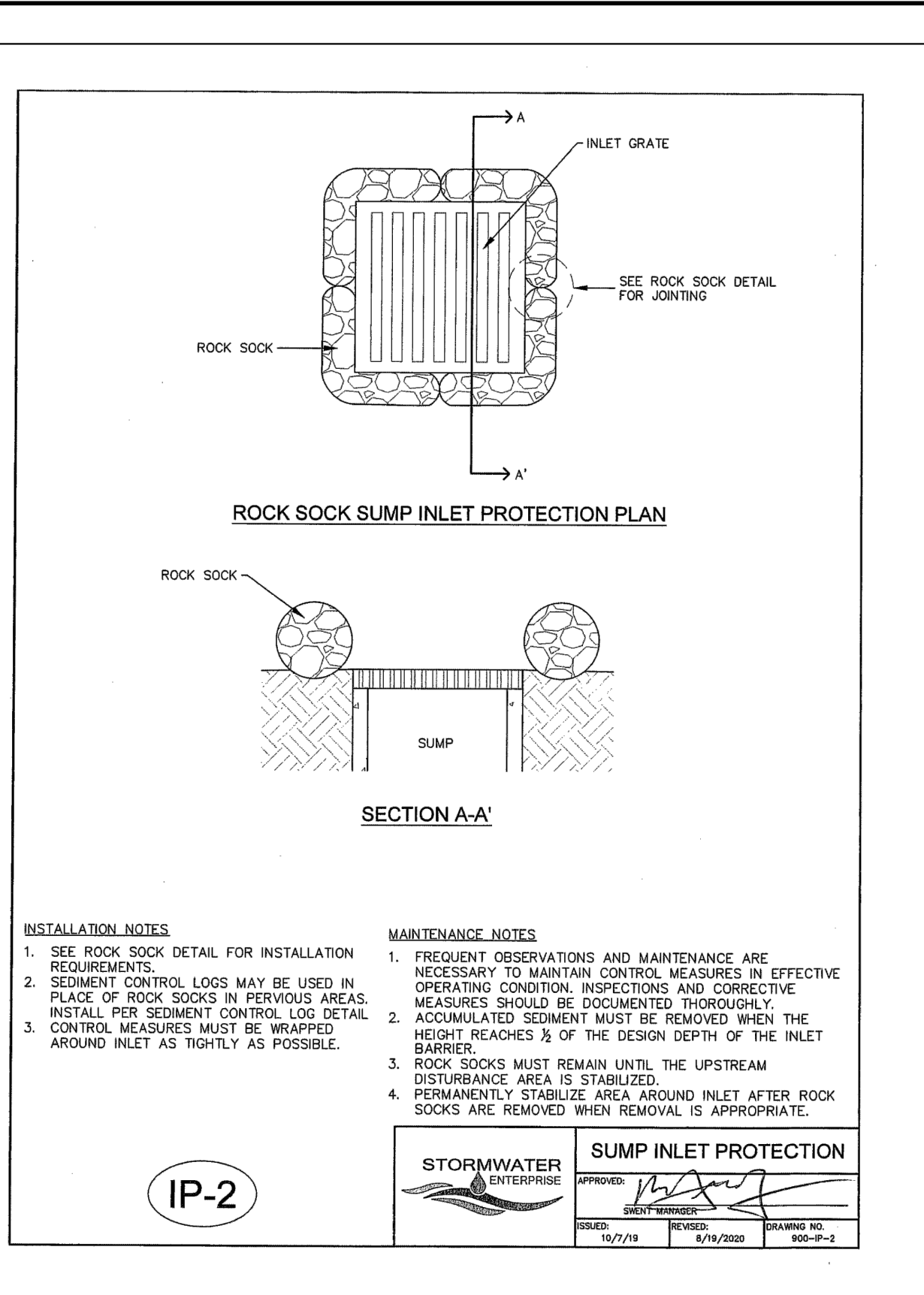
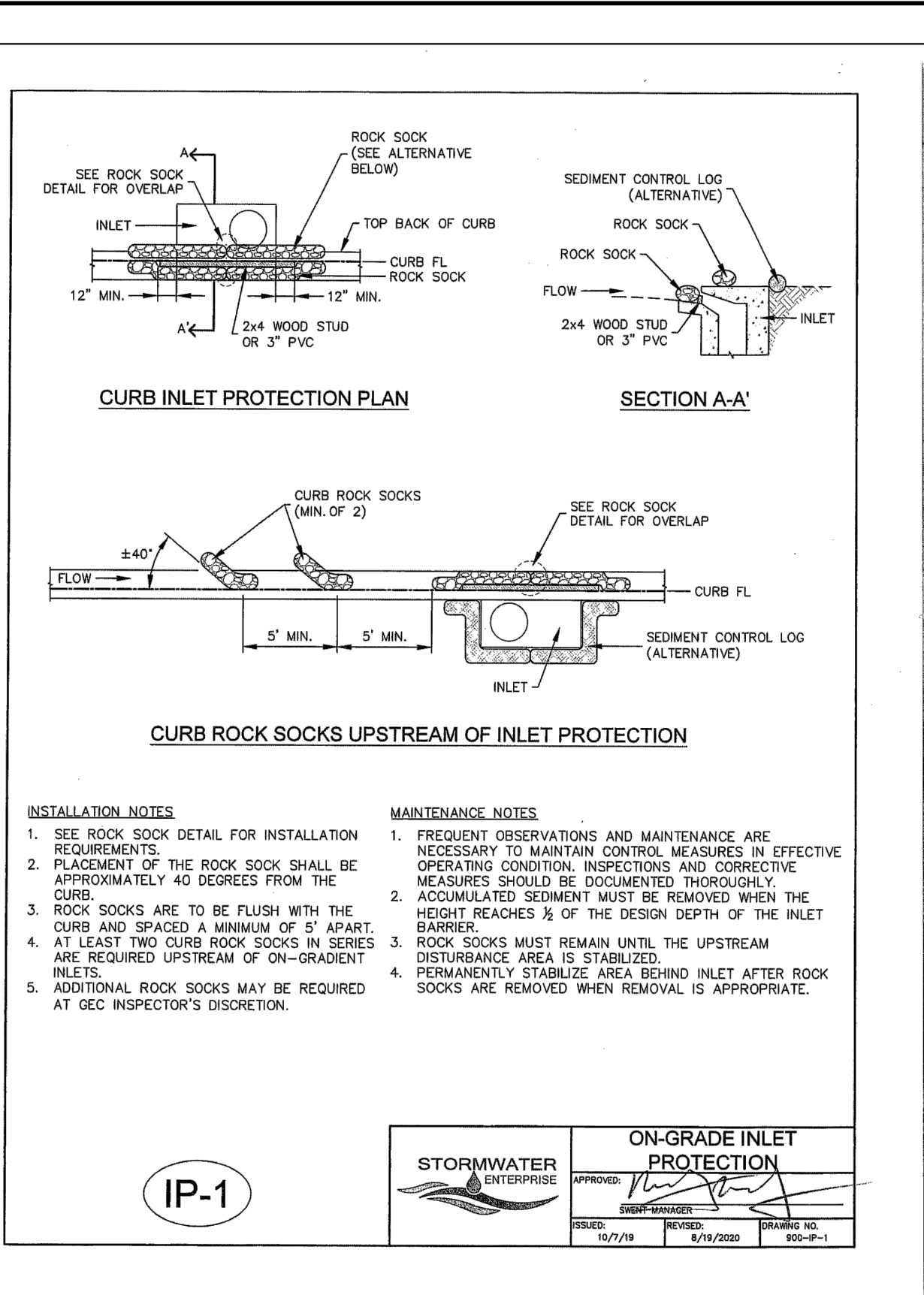
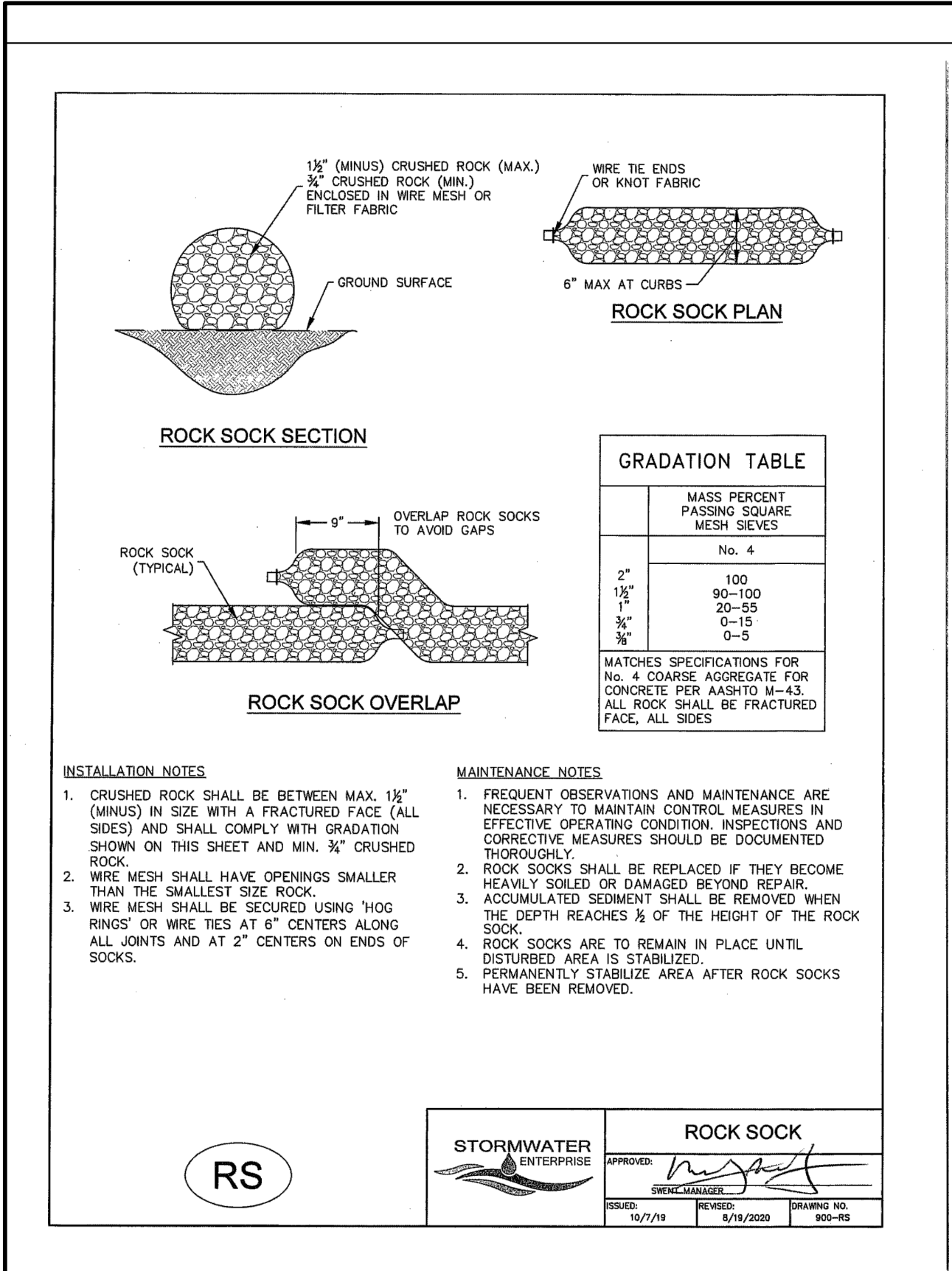
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Colorado Springs, Colorado 80903

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(719) 785-0799 (Fax)

STRELING RANCH EAST FILING NO. 5
CONSTRUCTION PLANS
GRADING AND EROSION CONTROL PLAN
DETAILS

DESIGNED BY	PRA	SCALE	DATE	10-31-24
DRAWN BY	PRA	(H) 1"= N/A	SHEET	6 OF 31
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.25

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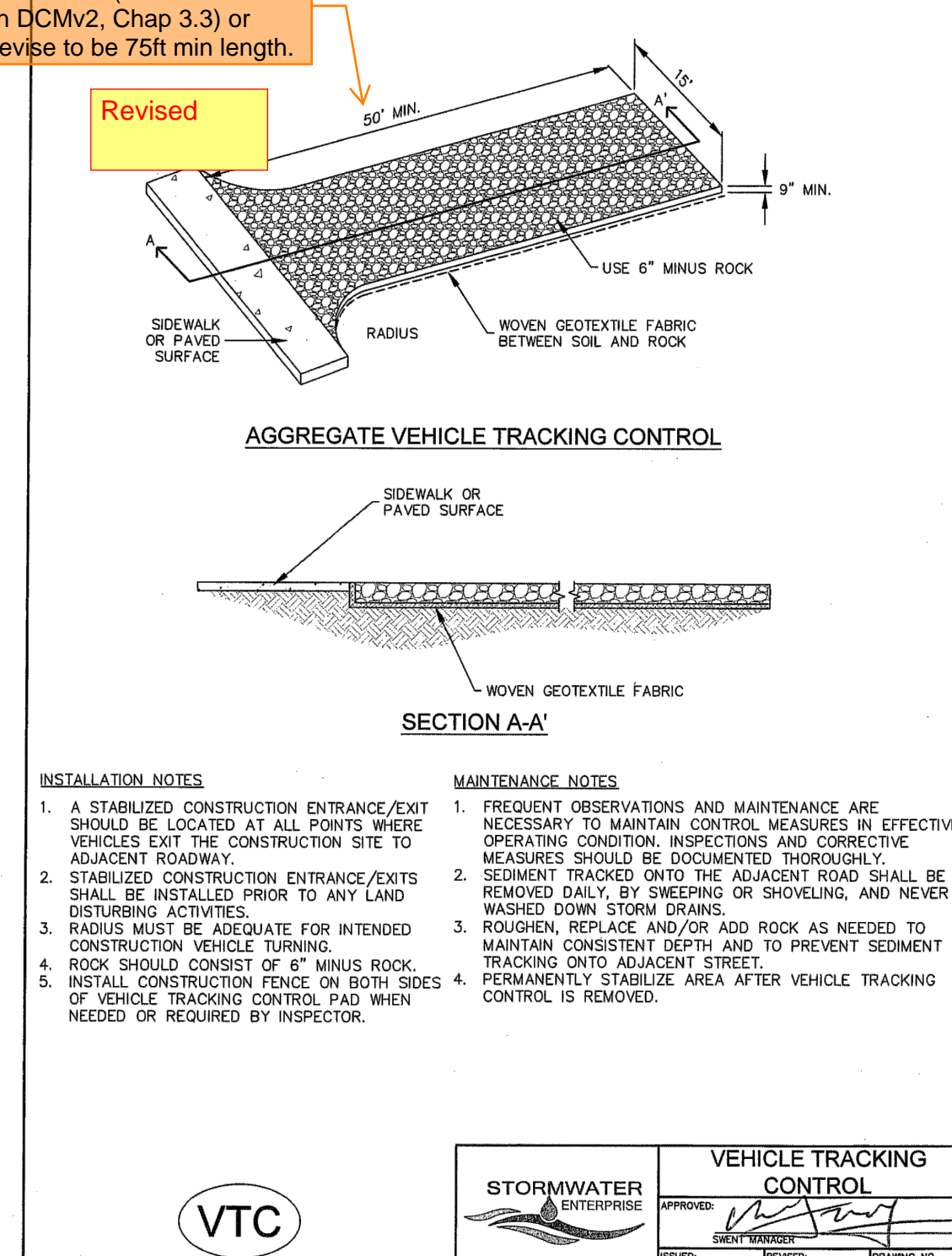
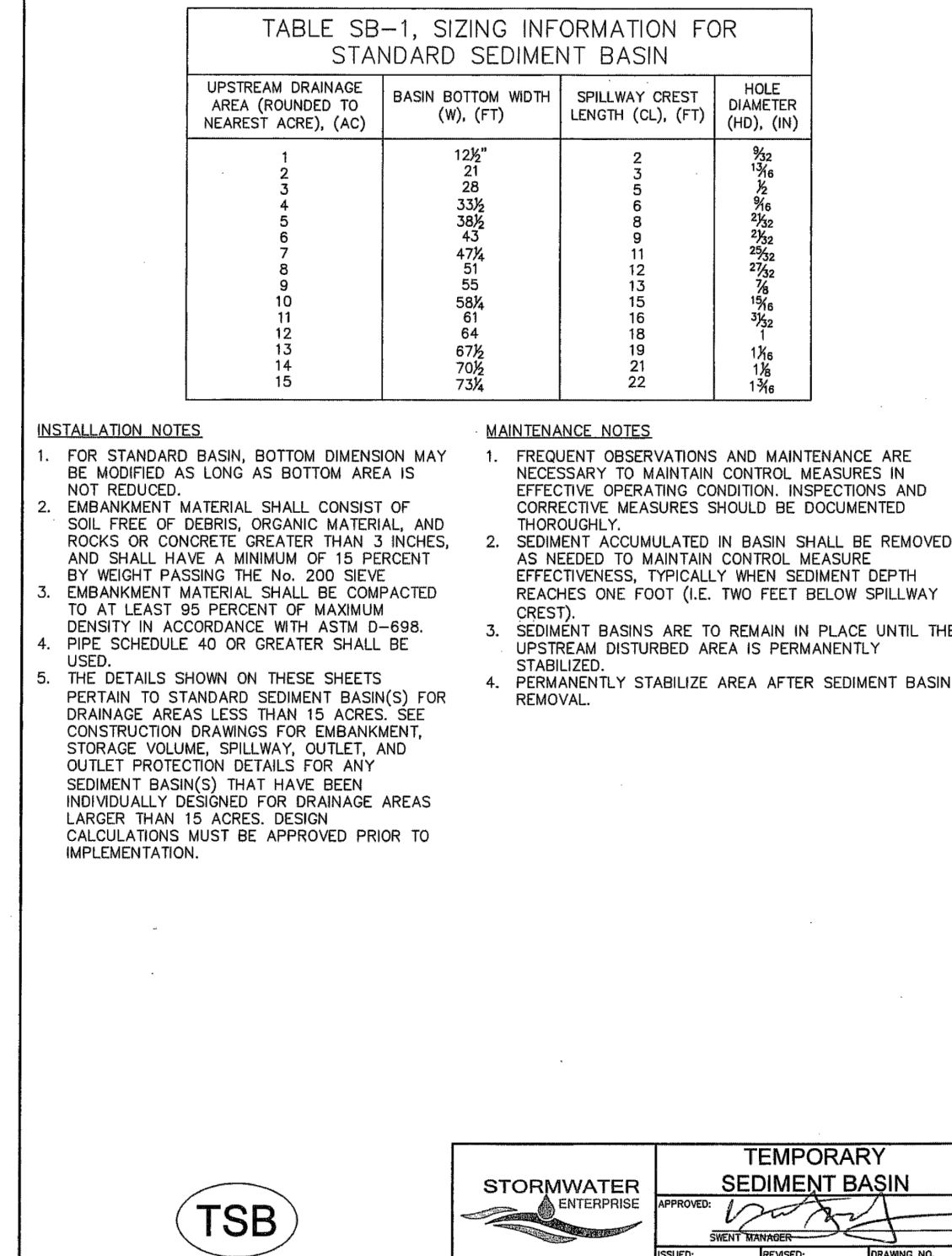
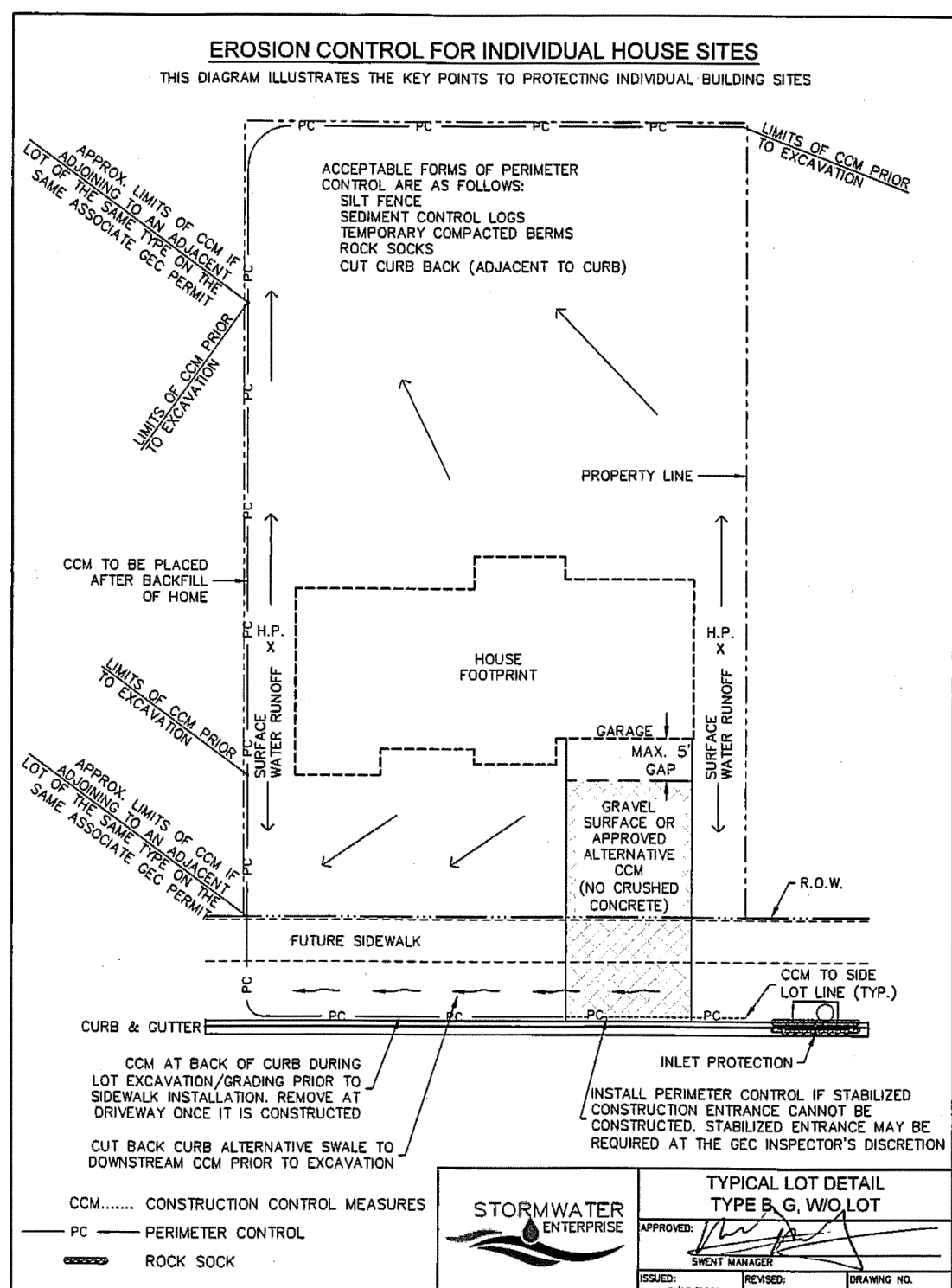
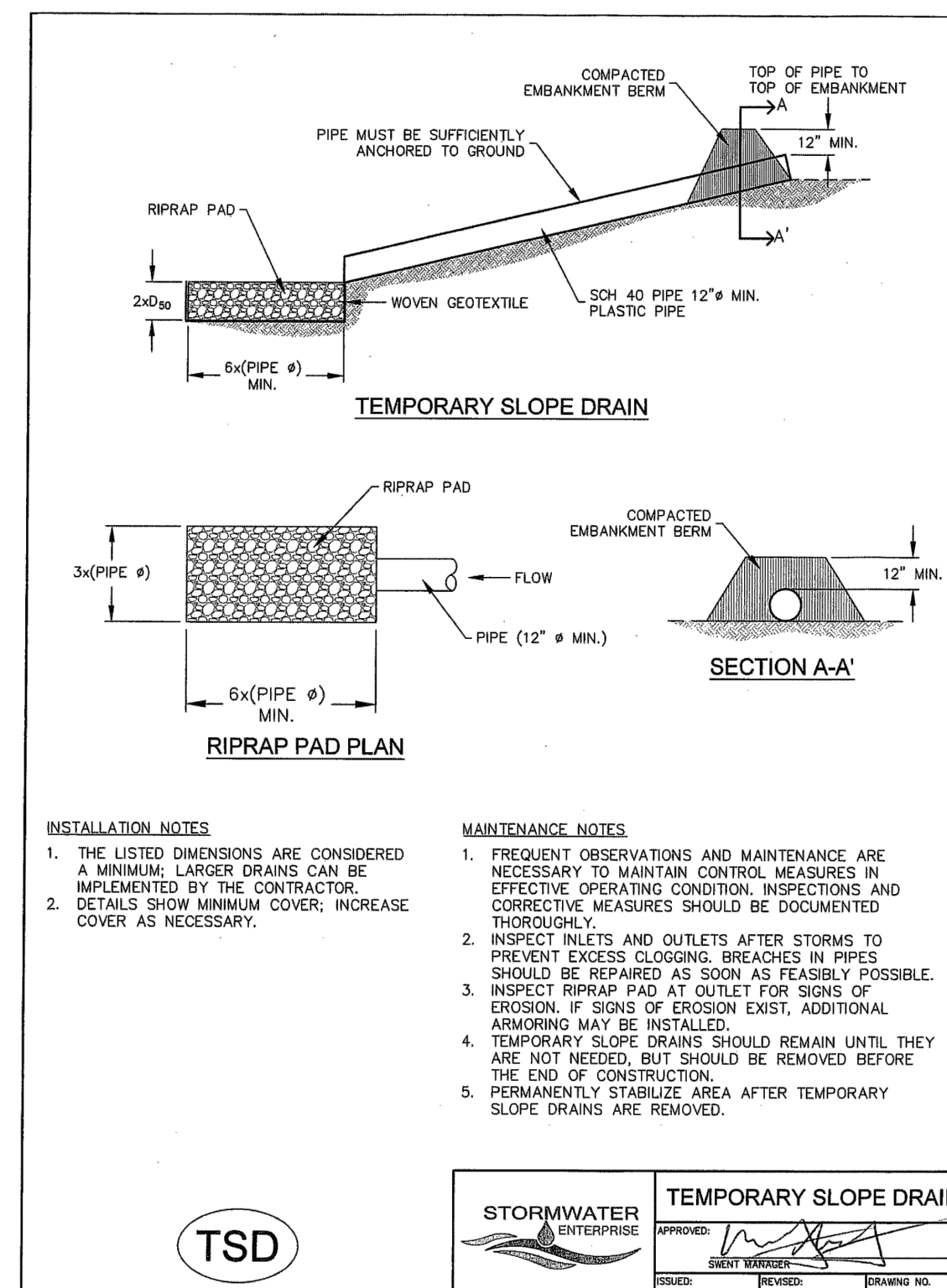
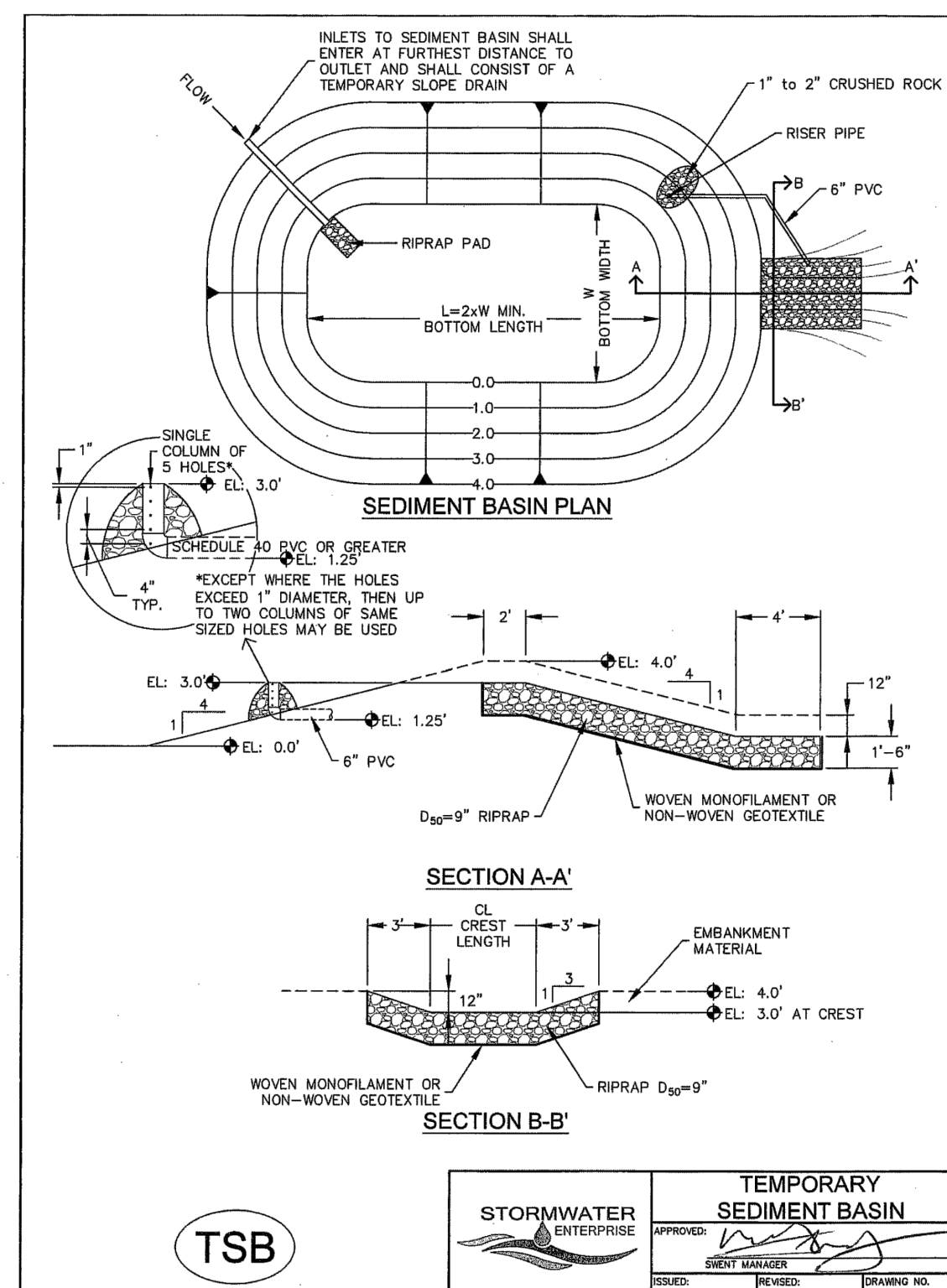
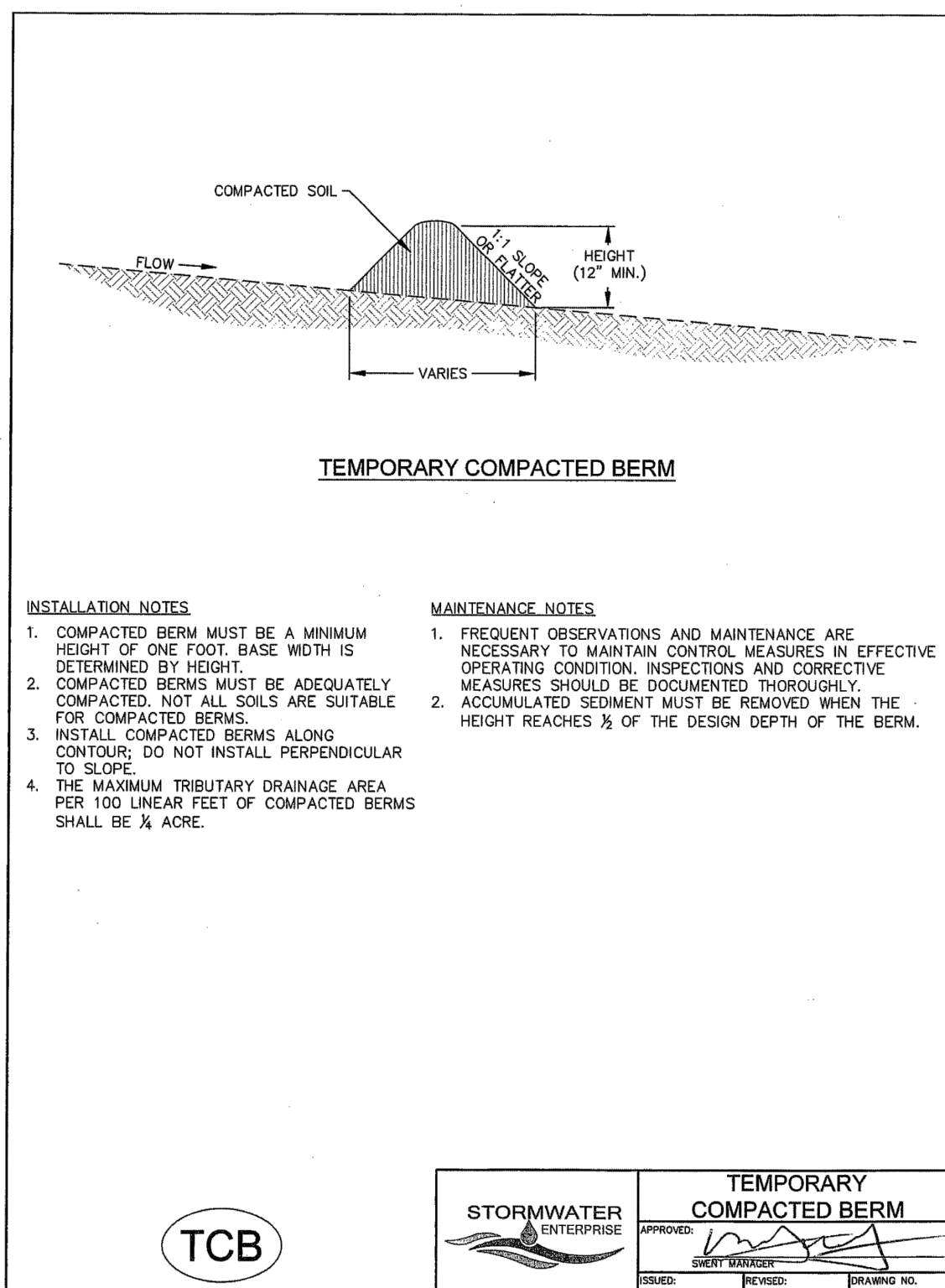
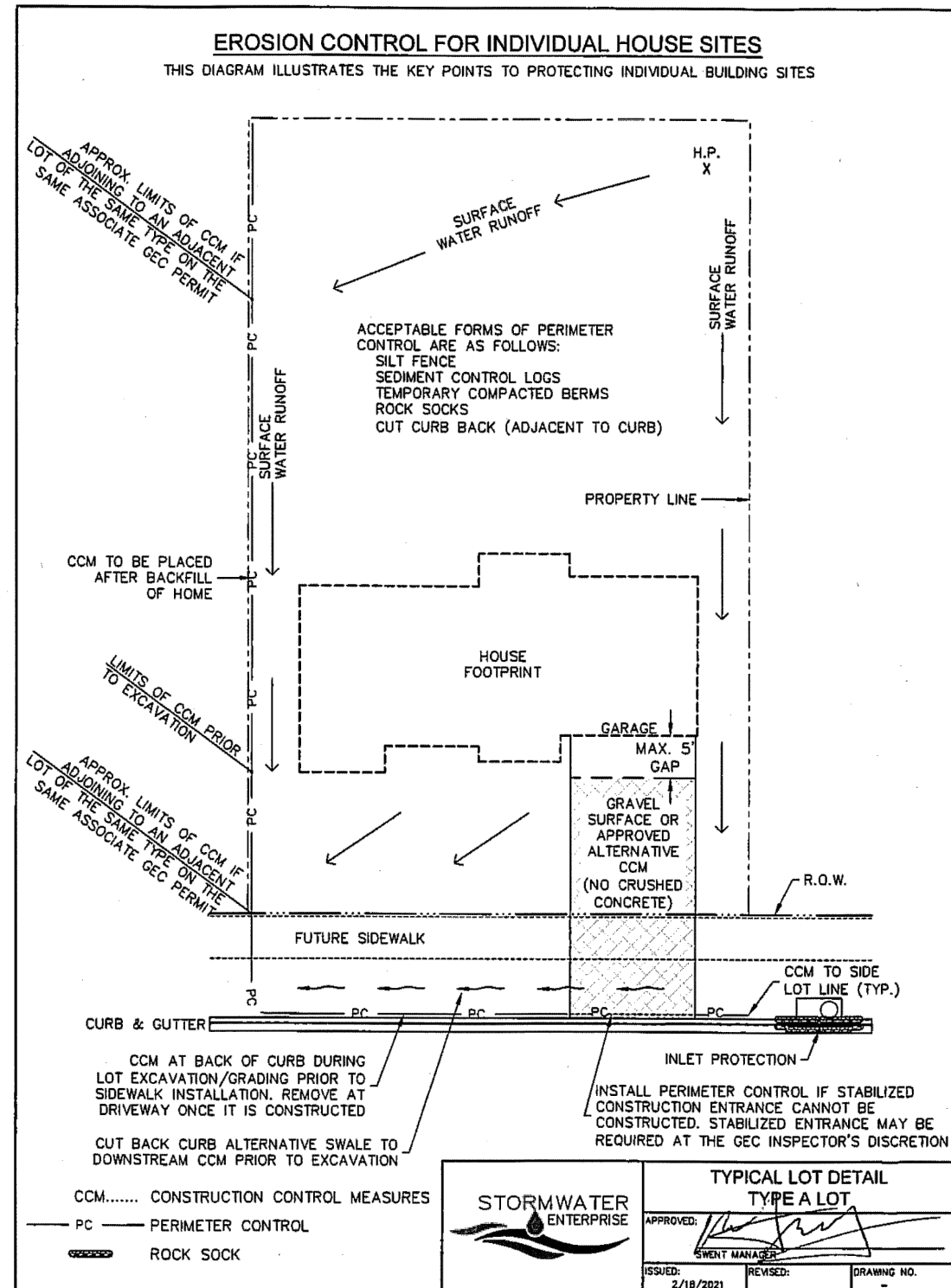
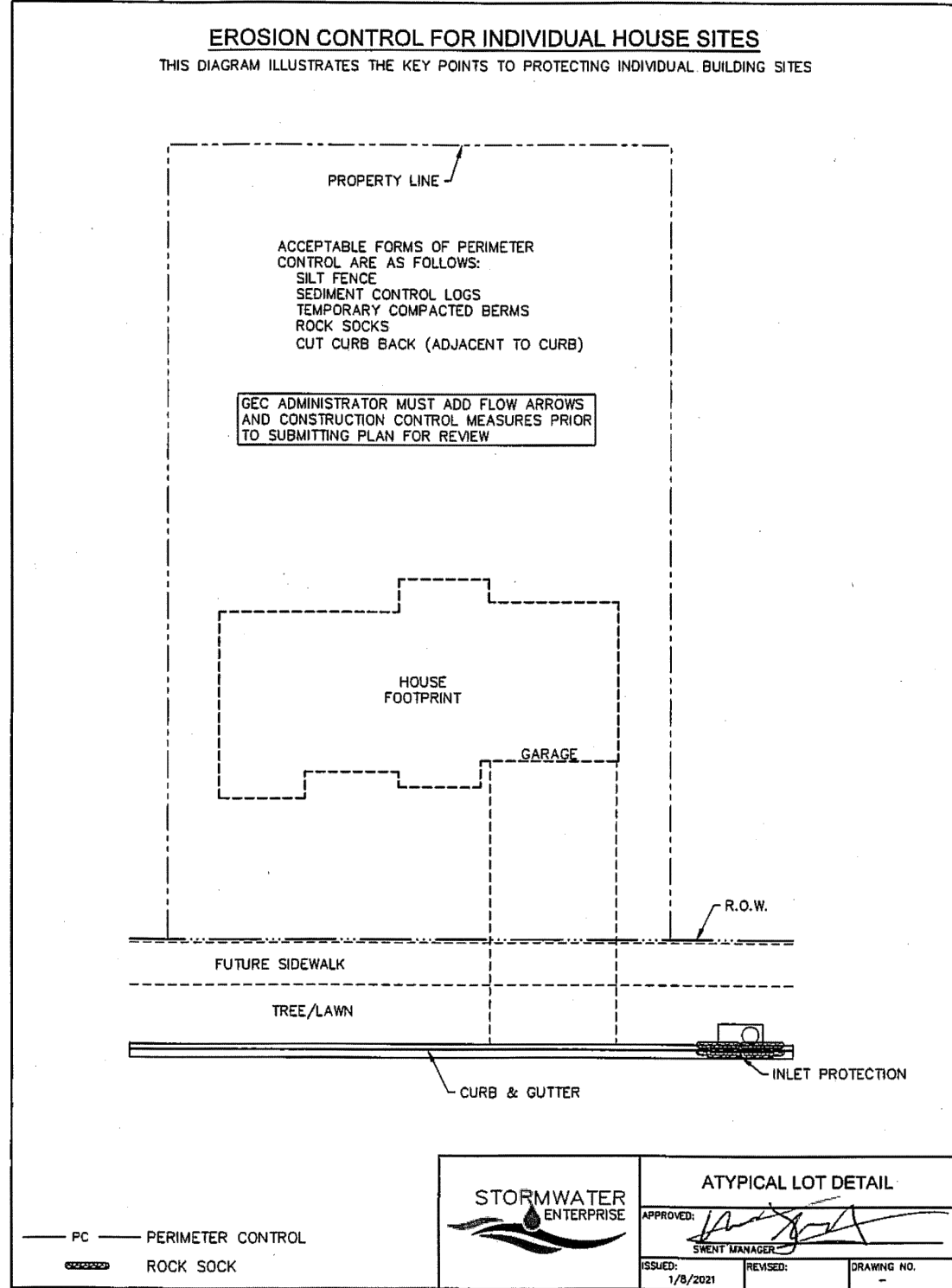


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DATE
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MARC A. WHORTON, COLORADO P.E. #37155
DATE

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CHECKED BY		(V) 1" = N/A	JOB NO.	1183.25

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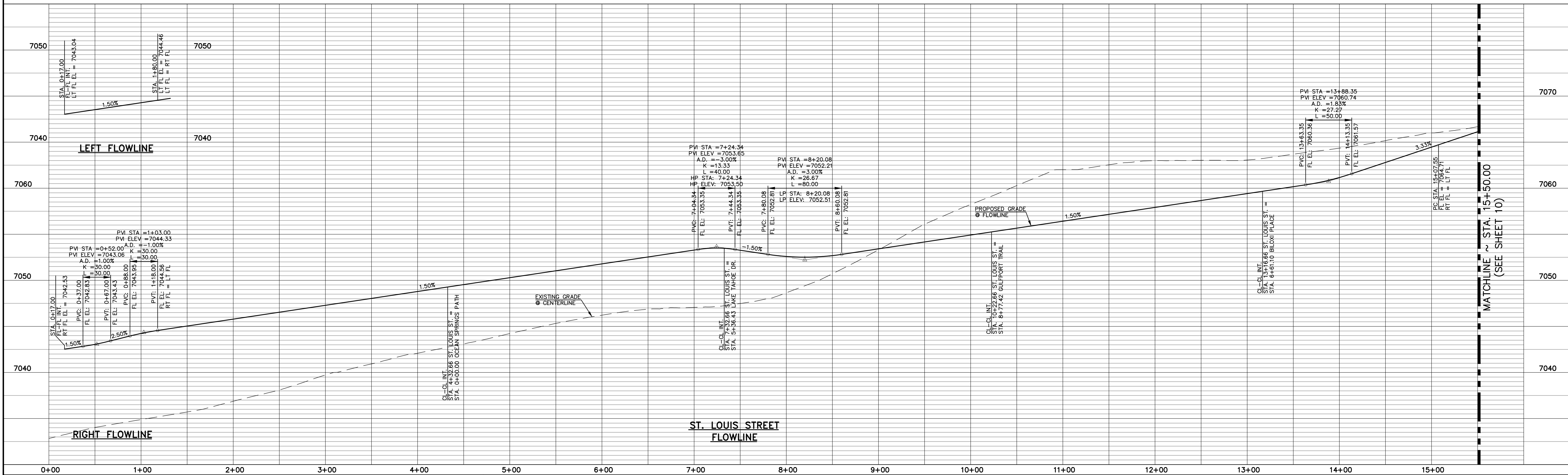
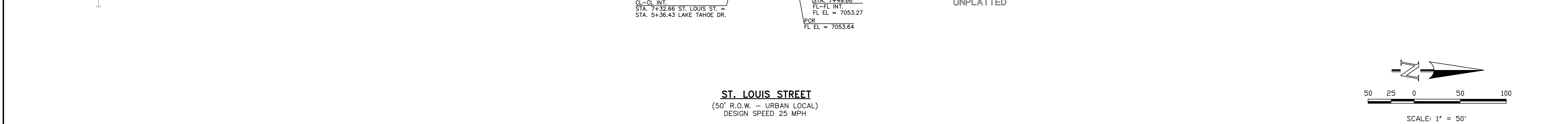
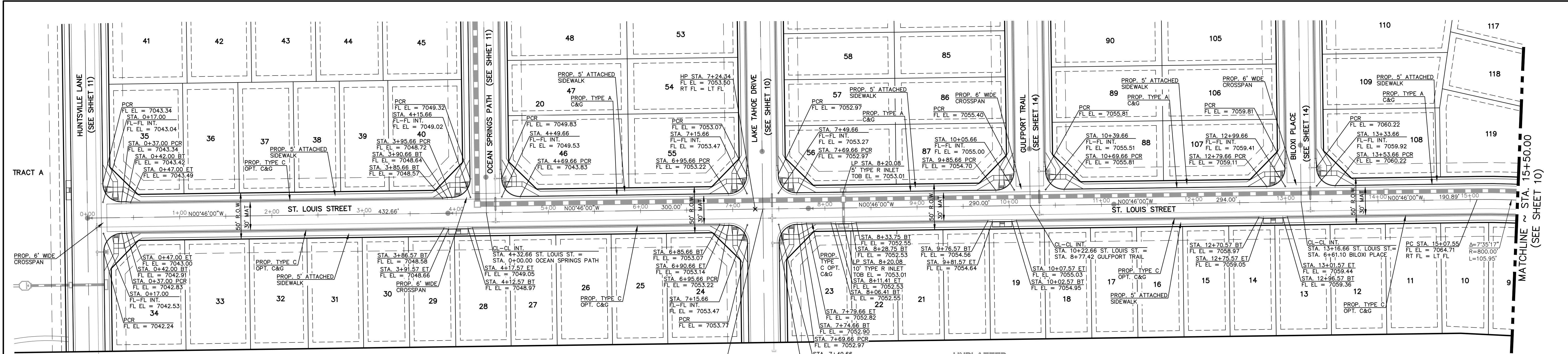
DESIGNED BY
DRAWN BY
CHECKED BY


PRA
PRA
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(H) 1" = N/A
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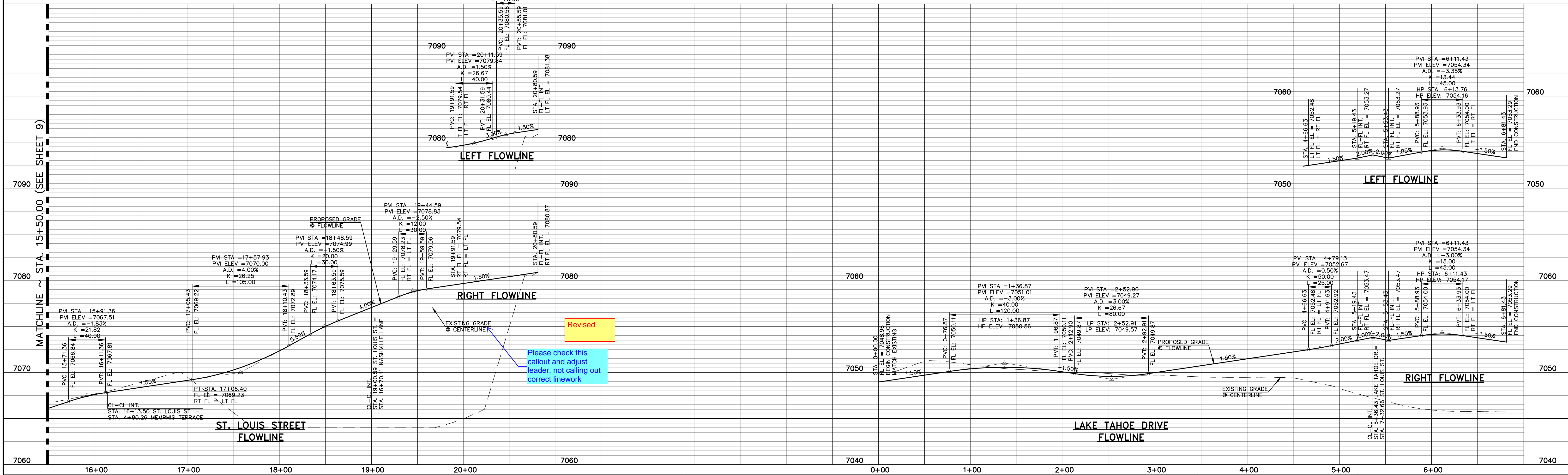
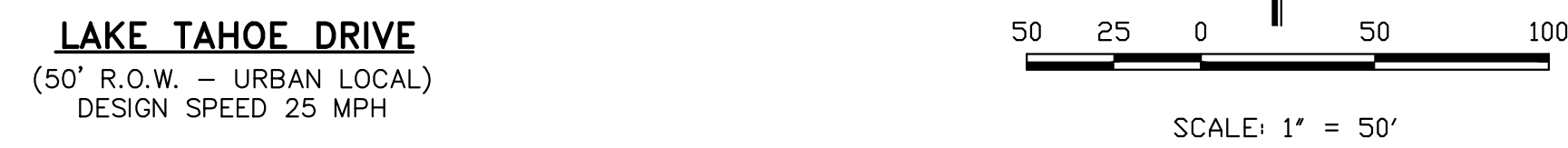
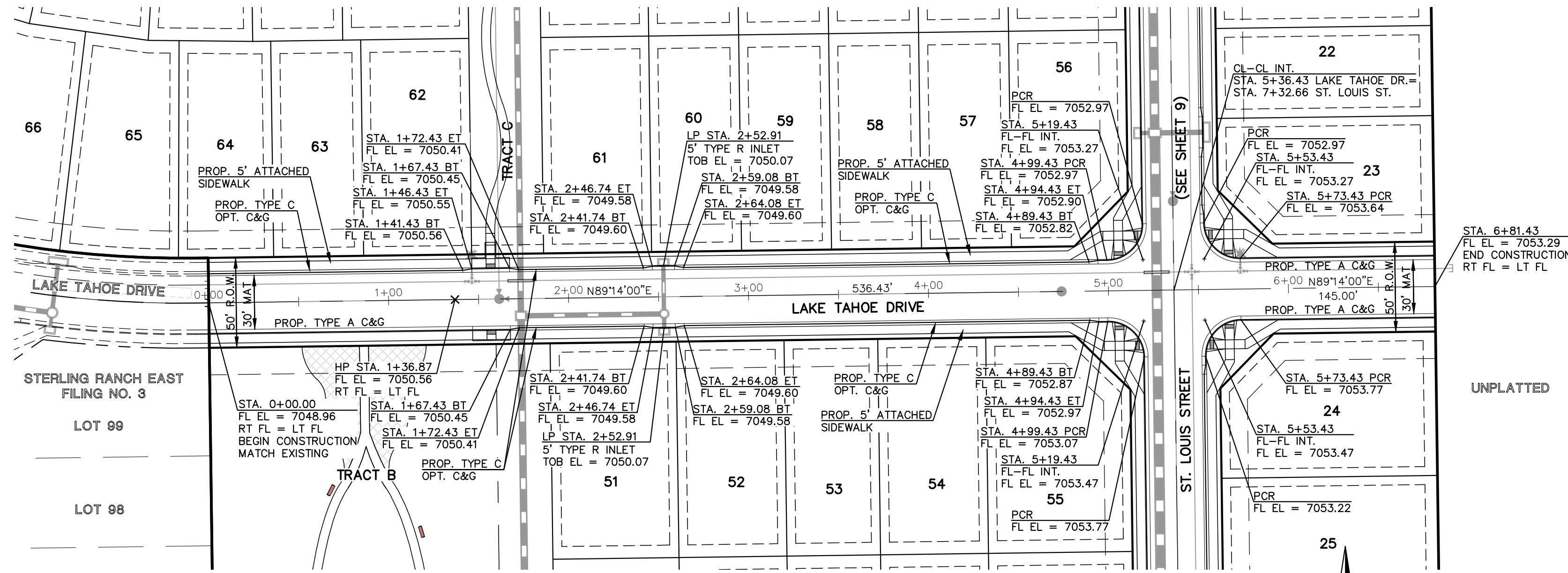
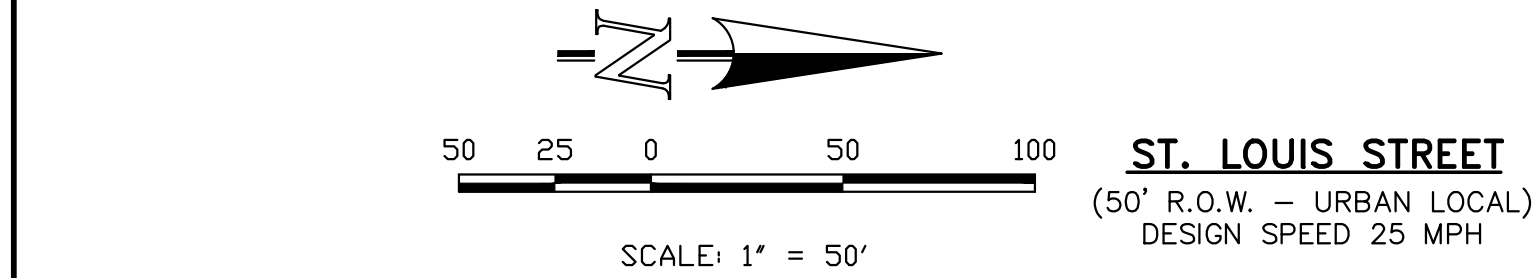
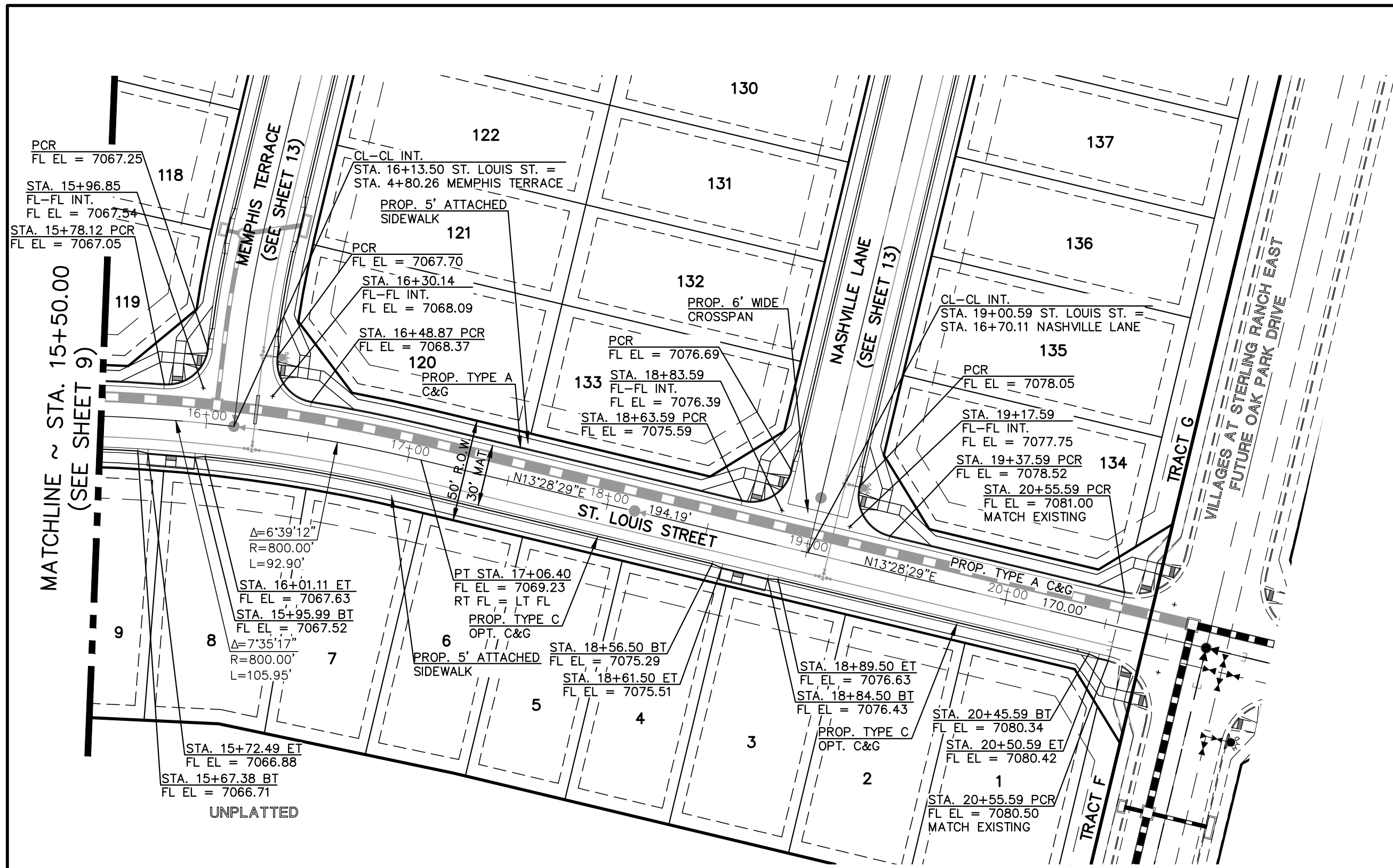
DATE
SHEET 8 OF 31
JOB NO.

10-31-24
1183.25



48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW <small>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</small>		<table border="1"><thead><tr><th>NO.</th><th>REVISION</th><th>DATE</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>		NO.	REVISION	DATE										REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC MARC A. WHORTON, COLORADO P.E. #37155 DATE		<div>CLASSIC CONSULTING <small>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903</small> <small>(719) 785-0790 (719) 785-0799 (Fax)</small></div>	STRELING RANCH EAST FILING NO. 5 CONSTRUCTION PLANS STREET IMPROVEMENT PLANS ST. LOUIS STREET <table border="1"><thead><tr><th>DESIGNED BY</th><th>PRA</th><th>SCALE</th><th>DATE</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td>10-31-24</td></tr></tbody></table> <table border="1"><thead><tr><th>DRAWN BY</th><th>PRA</th><th>(H) 1"= 50'</th><th>SHEET 9 OF 31</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </td></tr></tbody></table> <table border="1"><thead><tr><th>CHECKED BY</th><th>(V) 1"= 5'</th><th>JOB NO.</th><th>1183.25</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </td></tr></tbody></table>		DESIGNED BY	PRA	SCALE	DATE				10-31-24	DRAWN BY	PRA	(H) 1"= 50'	SHEET 9 OF 31					CHECKED BY	(V) 1"= 5'	JOB NO.	1183.25				
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CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

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

CLASSIC CONSULTING

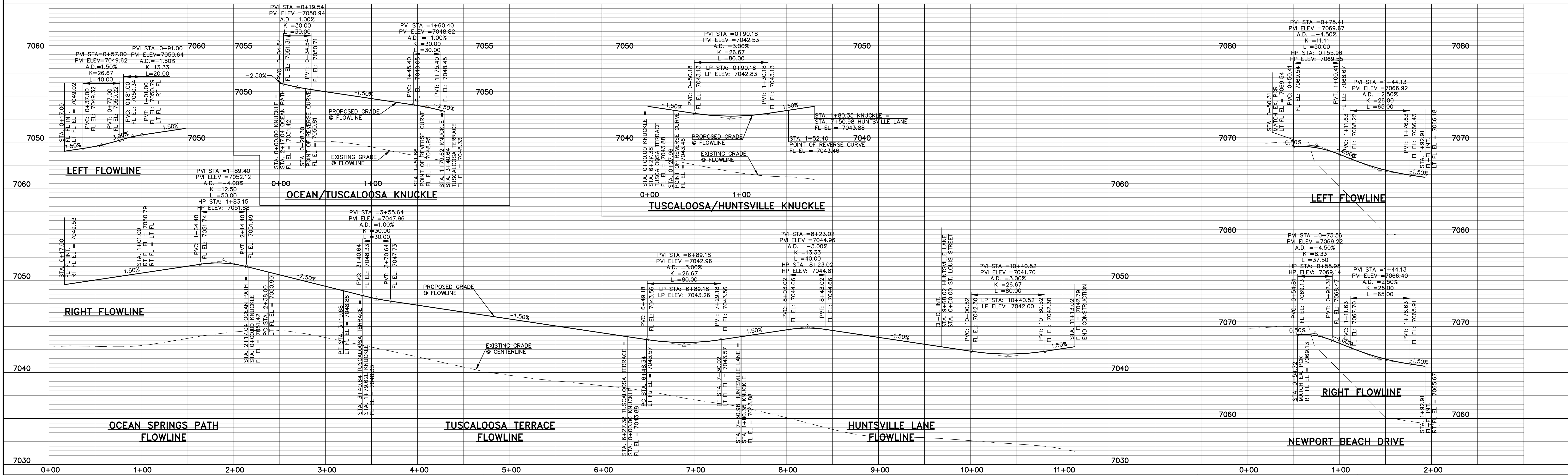
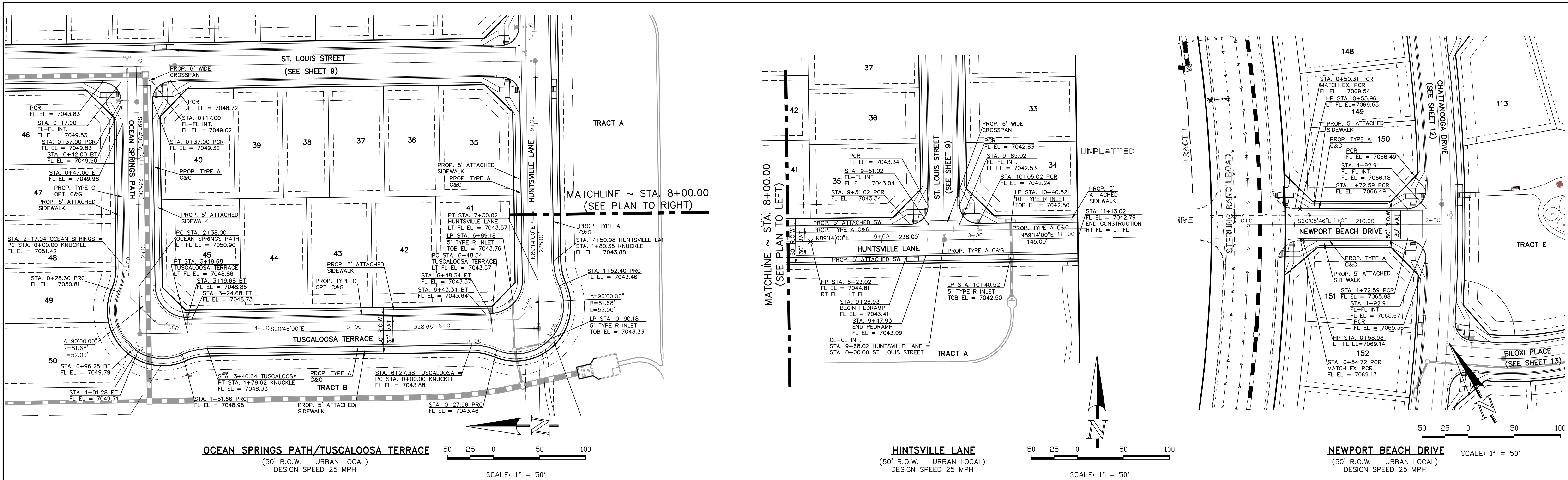
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Colorado Springs, Colorado 80903


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(719) 785-0799 (Fax)

STERLING RANCH EAST FILING NO. 5
CONSTRUCTION PLANS
STREET IMPROVEMENT PLANS
ST. LOUIS STREET

DESIGNED BY	PRA	SCALE	DATE
DRAWN BY	PRA	(H) 1" = 50'	SHEET 10 OF 31
CHECKED BY	(V) 1" = 5'	JOB NO.	1183.25

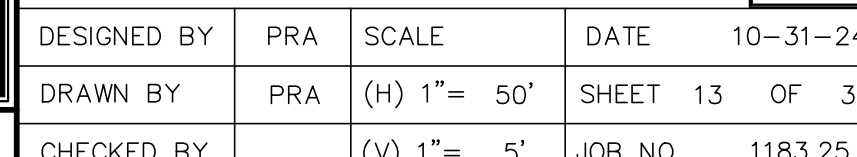
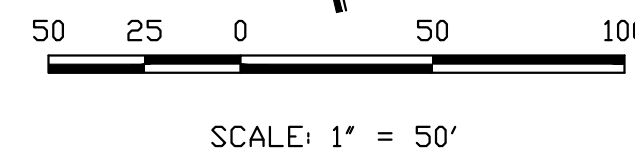
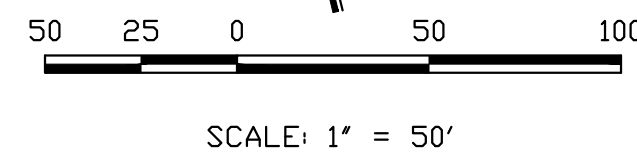
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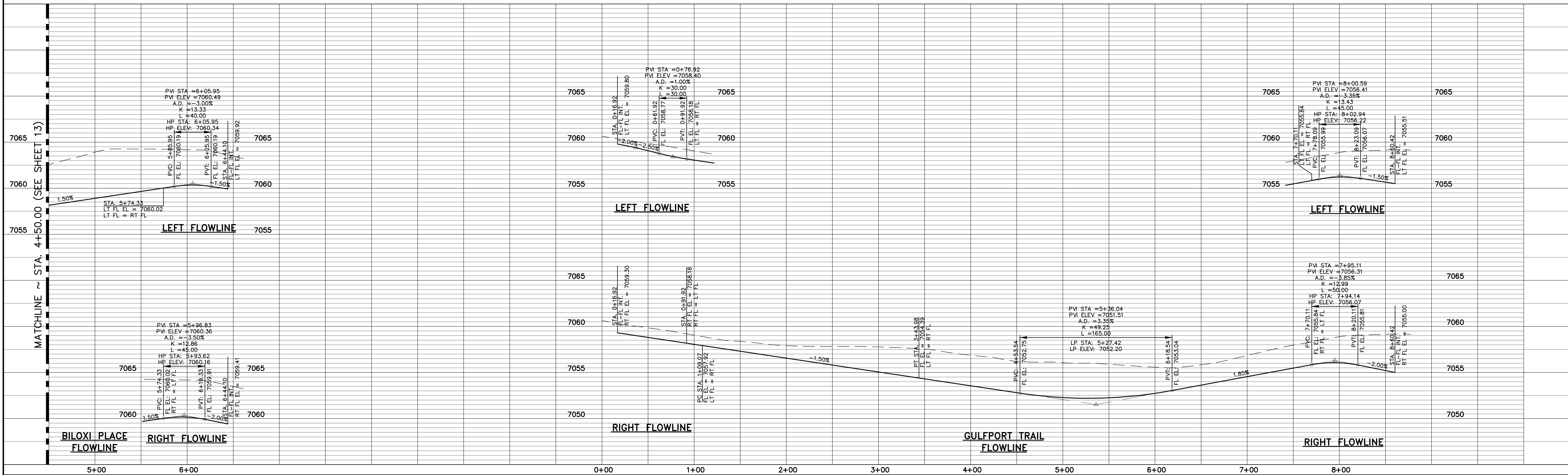
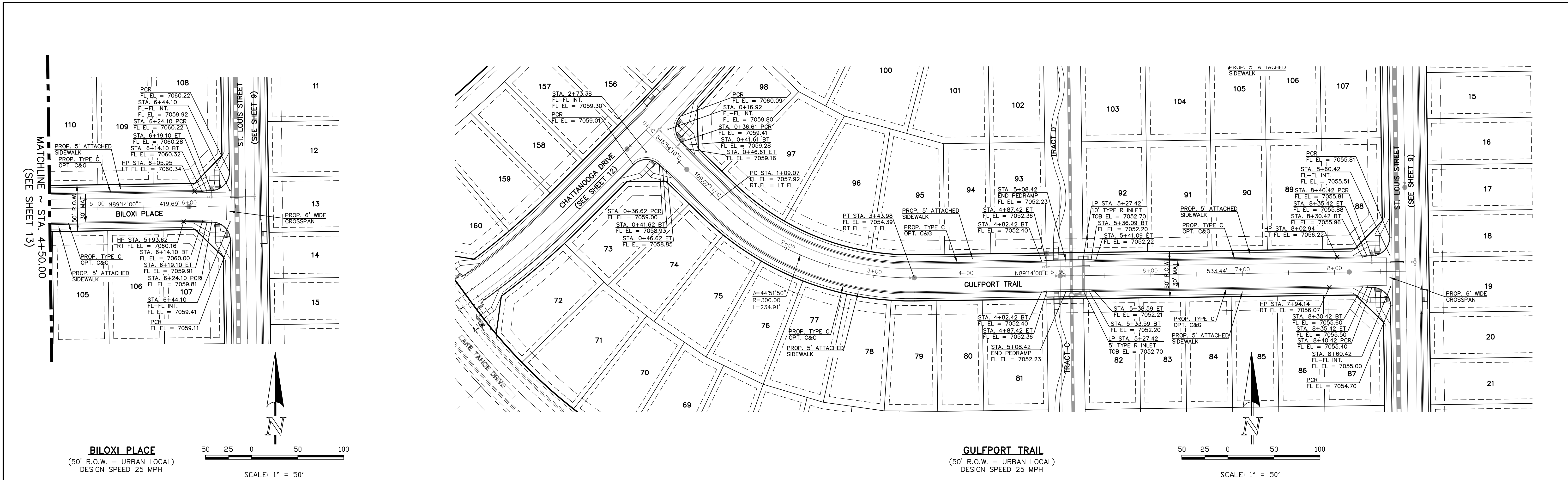
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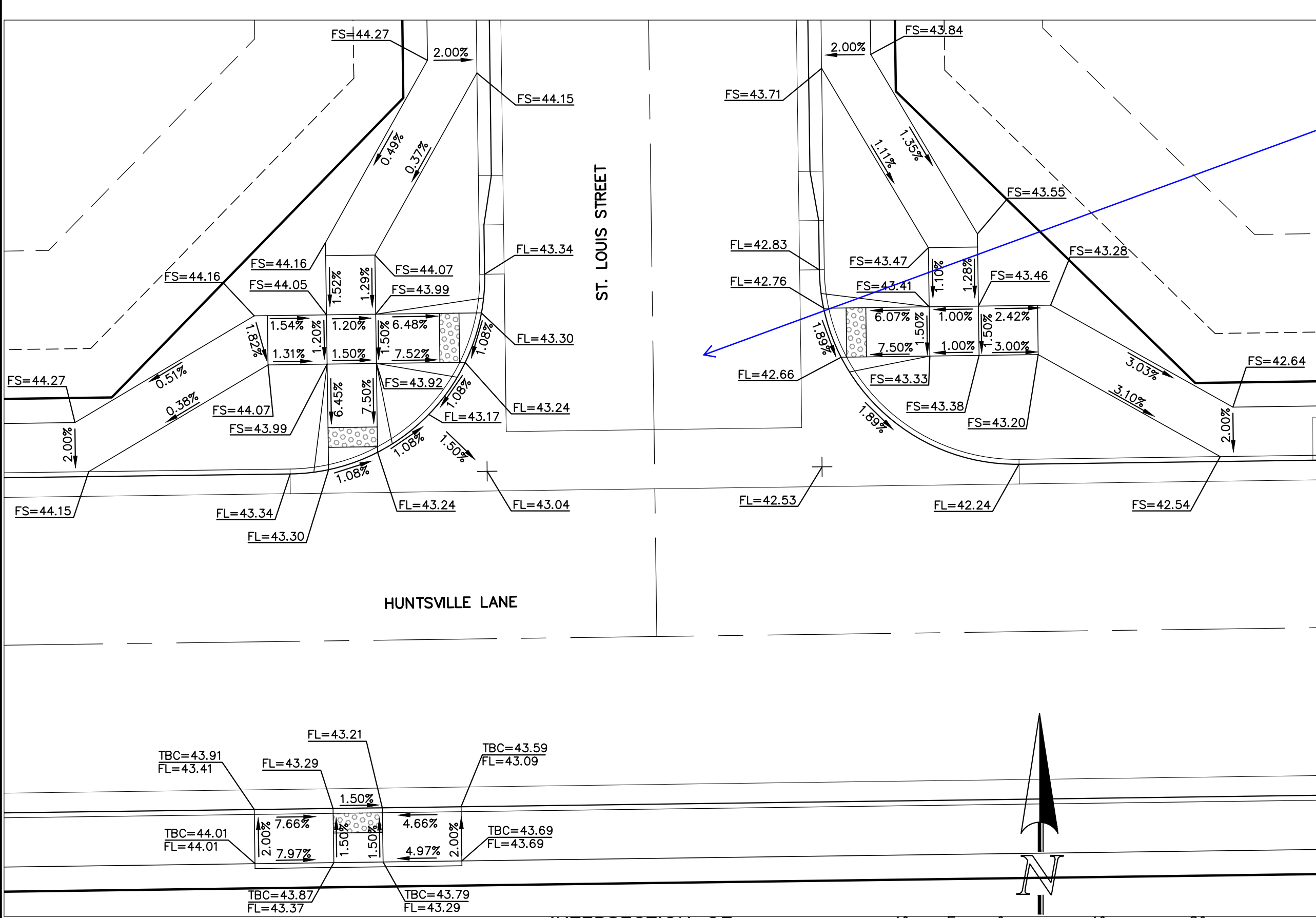


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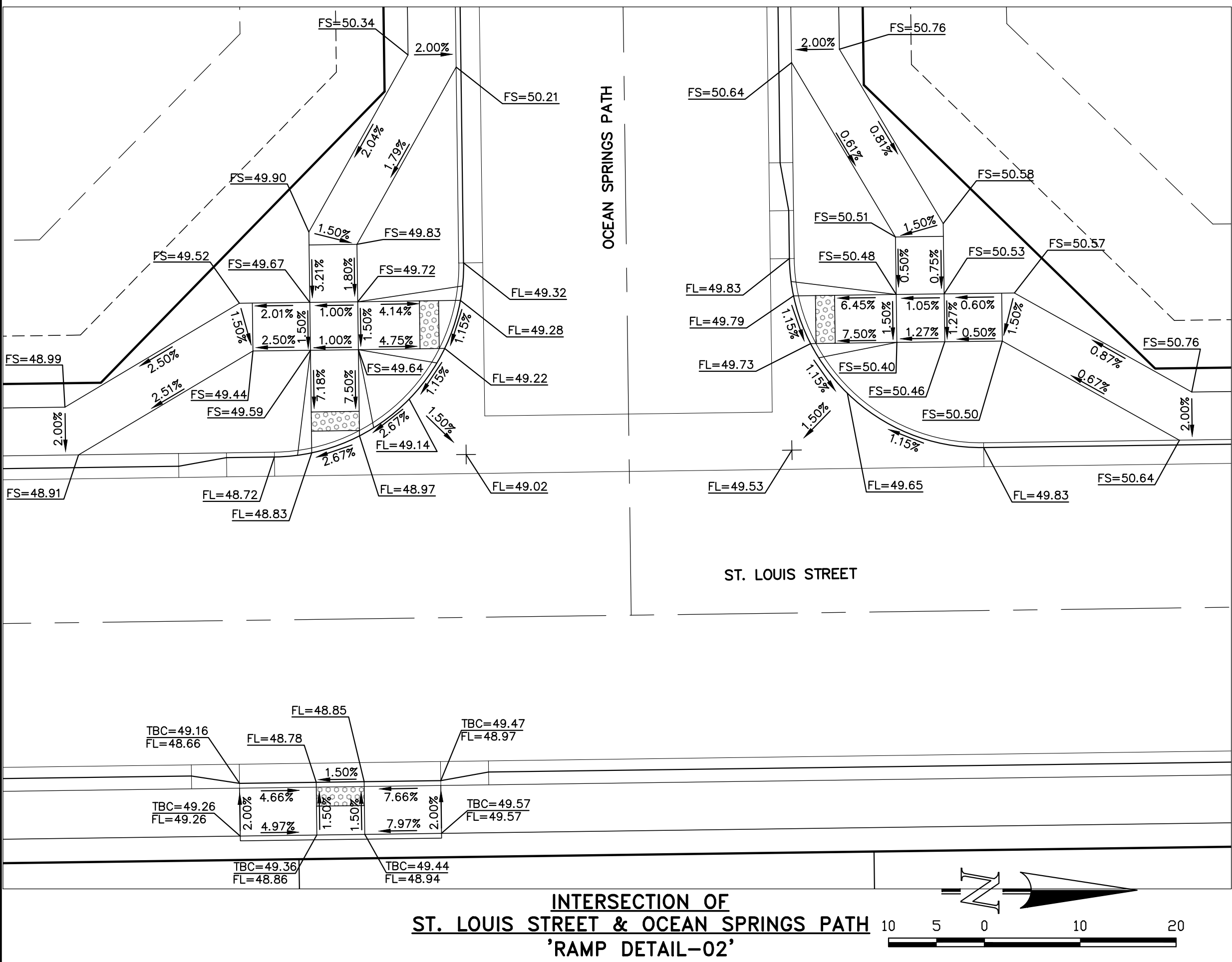


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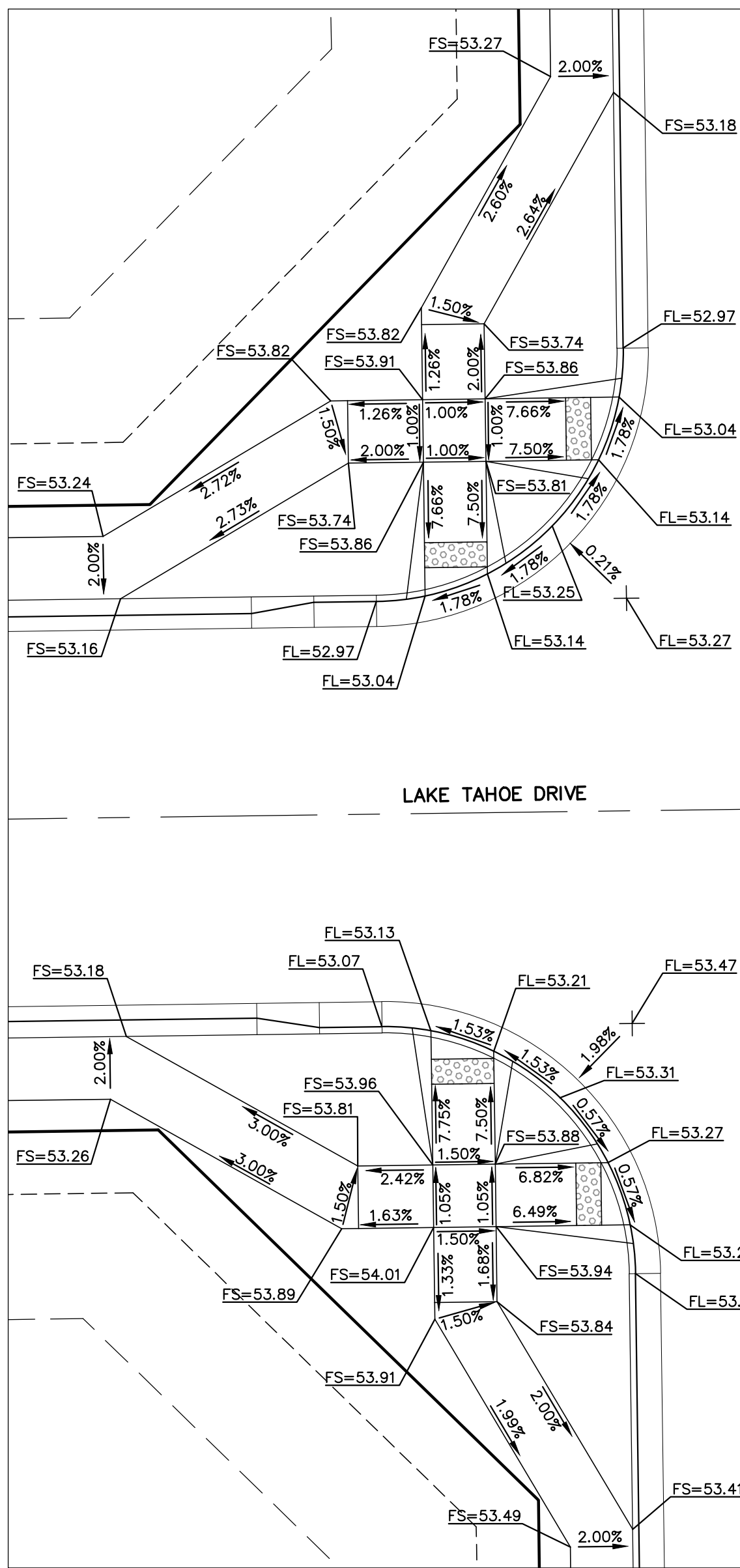


Include grade at cross walk; all crosswalk details

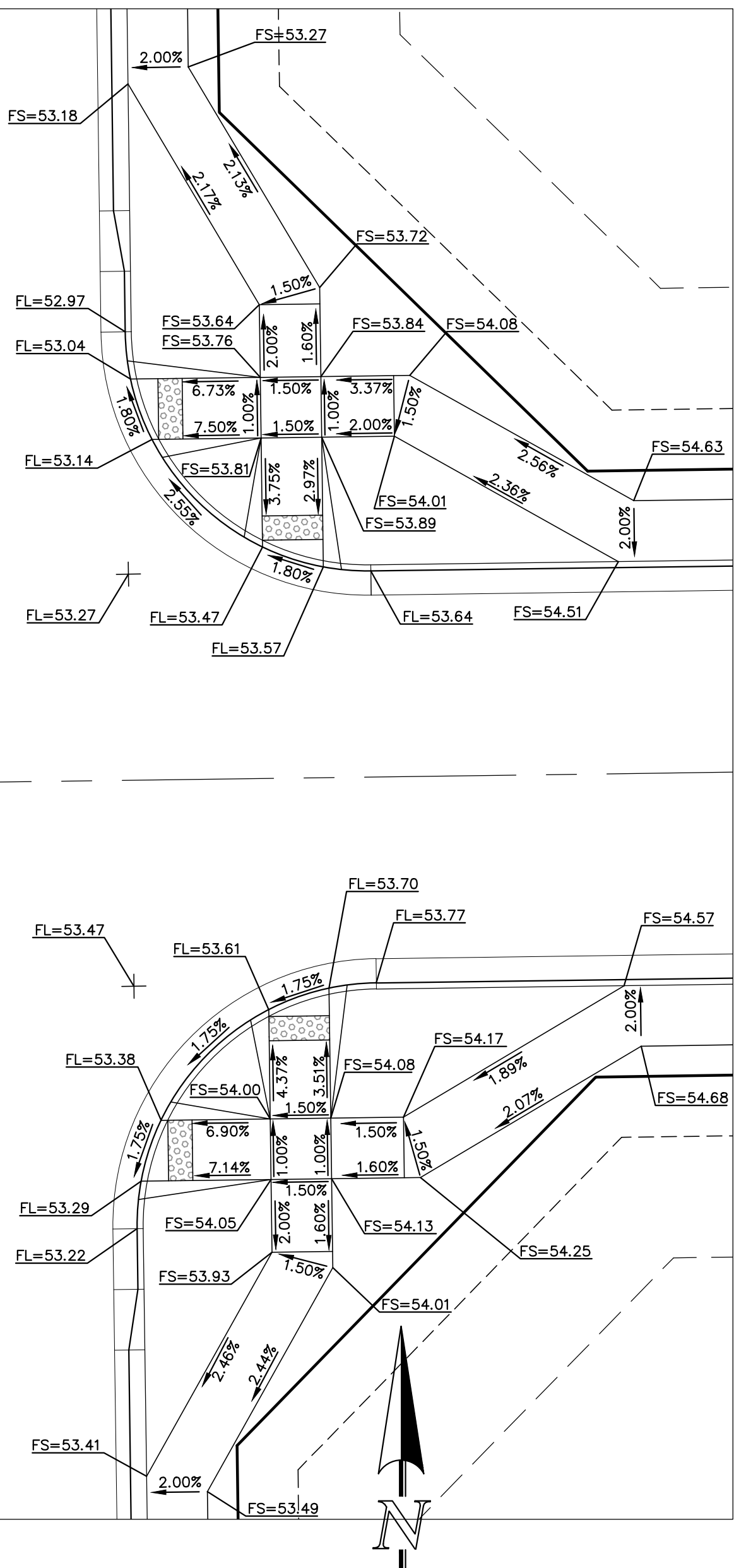
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INTERSECTION OF
ST. LOUIS STREET & OCEAN SPRINGS PATH
'RAMP DETAIL-02'



INTERSECTION OF
ST. LOUIS STREET & LAKE TAHOE DRIVE
'RAMP DETAIL-03'



SCALE: 1" = 10'

48 HOURS BEFORE YOU DIG,
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Colorado Springs, Colorado 80903

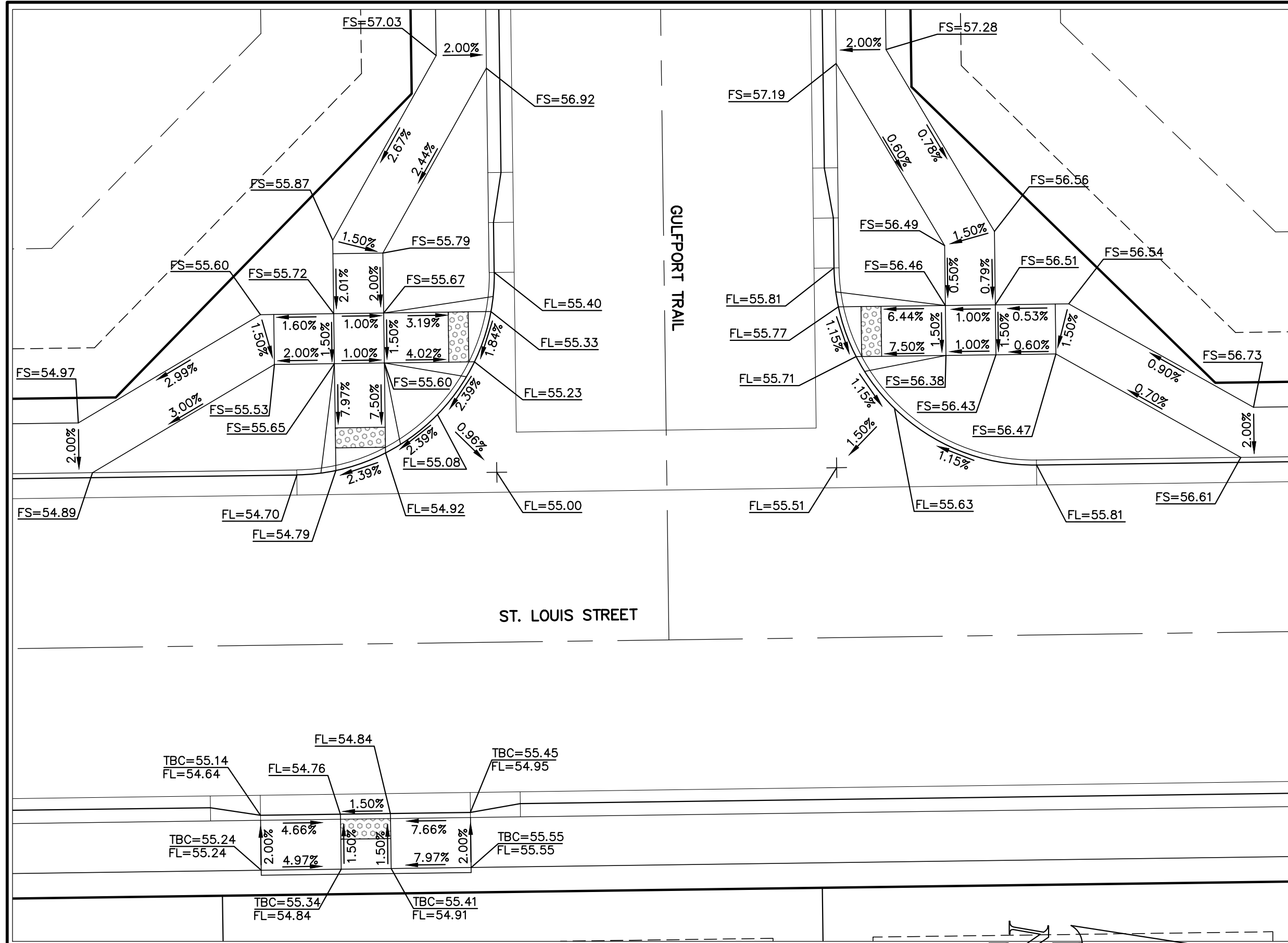
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(719) 785-0799 (Fax)

STERLING RANCH EAST FILING NO. 5
CONSTRUCTION PLANS

PEDESTRIAN RAMP DETAILS
RAMP DETAILS 01-03

DESIGNED BY	PRA	SCALE	DATE	10-31-24
DRAWN BY	PRA	(H) 1"= 10'	SHEET 15 OF 31	
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.25

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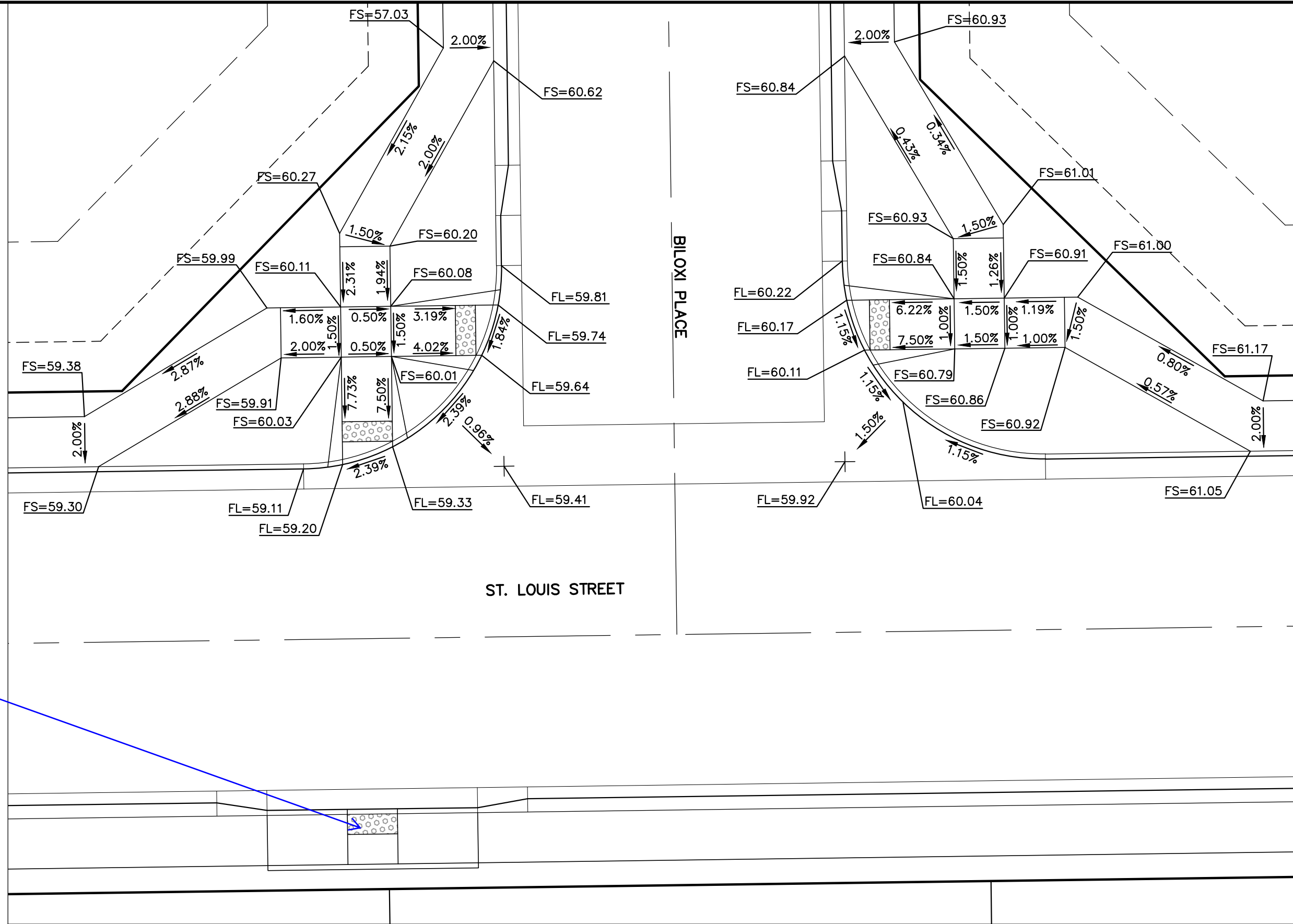


INTERSECTION OF
ST. LOUIS STREET & GULFPORT TRAIL
'RAMP DETAIL-04'

SCALE: 1" = 10'

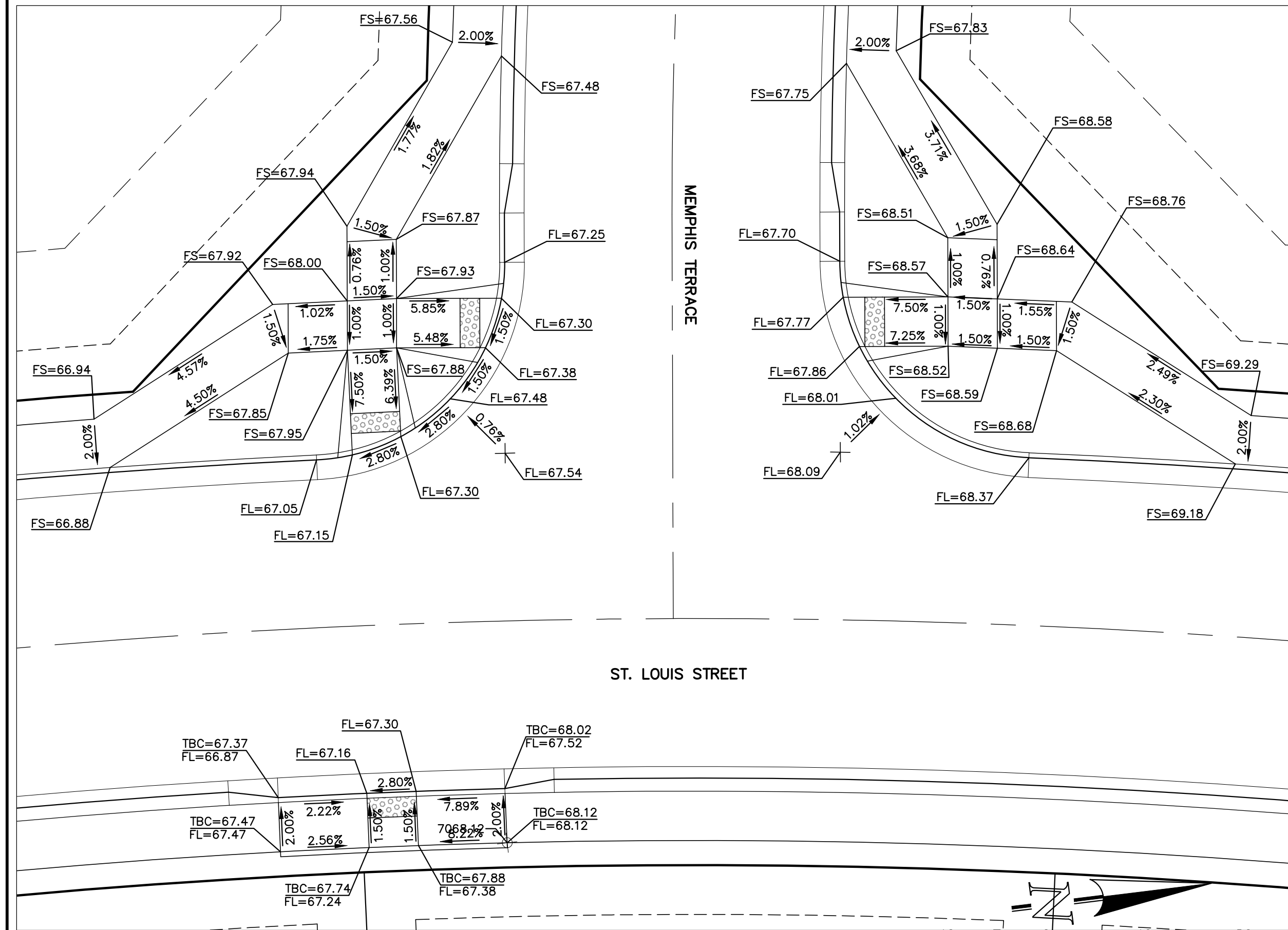
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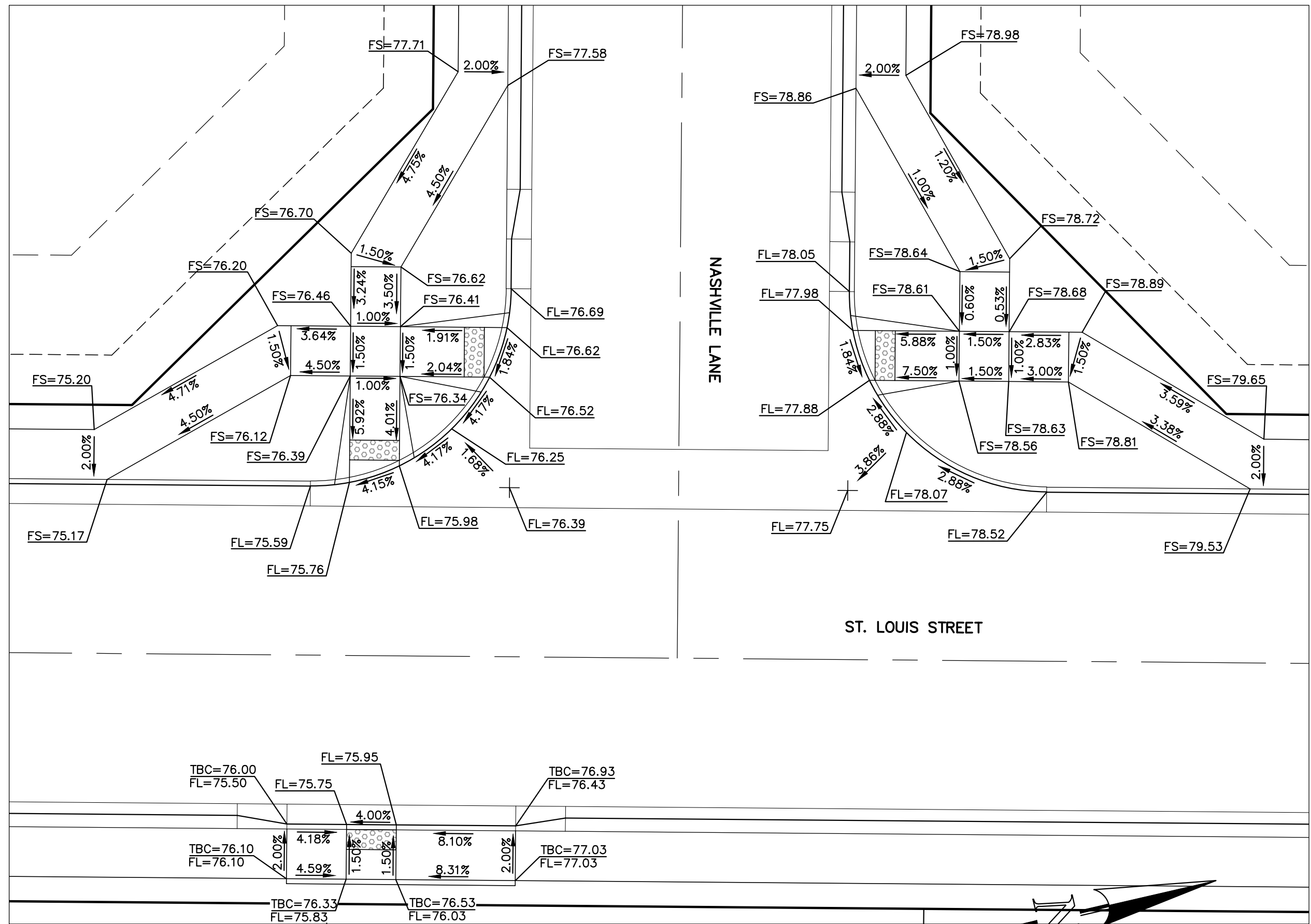
INTERSECTION OF
ST. LOUIS STREET & GULFPORT TRAIL
'RAMP DETAIL-05'

SCALE: 1" = 10'



INTERSECTION OF
ST. LOUIS STREET & MEMPHIS TERRACE
'RAMP DETAIL-06'

SCALE: 1" = 10'



INTERSECTION OF
ST. LOUIS STREET & NASHVILLE LANE
'RAMP DETAIL-07'

SCALE: 1" = 10'

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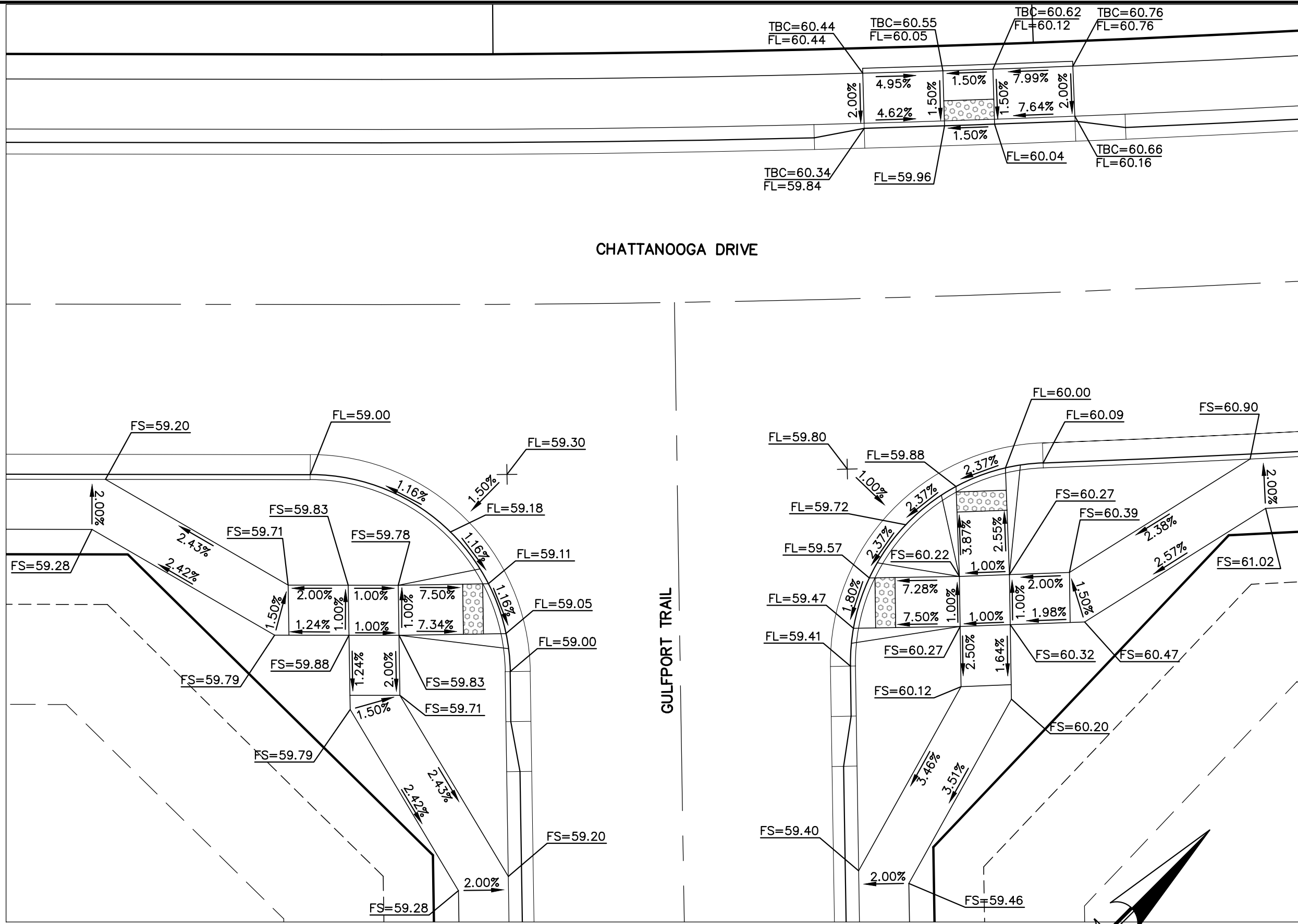
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PEDESTRIAN RAMP DETAILS
RAMP DETAILS 04-07

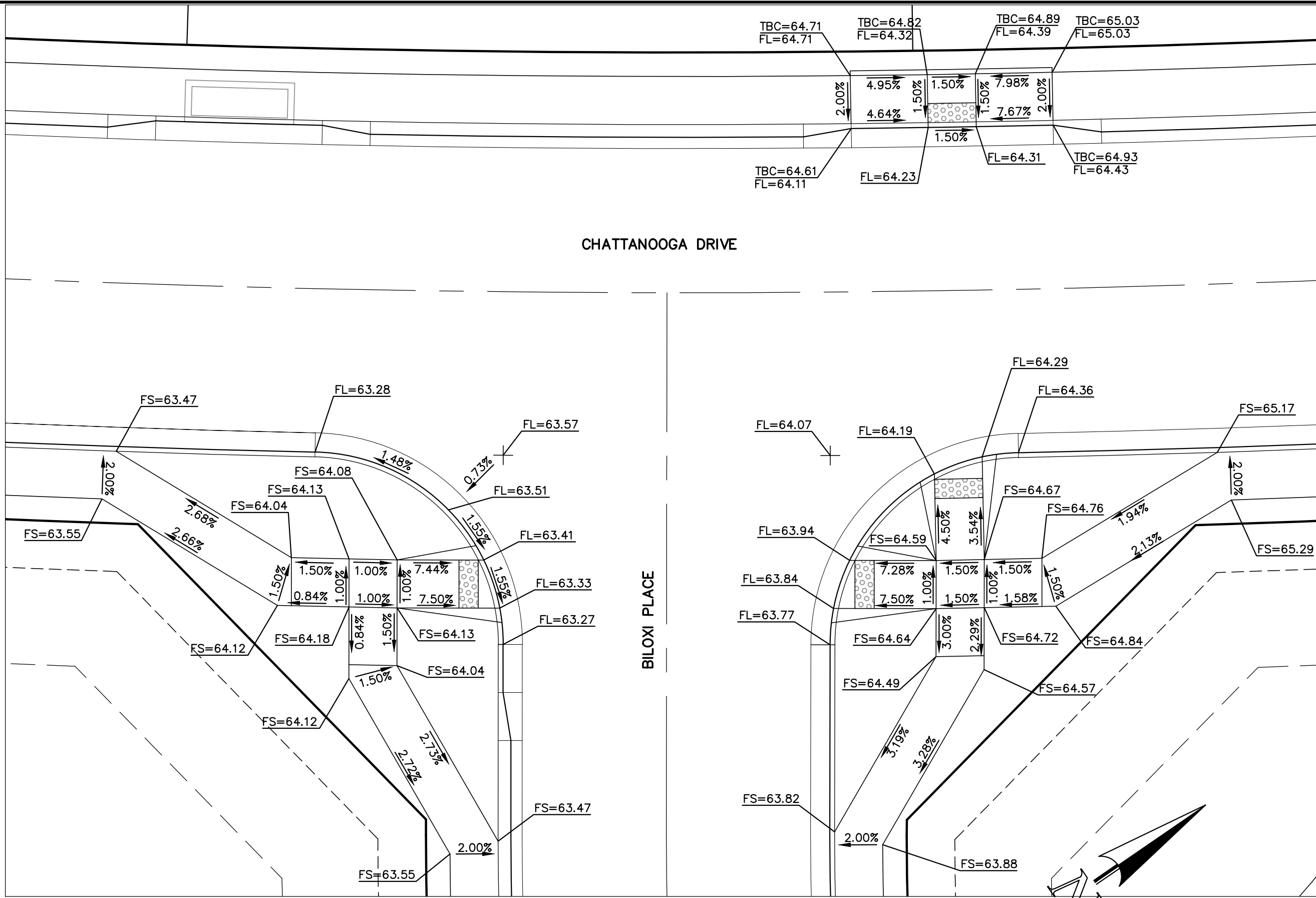
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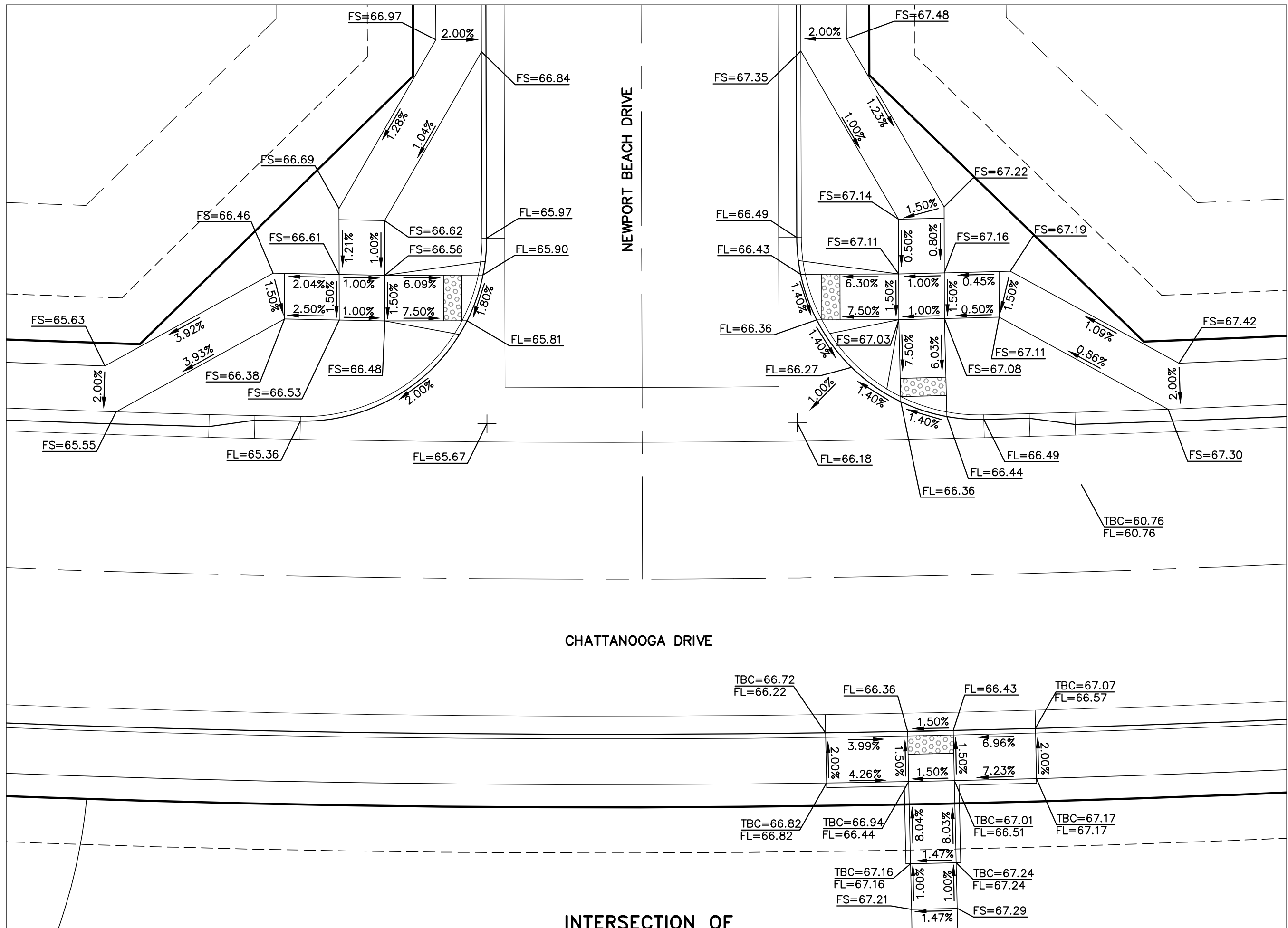
INTERSECTION OF
CHATTANOOGA DRIVE & GULFPORT TRAIL
'RAMP DETAIL-08'

SCALE: 1" = 10'



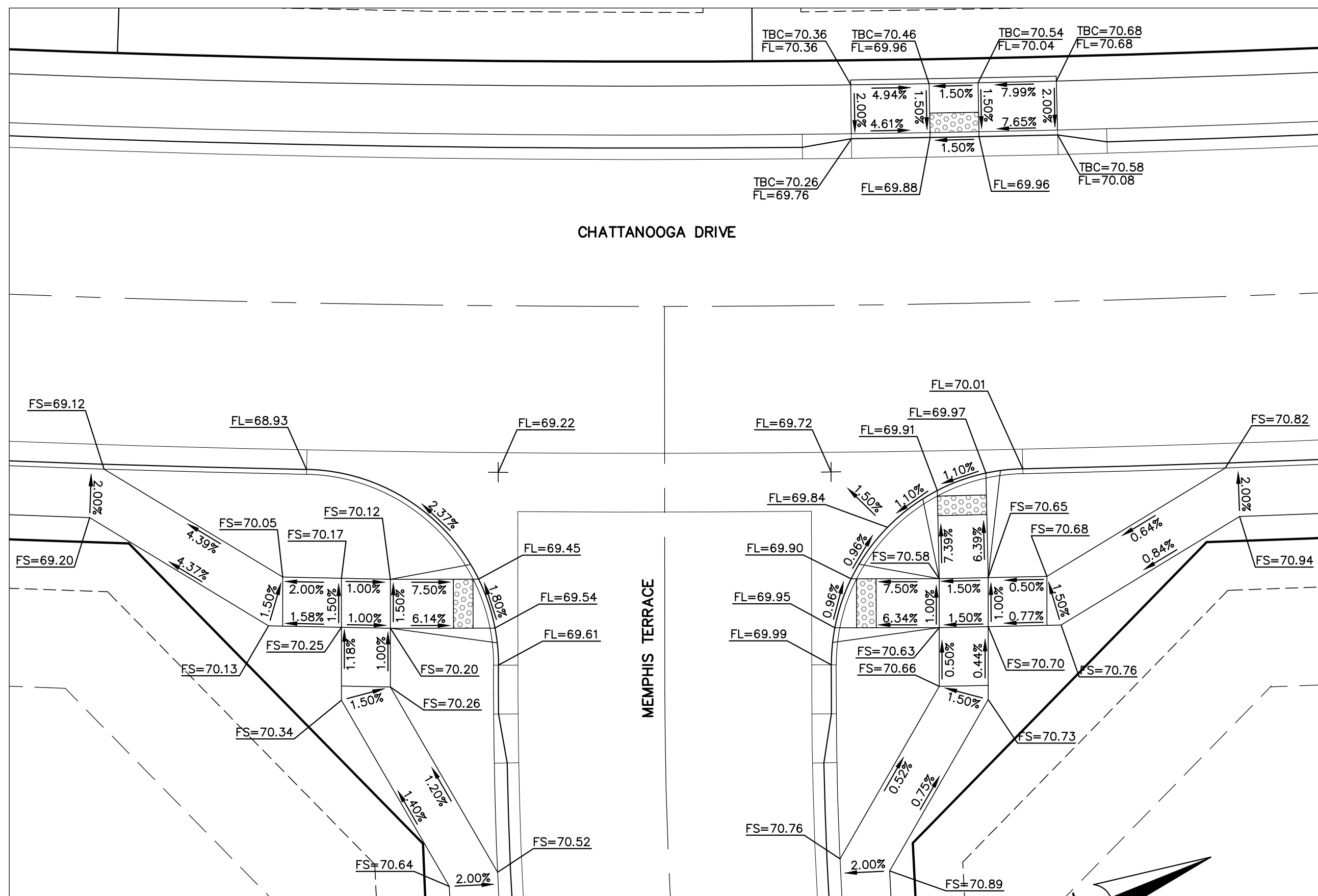
INTERSECTION OF
CHATTANOOGA DRIVE & BILOXI PLACE
'RAMP DETAIL-09'

SCALE: 1" = 10'



INTERSECTION OF
CHATTANOOGA DRIVE & NEWPORT BEACH DRIVE
'RAMP DETAIL-10'

SCALE: 1" = 10'



INTERSECTION OF
CHATTANOOGA DRIVE & MEMPHIS TERRACE
'RAMP DETAIL-11'

SCALE: 1" = 10'

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PEDESTRIAN RAMP DETAILS
RAMP DETAILS 08-11

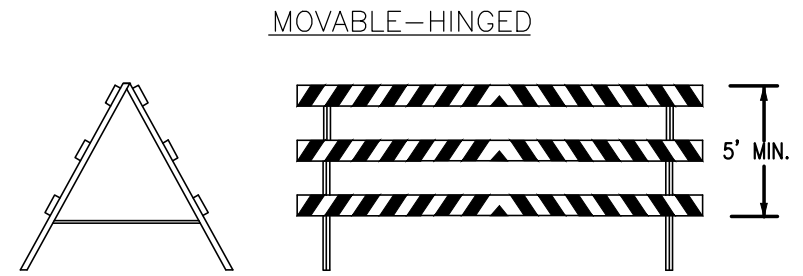
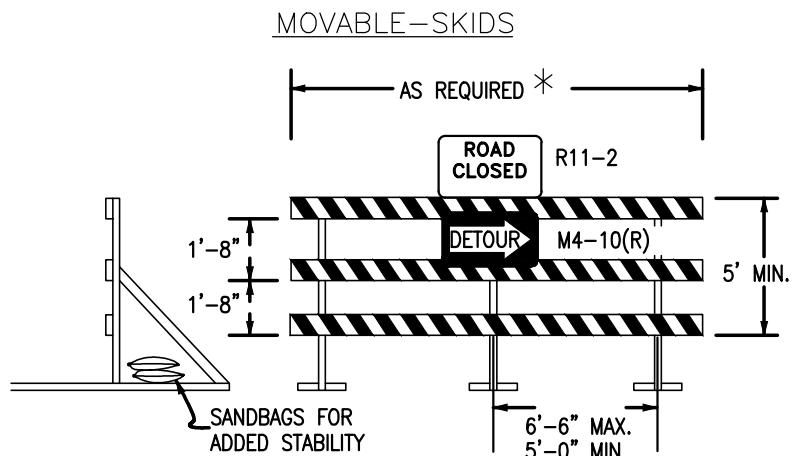
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RAIL LENGTH TABLE *		
TYPE 3 BARRICADE		LENGTH
FIXED	MOVABLE	
F - A	M - A	8'- 14'
F - B	M - B	15'- 24'
F - C	M - C	25'- 35'
F - D	M - D	> 35'

NOTES

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



TYPICAL TYPE 3 BARRICADES



STOP (R1-1)
30"X30"

Street Name
STREET NAME (D-3)

SPEED LIMIT
25

SPEED LIMIT (R2-1)
24"X30"

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

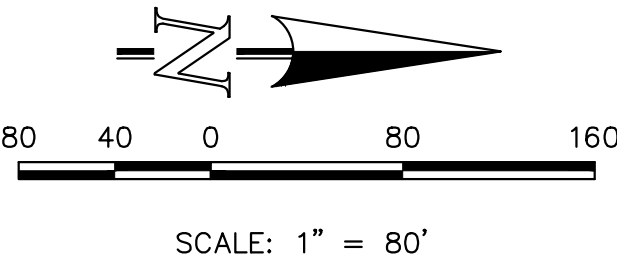


ROAD CLOSED TO THRU TRAFFIC
TEMPORARY TYPE 3 BARRICADE, R11-2, AND M4-10(R) (SEE DETAIL AND NOTES ABOVE)

ROAD CLOSED TO THRU TRAFFIC
TEMPORARY TYPE 3 BARRICADE, R11-2, AND M4-10(R) (SEE DETAIL AND NOTES ABOVE)

LAKE TAHOE DRIVE
ST. LOUIS STREET
STOP

PROP. STOP SIGN (R1-1) & STREET NAME (D-3)
OAK PARK DRIVE
ST. LOUIS STREET
STOP



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Colorado Springs, Colorado 80903

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(719)785-0799(Fax)

STERLING RANCH EAST FILING NO. 5
CONSTRUCTION PLANS
SIGNAGE PLAN

DESIGNED BY	PRA	SCALE	DATE	10-31-24
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CHECKED BY		(V) 1"= N/A	JOB NO.	1183.25



American Revolution LED Series 247L

PRODUCT OVERVIEW



Features:

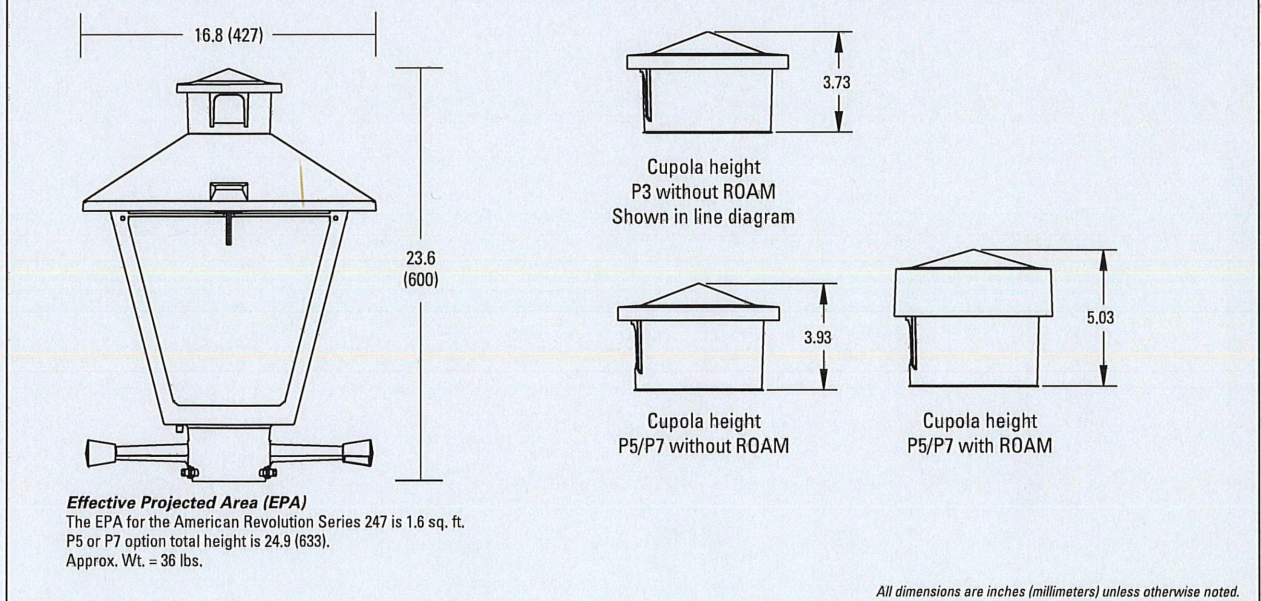
- Die-cast aluminum housing and hood for long-life performance
- Die-cast trigger latch (TL) and captive thumb screws option available for easy access to internal components
- Optical assembly designed for maximum performance, available in Type II, Type III and Type V
- Hinged hood and captive thumb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

AEL American
Electric
Lighting

American Revolution LED Series 247L

ORDERING INFORMATION

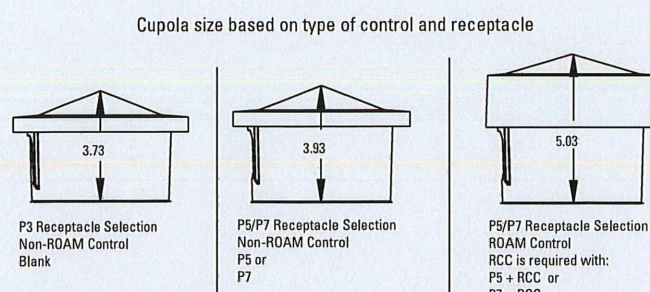
Example: 247L 20LEDE70 MVOLT 4K RS AY

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, 45 input watts 10LEDE10 10 Chips, 1050 mA Driver, 36 input watts 10LEDE70 10 Chips, 700 mA Driver, 25 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
R2 Type II R3 Type III R5 Type V	AY Acrylic PY Polycarbonate	Paint (blank) Black (standard) Gray Dark Bronze White Bronze Photocontrol (blank) 3 pin NEMA Photocontrol Receptacle (standard) NR 2 No Photocontrol Receptacle PS 2 5 pin NEMA Photocontrol Receptacle (diminable driver included) P7 2 7 pin NEMA Photocontrol Receptacle (diminable driver included) PCLL 15 Solid State Long Life Photocontrol PCSS 15 Solid State Long Life Photocontrol (120-277V)

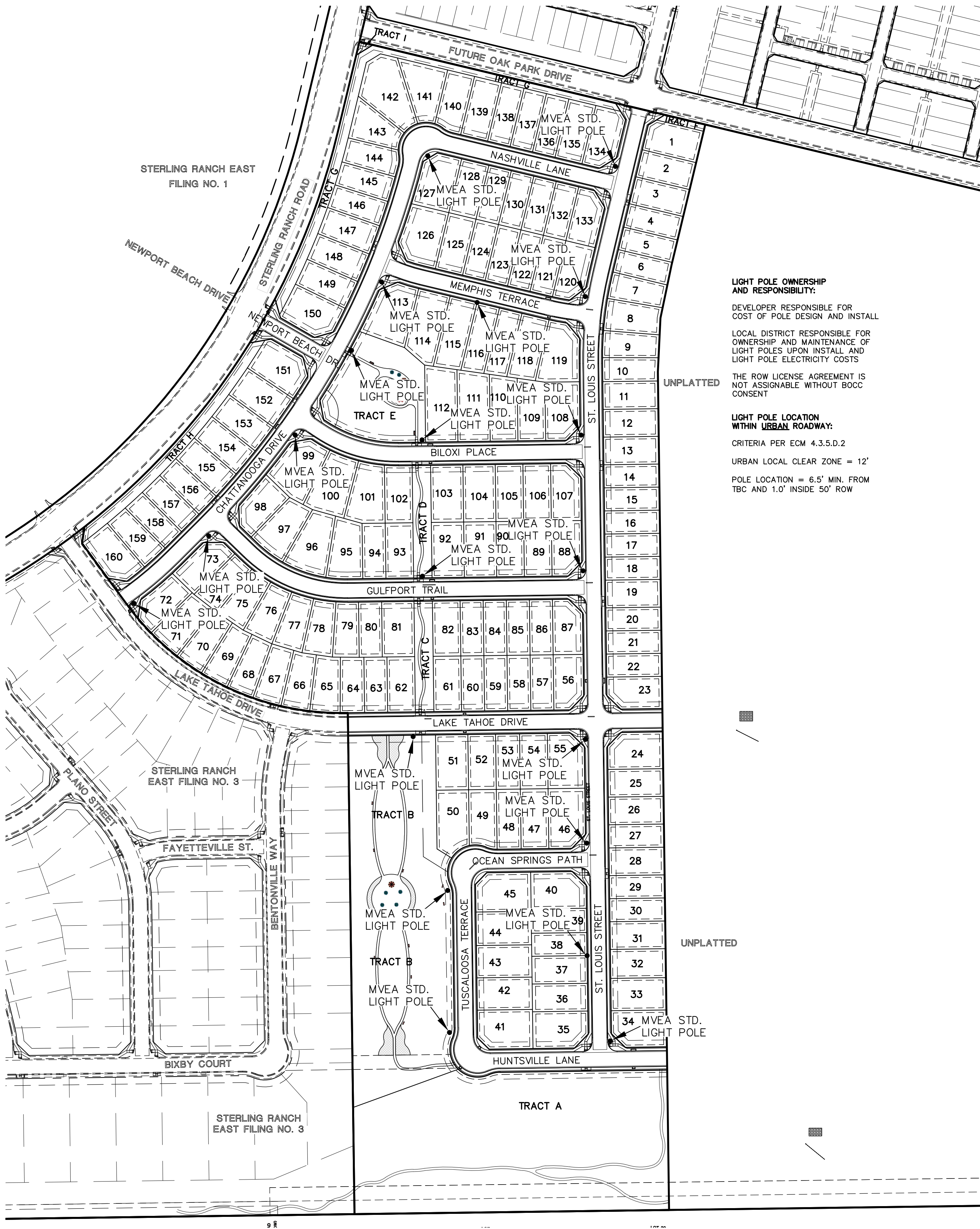
Notes:

- Other colors available, please contact factory
- P2 and SH not available with 18" option
- Taller cupola cover (RCC) is required when used with ROAM or other similar wireless monitoring control systems
- Standard failure mode "Fail On"
- Photocontrols supplied with ANSI Standard Turn-On levels
- XI option is required
- Ships with unit, field installed
- Required when using ROAM or other similar wireless monitoring control systems



AEL American
Electric
Lighting
All Headquarters: 3025 Columbus Road, Granville, OH 43023
www.americanelectriclighting.com
© 2017 Acuity Brands Lighting, Inc. All Rights Reserved. 9/26/17

Warranty Five-year limited warranty. Complete warranty terms located at www.usalighting.com/CustomerResources/Cterms_and_conditions.aspx.
Actual performance may differ as a result of end-user environment and application.
All values are design or optical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.
Please contact your sales representative for the latest product information.



LIGHT POLE OWNERSHIP AND RESPONSIBILITY:

DEVELOPER RESPONSIBLE FOR COST OF POLE DESIGN AND INSTALL

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

THE ROW LICENSE AGREEMENT IS NOT ASSIGNABLE WITHOUT BOCC CONSENT

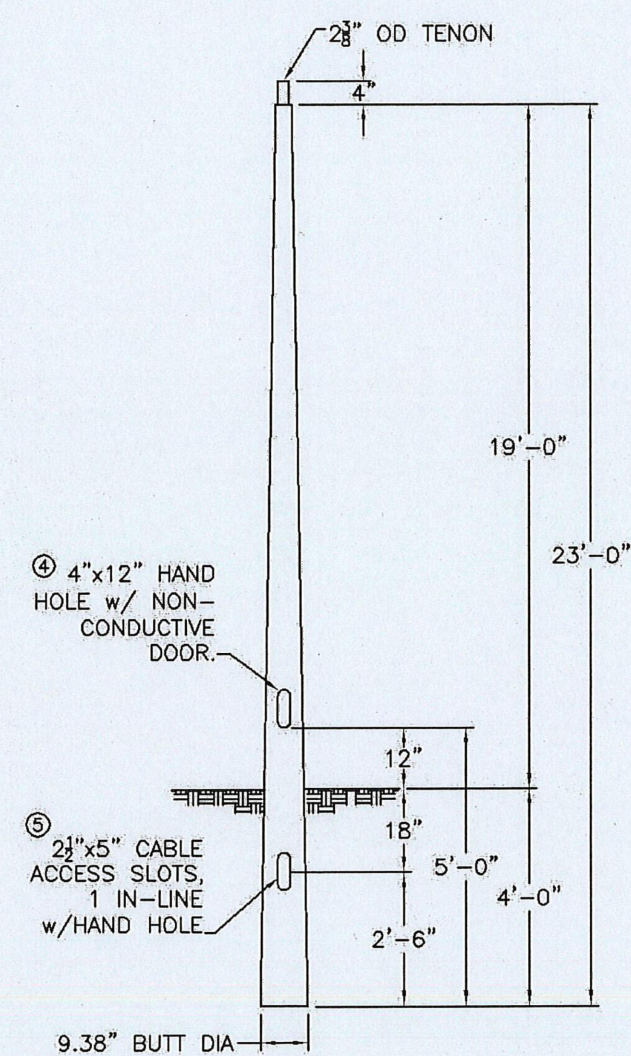
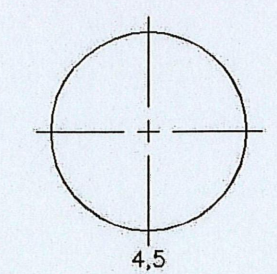
LIGHT POLE LOCATION WITHIN URBAN ROADWAY:

CRITERIA PER ECM 4.3.5.D.2

URBAN LOCAL CLEAR ZONE = 12'

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

ORIENTATION VIEWED FROM TOP OF POLE



COLOR: BLACK



CMT
145 Wood Street
Fall, SC 29918
803-414-4275
www.cmtpole.com

MOUNTAIN VIEW

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

SPECS: WIND VEL: 100@1.3

TOT. LENGTH: 23'-0" LUM. WEIGHT: 50 lbs.

EMBED. DEPTH: 4'-0" LUM. EPA: 3.50 sq.ft.

TIP WIDTH: 4.41" STATIC DEFL:

WEIGHT: 50 lbs. TOTAL DEFL:

DRAWN BY: PLF DATE: 01/16/2017

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



140 70 0 140 280

SCALE: 1" = 140'

48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
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UTILITY NOTIFICATION CENTER OF COLORADO
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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO. REVISION

DATE

REVIEW:

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

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

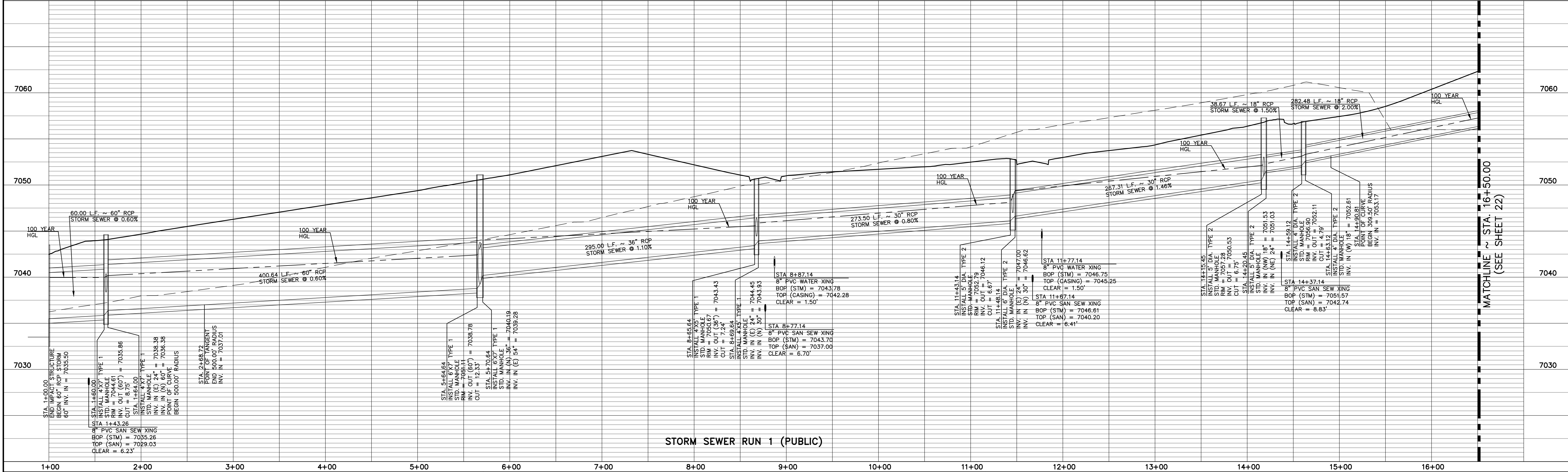
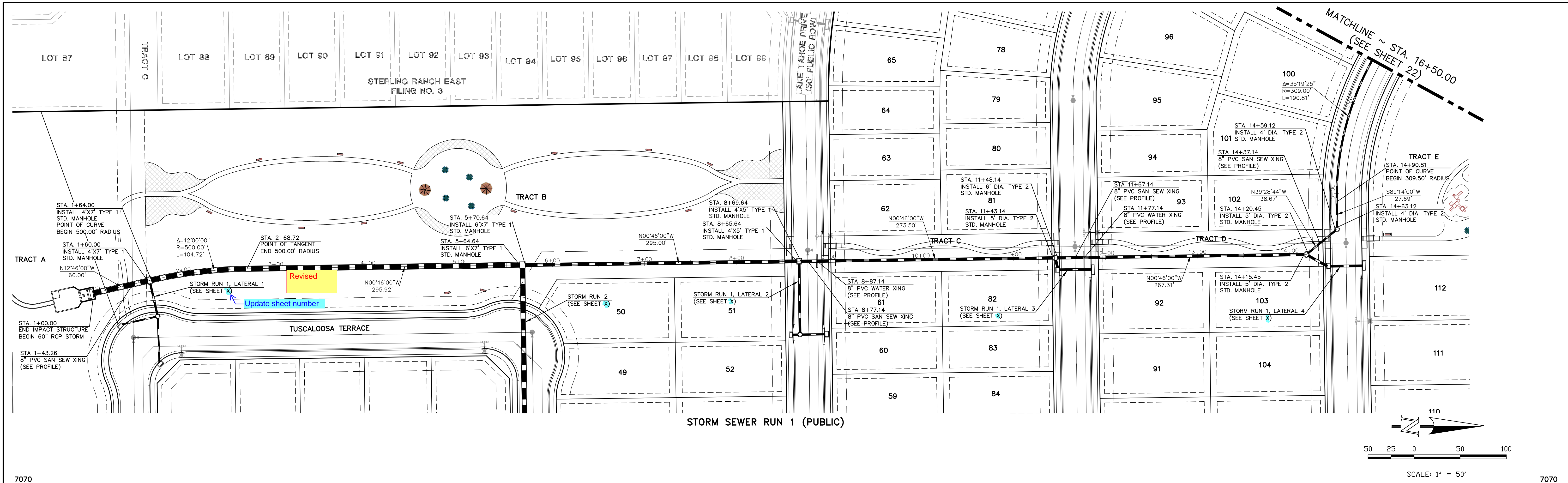
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619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

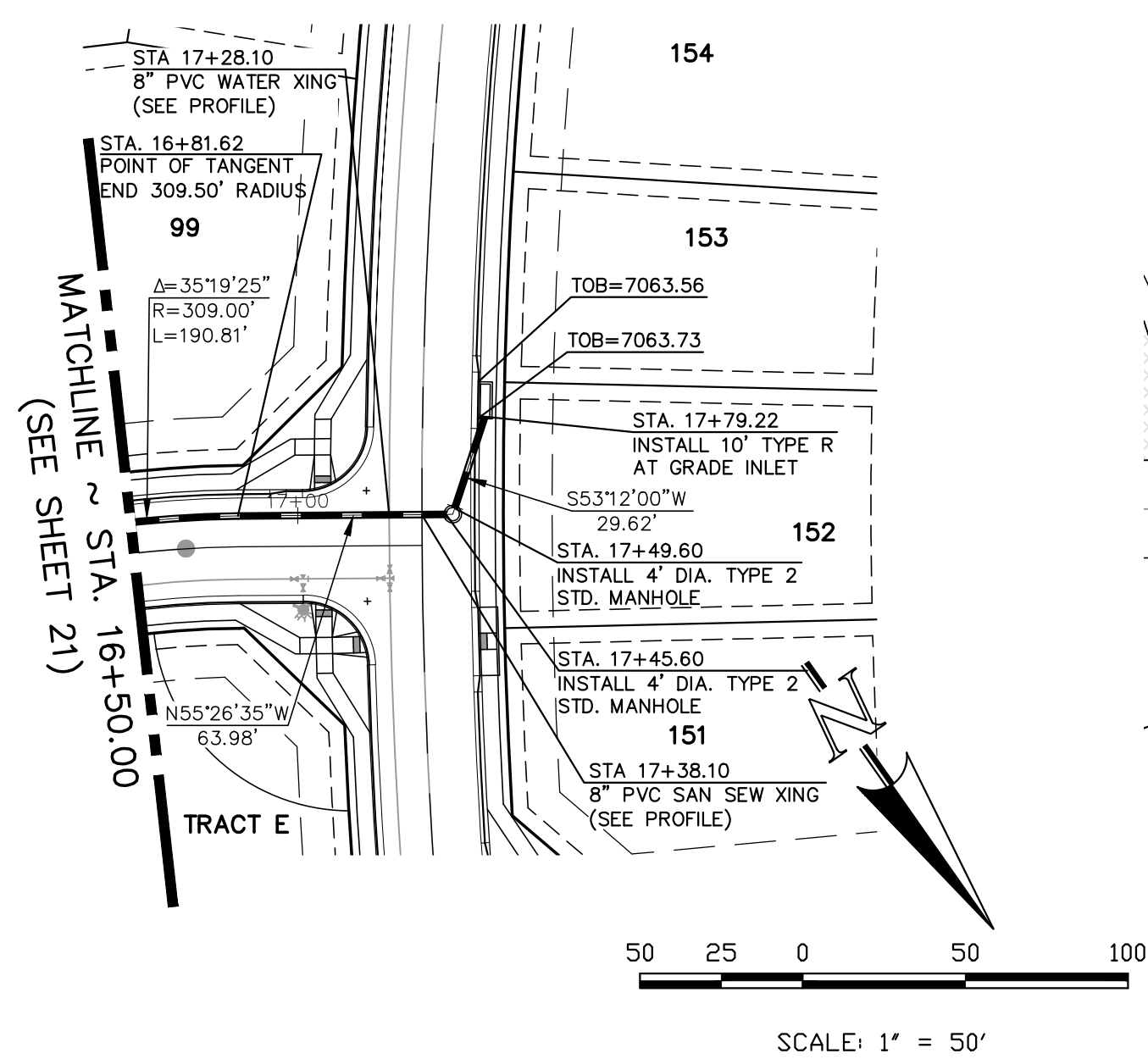
STERLING RANCH EAST FILING NO. 5
CONSTRUCTION PLANS
STREET LIGHT POLE LOCATION PLAN

DESIGNED BY	PRA	SCALE	DATE	10-31-24
DRAWN BY	PRA	(H) 1" = 140'	SHEET	20 OF 31
CHECKED BY		(V) 1" = N/A	JOB NO.	1183.25

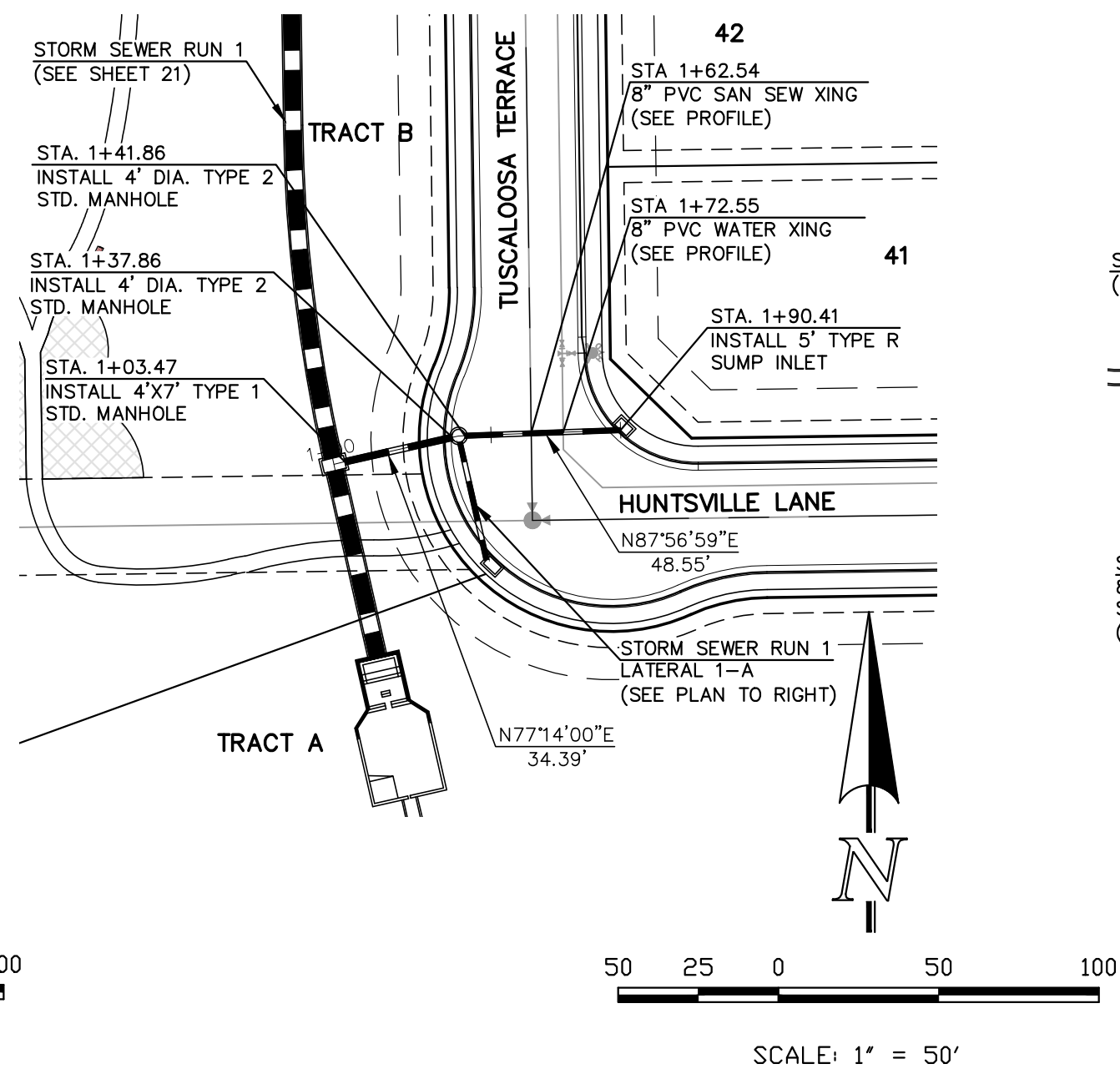
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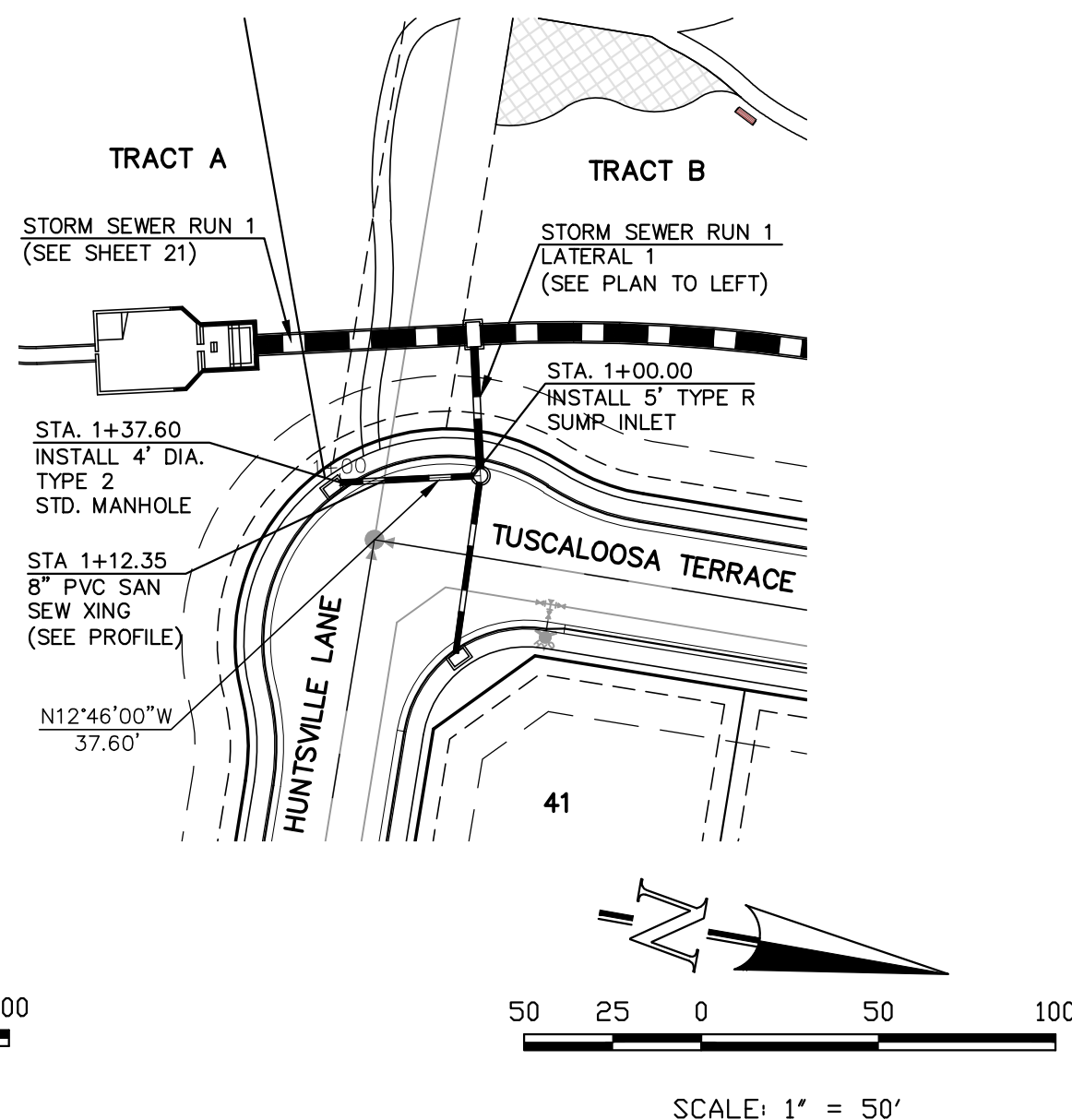
48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW <small>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</small>		<table border="1"><thead><tr><th>NO.</th><th>REVISION</th><th>DATE</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>		NO.	REVISION	DATE													REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC MARC A. WHORTON, COLORADO P.E. #37155 DATE		<div>CLASSIC CONSULTING 619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719) 785-0790 (719) 785-0799 (Fax)</div> <table border="1"><tr><td>DESIGNED BY</td><td>PRA</td><td>SCALE</td><td>DATE</td><td>10-31-24</td></tr><tr><td>DRAWN BY</td><td>PRA</td><td>(H) 1"= 50'</td><td>SHEET</td><td>21 OF 31</td></tr><tr><td>CHECKED BY</td><td> </td><td>(V) 1"= 5'</td><td>JOB NO.</td><td>1183.25</td></tr></table>	DESIGNED BY	PRA	SCALE	DATE	10-31-24	DRAWN BY	PRA	(H) 1"= 50'	SHEET	21 OF 31	CHECKED BY		(V) 1"= 5'	JOB NO.	1183.25
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STREILING RANCH EAST FILING NO. 5 CONSTRUCTION PLANS PUBLIC STORM SEWER PLAN																																				



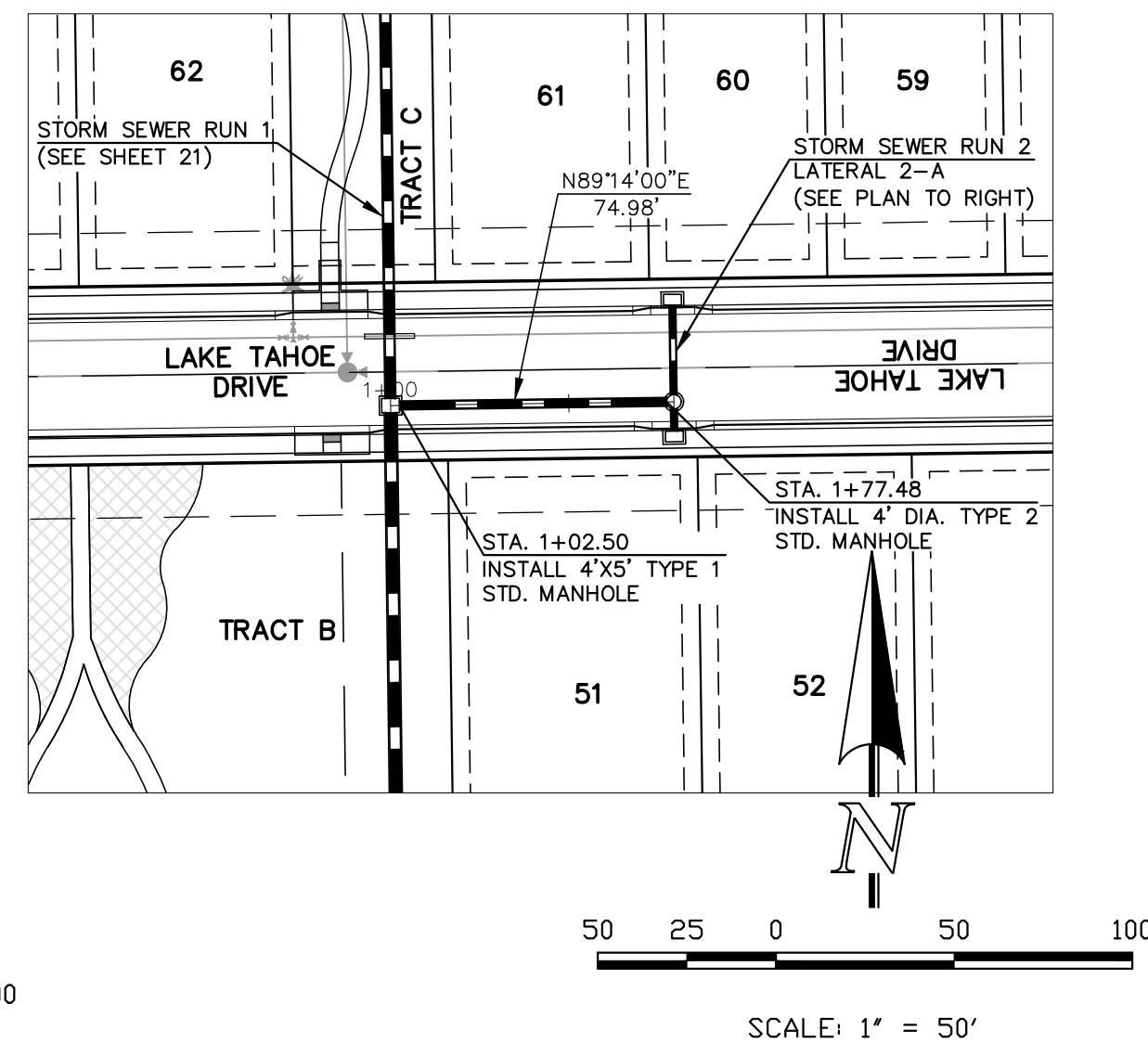
STORM SEWER RUN 1 (PUBLIC)



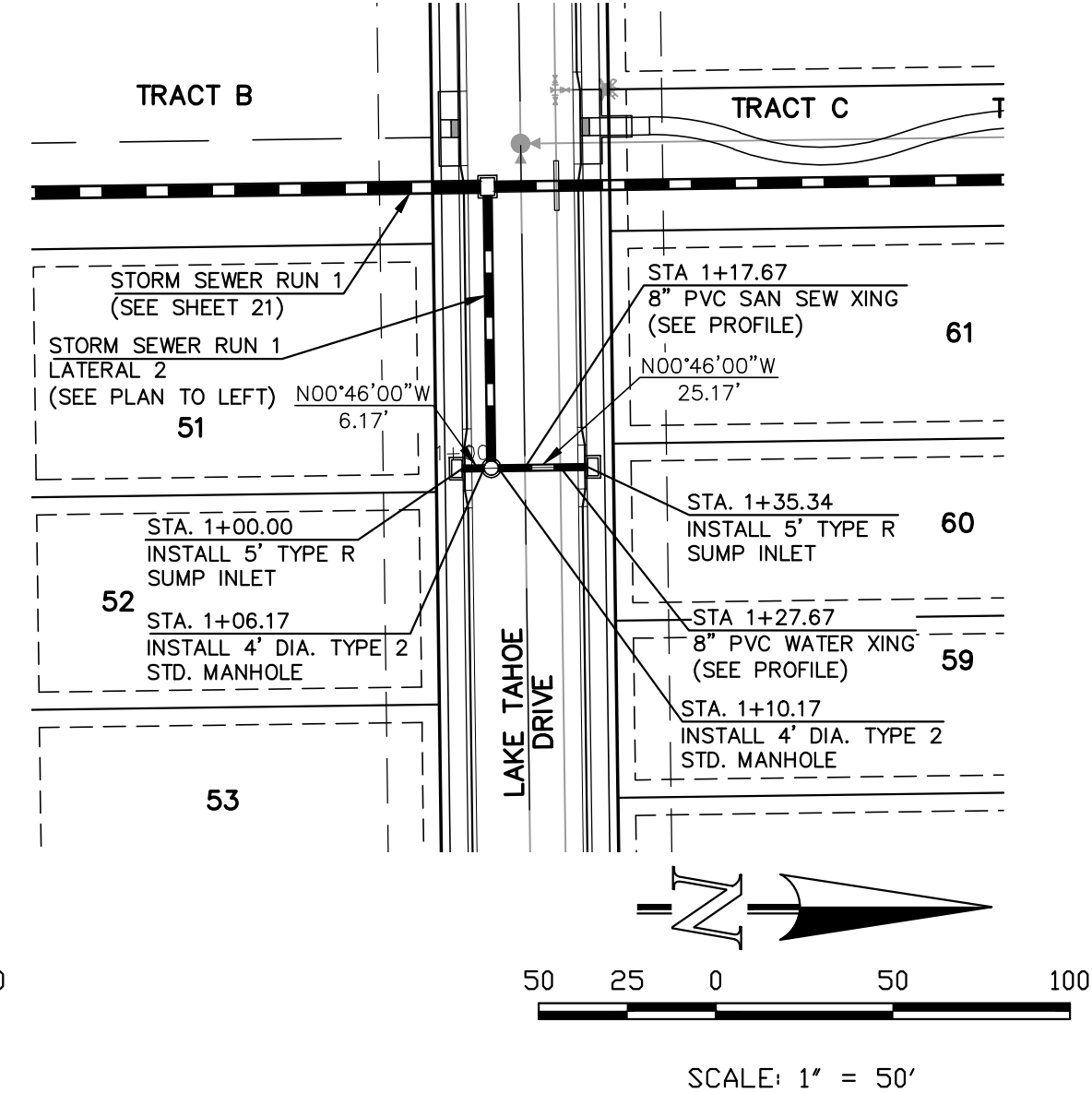
STORM SEWER RUN 1
LATERAL 1 (PUBLIC)



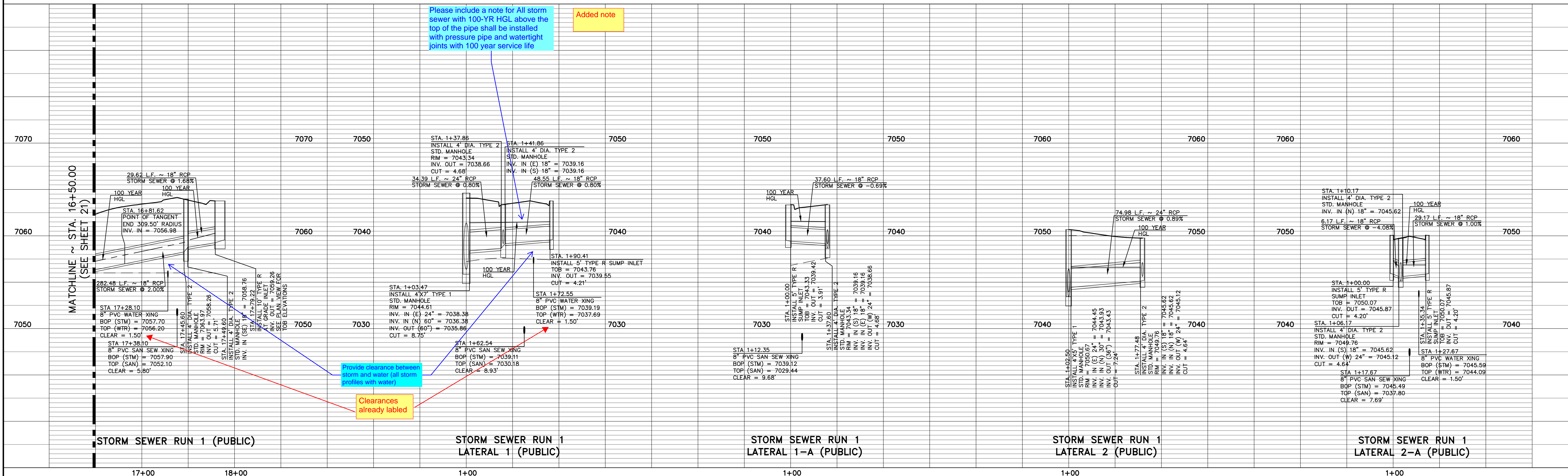
STORM SEWER RUN 1
LATERAL 1-A (PUBLIC)



STORM SEWER RUN 1
LATERAL 2 (PUBLIC)



STORM SEWER RUN 1
LATERAL 2-A (PUBLIC)



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

DATE



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

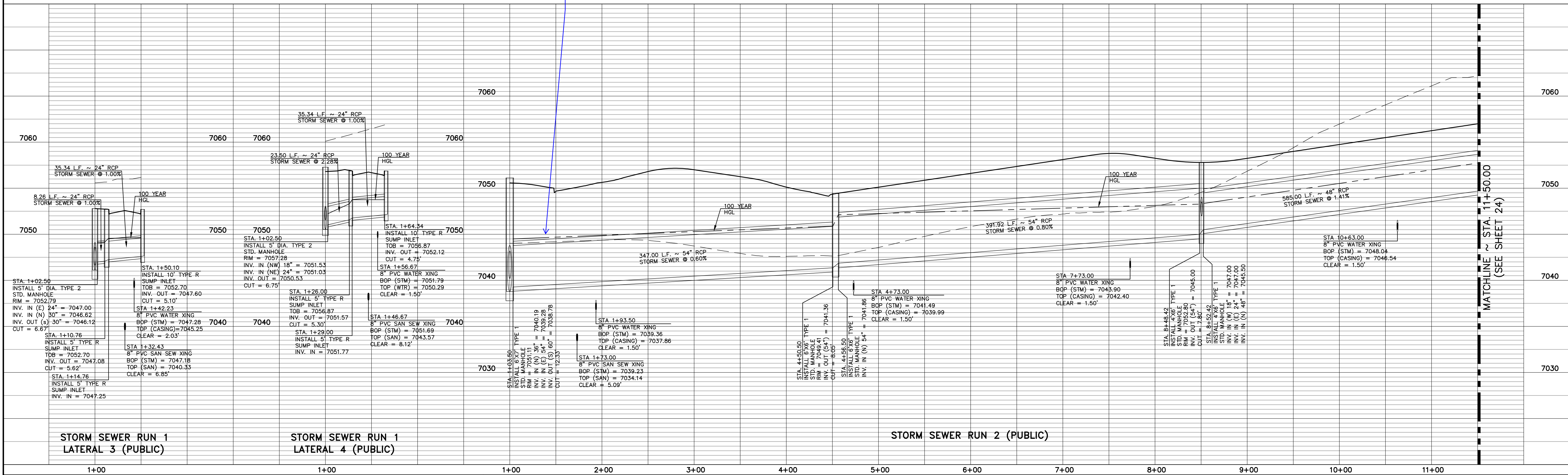
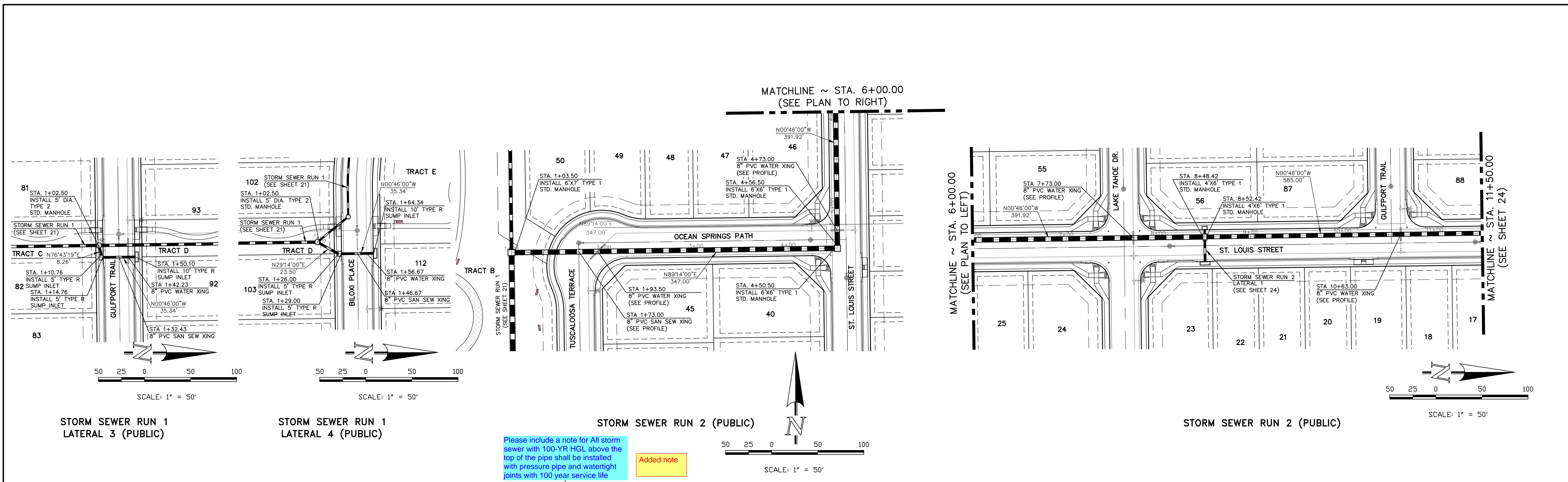
(719) 785-0790
(719) 785-0799 (Fax)

STRELING RANCH EAST FILING NO. 5
CONSTRUCTION PLANS
PUBLIC STORM SEWER PLAN

DESIGNED BY	PRA	SCALE	DATE	10-31-24
DRAWN BY	PRA	(H) 1" = 50'	SHEET	22 OF 31
CHECKED BY		(V) 1" = 5'	JOB NO.	1183.25



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STORM SEWER RUN 1 LATERAL 3 (PUBLIC)		STORM SEWER RUN 1 LATERAL 4 (PUBLIC)		STORM SEWER RUN 2 (PUBLIC)	
1+00	2+00	3+00	4+00	5+00	6+00
7+00	8+00	9+00	10+00	11+00	11+50.00

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Colorado Springs, Colorado 80903

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PUBLIC STORM SEWER PLAN

DESIGNED BY	PRA	SCALE	DATE
DRAWN BY	PRA	(H) 1"= 50'	SHEET 23 OF 31
CHECKED BY	(V) 1"= 5'	JOB NO.	1183.25

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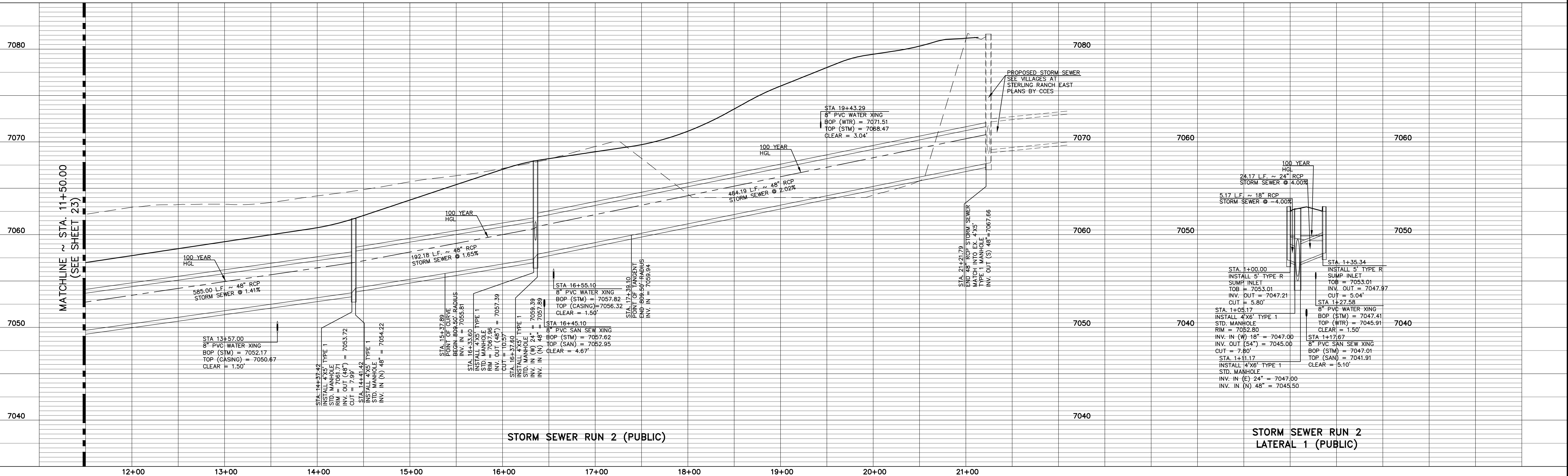
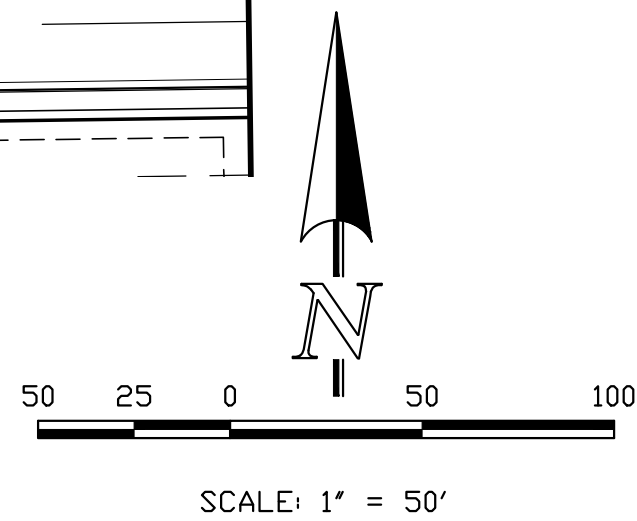
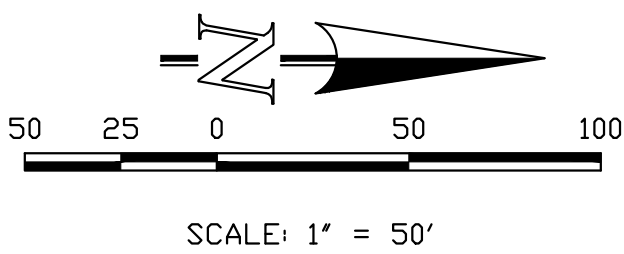
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MATCHLINE ~ STA. 11+50.00
(SEE SHEET 23)

MATCHLINE ~ STA. 11+50.00
(SEE SHEET 23)

STORM SEWER RUN 2 (PUBLIC)

STORM SEWER RUN 2
LATERAL 1 (PUBLIC)



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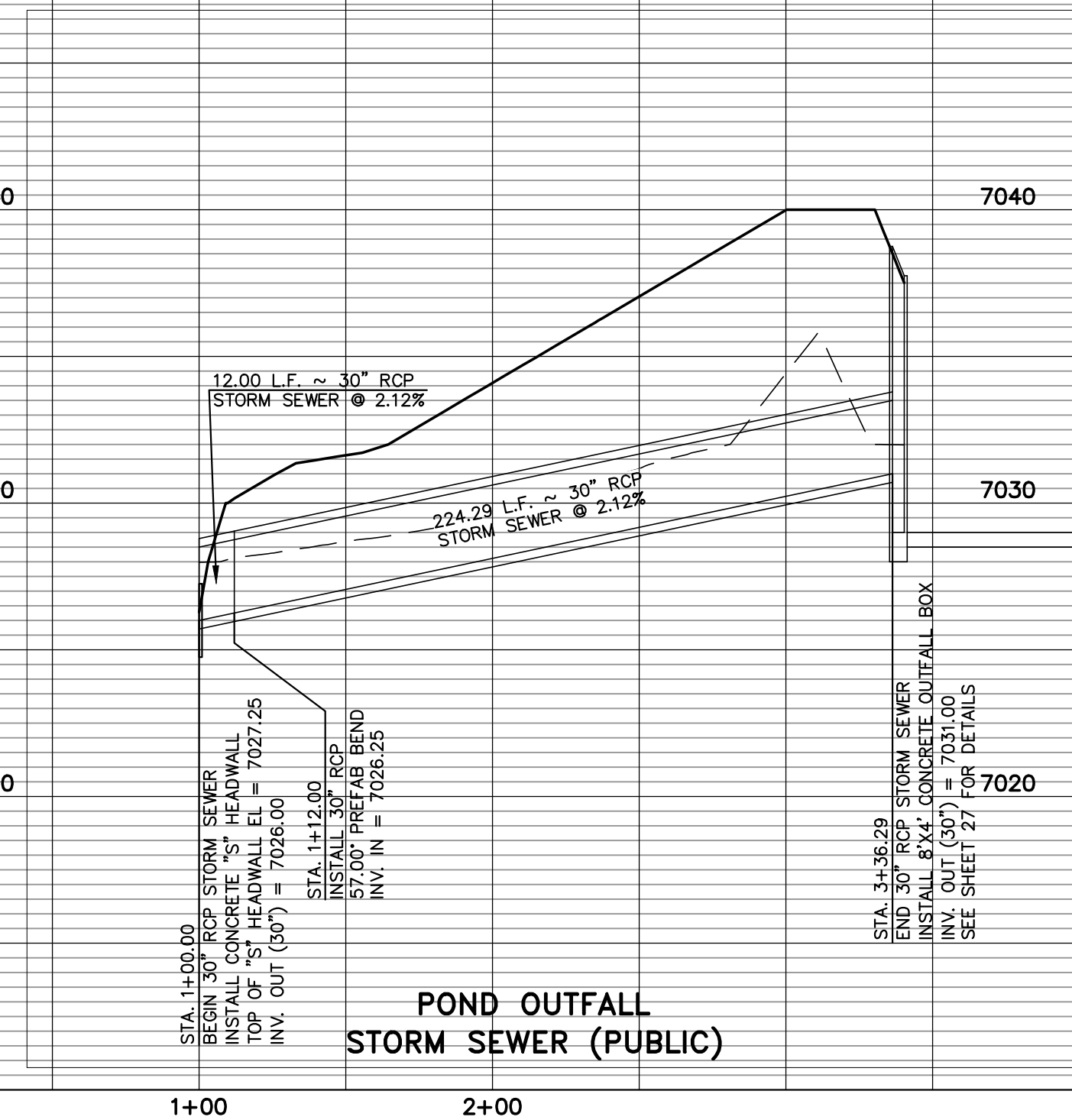
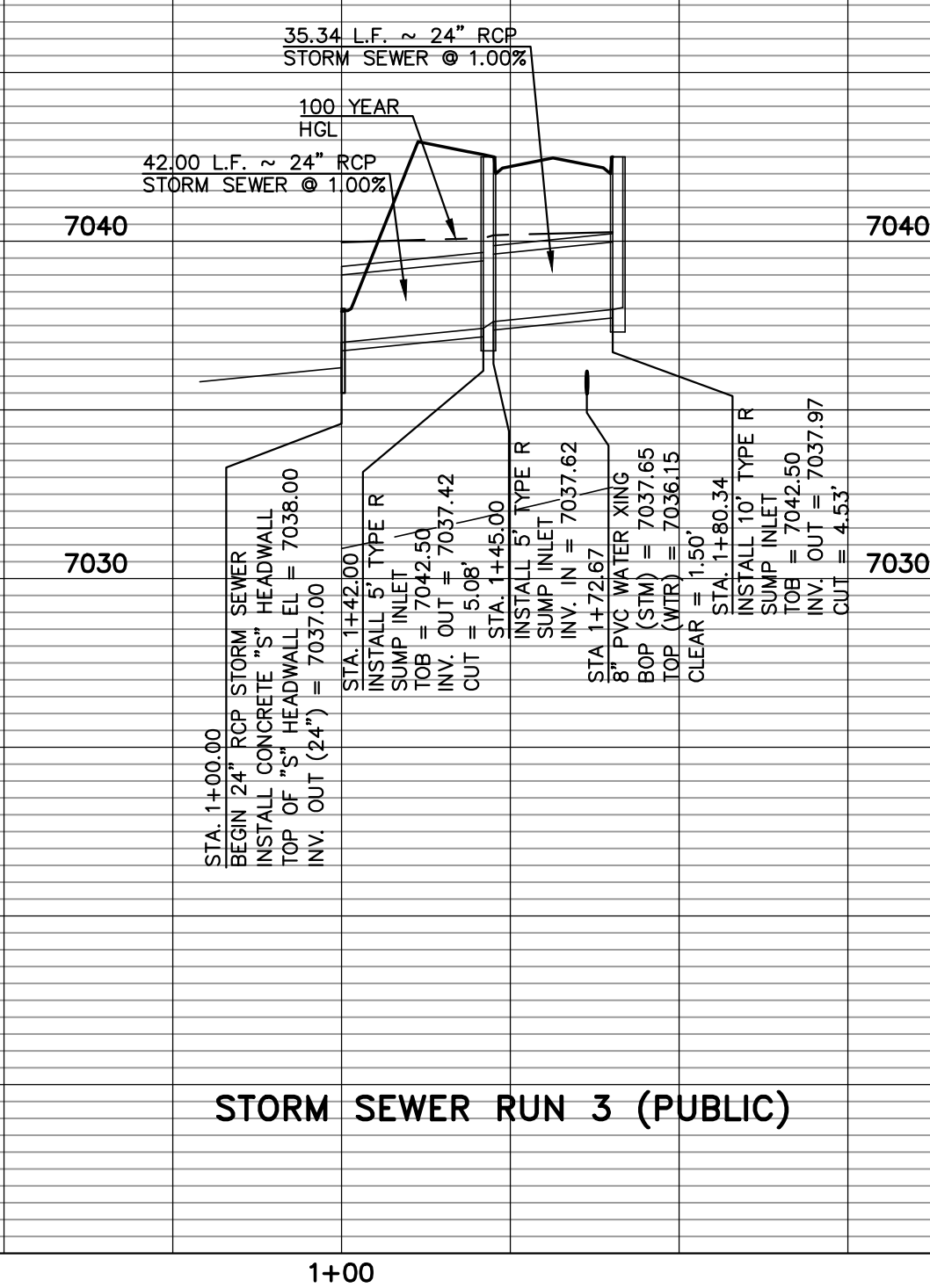
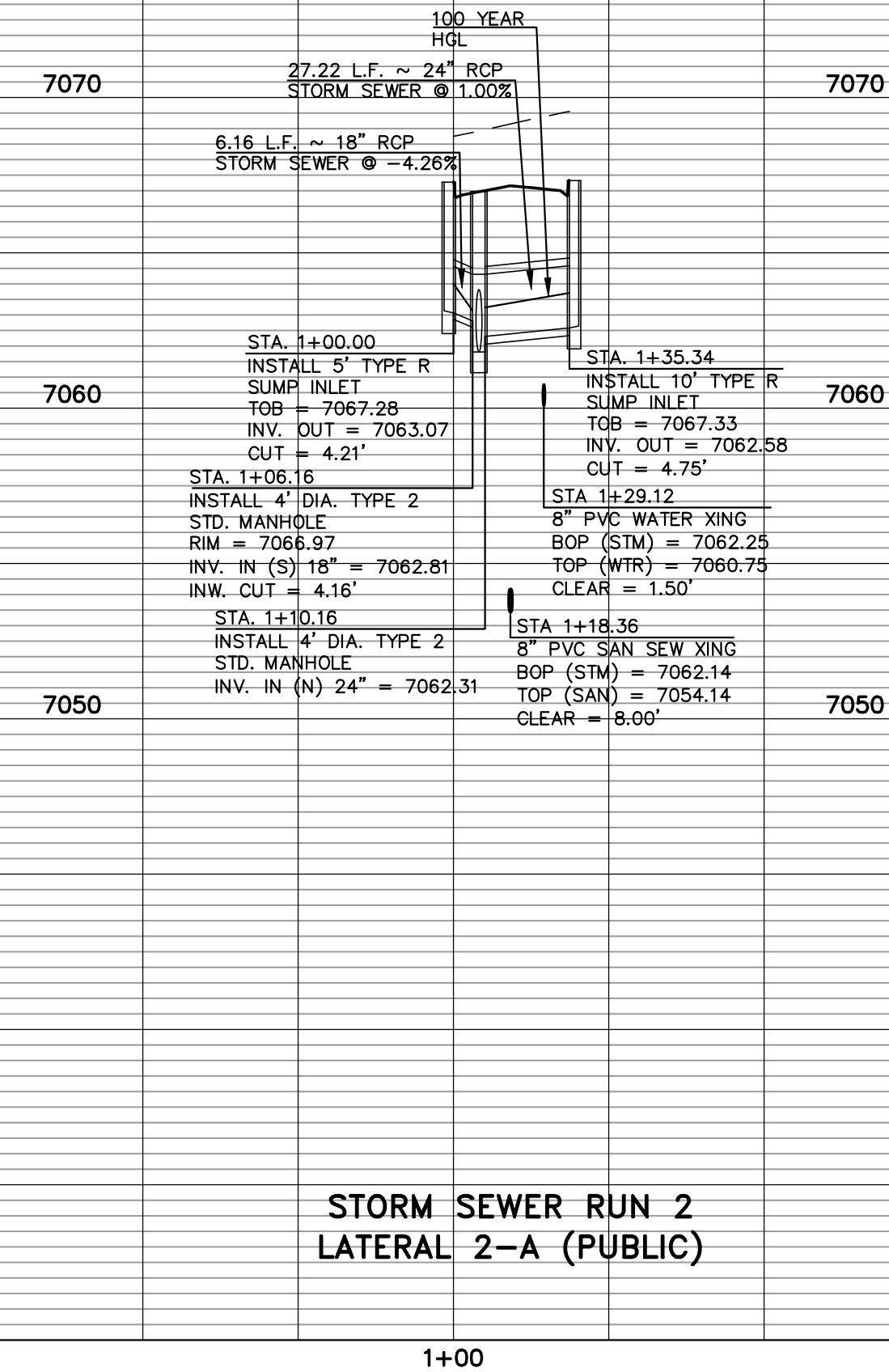
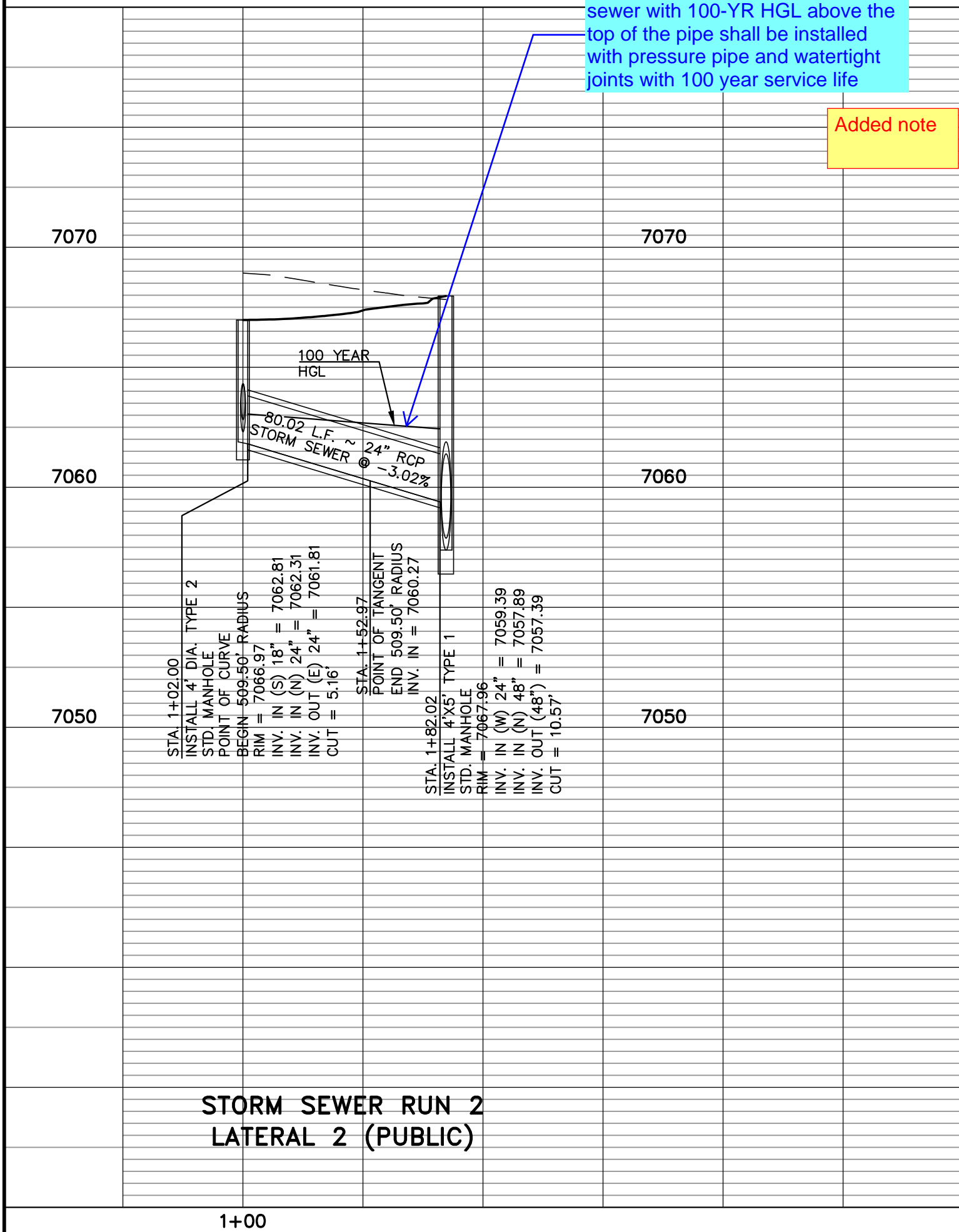
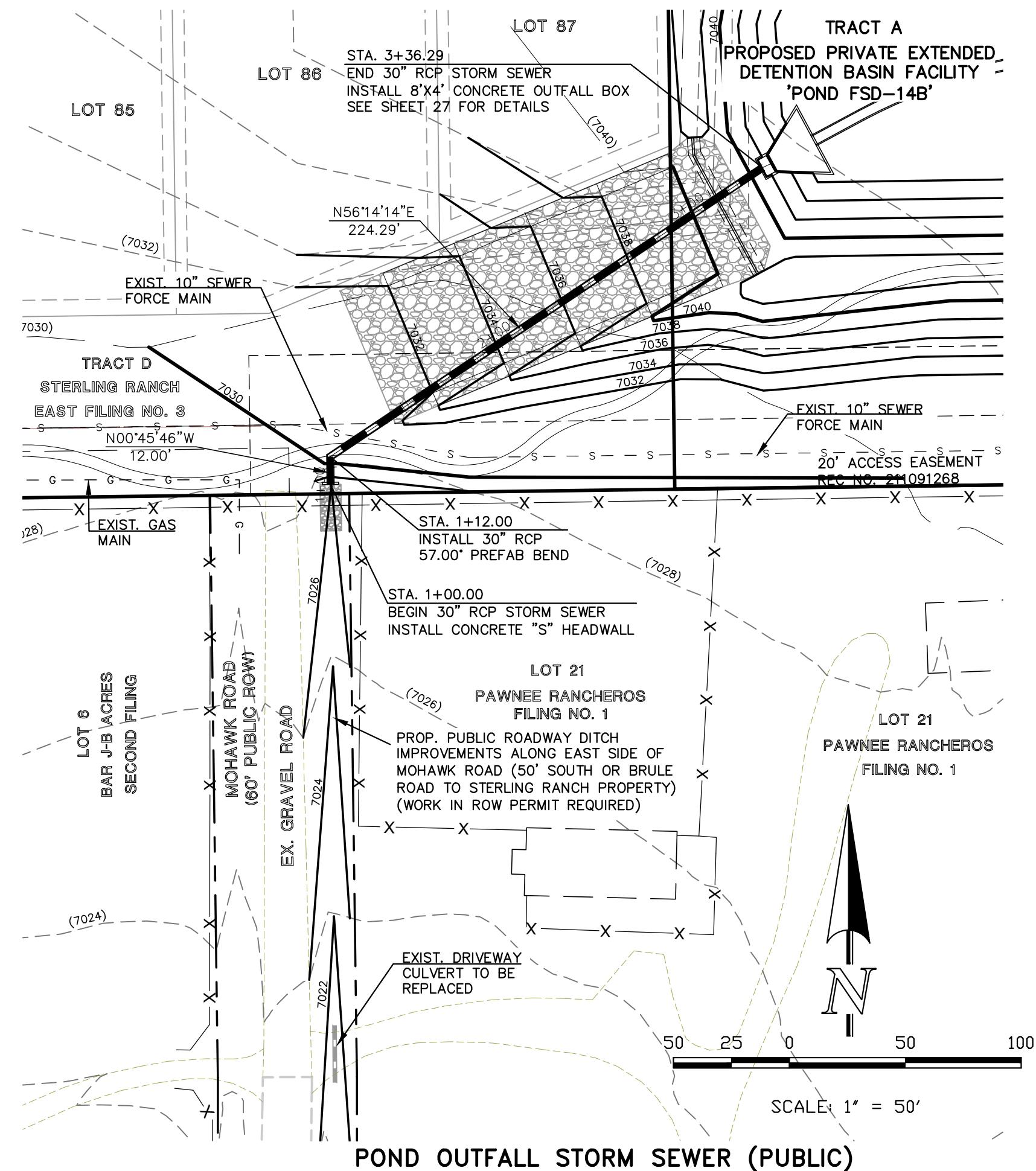
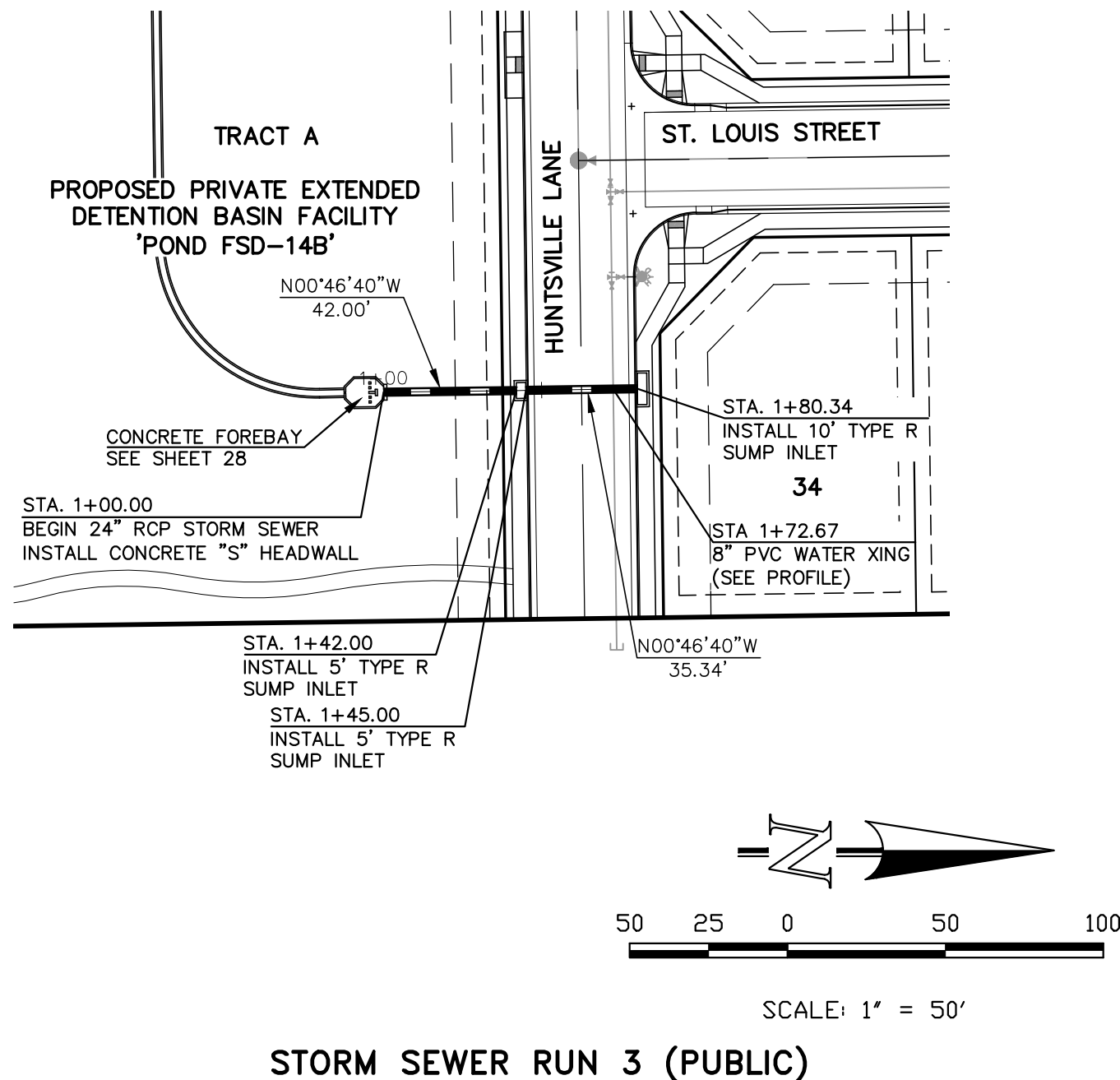
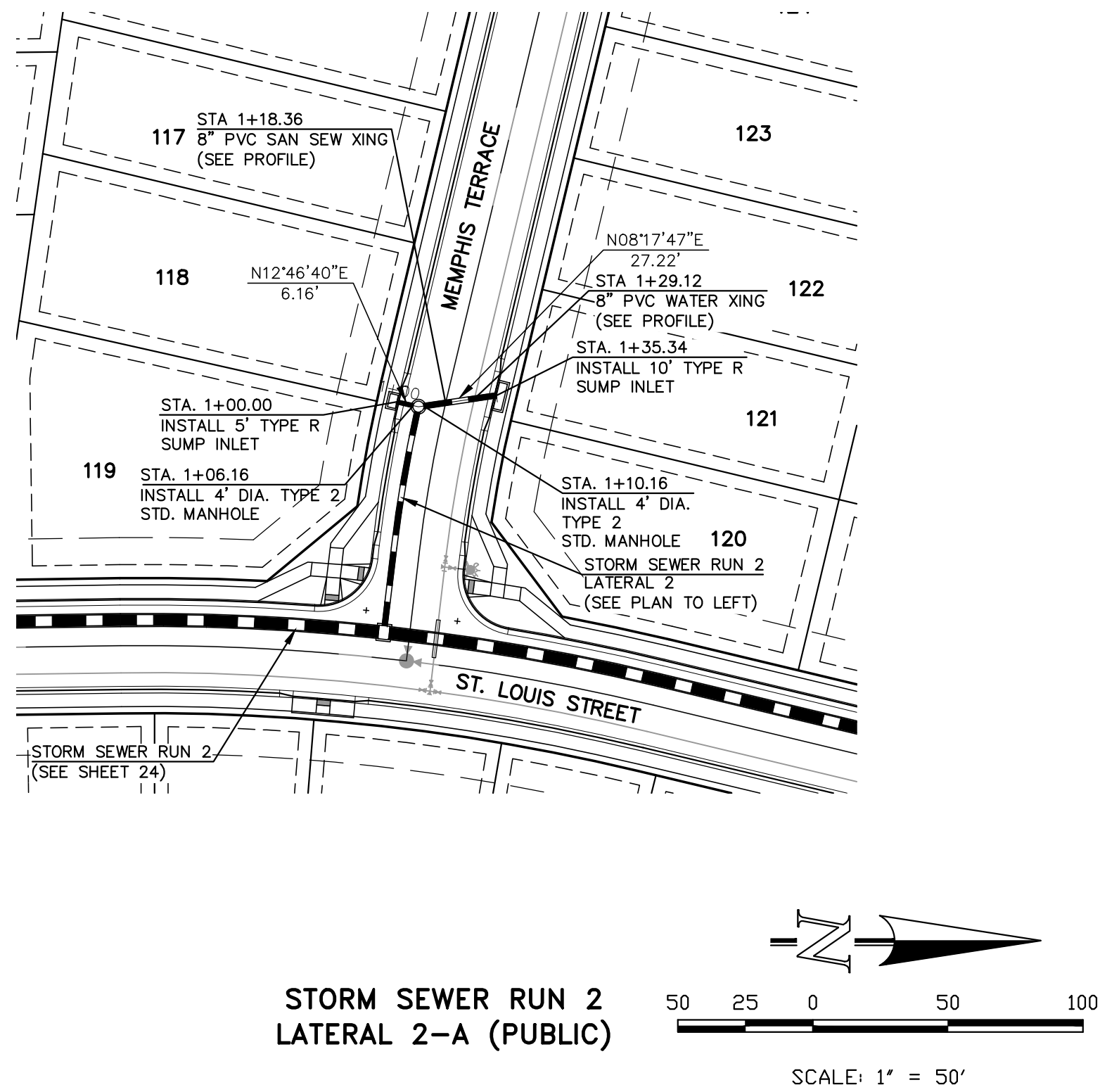
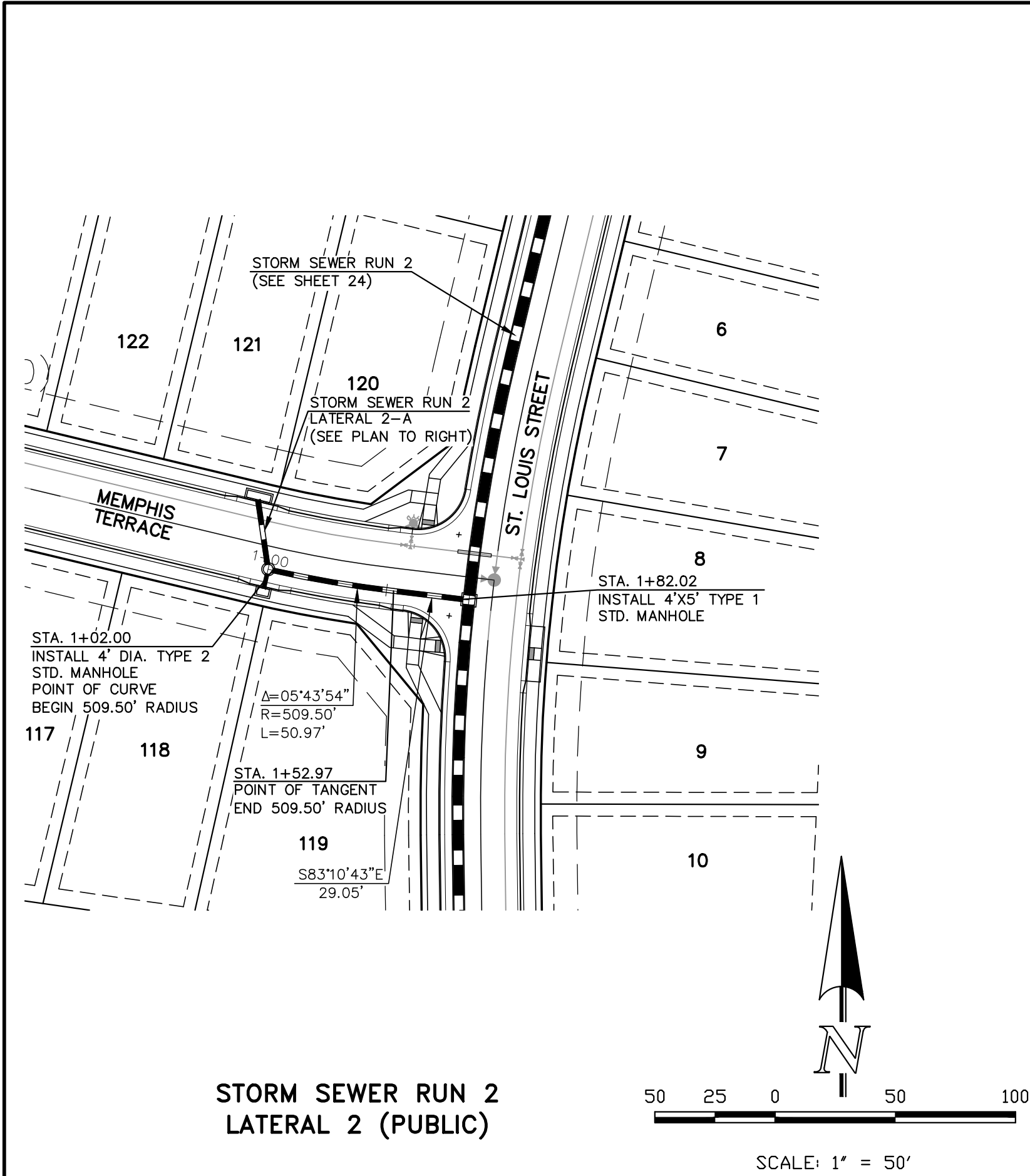
MARC A. WHORTON, COLORADO P.E. #37155 DATE



STERLING RANCH EAST FILING NO. 5
CONSTRUCTION PLANS
PUBLIC STORM SEWER PLAN

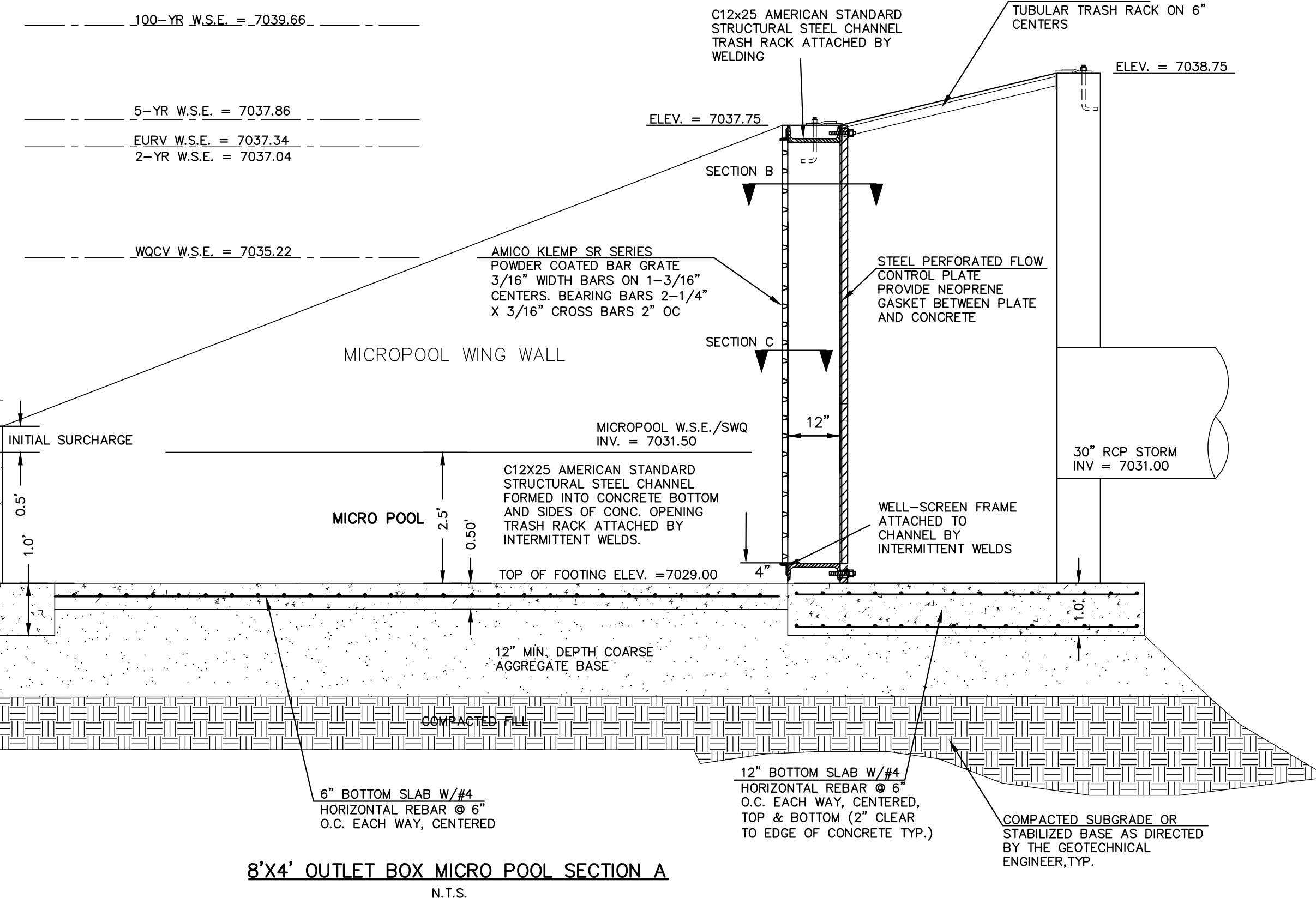
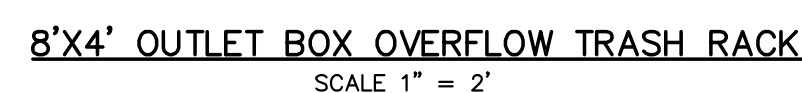
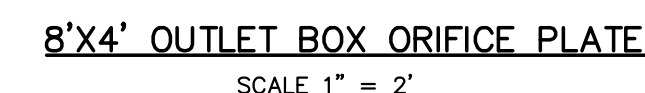
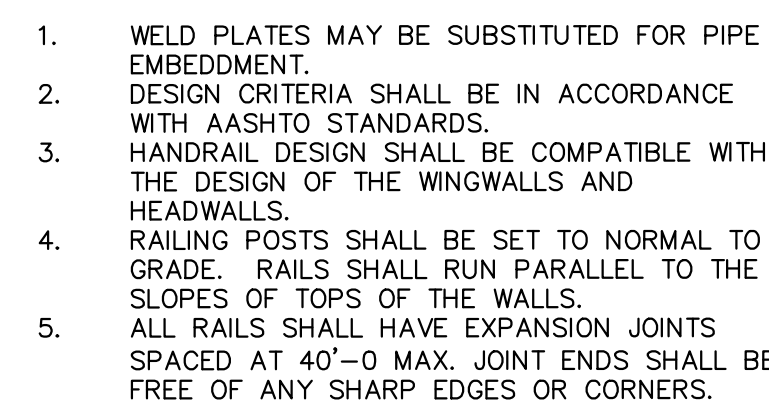
DESIGNED BY	PRA	SCALE	DATE	10-31-24
DRAWN BY	PRA	(H) 1"= 50'	SHEET	24 OF 31
CHECKED BY		(V) 1"= 5'	JOB NO.	1183.25

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STORM SEWER RUN 2 LATERAL 2 (PUBLIC)		STORM SEWER RUN 2 LATERAL 2-A (PUBLIC)		STORM SEWER RUN 3 (PUBLIC)		POND OUTFALL STORM SEWER (PUBLIC)																																													
1+00		1+00		1+00		1+00 2+00																																													
<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>				<p>NO. REVISION</p> <table border="1"><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>																						<p>DATE</p> <table border="1"><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>																						<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>DATE</p>		<p>STRELING RANCH EAST FILING NO. 5 CONSTRUCTION PLANS PUBLIC STORM SEWER PLAN</p> <p>DESIGNED BY: PRA DRAWN BY: PRA CHECKED BY: (V)</p> <p>SCALE: (H) 1" = 50' (V) 1" = 5'</p> <p>DATE: 10-31-24 SHEET 25 OF 31 JOB NO. 1183.25</p> <p>CLASSIC CONSULTING 619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719) 785-0790 (719) 785-0799 (Fax)</p>	

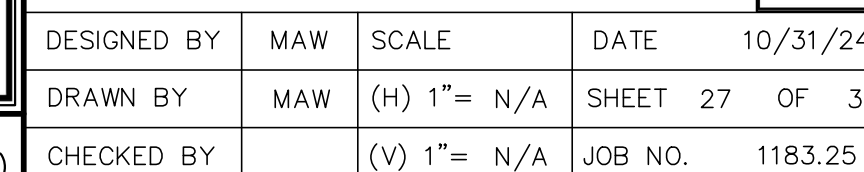
1. ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS
2. TRASH RACKS SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
3. TRASH RACKS 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 STILL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.



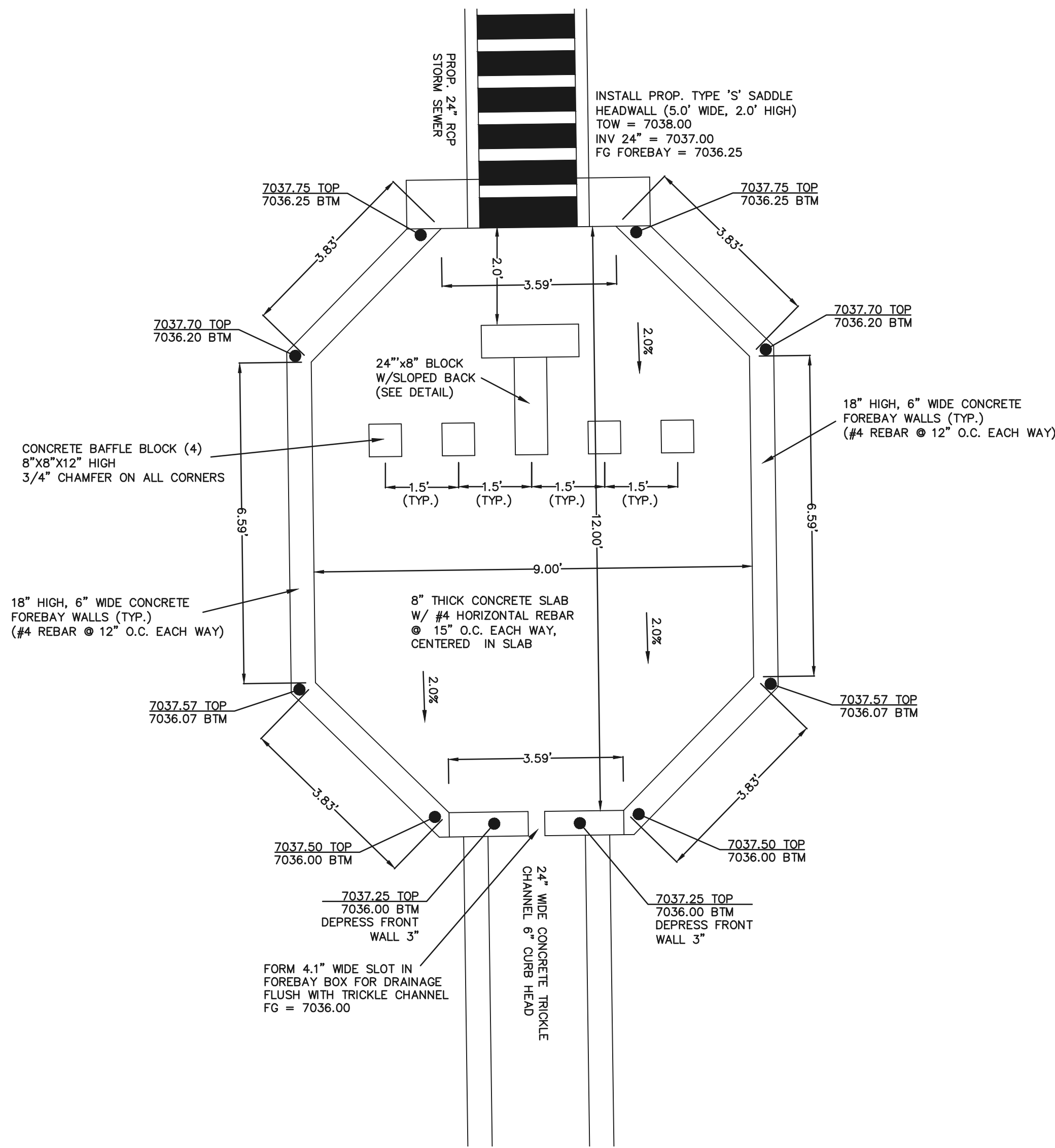
8'X4' OUTLET BOX MICRO POOL SECTION A
N.T.S.

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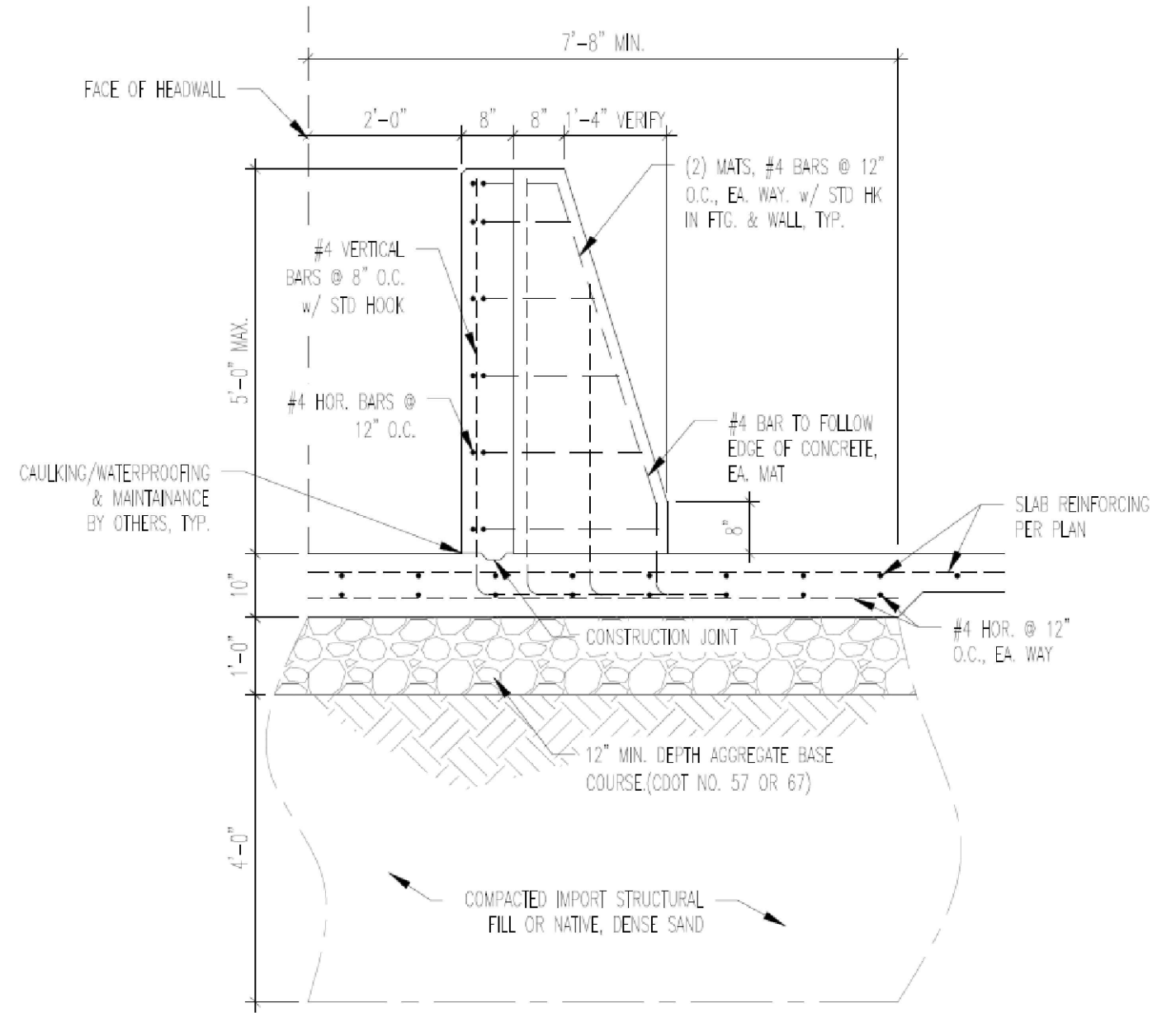
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CLASSIC³

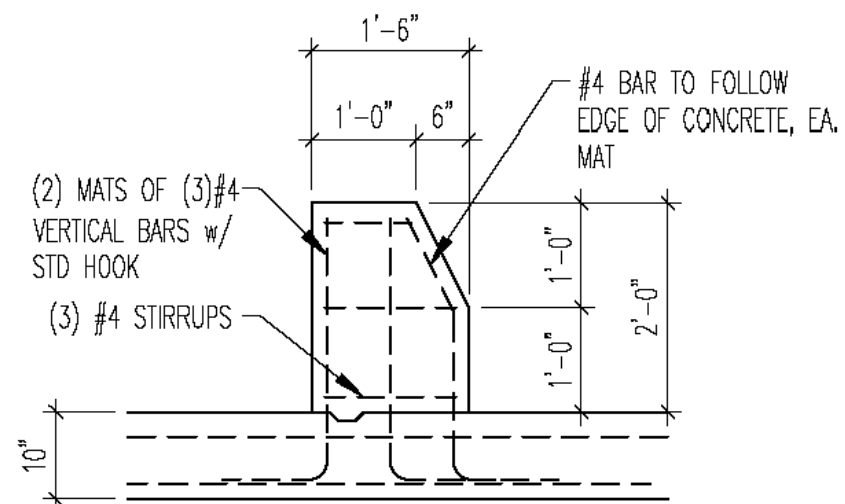


EASTERLY CONCRETE FOREBAY

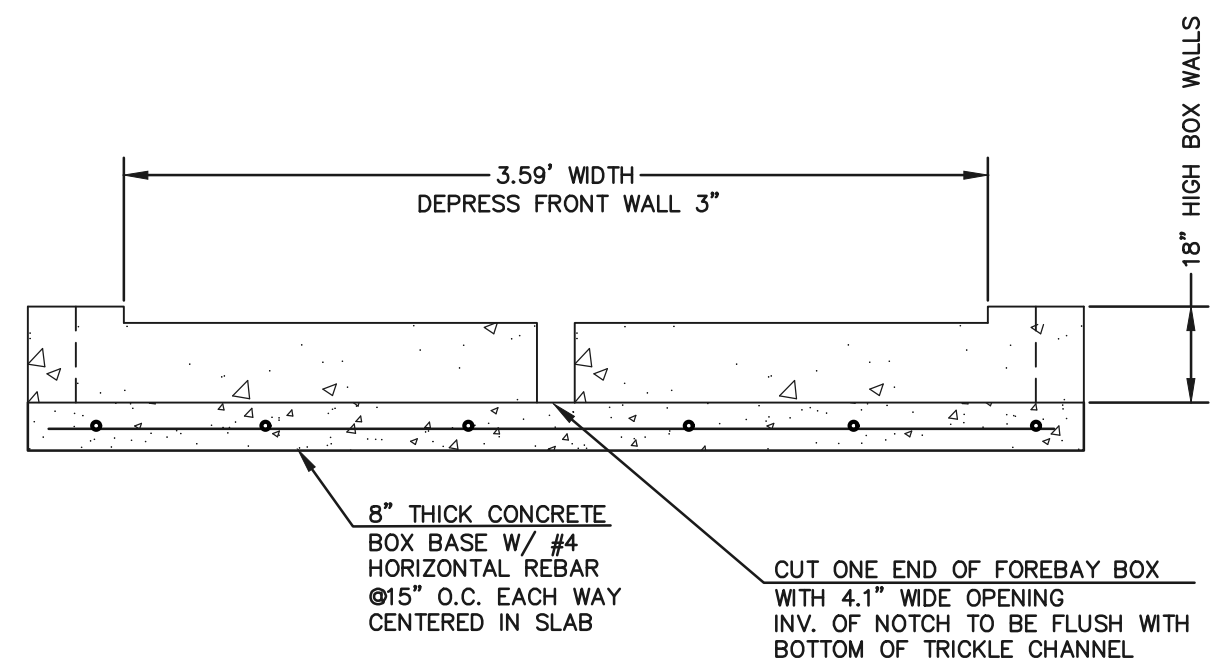


1 Baffle Structure

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

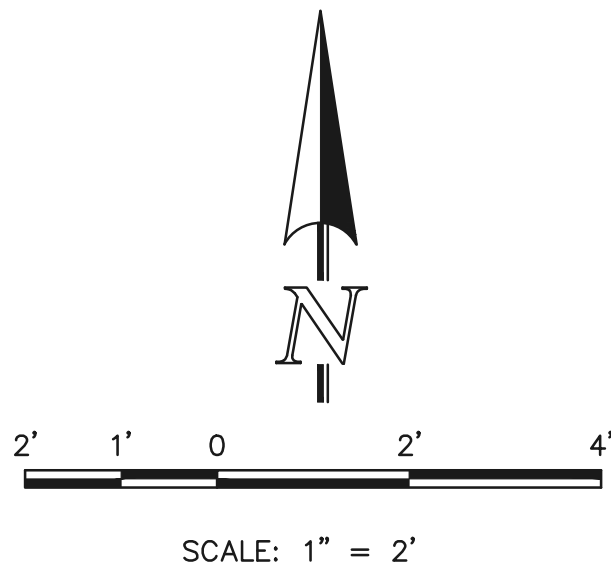


2 Baffle Blocks



CONCRETE FOREBAY NOTCH

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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. 5 CONSTRUCTION PLANS PRIVATE EXTENDED DETENTION BASIN 14B EASTERLY FOREBAY DETAILS			
DESIGNED BY	MAW	SCALE	DATE 10/31/24
DRAWN BY	MAW	(H) 1"= 2'	SHEET 28 OF 31
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.25

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CONSULTING
ENGINEERS & SURVEYORS

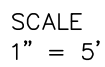
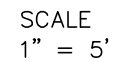


EPC SW recommends the following based on field observations of ponds over the years:

Soil riprap should also be provided on the downstream side of the forebay berm or wall if the downstream grade is lower than the top of the berm or wall. The forebay will overtop frequently so this protection is necessary for erosion control. All soil riprap in the area of the forebay should be seeded and erosion control fabric should be placed to retain the seed in this high flow area. (MHFD T-5)

clarify that this is the "westerly" forebay to be consistent with plans above and FDR.

Revised



<div>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</div> <div>811</div> <div>UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</div> <div>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.</div>	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. #37155DATE	<div><div><div><div><div><div></div><div></div><div></div><div></div><div></div></div><div>CLASSIC</div><div>CONSULTING</div></div><div><div>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903</div><div><div>(719)785-0790</div><div>(719)785-0799(Fax)</div></div></div></div></div></div>	STERLING RANCH EAST FILING NO. 5 CONSTRUCTION PLANS PRIVATE POND FSD-14B 60" IMPACT STRUCTURE & POND OUTALL				<div>4</div> <div>CLASSIC</div> <div>CONSULTING</div>	
						DESIGNED BY	MAW	SCALE	DATE		10/31/24
						DRAWN BY	MAW	(H) 1"= 5'	SHEET		29 OF 31
						CHECKED BY	(V) 1"= N/A	JOB NO.	1183.25		



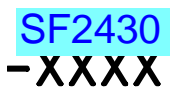

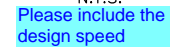

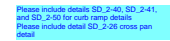

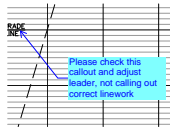

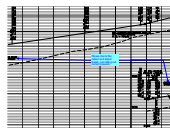

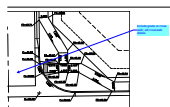

1. ALL CONCRETE SHALL BE CLASS B.
2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 IN. THICK.
3. INLET STEPS SHALL BE IN ACCORDANCE WITH ASHITO M 199.
4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WEAVING.
5. PROPOSED CONCRETE CURBS SHALL BE 8 IN. THICK. CURBS AND GUTTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.
6. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE. REINFORCING BARS SHALL BE EPOXY COATED.
7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON CONFORMING TO 712.06.
9. SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE THE ACTUAL DIMENSIONS. QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK. QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.
10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL CONFORM TO THE REQUIREMENTS OF 712.06.

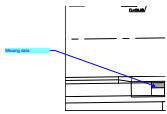
CHANNEL LAYOUT DETAILS

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

V1_Construction Drawings (Plans-Profiles).pdf Markup Summary

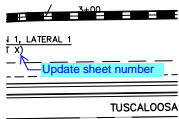
Bret (18)

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<p>BAN LOCAL ROAD N.T.S. </p>	<p>Subject: Engineer Page Label: [1] Layout1 Author: Bret Date: 11/22/2024 1:20:31 PM Status: Color:  Layer: Space:</p>	<p>Please include the design speed</p>
	<p>Subject: Engineer Page Label: [1] Layout1 Author: Bret Date: 11/22/2024 2:25:11 PM Status: Color:  Layer: Space:</p>	<p>Please include details SD_2-40, SD_2-41, and SD_2-50 for curb ramp details Please include detail SD_2-26 cross pan detail</p>
	<p>Subject: Engineer Page Label: [1] Layout1 Author: Bret Date: 11/22/2024 1:30:59 PM Status: Color:  Layer: Space:</p>	<p>Please check this callout and adjust leader, not calling out correct linework</p>
	<p>Subject: Engineer Page Label: [1] Layout1 Author: Bret Date: 11/22/2024 1:43:53 PM Status: Color:  Layer: Space:</p>	<p>Please check this callout and adjust leader, not calling out correct linework</p>
	<p>Subject: Engineer Page Label: [1] Layout1 Author: Bret Date: 11/22/2024 1:50:00 PM Status: Color:  Layer: Space:</p>	<p>Include grade at cross walk; all crosswalk details</p>



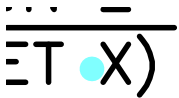
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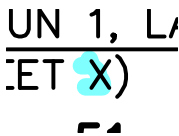


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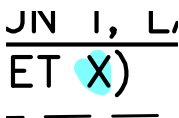
Update sheet number



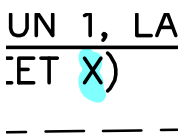
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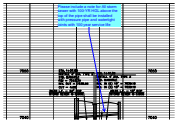
JN 2
ET X)


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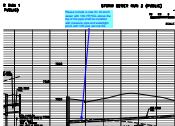
UN 1, LA
ET X)


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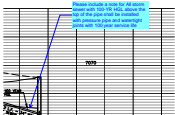
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Please include a note for All storm sewer with 100-YR HGL above the top of the pipe shall be installed with pressure pipe and watertight joints with 100 year service life



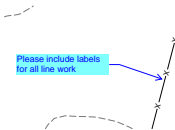
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Please include a note for All storm sewer with 100-YR HGL above the top of the pipe shall be installed with pressure pipe and watertight joints with 100 year service life



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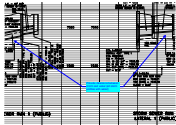
Please include a note for All storm sewer with 100-YR HGL above the top of the pipe shall be installed with pressure pipe and watertight joints with 100 year service life



Subject: Engineer
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Please include labels for all line work

CDurham (4)



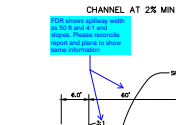
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Page Label: [1] Layout1
Author: CDurham
Date: 11/25/2024 6:02:01 PM
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Provide clearance between storm and water (all storm profiles with water)



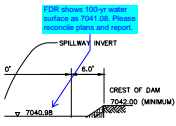
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Provide calculations and write in drainage report for these facilities



Subject: Callout
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Author: CDurham
Date: 11/25/2024 6:07:24 PM
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FDR shows spillway width as 50 ft and 4:1 end slopes. Please reconcile report and plans to show same information



Subject: Callout
Page Label: [1] Layout1
Author: CDurham
Date: 11/25/2024 6:12:01 PM
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Color: ■
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FDR shows 100-yr water surface as 7041.08. Please reconcile plans and report.

Glenn Reese - EPC Stormwater (12)

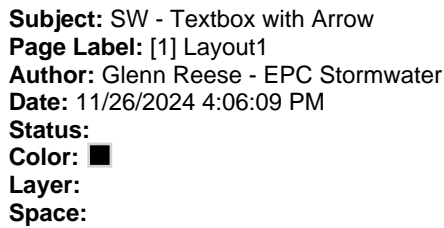
Revise to match GEC Checklist List item "ii"


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Page Label: [1] Layout1
Author: Glenn Reese - EPC Stormwater
Date: 11/26/2024 4:03:40 PM
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Revise to match GEC Checklist List item "ii"

DRAINAGE, GRADING AND CONFORMITY WITH APPL SPECIFICATIONS MEET TO CORRECT TO THE BEST NEGLIGENT ACTS, ERROR

Subject: SW - Highlight
Page Label: [1] Layout1
Author: Glenn Reese - EPC Stormwater
Date: 11/26/2024 4:04:54 PM
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Subject: SW - Highlight
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Author: Glenn Reese - EPC Stormwater
Date: 11/26/2024 4:05:09 PM
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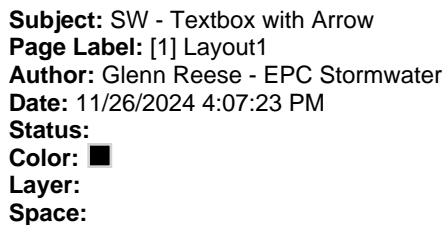
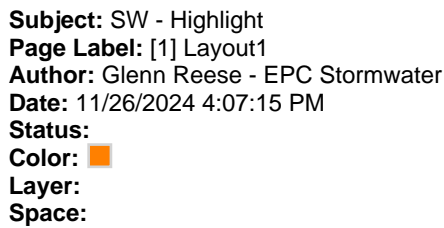

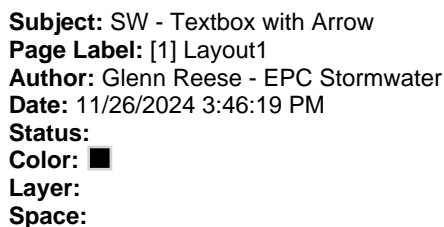
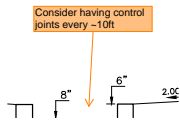


Figure 10-1 Bridge Section Drawing

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Replace with EPC approved VTC detail (VT-1 and VT-2 in DCMv2, Chap 3.3) or revise to be 75ft min length.



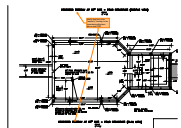
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Page Label: [1] Layout1
Author: Glenn Reese - EPC Stormwater
Date: 11/26/2024 3:24:04 PM
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Consider having control joints every ~10ft



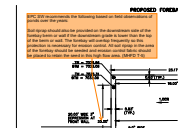
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Page Label: [1] Layout1
Author: Glenn Reese - EPC Stormwater
Date: 11/26/2024 3:39:02 PM
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Maintenance access roads should extend to Huntsville Lane. But consider adding a barricade/gate to keep people for 4-wheeling in the pond and tearing it up.



Subject: SW - Textbox with Arrow
Page Label: [1] Layout 1
Author: Glenn Reese - EPC Stormwater
Date: 11/26/2024 12:11:35 PM
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clarify that this is the "westerly" forebay to be consistent with plans above and FDR.



Subject: SW - Textbox with Arrow
Page Label: [1] Layout 1
Author: Glenn Reese - EPC Stormwater
Date: 11/26/2024 3:21:50 PM
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EPC SW recommends the following based on field observations of ponds over the years:

Soil riprap should also be provided on the downstream side of the forebay berm or wall if the downstream grade is lower than the top of the berm or wall. The forebay will overtop frequently so this protection is necessary for erosion control. All soil riprap in the area of the forebay should be seeded and erosion control fabric should be placed to retain the seed in this high flow area. (MHFD T-5)